

Planning Commission



Agenda for the Thursday, August 16, 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**
 - a. **May 17, 2018, Regular Meeting**
4. **Confirmation of Agenda**
5. **Application RWN18-001 – Right of Way Naming** – A request by the Merovan Property Owner's Association to name a new private drive connecting Merovan Way and Walnut Street Extension. The proposed name is Welcome Place.
 - A. **Public Hearing**
 - B. **Consideration of Application RWN18-001 by Commission**
6. **Application PP18-003 – Major Subdivision** – A request by applicant Glynn Bruker for approval of Glynn Bruker Townhomes.

Project Name	Glynn Bruker Townhomes
Applicant	Glynn Bruker
Engineer	GF "Bo" Slaughter, James G. Swift & Assoc.
Address/Location	118 Lecompte Ave.
Parcel Number	006-19-13-005
Zoning District	OC
Future Land Use	Mixed Use
Proposed Use	Townhomes (multifamily residential)
Phase Size	n/a

Number of Lots	6
Open Space	n/a
Gross Density	2.44

B. Consideration of Application PP18-003 by Commission

7. **Staff Report**

8. **Adjourn**

Planning Commission



Minutes of the Thursday, May 17, 2018 Regular Meeting

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1. **Call to Order** – The regular meeting of May 17, 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, JoAnn McKie, Larry Watts and Briton Williams. Commissioner Tim Key arrived at 7:04 p.m. Also in attendance were Tom Zeaser, Director of Engineering and Public Works; Kuleigh Baker, Engineering and Planning Secretary; B. Todd Glover, City Administrator; Chief John Thomas; City Council members; the press and public.
3. **Approval of Minutes** – The minutes from the Study Session and Regular Meeting of March 15, 2018 were approved as transmitted.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM18-001– Rezoning** – A request by the City of North Augusta to rezone ± 2.41 acres of land located at 1220 and 1220 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 the lots for use as a new fire station.

A. Public Hearing – Chairman Burnett opened the public hearing at 7:03 p.m. with a review of the citizen participation guidelines.

Mr. Zeaser introduced the application for rezoning submitted by the Department of Public Safety on behalf of the City of North Augusta and stated it was customary for city-owned properties to be zoned P, Public Use.

City Administrator Todd Glover said in 2009 the City began looking at locations for a new Public Safety Station and Headquarters including vacant and abandoned properties that could be repurposed. Thirteen properties were considered, most within one of the overlay districts. The properties on Georgia Avenue were purchased with

sales tax money and would allow Public Safety to provide coverage to the Rapids and Savannah Barony subdivisions within the 2 mile coverage area for Insurance Services Office ratings. He recognized that a change in the 2008 North Augusta Development Code requires the City to rezone city-owned property to P, Public Use and answered questions from Commissioners regarding issues with the current station location and potential sites for a new station.

Chief John Thomas said the safety of the citizens is his top priority and that he sees the proposed location on Georgia Avenue as the most central location to reduce response time and avoid the need for two new stations. He answered questions from Commissioners about ISO ratings, response times, the current stock of fire safety equipment, and reciprocal agreements with Augusta-Richmond County.

Darren Prickett, Project Engineer at Johnson, Laschober & Associates, P.C., 1296 Broad Street, Augusta, Georgia answered questions from the Chairman about the proposed footprint's noncompliance with the Neighborhood Preservation Overlay District and the historic resources assessment conducted by JLA.

Ken Powell, 320 Clay Street began a presentation from the public outlining his issues with the proposed design in support of the retention of the Neighborhood Preservation Overlay District.

Steven Bryant, 129 Butler Avenue noted areas of the North Augusta Development Code that would not allow for the proposed design of the public safety station. He said he had an issue with the sally port and drive-thru functionality within a residential neighborhood. Mr. Bryant noted that the infill development would be inconsistent with the existing historic district as outlined in the Comprehensive Plan and increase the amount of non-contributing structures in the Georgia Avenue National Register Historic District to approximately 20 percent.

Dave Leverett, 121 Butler Avenue said the site was particularly sensitive because it is very similar to the 1914 map of the City of North Augusta in terms of current street names and layout. He outlined various historic sites in each section of the original plan for the city that offer striking vistas, including the site subject to the application at hand.

Dione Carroll, Carroll Law Offices, 107 Pendleton Street NW, Aiken, South Carolina expressed her opinion that the purchasing and rezoning process had not been conducted according to the NADC and found the application incomplete and noncompliant. A report compiled by Carroll Law Offices was distributed to the Planning Commission.

John Menger, 315 West Martintown Road stated his family had a long history in the City and was reluctant to see what would become of the historic Palmetto Lodge site.

Perry Holcolmb, 1891 Green Forrest Drive questioned the City's statements that fire trucks are more difficult to move up Georgia Avenue rather than downhill and stated he felt the application was being rushed.

After comments from the public, the City Administrator clarified that the City is attempting to get the ladder truck into the district that would cover the new, taller buildings being developed downtown. He said they understand the history of the City and have tried to make the planning respectful of the citizens and neighborhood. The funding is currently for the fire station, not the entire headquarters.

With no further comments from the applicant, public, or staff, the public hearing was closed at 8:57 p.m.

B. Consideration of Application RZM18-001 by Commission

Commissioner Clark asked about the timing of the project for the fire station and Mr. Glover confirmed there was currently only funding in place for the fire station.

Commissioner Watts said he struggled with this application because there would be no way to please both the public and the City. He said the Palmetto Lodge fire was an unfortunate loss of a historically significant structure for the City and felt the City should have rezoned the property before the purchase. He expressed concern over the traffic on the curve of Georgia Avenue and suggested the city consider areas near Exit 1 that are seeing growth for the location of a new fire station.

Commissioner Carter stated if you took away the zoning and overlay issues he still did not feel like the Georgia Avenue location was a good fit for a new fire station.

Commissioner McKie echoed Commissioner Watts' remarks, stating she felt that this decision was difficult because they want to do what is best for the City's interest but the Planning Commission has to honor the public's opinion. She would like for the City to be open to looking at new ideas and following the Comprehensive Plan's outline for appropriate infill.

Chairman Burnett felt the location is not the best option for the citizens. He reminded everyone that when the current development code was approved, it was designed for Knox Avenue to be the main commercial district and that the Neighborhood Preservation Overlay District was put into place to preserve residential structures for a gradual change to office space. He said anything zoned for P, Public Use must comply with the overlay and he does not feel like the fire station is sensitive to the historic district.

Commissioner Key said the NADC and Comprehensive Plan are their guiding documents that keep the Planning Commission from having to make an emotional decision and that the current codes do not allow for the proposed fire station.

Commissioner Williams agrees that the City needs a new fire station and public safety headquarters but regrets the City's communication with the public. He believes the Neighborhood Preservation Overlay District should be preserved in this area, especially given the citizen input into the history of North Augusta.

Commissioner Clark stated he thought it would be a good location for the fire station if the regulations of the Neighborhood Preservation Overlay District were not in place.

Commissioner Watts made a motion to deny the request by the City of North Augusta to rezone ± 2.41 acres of land located at 1220 and 1220 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. Commissioner Key offered a second and the motion passed unanimously.

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.

Mr. Zeaser said the project came before the Planning Commission as a concept plan called Walnut Village. The Retreat at Walnut Village will be the first phase of that development, with 86 single-family, attached townhouses broken into up to three building phases. Staff is reviewing revisions from the project engineer.

Commissioner Williams recused himself from the project application.

Chairman Burnett said he did not recall a consensus being reached in regard to the project's connection to Cherry Laurel Drive but felt the neighborhoods should have connectivity per the Comprehensive Plan and would not be supportive of a stub-out.

Lawton Harbeson, Civil Design Solutions, 371 Main Street, Warrenton Georgia and Charles Blackston, Developer, 30 Mason Court, North Augusta answered questions about the stub-out. The connection will eventually be made by Meybohm in future phases of the development, but Mr. Blackston does not own the property in question to be able to complete the connection.

Mr. Zeaser said making the connection to Cherry Laurel Drive is important for mail, garbage, fire and future public services and that it is the recommendation of the staff to require the connection instead of a stub-out.

Commissioner McKie said she did not see how you could force the developer to purchase the property in order to make the connection and that the property owner would need to be held responsible in the future for completing the work.

Chairman Burnett clarified with the developer that there would be street trees installed, not canopy cover.

Commissioner Key made a motion to approve the request by Charles Blackston for approval of plans for a ±86 townhouse development located near Walnut Lane and Northside Drive subject to the following conditions:

1. Prior to approval of the major subdivision, the applicant shall revise the plan sets and supporting documents that provides all required technical information identified in the staff reviews.
2. Prior to approval of the grading permit, the applicant shall 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.

Commissioner Clark offered a second and the motion passed unanimously with Commissioner Williams recusing himself.

1. **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.

Mr. Zeaser said the application was for the next phase of the Wando Woodlands Planned Development, which has been approved by the Planning Commission.

Chairman Burnett requested a third condition be added to the application which would require an approved stormwater management permit due to previous grading and stormwater issues in prior phases of the development.

Philip Green, Southern Partners, 1233 Augusta West Parkway, Augusta, Georgia agreed to the condition and stated that the Stormwater Permit had already been issued. He confirmed that the site would utilize mass grading again.

Commissioner Watts asked Mr. Zeaser what the Engineering Department does to make sure the grading is compacted property to which he stated the City requires compaction testing on the site plan specifications.

Commissioner Key made a motion to approve the request by Wando Partners, LP for approval of Section 6 of the Wando Woodlands Planned Development subject to the following conditions:

1. Prior to approval of the major subdivision, the applicant shall revise the plan sets and supporting documents that provides all required technical information identified in the staff reviews.

2. Developer will show boundary of all lands proposed to be dedicated to the City of North Augusta with this phase.

3. Prior to approval of the major subdivision, the applicant must receive an approved Stormwater Management permit.

Commissioner Clark offered a second and the motion passed unanimously.

7. **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.

Mr. Zeaser said the proposed 240 unit apartment complex had previously been rezoned from PD, Planned Development to R-5, Mixed Residential by the Planning Commission and approved by the City Council. Staff has reviewed the proposed concept plan and will work with the Engineer to address any compliance issues with the final major site plan submittal.

Dan Rickabaugh, ZEL Engineers, 435 Telfair Street, Augusta, Georgia clarified the provided parking and requirements. The total parking for the entire development is 431 spaces: 360 resident, 60 guest, and 11 garage. The total for Phase 1 only is 284 spaces. He stated a traffic consultant had been hired but the Traffic Impact Study is incomplete.

Commissioner McKie asked if the developer and engineer were aware the SCDOT will be bidding out a red light project at the I-20 and Martintown Road interchange. Mr. Rickabaugh said they were aware and that the traffic consultant would be working with SCDOT on their recommendation.

Commissioner Carter confirmed with the Engineer that the only ingress/egress for the development would be on Frontage Road.

Commissioner Key made a motion to approve the request by T. R. Reddy, I-20 Investors, LLC for approval of an apartment community located near Frontage Road and Martintown Road subject to staff approval. Commissioner Carter offered a second and the motion passed unanimously.

8. **Staff Report** – Mr. Zeaser said the City has seen an influx of residential development requests and that the Hyundai Minor Site Plan off Jefferson Davis Highway is close to approval. Chairman Burnett thanked Mr. Zeaser for his work for the Planning Commission during his time as Interim Director.

9. **Adjourn** -- With no objection, Chairman Burnett adjourned the meeting at 10:19 p.m.

Respectfully Submitted,



Libby Hodges, Director
Department of Planning and Development
Secretary to the Planning Commission

Ken Powell
4/17/2018

PRESENTATION TO THE NORTH AUGUSTA PLANNING COMMISSION,
MAY14, 2018

Re: Objections to RMZ 18-001 - A request by the City of North Augusta to rezone Tax Parcels: 007-07-06-003 and 007-07-06-003 from R-14 Large Lot, Single-Family Residential to P, Public Use. The purpose of the rezoning request is to convert the lots for use as a new fire station.

SLIDE 1 (Cover Page) - Good evening. My name is Ken Powell and I live at 320 Clay Street, North Augusta, SC. Tonight, Steve Bryant, Dave Leverett and I would like to discuss why we oppose the city's plans with locating a fire station and public safety headquarters on what is commonly referred to as the "Seven Gables" site. Before I get started, I want to emphasize that we are not opposed to North Augusta getting a new fire station and public safety headquarters. We, as citizens just feel that the proposed location is not appropriate for a variety of significant reasons that you will hear tonight.

