

Planning Commission



Agenda for the Thursday, January 18, 2018 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** – December 21, 2017 Regular Meeting
4. **Confirmation of Agenda**
5. **Application PP17-003 – Major Subdivision – A request by applicant Carbon Construction for approval of Rushing Waters, Phase 1.**

Project Name	Rushing Waters Phase 1
Applicant	Carbon Construction
Engineer	Southern Partners, Inc.
Address/Location	West Five Notch Road
Parcel Number	(portion of) 005-18-01-001
Zoning District	R-5, Mixed Residential
Future Land Use	Mixed Use
Proposed Use	Single-Family Detached
Phase Size	±24.2 acres
Number of Lots	59
Open Space	6.0 acres (24.8% of total land area)
Gross Density	2.44 lots per acre

- **Consideration of Application RZM17-003 by Commission**
6. **Staff Report**
 7. **Adjourn**

Planning Commission



Minutes of the Thursday, December 21, 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 December 21, 2017, 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, Briton Williams, Larry Watts, JoAnn McKie, and Tim Key. Commissioner Clark was absent. Also in attendance were Amanda Sievers, Interim Director of Planning and Development; Kuleigh Baker, Engineering and Planning Secretary; the applicants and their representatives; and members of the press.
3. **Approval of Minutes** – The November 16, 2017 Regular Meeting minutes were approved as transmitted.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 17-003 – Rezoning** – A request by property owners T. R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located along W. Martintown Road and Frontage Road, Tax Parcels: 001-20-02-006 from PD, Planned Development to GC, General Commercial. The purpose of the rezoning request is to develop the lot as a multi-family residential development.

Presentation by Applicant –

Chris Gray, B&B Commercial, 1350 W Martintown Road introduced himself as the designated agent for the property owner, Mr. T. R. Reddy. He also introduced Mr. Ash Shah, the owner's representative. The proposed apartment complex is planned as a multi-phase project, with Phase 1 consisting of 9 to 10 buildings with 12 units per building. He said the proposed development would require a retaining wall.

Gregg Stewart, Dezin Solutions, LLC, 242 South Kennedy St, Meador, GA presented preliminary architectural elevations and floor plans for 2 and 3 bedroom apartment units.

Chairman Burnett asked why specifically the applicant was requesting the GC zoning. Mr. Gray said that original plans for the lot included a hotel but the current concept is strictly apartments.

Commissioners Watts and McKie asked questions about the rental price and whether they would be subsidized.

Public Hearing –The public hearing was opened at 7:11 p.m. Chairman Burnett reminded the applicant and Planning Commission that the decision of the rezoning is a recommendation to City Council.

Mrs. Sievers presented a staff report as part of the public hearing. She gave a brief history of the property, which was annexed in 2006 as a PD with a General Development Plan done by the Martin Group that proposed a mixed-use of storage units, residential, and commercial uses. Mrs. Sievers noted the property's steep terrain and emphasized the need for a Traffic Impact Analysis with future site plan submittal.

Mr. Burnett asked if the subject parcel was part of the Highway Corridor Overlay. Mrs. Sievers said the property was not within the HC district.

Commissioner Watts asked why the proposed development could not be done within the current PD zoning. Mrs. Sievers said the staff and applicant did not discuss other zones that would permit the same development goals.

Having no additional comments from the public, the public hearing was closed at 7:17 p.m.

Consideration of Application RZM17-002 –

Chairman Burnett suggested the proposed multi-family residential development would be more suited for the R-5, Mixed Residential zoning district. The R-5 district narrows the scope to approximately 21 uses versus nearly 98 for the General Commercial District while still permitting the requested uses.

Mr. Gray voiced concern that the swimming pool, office, and fitness center would not fit within the R-5 zoning district and asked questions about the requirement for storage units as part of the final phase.

Mrs. Sievers said that storage units are considered a Special Exception within the General Commercial zone.

Commissioner Williams agreed with the proposed development of multi-family residential apartment units at Exit 1 but asked the Commissioners to consider the potential benefit of the mix of uses available in the General Commercial zoning for future growth.

Commissioner Carter agreed that a General Commercial rezoning would open the area up to a wider variety of development.

Commissioner Watts said he liked the idea of having storage units for the residents and did not want to limit the developer with the rezoning.

Commissioner Key stated he felt the R-5 Mixed Residential would allow the developer to continue with the proposed use while protecting the wishes of the community.

Commissioner Burnett made a motion to deny the request by property owner T. R. Reddy, I-20 Investors, LLC to rezone ± 16.06 acres of land located along W. Martintown Road and Frontage Road, Tax Parcels: 001-20-02-006 from PD, Planned Development to GC, General Commercial while recommending to City Council that ± 16.06 acres of land located along W. Martintown Road and Frontage Road, Tax Parcels: 001-20-02-006 be rezoned from PD, Planned Development to R-5, Mixed Residential.

Commissioner Watts offered a second and the motion carried 5-1 with Commissioner Williams voting against.

6. **Staff Reports** – Mrs. Sievers noted the Monthly Report contained specific details regarding staff approvals. She reported that application RZM17-002 from the November Planning Commission meeting had been withdrawn by the applicant before the City Council meeting. Plans for The Retreat at Walnut Village are underway. Demolition on the former Taco Bell site has begun and the property owner will meet with staff to discuss future development. Projects on the horizon include a new Marco's Pizza location, Rushing Waters subdivision, and a potential redevelopment of the old Ryan's off Knox Avenue.

