

Planning Commission



Agenda for the Thursday, May 17, 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** – March 15, 2018 Study Session and Regular Meeting
4. **Confirmation of Agenda**
5. **Application RZM18-001– Rezoning** – A request by the City of North Augusta to rezone ± 2.41 acres of land located at 1220 Georgia Avenue, Aiken County Tax Parcels: 007-07-06-003 and 007-07-06-004 from R-14, Large Lot, Single-Family Residential to P, Public Use. The purpose of the rezoning request is to convert the lot for use as a new fire station.
 - A. **Public Hearing**
 - B. **Consideration of Application RZM18-001 by Commission**
6. **Application PP18-001 – Major Subdivision Plan – The Retreat at Walnut Village** – A request by Charles Blackston for approval of plans for a townhouse development located near Walnut Lane and Northside Drive.
7. **Application PP18-002 – Major Subdivision Plan – Wando Woodlands, Section 6** – A request by Wando Partners, LP for approval of Section 6 of the Wando Woodlands Planned Development.
8. **Application SP18-002 – Preliminary Major Site Plan – River Falls Apartments** – A request by T. R. Reddy, I-20 Investors, LLC for approval of an apartment community located near Frontage Road and Martintown Road.

9. Staff Report

10. Adjourn

Planning Commission



Minutes of the Thursday, March 15, 2018 Study Session

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 study session of March 15, 2018, having been duly publicized, was called to order by Chairman Woods Burnett at 6:00 p.m. Chairman Chip Burnett, Commissioners Bob Clark, JoAnn McKie, and Len Carter were present. Commissioner Tim Key arrived at 6:07 p.m. followed by Commissioner Briton Williams at 6:11 p.m. Commissioner Watts was absent. Also present were Michael Pace, Mountaineer Pest Control; Tom Zeaser, Director of Engineering and Public Works; members of the media and public.
2. **Discussion** –

Application RZT 18-001

Mr. Zeaser stated that the owner of Mountaineer Pest Control, located at 1518 Georgia Avenue, brought forward plans for a new building at 1516 and 1518 Georgia Avenue. A cursory review of the elevations brought to light compliance issues with the Neighborhood Preservation Overlay including a 2-story structure with parapet roof, front porch with shed roof, a roof slope incompatible with the surrounding neighborhood, setback requirements and percentage of window and door openings. The applicant later purchased 1514 Georgia Avenue with plans to expand the business onto that lot. The commissioners asked several questions about the current and proposed building design and if the design could come into compliance with the North Augusta Development Code. The staff and property owner addressed all questions.

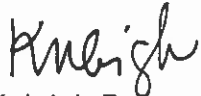
North Augusta Development Code §10.9.3 Residential Lot Landscaping, Foundation Planting

Commissioner McKie presented several residential landscape plans that demonstrate an issue with the landscaping requirements for lots of varying sizes. She pointed out that some smaller homes would need more landscaping than larger build outs per the NADC. She suggested designating a set number of plants per lot or a text amendment that would specify a new requirement for patio homes. Chairman Burnett expressed his concerns

with the feasibility of creating a new criteria that would be applicable to all lot specifications and suggested a request for a variance from the Board of Zoning Appeals for any properties that are unable to meet the current requirements might be appropriate.

3. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 6:30 p.m.

Respectfully Submitted,



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

Planning Commission



Minutes of the Thursday, March 15, 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 March 15, 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 Len Carter, Bob Clark, Tim Key, JoAnn McKie and Briton Williams. Commissioner Watts was absent. Also in attendance were Tom Zeaser, Director of Engineering and Public Works; Kuleigh Baker, Engineering and Planning Secretary; Michael Pace, Director of Mountaineer Pest Services; and members of the press and public.
3. **Approval of Minutes** – The minutes from the Regular Meeting of January 18, 2018 were approved as transmitted.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZT18-001– Text Amendment** –A request by Mountaineer Pest Services, represented by Michael W. Pace, Director, to amend Section 3.8.2 entitled "Establishment of Corridor Overlay Districts" in regard to NP, Neighborhood Preservation Overlay in Article 3, Zoning Districts, of the North Augusta Development Code.

Mr. Zeaser introduced the application from Mountaineer Pest Services, explaining that a cursory review of the conceptual building plans was non-conforming with multiple requirements of the Neighborhood Preservation overlay. Staff presented various options but without altering the original design, a text amendment would be the only way for the applicant to proceed.

A. Presentation by Applicant

Michael Pace, 128 Woodlawn Rd, Clarks Hill introduced himself as the Director of Mountaineer Pest Services and outlined a history of the business in North Augusta. His growing business requires additional space and he would prefer to build within the city versus renting. Mr. Pace gave several examples of issues with the Neighborhood

Preservation Overlay that would not allow for the construction of the proposed structure including: the inability to demolish homes within the overlay, the required 25' setback that would cut into the existing parking lot, and desiring a building footprint of 6,456 sq ft. Mr. Pace stated he would be able to comply with the base General Commercial zoning and noted the surrounding post office, auto repair shop, and other commercial business in the area that were not fitting with the residential zoning. Mr. Pace distributed a zoning map and preliminary elevations of the proposed structure to the Commissioners.

The Commissioners asked on clarification of the addresses and locations of the parcels owned by Mr. Pace. Mountaineer Pest Services would be expanded on the three lots beginning at the corner of Georgia Avenue and Briggs Avenue, 1514-1518 Georgia Avenue.

Chairman Burnett confirmed that Mr. Pace had not been before the Board of Zoning Appeals. He also mentioned the number of residential structures that exist on Georgia Avenue between Briggs and Maddox.

Commissioner McKie pointed out that the 2017 Comprehensive Plan emphasizes infill and parking in the back of the building to bring it closer to the street and sidewalk. She also quoted §3.8.6.1 of the NADC which says "continued reuse may not be feasible" within the Neighborhood Preservation overlay and that several buildings within the existing overlay needed to be demolished.

B. Public Hearing – Chairman Burnett opened the public hearing at 7:35 p.m.

Ken Powell, 320 Clay Street, expressed concern for the precedent this recommendation might create for the proposed public safety station. He was supportive of the Neighborhood Preservation overlay and said getting rid of a requirement to make a building fit would be taking a step backwards.

Dave Leverett, 121 Butler Avenue, praised the Neighborhood Preservation overlay's protection of the city's entryways. He believes the size of the proposed building would change to overall scale of the existing neighborhood and create an influx of activity not related to residential uses. He also pointed out that the auto repair shop, post office, and funeral home existed prior to modern zoning ordinances.

Hearing no additional comments from the public, staff, or applicant, the public hearing was closed at 7:40 p.m.

C. Consideration of Application RZT18-001 by Commission

Chairman Burnett asked for clarification on the zoning on the East side of Georgia Avenue. The Neighborhood Preservation overlay extends to Argyle Avenue on the East side of Georgia Avenue.

Commissioner Key expressed his desire to comply with the development code instead of changing the rules for an individual application. He prefers the applicant take the proper steps to reach a compromise with the design.

Commissioner McKie thinks the zoning should have been consistent on both sides of the street and that the area has struggled to grow because of the incompatible mix of residential and commercial development.

Commissioner Clark said he takes issue with changing the rules for one property owner because it is equivalent to spot zoning. The change in this instance is not a gradual shift from residential to commercial like the Neighborhood Preservation overlay calls for because the majority of the block is not currently used for commercial business.

Commissioner Carter stated that the General Commercial base zoning and Neighborhood Preservation overlay seemed to be contradictory.

Commissioner Williams made a motion to recommend for approval by City Council the request by Mountaineer Pest Services, represented by Michael W. Pace, Director, to amend Section 3.8.2 entitled "Establishment of Corridor Overlay Districts" in regard to NP, Neighborhood Preservation Overlay in Article 3, Zoning Districts, of the North Augusta Development Code with Commissioner McKie offering a second.

There was a brief discussion following the proposed motion. Commissioner Key said spot zoning may cause unintended consequences in future applications. Commissioner Williams said he did not want to cause a delay in the applicant's development plans. Chairman Burnett stated he felt that with Georgia Avenue being an arterial road, it matched the idea of the Neighborhood Preservation overlay exactly because it is an area in transition from residential that is being converted for commercial use.

Commissioners Carter, McKie, and Williams voted in favor of the motion with Commissioners Clark, Burnett, and Key opposed. The motion was lost with a 3-3 vote.

6. **Staff Reports** – Mr. Zeaser pointed out the Final Plat approval in February was for Gregory Landing, a 61 lot development off of Gregory Lake Road. Pending Applications include Walnut Village, an 86 townhouse development near Walnut Lane and Exit 5 that would utilize the access road at Hammond Place. Other projects include Culberson Orthodontics Minor Site Plan off Allen Court near the new North Augusta Pediatrics building and approval of a conversion of the old Waffle House on Old Edgefield Road to a Marco's Pizza.

7. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:21 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

Rezoning – Map Amendment RZM18-001 Public Safety Station

May 10, 2018
Revised May 16, 2018
Prepared by KB/TZ

Section 1 - Summary

Project Name	North Augusta Fire Station
Applicant	City of North Augusta
Address/Location	1220 & 1220-1/2 Georgia Avenue
Parcel Number	Aiken County Tax Parcel 007-07-06-003, 007-07-06-004
Existing Zoning	R-14, Large Lot, Single-Family Residential, Neighborhood Preservation Overlay District
Proposed Zoning	P, Public Use
Proposed Use	Fire Station

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 the City of North Augusta, to rezone ± 2.41 acres of land located at 1120 Georgia Avenue and 1120 ½ Georgia Avenue, Aiken County Tax Parcels: 007-07-06-003 and 007-07-06-004 from R-14, Large Lot, Single-Family Residential to P, Public Use. The purpose of the rezoning request is to convert these parcels for use as a fire station.

Section 3 – History

The parcels for which rezoning is requested were purchased by the City of North Augusta in June 2016 from the Estate of Starkey Sharp Flythe, Jr. for construction of a Public Safety facility. Per the “*Building Assessment for North Augusta Public Safety Facility and Fire Station #1 Relocation*”, prepared by Johnson, Laschober & Associates, P.C., there exist two structures on the properties: the “Caretakers House” built in 1903 and the “Horse Stable House”, also building in 1903 and remodeled in 1970. The assessment describes these structures as former “support spaces” for the Palmetto Lodge, which stood on the adjacent parcel (also now owned by the City of North Augusta) before it was destroyed by fire in 2008. The assessment concludes that both structures are severely deteriorated due to the environment and vandalism and offer no significant history or relevance.

Section 4 – Site Conditions

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Residential	Mixed Use	R-14, Large Lot, Single-Family Residential
North	Residential	Mixed Use	R-14, Large Lot, Single-Family Residential
South	Vacant	Mixed Use	OC, Office Commercial
East	Open Space Preservation	Mixed Use	P, Public Use
West	Residential	Low-Density Residential	R-14, Large Lot, Single-Family Residential

Access – The site currently has direct access to Georgia Avenue and Observatory Avenue.

Topography –The existing topography of the site is relatively flat, sloping slightly from the North West corner to the South East corner of the property.

Utilities – Potable water is available on Georgia Avenue through an existing 6-inch water main from the City of North Augusta. Adequate water capacity is available to serve the site. Sewer is available from the City of North Augusta and has adequate capacity to serve the site. Water and wastewater service are both available on Georgia Avenue and have 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 Waterworks Basin. The Waterworks 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 Waterworks Basin as fair. Several water quality impairments were found including ammonia and manganese.

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 May 1, 2018. The property was posted with the required public notice on May 2, 2018. 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 May 2, 2018.

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 2.41 acres in total area, and is reflected as such on a boundary survey compiled for the City of North Augusta by John M. Bailey and Associates, P.C. dated April 11, 2016. The size of the property is appropriate for the purposes of the intended use of the property as a public safety headquarters. Rezoning the property to a P, Public Use 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 new public safety fire station for the City of North Augusta. The 2017 Comprehensive Plan has goals and objectives that encourage establishing a long-term plan for prioritizing public sector investments and efficient, high quality city services.

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 a public safety fire station to be permitted by right. Access would be provided from existing roads in the transportation network. The existing R-14, Large Lot, Single-Family Residential zoning

restricts the use for a fire station. 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.

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 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 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 most recent change in character in the area was the loss of the Palmetto Lodge due to fire in 1998 on the adjacent parcel. The former Seven Gables

Motel, also on the adjacent parcel, has been abandoned for decades and is severely deteriorated.

The subject parcels were in a state of neglect and general decline for many years prior to the City's acquisition 2016. As stated in Section 3, the existing structures on the subject parcels are also severely deteriorated.

Recent redevelopment of the riverfront area (Riverside Village) includes several multi-story commercial and residential buildings. Additionally, continued new residential development at the western end of the City has caused Public Safety to re-evaluate the fire protection needs of the City. The Department has determined that the subject parcel is the best location for a new fire station to serve those needs.

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

The proposed zoning classification of P, Public Use would allow for civic 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).

An analysis of the subject property by Johnson, Laschober, and Associates, P.C. has concluded that the subject property is suitable for the proposed public safety fire station.

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 will provide faster and better public services to not only Georgia Avenue but the surrounding area.

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

The subject property has not been occupied since 2013.

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, residential lots with some commercial development located adjacent to the property. The primary zoning surrounding the property is within R-14, Large Lot, Single-Family Residential or OC, Office Commercial Zoning. 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 redevelopment.

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

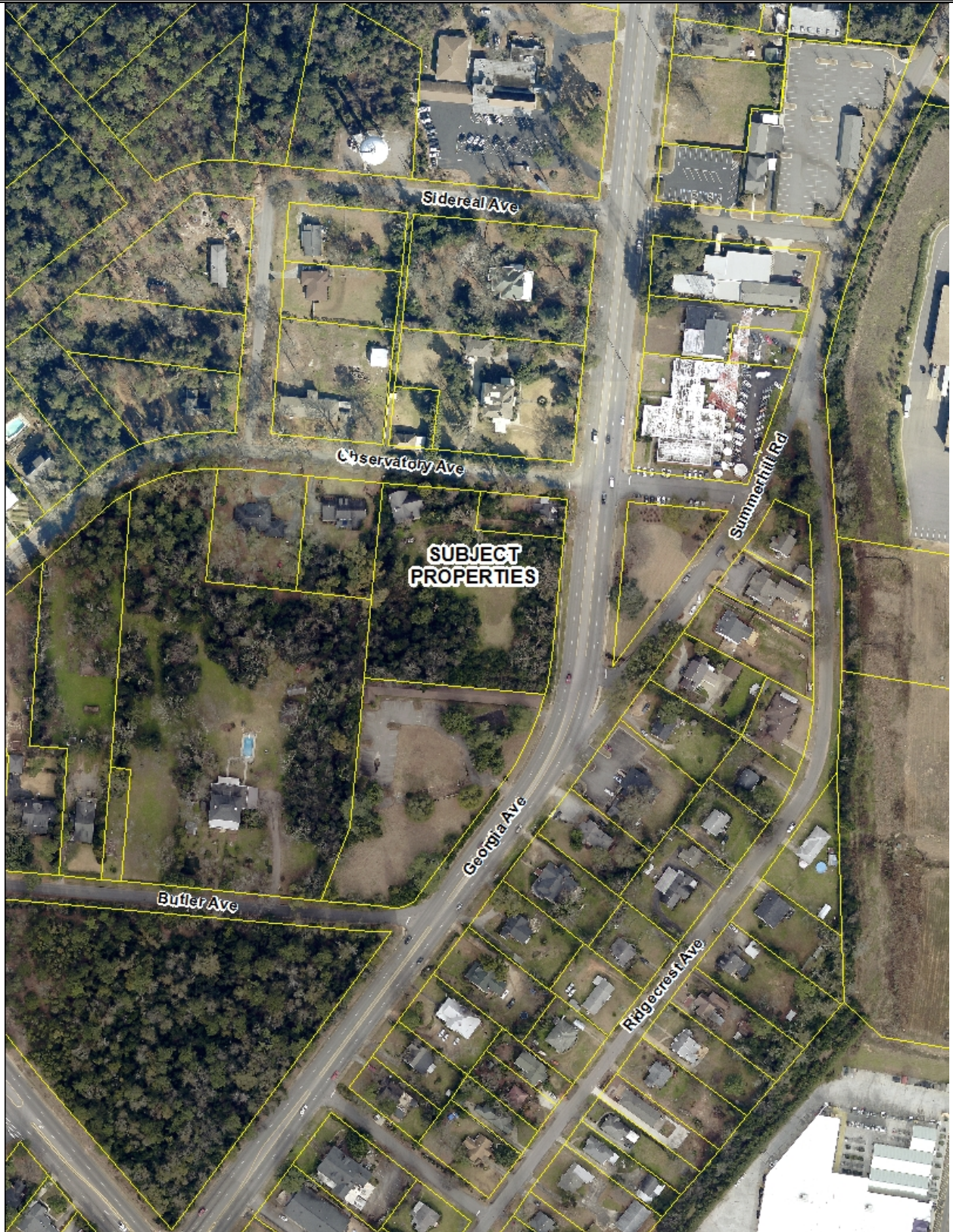
It does not appear that the existing zoning was made in error during the adoption of the zoning for the subject property.

Attachments

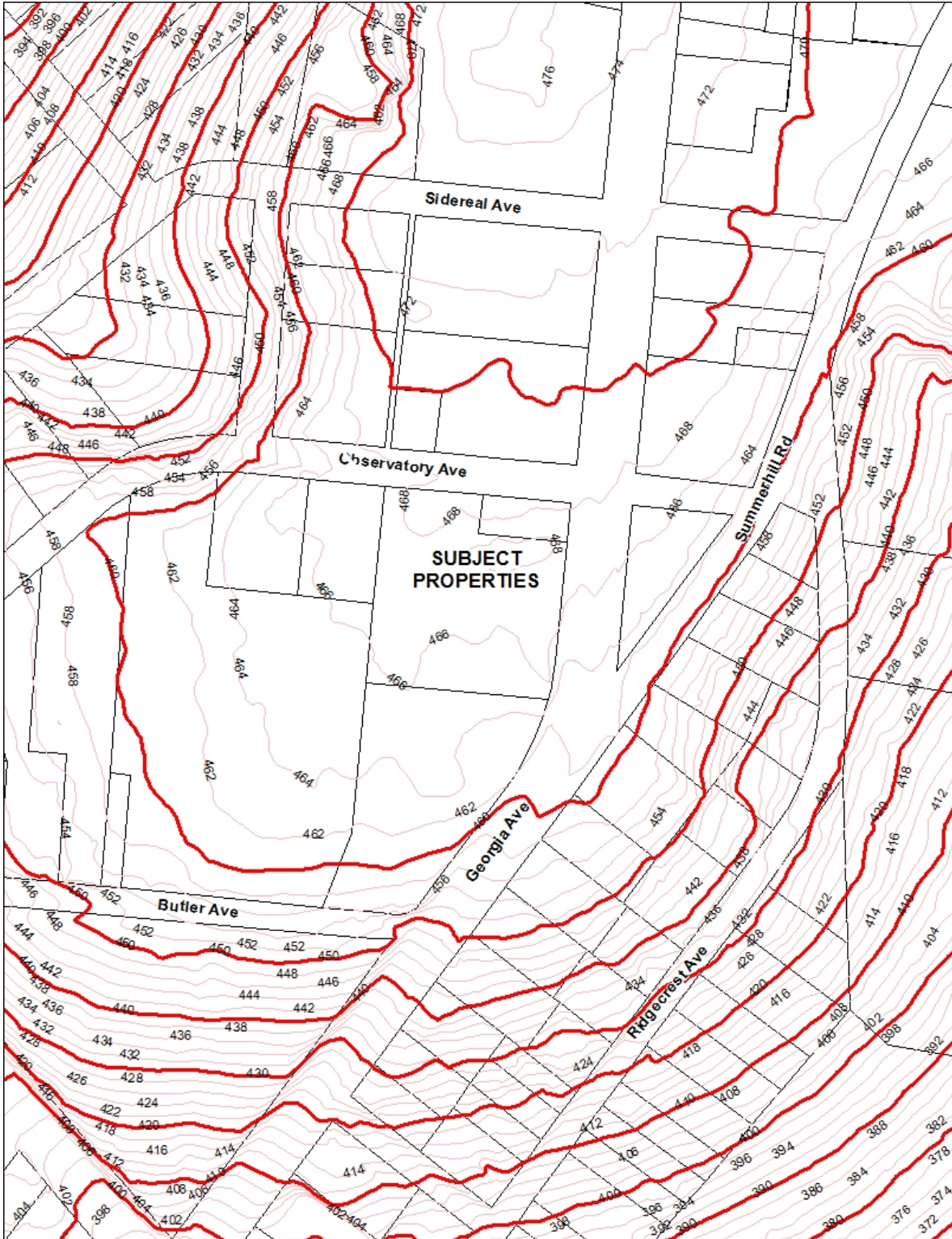
1. Aerial Map of Subject Site
2. Topo Map of Subject Site
3. Current Zoning Map of Subject Site
4. Subject Property Plats
5. Neighbor Notification Letter
6. Map of Proposed Rezoning
7. Public Hearing Notice
8. Project Concept Proposal
9. NADC 3.6.4.5.1 Rezoning Review Criteria Responses