This is not a "Not in My Backyard" issue. I do not personally live next to the affected area, however, I am speaking as a concerned citizen. I am also speaking for the Bill Scott and Mike Hitchler's families who have properties that are contiguous to the land we are discussing tonight

SLIDE 2 - I'd like to recap how we got to this point and ensure you are aware of all the facts.

1. On January 1, 2008, the North Augusta Development Code became effective. This document put into place what is known today as the Neighborhood Preservation Corridor Overlay District.
2. On March 16, 2016, City Council authorized three parcels of land to be purchased for the public safety headquarters/fire station. The total cost for this property was \$850,000. At the time of the purchase authorization, City Council was not made aware of significant zoning associated with this property.
3. On March 12, 2018 concerned citizens requested to meet with City Council to ensure that they were aware of the non-compliances and why this location was not suitable for the city's plans. We are on the agenda to present our case to the city council during their study session on May 21, 2018.

SLIDE 3-

4. On April 30, 2018, while waiting to make our presentation to city council, the property rezoning signs and letters to residents that lived within 200 feet were initiated by the city. We were very disappointed the the city made the decision to proceed with rezoning process without hearing the concerns of area residents.
5. As you know, a special study session was called for Monday (5/14/2018) of this week for City Council and the Planning Commission to review and

discuss the Neighborhood Preservation Overlay Districts as it relates to various development projects/applications.

6. Tonight, you have been asked to consider rezoning two of these three parcels so that a fire station can be constructed. As I m sure you all are aware that simply rezoning from R-14 to P will still not allow the fire station to be constructed. In fact, if the city's request is approved, the city could find itself in a position down the road that possibly the fire station cannot be located at the site, but if it is already rezoned as "P", other less desirable city uses could take places on the property. The city may decide that is where they want to store items such as landscaping equipment, garbage trucks, stockpiles of gravel, solid waste collection center, etc...

This property is located not only in the city's Historic District, but also within a Neighborhood Preservation Overlay. As you know, by being situated in a Neighborhood Preservation Overlay, the city's own Development Code has many requirements which are clearly not compatible with the siting of the proposed fire station and public safety headquarters. Steve Bryant will later speak to these in detail. It is important to recognize that the Overlay requirements are not intended to stop development/change but to protect/preserve the existing nearby neighborhoods.

Even if the city's rezoning request is approved, some type of additional changes, waivers, modifications would still be needed to the Development Code. The city may also decide to address some of the non-compliances with the Board of Zoning Appeals. The non-compliances are clearly of such a magnitude that pursuing the Board Of Zoning Appeals is inappropriate. Yet tonight, none of how the city plans to handle the non-compliances have been addressed. This segmented process that the city is taking for this project "waters down" the overall significance. By bringing one issue up a time, versus "putting all the cards on the table", the city is clearly not being forthcoming to it's citizens.

SLIDE 4- Here is the property that we are discussing. The cross-hatched area includes all three parcels.

SLIDE 5 - Here is our Historic District. The red area puts into perspective how this proposed project will be situated in our Historic District. There are homes within this area that are on the National Historic Register. As you can see, the fire station/public safety headquarters is situated right in the middle of the Historic District. This is extremely precious real estate for our city. You've got to ask yourself, does the city's proposal with locating a fire station/police headquarters make sense given such a limited land resource within the Historic District.

3.8.6 NP, Neighborhood Preservation Corridor Overlay District

3.8.6.1 Purpose – The Neighborhood Preservation Corridor Overlay District applies to areas of the city that are located on collector and arterial streets and are in transition between traditional residential and commercial uses. Structures in the corridor are predominantly if not exclusively residential in character. Parcel size is relatively small. The underlying zoning in the corridor includes a variety of both commercial and residential districts. The continued residential use of some parcels may not be economically feasible. It is anticipated that conversion of single-family residences to commercial and office establishments will continue. Demolition of existing residential structures is inconsistent with policies expressed in the Comprehensive Plan and contemporary commercial development for new retail uses and office buildings is inappropriate. New high-density residential development is also inappropriate. Alternative uses of existing residential buildings provides a more orderly and reasonable transition for the surrounding neighborhood. With appropriate restrictions, the conversion of houses to office and small personal service uses is suitable and provides for economically feasible uses of parcels in the corridor. This overlay is, therefore, created with an emphasis on preserving the residential character of the corridors, protecting the unique design features and local architecture vernacular, and protecting the property values and health, safety and general welfare of surrounding neighborhoods. The Neighborhood Preservation Corridor Overlay District is established to preserve and protect residential neighborhoods while accommodating some transitional commercial uses at an appropriate scale in locations zoned for commercial uses. It is the intent of the Neighborhood Preservation Overlay Corridor District to maintain the residential appearance of existing structures and the residential setting of any building converted to a nonresidential use so that the converted dwelling will be compatible with neighboring residential property. To maintain residential character, lots shall not be developed or redeveloped solely for the purpose of providing parking.

SLIDE 6 - A moment ago, I mentioned Neighborhood Preservation Overlays. I'd like to take a couple of minutes to review what the North Augusta Development Code says pertaining to the Neighborhood Preservation Corridor Overlay District.

SLIDE 7- Here is a drawing that shows where the Neighborhood Preservation Overlays are located. The blue areas delineate the boundaries of the overlay. You can see via the red circle the the proposed site is again, in the middle, this time of the Georgia Avenue Overlay. This is the land the city wants to take for the fire station/police headquarters at the detriment of the citizens who have been living within the overlay for years. Keep in mind, the overlay is designed to control growth and ensure future buildings are in line with the existing area.

Neighborhood Overlays were put into place in January 2008. The city was growing at that time, but not at the magnitude that we are now. The city felt it was important to control growth. Now that we are growing faster, now is not a time to relax those requirements.

Locating a fire station/police headquarters within an overlay clearly goes against what previous city leaders had the vision to implement. It is my understanding that some of you were part of the recommendation/ approval process that were involved in implementing Neighborhood Protection Overlays.

(VIA: Hand Delivered)
City of North Augusta
Attn: City Council and Planning Commission
100 Georgia Avenue, 2nd Floor
North Augusta, SC 29841

Citizens Objections to the Re-Zoning of Parcels 007-07-06-003 & 007-07-06-004
From R14 to Public Use (Application RMZ 18-001)
May 17, 2018 Planning Commission Agenda
Prepared by: Steven M. Bryant, P.E.

Here before us tonight is a rezoning application by the City of North Augusta to rezone two parcels from Residential (R-14) to Public Use (P). There is no mention anywhere in the rezoning documents or the findings sections of two very important factors about these parcels: 1) Neighborhood Preservation Overlay Zoning District and 2) the National Register of Historic Places. Why is this important? There are 882 cities in the United States with some form of Historic District Zoning, whether Federal, State or local. The USGS recognizes 35,000 cities nationwide. That means only 2.5% of cities in the United States have a Historic District, and far fewer with a Federal Designation. South Carolina has 160 Historic Districts, Aiken County has only 7... 7 of 160 is 4.3%. So where are these 7 Federally Listed districts? 3 are in Aiken, 1 in Salley, 1 in Vaucluse, and 1 in Graniteville. (Slide 8: National Register Form) The last Historic District is in North Augusta. There is one Historic District and in that district there are now only 15 structures. Slide 9: Houses Slide 10: Historic Map

The Comprehensive Plan (CP) Section 8 Historic Resources refers to as "represents North Augusta's rich history... and should be preserved." "North Augusta has a wealth of historical resources that define our identity." This proposed project: fire station, public safety station and courthouse that is being considered for a property adjacent to, and I quote from the Comprehensive Plan, "one of the key properties, Star of Edgefield (1859) ..." "This district also contains an unusually fine collection of intact early 20th century residential styles ...". This is what outsiders associate us with when they think about North Augusta Slide 11: Website listing Slide 12: Wikipedia And here is what the Hammond Ferry Development has on its website under the Community tab, promoting the history of North Augusta for which it models itself after. Slide 13: Hammonds Ferry "Hammonds Ferry is an extension of the good things that already exist in North Augusta." ... "A strong preservation spirit has saved lovely old buildings and stately homes in this area." Lookaway Hall and Rosemary Hall are mentioned but they are mentioned after the Star of Edgefield.

North Augusta's Comprehensive Plan

Section 8.2 of the CP is titled "Protect and Restore Historic Resources important to North Augusta's Identity". I would put forth that "The Star of Edgefield" fills this bill. Section 8.2.1 talks about "Identifying and ensuring their protection.". Section 8.2.4 "Protect historic neighborhoods adjacent to downtown through the preservation of ... open space". "as well as, PROMOTING CONTEXT SENSITIVE INFILL DEVELOPMENT and the preservation of existing housing." ... "Promoting context sensitive development consistent with this character will help protect the unique identity of North Augusta." It is important to notice the words used in the section, "protect, preserve, context sensitive, unique identity". The Comprehensive Plan is telling us we have something special, only here in North Augusta and to keep it safe, celebrate and cherish it. That is why we are all here, we cherish it and want to protect our only National Historic District and our identity. What impact will the project have on our Historic District. Slide 14: Map with Red. The parcels will remove approximately 20% of the historic district and effectively split the historic district into three separate areas.

Chapter 3 of the Comprehensive Plan outlines in the Land Use section "Protect low density residential areas (R-14) from encroachment and conflicting land uses. As stated in the agenda package you have, Section 6 Findings, Item 5: "The high density type of use anticipated for the subject property should not adversely impact the current viability of the surrounding area." However, Chapter 3 states "protect low-density from conflicting land uses" and I would contend that high density use is in direct conflict with low density residential. On November 16, 2017, The planning commission considered a request to rezone 3 parcels on Observatory & Martintown (from R-14 zoning to R-7). Reading from the meeting minutes of December 21, 2017 Chairman Burnett noted the intent of the neighborhood preservation overlay was actually to help areas transition to a commercial use while maintaining the character of the existing residential uses. He stated that is it also inappropriate to propose new high-density residential infill according to the North Augusta Development Code. Commissioner Key made a motion to deny, Commissioner Clark offered a second. The final vote tally was 5 to 2 in favor of the motion. This commission has set the precedence, high density is not compatible with low density, whether its unit count or usage.

Chapter 6 Stable, diverse and Walkable Neighborhoods. Section 6.1.4 "Preserve Historic housing structures ..." Why? "will ensure their continued contribution to the identity of the City." "... create a unique neighborhood character." There are those words again "identity and unique".

Zoning Concerns

There has been mention of the need to modify and/or remove the Neighborhood Preservation Overlay in order to encourage development of the areas on Georgia Avenue within the Overlay District. My response to this is, let refer to the Comprehensive Plan... Chapter 3 page 35, where it states "There is a signature character and feel in North Augusta that cannot be replicated across the river or anywhere. That is what we must identify and hold onto... It will help us draw new residents and businesses who want to be part of what we are doing on this side of the river." People want to be in North Augusta because these new developments are surrounding such a unique area as our downtown and Historic District and other area with historic homes. Every city has the above mentioned commercial developments, so that cant be what makes us unique, so it has to be the Olde Town feel and historic resources. There, we've just identified it, now we must hold onto it. Do we really want to become Washington Road or do we want to have walkable neighborhoods right in the middle of everything.

The property is currently zoned R14, but it is also within the Neighborhood Preservation Overlay Zoning District. The rezoning application package does not mention anywhere in the document the Neighborhood Preservation Overlay. This overlay is an extremely important part of the zoning regulation that cannot be ignored. Article 3, Section 3.1 shows the zoning Districts in table form. [Slide 15: Article 3 Zoning Districts](#) The overlay is a zoning issue.

South Carolina State Code Section 6-29-720 Zoning districts, matters regulated, uniformity, zoning techniques. Item B states "The regulations must be made in accordance with the comprehensive plan for the jurisdiction...". Item (C) (5) ""overlay zone" or a zone which imposes a set of requirements when there is a special public interest in a particular geographic area that does not coincide with the underlying zone boundaries." That is exactly why the Neighborhood Preservation Overlay was placed into the Comprehensive Plan. It is mandated by State Law. It cannot just be ignored or simply removed.