Mrs. Sievers thanked the Commissioners for their work and support during her tenure and Chairman Burnett offered his well wishes in her future endeavors.

7. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:02 p.m.

Respectfully Submitted,



Kuleigh Baker, Secretary
Departments of Engineering and Planning and Development
Secretary to the Planning Commission

Department of Planning and Development

Project Staff Report

Major Subdivision (Preliminary Plat) PP17-003

January 11, 2018

Prepared by: KB/TCZ

Section 1 – Summary

Project Name	Rushing Waters Phase 1
Applicant	Carbon Construction
Engineer	Southern Partners, Inc.
Address/Location	West Five Notch Road
Parcel Number	(portion of) 005-18-01-001
Zoning District	R-5, Mixed Residential
Future Land Use	Mixed Use
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Phase Size	±24.2 acres
Number of Lots	59
Open Space	6.0 acres (24.8% of total land area)
Gross Density	2.44 lots per acre

Section 2 – Staff Recommendation

Based on the findings of fact summarized below, the Planning Commission may consider the application of the major subdivision (preliminary plat) for a single-family detached dwelling development, known as Rushing Waters Phase 1, PP 17-003, subject to the conditions below. The final approval will not be given until there is substantial compliance with all relevant requirements of the proposed conditions identified below:

Conditions

1. Prior to approval of the major subdivision, the applicant shall revise the plan sets and supporting documents that provides all required technical information identified in the staff reviews.
2. Prior to approval of the grading permit, the applicant shall furnish a copy of an approved SCDOT Encroachment Permit for the entrance road at Five Notch Road.

Section 3 – Review and Approval Process

Section 5.8.3 of the NADC specifies the procedures for Planning Commission approval of major subdivisions (preliminary plats) that exceed threshold requirements of §5.8.3.1. An application is considered a major subdivision (preliminary plat) if; (a) the application does not meet the tests for a minor subdivision as set forth in §5.8.2.1; (b) the application is for property located in a PD District; (c) the application could otherwise be approved as a minor subdivision but a waiver is requested pursuant to §5.9; or (d) the application proposes development in two (2) or more phases.

The Department evaluates major subdivision (preliminary plat) applications for compliance with the NADC and the policies and objectives specified in the city's current comprehensive plan, currently the North Augusta 2017 Comprehensive Plan. If the major subdivision (preliminary plat) application is essentially complete and conforms to the provisions of the NADC and Comprehensive Plan, staff will schedule the application for consideration by the Planning Commission within sixty (60) days of the determination of completeness. The staff report will address compliance of the major subdivision (preliminary plat) with (a) the type of subdivision proposed; (b) the physical characteristics of the land; (c) the relation of the proposed development to surrounding areas and existing and probable future development; (d) the relationship to major roads, utilities and other facilities and services; (e) any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; (f) compliance of the subdivision application with the provisions of the NADC; (g) and the suitability of plans proposed. The staff report will also include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications. A majority vote is required for the Planning Commission to approve, approve with conditions or waivers or both, if applicable, or deny a major subdivision (preliminary plat) application.

The approval of the major subdivision application constitutes approval of the subdivision development as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots, and other planned features. Such approval binds the developer to the general scheme of the subdivision or land development and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits. The approval of the major subdivision application does not constitute approval of a final subdivision plat, and accordingly, does not authorize the sale of lots or the occupancy or use of a parcel of land. The applicant may request final approval for the whole, or a section, or sections of the major subdivision application upon completion of the subdivision and approval of the development by the City and state agencies with jurisdiction. Major subdivision application approvals shall expire two (2) years from the date of approval. The applicant may apply for and the Planning Commission may grant extensions for additional periods up to one (1) year each but not to exceed two (2) extensions.

This application was initially received on September 21, 2017. Several deficiencies in the application submittal were identified by staff reviews and will need to be corrected in the revised plan sets before final approval can be granted. Action by the Planning Commission is scheduled for the January 18, 2018 meeting.

Section 4 – Project Description

The applicant proposes to develop a fifty-nine (59) single-family detached unit project. Two new detention ponds are planned to capture and treat the additional stormwater

generated by Phase 1 of the development. Access to the proposed development will be provided from Five Notch Road. Internal sidewalks will be provided throughout the proposed development and the road network is expected to remain private.

Section 5 – Site Conditions

	Existing Land Use	Future Land Use	Existing Zoning
Subject Parcel	Vacant	Residential	R-5, Mixed Residential
North	I-20	Transportation	Transportation
South	Mossy Creek Elementary School	Public	P, Public
East	Residential	Residential	RD, Residential Multi-Family Development (Aiken County)
West	Single-Family	Low Density Residential	RC, Residential Single-Family Conservation (Aiken County)

Access – The existing road serving this project is West Five Notch Road (S-45). It is a state maintained roadway.

Topography – The site topography is relatively flat through the development area.

Utilities – There is an existing water main on Five Notch. There is also a 12" water transmission main that bisects the future phases of the project. Sanitary sewer service is available via a 15" wastewater interceptor, which also transects the entire development.