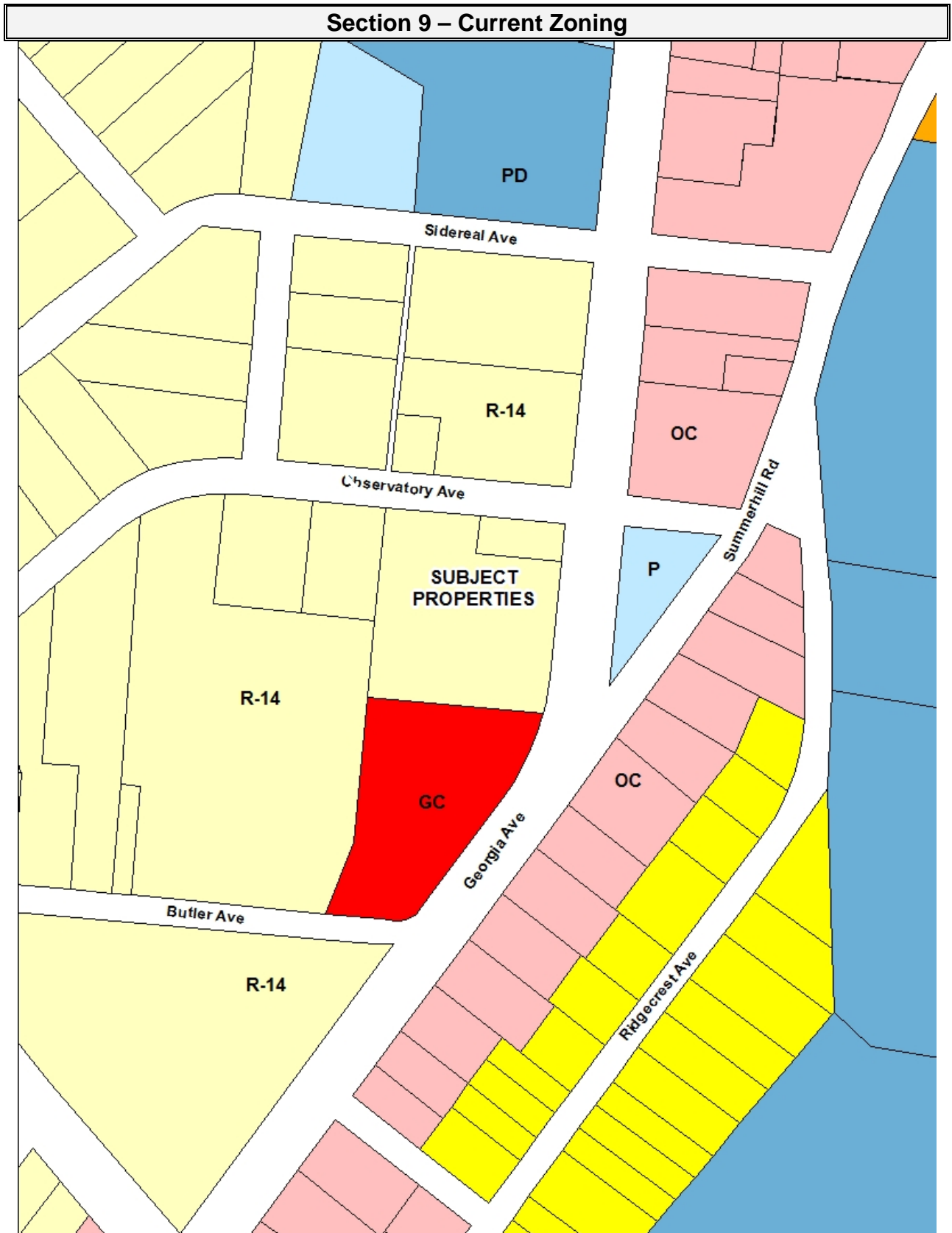
cc: Chief John Thomas, City of North Augusta
William Buchanan, JLA

Section 7 – Aerial Photograph



Section 8 – Topography





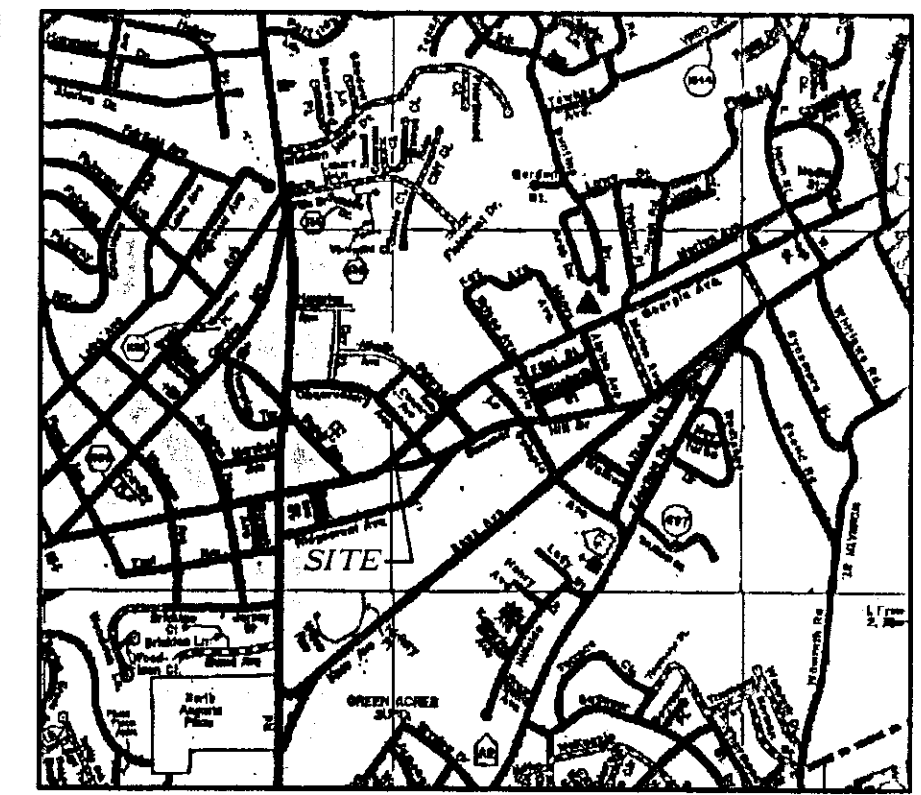
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR OBJECTIONS OTHER THAN SHOWN.

IN MY OPINION, THIS PROPERTY DOES NOT LIE IN A SPECIAL 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP AVAILABLE AT THE TIME OF THIS SURVEY.

JOHN M. BAILEY, S.C.P.L.S. NO. 7399

2016009630
 PLAT
 RECORDING FEES \$10.00
 PRESENTED & RECORDED
 04-27-2016 10:59 AM
 JUDITH WARNER
 REGISTER OF DEED CONVEYANCE
 Aiken County, SC
 BY: JULIE STUTTS DEPUTY RMC
 BK: PL 59
 PG: 218 - 218



RECORDING STAMPS

LOCATION MAP
 SCALE: 1"=2000' +/-

REFERENCES:

1. DEED OF AGNES FLYTHE MARSHALL TO MARY B. FLYTHE RECORDED IN DEED BK. 96, PG. 53.
2. DEED OF MARY B. FLYTHE TO JAMES BACHELLER FLYTHE AND STARKEY S. FLYTHE, JR. RECORDED IN DEED, BK. 205, PG. 241.
3. DEED OF MARYAN D. FLYTHE TO STARKEY FLYTHE, JR. RECORDED IN DEED BK. 1127, PG. 320.
4. TOPOGRAPHICAL MAP OF PART OF NORTH AUGUSTA MADE BY CHARLES BOECKH, C.E. DATED 1891.

City of North Augusta
 P.O. Box 6400
 North Augusta, SC 29861
APPROVED FOR RECORDING
 By: *Christine DeCamp*
 Date: 4/26/16

BOUNDARY SURVEY
 PREPARED FOR

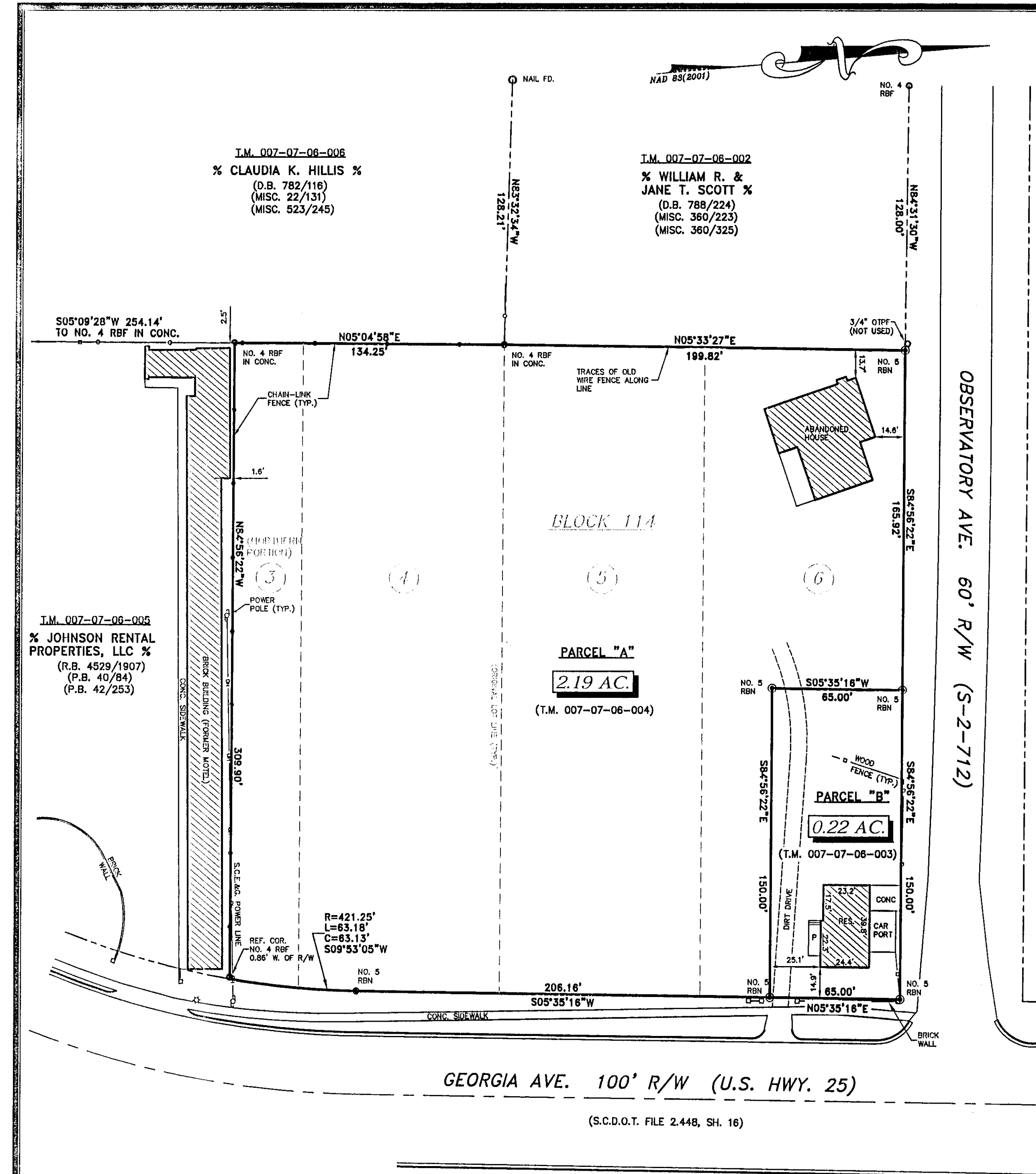
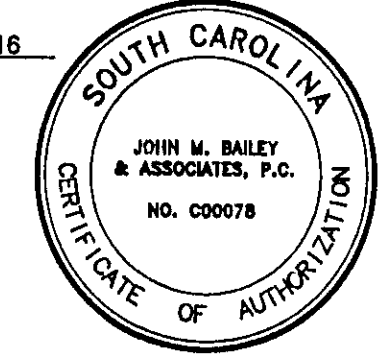
CITY OF NORTH AUGUSTA

PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA

COUNTY OF: AIKEN STATE OF: S. CAROLINA

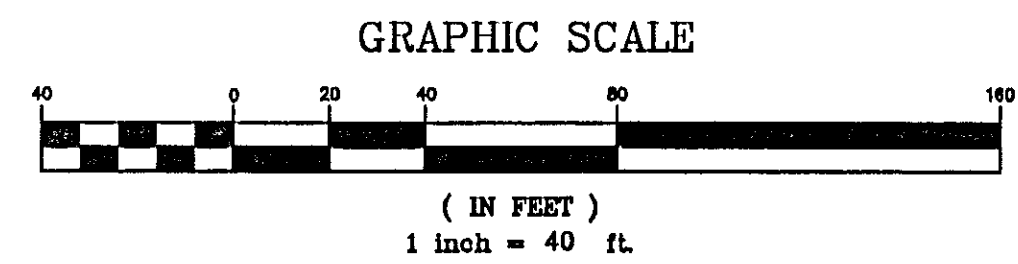
SCALE: 1"=40' DWN. BY: JMB DATE: 11 APRIL 2016

PREPARED BY
John M. Bailey & Associates, P.C.
 PROFESSIONAL LAND SURVEYORS
 101 LeCOMPTe AVENUE, NORTH AUGUSTA, S. C. 29841
 (803)278-0721



THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE PURPOSE AND USE OF THE PERSON OR ENTITY WHOSE NAME APPEARS HEREON AND IS NOT TRANSFERABLE. ANY OTHER USE OF THIS SURVEY OR PLAT WITHOUT EXPRESSED WRITTEN PERMISSION IS STRICTLY PROHIBITED.

© ALL RIGHTS RESERVED.
 JOHN M. BAILEY & ASSOC., P.C.
 JMB JOB NO. 16027-FLYTHE



GEORGIA AVE. 100' R/W (U.S. HWY. 25)
 (S.C.D.O.T. FILE 2.448, SH. 16)

OBSERVATORY AVE. 60' R/W (S-2-712)

May 1, 2018

RE: Proposed rezoning of \pm 2.41 acres of land located at 1220 Georgia Ave, Tax
Parcels: 007-07-06-003 and 007-07-06-004.

**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 of North Augusta has made a request to rezone \pm 2.41 acres of land located at 1220 Georgia Avenue, Aiken County Tax Parcel Numbers: 007-07-06-003 and 007-07-06-004 from R-14, Large Lot, Single-Family Residential, to P, Public Use. The purpose of the rezoning request is to convert the lot for use as a new fire station.

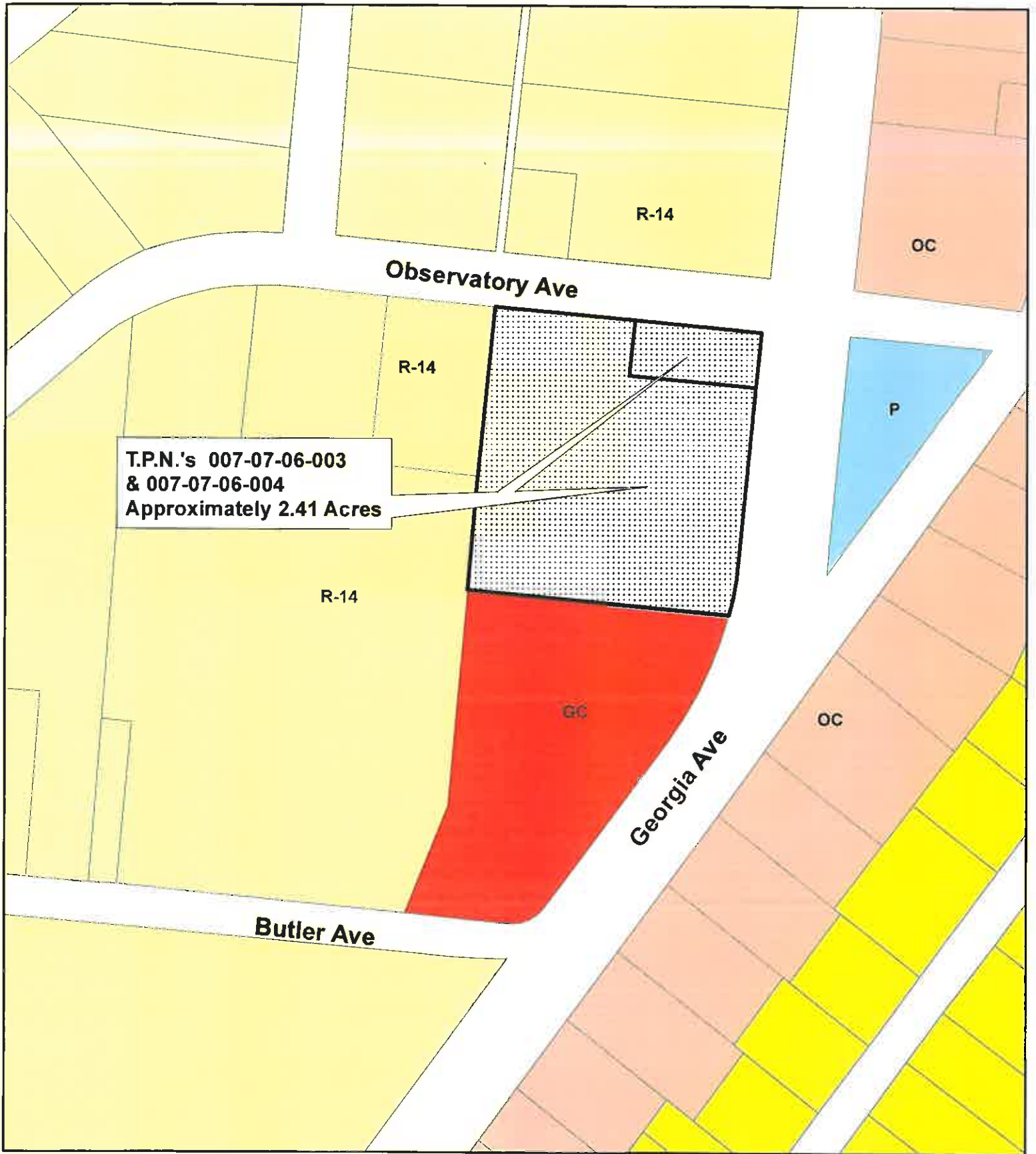
The North Augusta Planning Commission will hold a public hearing to collect public input and to consider the rezoning application on Thursday, May 17, 2018. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. The Planning Commission 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 May 2. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

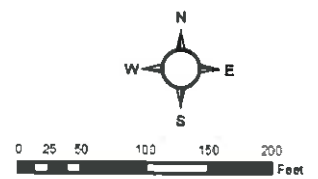
Sincerely,



Kuleigh Baker, Secretary
Department of Planning and Development



Application Number RZM 18-001
Tax Parcel Numbers
007-07-06-003 & 007-07-06-004
A Request to Rezone from
R-14, Large Lot, Single-Family
Residential to P, Public Use



E:\2018 ReZone\RZM18-001.MXD
 April 30, 2018

City of
North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

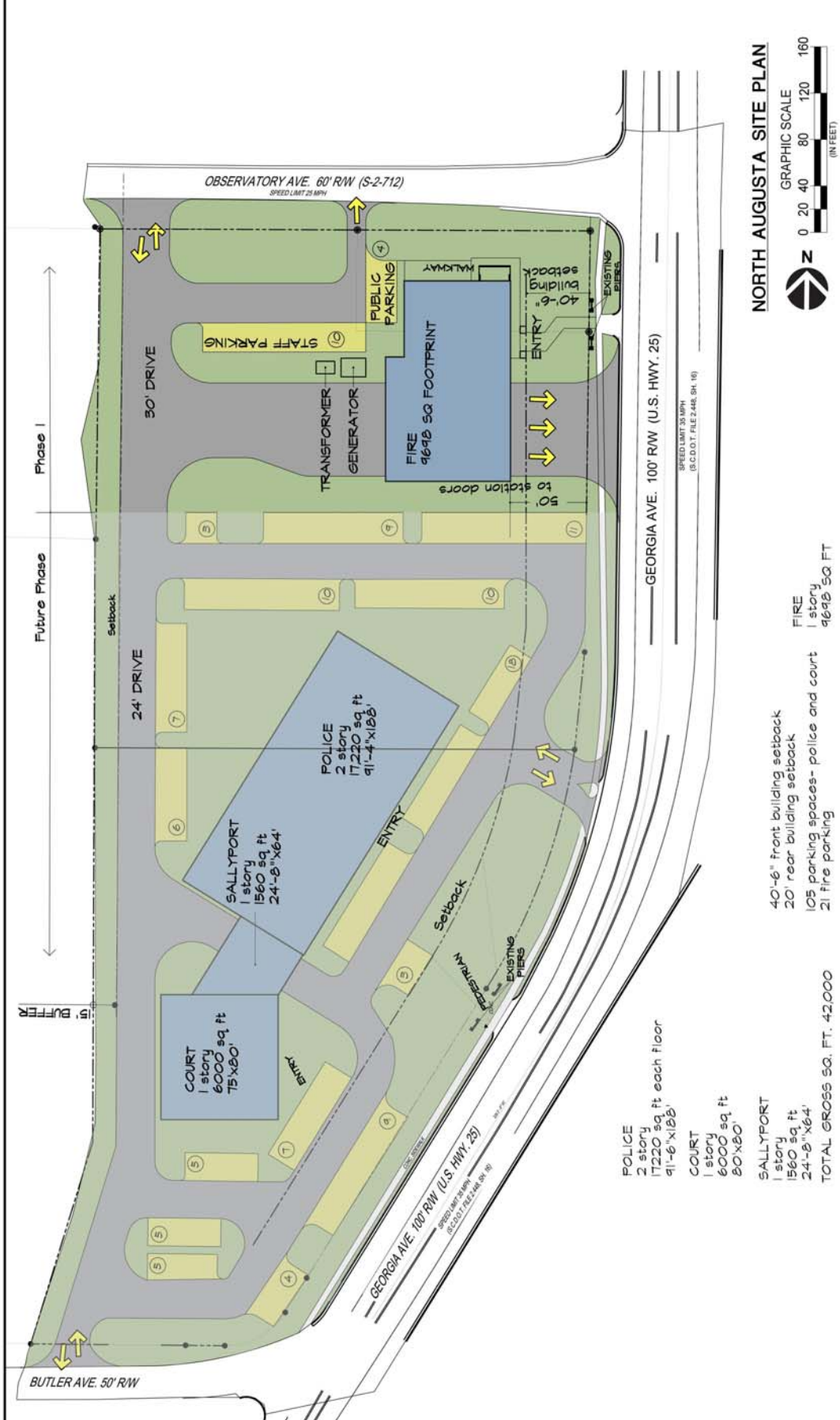
The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on May 17, 2018, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RZM 18-001 – A request by the City of North Augusta to rezone ± 2.41 acres of land located at 1220 Georgia Avenue, Aiken County Tax Parcels: 007-07-06-003 and 007-07-06-004 from R-14, Large Lot, Single-Family Residential to P, Public Use. The purpose of the rezoning request is to convert the lot for use as a new fire station.

