

Planning Commission



Agenda for the Thursday, December 21, 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** – November 16, 2017 Regular Meeting
4. **Confirmation of Agenda**
5. **Application RZM17-003 – Rezoning** – A request by property owner T.R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located West of W. Martintown Road at Frontage Road, Aiken County Tax Parcel Number 001-20-02-006 from PD, Planned Development, to GC, General Commercial. The purpose of the rezoning request is to convert the lot for a multi-family residential development.
 - A. **Presentation by Applicant**
 - B. **Public Hearing**
 - C. **Consideration of Application RZM17-003 by Commission**
6. **Staff Report**
7. **Adjourn**

Planning Commission



Minutes of the Thursday, November 16, 2017 Regular Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Timothy V. Key

JoAnn McKie

Larry Watts

Briton Williams

1. **Call to Order** – The regular meeting of November 17, 2016, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m.
2. **Roll Call** – Members present were Chairman Burnett and Commissioners Len Carter, Bob Clark, Briton Williams, Larry Watts, JoAnn McKie. Commissioner Key arrived at 7:08 p.m. Also in attendance were Amanda Sievers, Interim Director of Planning and Development; Kuleigh Baker, Engineering and Planning Secretary; City Councilman Jimmy Adams, the applicants' and their representatives; and members of the public and the press.
3. **Approval of Minutes** – The August 17, 2017 Regular Meeting minutes were approved as transmitted.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 17-002 – 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.

Presentation by Applicant –

Pat Kinard, 512 Fox Haven Dr., Aiken, introduced herself as a part owner of the subject property. She outlined a brief history of the Butler and Blandenburg families and requested that the Planning Commission allow them to build something nice on the property to honor her family's dedication to and love of North Augusta.

Bill Hixon, 770 Murrah Rd., North Augusta, the applicant's representative and owner of

Hixon Insurance went over details of the interest in the property that has been for sale for the past 3 years from both commercial and residential developers. He noted there has been an increase in interest from seniors desiring smaller yards and lot sizes. The proposed houses would fall in the \$250,000 range. Mr. Hixon noted non-residential uses that could be developed in the existing R-14 zoning and stated that the proposed infill was compatible with the goals of the 2017 Comprehensive Plan.

Public Hearing – Before opening the public hearing, Chairman Burnett reviewed the meeting participation guidelines with the public. The public hearing was opened at 7:13 p.m. Chairman Burnett reminded the public and Planning Commission that the decision of the rezoning is a recommendation to City Council.

Ken Powell, 320 Clay St., began by saying that he was able to speak with many of the surrounding property owners and they respect the business opportunity available from the sale and development of the land and would not be opposed to a maximum of 8 homes that would be feasible with the current R-14 zoning. He opposed taking 3 lots from the surrounding R-14 zoning to create the proposed R-7 zoning within an existing, established neighborhood and opening the door for duplexes, townhomes, and other incongruous development if the developer does not hold to his word. Mr. Powell discussed potential traffic hazards at the Observatory Ave., Georgia Ave., and Martintown Rd. intersections. He also discussed potential stormwater issues that have not been explored prior to the rezoning application.

Mike Hitchler, 1300 Georgia Ave., former President of the Olde Towne Preservation Association, expressed his concerns about changing the character of the neighborhood's historically significant architecture and unique large lot size. He also expressed concern about the traffic increase from new housing along with the proposed public safety station on Georgia Ave.

John Menger, 315 Martintown Rd., requested that the developer preserve the established trees and natural beauty of the land at the top of the hill that is unique to the City. He also provided a history of the site as an astrological viewing vista which resulted in the street names for Observatory and Sidereal.

London Smith, 1402 Observatory Ave., spoke to the unique character of the houses as his main draw to purchasing a home in North Augusta. From an economic standpoint, he questioned what would happen to his home value if the proposed neighborhood needed repairs and homeowners were not as willing to do renovations that are not stand alone residences.

Allen LaFavor, 125 Butler Ave., confirmed with the Planning Commission that the NADC allows duplexes and townhomes in the R-7 zoning and that the rezoning decision would not hold the developer accountable for the proposed single-family detached housing. He also pointed out that the 2017 Comprehensive Plan calls for connectivity between neighborhoods and the proposed road would end in a cul-de-sac. Mr. Burnett confirmed

that the Planning Commission cannot control the specific design details of the appearance of future homes because it does not serve as an Architectural Review Board.

Steven Bryant, 129 Butler Ave., said that the rezoning would change 80% of the permitted use type to be something other than single family residential. He noted issues with stormwater in the Pretty Run Basin, the need for additional utilities and infrastructure, and the inadequate distance of the proposed roadway from an existing intersection. Mr. Bryant asked the Commission to consider the following conditions if they decided to recommend the requested rezoning: single family detached housing, a buffer placed around any potential detention pond, native species planted around a fence on Martintown Rd. for screening, and front setbacks that match the existing homes.

Devon Howard, 200 Atlantis Ave., explained that along with the other issues expressed, her home is adjacent to the proposed site. The retention pond is the main concern. There are already existing issues with erosion and runoff. Ms. Howard further explained that her property is located in a low-lying area, and is very concerned with exacerbating the potential to an increased runoff situation.

Chairman Burnett called on staff to give a summary of the staff report. Ms. Amanda Sievers confirmed that the staff recommendation is in favor of the rezoning with the conditions of the neighborhood preservation overlay that would set the standards of the Staff review.

The public hearing closed at 8:00 p.m.