Floodplain – The property is located outside of any designated flood plain. However, a wetland exists on the property that will need to be delineated and protected.

Drainage Basin – This site is located within the Pole Branch Drainage Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Stormwater Management Department has conducted an updated assessment of the basin and rates the overall quality as poor with water impairments found in the samples.

Section 7 – Public Notice

A notice of the major subdivision application and scheduled date of the Planning Commission meeting was posted on www.northaugusta.net on January 11, 2018.

Section 8 – Evaluation and Analysis

1. Single family detached dwellings are permitted within the R-5, Mixed Residential District.
2. The proposed major subdivision (preliminary plat) complies with the Future Land Use map in the 2017 Comprehensive Plan for this area.
3. The proposed major subdivision plan provides five (5) foot wide sidewalks in front of the proposed buildings/units. A public access easement is required to ensure that pedestrian access is provided.
4. The applicant must provide the number of required trees needed to satisfy the twenty (20) percent lot coverage for each residential lot as required in Section 10.9.2 of the NADC as part of the lot development stage (post final plat). Installation of the required trees will be at the time of the individual home construction and part of the Certificate of Occupancy inspection procedures.
5. Road widths are within the prescribed limits of local streets as identified in Table 14-2 of the NADC. The applicant will likely request the city to accept the infrastructure systems (roads, water supply, sanitary and storm sewer systems) upon completion of the final plat process. The proposed road network complies with the applicable sections of the NADC. Street names have not been provided or approved at this time by Aiken County E-911.
6. The proposed plan is required to provide a minimum of two parking spaces for each single-family, detached dwelling unit as specified in Section 1.18 of Table 12-1, Parking Regulations by Use, in the NADC. Each lot is large enough to provide the minimum of two off-street parking spaces. Given the minimum required front setback of the district (5 feet), the layout of the structures will have to account for the depth needed to provide two nine by eighteen feet parking spaces. Additional guest parking is available as on-street parking throughout the development.
7. The proposed utility and infrastructure improvements will be reviewed and by the Director of Engineering and Public Works.
8. The applicant must receive an approved Stormwater Management Permit from our Stormwater Management Department prior to approval of the major subdivision. The Stormwater Management Plan has not been approved by the City's Stormwater Manager at this time. Watercourses, flood plain areas, wetlands, and other environmentally sensitive areas must be identified and addressed as part of the major subdivision process.

9. Prior to construction of the road system, the applicant is required to provide soil testing results and final road pavement designs to be reviewed and approved by the City Engineer. The City Engineer permits soil testing and road pavement designs to be submitted after preliminary grading of the roads has been completed in order to allow the soil testing equipment to get into the site. This allows the developer the opportunity to properly research the soil conditions in the area of the proposed streets in order to provide a pavement design that will minimize future maintenance issues.

cc: Cliff Russell, Carbon Construction
Philip Green, PE, Southern Partners, Inc.



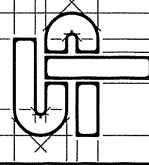
FIGURE 1

VICINITY MAP

Rushing Water Traffic Impact Study: North Augusta, SC



Drawing Not to Scale



SOUTHERN PARTNERS INC.
 ENGINEERING, ARCHITECTURE & INTERIORS
 1300 EAST WALKER PARKWAY
 AUGUSTA, GEORGIA 30909
 engineering@southpartners.net