A map and documents related to the rezoning application will be available for public inspection after May 10, 2018 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.

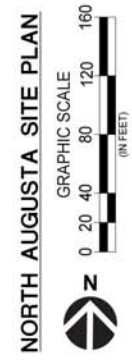
CITIZEN ASSISTANCE:

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.



- POLICE
2 story
17220 sq ft each floor
41'-6" x 108'
- COURT
1 story
6000 sq ft
80' x 80'
- SALLYPORT
1 story
1560 sq ft
24'-8" x 64'
- TOTAL GROSS SQ. FT. 42,000

- 40'-6" front building setback
- 20' rear building setback
- 105 parking spaces- police and court
- 21 fire parking
- FIRE
1 story
9698 sq ft



		Proposed Fire Station No. 1 Relocation SCHEMATIC SITE PLAN																		
		JOHNSON LASCROBER & ASSOCIATES, P.C. Architects 1508 BROAD STREET AUGUSTA, GEORGIA 30901 TEL (706) 724-3236 FAX (706) 724-3253																		
SCALE 1/8" = 1'-0"	DATE 1/04/2018	PROJECT NO. 3057.1703																		
DRAWN BY JLA	CHECKED BY JLA	DRAWING NO. SDC-101																		
<h1 style="margin: 0;">City of North Augusta, SC</h1> <h2 style="margin: 0;">100 Georgia Avenue</h2> <h3 style="margin: 0;">North Augusta, SC 29841</h3>																				
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION							REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION							DATE 1/04/2018
REV	DATE	DESCRIPTION																		
DATE	BY	DESCRIPTION																		



FRONT ELEVATION FACING GEORGIA AVE
NORTH AUGUSTA STATION #1.

City of North Augusta, SC
100 Georgia Avenue North Augusta, SC 29841



Proposed Fire Station No. 1 Relocation SCHEMATIC BUILDING FRONT ELEVATION				
JOHNSON, LASCHOB & ASSOCIATES, P.C. 1296 BROAD STREET AUGUSTA, GEORGIA 30901 TEL (706) 724-5756 FAX (706) 724-3955				
SCALE	DATE	PROJECT NO.	DRAWING NO.	REV.
3/16"=1'-0"	1/04/2018	3057.1703	SDA-401	A

REV	DATE	BY	DESCRIPTION

REVISIONS

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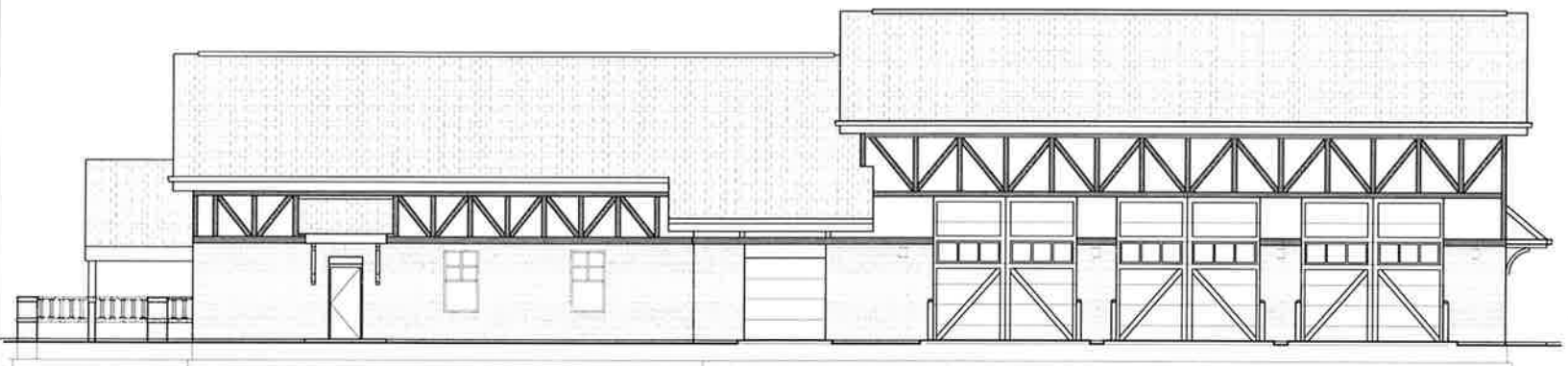
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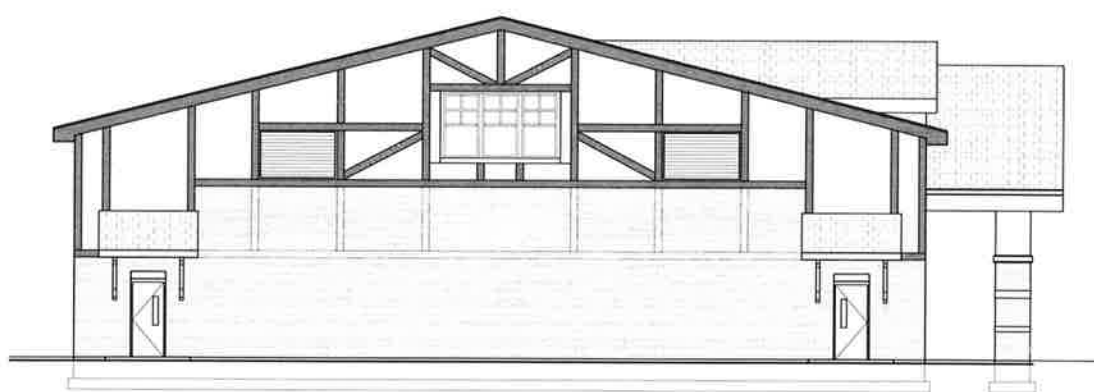
FRONT ELEVATION



SIDE STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

WALKWAY FROM PARKING TO ENTRY:
BRICK, LIMESTONE CAPS AND BOLLARDS
SIMILAR TO SEVEN GABLES

REV	DATE	BY	DESCRIPTION
A			
REVISIONS			
DRAWN BY:	DWG BY:	DATE:	DATE:
CHECKED BY:	CHK BY:	DATE:	DATE:

City of North Augusta, SC
100 Georgia Avenue North Augusta, SC 29841

Stewart - Cooper - Newell
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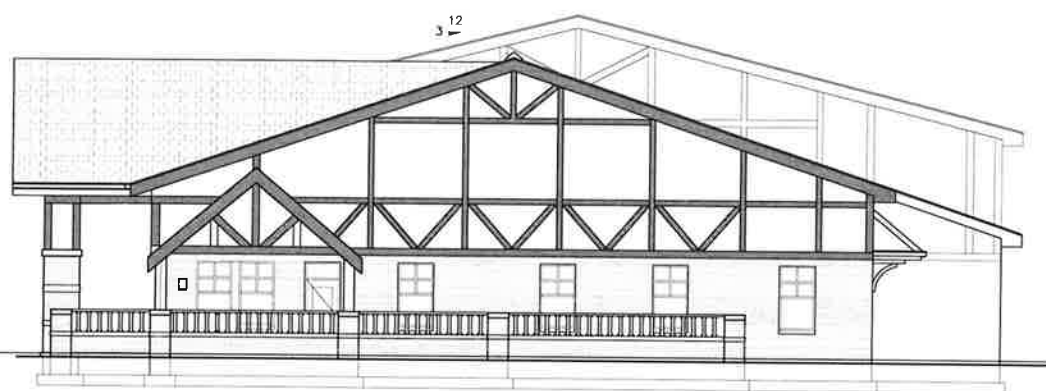
Proposed Fire Station No. 1 Relocation
SCHEMATIC BUILDING ELEVATIONS OPTION 1

JOHNSON, LASCHOB & ASSOCIATES, P.C.
1296 BROAD STREET AUGUSTA, GEORGIA 30901
TEL (706) 724-5756 FAX (706) 724-3955

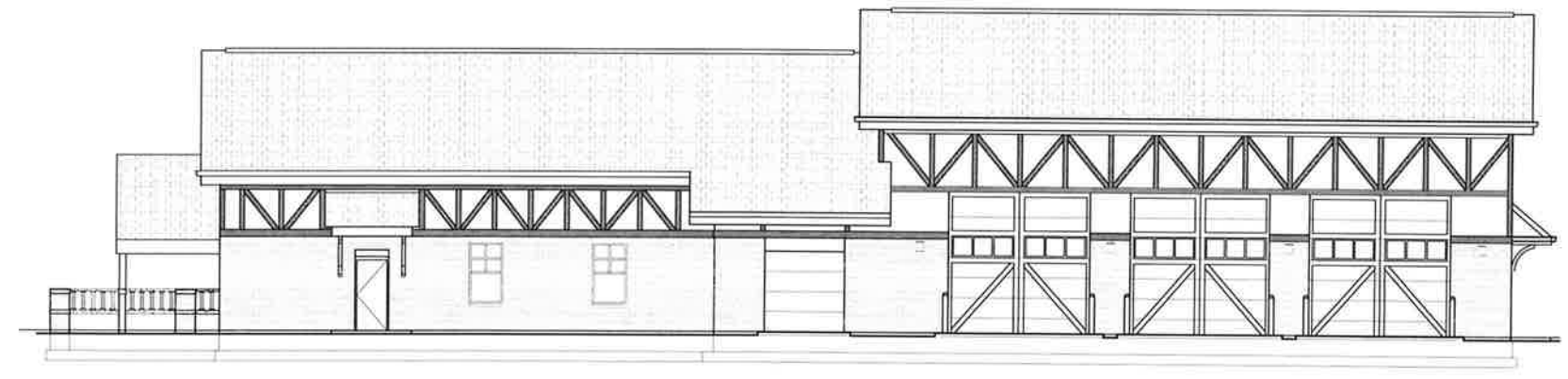
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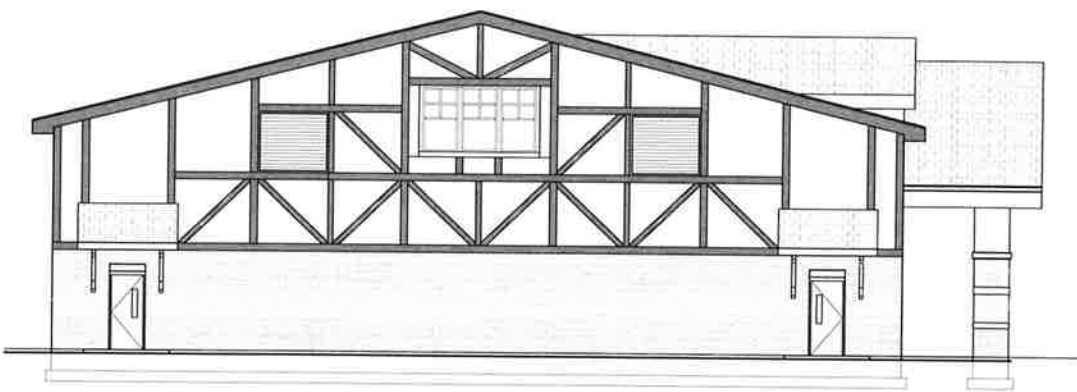
FRONT ELEVATION



SIDE STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

WALKWAY FROM PARKING TO ENTRY:
BRICK, LIMESTONE CAPS AND BOLLARDS
SIMILAR TO SEVEN GABLES

REV	DATE	BY	DESCRIPTION
A			

REV	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY:	DWG BY:	DATE:	DATE:	CHECKED BY:	CHK BY:	DATE:	DATE:

City of North Augusta, SC
100 Georgia Avenue North Augusta, SC 29841

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Proposed Fire Station No. 1 Relocation
SCHEMATIC BUILDING ELEVATIONS OPTION 2

JOHNSON, LASCHOB & ASSOCIATES, P.C.
1296 BROAD STREET AUGUSTA, GEORGIA 30901
TEL. (706) 724-5756 FAX (706) 724-3955

SCALE	DATE	PROJECT NO.	DRAWING NO.	REV.
1/8"=1'-0"	1/10/2018	3057.1703	SDA-403	A

ATTACHMENT 9

3.6.4.5 Standards and Review Criteria

3.6.4.5.1 Review Criteria for Rezoning

- Inter-jurisdictional Analysis – A review to determine the extent to which an inter-jurisdictional approach may be appropriate, including consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a citywide, countywide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered. ***Station 1 is a citywide station and serves the city only and no other jurisdiction. There is no Jurisdictional approach to providing fire protection available.***
- Financial Analysis – A review to determine if a negative financial impact upon the City of North Augusta can be reduced or avoided by intergovernmental agreement. ***Fire Station #1 relocation is funded by Sales Tax #3.***
- Special Purpose Districts – When the public facility is being proposed by a special purpose district including a school district, the city should consider the facility in the context of the district’s overall plan and the extent to which the plan and facility are consistent with the Comprehensive Plan. ***The site is not located in a Special Purpose District according to the South Carolina Special Purpose Districts 2016 Biennial Directory.***
- Measures to Facility Siting – The factors that make a particular facility difficult to site should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors including, but not limited to:

The availability of land – ***A number of potential sites where evaluated for the siting of the proposed fire station including:***

- 1. 700 BK Old Edgefield Rd***
- 2. W. Martintown Rd @ Observatory***
- 3. North Hills Dr @ Leisure Ln***
- 4. W. Martintown Rd @ North Hills***
- 5. 100 Bk of Sidereal Ave (Water Tank)***
- 6. 1700 Bk of Georgia Ave (Food Lion)***
- 7. 300 Bk Whitlows Rd (Capital City)***
- 8. 444 and 454 E. Buena Vista Ave***
- 9. Riverside Blvd @ Buena Vista Ave***
- 10. 417 E. Martintown Rd (Lidl)***

Sites available and for sale at the time that contained the amount of land required, sufficient access to utilities, access to adequate roadway infrastructure and in the proximity of the service area required that would not facilitate the construction of a fourth fire station due to overlap of service area were not available. The site in question is highly suited to provide adequate access to existing utilities and transportation infrastructure and to maximize public safety coverage of the required service area that would allow the relocation of station #1 and not facilitate the construction of a 4th station.

Access to the transportation network – ***The site has direct access to Georgia Avenue, a major collector roadway and Martintown Road, a major collector roadway. Both provide direct east-west and north-south access to the City of North Augusta.***

Compatibility with neighboring uses – ***The firehouse will sit adjacent to residential and commercial land uses. The property lies within a portion of the Georgia Avenue Corridor that contains Residential, General Commercial, Office Commercial, Public Use and Planned Development Zoning. The firehouse will be occupied 24 hours a day and***

will be home to fire fighters adding to the residential feel of the area as well as the enhancing the safety of the surrounding residences and other properties. The architecture will blend with the historic character of the area by incorporating Tudor style architecture elements and features to all sides of the facility. Care will be taken to blend the building within the residential context of the area. Heavy landscaping and preservation of significant trees will further bolster the residential feel of the firehouse site and protection of the residential aesthetic. Decorative fencing and evergreen landscaping will further enhance the buffering of surrounding land uses.

The impact of the physical environment – *The station is planned to sit on a previously developed site. Grading will be minimized since the site is gently sloped. Public utilities are immediately adjacent to the site thus further minimizing land disturbance. Many existing significant trees and adjacent open space will be preserved. Parking is relegated to the rear of the site and buffered from the street and surrounding properties.*

Department of Planning and Development

Project Staff Report

Major Subdivision (Preliminary Plat) PP18-001 The Retreat at Walnut Village

May 10, 2018
Prepared by KB/TZ

Section 1 – Summary

Project Name	The Retreat at Walnut Village
Applicant	Charles Blackston
Engineer	Civil Design Solutions, LLC
Address/Location	South of Walnut Lane
Parcel Number	010-14-04-007
Zoning District	GC, General Commercial
Future Land Use	Mixed Use
Proposed Use	Single Family Attached
Phase Size	±11.55 acres
Number of Lots	86
Open Space	2.31 acres (20% of total land area)
Gross Density	7.45 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 attached dwelling development, known as The Retreat at Walnut Village, PP 18-001, 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 provide the asphalt pavement design detail and calculations based on existing soil conditions within the road rights of way and projected traffic volumes.
3. The existing temporary easement that extends into the proposed development from Cherry Laurel Drive will remain in place until such time as the roadway connection to Cherry Laurel Drive is completed and dedicated to the City of North Augusta.

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 January 24, 2018. Several deficiencies in the application submittal were identified by initial 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 May 17, 2018 meeting.

Section 4 – Project Description

The applicant proposes to develop an eighty-six (86) single-family attached unit (townhomes) project. An existing detention pond is available to capture and treat the additional stormwater generated by the new development. Access to the proposed development will be provided from Walnut Lane. Internal sidewalks will be provided throughout the proposed development and the road network is expected to remain private with tie-ins to future development. A perimeter buffer of new vegetation will be required as the site is generally void of any significant tree stands. The proposed plans provide a large separation between the residential units and the adjacent residential/assisted living facility.

Section 5 – History

At its regularly scheduled meeting of August 17, 2017, the North Augusta Planning Commission reviewed a concept plan for Walnut Village. The Commission was generally satisfied with the proposed development showing a mixed use of town homes and commercial and hotel. The traffic patterns and associated traffic studies conducted at that time reflected a good understanding of the challenges and the Planning Commission encouraged efforts to develop a direct access off of Edgefield Road. 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. There is an existing temporary easement attached to the end of Cherry Laurel Drive that encroaches upon some of the proposed lots. This easement will remain in place until such time as the roadway connection to Cherry Laurel Drive is completed and deeded to the City of North Augusta.

Section 6 – Site Conditions

	Existing Land Use	Future Land Use	Existing Zoning
Subject Parcel	Vacant	Mixed Use	GC, General Commercial
North	Single-Family	Low Density Residential	PD, Planned Development and R-14, Large Lot Single-Family Residential
South	Transportation (Austin Graybill Rd and I-20)	Transportation	-----
East	Commercial	Mixed Use	PD, Planned Development
West	Single-Family	Low Density Residential	R-7, Small Lot, Single-Family Residential

Access – The existing road serving this project is Walnut Lane. It is a city maintained roadway.

Topography – The site topography is relatively flat through the development area. There is no significant vegetation on the subject property.

Utilities – Water service to the development is proposed to be provided by Edgefield County Water and Sewer Authority via an extension from Arbor Place. Wastewater service is available from the City of North Augusta. An existing trunk line which lies within and along the eastern boundary of the proposed development has sufficient capacity to serve this site.

Floodplain – The property is located outside of any designated flood plain. There is no additional known environmentally sensitive area within this property.

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 May 10, 2018.

Section 8 – Evaluation and Analysis

1. Single family attached dwellings (townhomes) are permitted within the GC, General Commercial zoning district.
2. The proposed major subdivision (preliminary plat) complies with the goals to provide a more varied housing stock to attract a more diverse population within the 2017 Comprehensive Plan.
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 (sanitary and storm sewer systems) upon completion of the final plat process. The proposed road network complies with the applicable sections of the NADC.
6. The proposed plan is required to provide a minimum of one parking space for each single-family, attached 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 (15 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 should be made available throughout the development.
7. The proposed utility and infrastructure improvements have been reviewed and by the Director of Engineering and Public Works. Several outstanding requirements were identified in the initial plan review including. Revise notes/details accordingly; and remove/revise sewer notes on cover sheet that are not applicable/incorrect.
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.