Consideration of Application RZM17-002 –

Glynn Bruker, 699 Heggies Ridge, Appling, GA said they would not proceed with engineering plans until the rezoning has been approved. The applicant confirmed for the Planning Commission that the lot width for the proposed rezoning is 40 ft.

Commissioner McKie asked if the applicant had plans to mass grade the property or if the development could be 1 story or 1 ½ story instead of 2 for screening. She also pointed out ongoing Martintown Rd. traffic issues in areas other than Observatory Ave.

Commissioner Key asked questions about connectivity, alley access, and the construction materials and architectural design of the concept houses in relation to the cost of the lots and projected construction cost.

Commissioner Williams asked about the placement of the subdivision entrance on Observatory Ave. and the need for a traffic impact study.

Commissioner Watts stated that he was not opposed to the number of proposed lots as much as the incompatible character of the presented home design within the existing historic district.

Commissioner Clark pointed out that the purpose of the meeting was to make a recommendation to city council about the rezoning without consideration of the design of any potential future infill.

Chairman Burnett noted the intent of the neighborhood preservation corridor overlay was actually to help areas transition to a commercial use while maintaining the character of the existing residential uses and that the previous request for a dental office in the existing structure was more compatible with the development code. He stated that it is also inappropriate to propose new high-density residential infill according to the NADC. He reminded the applicant that with the current R-14 zoning, a maximum of 8 lots could be built out and the majority of neighbors are not in opposition to the current zoning.

Commissioner Key made a motion to deny the proposed rezoning of the Blandenburg Property from R-14 to R-7. Commissioner Clark offered a second. Commissioners Burnett, Clark, Key, Watts, and Williams voted in favor of the motion with Commissioners Carter and McKie opposed.

6. Election of 2018 Officers – Chairman and Vice-Chairman –

Commissioner Williams nominated Chairman Burnett to serve as Chairman again in 2018. Commissioner Carter offered a second and the motion passed unanimously with Chairman Burnett abstaining.

Commissioner Watts nominated Commissioner Key to serve as Vice Chair in 2018. Commissioner Key declined the nomination.

Commissioner McKie nominated Commissioner Williams as Vice Chair. Commissioner Williams declined the nomination.

Commissioner Williams nominated Commissioner Watts to serve another term as Vice Chairman in 2018 with a second by Commissioner Key. The motion passed unanimously with Vice Chairman Watts abstaining.

7. Consideration of 2018 Meeting Schedule –

Mrs. Sievers and Chairman Burnett briefly reviewed the proposed 2018 Planning Commission meeting schedule. With a motion by Commissioner Key and second by Commissioner Clark, the 2018 Planning Commission meeting schedule was unanimously adopted as presented.

8. Staff Reports – Mrs. Sievers reported an increase in inquiries about future development, especially residential subdivision concepts. She stated that October saw an increase in Home Occupation Certificates of Zoning Compliance. Mrs. Sievers also reminded the Planning Commission about their annual 3-hour training requirement.

9. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:42 p.m.

Respectfully Submitted,



Amanda J. Sievers, Interim Director
Department of Planning and Development
Secretary to the Planning Commission

Department of Planning and Development

Project Staff Report

Rezoning – Map Amendment RZM17-003 W. Martintown Rd/Frontage Rd Property

December 5, 2017

Prepared by Amanda J. Sievers

Section 1 - Summary

Project Name	W. Martintown Road/Frontage Road Commercial Development
Applicant	Chris Gray on behalf of T.R. Reddy, I-20 Investors, LLC
Address/Location	West of Hwy 230 (W.Martintown Road) at Frontage Road
Parcel Number	Aiken County Tax Parcel # 001-20-02-006
Existing Zoning	PD, Planned Development
Proposed Zoning	GC, General Commercial
Proposed Use	Multi-Family Residential Development
Future Land Use	Mixed Use

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 Chris Gray, representing T.R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located at the corner of W. Martintown Road and Frontage Road, identified by Aiken County Tax parcel # 001-20-02-006, is appropriate. Acreage computed via tax parcels is ± 16.13 acres.

Section 3 – History

The property in question is currently undeveloped and remains vacant. On October 16, 2006 the property was annexed by the City; Ordinance No. 2006-11. The property was zoned Planned Development (PD) and has remained as such since annexation. A General Development Plan was granted for this site and additional parcels in late 2007 under Ordinance No. 2007-21, Martin Group Commercial Development. The proposal included ten self-storage buildings, a hotel, two restaurants, a strip retail outbuilding and three medical/professional office buildings. The development of the property was proposed in five phases based on market demand for the area.

The subject property has transferred ownership numerous times over the last several years. In 2009 a minor site plan application for a mini-storage use site was submitted by a potential developer, however the project did not move forward to construction.

The existing site has been cleared and mass graded for development under a previously approved mining permit, and a soil erosion and sediment control plan was previously developed for the self-storage project. The site remains vacant for potential economic development opportunities.

Zoning History

1966 Zoning Map	Unknown, Aiken County Jurisdiction
1977 Zoning Map	Unknown, Aiken County Jurisdiction
1988 Zoning Map, Revised 1990	Unknown, Aiken County Jurisdiction
1997 Zoning Map	Unknown, Aiken County Jurisdiction
2008 Zoning Map	PD, Planned Development and HC, Highway Corridor Overlay (portion fronting Martintown Road and Frontage Road)

Section 4 – Site Conditions

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Commercial and Transportation (Interstate Highway)	Mixed Use/Transportation	PD, Planned Development
South	Vacant	Mixed Use	PD, Planned Development
East	Commercial	Mixed Use	PD, Planned Development
West	Vacant	Mixed Use	PD, Planned Development

Access – The site currently has direct access to state-owned Frontage Road and from W. Martintown Road.