RUSHING WATERS PHASE I

RESIDENTIAL SUBDIVISION NORTH AUGUSTA, SC
 PROJECT LOCATED WITHIN AGEN COUNTY, NORTH AUGUSTA, SC

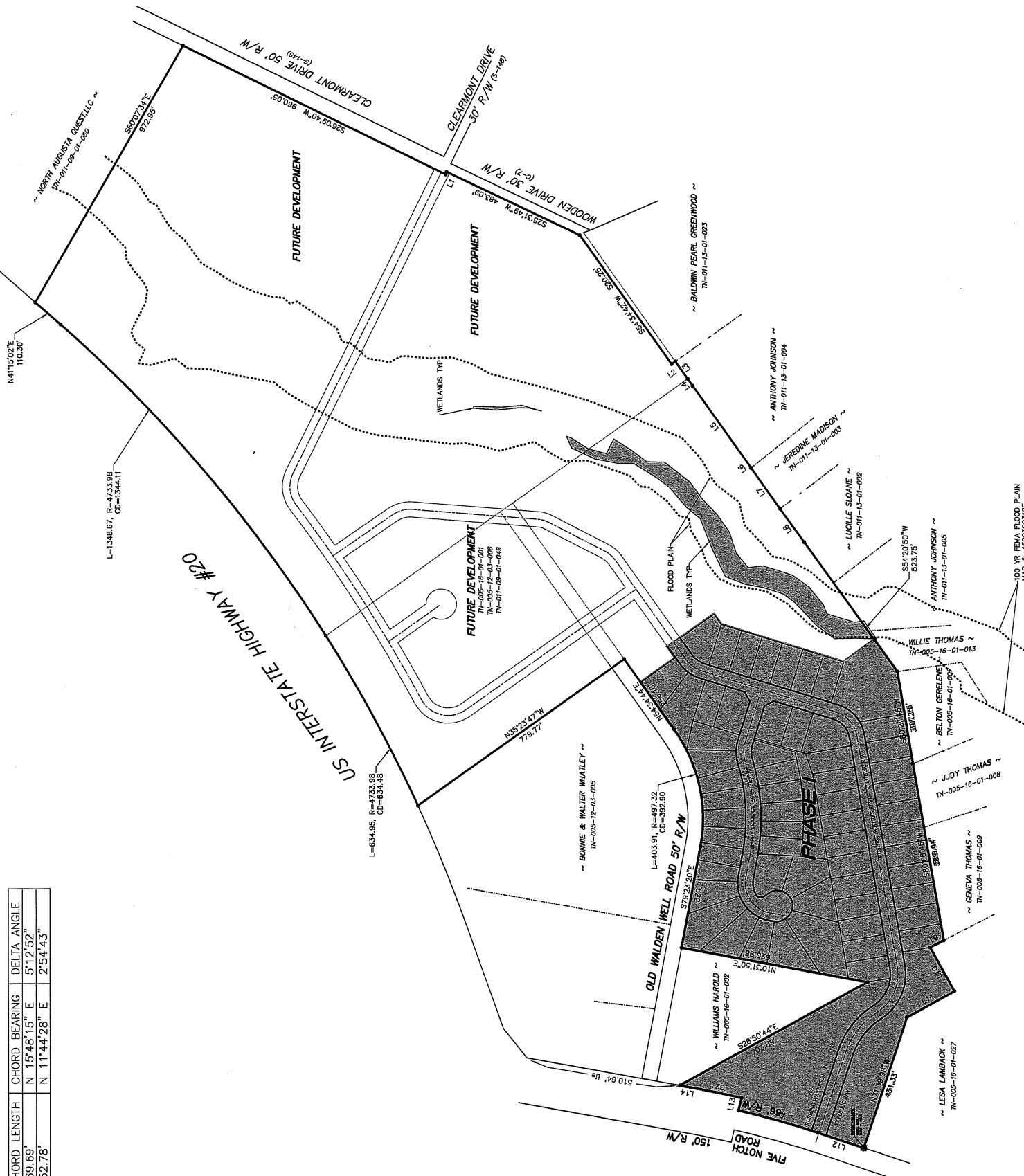
DEVELOPER / CONTACT
CARBON CONSTRUCTION
 P.O. BOX 1888
 EVANS, GA 30899
 (706) 375-1074 A/E: CLIFF RUSSELL

PROJECT DATA

TOTAL ACRES	98.8
SECTION ACRES	24.2
SECTION LOTS	50
DENSITY	2.44
MIN. LOT SIZE	5,000 SF
SETBACKS WEL/SIDE/REAR	25/25/15'
DESIGN DATE	05/18/11
DATE OF LAST REVISION	06/18/11
TAX MAP / PARCEL #	011 08 01 009
CURRENT ZONING	R-5

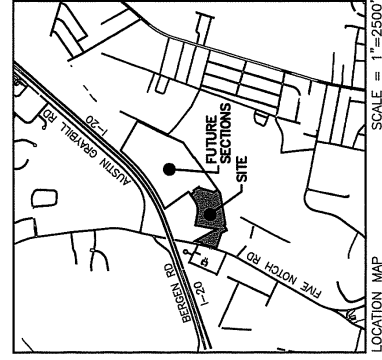
SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SANITARY SEWER PLAN	5
WATER PLAN	6
SECS PLAN	7-9
PROFILES	10-12
DETAILS	13
POND DETAILS	14
SECS DETAILS	15-17
LANDSCAPE PLAN	18



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2964.36'	269.78'	269.69'	N 15°48'15" E	5°12'52"
C2	3006.36'	152.80'	152.78'	N 11°44'28" E	2°54'43"

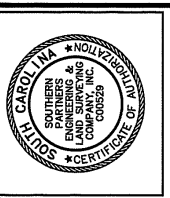
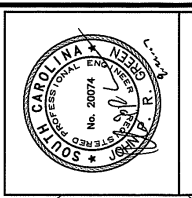
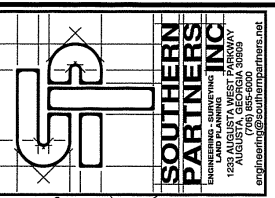
LINE	BEARING	DISTANCE
L1	S 63°50'20" E	9.02'
L2	S 35°25'18" E	15.00'
L3	S 54°21'23" W	70.57'
L4	S 54°53'06" W	27.83'
L5	S 54°34'27" W	300.46'
L6	S 55°07'31" W	30.91'
L7	S 54°33'41" W	164.69'
L8	S 54°08'41" W	135.43'
L9	N 27°15'29" W	50.67'
L10	S 61°08'36" W	164.72'
L11	N 28°59'24" W	178.33'
L12	N 18°24'41" E	158.82'
L13	S 76°48'10" E	42.00'
L14	N 10°15'11" E	53.88'



GRAPHIC SCALE: 1" = 200'