Project # PP 18-001

May 2018

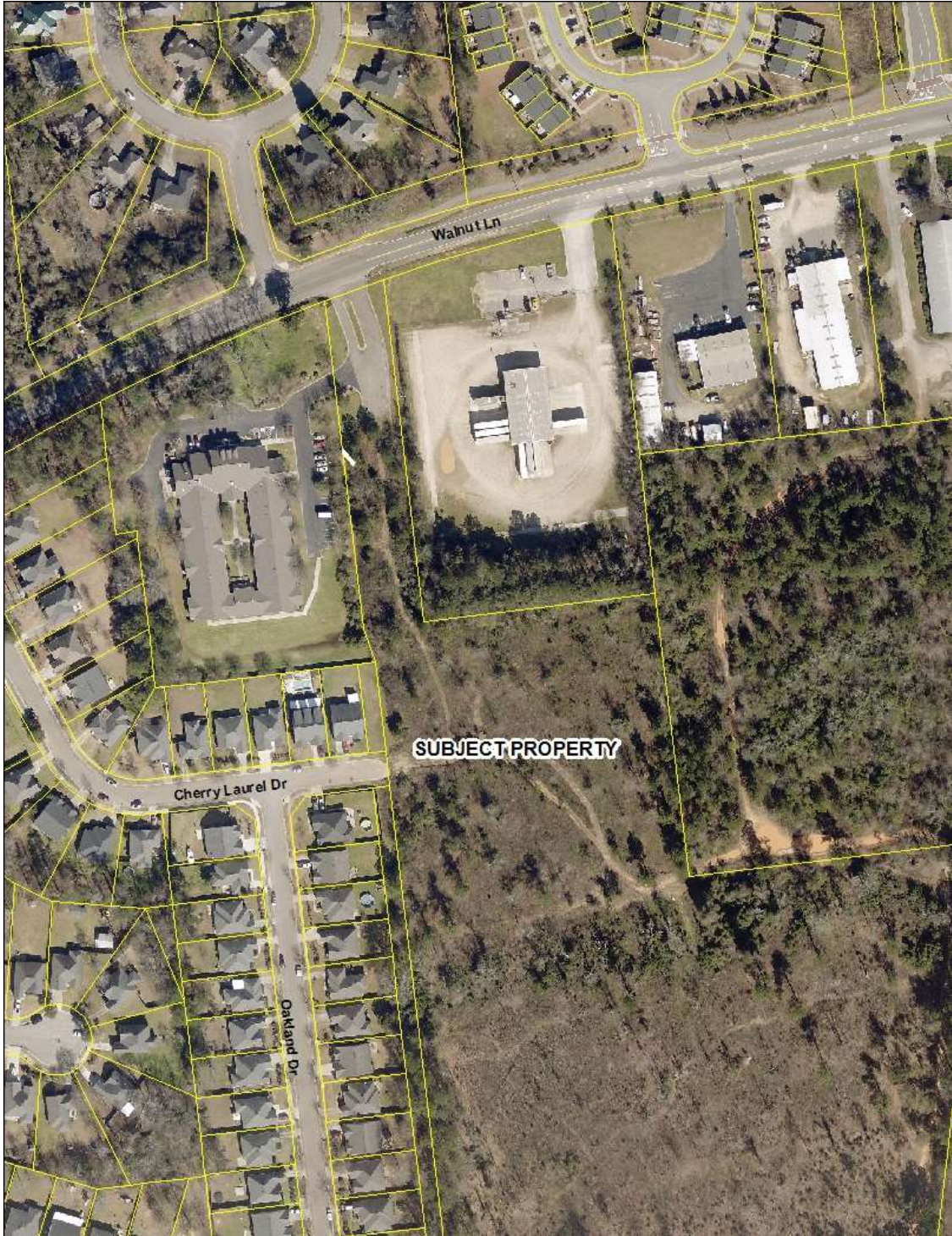
Page 6

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.

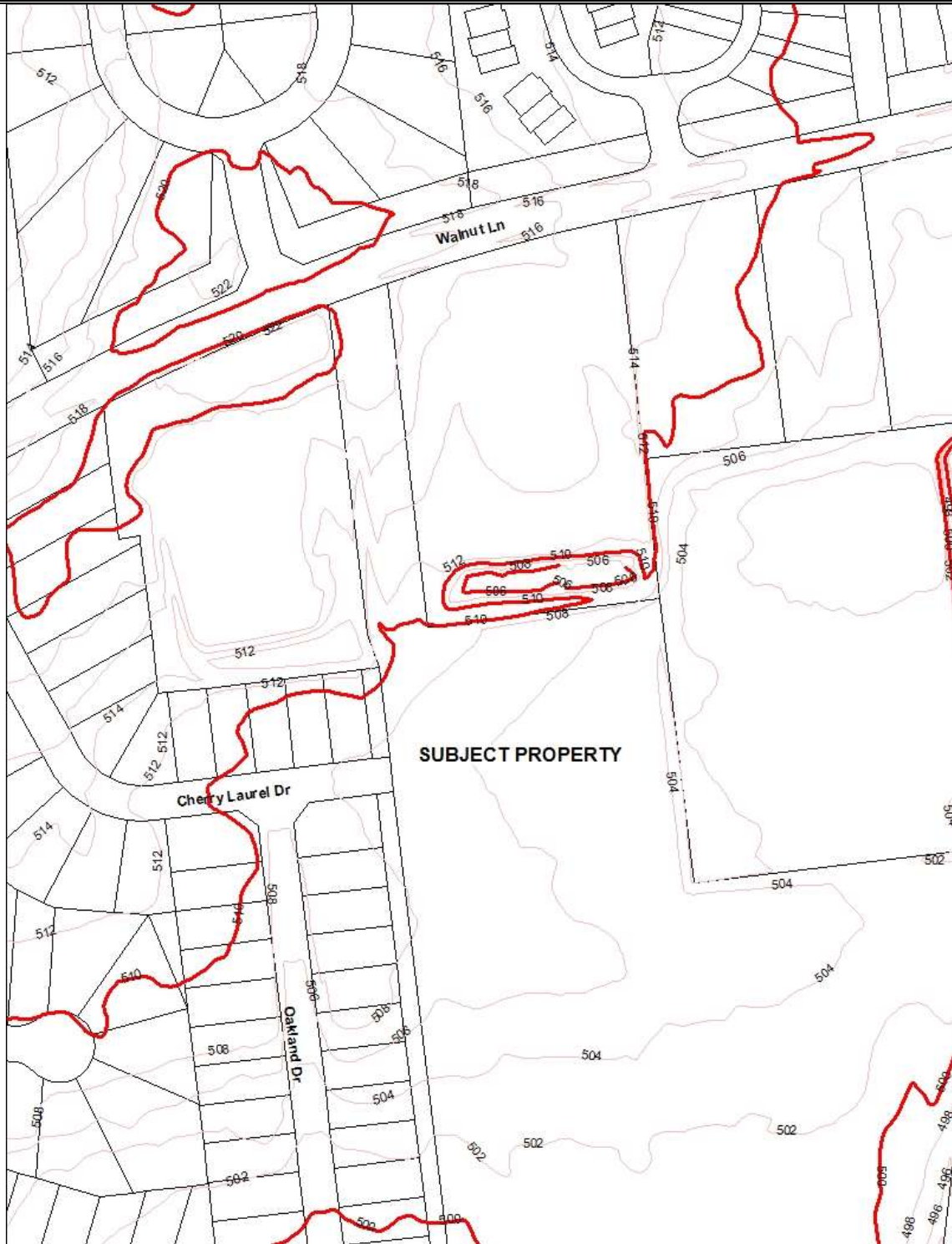
cc: Charles Blackston

Scott Johnson, Civil Design Solutions

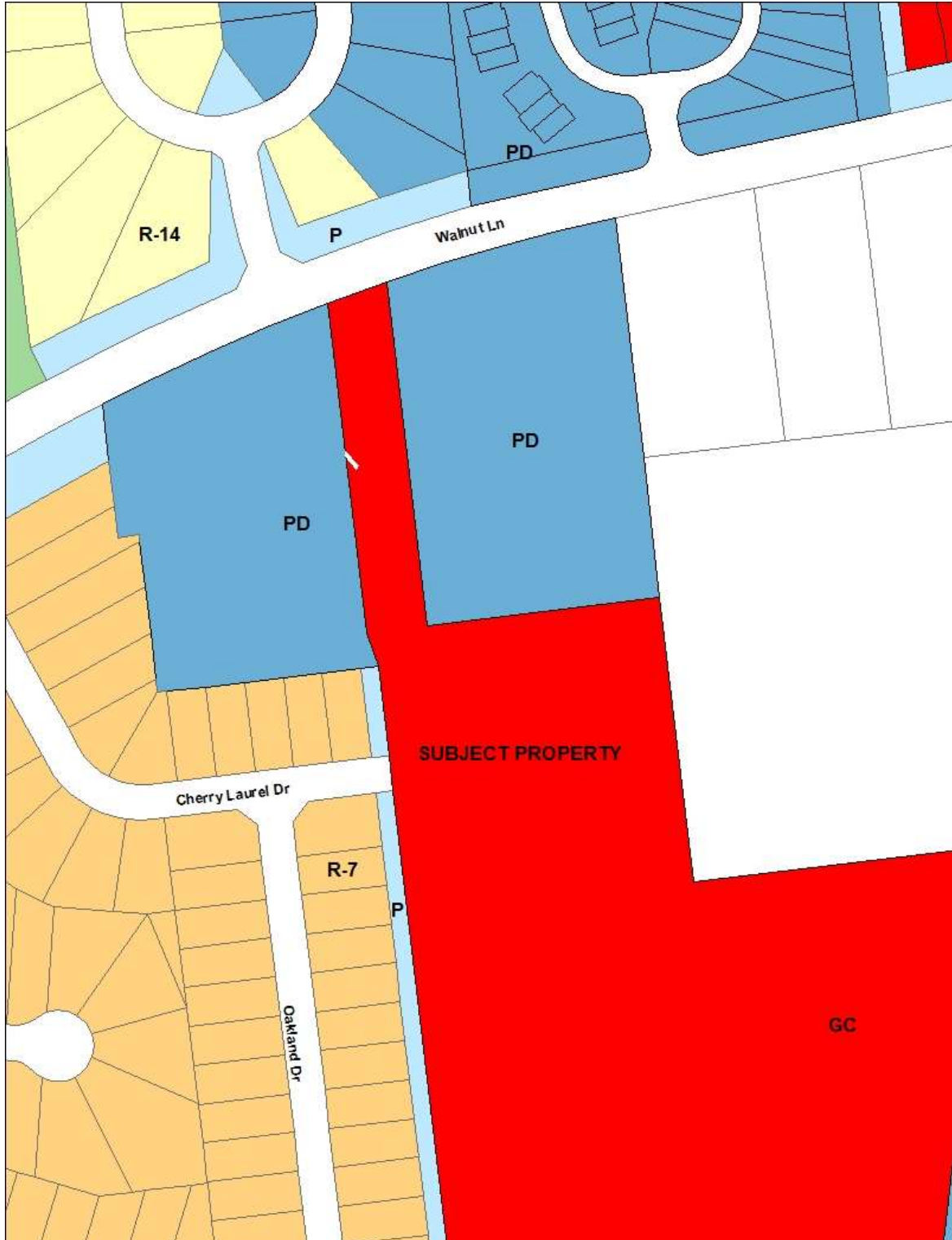
Section 9 – Aerial Photography



Section 10 – Topography



Section 11 – Zoning



LOT SUMMARY

LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)	LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)	LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)
1	4288.9	0.10	44	2548.0	0.06	71	2470.0	0.06
2	2470.0	0.06	45	6587.7	0.15	72	4322.5	0.10
3	2470.0	0.06	46	5552.4	0.13	73	4322.5	0.10
4	2470.0	0.06	47	2548.0	0.06	74	2470.0	0.06
5	4322.5	0.10	48	2548.0	0.06	75	2470.0	0.06
6	4322.5	0.10	49	4459.0	0.10	76	2470.0	0.06
7	2470.0	0.06	50	4459.0	0.10	77	4322.5	0.10
8	2470.0	0.06	51	2548.0	0.06	78	4322.5	0.10
9	4322.5	0.10	52	2548.0	0.06	79	2470.0	0.06
10	4322.5	0.10	53	2548.0	0.06	80	2470.0	0.06
11	2470.0	0.06	54	4459.0	0.10	81	2470.0	0.06
12	2470.0	0.06	55	4459.0	0.10	82	4322.5	0.10
13	4322.5	0.10	56	2548.0	0.06	83	4463.7	0.10
14	4322.5	0.10	57	2548.0	0.06	84	2939.2	0.07
15	2470.0	0.06	58	2548.0	0.06	85	3421.6	0.08
16	2470.0	0.06	59	6109.9	0.14	86	6642.6	0.15
17	4935.0	0.11	60	4756.7	0.11			
18	5836.7	0.13	61	2511.2	0.06			
19	2615.8	0.06	62	2470.0	0.06			
20	2617.0	0.06	63	2470.0	0.06			
21	5800.0	0.13	64	4322.5	0.10			
22	4899.1	0.11	65	4322.5	0.10			
23	2470.0	0.06	66	2470.0	0.06			
24	2470.0	0.06	67	2470.0	0.06			
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26	4322.5	0.10	69	4322.5	0.10			
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40	2548.0	0.06						
41	4459.0	0.10						
42	4459.0	0.10						
43	2548.0	0.06						

TYPICAL CROSS SECTION (50' R/W)
N.T.S.

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH
①	300'	25.06'	N04d19'31"W	25.06'
②	90.0'	141.38'	S51d43'19"E	127.29'
③	90.0'	141.44'	S51d44'28"E	127.33'
④	90.0'	21.33'	N89d58'24"W	21.28'
⑤	90.0'	21.33'	N89d58'24"W	21.28'

NOTE:
ALL STRIPING TO BE THERMOPLASTIC.

NOTE:
POSITIVE DRAINAGE MUST BE ACHIEVED ON ALL LOTS SO THAT STORMWATER IS MOVED TO THE APPROPRIATE CONVEYANCE DEVICES AND DOES NOT POND. THE CITY OF NORTH AUGUSTA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY SWALES OR CHANNELS.

NOTE:
THE UPKEEP OF ALL SWALES AND CHANNELS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

N/F K & T PROPERTIES, LLC
DB 1570 PG 230
TMP # 010-14-04-006

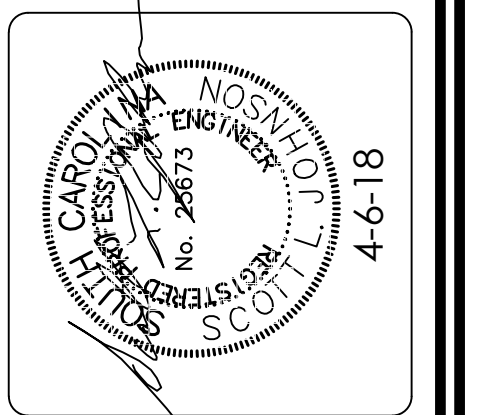
STATE PLANE COORDINATES
SOUTH CAROLINA
NAD 83
NORTH 533079.7102
EAST 1713127.4171

N/F CROWN ENTERPRISES, INC.
DB 2306 PG 247
TMP # 010-14-04-001

N/F HAMMOND AND PROP CO, LLC
DB 4471 PG 320
TMP # 010-14-04-015

REVISION BLOCK

DATE	DESCRIPTION
4/6/18	LHH AS PER CITY COMMENTS



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706.465.0909 FAX
civildesignsolutions.com

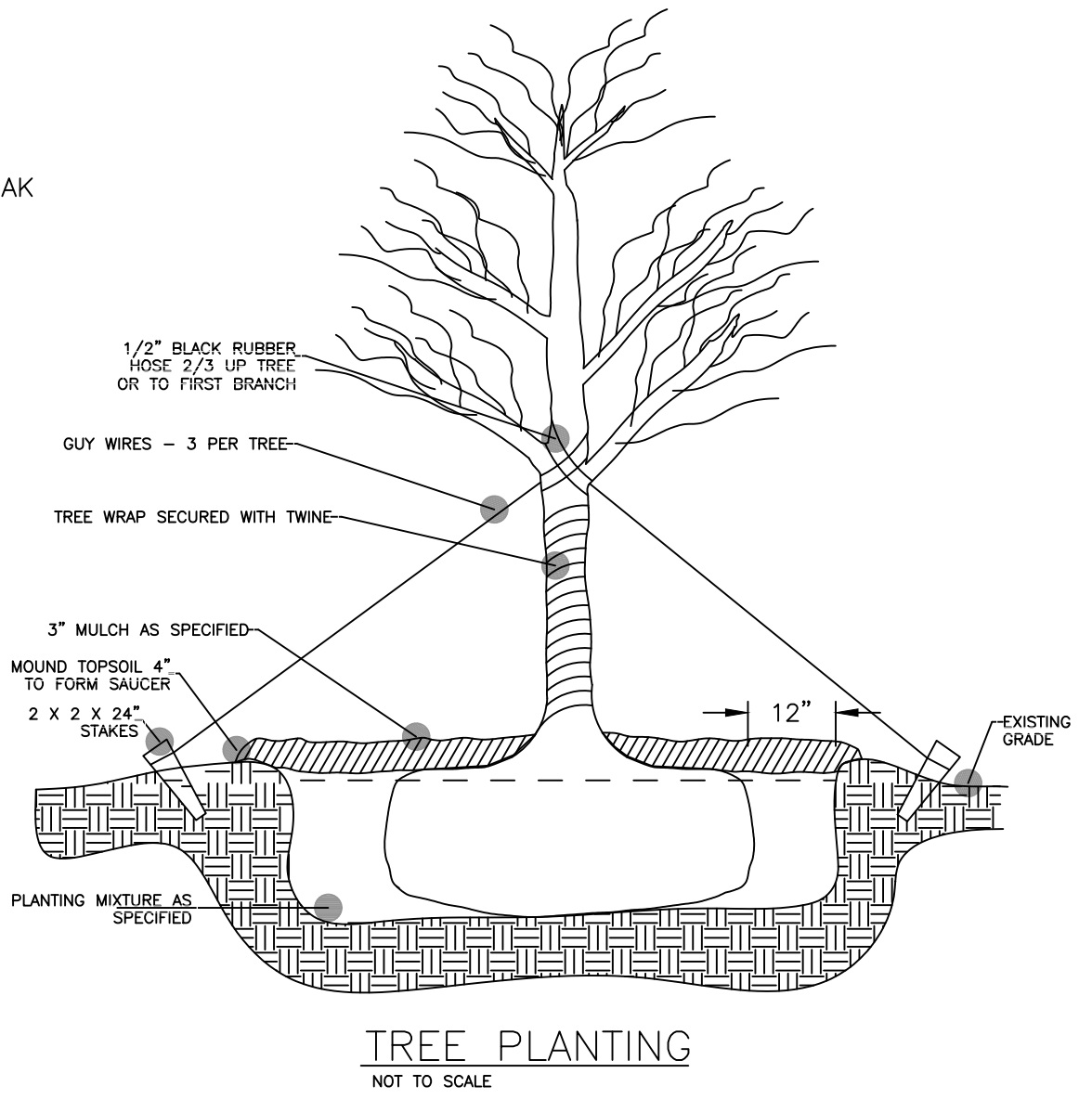
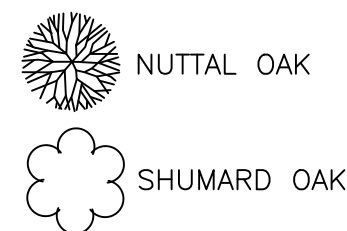
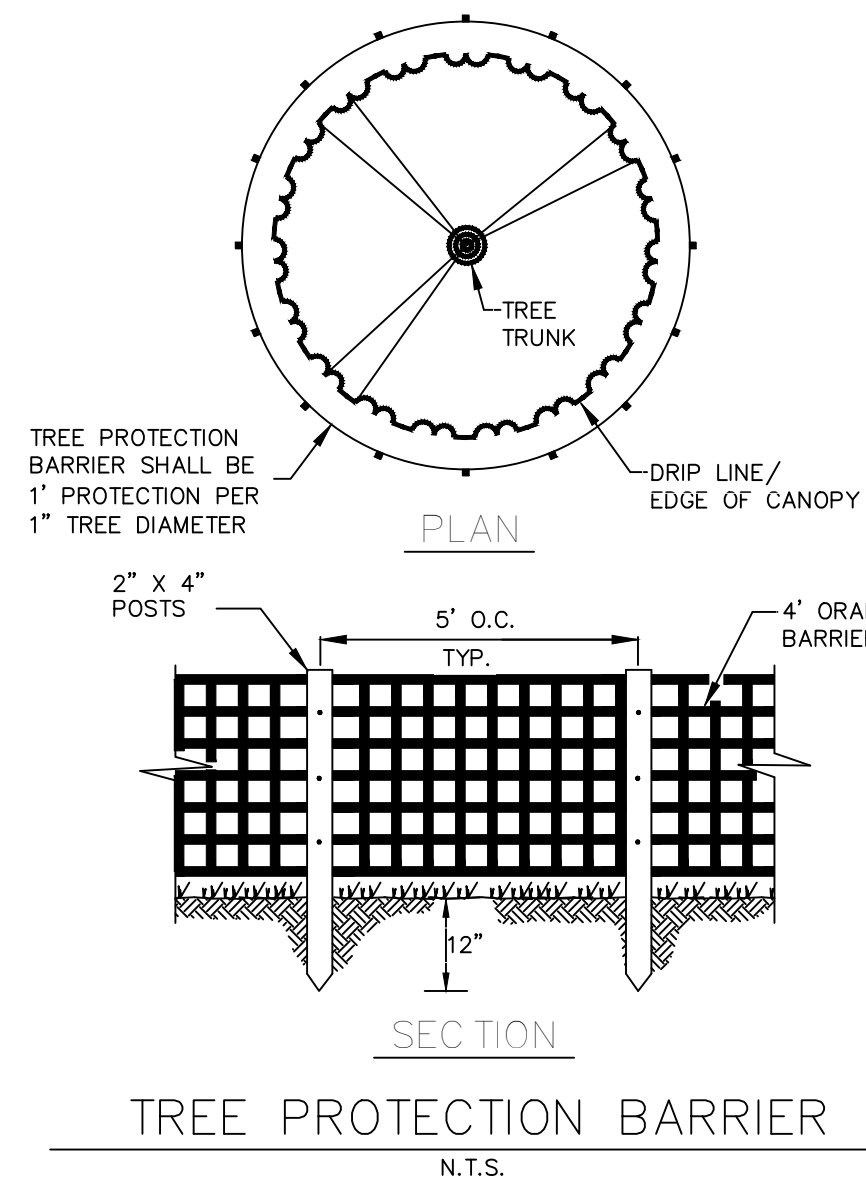
371 MAIN STREET
P.O. BOX 403
WARRENTON, GA 30828