The proposed use for the rezoning is fire station (followed by police station and courthouse), which by definition cannot meet the requirements of Article 3 Section 3.8. Neighborhood Preservation Overlay, and specifically, Section 3.8.6.10.1, which I will explain shortly. So, why is the City requesting a re-zoning of the parcels for this proposed project which cannot meet the zoning requirements? How does the current proposed plan, presented by the City, fail to meet the requirements set forth in the development code?

Concerning the zoning ordinance and the Neighborhood Preservation Overlay Zoning District.

First, what is the purpose of the Neighborhood Preservation Overlay? "The overlay is, therefore created with an emphasis on preserving the residential character of the corridors, protecting the unique design features and local architectural vernacular, and protecting the **property values** and health, safety and general welfare of the surrounding neighborhoods. The Neighborhood Preservation Overlay District is established to **preserve and protect residential neighborhoods** while accommodating some traditional commercial uses at an **appropriate scale** in locations zoned for commercial uses."... " It is the intent of the NP Overlay District to maintain the residential appearance of existing structures and the residential setting of any building converted to a non-residential use so that that the converted bldg will be compatible with the neighboring residential property. To maintain residential character, lots shall not be developed or redeveloped solely for the purpose of providing parking." (Slide 16: Site Plan from City)

Requirements of the Development Code: Section 3.8.6 Neighborhood Preservation Overlay and incompliant issues based on the submitted schematic plan.

Sect 3.8.6.2.1 Nonresidential uses may be located on the first floor only. Upper floors for residential and accessory storage only. This would not be the case with the police station.

Sect 3.8.6.2.2 Uses that are not permitted are:

Drive-in, drive-up or drive through facilities. The proposed plan clearly shows a salleyport, which by definition is "a secure entryway (as in prison) that consists of a series of doors or gates". You can see from the plan that this has a drive-thru function. The fire station also shows a drive-thru component.

Sect 3.8.6.2.3 No use which requires a special exception is permitted. Table 3-2 Use Matrix Section 11.1 on page 3-23 "cell towers, communication towers and antennae.

Sect 3.8.6.2.4 No use may be established unless and until it complies with the standards established in this section and other applicable standards contained in this chapter. The criteria set forth in the NP have not been met for the use for which the city wants to establish.

Sect 3.8.6.3 Dimensional standards

Maximum height 32 feet. Minimum rear setback requires a 20 foot buffer. What is being proposed is 15 feet. Other projects when adjacent to residential and which are not residential in nature have been required to have 25 feet of landscaped buffers. Maximum building foot print. 3,000 square feet. What is being proposed is 34,000 square feet, almost 10.5 times as large as allowed. Where is the context and scale requirement as required by the Comprehensive Plan. Maximum front setback required is 50'. The Courthouse is 68' & 143', the police station is 78' & 112' and the fire station is 50' and 30'. Even if this area did not have the Neighborhood Preservation Overlay, these setbacks would not meet the requirements of the GC zoning, which has a maximum setback of 80 feet.

Section 3.8.6.5 Parking

- Sec 3.8.6.5.1 Not more than one access to a street shall be permitted per lot or parcel. There are three parcels, thus 3 drives allowed. The plan shows 5 drives
- Sec 3.8.6.5.2 The maximum driveway width shall be 14 feet. The fire station drive measures 62 feet wide at the property line. The drive in front of the police station is 31 feet. The two drives on Observatory and the one on Butler are 24' wide.
- Sec 3.8.6.5.4 Parking shall not be permitted between structures and the corridor street. Plan clearly shows 80 parking spaces between the buildings and the corridor street. The entire site will have 132 parking spaces. Parking visible from the front shall be screened with a permanent wall, fence or hedge not less than 42" and no more than 60" in height. The bldg elevations look nice but the visibility of the buildings will be partially nullified by this screened requirement. Defeating the purpose of the extra expenditures for the fascade AND contributing to further reductions to the already limited sight distance on Georgia Avenue, creating an even more unsafe condition.
- Sec 3.8.6.5.5 Parking shall be setback at least 5' from the property line. The parking in the front is not in compliance with Section 3.8.6.5.4 above regarding location. And being set at the property line along Georgia Ave. it is not possible for it to be compliant with Sec 3.8.6.5.4 above regarding the screening. Nor would it be compliant with Article 10 Landscape Ordinance.
- Sec 3.8.6.9 Utility and Trash Receptacles
Shall be located in the side or rear yard. Shall be screened so as not to be visible from the public right of way. There is no dumpster location shown on the plan and it does not appear to have been considered in the current plan based on parking and internal road configurations.
- Sec 3.8.6.10 Business Operations for Non-Residential Uses
- Sec 3.8.6.10.1 Business hours of operation shall be limited to the period from 7am to 9pm. A public safety building and fire station, by definition, are 24 hours a day, 7 days a week and 365 days a year operations

Article 10 Landscaping

"Perimeter landscaping is required on all sides of a parking lot or paved drive that abuts adjoining property, a public right of way ..." How is that possible, the plan clearly shows no intention to comply with Article 10. It is not possible to place trees along the Georgia Ave Road between the right of way and the parking areas, when the parking is on the right of way line. The minimum landscape buffer required at the right of way, even without the overlay, is 15 feet. What else has the city not considered in its evaluation of this project if they just put this together this morning?

To consider re-zoning of a low-density parcel (R14) to one with a high density use (P), which is next to "one of the key properties" in North Augusta, on the National Register of Historic Places ... before Section 3.8.7 Landmark Overlay District LMK regulation is established, seems premature at best and may quite possibly result in one of the City's biggest mistakes. Once this project is approved and we lose the intrinsic values of this Historic District, there is no going back, it will be lost forever. The Comprehensive Plan, established via the South Carolina Planning Act of 1994, requires that "a cultural resources element which considers historic buildings and structures ..." I would contend that approving a re-zoning of this parcel for a Public Use (P) specifically a fire station, Police and Courthouse, since it is adjacent to the Star of Edgefield (A Landmark

property), before Section 3.8.7 Landmark Overlay District is developed and adopted by the City, and before the full impacts on the surrounding National Historic District properties can be ascertained, would be in violation of this State regulation.

Rezoning as it pertains to Public Use (P)

Section 3.6.4.5.1 Review Criteria for Rezoning

"In reviewing an application for Public Use (P), the planning commission and City Council, shall consider the following: ...

Items (A), (B), (C)

(D) Measures to Facilitate Siting..... 3) "Compatibility with neighboring uses:"

136 parking spaces, 2 acres of asphalt, 34,000 SF of building foot print is not compatible with a typical neighborhood, much less the Neighborhood Preservation Overlay District and the Historic District. But one of the most egregious components of this proposed project is the sallyport.

By definition, a sally port is:

A secure, controlled entryway in a prison or fortified place (Slide 17: Sallyport)

Is that what we want in the National Register of Historic Places, next to the "one of the key properties to the identity of the City"?

Section 3.6.4.5.2 of Article 3 Development Standards for Public Zoning

"If the use is within a corridor overlay (Neighborhood Preservation) the standards of Section 3.8 apply."


If the overlay which applies today is removed tomorrow, it isn't going to change the purpose for which the overlay was placed into the development code in the first place---to preserve the neighborhood, property values, safety, health and general welfare.

Based on this information, straight from the City's Development Code and Comprehensive Plan, it should be clear that the re-zoning of the parcel to Public Use (P) is inconsistent with the Comprehensive Plan, as well as, the Development Code. The effects upon the historic district haven't even been considered – because they weren't even mentioned in the rezoning application you have before you. That is a major omission that should have a major impact upon your and City council's decision.

Here tonight, the planning commission and the City Council on Monday, will have the opportunity to affect the future identity of the City for generations to come. Will you choose this as your City's identity (Slide 17: Sallyport) or will the lasting impression you leave for visitors or our children be this (Slide 18: Star of Edgefield). The decision is yours the effects are ours. Will current and future citizens look back on your decision tonight with pride or will they just wonder "what happened? What would the city look like today if they had only preserved and protected this Historic District?"



To: North Augusta Planning Commission

From: Libby Hodges, AICP, Director, Department of Planning and Development 

Subject: Street Naming – RWN18-001– A new private drive to be named Welcome Place between Merovan Drive and Walnut Lane Extension.

Date: August 1, 2018

Request

The Planning Commission is asked to review and consider a request by the Merovan Property Owner's Association to name a new private drive Welcome Place. The private drive runs between Merovan Drive and Walnut Lane Extension.

Background

This roadway was approved per MSP18-003. It is a private drive intended to connect Merovan Drive and Walnut Lane Extension.

State Code

The Planning Commission is responsible for approving the name of a street or road within the city jurisdictional properties (S.C. Code § 6-29-1200). The Commission can name or rename when 1) where there is duplication of names or other conditions which tend to confuse the traveling public of the delivery of mail, orders, or messages; 2) when it locates addresses; or 3) upon any good and just reason that may appear to the Commission. After a public hearing, the Planning Commission issues a certificate designating the change. The certificate must be recorded at the Register of Means and Conveyance (RMC) office. The certified name then becomes the legal name of the street.

Findings

1. The Planning Commission is the appropriate body to receive public comment and render a decision on the street naming of the roadway located between Merovan Drive and Walnut Lane Extension.
2. The street name, Welcome Way, has been properly reviewed and approved through the Aiken County 911 protocols. The street name has been reserved and is ready pending Planning Commission approvals.



City of North Augusta

Attachments:

- Map of affected street area
- Letter to surrounding property owners
- Copy of Public Notice

EXHIBIT A



PROPOSED NAMING OF
PRIVATE ROAD
WELCOME PLACE

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 August 16, 2018, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RWN18-001 – A request by The Church of the Holy Trinity to name a portion of right-of-way running between Merovan Drive and Walnut Lane Extension.

A map and documents related to these applications will be available for public inspection after August 9, 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 naming 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.

voice. But there are times, or in certain parts of songs, where I think, 'Man, that's pretty close.'"

Sikes launched his career in entertainment 20 years ago, and he will celebrate the anniversary with a concert at the AECOM Center for the Performing Arts on Aug. 4.

The event will start at 7 p.m., and tickets cost \$25 apiece.

"It hasn't just been the Elvis deal," said Sikes of his musical journey. "I also sing a lot of other things like oldies and classic country."

But in the CSRA, Sikes is best known as "The King" when he steps onto the stage.

He's also traveled to Canada to perform as well as to Wisconsin, Nevada, Indiana, Kentucky and many other states.

It all began when "I was asked to sing a few songs at a wedding reception," Sikes said. "As a kid growing up, I was always a big fan of Elvis. He was a hero to me. You

But high finishes in competitions weren't the only reasons why pretending to be Elvis provided Sikes with a sense of accomplishment and satisfaction.

"The longer I did it, the more special it became," he said. "A lot of times in the beginning, you don't really realize the impact that you've had on people. Many of them are huge fans of Elvis, and they've told me later that seeing me or hearing me perform his music put a smile on their face. Basically, what I'm doing is bringing back memories for them."

Being a tribute artist has

passed away a number of years ago (in 2008), but Gene Doucette is still alive. What they did was pass on all the original sketches and original patterns to this company that specializes in Elvis costumes."

Recently, Sikes and his wife, Christen, visited the headquarters of that firm, B & K Enterprises Costume Company, in Indiana.

"She had me try on one outfit, and it happened to fit me, so she surprised me with it," Sikes said. "It's the most expensive one I've ever had, and I'm going to wear it for my 20th anniversary concert."

One of the most celebrated and influential entertainers of the 20th century, Elvis died in 1977.

For more information about Sikes' concert and to purchase tickets, call 803-257-5563.

Dede Biles is the Alken County government, business and horse industry reporter for the *Aiken Standard*. Follow her on Twitter @DBethBiles.



Tribute artist Jason Sikes of Graniteville enjoys portraying Elvis Presley.

SUBMITTED PHOTO

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Sat. 7:30am-2pm

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AS12-601069-10

City of
North Augusta, South Carolina
Planning Commission
PUBLIC HEARING NOTICE
The North Augusta Planning Commission will hold a Public Hearing at a special called meeting beginning at 7:00 PM on Thursday, August 2, 2018, in the Council Chambers located on the third floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following:
RWN18-001 - A request by The Church of the Holy Trinity to name a portion of right-of-way running between Merovan Drive and Walnut Lane Extension.
A map and documents related to these applications will be available for public inspection after August 9, 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 naming 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 Economic Development at 803-441-4221 at least 48 hours prior to the meeting.
AS12-171423-1

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NORTH AUGUSTA, SC
29241-2643
P.O. BOX 1000
NORTH AUGUSTA, SC
29241-0001

City of North Augusta

July 31, 2018

La Jolla Inn LLC
3890 Old Town Ave.
SLB-207
San Diego, CA 92110

RE: Application RWN18-001 – Street Naming – A request by the Merovian Property Owner's Association to name a private drive Welcome Place.