911 Know what's below Call before you dig

NO.	DATE	REVISION	BY



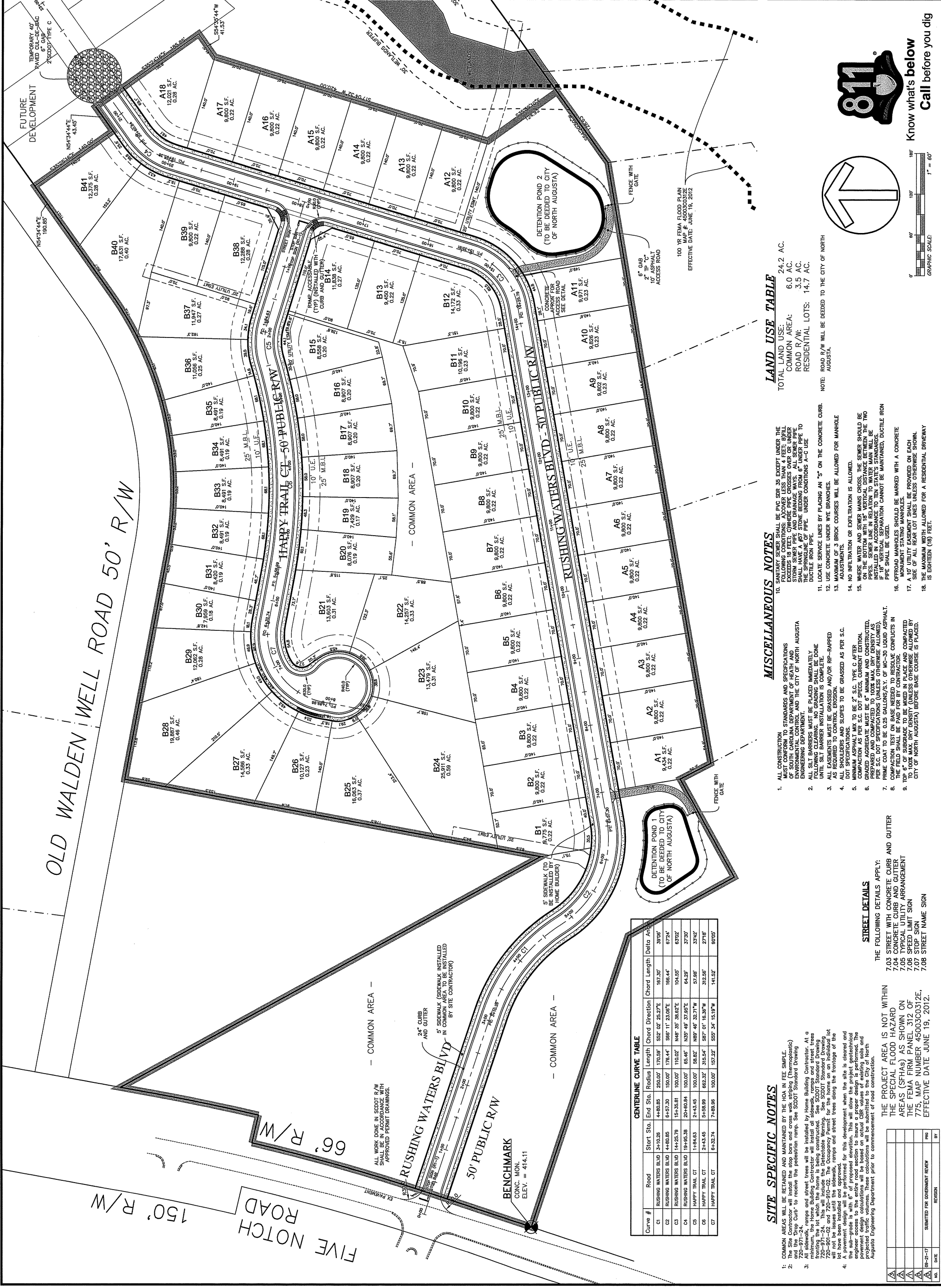
RUSHING WATERS PHASE I

RESIDENTIAL SUBDIVISION
PROJECT LOCATED WITHIN Aiken County, North Augusta, SC

DEVELOPER / CONTRACTOR
CARBON CONSTRUCTION
P.O. BOX 608
FAIRBURN, GA 30099
(706) 375-1074 ATTN: CUFF RUSSELL

PROJECT DATA	
TOTAL ACRES	98.8
SECTION ACRES	24.2
SECTION LOTS	59
DENSITY	2.44
MIN. LOT SIZE	5,000 SF
SETBACKS WELLS/REAR 25' / 15'	
TAX MAP / PARCEL #	005 18 01 001 006 001 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100
CURRENT ZONING	R-5

SHEET INDEX	
COVER SHEET	1
SITE PLAN	2
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SECS. DETAILS	15-17
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LAND USE TABLE

TOTAL LAND USE:	24.2 AC.
COMMON AREA:	6.0 AC.
ROAD R/W:	3.5 AC.
RESIDENTIAL LOTS:	14.7 AC.

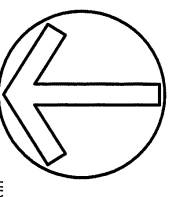
NOTE: ROAD R/W WILL BE DEEDED TO THE CITY OF NORTH AUGUSTA.

