

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