Topography –The existing topography of the site is steep with rolling hills, sloping generally from the southern corner to the north and west corners of the property. The site has no significant stands of trees on the property, only light vegetation. Some trees remain along the fringes of the site, primarily along the southern and western property lines.

Utilities – Potable water is available on Frontage Road through an existing 4-inch water main, and on W. Martintown Road through an existing 10-inch line from the City of North Augusta. Adequate water capacity is available to serve the site.

There is a 21-inch sanitary sewer line along W. Martintown Road. Sewer is available from the City of North Augusta and has adequate capacity to serve the site.

Floodplain – The subject property is not within federally designated floodplains or wetlands. There are no jurisdictional wetlands or state waters on the site.

Drainage Basin – The subject property drains into the Pole Branch Basin, one of the City's largest basins. The Pole Branch watershed includes high density residential, high density commercial, and some industrial areas. Stormwater Management has conducted a baseline assessment of the basin streams and has rated the Pole Branch basin as poor. Several water quality impairments were found including nitrates, ammonia, phosphorus, iron, copper and zinc.

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 December 5, 2017. The property was posted with the required public notice on December 6, 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 on December 6, 2017. The Planning Commission convened the public hearing and considered the application on December 21, 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 16.06 acres in total area, and is reflected as such on a plat compiled for H.W. Risher by Besson and Pope Consulting Engineers dated September 1969 and revised June 10, 1975, and a plat compiled for Martin-Sloan, LLC by Star Survey, Inc. dated October 13, 2007. The size of the property is appropriate for the purposes of the intended multi-family residential use for the property. Rezoning the property from a PD, Planned Development to a GC, General Commercial 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 a multi-family apartment complex. The 2017 Comprehensive Plan has goals and objectives that encourage a wider range of housing types. 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 multi-family residential site. 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 multi-residential development to be permitted by right. Access would be provided from existing arterial and collector roads in the transportation network. The existing PD zone with the General Development Plan restricts the allowable use for a multi-family apartment complex. The majority of the surrounding properties are within a PD district and are vacant, with the exception of a few commercial properties. 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 must be evaluated as part of the site plan review process for any necessary upgrades to the existing transportation network. Based on the proposed nature of the development it is anticipated that the site and corresponding trip generation will warrant significant street network upgrades and will require a traffic impact study.

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, and at that appropriate time the amount of required parking will be determined.

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 PD to GC 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 development of large vacant tracts. Based on the site constraints of the subject property, the applicant does not currently have an opportunity to develop as a multi-family residential use.

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

The proposed zoning classification of GC, General Commercial would allow multi-family residential uses. The high density 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 of PD prohibits the applicant from pursuing multi-family residential development, and the allowable uses within the General

Development Plan do not make the subject property likely to be developed as such. Rezoning the property to a General Commercial zoning district allows for a variety of use 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 area, both existing and proposed, on properties along W. Martintown Road and Frontage Road.

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

Prior to the annexation of the property in 2006, the subject property has remained undeveloped and vacant for many decades. The subject property has remained undeveloped and vacant for nearly a decade 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 primarily large, undeveloped tracts of land, with some commercial development located adjacent to the said property. The primary zoning surrounding the property is within a PD. This rezoning request would allow the subject property to create a multi-family 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 PD, Planned Development 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.