Dear North Augusta Property Owner:

The City of North Augusta Planning and Development Department has received a request by the Merovian Property Owner's Association to name a new private drive that connects Merovian Drive to Walnut Lane. The proposed road name is Welcome Place. The road name will provide clarity for property addressing and EB11 responses.

The change affects property at Tax Parcel Number 010-15-04-001.

A map of the affected area is enclosed along with a copy of the public hearing notice that will be published in *The Star* on August 1, 2018.

The North Augusta Planning Commission will hold a public hearing and meeting to consider the street renaming request on Thursday, August 16, 2018. The hearing will begin at 7:00 p.m. and will be held 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. Following the public hearing, the Planning Commission will consider and decide on the application.

If you have any questions, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

Libby Hodges, Director
Department of Planning and Development
Enclosures

Administrative	Planning & Development	Engineering & Public Works	Building Department	Finance	Public Utilities
Dir: 803.411.7200 Tel: 803.411.7200	Dir: 803.411.4221 Tel: 803.411.4221	Dir: 803.411.1223 Tel: 803.411.1223	Dir: 803.411.4227 Tel: 803.411.4122	Dir: 803.411.4111 Tel: 803.411.4111	Dir: 803.411.4244 Tel: 803.411.4244



101 GEORGIA AVENUE
NORTH AUGUSTA, SC
29241-2643
P.O. BOX 1000
NORTH AUGUSTA, SC
29241-0001

City of North Augusta

July 31, 2018

Merovian Property Owners Association
3688 Wheeler Rd.
Augusta, GA 30909

RE: Application RWN18-001 – Street Naming – A request by the Merovian Property Owner's Association to name a private drive Welcome Place.

Dear North Augusta Property Owner:

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If you have any questions, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

Libby Hodges, Director
Department of Planning and Development
Enclosures

Administrative	Planning & Development	Engineering & Public Works	Building Department	Finance	Public Utilities
Dir: 803.411.7200 Tel: 803.411.7200	Dir: 803.411.4221 Tel: 803.411.4221	Dir: 803.411.1223 Tel: 803.411.1223	Dir: 803.411.4227 Tel: 803.411.4122	Dir: 803.411.4111 Tel: 803.411.4111	Dir: 803.411.4244 Tel: 803.411.4244



100 Longleaf Avenue
North Augusta, SC
29831-3943
Phone: 803.733.6441
North Augusta, SC
29831-3943

City of North Augusta



100 Longleaf Avenue
North Augusta, SC
29831-3943
Phone: 803.733.6441
North Augusta, SC
29831-3943

City of North Augusta

July 31, 2018

Graham Bramton LLC
3888 Wheeler Rd.
Augusta, GA 30909

RE: Application RWN18-001 - Street Naming - A request by the Merovian Property Owner's Association to name a private drive Welcome Place.

Dear North Augusta Property Owner:

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If you have any questions, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,


Libby Hodges, Director
Department of Planning and Development

Enclosures

Administrative
City: 803.441.4221
Fax: 803.441.4281

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Fax: 803.441.4281

Engineering & Public Works
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Building Department
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Fax: 803.441.4281

Permitting
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Fax: 803.441.4281

Water & Sewer
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Water & Sewer
City: 803.441.4221
Fax: 803.441.4281

Public Utilities
City: 803.441.4221
Fax: 803.441.4281

July 31, 2018

B&H Land Co. LLC
1722 Acauaga Lake Rd.
North Augusta, SC 29841

RE: Application RWN18-001 - Street Naming - A request by the Merovian Property Owner's Association to name a private drive Welcome Place.

Dear North Augusta Property Owner:

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If you have any questions, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,


Libby Hodges, Director
Department of Planning and Development

Enclosures

Department of Planning and Development



Project Staff Report

City of North Augusta

Major Subdivision (Preliminary Plat) PP18-003

August 8, 2018

Prepared by L. Hodges

Section 1 - Summary

Project Name	Glynn Bruker Townhomes
Applicant	Glynn Bruker
Representative/Engineer	GF "Bo" Slaughter, James G. Swift & Assoc.
Address/Location	118 Lecompte Ave.
Parcel Number	006-19-13-005
Zoning District	OC, Office Commercial
Overlay District	n/a
Future Land Use	Mixed Use
Proposed Use	Townhomes
Phase Size	n/a
Number of Lots	6
Parcel Size	0.48 acres (18,730.8 sq. ft.)
Open Space	7399 sq ft (0.16 ac)
Gross Density	12.5 units per acre

Section 2 – Planning Commission Consideration

Section 5.8.3 of the NADC specifies the procedures for Planning Commission approval of major subdivisions (preliminary plats) that exceed the minor plat threshold requirements of §5.8.3.1.

The Planning Commission may approve, approve with conditions or waivers, if applicable, or deny a major subdivision application.

The approval of the major subdivision application does not constitute approval of a final subdivision plat, and 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 expire two (2) years from the date of approval.

Final approval will be given by staff when the plans are in substantial compliance with all relevant requirements of the North Augusta Development Code and any proposed conditions.

Section 2 – Public Notice

A notice of the major subdivision application and scheduled date of the Planning Commission meeting was posted August 1, 2018, on www.northaugusta.net.

Section 3 – Site History

The property appears within the original 1891 Boeckh Plat of North Augusta very near the northeastern edge of the boundary. A 2001 plat for this property appears to show three lots containing one single family residence in the center of the property facing Lecompte Ave. The house appears to have been demolished sometime after that plat was recorded. The Planning and Development Department is not aware of any other site restrictions at this time.

Section 4 – Existing Site Conditions

	Existing Land Use	Future Land Use	Existing Zoning
Subject Parcel	Vacant	Mixed Use	OC, Office Commercial
North	Single-Family Residential and Residential with Business, and Institutional (Church)	Mixed Use	OC, Office Commercial
South	Commercial, Posey's Funeral Home	Mixed Use	OC, Office Commercial
East	Residential, Multifamily	Mixed Use	R-5, Mixed Residential
West	Commercial, Television Station Offices	Mixed Use	OC, Office Commercial

Access – The access serving this property is proposed to be from Summerhill Rd., which is state maintained. There is currently a two-way stop sign at Lecompte Ave. at Summerhill Rd. The site is within one block of Georgia Avenue to the west and several blocks from Old Edgefield Rd. to the east. There are no NCDOT planned for the intersections closest to the property at this time.

Topography – The site topography has minimal slope from west to east. Any topography interior to the site is not observed due to existing vegetation.

Utilities – The property has access to water line and sanitary sewer lines along both Lecompte and Summerhill Roads. The applicant should coordinate with Engineering and Public Works as appropriate to access these systems.

Floodplain – None noted.

Drainage Basin – Waterworks Basin. This basin has an overall quality of “Poor” with water impairments found in the samples as designated on the City of North Augusta Stormwater Management’s Drainage

Basin Map. The property has a Priority ranking of "1," meaning it is a priority for infrastructure inspections, repair, cleaning, and modification to improve water quality.

Section 7 – Staff Evaluation and Analysis

Following is a general discussion of the current site, site restrictions, and any comments generated from an initial site plan review.

1. Townhouses are permitted within the OC, Office Commercial zoning district.
2. The density of the overall development is 12.5 dwelling units per gross acre. Office Commercial does not provide an overall density limit. For reference, an R-5, Mixed Residential Zoning allows 24 dwelling units/gross acre. Development across Lecompte Ave. and Summerhill Rd. have densities of between 8.3 and 16.6 units per acre.
3. The proposed major subdivision (preliminary plat) complies with the Future Land Use map for this area, which calls for mixed use. While the site itself does not provide multiple uses, the surrounding area contains Assembly, Public, Institutional or Community Facilities (church, funeral home), Utility Uses and Structures (radio station with antenna), home based businesses (hair salon), small and medium lot residential, apartments, and Commercial development (Aldi, Kroger). The property is one of a few vacant properties in the area and would be appropriate for infill development as recommended generally by the Comprehensive Plan.
4. Lecompte Ave. appears on the 2011 North Augusta Greenway, Pedestrian and Bicycle Master Plan as a "Proposed Bike Route." While there are no particular requirements for improvement at this time, it may be important to not for engineering and planning purposes.
5. Following are general site plan comments generated from an initial site review. Plat approval will require the applicant to address these comments. Additional comments may be generated for subsequent submittals as a more detailed review will be conducted by all staff at that time.
 - a. General Site Review Comments, Planning and Development
 - i. Sidewalk is required along all right-of-ways. NADC 7.2.10.2 Final approval of the layout will be per SCDOT and Engineering.
 - ii. All multifamily development (more than 2 units in an attached building) must meet the architectural standards of NADC 7.2. Additional detail will be required.
 - iii. Exterior lighting must be per 7.4. Additional detail will be required.
 - iv. Final driveway location must be approved per Engineering and be per NACD 14.8.3.3.3.
 - v. Mailboxes may have to be provided as a cluster box per the Postal Service. If this is a requirements, access through the sidewalk network will be required.
 - vi. The following comments were issued from other departments:

1. (7/31/2018 1:57 PM RK)
 1. The townhomes project must comply with Article 10 - the City of North Augusta's Landscape & Development Code.
 2. Any and all existing trees on the property that are planned to remain must have a tree protection fence installed at the drip line of the tree or 1ft. for every inch of trunk diameter of the tree.
 3. No large trees shall be planted closer than 20ft. to a street light.
 4. All landscape plan must be submitted for the block of townhouses. One shrub of a minimum height of 18" must be planted (one per 10ft) of the principal structure, less the garage.
 5. Your current landscape tree detail does not match the tree symbols.
 6. No 'Summer Red' Maples shall be planted.
2. (8/7/2018 9:53 AM JS) Approved for roll cart service.
3. (8/7/2018 9:55 AM JS) Water meter shall be Compound. See Engineering for any additional comments.

