

# Planning Commission



## Minutes of the Thursday, January 18, 2018 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 January 18, 2018, 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 Bob Clark, Tim Key, and Briton Williams. Commissioners Carter, McKie, and Watts were absent. Also in attendance were Tom Zeaser, Director of Engineering and Public Works; Kuleigh Baker, Engineering and Planning Secretary; the applicants and their representatives; and members of the press.
3. **Approval of Minutes** – The minutes from the Regular Meeting of December 21, 2017 were approved as transmitted.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application PP17-003 – Major Subdivision – A request by applicant Carbon Construction for approval of Rushing Waters, Phase 1.**

Mr. Zeaser introduced Rushing Waters as a multi-phase residential development. The current R-5 zoning permits the 59 detached single-family residential houses proposed for Phase 1. Subsequent phases may include townhouses. Primary access to the subdivision will be off Five Notch Road, across from Sunset Hills Cemetery.

Chairman Burnett asked for clarification from staff or the applicant about the completeness of the application, review of the Traffic Impact Analysis study, length of the proposed cul-de-sac, and whether roads, sidewalks, and other infrastructure would be dedicated to the city.

Philip Green, 1233 Augusta West Parkway, Augusta, GA 30909 responded to questions from the Chairman. The streets and infrastructure will be public. Street trees have been included as part of the landscaping details but they may explore the option of developing canopy cover instead to allow for the required distance between light poles, driveways,

and other improvements. Mr. Green was amenable to including language in the neighborhood covenants to preserve tree canopy coverage.

Mr. Green stated that the topography has created a need for the cul-de-sac to be approximately 800 ft long. The homes in the cul-de-sac would be a different price point from the rest of the subdivision and there will be some basement lots due to grading. Mr. Green confirmed to Chairman Burnett that the subdivision would be mass graded but the developer plans to maintain an internal buffer in the form of a common area.

Cliff Russell, P.O. Box 1268, Evans, GA 30809 said the overall street design was guided by the need to connect future phases to US-25.

Chairman Burnett expressed concern over the cul-de-sac, as it is adverse to connectivity, a component of the Comprehensive Plan. He suggested connecting the road back to Old Walden Well Road or one of the proposed neighborhood roads.

Commissioner Clark asked if the need for additional length of the cul-de-sac was for additional lots or if it was a grading issue. Commissioner Key asked if the loss of a cul-de-sac would result in the reduction of lots.

Mr. Green said they would not lose any lots but without a cul-de-sac, the subdivision would reach the maximum threshold of roadway allowable by the North Augusta Development Code.

### **Consideration of Application PP17-003 –**

Chairman Burnett expressed his disappointment in receiving another development application with plans to mass grade lots and recommended that the project be compliant with Article 14 of the NADC in regard to cul-de-sacs for that reason.

Mr. Zeaser reported that a cursory study of the Traffic Impact Analysis had been done and that there are mitigation conditions including the addition of turn lanes on Five Notch Road and widening the main access to the subdivision to allow for a dual egress but they were not recommended by the study until a 100 lot buildout.

Commissioner Clark brought up existing traffic issues related to the Bergen Road and Martintown Road intersection leading to Augusta. Mr. Zeaser noted that particular intersection was not part of the Traffic Impact Analysis provided by the developer.

Chairman Burnett made a motion to approve the request by applicant Carbon Construction for approval of Rushing Waters, Phase 1 subject to the following 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.
3. Prior to approval of the major subdivision, the applicant shall be in compliance with Article 14, Section §14.19.2 of the North Augusta Development Code regarding cul-de-sacs.

Commissioner Key offered a second and the motion passed unanimously with Commissioners Carter, McKie, and Watts absent.

6. **Staff Reports** – Mr. Zeaser noted the inclusion of the December 2017 Monthly Report in the Agenda Packet. There were no new projects to discuss.
7. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 7:34 p.m.

Respectfully Submitted,



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