Project # RZM17-003

December 2017

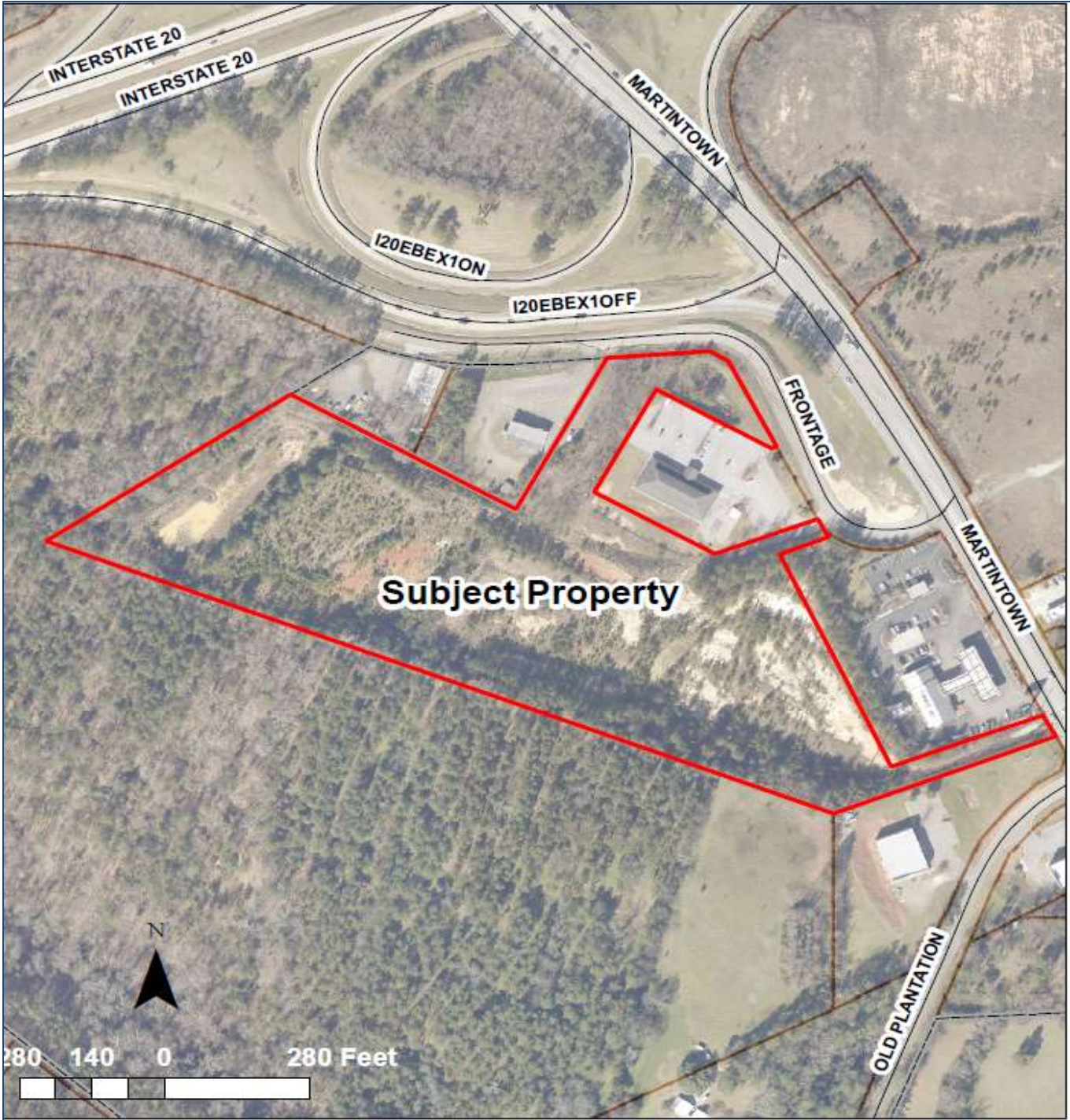
Page 7

Attachments

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. Applicant Rezoning Request Letter
7. Subject Property Plats
8. Neighbor Notification Letter
9. Map of Proposed Rezoning
10. Public Hearing Notice
11. Project Concept Proposal

cc: Chris Gray, B&B Commercial, LLC
T.R. Reddy, I-20 Investors, LLC

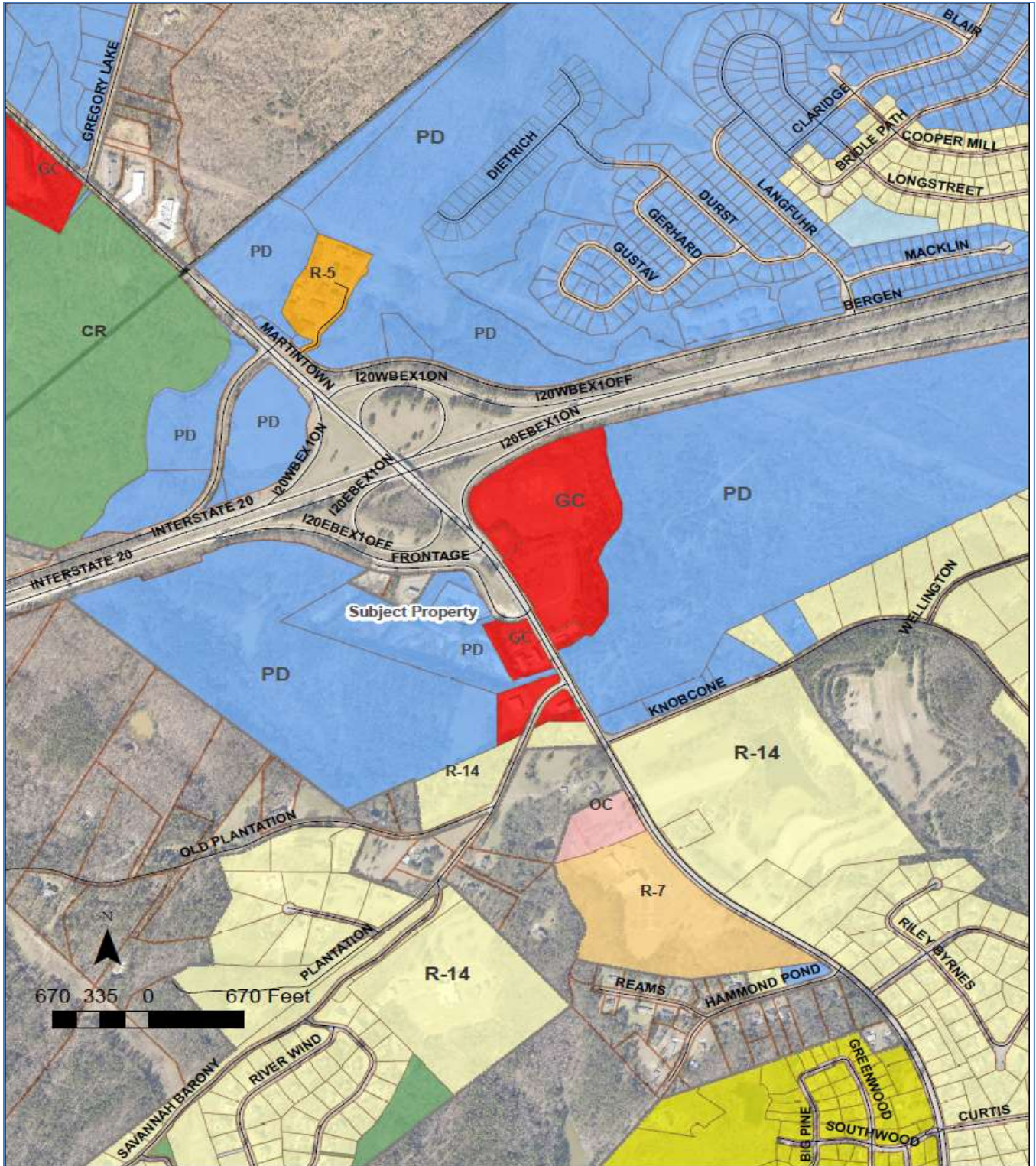
Section 7 – Aerial Photograph



Section 8 – Topography



Section 9 – Current Zoning



Application for Development Approval

Please type or print all information



Staff Use

Application Number RZM17-003 Date Received 10/24/2017
Review Fee \$250 Date Paid 10/24/2017