- MISCELLANEOUS NOTES**
- ALL CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH AUGUSTA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL AND THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
 - ALL EASEMENTS MUST BE GRASSED AND/OR RIPPED AS REQUIRED TO CONTROL EROSION.
 - ALL SHOULDERS AND SLOPES TO BE GRASSED AS PER S.C. DIVISION OF TRANSPORTATION TO BE 7" S.C. TYPE C AFTER MAINTENANCE WORK TO BE 7" S.C. TYPE C AFTER COMPACTED AS PER S.C. DOT SPECS. CURRENT EDITION.
 - PREPARED AND COMPACTED TO 100% MAX. DRY DENSITY AS PER S.C. DOT SPECS. CURRENT EDITION.
 - PRIME COAT TO BE 0.25 GALLONS/S.Y. OF MC-30 LIQUID ASPHALT.
 - COMPACTION TEST ON BASE NEEDED TO RESOLVE CONFLICTS IN THE FIELD SHALL BE PAID FOR BY CONTRACTOR.
 - TOP 6" OF SUBGRADE TO BE MIXED IN PLACE AND COMPACTED TO 100% DRY DENSITY AS PER S.C. DOT SPECS. CURRENT EDITION.
 - ALL UTILITY DEPTH INFORMATION SHOWN UNLESS OTHERWISE ALLOWED BY CITY OF NORTH AUGUSTA BEFORE BRIDGE COURSE IS PLACED.
 - NO INFILTRATION OR EXFILTRATION IS ALLOWED.
 - WHERE WATER AND SEWER MAINS CROSS, THE SEWER SHOULD BE ON THE BOTTOM WITH 18" VERTICAL DISTANCE BETWEEN THE TWO MAINS. ALL MAINS SHALL BE INSTALLED IN ACCORDANCE TO TEN STATE STANDARDS. IF 18" VERTICAL SEPARATION CANNOT BE MAINTAINED, DUCTILE IRON PIPE SHALL BE USED.
 - OFFROAD MANHOLES SHOULD BE MARKED WITH A CONCRETE MOVEMENT STOPPING MANHOLE. ALL MANHOLES TO BE PROVIDED ON EACH SIDE OF ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
 - THE MAXIMUM WIDTH ALLOWED FOR A RESIDENTIAL DRIVEWAY IS EIGHTEEN (18) FEET.

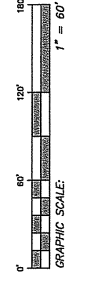
- SITE SPECIFIC NOTES**
- COMMON AREAS WILL BE RETAINED AND MAINTAINED BY THE HOA IN FEE SIMPLE.
 - The Site Contractor will install the stop bars and cross walk striping (Thermoplastic) and the Drop Curb to receive the stop bars and cross walk striping (Thermoplastic).
 - All sidewalk, ramps and street trees will be installed by Home Building Contractor. At a minimum, the Home Building Contractor will install all sidewalk, ramps and street trees along the lot which the home is being constructed. See Standard Drawing 720-301-02 and 720-910-02. The Occupancy Permit for the home on an individual lot will not be issued until the sidewalk, ramps and street trees along the frontage of the lot are installed.
 - A pavement design will be performed for this development when the site is cleared and the sub-grade is with 6" of proposed elevation. This will allow the project geotechnical engineer access to the future road section to insure a proper design is performed. The proposed traffic volumes. These calculations will be submitted to the City of North Augusta Engineering Department prior to commencement of road construction.
- STREET DETAILS**
- THE FOLLOWING DETAILS APPLY:
- 7.03 STREET WITH CONCRETE CURB AND GUTTER
 - 7.04 CONCRETE CURB AND GUTTER
 - 7.05 TYPICAL UTILITY ARRANGEMENT
 - 7.06 STOP SIGN
 - 7.08 STREET NAME SIGN
- THE PROJECT AREA IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAS) AS SHOWN ON THE FEMA FIRM PANEL 512 OF 775, MAP NUMBER 45003C031ZE, EFFECTIVE DATE JUNE 19, 2012.

CENTERLINE CURVE TABLE

Curve #	Road	Start Sta.	End Sta.	Radius	Length	Chord Direction	Chord Length	Delta Ang
C1	RUSHING WATERS BLVD	3+10.26	4+80.85	200.00'	170.99'	S52°02'25.27"E	167.30'	39°00'
C2	RUSHING WATERS BLVD	4+80.85	6+57.30	150.00'	176.44'	S68°11'23.00"E	168.44'	67°24'
C3	RUSHING WATERS BLVD	6+57.30	10+00.00	110.00'	148.35'	N48°35'38.02"E	104.55'	53°02'
C4	RUSHING WATERS BLVD	10+00.00	14+25.79	100.00'	65.46'	N35°49'37.85"E	64.29'	37°30'
C5	HAPPY TRAIL CT	1+84.63	2+43.45	100.00'	58.82'	N89°46'32.71"W	57.98'	33°42'
C6	HAPPY TRAIL CT	2+43.45	5+45.98	662.32'	315.54'	S87°01'18.35"W	312.56'	27°18'
C7	HAPPY TRAIL CT	6+32.74	7+80.98	100.00'	157.22'	S55°34'15.09"W	141.92'	50°05'