cc: Glynn Bruker, gbruker@aol.com
Bo Slaughter, jgs.bo@knology.net

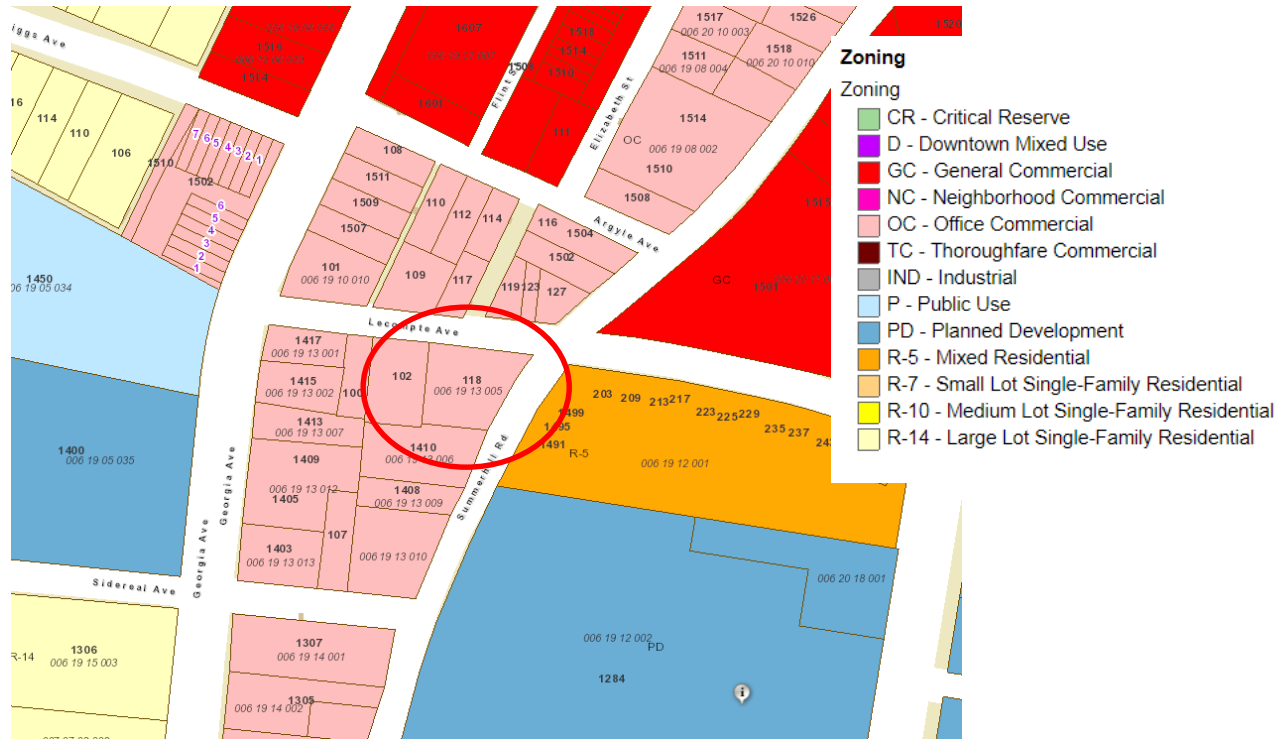
Section 9 – Aerial



Section 10 – Topography



Section 11 – Current Zoning



Section 12 – Future Land Use

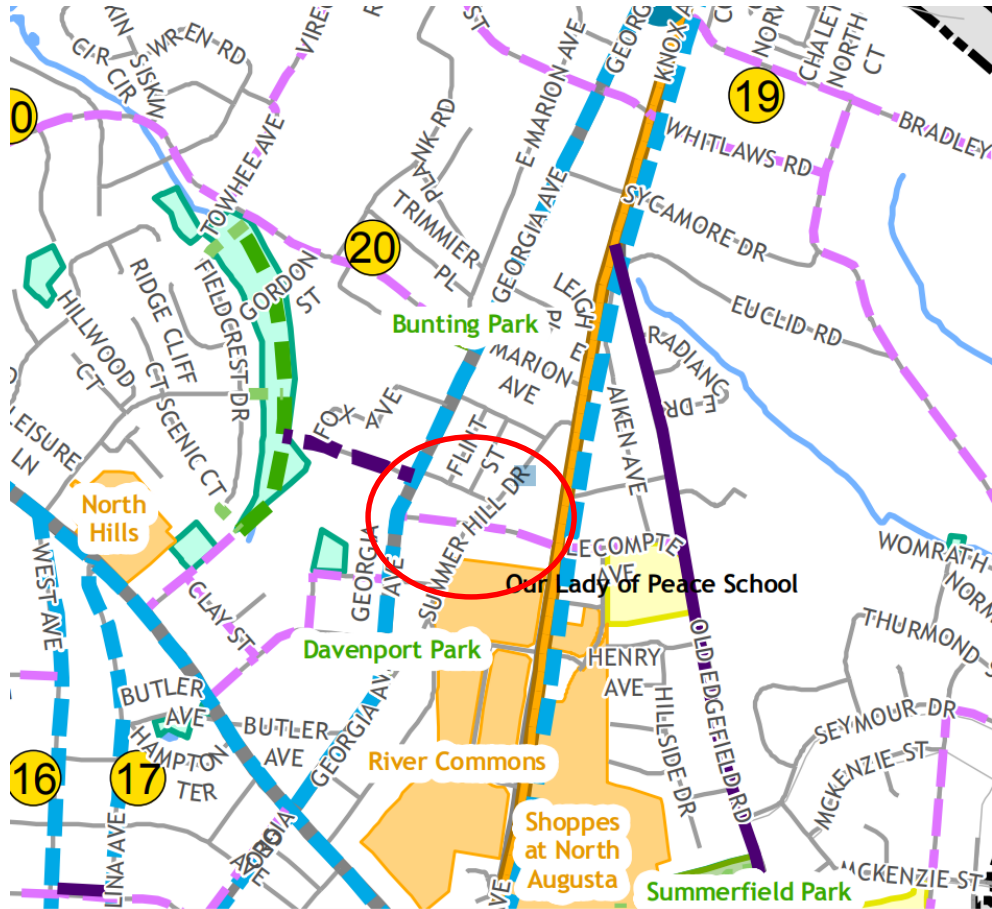


Future Land Use Categories

- Low Density Residential
- High Density Residential
- Commercial
- Industrial
- Mixed Use
- Institutional, Government and Public Facilities
- Transportation, Communication and Utilities
- Parks, Recreation, Open Space, and Conservation



Section 13 – Greenway, Pedestrian and Bicycle Master Plan



North Augusta Greenway, Pedestrian, and Bicycle Master Plan

North Augusta, SC
 Greenway Master Plan Update
 Source: Data obtained from the City of North Augusta
 Author: HAW, AUSA Planning & Design
 Date: March 2011
 Revised: March 2011 - KBW City of North Augusta

- | | | | |
|---------------------------------------|-------------------------------|-------------------------------|----------------------|
| ● Trailheads and Potential Trailheads | — Proposed Bike Lane | — Proposed Soft Surface Trail | ▭ School |
| ● Intersection Improvements | — Proposed Bike Route | — Existing Connector | ▭ Park |
| ★ Proposed Grade Separated Crossing | — Existing Side Path | — Proposed Connector | ▭ Shopping Center |
| ● Project Number | — Proposed Side Path | — Existing Bridge | ▭ City Owned Parcels |
| — Existing Sidewalks | — Existing Greenway | — Proposed Bridge | ▭ Water |
| — Proposed Sidewalks | — Proposed Greenway | — Railroad | ▭ City Limits |
| | — Trails by Developer | | |
| | — Existing Soft Surface Trail | | |

Section 14 – Attachments

- 1) Current Site Photos
- 2) Submitted Elevations and Site Plans
- 3) Public Notice



Figure 1: Site from northeast corner of Lecompte and Summerhill, looking southwest



Figure 2: Site from northwest, at church, across Lecompte, looking southeast



Figure 3: Townhomes across the street from site (from across Summerhill)



Figure 4: Looking north towards site from Posey's parking lot along Summerhill

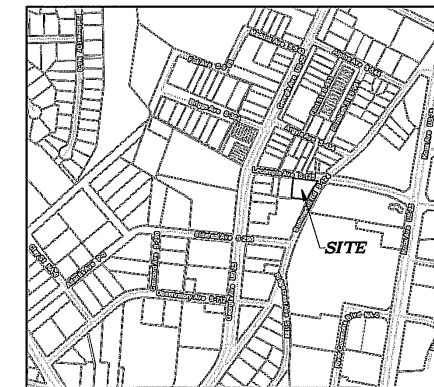
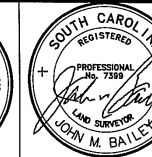


Figure 5: Apartments across Summerhill Dr., looking south. Site is on the right of the picture.

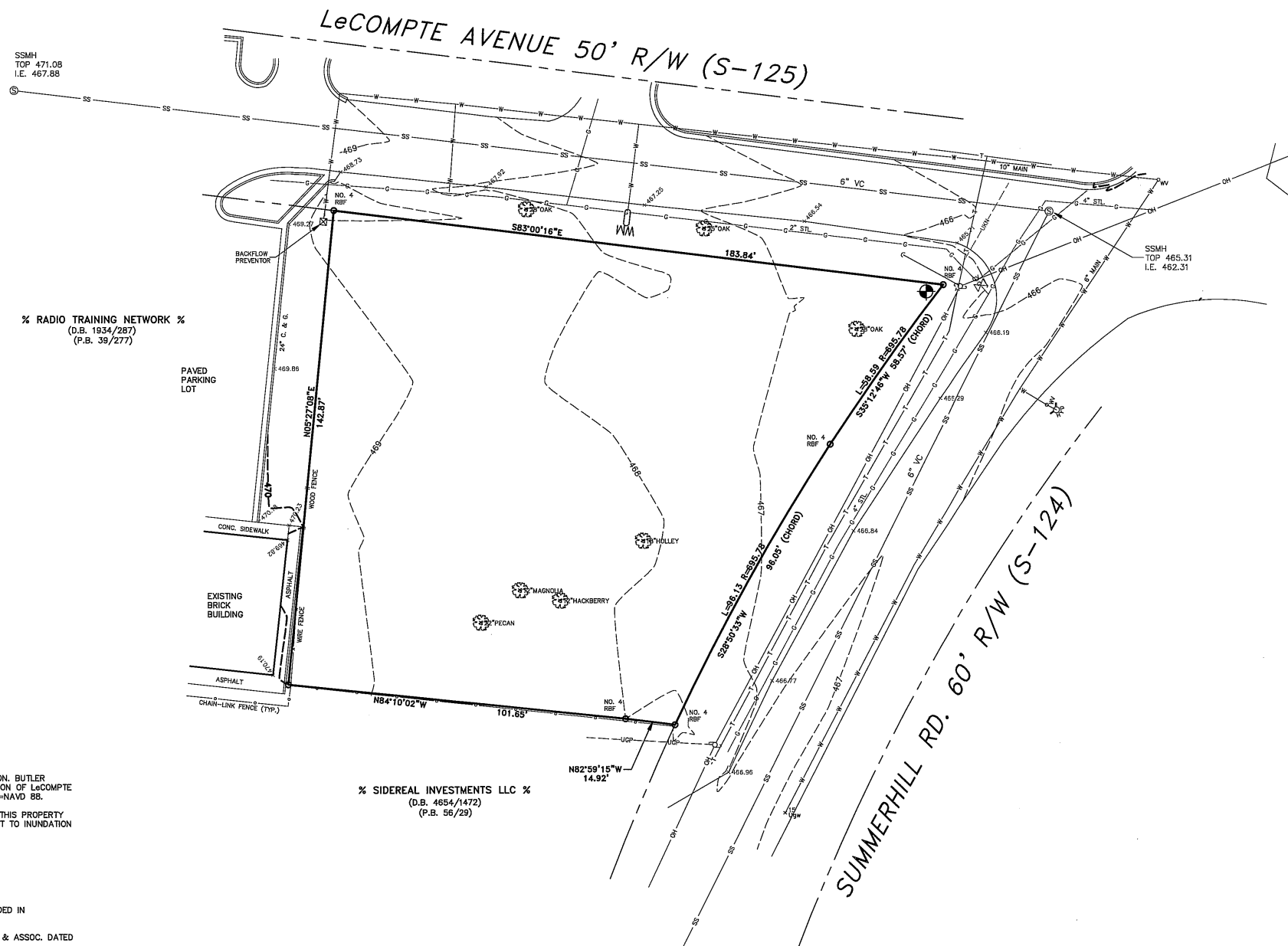
PROJECT DATA

AREA 0.48 AC.
 PARCEL I.D. 006-19-13-005
 ZONING OC, OFFICE COMMERCIAL
 SETBACK:
 FRONT 20 FEET (MAX.)
 SIDES 5 FEET (MIN.)
 REAR 10 FEET (MIN.)

*INFORMATION OBTAINED FROM NORTH AUGUSTA PLANNING AND DEVELOPMENT WEBSITE APRIL 30, 2018



LOCATION MAP
NO SCALE



LEGEND

- NO. 5 RE-BAR FOUND RBF
- PROPERTY CORNER (DESCRIBED) ○
- POWER POLE ○
- SANITARY SEWER MANHOLE ⊗
- FIRE HYDRANT ⊕
- WATER VALVE ⊕
- WATER METER ⊕
- GAS VALVE ⊕
- WATER LINE — W —
- GAS LINE — G —
- UNDERGROUND POWER — USP —
- TELEPHONE — T —
- OVER-HEAD POWER — OH —
- GUY WIRE — GW —
- SANITARY SEWER — SS —

NOTES:

- HORIZONTAL AND VERTICAL CONTROL IS BASED ON NGS MON. BUTLER 2 RM4 LOCATED ON GERGA AVENUE NEAR THE INTERSECTION OF LeCOMPTe AVENUE. HOR. DATUM=NAD 83 (2011) AND VERT. DATUM=NAVD 88.
- ACCORDING TO FIRM 4500300314E DATED JUNE 19, 2012, THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- FIELD SURVEY COMPLETED APRIL 30, 2018.

REFERENCES:

- DEED OF FREDERICK MICHAEL FLIPPO TO FMMI, LLC RECORDED IN DEED BK. 4675, PG. 1819.
- PLAT FOR MARY ELIZABETH CULPEPPER BY TONY L. CARR & ASSOC. DATED MAY 4, 2001 AND RECORDED IN PLAT BK. 44, PG. 59-2.