1. Project Name Martintown Road/Frontage Road Commercial Development
Project Address/Location West of Hwy. 230 at Frontage Road
Total Project Acreage 16.06 Current Zoning PD
Tax Parcel Number(s) 001 20 02 006
2. Applicant/Owner Name T.R. Reddy, I-20 Investors, LLC Applicant Phone (706) 294-2252
Mailing Address 3112 Washington Road, Suite L
City Augusta ST GA Zip 30907 Email trreddy5@gmail.com
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 Garnett F Slaughter III License No. 23301
Firm Name James G. Swift, Assoc. Firm Phone 706-868-8803
Firm Mailing Address 1206 Interstate Pkwy
City Augusta ST GA Zip 30909 Email jgs.bo@knology.net
Signature [Signature] Date 9/8/17
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. [Signature] Date 9/8/17
Applicant or Designated Agent Signature
Bo Slaughter
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 RZM17-003

Date Received 10/24/2017

1. Project Name MARTINTOWN ROAD / FRONTAGE ROAD COMMERCIAL DEVELOPMENT

Project Address/Location WEST OF HWY 230 FRONTAGE ROAD

Project Parcel Number(s) 001 - 20 - 02 - 006

2. Property Owner Name T.R. REDDY, I-20 INVESTORS LLC Owner Phone 706-294-2252

Mailing Address 3112 WASHINGTON RD SUITE L

City AUGUSTA ST GA Zip 30907 Email TRREDDYS@GMAIL.COM

3. Designated Agent CHRIS GRAY

Relationship to Owner CONTRACTOR

Firm Name B:B COMMERCIAL, LLC Phone 803-624-7019

Agent's Mailing Address 1315 WEST MARTINTOWN RD STE 14

City NORTH AUGUSTA ST SC Zip 29860 Email INFO@BBCOMMERCIAL.NET

Agent's Signature [Signature] Date 9/30/17

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

T. Reddy
Owner Signature

9/30/17
Date

5. Sworn and subscribed to before me on this 30th day of September, 20 17.

[Signature]
Notary Public

9/13/2020
Commission Expiration Date



B & B COMMERCIAL, LLC

1315 West Martintown Rd, Ste 14

North Augusta, SC 29860

803-426-1718

November 6th, 2017

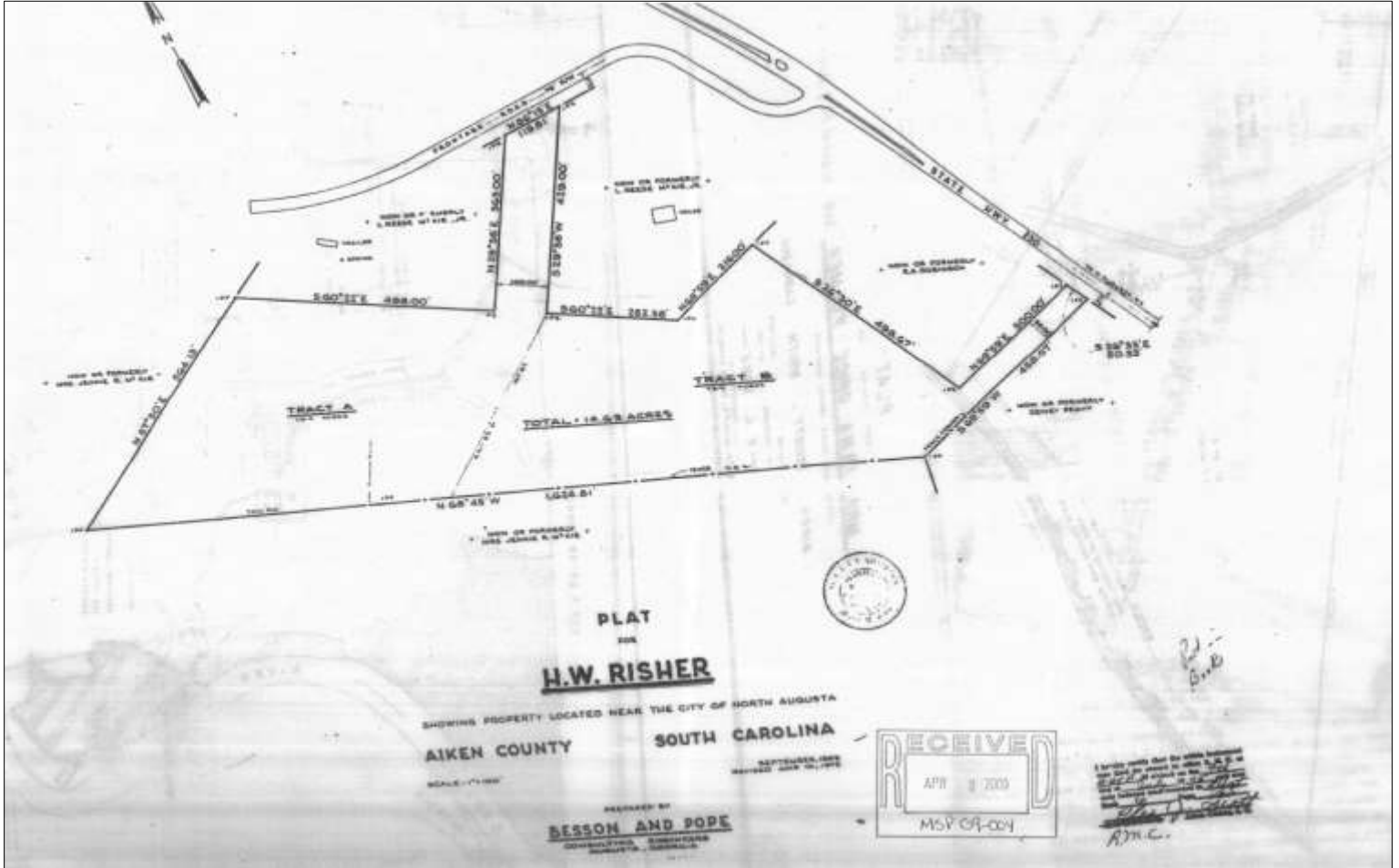
RE: Rezoning (RZM17-003)