Know what's below
Call before you dig



S.P. No. 12-2719
SCALE: 1/8" = 10'-0"
DATE: 06-19-2012
REVISION: 00

NO. DATE REVISION BY

10-21-17 SUBMITTED FOR GOVERNMENT REVIEW

10-21-17

10-21-17

10-21-17

10-21-17

10-21-17

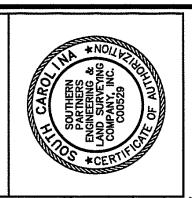
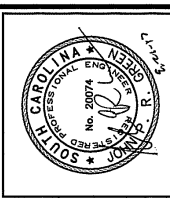
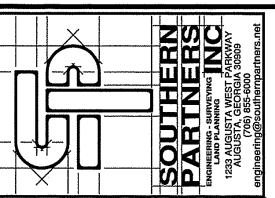
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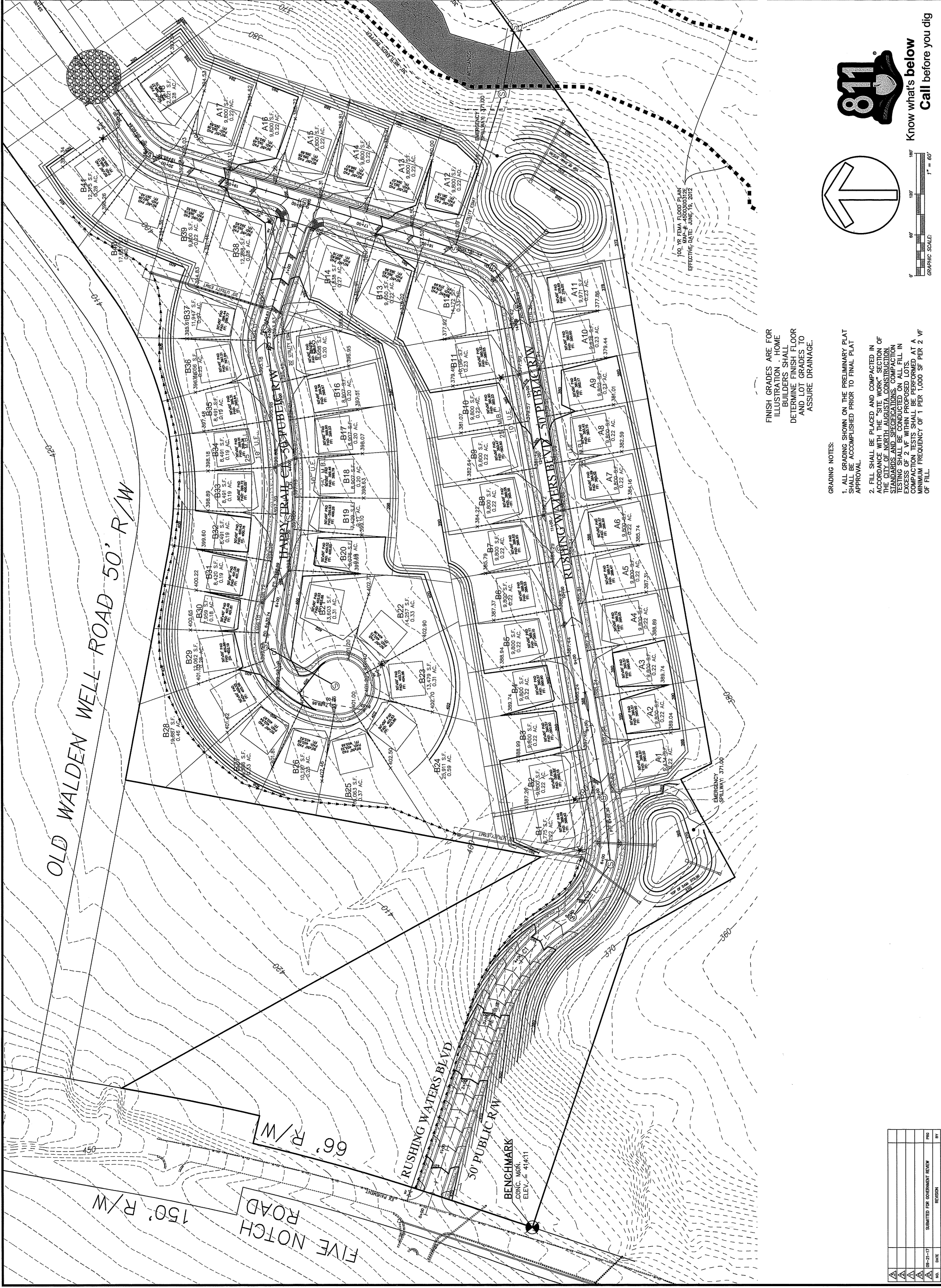
RUSHING WATERS PHASE I

RESIDENTIAL SUBDIVISION, NORTH AUGUSTA, SC
PROJECT LOCATED WITHIN Aiken County, North Augusta, SC