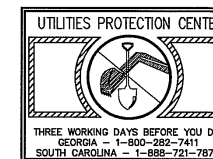
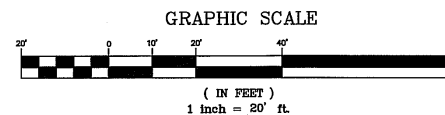
THIS PLAN OR SURVEY IS INTENDED FOR THE SOLE PURPOSE AND USE OF THE PERSON OR ENTITY WHOSE NAME APPEARS HEREON AND IS NOT TRANSFERABLE. ANY OTHER USE OF THIS SURVEY OR PLAN WITHOUT EXPRESSED WRITTEN PERMISSION IS STRICTLY PROHIBITED.

ALL RIGHTS RESERVED.
JOHN M. BAILEY & ASSOCIATES, P.C.

JMB JOB NO. 18052-TOPO

BENCHMARK
TOP NO. 4 RE-BAR
EL. 466.54 (NAVD 88)

SSMH
TOP 465.02
I.E. 458.32



UTILITY NOTE

THE EXISTENCE, ABSENCE, LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED USING ORDINARY SURVEYING METHODS, FIELD OBSERVATIONS, UTILITY DATA AND EXISTING SITE DRAWINGS. THE UTILITIES ARE SHOWN TO THE EXTENT THEY CAN BE DETERMINED AND DOES NOT INSURE OTHER UTILITIES ARE NOT IN THE AREA, OR THAT, UNLESS PHYSICALLY LOCATED, ARE IN THE EXACT LOCATION SHOWN ON THIS SURVEY.

REVISIONS

No. DATE

PROJECT No: 18052
 DATE 05-02-18
 SCALE 1"=20'
 DWN. JMB
 FIELD CMH
 CKD. JMB

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

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
 OF
 A COMMERCIAL LOT
 LOCATED IN THE CITY OF NORTH AUGUSTA AT 118 LeCOMPTe AVENUE

COUNTY OF: Aiken STATE OF: S. CAROLINA

SHEET NO.

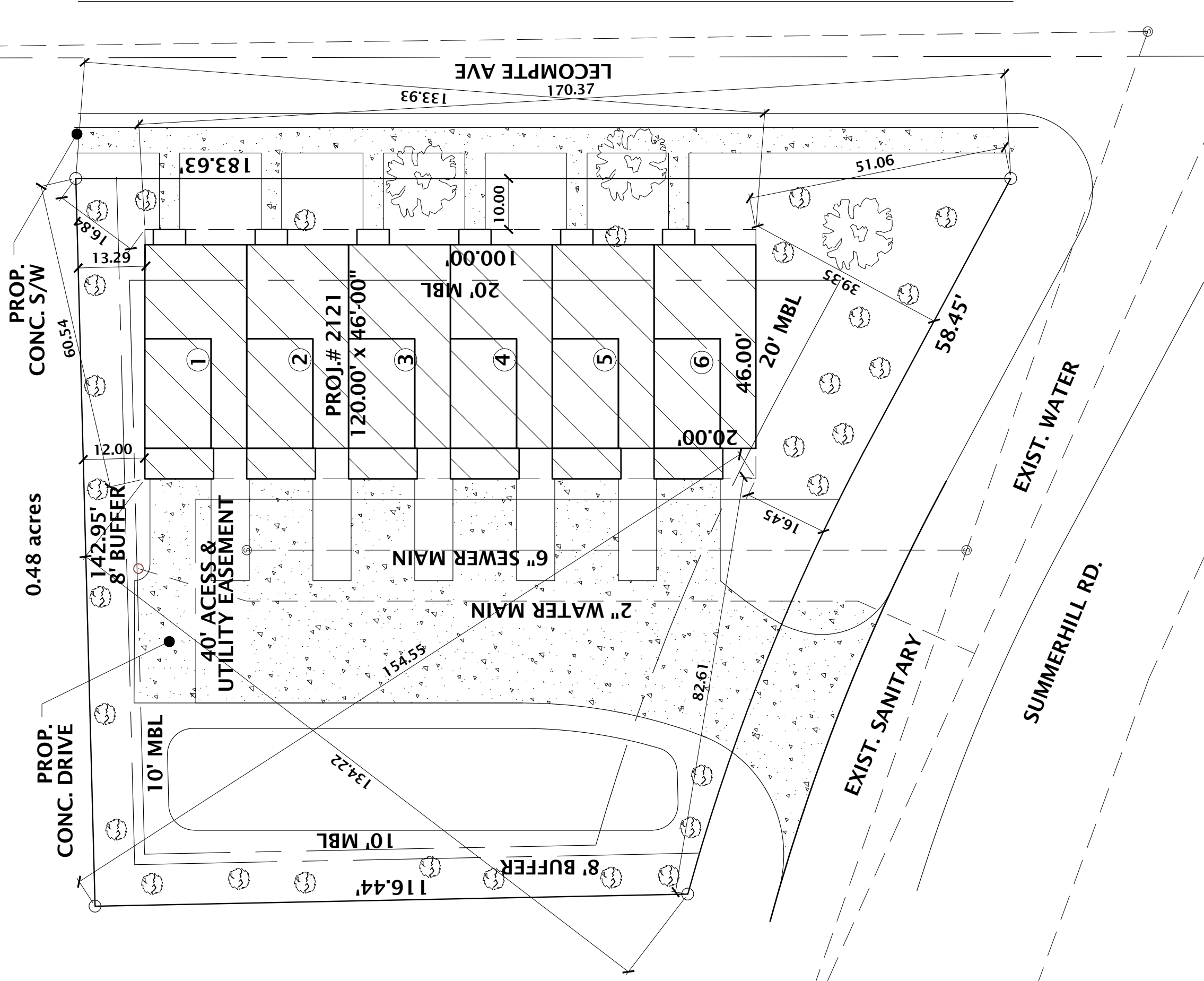
1 OF 1



SUMMER HILL

PARKRIDGE BUILDERS

AIKEN COUNTY



PROP. CONC. S/W

0.48 acres

PROP. CONC. DRIVE

142.95' 8' BUFFER

10' MBL

40' ACCESS & UTILITY EASEMENT

10' MBL

PROJ.# 2121
120.00' X 46' 00"

2" WATER MAIN
6" SEWER MAIN

20' MBL

LECOMPTÉ AVE
170.37
133.93

8' BUFFER

46.00'

20' MBL

20.00'

82.61'

16.45'

20' MBL

39.35'

EXIST. SANITARY

EXIST. WATER

SUMMERHILL RD.

SITE PLAN
LOT XXX
SCALE 1" = 20'-0"

"CONTRACTOR TO VERIFY ALL MIN. BLDG. LINE PRIOR TO CONSTRUCTION"

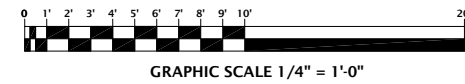
XXXXXXXXXXXXXXXXXX

ISSUED BY: XXXXXXXX XX, 2017
DESIGNED BY: CGP
DRAWN BY: XXX
SHEET TITLE: SITE PLAN
PROJECT NUMBER: XXXX SHEET NUMBER: 1 OF 1

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CONTRACTOR FOR BUILDER
PARKRIDGE BUILDERS

CRAIG G. PEEL
HOUSE PLANS INC.
P.O. BOX 267 EVANS, GEORGIA 30809 (706) 650-8283

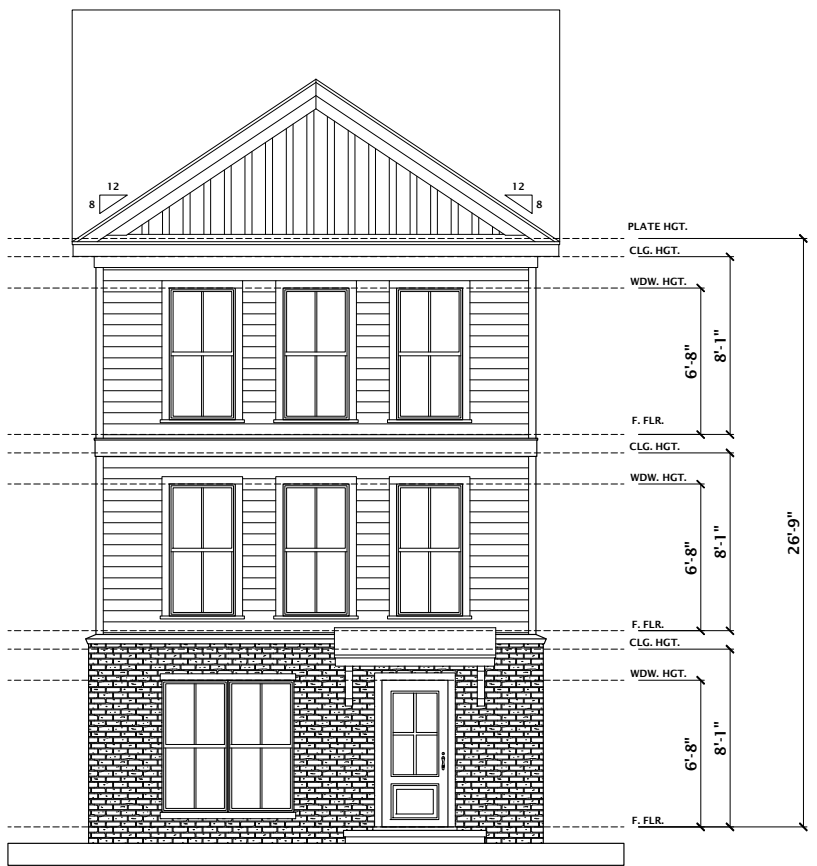
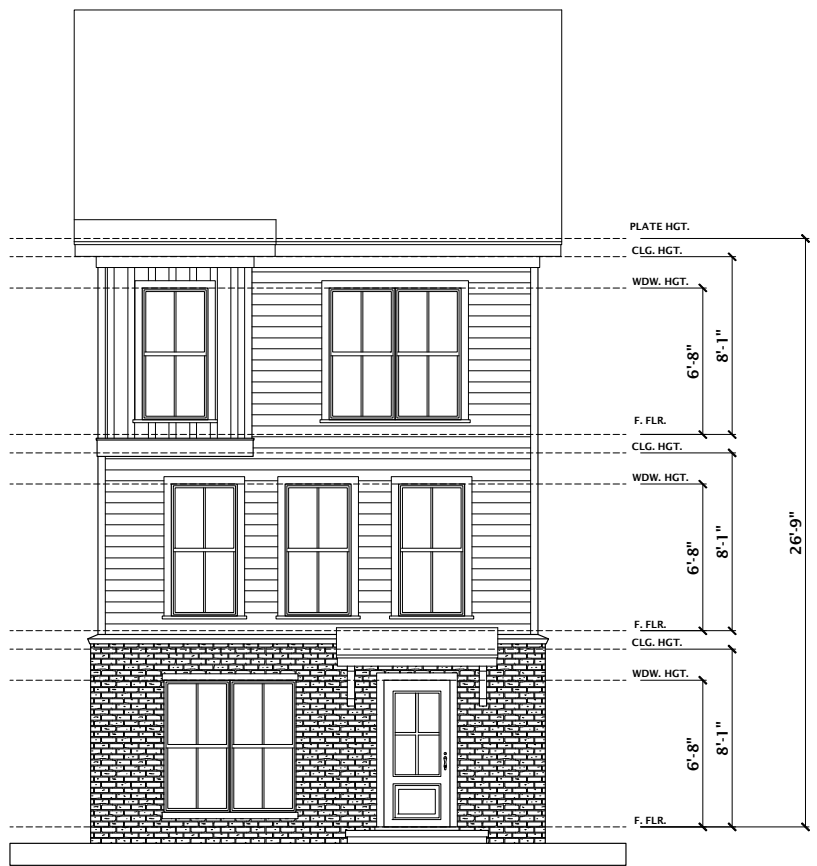
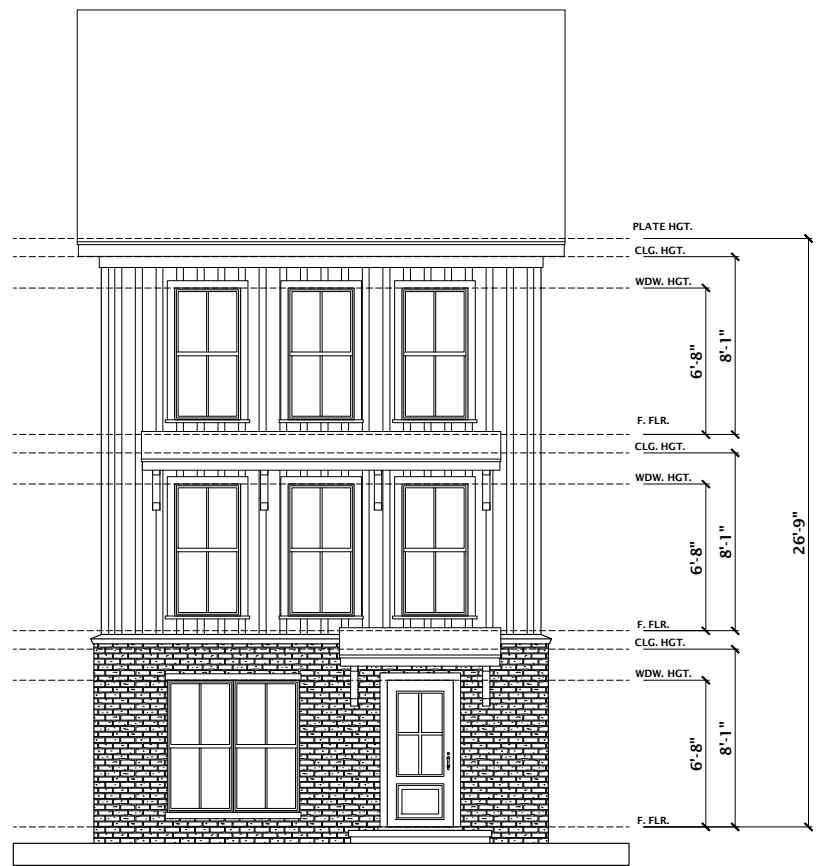