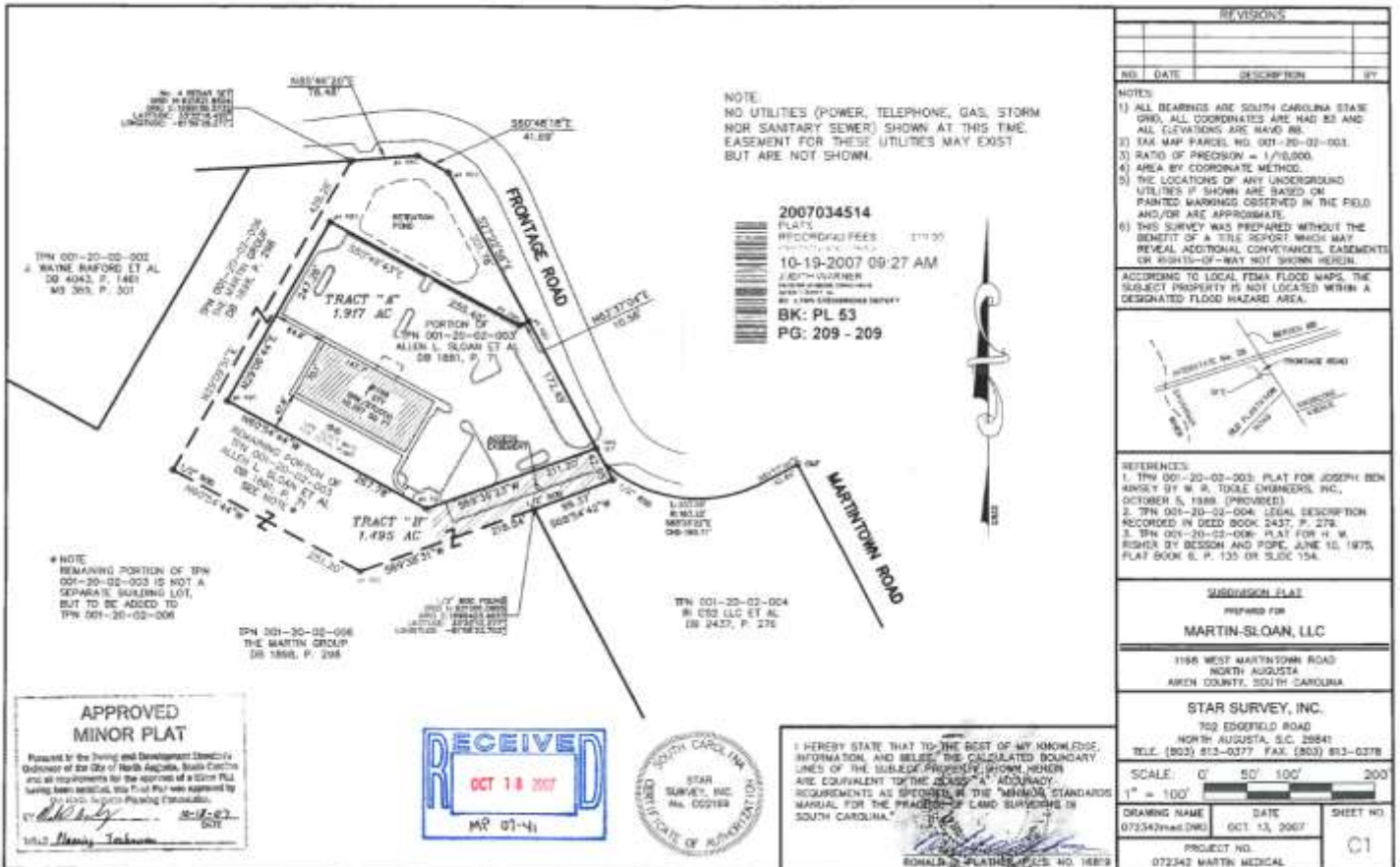
Mrs. Sievers

We are seeking this property to be rezoned so we can develop and construct a new multi-family apartment complex. This property will consist of several 12 unit buildings as well as a private swimming pool and fitness club. The project will be a great compliment to the growth in North Augusta and especially around the exit one area. If you need anything further, please contact me directly at 803-624-7019.