OVERALL PLAN

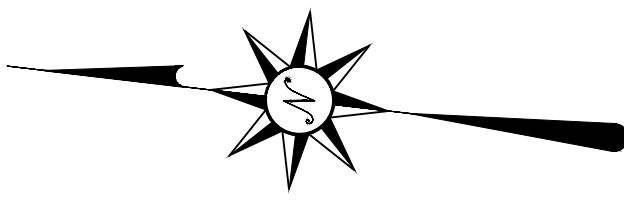
THE RETREAT AT WALNUT VILLAGE
11.55 ACRES
TAX PARCEL - 010 14 14 007
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

DATE:	1/18/18
SCALE:	1"=50'
DESIGNED BY:	SLJ
CHECKED BY:	LHH
ACAD FILE:	16-049
DRAWING NO.:	16-049-2
SHEET NO.:	2
OF 21 SHEETS	





N/F K & T PROPERTIES, LLC
DB 1570 PG 230
TMP # 010-14-04-006



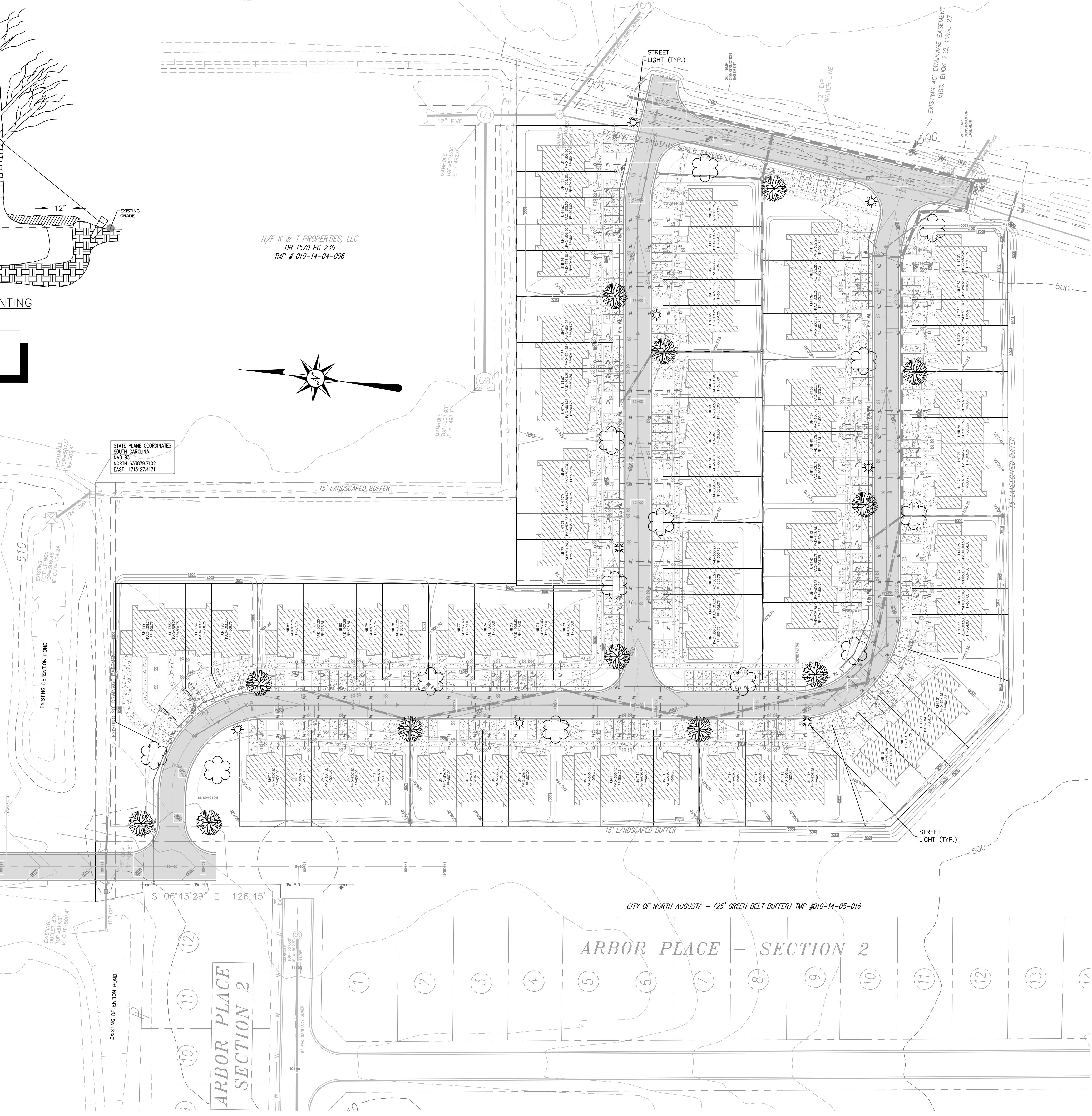
STATE PLANE COORDINATES
SOUTH CAROLINA
NAD 83
NORTH 633879.7102
EAST 171327.4171

NOTE:
ALL STREET TREES MUST HAVE TREE
ROOT BARRIER INSTALLED ON SIDEWALK
SIDE OF TREE.

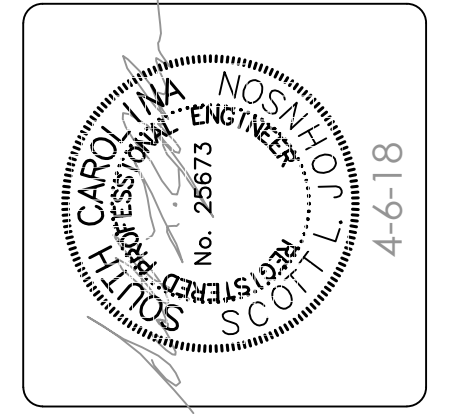
NOTE:
ALL PLANTED TREES MUST BE A
MINIMUM OF 2\"/>

N/F
CROWN ENTERPRISES, INC.
DB 2306 PG 247
TMP # 010-14-04-001

N/F
HAMMOND AID PROP CO, LLC
DB 4471 PG 320
TMP # 010-14-04-015



REVISION BLOCK	DATE	DESCRIPTION	BY
	4/6/18	AS PER CITY COMMENTS	LHH



CIVILDESIGN SOLUTIONS
706.465.0900 OFFICE
706.465.0909 FAX
civildesignsolutions.com
371 MAIN STREET
P.O. BOX 603
WARRENTON, GA 30828

LANDSCAPING PLAN
THE RETREAT AT WALNUT VILLAGE
11.55 ACRES
TAX PARCEL - 010 14 14 007
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

DATE:	1/18/18
SCALE:	NTS
DESIGNED BY:	SLJ
CHECKED BY:	LHH
ACAD FILE:	16-049
DRAWING NO:	16-049-21

SHEET NO. **21**
OF 21 SHEETS



Department of Planning and Development

Project Staff Report

Major Subdivision (Preliminary Plat) PP18-002 Wando Woodlands Section 6

May 10, 2018
Prepared by KB/TZ

Section 1 – Summary

Project Name	Wando Woodlands, Section 6
Applicant	Wando Woodlands, LP
Engineer	Southern Partners, Inc.
Address/Location	Extension of Kurt Lane
Parcel Number	001-16-01-002 (portion)
Zoning District	PD, Planned Development
Future Land Use	Low Density Residential
Proposed Use	Single Family Detached
Phase Size	±12.84 acres, Section 6
Number of Lots	45 lots, Section 6
Gross Density	3.51 lots per acre, Section 6

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 Wando Woodlands, Section 6, PP 18-002, 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. Developer will show boundary of all lands proposed to be dedicated to the City of North Augusta with this phase.

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 March 16, 2018. 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 May 17, 2018 meeting.

Section 4 – Project Description

The applicant proposes to develop the next section (Section 6) at this time. The phase proposes 45 single-family detached lots. A pond is planned in this section to capture and treat the additional stormwater generated by the new development before releasing the treated stormwater into the existing drainage way to the north. Access to the proposed sections will be provided through the extension of the existing road network within the Wando Woodlands subdivision. Section 6 does provide future road extensions to the remaining phases of the development. Some grading is proposed. Portions of the open space/common area are reserved for the future Greenway trail and a Greenway connector that will provide access through to these sections. The applicant is proposing to provide subdivision trees rather than street trees in this phase.

Section 5 – History

The area in the proposed Section 6 of the subdivision has been not been previously developed.

The subject property was part of a ±755 acre annexation, approved by City Council on November 3, 1986. The subject property was zoned Planned Development upon annexation as permitted by the 1977 Zoning Ordinance.

The Planning Commission conducted a public hearing for the general development plan on March 16, 2006 and recommended approval of the plan to City Council. The City Council approved the general development plan by Ordinance on April 17, 2006. The Section 1 major subdivision plan (preliminary plat) was approved by the Planning Commission at the May 18, 2006 meeting. The Section 1 final plat was approved on June 21, 2007.

The applicant sought approval for a minor modification to the approved general development plan at the March 2010 Planning Commission meeting. The purpose for the request was to revise the anticipated site grading and tree protection techniques for the development. No decision was made at that meeting. The Planning Commission approved the request for a minor modification at the April 2010 meeting with six conditions including those related to mass grading plans at the major subdivision stage, sidewalks within the development, street tree plans required at the major subdivision approval stage, and a minimum fifty foot wide dedication in areas of creeks and the final alignment of the Greenway through the development.

Section 2A was originally tabled by the Planning Commission at the July 15, 2010 meeting to address Commission members concerns of the proposed mass grading. Section 2A was approved by the Planning Commission at a special meeting on August 5, 2010. Construction of the infrastructure improvements and mass grading has commenced.

Section 2B was approved by the Planning Commission at the February 17, 2011 meeting for the major subdivision plan. The construction of the infrastructure improvements was completed and the developer received a final plat approval for Section 2B on November 27, 2012.

Sections 3 and 4 were approved by the Planning Commission at the December 20, 2012 meeting. A portion of Section 4 (10 lots) were approved for a final plat on October 6, 2014. These sections were approved for minor modifications on February 3, 2015.

A minor modification for the remaining sections of development within Wando Woodlands was considered at the June 18, 2015 meeting. The Planning Commission approved minor modifications revising the lot layout of the overall development, moving 18 lots from Phases 8 and 9 to Phases 5-7 and reduced the minimum lot width and overall sizes of lots within Phases 5-7 from 80 feet by 150 feet, generally, to 60 by 140 feet, generally.

City Council approved modifications to the Planned Development Ordinance on final reading at the August 3, 2015 meeting to include allowing the developer to select either planting street trees (within the road right of way) or subdivision trees (within the individual lot front yard) and removal of the required traffic impact fee of \$500 per lot.

Section 6 – Site Conditions

	Existing Land Use	Future Land Use	Existing Zoning
Subject Parcel	Vacant	Low Density Residential	PD, Planned Development
North	Vacant	Low Density Residential	R-14, Large Lot, Single-Family Residential
South	Single-Family	Low Density Residential	PD, Planned Development
East	Vacant	Low Density Residential	PD, Planned Development
West	Vacant/Apartments (Willow Wick)	Mixed Use/Low Density Residential	PD, Planned Development/R-5, Mixed Residential

Access – The local road network serving this phase of the Wando Woodlands development will be extended from Section 5. The roads ultimately serving this phase include Bergen Road and Langfuhr Way, which are state and city maintained respectively. There are no planned road improvements in the immediate future, however, there is anticipated to be a new collector road constructed between Bergen Road east of Bergen Place to Five Notch Road near the Gregory Lake Road intersection including adequate turn lanes and Greenway extensions and connectors

according to the Traffic Improvement Plan of the Augusta Regional Transportation Study Long Range Plan.

Topography – The site topography is rolling. There is a substantial amount of vegetation on the property. The proposed plans indicate a significant amount of the developable property within the lots will be clear-cut and mass graded.

Utilities – The Wando Woodlands property has an existing eight (8) inch water line and an eight (8) inch sanitary sewer line serving the site. Water is provided by Edgefield County Water and Sewer Authority. The water line proposed to be extended from Sections 5 into Section 6 is a six (6) inch main. The City of North Augusta has accepted the sanitary sewer and stormwater collection/detention systems and internal local roads in the previous section and anticipates the same for this section. The condition of Langfuhr Way and Bergen Road is satisfactory according to the Department of Engineering and Public Works.

Floodplain – The developable lots within this phase are not within federally designated floodplain or wetlands. There are environmentally sensitive areas within this project site. The applicant has provided a fifty (50) foot buffer over a small tributary to Pole Branch and has proposed to dedicate that property to the City as part of the final plat process.

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 conducted a baseline assessment of the basin and rates the overall quality as poor. Water quality impairments found in the sampling included: nitrates, ammonia, phosphorus, iron, copper and zinc. There was channel degradation found throughout the basin.

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 May 10, 2018.

Section 8 – Evaluation and Analysis

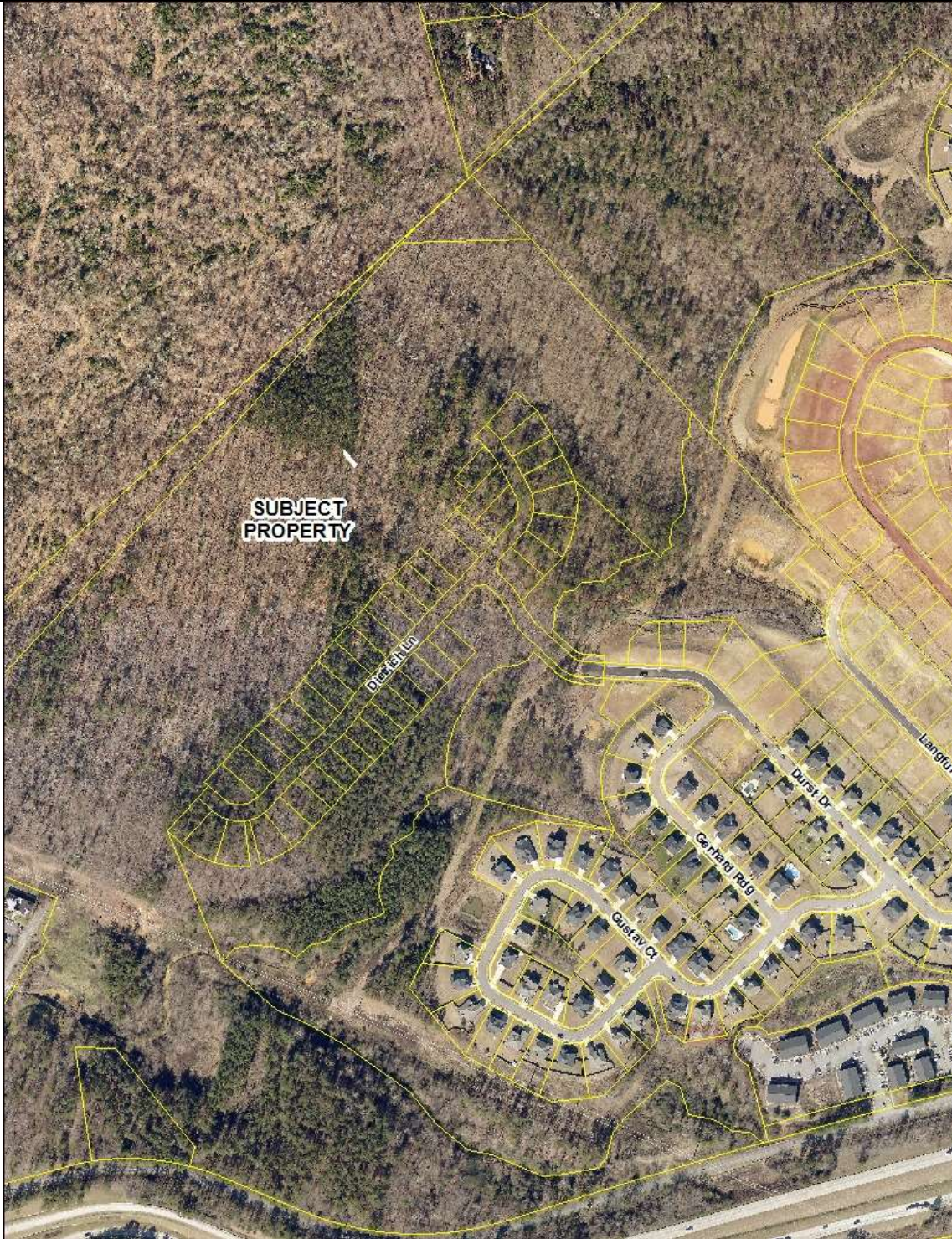
1. Single family detached dwellings are permitted within the Wando Woodlands Planned Development. Section 6 is consistent with the approved General Development Plan, as modified in 2015 by the Planning Commission and City Council, for the Wando Woodlands subdivision.
2. The proposed major subdivision plan provides five (5) foot wide sidewalks on both sides of the street, consistent with Section I.E.3 of the approved Wando Woodlands PD Ordinance and General Development Plan.

3. The proposed landscape plan for Section 6 satisfies the minimum plan requirements at this time. 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). The lots are proposed to clear cut and have no, or limited, remaining tree canopy coverage. Installation of the required trees will be at the time of the individual home construction and part of the Certificate of Occupancy inspection procedures.
4. The proposed major subdivision provides internal vehicular and pedestrian circulation for this phase consistent with the approved general development plan. Anticipated trip generation for phases 1-7 of the planned development is approximately 2,532 trips per day. The Planned Development was approved prior to adoption of the NADC regulations that would require additional access points/locations as specified in Table 14-6 of the NADC. The recently modified Wando Woodlands Planned Development Ordinance (8-3-15) no longer requires a traffic mitigation payment of \$500 per lot at the time of final plat to provide funding for the City to construct additional exterior access in the future.
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 roads and applicable infrastructure systems (sanitary and storm sewer systems) upon completion of the final plat process. The proposed road network complies with the applicable sections of the NADC.
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.
7. The proposed Section 6 includes watercourses, floodplain areas, wetlands, and other environmentally sensitive areas identified and planned to be protected as part of these sections of the Wando Woodlands development. The applicant has indicated on the plans that he will dedicate the stream buffer, detention pond and possibly other open spaces in this phase.
8. The required open space for the entire Planned Development is approximately 32.7% of the entire site and exceeds the minimum twenty-five percent (25%) open space required for all Planned Developments as specified in Section 3.6.1.6.4 of the NADC.
9. The proposed utility and infrastructure improvements have been reviewed and by the Director of Engineering and Public Works. Some minor items require revision.

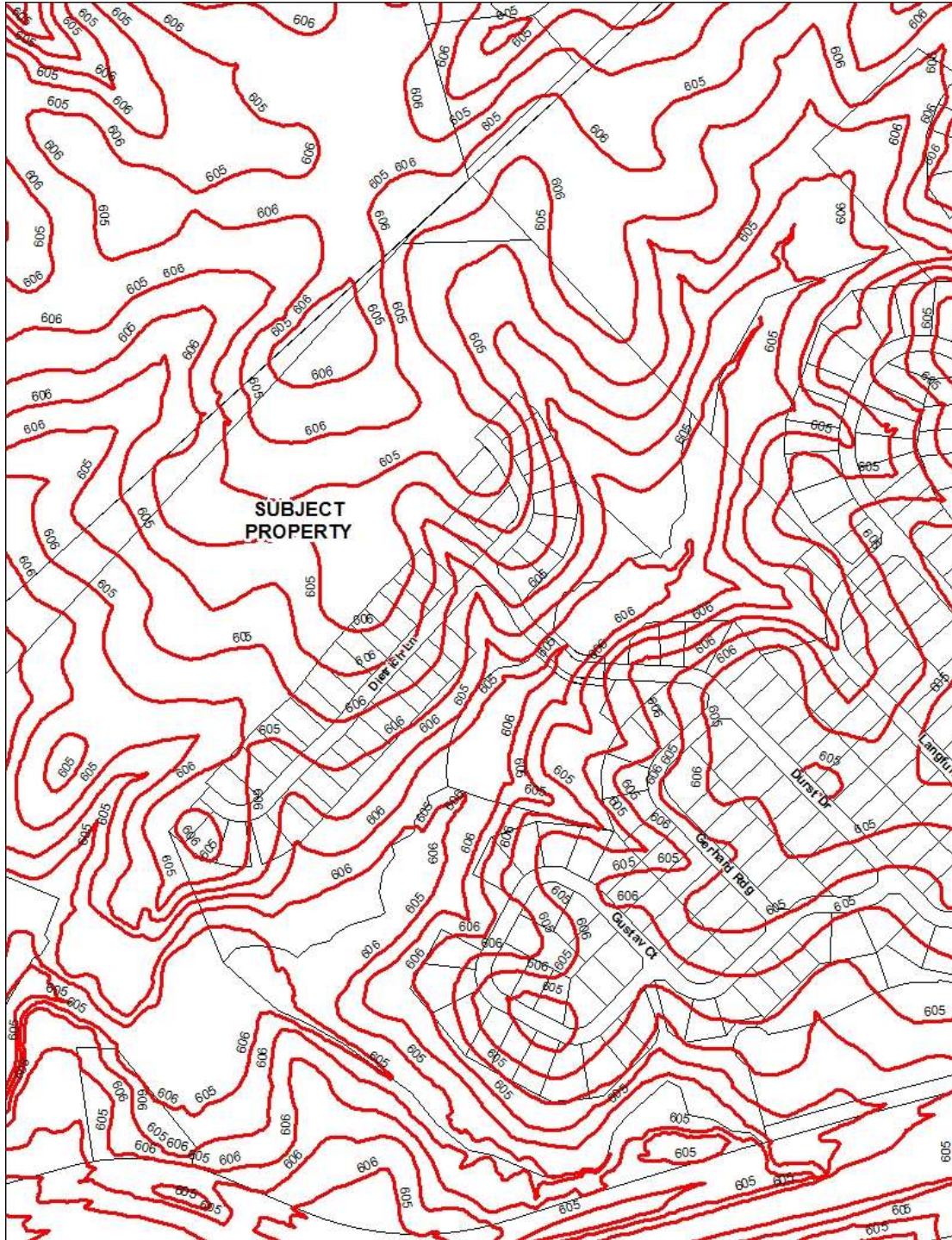
10. The applicant must receive an approved Stormwater Management Permit from our Stormwater Management Department prior to approval of the major subdivision. The Stormwater Management Plan has been reviewed and not yet approved by the City's Stormwater Manager. The applicant must satisfactorily address review comments and must identify the proposed modifications on the plans in response to the stormwater review comments.
11. Prior to the issuance of a grading permit, the city will designate dead and diseased trees within the proposed open spaces to be removed. The applicant will be responsible for removing the designated trees as part of the infrastructure improvements. Removal of the dead and diseased trees within the open spaces to be dedicated to the city will reduce the future maintenance impacts to the city and its budget.
12. 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: Don Howard, Wando Partners, LP
Phillip Green, PE, Southern Partners, Inc.