**DO NOT SCALE DRAWINGS
CONTRACTOR TO FIELD VERIFY
DIMENSIONS PRIOR TO
CONSTRUCTION.**

REVISIONS	
NO.	DESCRIPTION
1	XX/XX/XX JOB # 2018-100

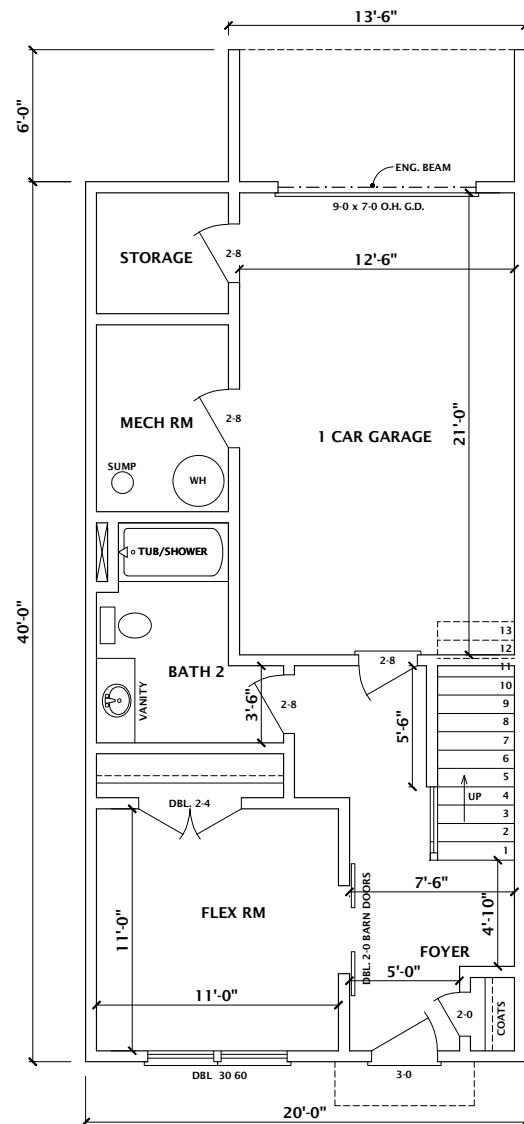
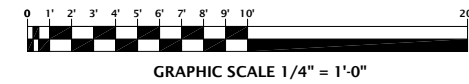
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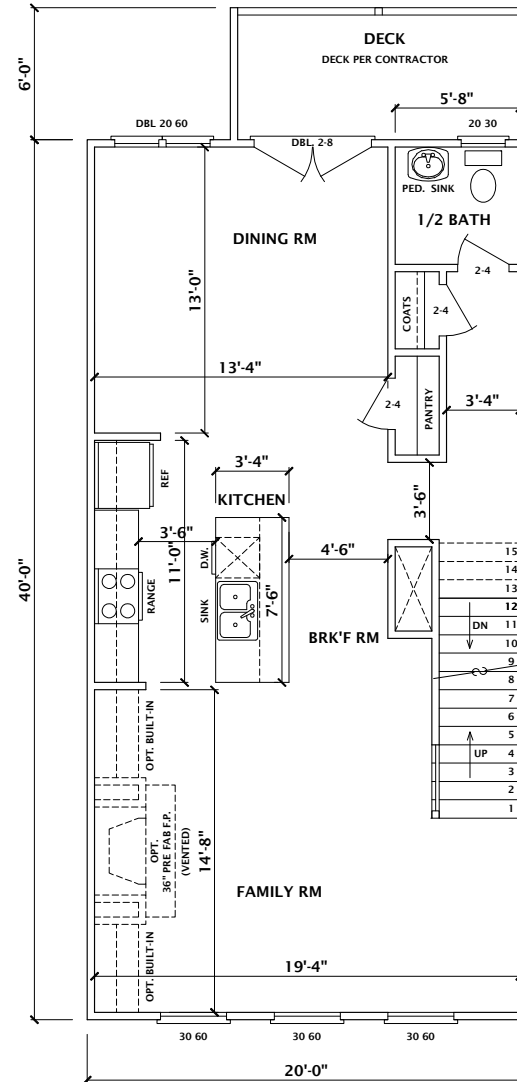


PARKRIDGE BUILDERS TOWNHOMES

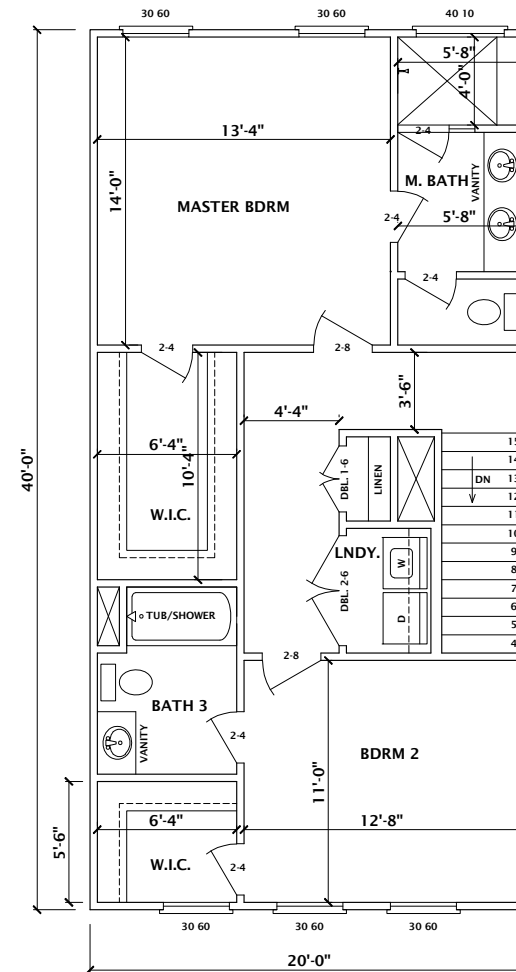
ISSUE DATE:	XXXXXXXXXXXX, XX XXXX
DESIGNED BY:	XXX
DRAWN BY:	XXX
SHEET TITLE:	ELEVATIONS
PROJECT NUMBER:	XXXX
SHEET NUMBER:	1 OF XX



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

ESTIMATED SQUARE FOOTAGE	
FIRST FLOOR HTD.	521 SQ. FT.
SECOND FLOOR HTD.	800 SQ. FT.
THIRD FLOOR HTD.	800 SQ. FT.
TOTAL HTD.	2121 SQ. FT.
GARAGE	280 SQ. FT.
TOTAL	2401 SQ. FT.

DO NOT SCALE DRAWINGS
CONTRACTOR TO FIELD VERIFY
DIMENSIONS PRIOR TO
CONSTRUCTION.

REVISIONS		
NO.	DATE	DESCRIPTION
1	XX/XX/XX	JOB # 2018-100

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CRAIG G. PEEL
P.O. BOX 267 EVANS, GEORGIA 30809 (706) 650-8283 www.craigpeel.com

PARKRIDGE BUILDERS TOWNHOMES

ISSUE DATE:	XXXXXXXXXX, XX XXXX
DESIGNED BY:	XXX
DRAWN BY:	XXX
SHEET TITLE:	FIRST FLOOR PLAN
PROJECT NUMBER:	XXXX
SHEET NUMBER:	4 OF XX

FROM THE NORTH AUGUSTA DEVELOPMENT CODE:

IRRIGATION: AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED PER NORTH AUGUSTA DEVELOPMENT CODE REQUIREMENTS.

PERIMETER LANDSCAPING: ALONG LECOMPTTE AVENUE (3" CAL. MIN.) PLANTED 40' ON CENTER. ALONG SUMMERHILL DRIVE (3" CAL. MIN.) PLANTED 40' ON CENTER.

BUFFER LANDSCAPING: REQUIRED: 1 LARGE TREE FOR EVERY 60' 245 TOTAL LF OF BUFFER 245/60 = 4.1 8 LARGE TREES REQUIRED IN 2 BUFFERS. 8 LARGE TREES PROVIDED

CITY OF NORTH AUGUSTA CONSTRUCTION NOTES: 1. SANDCAY BASE MUST BE 4" MINIMUM DEPTH AND CONSTRUCTED, PREPARED, AND COMPACTED TO 100% STANDARD PROCTOR DENSITY AS PER S.C. DPT SPECIFICATIONS. 6" OF CRUSHER RUN BASE WILL BE REQUIRED IN LIEU OF SAND CLAY BASE DURING THE MONTHS OF DECEMBER, JANUARY, FEBRUARY AND MARCH.

Table with 2 columns: STANDARD DRAWING TITLE, DWG NO. Includes items like FIRE HYDRANT STANDARD DETAIL, VALVE BOX INSTALLATION DETAIL, etc.

Table with 2 columns: DESCRIPTION, SYMBOL. Includes items like SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, etc.

Table with 4 columns: ZONING, LAND USE, ACREAGE, PARCEL SETBACKS. Includes row for CC OFFICE COMMERCIAL.

NOTE: THERE ARE NO WETLANDS LOCATED ON THIS SITE. NOTE: THERE ARE NO WATERS OF THE STATE LOCATED WITHIN 200' OF THIS SITE.

UTILITY NOTES: 1. ALL UTILITY ESTIMATES ARE APPROXIMATE AND MAY VARY BECAUSE OF UNUSUAL FIELD CONDITIONS WITH PRIOR AGREEMENT OF ALL UTILITIES.

SPECIAL NOTES: 1. ALL PIPE MATERIAL, SOLDER AND FLUX SHALL BE LEAD FREE (LESS THAN 0.2 PERCENT LEAD IN SOLDER AND FLUX AND LESS THAN 0.05 PERCENT LEAD IN PIPES AND FITTINGS).



PROJECT DESCRIPTION: THIS PROPERTY IS LOCATED IN NORTH AUGUSTA, SC AT 118 LECOMPTTE AVENUE AND IS CURRENTLY UNDEVELOPED.