Respectfully,

Chris Gray







100 Georgia Avenue
North Augusta, SC
20841-3843

Post Office Box 6400
North Augusta, SC
20861-6400

City of North Augusta

December 5, 2017

RE: Proposed rezoning of ± 16.06 acres of land located West of W. Martintown Road at Frontage Road, Tax Parcels: 001-20-02-006.

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 owner T.R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located West of W. Martintown Road at Frontage Road, Aiken County Tax Parcel: 001-20-02-006 from PD, Planned Development, to GC, General Commercial. The purpose of the rezoning request is to convert the lot for use as a multi-family residential development.

The North Augusta Planning Commission will hold a public hearing to collect public input and to consider the rezoning application on Thursday, December 21, 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 December 6. 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: 803-441-4203

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

Engineering & Public Works
Office: 803-441-4223
Fax: 803-441-4248

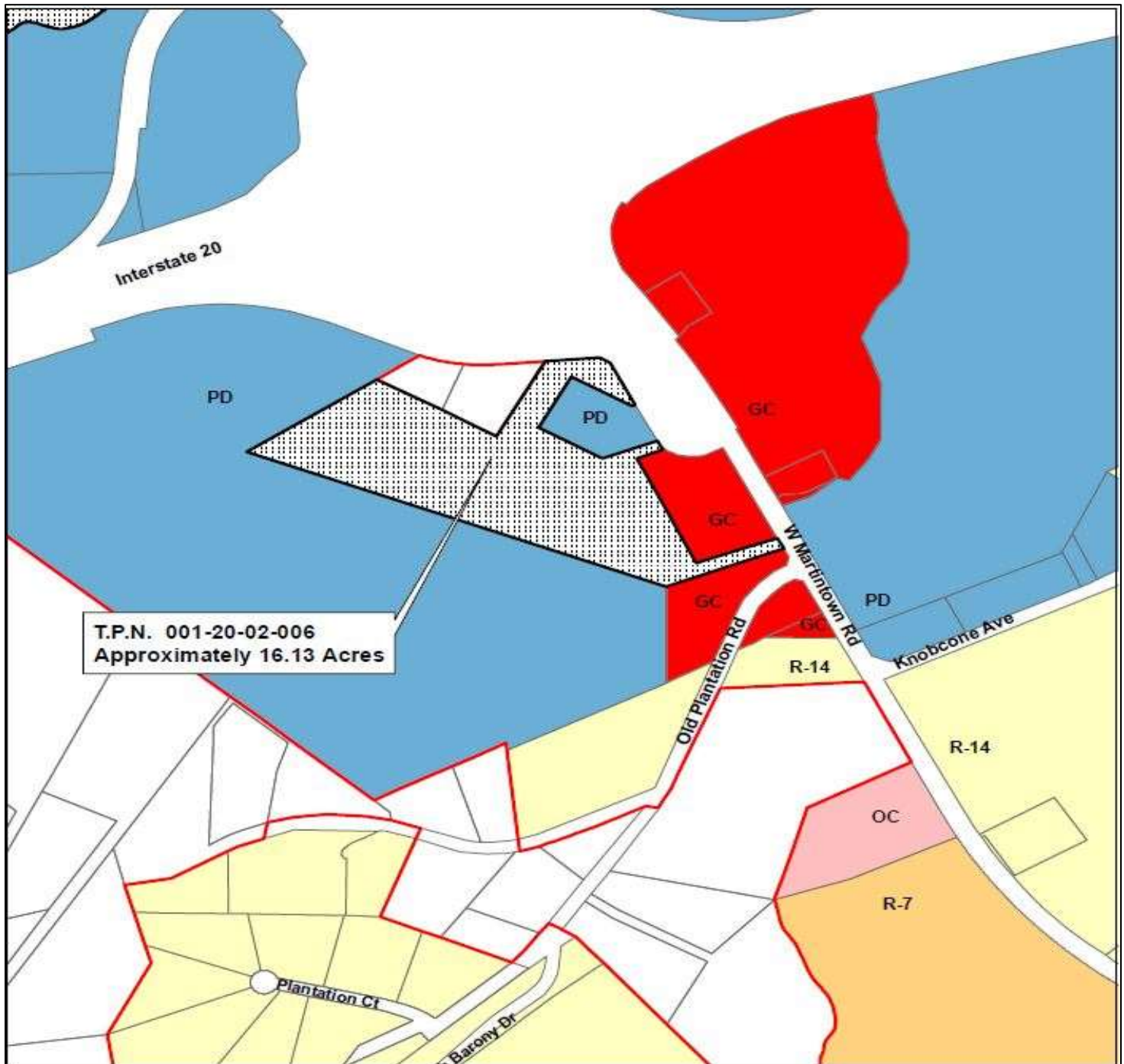
Building Standards
Office: 803-441-4377
Fax: 803-441-4372

Finance
Office: 803-441-4215
Fax: 803-441-4180

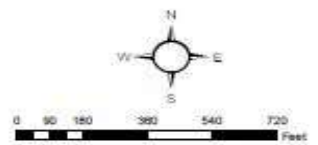
Parks, Recreation
& Leisure Services
Office: 803-441-4301
Fax: 803-441-4305

Human Resources
Office: 803-441-4205
Fax: 803-441-4201

Public Utilities
Office: 803-441-4240
Fax: 803-441-4243



Application Number RZM 17-003
Tax Parcel Number
001-20-02-006
A Request to Rezone from
PD, Planned Development to
GC, General Commercial



E:\2017 ReZone\RZM17-003.MXD
November 10, 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 December 21, 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 17-003 – A request by property owner T.R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located West of W. Martintown Road at Frontage Road, Aiken County Tax Parcel: 001-20-02-006 from PD, Planned Development, to GC, General Commercial. The purpose of the rezoning request is to convert the lot for a multi-family residential development.