DEVELOPER / CONTACT
CARBON CONSTRUCTION
P.O. BOX 288
EVAAS, VA 23069
(703) 373-1074 A/E: CLIFF RUSSELL

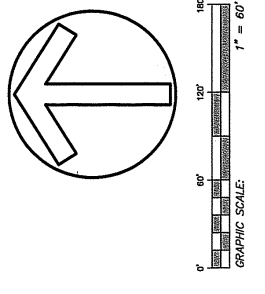
PROJECT DATA	
TOTAL ACRES	98.8
SECTION ACRES	24.2
SECTION LOTS	59
DENSITY	2.44
MIN. LOT SIZE	5,000 SF
SETBACKS W/ET/SE/REAR	25'/5'/15'
DATE OF PRELIMINARY PLAN	02/18/10
TAX MAP / PARCEL #	011 06 00 006
CURRENT ZONING	R-5

SHEET INDEX	
COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SANITARY SEWER PLAN	5
WATER PLAN	6
SECC PLAN	7-9
PROFILES	10-12
DETAILS	13
POND DETAILS	14
SECC DETAILS	15-17
LANDSCAPE PLAN	18



FINISH GRADES ARE FOR ILLUSTRATION. HOME BUILDERS SHALL DETERMINE FINISH FLOOR AND LOT GRADES TO ASSURE DRAINAGE.

GRADING NOTES:
1. ALL GRADING SHOWN ON THE PRELIMINARY PLAT SHALL BE ACCOMPLISHED PRIOR TO FINAL PLAT APPROVAL.
2. FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SECTION OF THE AICP STANDARD SPECIFICATIONS. COMPACTION TESTING SHALL BE CONDUCTED ON ALL FILL IN EXCESS OF 2 VF WITHIN PROPOSED LOTS. COMPACTION TESTS SHALL BE PERFORMED AT A MINIMUM FREQUENCY OF 1 PER 1,000 SF PER 2 VF OF FILL.



NO.	DATE	REVISION	BY

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***MONTHLY REPORT
FOR
DECEMBER 2017***

City of North Augusta
Department of Planning and Development
Monthly Report for December 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	0	0	3	0
Planned Acres	0.00	0.00	27.88	0.00	0.00	0.00	42.26	0.00
Planned Lots	0	0	89	0	0	0	111	0
Minor Subdivision Plats	3	0	22	0	0	0	11	0
Platted New Lots	5	0	35	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	0	0	11	0	0	0	15	0
Major Site Plans	1	0	7	0	0	0	3	0
Total Site Plan Acres	11.30	0.00	128.67	0.00	0.00	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	0	0	3	0
Annexations								
Applications	0	0	1	0	0	0	2	0
Parcels	0	0	1	0	1	0	3	0
Acres	0.00	0.00	0.40	0.00	0.00	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	2	0	174	0	19	0	156	0
Zoning Confirmation Letters	2	0	13	0	2	0	8	0
Residential Site Reviews	12	0	201	0	19	0	257	0
Sign Permits	7	0	49	0	4	1	40	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 December 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	\$1,010.00		\$17,802.20		\$224.00		\$16,374.00	
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	\$1,010.00		\$18,002.20		\$224.00		\$16,891.97	

City of North Augusta

Department of Planning and Development

Staff Approvals - 2017

Residential Site Plans - December 2017

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
RSP17-190	007-06-18-011	Gerald Parker	906 Carolina Ave	R-7	12/1/2017	Deck
RSP17-191	005-13-03-036	Bill Beazley Homes	260 Longstreet Xing	PD	12/1/2017	New Residential
RSP17-192	005-09-17-018	Bill Beazley Homes	343 Bridle Path Rd	PD	12/1/2017	New Residential
RSP17-193	003-16-05-005	Jmar Builders	526 Front Street	PD	12/1/2017	New Residential
RSP17-194	005-09-13-035	Bill Beazley Homes	378 Bridle Path Rd	PD	12/6/2017	New Residential
RSP17-195	010-15-05-002	Bell & Hensley Construction	1096 Albion Loop	PD	12/8/2017	New Rental
RSP17-196	010-15-05-002	Bell & Hensley Construction	1099 Albion Loop	PD	12/8/2017	New Rental
RSP17-197	010-15-05-002	Bell & Hensley Construction	1100 Albion Loop	PD	12/8/2017	New Rental
RSP17-198	010-15-05-002	Bell & Hensley Construction	1103 Albion Loop	PD	12/8/2017	New Rental
RSP17-199	010-15-05-002	Bell & Hensley Construction	1106 Albion Loop	PD	12/8/2017	New Rental
RSP17-200	007-13-38-006	Wetherington Builders	624 Arrington Ave	PD	12/8/2017	New Residential
RSP17-201	006-11-02-019	Habitat for Humanity	103 Samuels Rd	R-7	12/22/2017	New Residential

Minor Subdivision Plats - November 2017

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Net Lots
MP17-018	010-14-04-007	Blackston & Assoc.	The Retreat at Walnut Village	GC	12/14/2017	11.5	2
MP17-023	007-14-17-006	Adams Brothers Properties	Ponce de Leon at Elm Street	R-7	12/22/2017	1.14	2
MP17-024	007-19-01-018	Jeromy and Candace Johnson	125 River Club Ln	PD	12/22/2017	0.06	1

Major Site Plans - November 2017

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Use
SP17-007	010-15-05-002	Next Chapter Holdings	Sweetwater Commons Phase 3	PD	12/1/2017	11.3	Residential