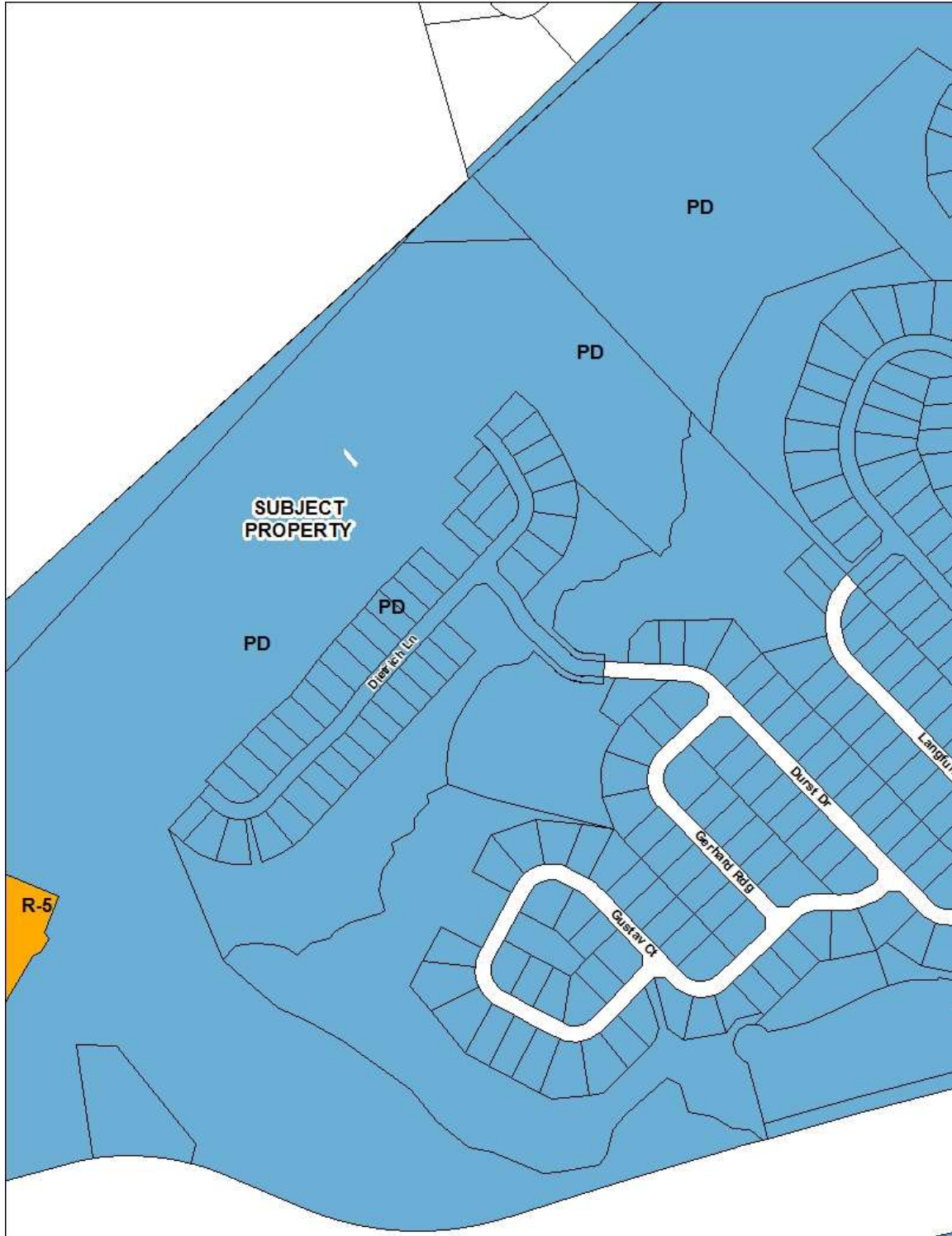
Section 9 – Aerial Photography

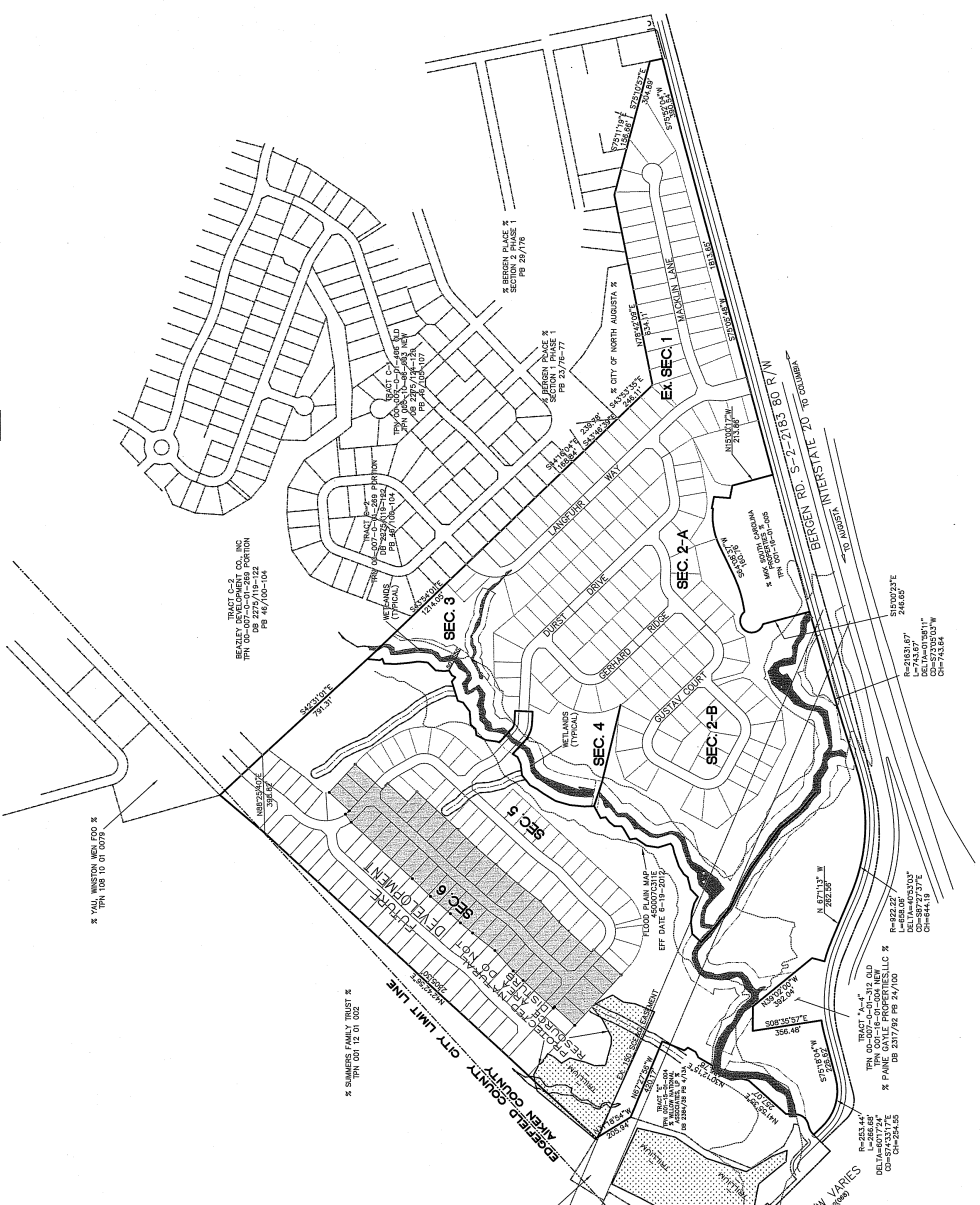
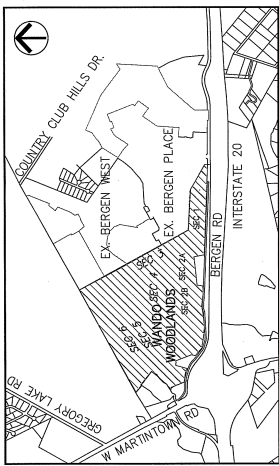


Section 10 – Topography



Section 11 – Zoning



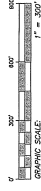


- MISCELLANEOUS NOTES**
1. ALL CONSTRUCTION EXCEPT FOR WATER PLAN & SPECIFICATIONS OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH ALBERTA ENGINEERING DEPARTMENT.
 2. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY UPON THE START OF CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. ALL EASEMENTS MUST BE GRASSED AND/OR RE-IMPOSED AS REQUIRED TO CONTROL EROSION.
 4. S.C. DOT SPECIFICATIONS SHALL BE USED AS PER SECTION 100.00 OF THE S.C. DOT SPECIFICATIONS.
 5. MINIMUM ASPHALT MAX TO BE 2" S.C. TYPE C AFTER COMPACTION AS PER S.C. DOT SPEC. CURRENT EDITION.
 6. ALL ASPHALT SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY AS PER S.C. DOT SPECIFICATIONS (UNLESS OTHERWISE ALLOWED).
 7. ALL SLOPES SHALL BE 0.25 CALLOUS/S.F. OF MC-30 (UNLESS OTHERWISE SPECIFIED).
 8. COMPACTION TEST ON BASE NEEDED TO PRESERVE THE FIELD SHALL BE PAID FOR BY CONTRACTOR.
 9. TOP 6" OF SUBGRADE TO BE MOVED IN PLACE AND COMPACTED TO 95% RELATIVE DENSITY (UNLESS OTHERWISE SPECIFIED).
 10. THE MAXIMUM WIDTH ALLOWED FOR A RESIDENTIAL DRIVEWAY IS EIGHTEEN (18) FEET.

- STREET DETAILS**
- 7.03 STREET WITH CONCRETE CURB AND GUTTER
 7.05 CONCRETE CURB AND GUTTER
 7.06 STOKED LIMIT SIGN
 7.07 STOKED NAME SIGN
 7.08 STREET NAME SIGN
10. SANITARY SEWER SHALL BE PVC SDR 35 EXCEPT WHERE SHOWN OTHERWISE. ALL SEWER SHALL BE 4" DIA. UNLESS OTHERWISE SPECIFIED.
 11. ALL SEWER SHALL BE INSTALLED IN ACCORDANCE TO S.C. DOT SPECIFICATIONS.
 12. USE CONCRETE UNDER WYE BRANCHES.
 13. MAXIMUM OF 3 BRICK COURSES WILL BE ALLOWED FOR MANHOLE ADJUSTMENTS.
 14. NO INFILTRATION OR EXPLORATION IS ALLOWED.
 15. ALL UTILITY EASEMENTS SHALL BE PROVIDED ON THE EAST SIDE OF THE LOT WITH 12" VERTICAL DISTANCE FROM THE LOT LINE TO THE UTILITY EASEMENT LINE.
 16. ALL UTILITY EASEMENTS SHALL BE PROVIDED ON THE EAST SIDE OF THE LOT WITH 12" VERTICAL DISTANCE FROM THE LOT LINE TO THE UTILITY EASEMENT LINE.
 17. A 12" UTILITY EASEMENT SHALL BE PROVIDED ON THE EAST SIDE OF THE LOT WITH 12" VERTICAL DISTANCE FROM THE LOT LINE TO THE UTILITY EASEMENT LINE.
 18. THE MAXIMUM WIDTH ALLOWED FOR A RESIDENTIAL DRIVEWAY IS EIGHTEEN (18) FEET.



Know what's below
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GRAPHIC SCALE
1" = 300'

SOUTHERN PARTNERS INC.
 1500 W. WINDY HILL ROAD
 SUITE 100
 WINDY HILL, NC 27888
 (703) 478-1000
 WWW.SOUTHERNPARTNERS.COM

SEAL
 STATE OF NORTH CAROLINA
 PL. 20274
 REGISTERED PROFESSIONAL ENGINEER

SEAL
 STATE OF NORTH CAROLINA
 PL. 20274
 REGISTERED PROFESSIONAL ENGINEER

WANDO WOODLANDS
SECTION 6
 PROJECT LOCATED WITHIN THE CITY OF NORTH ALBERTA, ADOPTED COUNTY OF CAROLINA

Wando Partners
 1500 W. WINDY HILL ROAD
 SUITE 100
 WINDY HILL, NC 27888
 (703) 478-1000

PROJECT DATA

TOTAL ACRES	178.84
SECTION ACRES	12.84
SECTION LOTS	45
DENSITY	3.51/ACRE
MIN. LOT SIZE	6,500 S.F.
MAX. LOT SIZE	12,100 S.F.
STUDIOS	10,000 S.F.
TOX HAZY PARCELS	0
CORNER CORING	0

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SWAMPY SEWER PLAN	5
WATER PLAN	6
SOIL EROSION PLAN	7-9
UTILITIES	10-11
PROFILES	12-15

1

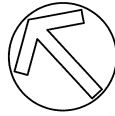
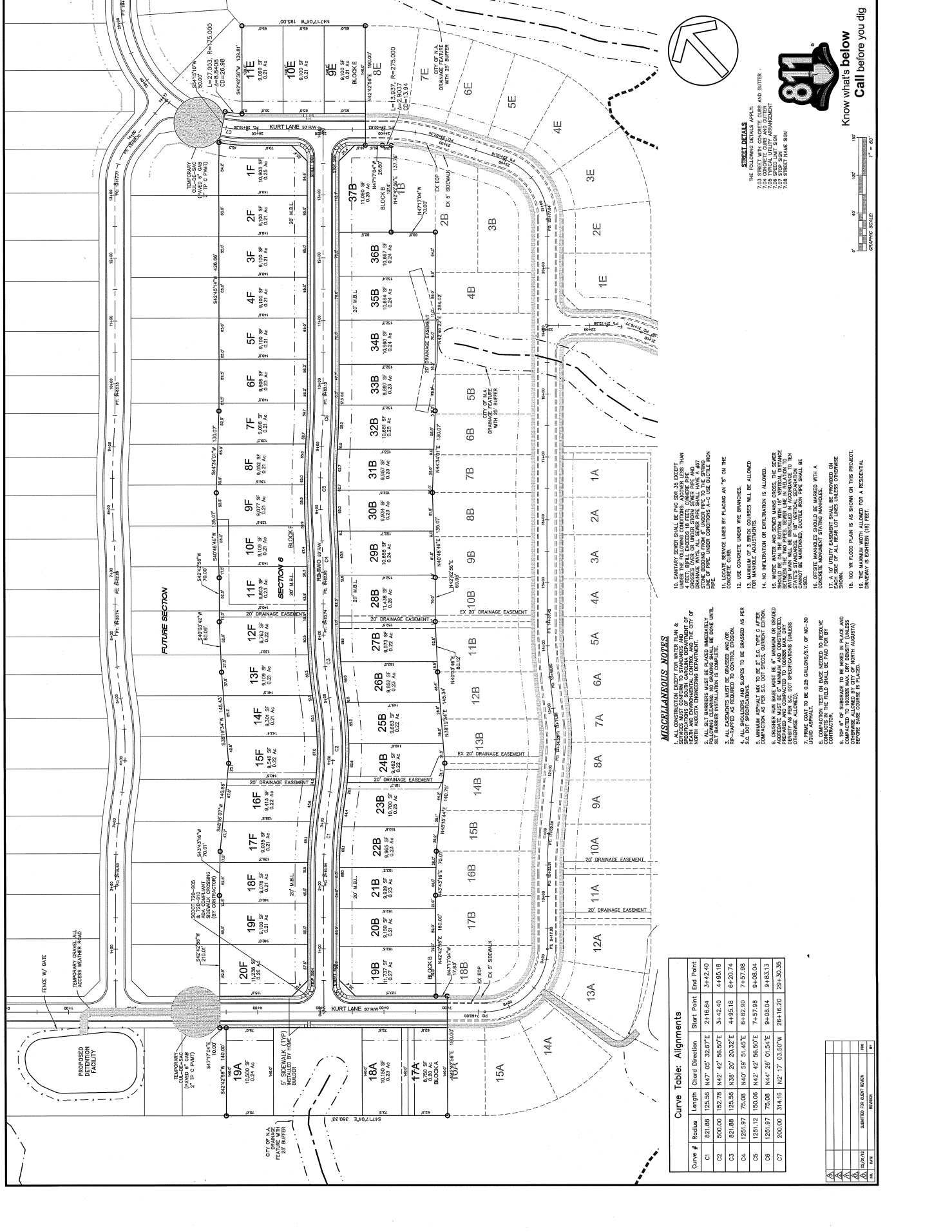
SECTION 6 WANDO WOODLANDS

PROJECT LOCATED WITHIN THE CITY OF WORTH COUNTY, CAROLINA. PRELIMINARY PLAN

PROJECT DATA table with columns: TOTAL AREAS, SECTION AREAS, SECTION LOTS, IDENTITY, MIN. LOT SIZE, MAX. LOT SIZE, PERMITS, COUNTY ZONING, DISTRICT.

SHEET INDEX table with columns: SHEET, SITE PLAN, STORM SEWER PLAN, SANITARY SEWER PLAN, WATER PLAN, 50% UTILITY PLAN, PROFILES, REVISIONS.

1' = 60' GRAPHIC SCALE



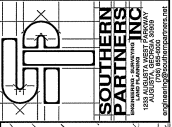
Know what's below Call before you dig

- STREET DETAILS
7.00' STREET WITH CONCRETE CURB AND GUTTER
7.00' STREET WITH CURB AND GUTTER
7.00' STREET WITH GUTTER
7.00' STREET LIGHT SIGN
7.00' STREET NAME SIGN

- MISCELLANEOUS NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WORTH COUNTY SPECIFICATIONS FOR UTILITY PLANS AND SANITARY SEWERS.
2. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WORTH COUNTY SPECIFICATIONS FOR UTILITY PLANS AND SANITARY SEWERS.
3. ALL EASEMENTS MUST BE GRANTED AND/OR RE-OPENED AS REQUIRED TO COMPLETE THIS PROJECT.

Curve Table: Alignments table with columns: Curve #, Radius, Chord Direction, Start Point, End Point. Lists curves C1 through C7.

Approval stamps and signatures. Includes 'APPROVED' stamps from the Planning and Zoning Board and 'DESIGNED BY' signature of Wando Partners Realty.