A map and documents related to the rezoning application will be available for public inspection after December 6, 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.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

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

***MONTHLY REPORT
FOR
NOVEMBER 2017***

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

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Development Applications								
Subdivisions								
Major Subdivision Plans	0	0	2	0	2	0	3	0
Planned Acres	0.00	0.00	27.88	0.00	9.86	0.00	42.26	0.00
Planned Lots	0	0	89	0	51	0	111	0
Minor Subdivision Plats	2	0	19	0	1	0	11	0
Platted New Lots	1	0	30	0	0	0	4	0
Major Subdivision Plats	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
Site Plans								
Minor Site Plans	2	0	11	0	1	0	15	0
Major Site Plans	0	0	6	0	0	0	3	0
Total Site Plan Acres	0.00	0.00	117.37	0.00	0.07	0.00	62.94	0.00
Planned Developments								
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
Development Plan Modifications	0	0	0	0	1	0	3	0
Annexations								
Applications	0	0	1	0	1	0	2	0
Parcels	0	0	1	0	1	0	3	0
Acres	0.00	0.00	0.40	0.00	6.86	0.00	89.68	0.00
Zoning/Text Amendments								
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
Other								
Certificates of Zoning Compliance	4	0	172	0	6	0	137	0
Zoning Confirmation Letters	2	0	11	0	0	0	6	0
Residential Site Reviews	22	0	189	0	20	0	238	0
Sign Permits	2	0	42	0	2	1	36	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 November 2017

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Appeals								
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
Fees Collected								
Development Applications	\$175.00		\$16,792.20		\$1,713.00		\$16,150.00	
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	
Total Fees	\$175.00		\$16,992.20		\$1,713.00		\$16,667.97	

City of North Augusta

Department of Planning and Development

Staff Approvals - 2017

Residential Site Plans - November 2017

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
RSP17-168	006-07-05-022	Pete Alewine Pool Co.	3 Hickory Ct	R-14	11/2/2017	Swimming Pool
RSP17-169	014-00-02-028	Pete Alewine Pool Co.	39 Savannah River Place	PD	11/3/2017	Swimming Pool
RSP17-170	005-13-03-037	Bill Beazley Homes	254 Longstreet Xing	PD	11/7/2017	New Residential
RSP17-171	010-15-05-002	Bell & Hensley Construction	1123 Albion Loop	PD	11/9/2017	New Rental
RSP17-172	010-15-05-002	Bell & Hensley Construction	1126 Albion Loop	PD	11/9/2017	New Rental
RSP17-173	010-15-05-002	Bell & Hensley Construction	1129 Albion Loop	PD	11/9/2017	New Rental
RSP17-174	010-15-05-002	Bell & Hensley Construction	1134 Albion Loop	PD	11/9/2017	New Rental
RSP17-175	010-15-05-002	Bell & Hensley Construction	1155 Albion Loop	PD	11/9/2017	New Rental
RSP17-176	002-20-09-022	Donald & Diane Johnson	706 Merriweather Dr	R-14	11/9/2017	Carport
RSP17-177	006-18-05-087	John Thomas Dore	127 Crescent Court	R-10	11/14/2017	New Residential
RSP17-178	010-18-06-003	Johnathan Simmons	312 Redbud Dr	R-7	11/15/2017	Screened Porch
RSP17-179	001-12-04-008	D. R. Horton	993 Dietrich Ln	PD	11/16/2017	New Residential
RSP17-180	001-16-07-003	D. R. Horton	1037 Dietrich Ln	PD	11/16/2017	New Residential
RSP17-181	001-16-07-005	D. R. Horton	1051 Dietrich Ln	PD	11/16/2017	New Residential
RSP17-182	010-15-05-002	Bell & Hensley Construction	1110 Albion Loop	PD	11/22/2017	New Rental
RSP17-183	010-15-05-002	Bell & Hensley Construction	1113 Albion Loop	PD	11/22/2017	New Rental
RSP17-184	010-15-05-002	Bell & Hensley Construction	1114 Albion Loop	PD	11/22/2017	New Rental

RSP17-185	010-15-05-002	Bell & Hensley Construction	1109 Albion Loop	PD	11/22/2017	New Rental
RSP17-186	010-15-05-002	Bell & Hensley Construction	1119 Albion Loop	PD	11/22/2017	New Rental
RSP17-187	007-12-10-043	Jorge Lopez	1122 Frances St	R-10	11/28/2017	Room Addition
RSP17-188	014-00-02-133	Michael Drinkwater	721 Rivernorth Dr	PD	11/28/2017	Slab
RSP17-189	002-12-05-006	Welsh Custom Homes	137 Walsh Way	R-14	11/28/2017	New Residential

Minor Subdivision Plats - November 2017

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Net Lots
MP17-021	007-17-02-005	City of North Augusta	Parcel F - Riverside Village	PD	11/3/2017	1.64	0
MP17-022	007-14-17-006 007-14-17-007	Adams Brothers Properties	Corner of Ponce de Leon and Elm Street	R-7	11/8/2017	1.14	1

Minor Site Plans - November 2017

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Use
MSP17-012	010-14-12-005	Wilson Development Group	Sweetwater Square Outlot #5	PD	11/14/2017	1.32	Retail
MSP17-015	010-15-05-002	Next Chapter Holdings, LLC	Sweetwater Commons	PD	11/14/2017	0.1	Storage