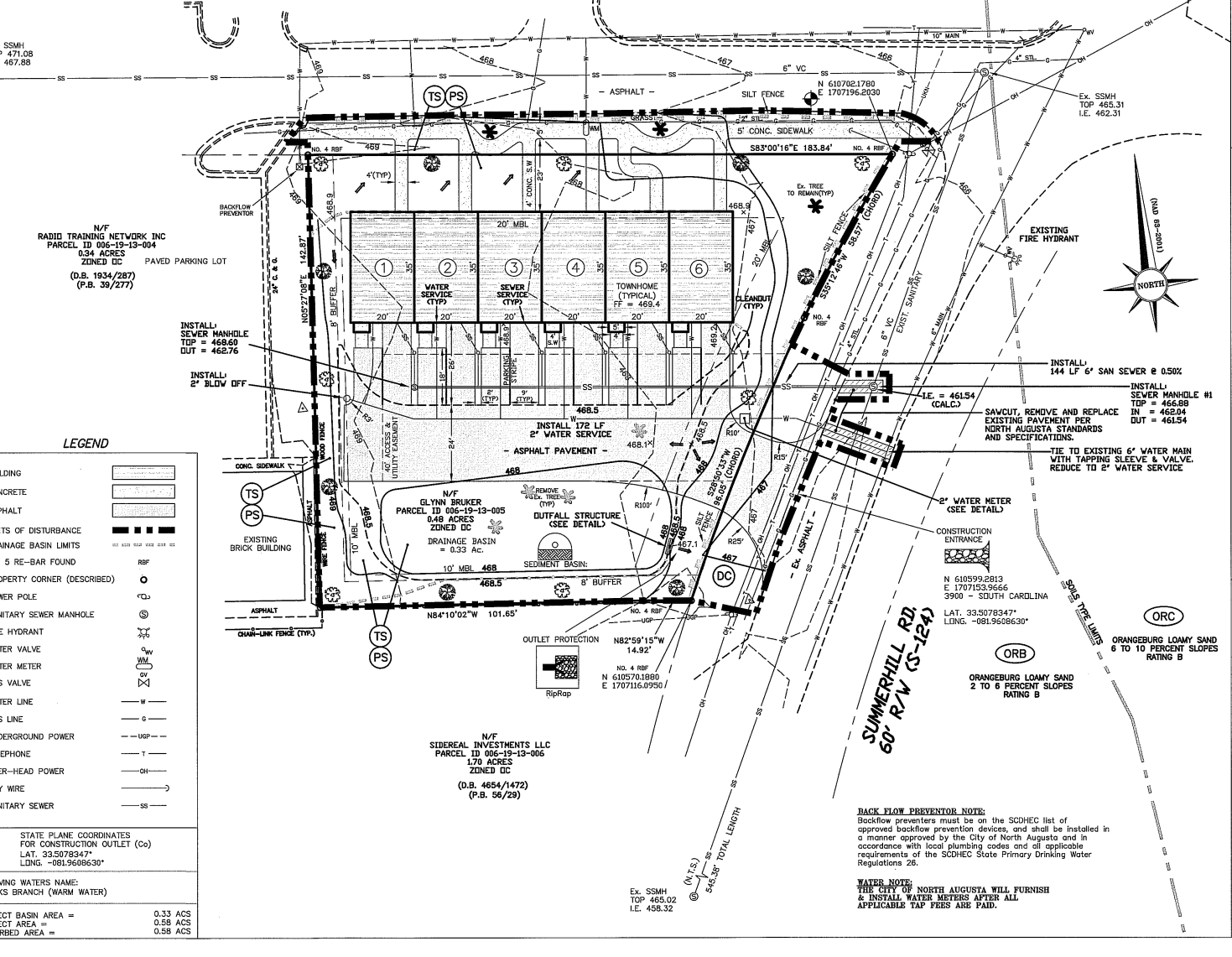
Table with 3 columns: DATE, SUBMITTED FOR GOV. REVIEW, GRS. Includes row for 06-11-18.

TREE SCHEDULE table with columns: BOTANICAL NAME, COMMON NAME, DESCRIPTION, QUAN., HT., SIZE, SPACING, REMARKS.

TREES SYMBOLS table with symbols for AERYN TRIDENT MAPLE, ALLEE ELM.

BENCHMARK: TOP NO. 4 RE-BAR EL. 466.54 (NAVY 88)

LeCOMPTTE AVENUE 50' R/W (S-125)



LEGEND

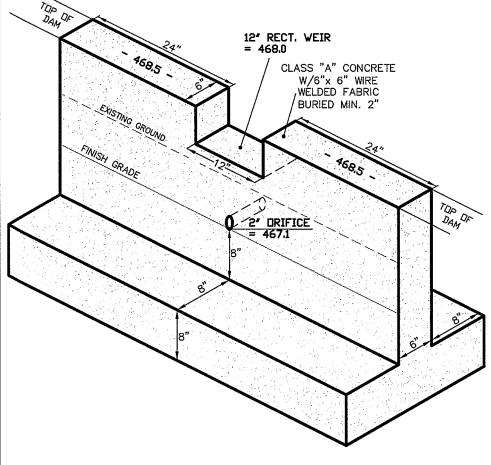
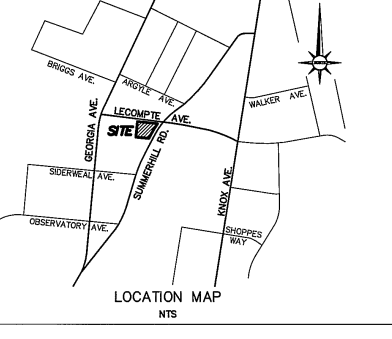
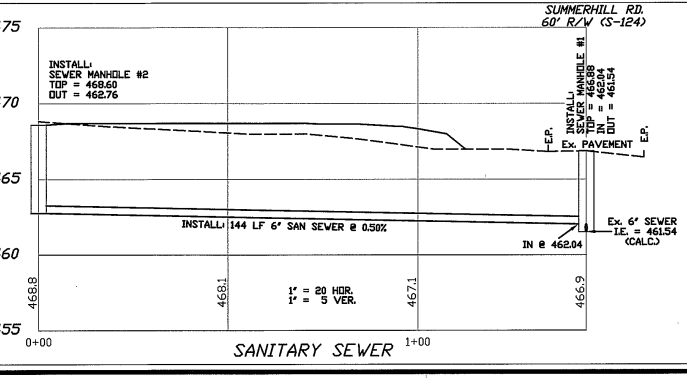
Legend table listing symbols for BUILDING, CONCRETE, ASPHALT, LIMITS OF DISTURBANCE, etc.

STATE PLANE COORDINATES FOR CONSTRUCTION OUTLET (Co): LAT. 33.5078347° LONG. -081.9608630°

RECEIVING WATERS NAME: BROOKS BRANCH (WARM WATER)

STORMWATER ANALYSIS UNDEVELOPED WEIGHTED RUNOFF COMPUTATION table.

STORMWATER ANALYSIS DEVELOPED WEIGHTED RUNOFF COMPUTATION table.



MINIMUM PARKING CALCULATIONS table showing 12 total vehicle spaces provided.

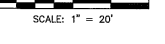
MAXIMUM PARKING CALCULATIONS table showing 12 total vehicle spaces provided.

PROJECT DATA table including owner and developer information (Glynn Bruker).

SHEET INDEX table showing Site Plan (1) and Details (2-3).

GLYNN BRUKER CONSULTING ENGINEERS NORTH AUGUSTA, SOUTH CAROLINA


JAMES G. SWIFT & ASSOCIATES CONSULTING ENGINEERS 1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909



Vertical text on the far left edge of the page.

Planning Commission Public Hearings

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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 **Thursday, August 16, 2018**, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RWN18-001 – A request by The Merovan Property Owner's Association to name a portion of right-of-way running between Merovan Drive and Walnut Lane Extension.

The Commission will also review an application for a Major Subdivision, **PP18-003**:

Address/Location: 118 Lecompte Ave.
Parcel Number: 006-19-13-005
Zoning District: OC, Office Commercial
Future Land Use: Mixed Use
Proposed Use: Multifamily (Townhomes)
Phase Size: n/a
Number of Lots: 6

A map and documents related to these applications will be available for public inspection after **August 9, 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 naming are encouraged to attend.

CITIZEN ASSISTANCE:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES, AICP
Director***

***MONTHLY REPORT
FOR
JUNE 2018***

City of North Augusta
Department of Planning and Development
Monthly Report for June 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	0	0	2	0	1	0	2	0
Planned Acres	0.00	0.00	37.45	0.00	6.89	0.00	27.88	0.00
Planned Lots	0	0	108	0	37	0	89	0
Minor Subdivision Plats	1	0	12	0	3	0	9	0
Platted New Lots	1	0	19	0	6	0	18	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	21.18	0.00
Platted Lots	0	0	98	0	0	0	42	0
Site Plans								
Minor Site Plans	1	0	3	0	2	0	6	0
Major Site Plans	0	0	0	0	0	0	2	0
Total Site Plan Acres	0.00	0.00	0.00	0.00	4.40	0.00	29.78	0.00
Planned Developments								
PD Gen Dev Plans/Major Mod.	0	0	0	0	0	0	0	0
PD Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Plan Modifications		0	0	0	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	1	1	0	1	0
Parcels	0	0	0	2	2	0	2	0
Acres	0.00	0.00	0.00	2.41	245.56	0.00	245.56	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	0	0	1	0	0	0	0
Other								
Certificates of Zoning Compliance	20	0	84	0	15	0	110	0
Zoning Confirmation Letters	0	0	4	0	1	0	4	0
Residential Site Reviews	16	0	142	0	13	0	99	0
Sign Permits	5	0	19	0	4	0	31	0
Planning Projects	0	0	0	0	2	0	2	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 June 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	1	0	0	0	1	0
Special Exceptions	0	0	0	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	0
Waivers	0	0	0	0	0	0	0	0
Fees Collected								
Development Applications	\$245.00		\$10,489.00		\$915.50		\$7,690.20	
Appeals	\$0.00		\$200.00		\$0.00		\$200.00	
Maps/Publications	\$77.00		\$77.00		\$0.00		\$0.00	
Special Review Fees	\$0.00		\$0.00		\$0.00		\$0.00	
Total Fees	\$322.00		\$10,766.00		\$915.50		\$7,890.20	

City of North Augusta

Department of Planning and Development

Staff Approvals - 2018

Residential Site Plans - June 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
RSP18-127	010-15-05-002	Bell & Hensley Construction	1013 Albion Loop	PD	6/1/2018	New Rental
RSP18-128	010-15-05-002	Bell & Hensley Construction	1015 Albion Loop	PD	6/1/2018	New Rental
RSP18-129	010-15-05-002	Bell & Hensley Construction	1017 Albion Loop	PD	6/1/2018	New Rental
RSP18-130	010-15-05-002	Bell & Hensley Construction	1019 Albion Loop	PD	6/1/2018	New Rental
RSP18-131	005-09-13-037	Bill Beazley Homes	366 Bridle Path Rd	PD	6/1/2018	New Residential
RSP18-132	001-12-04-006	D. R. Horton, Inc.	1018 Dietrich Ln	PD	6/1/2018	New Residential
RSP18-133	005-09-02-016	Jeff Baumgardner	229 Bridle Path Rd	PD	6/5/2018	Swimming Pool
RSP18-134	002-16-02-020	Benjamin Brock	1402 Waccamaw Dr	R-10	6/8/2018	Screened Porch
RSP18-135	001-12-04-003	D. R. Horton, Inc.	974 Dietrich Ln	PD	6/14/2018	New Residential
RSP18-136	005-09-17-005	Bill Beazley Homes	459 Bridle Path Rd	PD	6/15/2018	New Residential
RSP18-137	106-00-09-007	Keystone Homes, Inc.	1061 Harlequin Way	R-10	6/15/2018	New Residential
RSP18-138	005-10-14-012	Forrest McKie & Co.	127 Stapleton Dr	PD	6/26/2018	New Residential
RSP18-139	014-00-02-130	Guang Zheng	707 Rivernorth Dr	PD	6/26/2018	Deck
RSP18-140	007-10-21-013	Phillip and Airel Nash	511 Lake Ave	R-7	6/26/2018	Storage Building
RSP18-141	006-08-01-088	Richard McBeth	166 Mossy Oak Cir	R-7	6/27/2018	Screened Porch

RSP18-142	003-16-01-015	J-Mar Builders	142 Savannah Pt	PD	6/29/2018	Room Addition
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Minor Subdivision Plats - June 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres	Net Lots
MP18-005	010-14-04-014	WTC Enterprises, LLC	Walnut Corner - 1050 Edgefield Rd	GC	6/21/2018	3.75	1

Minor Site Plan Approvals - June 2018

Application No.	Tax Parcel Number	Applicant	Address	Zone	Approval Date	Acres	Use
MSP18-004	013-18-01-001	Hyundai of North Augusta - Alan Reuber, Sr.	5585 Jefferson Davis Hwy	TC	6/11/2018	6.8	Auto Sales