WANDO WOODLANDS

SECTION 6

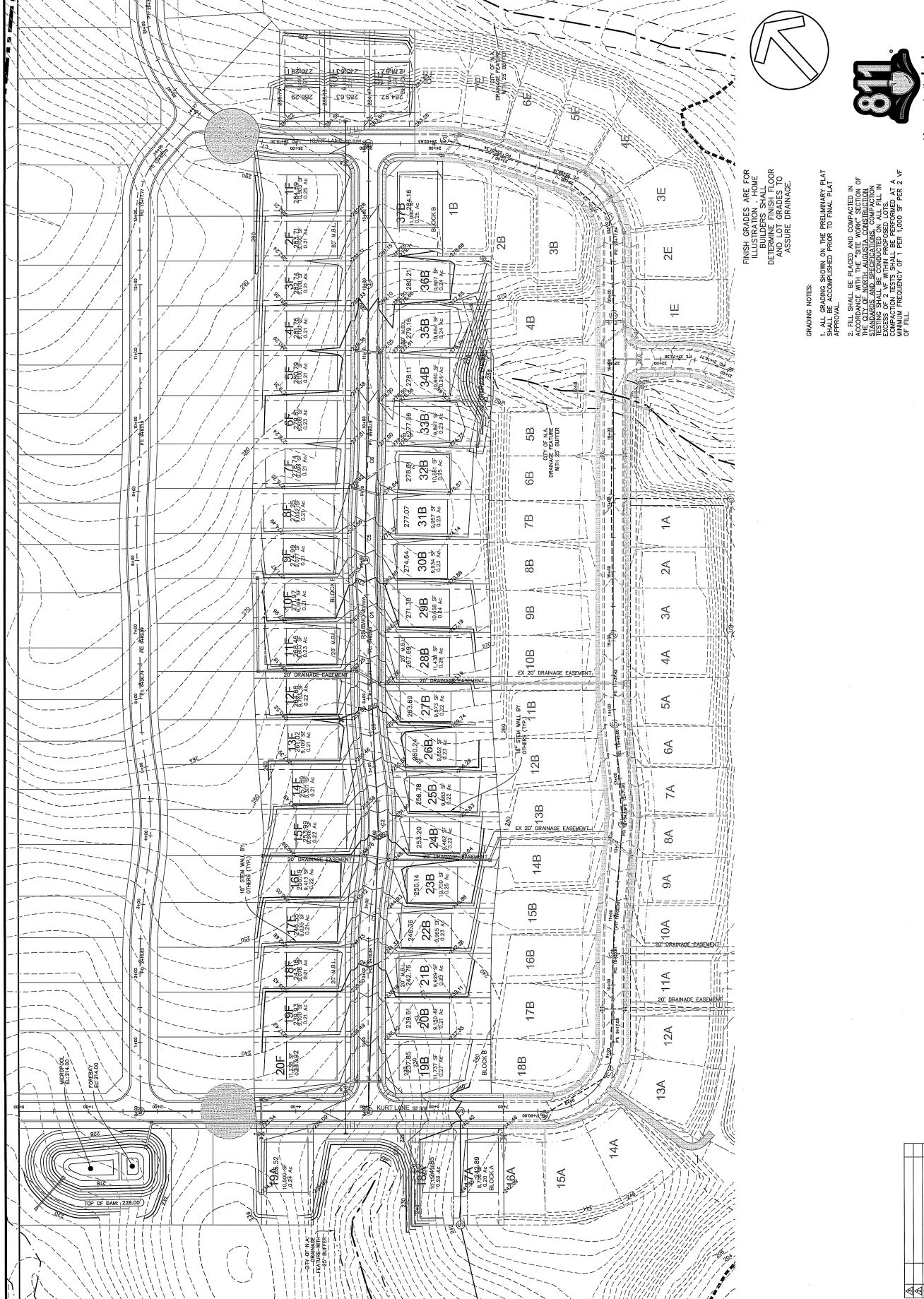
PROJECT LOCATED WITHIN THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA
SMITH FARM / NORTH AUGUSTA, SOUTH CAROLINA

DESIGNED / CONDUCTED
Wando Partners
Landscape Architecture
1000 W. 10th St. Suite 200
North Augusta, SC 29830
PH: 803-642-3333 FAX: 803-642-3333

PROJECT DATA	
TOTAL ACRES	178.84
SECTION ACRES	12.84
SECTION LOTS	45
DENSITY	3.57/ACRE
MAX. LOT SIZE	6,348 SF
AVG. LOT SIZE	12,181 SF
SECTION PERCENTAGE	7.19%
SECTION TOTAL AREA	227,777 SF
SECTION TOTAL ACRES	6.52
CURRENT ZONING	P-1

SHEET INDEX	
COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SWARTY EROSION PLAN	5
WATER PLAN	6
SOIL DOOR PLAN	7-1
PROCESSES	8-12
UTILITIES	13-15

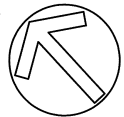
DATE	11/27/2018
SCALE	AS SHOWN
SHEET NO.	3



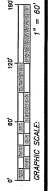
FINISH GRADES ARE FOR ILLUSTRATION. HOME BUILDERS SHALL DETERMINE FINISH FLOOR FINISHES TO ASSURE DRAINAGE.

GRADING NOTES:

- ALL GRADING SHOWN ON THE PRELIMINARY PLAN SHALL BE ACCOMPLISHED PRIOR TO FINAL PLAT APPROVAL.
- FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF NORTH AUGUSTA CONSTRUCTION DEPARTMENT. ALL FILL SHALL BE CONFINED ON ALL SIDES BY EXCESS OF 2' VE WITHIN PROPOSED LOTS. MINIMUM FREQUENCY OF 1 PER 1,000 SF PER 2' OF FILL.



Know what's below
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NO.	DATE	REVISION

Department of Planning and Development

Project Staff Report

Preliminary Major Site Plan # SP 18-002

May 10, 2018

Prepared by KB/TZ

Section 1 – Summary

Project Name	River Falls Apartments
Applicant	T. R. Reddy, I-20 Investors, LLC
Engineer	ZEL Engineers
Address/Location	Frontage Road at Martintown Road
Parcel Numbers	001-20-02-006
Zoning District	R-5, Mixed Residential
Future Land Use	Mixed Use
Proposed Use	Multi-family Housing
Project Area	±16.06
Number of Units	±240 units

Section 2 – Planning Commission Consideration

The Department of Planning and Development has determined the above mentioned application complete and in compliance for a preliminary major site plan. The application is appropriate for Planning Commission review and approval. Final major site plan approval will be completed once the applicant has complied with all applicable development standards.

Section 3 – Review and Approval Process

Pursuant to §5.6.2 of the North Augusta Development Code, a major site plan (a single structure that exceeds 40,000 square feet, multiple structures that exceed 60,000 square feet or a site that exceeds ten acres) requires Planning Commission review. Approval can be in two steps. The first step is the submission of a preliminary site plan application and required information for review by staff and approval by the Planning Commission. The second step is the submission of a final site plan for review by staff for compliance with any conditions imposed by the Planning Commission and the technical site development provisions of the NADC.

The subject property in this application is 16.06 acres in area. The proposed development will include up to 240 multi family dwelling units developed in two phases. The first phase will include 13 buildings with 12 units for a total of 156 units. The second

phase will include 7 buildings with 12 units each for a total of 84 units. The project exceeds the minimum threshold for a major site plan and is proper for Planning Commission review and consideration.

Section 4 – History

The subject property was originally part of a Planned Development project for The Martin Group, LLC that would include self-storage units, a hotel, restaurants, retail outbuildings, and professional office buildings. The developer received a mine permit from SCDHEC in 2008 with multiple site, pond, and slope failures between 2008 and 2013. The SCDHEC mining permit was eventually terminated in 2013. The site was never developed as planned.

The property was sold in 2016 to I-20 Investors, LLC and rezoned from PD, Planned Development to R-5, Mixed Residential at the regular Planning Commission meeting of December 21, 2017 for use as an apartment complex.

Section 5 – Site Conditions

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Existing Zoning</u>
Subject Parcel	Vacant	Mixed Use	R-5, Mixed Residential
North	I-20	Transportation	Transportation
South	Vacant	Mixed Use	PD, Planned Development
East	Commercial/Vacant	Commercial	GC, General Commercial
West	Vacant	Mixed Use	PD, Planned Development

Access – The site is currently accessible from Frontage Road.

Per Section §14.5.1.1 of the NADC, a Traffic Impact Analysis (TIA) is required as part of any application for approval where the proposed development will generate at least fifty new peak-hour trips. Phase 1 of this development is estimated to generate approximately 97 peak-hour trips. A TIA has been requested and is required to be submitted with the full site plans.

Topography – The subject property is somewhat hilly within the developable portion of the site. The highest elevations are concentrated towards the center of the property and south end of the property.

Utilities – Water and wastewater service to the proposed development will be provided from existing utilities in Martintown Road. The existing ten (10) inch water main and twenty-one (21) inch sanitary sewer have sufficient capacity to serve this development.

Floodplain – The subject property is not located within a designated floodplain as identified on the FIRM maps.

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 6 – Analysis

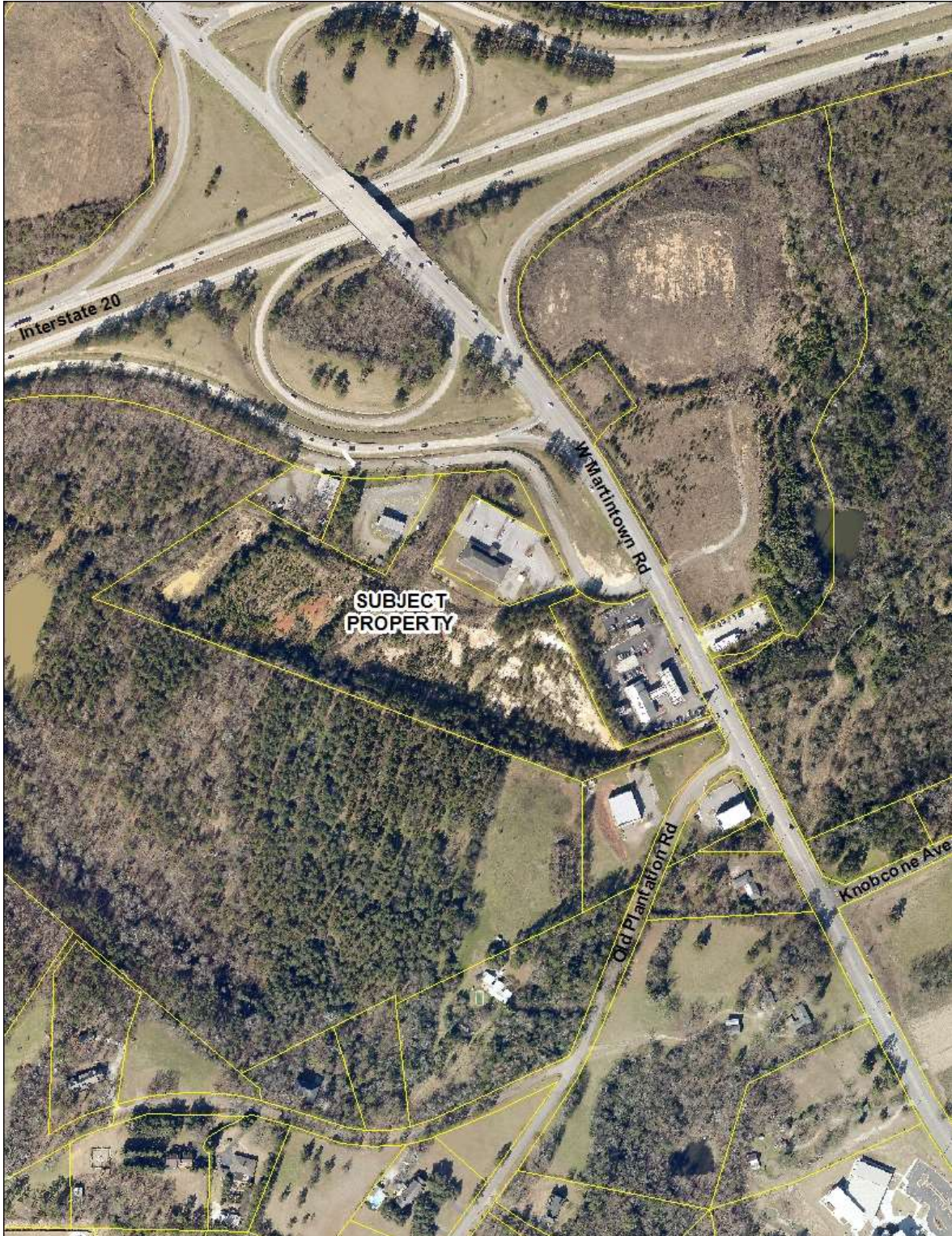
1. Multi-family residential uses are permitted within the R-5, Mixed Residential zoning district.
2. The future land use classification for the site is Mixed Use. The proposed use is appropriate for the future land use classification.
3. The site plan proposes access from Frontage Road. The current proposed access drive exceeds the expected trip generation of the multi-family use. A traffic impact study and mitigation will be required prior to final staff approval.
4. The maximum number of proposed multi-family units anticipated for this development is 240.
5. Parking calculations for the proposed multi-family development must be a minimum 1.5 parking spaces per unit. The developer has indicated through the site plans that parking will be designated in lots surrounding each apartment building. One guest parking spot per every 4 units is required. The total required parking for the development is 284 spaces.
6. The sample architectural elevations provided for the proposed detached multi-family units are included in the attached backup. The materials appear to be horizontal siding (unclear if vinyl or fiber/cementitious), wood accents and glass windows. The materials are appropriate for residential structures.
7. The final landscape plan must comply with the development standards for screening, buffering and street trees as specified in Article 10, Landscaping, in the

NADC. The final, detailed landscape plan will require details regarding the species and buffer points for the individual buffer areas to confirm compliance with the development standards.

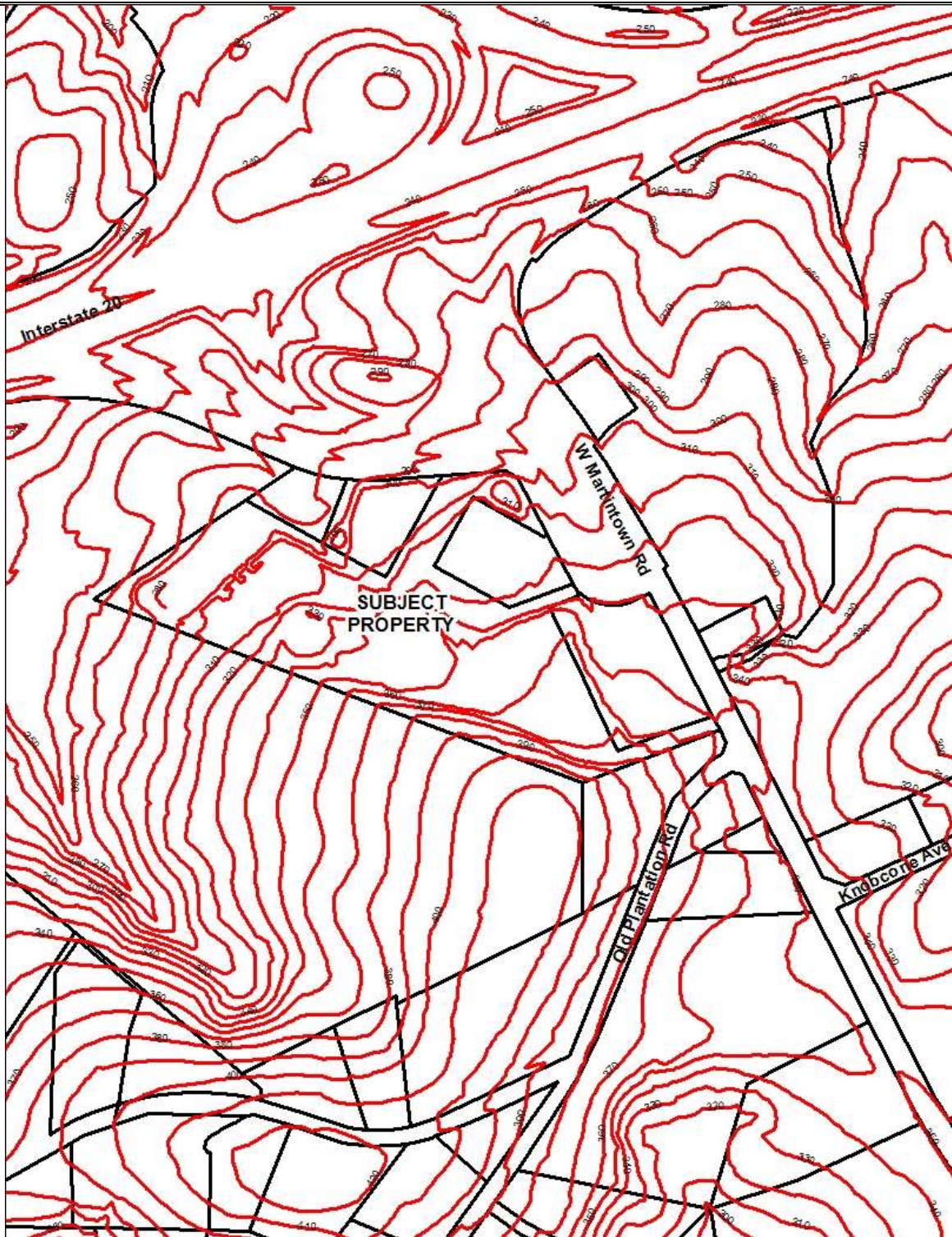
8. The proposed ingress and egress access drive locations are dependent upon the results of the Traffic Impact Analysis.
9. The Stormwater management department must approve the sediment and erosion control plans.
10. The applicant must satisfactorily resolve the discharge of the captured stormwater on the site and appropriately treat the storm water (water quality) on site as part of the final site plan.
11. All new lighting must comply with Section 7.4, Lighting, in the NADC as applicable. Final review and approve will be required as part of the final major site plan approval.

cc: Dan Rickabaugh, ZEL Engineers
T.R. Reddy, I-20 Investors, LLC

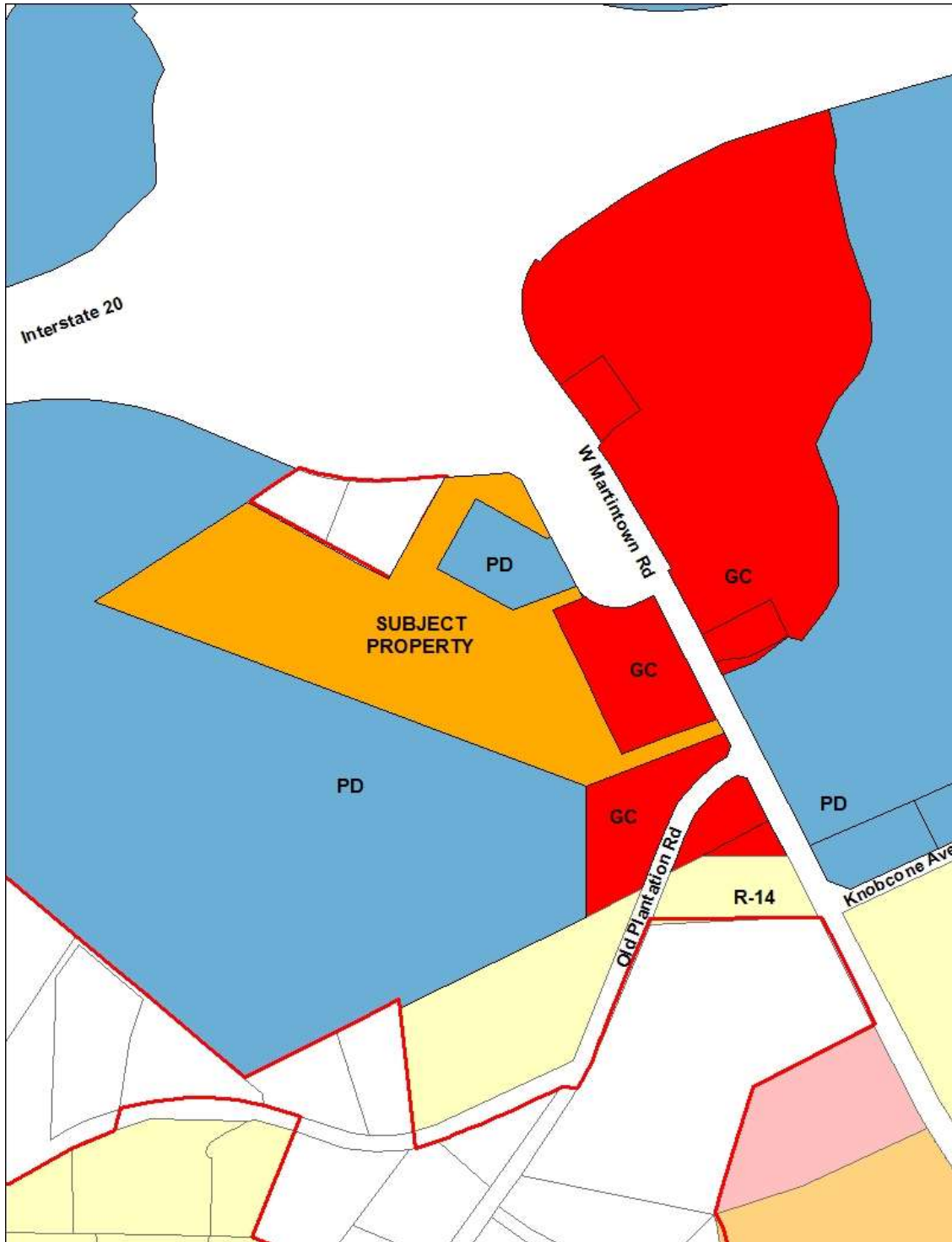
Section 7 – Aerial Photograph



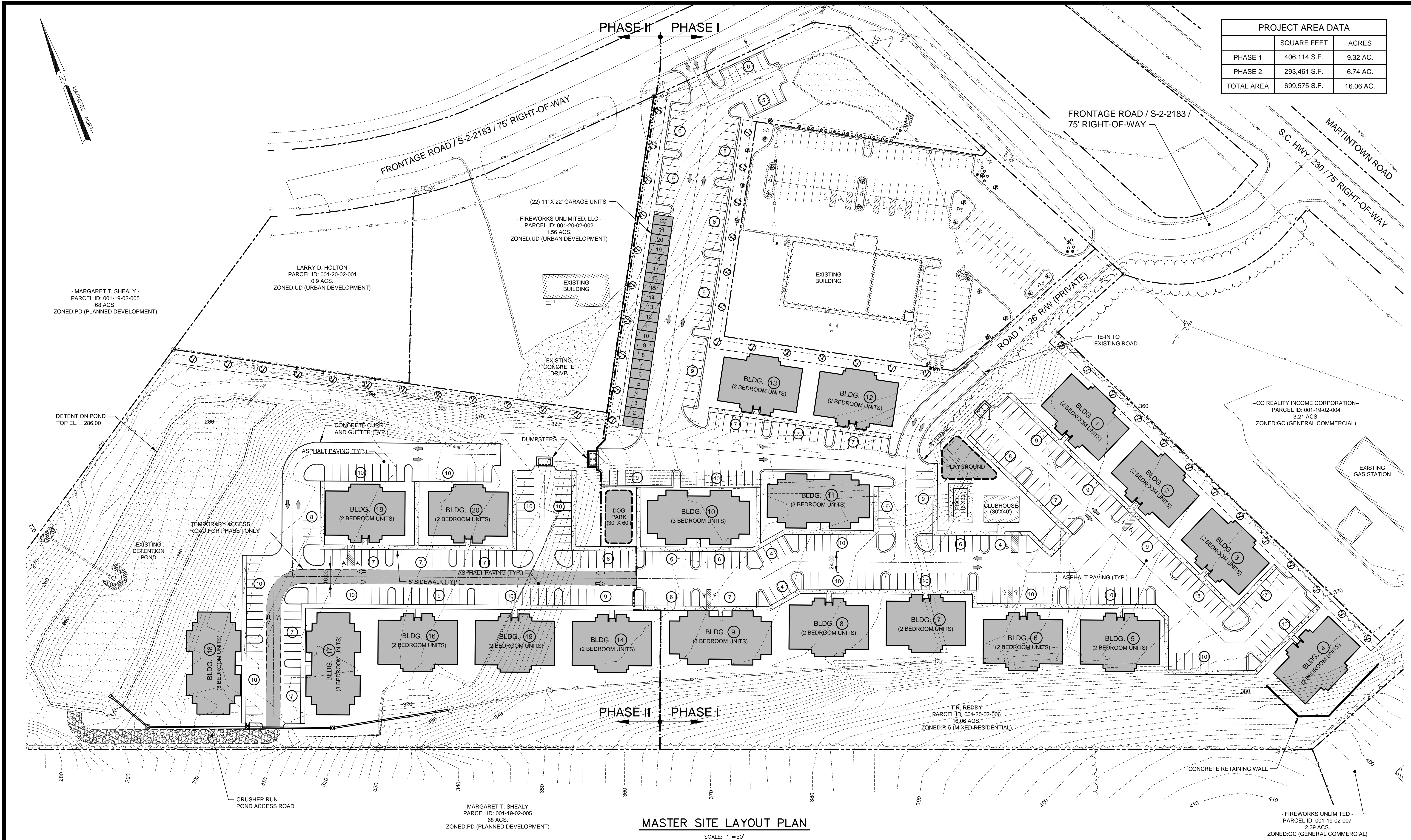
Section 8 – Topography



Section 9 – Zoning

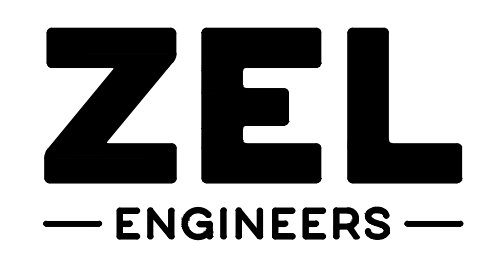


PROJECT AREA DATA		
	SQUARE FEET	ACRES
PHASE 1	406,114 S.F.	9.32 AC.
PHASE 2	293,461 S.F.	6.74 AC.
TOTAL AREA	699,575 S.F.	16.06 AC.



MASTER SITE LAYOUT PLAN
SCALE: 1"=50'

PROGRESS PRINT



Zimmerman, Evans and Leopold, Inc.
435 Telfair Street, Augusta, Georgia 30901
Office - 706-724-5627 Fax - 706-724-5789
www.zelengineers.com

NORTH AUGUSTA, SOUTH CAROLINA

RIVER FALLS APARTMENTS

MASTER SITE LAYOUT PLAN

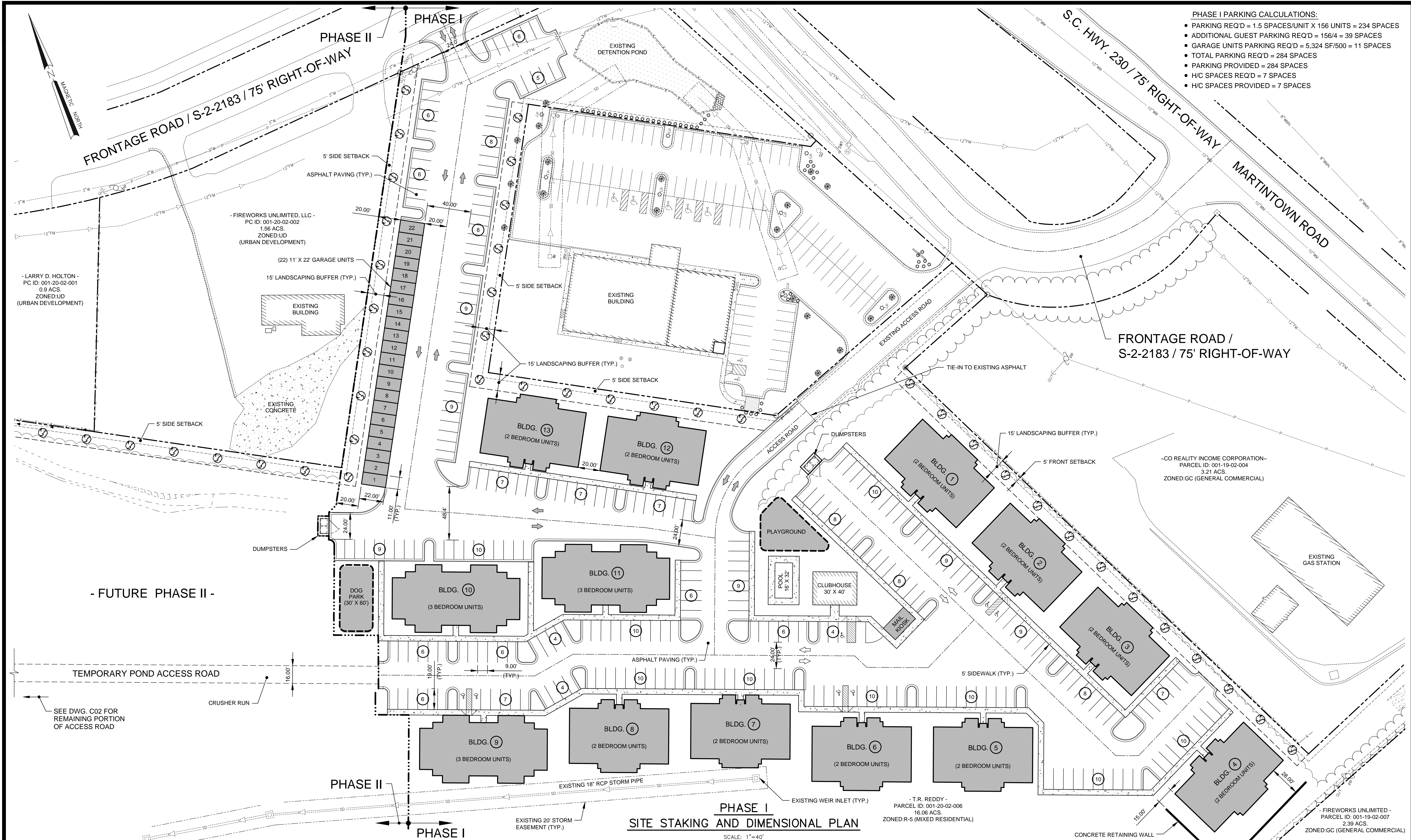


IF THIS BAR DOES NOT MEASURE 1" DRAWING IS NOT TO LABELED SCALE

DESIGNED	DKR	REF.	1802-01	DWG NO.
DRAWN	SWH	DATE	APR 2018	C02
QC		SCALE	1"=50'	

NO.	DATE	REVISION	BY	APVD

J:\2018\1802 TR Reddy\1802-01 River Falls Apartments - Final Site Design\Drawings\1802-01 CO2.dwg, 4/27/2018 9:43:41 AM, Hileman, DWG TO PDF.pcd, 1, 1



- PHASE I PARKING CALCULATIONS:**
- PARKING REQ'D = 1.5 SPACES/UNIT X 156 UNITS = 234 SPACES
 - ADDITIONAL GUEST PARKING REQ'D = 156/4 = 39 SPACES
 - GARAGE UNITS PARKING REQ'D = 5,324 SF/500 = 11 SPACES
 - TOTAL PARKING REQ'D = 284 SPACES
 - PARKING PROVIDED = 284 SPACES
 - H/C SPACES REQ'D = 7 SPACES
 - H/C SPACES PROVIDED = 7 SPACES

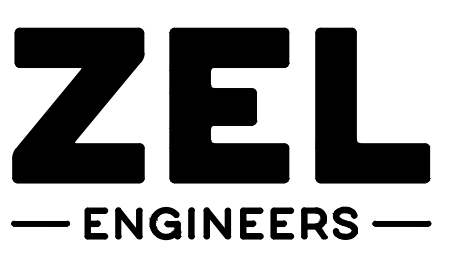
**PHASE I
SITE STAKING AND DIMENSIONAL PLAN**

SCALE: 1"=40'

J:\2018\1802 TR Reddy\1802-01 River Falls Apartments, Final Site Design\Drawings\1802-01 C03.dwg, 4/27/2018 9:44:27 AM, Hileman, DWG TO PDF.pc3, 1, 1

NO.	DATE	REVISION	BY	APVD

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NORTH AUGUSTA, SOUTH CAROLINA

RIVER FALLS APARTMENTS

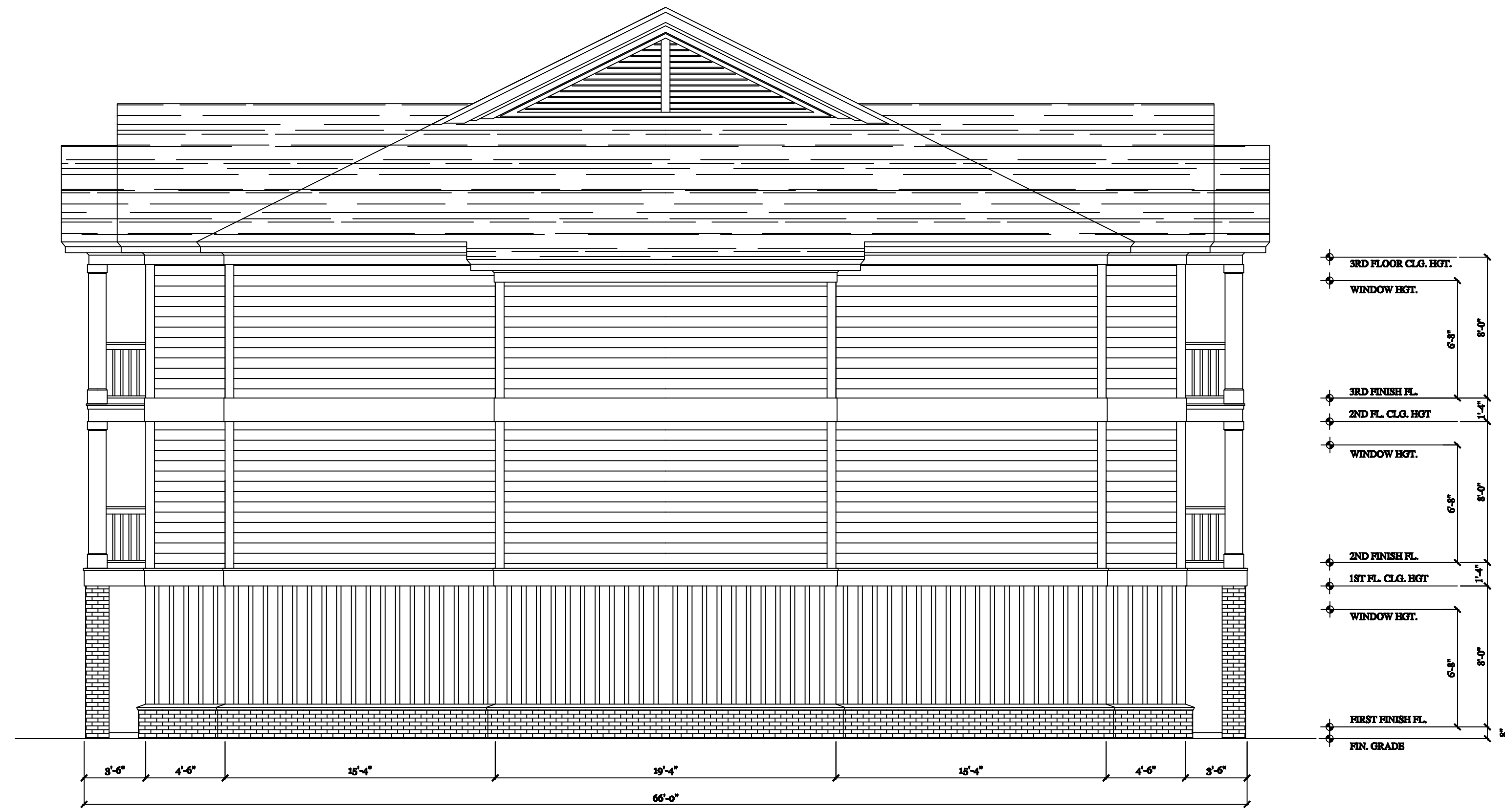
**PHASE I
SITE STAKING AND DIMENSIONAL PLAN**

DESIGNED		DKR	REF.	1802-01	DWG NO.
DRAWN		SWH	DATE	APR 2018	C03
QC		SCALE	1"=40'		



FRONT / REAR ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"

TWO BEDROOM UNIT

DO NOT SCALE DRAWINGS

THIS DRAWING IS THE PROPERTY OF DEZIGN SOLUTIONS AND IS NOT TO BE USED BY OTHERS WITHOUT WRITTEN CONSENT.

NO.	DATE	REVISION	BY

TWO BEDROOM UNIT

CONSTRUCTION FOR:
PROPOSED APARTMENTS
LOCATION:
MARTINTOWN ROAD
AUGUSTA, GEORGIA

GREGG STEWART
P.O. BOX 4
METTER GA. 30439
843 830 0276

PROJECT NO : XXX
DRAWN BY: CWB
CHKD BY: GTS
DATE: DECEMBER 2017

SHEET
A-1



FRONT / REAR ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THREE BEDROOM UNIT

DO NOT SCALE DRAWINGS

THIS DRAWING IS THE PROPERTY OF DEZIGN SOLUTIONS AND IS NOT TO BE USED BY OTHERS WITHOUT WRITTEN CONSENT.

NO.	DATE	REVISION	BY

THREE BEDROOM UNIT

CONSTRUCTION FOR:
PROPOSED APARTMENTS
LOCATION:
MARTINTOWN ROAD
L. AUGUSTA, GEORGIA

GREGG STEWART
P.O. BOX 4
METTER GA. 30439
843 830 0276

DEZIGN SOLUTIONS LLC

PROJECT NO : XXX
DRAWN BY: CWB
CHKD BY: GTS
DATE: DECEMBER 2017

SHEET

A-5

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***MONTHLY REPORT
FOR
APRIL 2018***

City of North Augusta
Department of Planning and Development
Monthly Report for April 2018

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	1	0	2	0	0	0	0	0
Planned Acres	24.20	0.00	37.45	0.00	0.00	0.00	0.00	0.00
Planned Lots	61	0	108	0	0	0	0	0
Minor Subdivision Plats	4	0	8	0	0	0	3	0
Platted New Lots	5	0	13	0	0	0	7	0
Major Subdivision Plats	0	0	3	0	0	0	1	0
Platted Acres	0.00	0.00	39.38	0.00	0.00	0.00	0.00	0.00
Platted Lots	0	0	98	0	0	0	0	0
Site Plans								
Minor Site Plans	1	0	2	0	1	0	2	0
Major Site Plans	0	0	0	0	0	0	0	0
Total Site Plan Acres	0.00	0.00	0.00	0.00	0.19	0.00	1.67	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	1	0	0	0	1	0	2	0
Annexations								
Applications	0	0	0	0	0	0	1	0
Parcels	0	0	0	0	0	0	1	0
Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.00
Zoning/Text Amendments								
Rezoning	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
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	1	0	1	0	0	0	0
Other								
Certificates of Zoning Compliance	6	0	46	0	12	0	82	0
Zoning Confirmation Letters	0	0	2	0	0	0	2	0
Residential Site Reviews	31	0	102	0	9	0	79	0
Sign Permits	2	0	13	0	3	0	25	0
Planning Projects	0	0	0	0	0	0	0	0
Communications Towers	0	0	0	0	0	0	0	0
Conditional Use Permits	0	0	1	0	0	0	1	0

City of North Augusta
Department of Planning and Development
Monthly Report for April 2018

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	0	0	0	0	1	0
Special Exceptions	0	0	0	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	0
Waivers	0	0	0	0	0	0	0	0
Fees Collected								
Development Applications	\$2,505.00		\$9,814.00		\$969.00		\$6,264.70	
Appeals	\$0.00		\$0.00		\$0.00		\$200.00	
Maps/Publications	\$0.00		\$0.00		\$0.00		\$0.00	
Special Review Fees	\$0.00		\$0.00		\$0.00		\$0.00	
Total Fees	\$2,505.00		\$9,814.00		\$969.00		\$6,464.70	

City of North Augusta

Department of Planning and Development

Staff Approvals - 2018

Residential Site Plans - April 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
RSP18-072	011-05-06-024	Thomas Place Development, LLC	1100 Wildlife Cir	R-7	4/4/2018	Townhouse
RSP18-073	011-05-06-025	Thomas Place Development, LLC	1104 Wildlife Cir	R-7	4/4/2018	Townhouse
RSP18-074	011-05-06-026	Thomas Place Development, LLC	1108 Wildlife Cir	R-7	4/4/2018	Townhouse
RSP18-075	002-12-04-018	Welsh Custom Homes	119 Eron Ct	R-14	4/4/2018	New Residential
RSP18-076	005-09-13-033	Bill Beazley Homes	388 Bridle Path Rd	PD	4/6/2018	New Residential
RSP18-077	010-15-05-002	Bell & Hensley Construction	1045 Albion Loop	PD	4/6/2018	New Rental
RSP18-078	010-15-05-002	Bell & Hensley Construction	1047 Albion Loop	PD	4/6/2018	New Rental
RSP18-079	010-15-05-002	Bell & Hensley Construction	1049 Albion Loop	PD	4/6/2018	New Rental
RSP18-080	010-15-05-002	Bell & Hensley Construction	1051 Albion Loop	PD	4/6/2018	New Rental
RSP18-081	007-06-16-012	Montgomery Built	1007 Carolina Ave	R-14	4/6/2018	New Residential
RSP18-082	005-13-07-004	Cannonball Pools	165 Langfuhr Way	PD	4/6/2018	Swimming Pool
RSP18-083	012-09-02-003	Guang Xing Zheng	205 1/2 Edgefield Rd	PD	4/10/2018	Roof for Outdoor Freezer
RSP18-084	007-12-13-003	Alexi Nataren	903 Laurens St	R-10	4/10/2018	Deck
RSP18-085	002-12-05-006	Aiken Swimming Pool	137 Walsh Way	R-14	4/10/2018	Swimming Pool
RSP18-086	007-17-02-006	Duke Development	215 Wanninger Run	PD	4/17/2018	New Residential

RSP18-087	007-06-18-011	Gerald Parker	906 Carolina Ave	R-7	4/17/2018	Porch
RSP18-088	106-00-04-006	Keystone Homes, Inc.	1052 Swan Ct	PD	4/17/2018	New Residential
RSP18-089	005-10-16-003	Cammie Hayes	144 Oakbrook Dr	PD	4/19/2018	Storage Building
RSP18-090	002-12-01-016	Budget Buildings	806 Shawnee Dr	R-10	4/19/2018	Storage Building
RSP18-091	012-07-03-019	Georgia Subcontracting Prof, LLC	611 Ridgefield Dr	R-10	4/23/2018	New Residential
RSP18-092	007-13-38-008	David Blair Homes	614 Arrington Ave	PD	4/23/2018	New Residential
RSP18-093	012-07-03-021	Georgia Subcontracting Prof, LLC	607 Ridgefield Dr	R-10	4/23/2018	New Residential
RSP18-094	011-05-06-021	Thomas Place Development, LLC	1086 Wildlife Cir	R-7	4/25/2018	Townhouse
RSP18-095	011-05-06-022	Thomas Place Development, LLC	1092 Wildlife Cir	R-7	4/25/2018	Townhouse
RSP18-096	011-05-06-023	Thomas Place Development, LLC	1096 Wildlife Cir	R-7	4/25/2018	Townhouse
RSP18-097	005-09-13-030	Charles Hatcher	406 Bridle Path Rd	PD	4/25/2018	Storage Building
RSP18-098	007-08-02-026	Zaidet Romero	1104 Terrace Cir	R-10	4/25/2018	Storage Building
RSP18-099	005-09-13-031	Bill Beazley Homes	400 Bridle Path Rd	PD	4/30/2018	New Residential
RSP18-100	104-00-09-001	Keystone Homes, Inc.	1065 Harlequin Way	PD	4/30/2018	New Residential
RSP18-101	005-09-13-035	Pete Alewine Pool Co.	378 Bridle Path Rd	PD	4/30/2018	Swimming Pool
RSP18-102	002-20-02-062	Southpaw Roofing, Inc.	723 Arrowwood Dr	R-14	4/30/2018	Patio

Major Subdivision Plans - April 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Net Lots
PP17-003	005-12-03-006	Carbon Construction	Rushing Waters Ph 1	R-5	4/2/2018	24.2	61

Major Subdivision Modifications - April 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Net Lots
PPM18-003	006-16-12-005	WJW WRNA, LLC	Hardy Pointe	R-7	4/30/2018	3.86	27

Minor Subdivision Plats - April 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Net Lots
MP18-006	011-09-01-049	Rushing Waters, LLC	Rushing Waters	R-5	4/13/2018	24.19	2
MP18-007	006-18-07-007 006-18-07-008	JD & CP Properties	416 W Martintown	GC	4/25/2018	2.05	2
MP18-008	006-12-12-027	Joe Vignati	1832 Georgia Ave	GC	4/25/2018	0.62	1
MP18-009	006-12-12-029	Joe Vignati	117 W Five Notch Rd	GC	4/25/2018	0.68	0

Minor Site Plan Approvals - April 2018

Application No.	Tax Parcel Number	Applicant	Address	Zone	Approval Date	Acres	Use
MSP18-003	010-15-04-001	Merovan Property Owner's Association	160 Merovan Dr	TC	4/19/2018	0.51	Drive Connector