

# Planning Commission



## Agenda for the Thursday, February 21, 2019, Regular Meeting

*Members of the Planning Commission*

Briton Williams  
*Acting Chairman*

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Dr. Christine Crawford

*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. **Election of Officers**
4. **Approval of Minutes**
  - a. January 17, 2019 Regular Meeting
5. **Confirmation of Agenda**
6. **Application ANX19-001 Bradley Terrace Subdivision**– A request by Summer Lakes Development, LLC for a recommendation to annex as R-7, Medium Lot Residential.
  - a. Consideration of ANX19-001 by Commission
7. **Staff Report**
  - a. January Performance Report
8. **Adjourn**

# Planning Commission



## Minutes of the Thursday, January 17, 2019 Regular Meeting

### *Members of the Planning Commission*

Woods Burnett  
*Chairman*

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Briton Williams

1. **Call to Order**- The regular meeting of January 17, 2019 having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Burnett and Commissioners Timothy Key, JoAnn McKie, Larry Watts, and Briton Williams. Also in attendance were Libby Hodges, Director of Planning and Development, the press, and the public.
3. **Approval of Minutes**- The minutes from the Regular Meeting of December 20, 2018 were approved.
4. **Confirmation of Agenda** - There were no changes to the agenda.
5. **Application PP18-005 Wando Woodlands Section 7**- A request by Wando Partners, LP for approval of Section 7 of the Wando Woodlands Planned Development. The project proposes 55 new lots for single-family detached dwellings.

Mrs. Hodges introduced the application, Wando Woodlands, section 7, as 55 lots of planned development providing 48 acres dedicated and about 66 more to go. The case was presented because it is a subdivision over 5 lots. A representative, Mr. Phillip Green, from the development was present.

Chairman Burnett invited comments from the applicant.

Chairman Burnett asked Mr. Phillip Green if there were any slopes that were intended to grade at 30 percent or steeper and in mentioning sidewalks if there would be street trees.

Chairman Burnett asked about the average lot size.

Commissioner McKie asked how deep and wide the lots will be.

Mr. Green commented there would be no slopes 30 percent or steeper. The trees would be subdivision trees and language to keep the trees in the subdivision covenants. The average lot size will be 10,403 square feet and 60-70 feet wide.

Chairman Burnett asked about the open space dedication.

Mr. Green commented the additional sections were not currently platted.

There was a discussion regarding the Greenway connection not being finished.

After further discussion, all questions and comments were addressed.

Commissioner Watts made a motion to approve the major subdivision preliminary plat for Section 7 of Wando Woodlands. Commissioner Williams offered a second and the motion was approved unanimously.

**6. Staff Report** - Mrs. Hodges included the December performance report in the information packet for the commission.

An additional handout was included by the Travelers Quarterly regarding interesting information on an Augusta Regional transportation study.

**7. Adjourn**-- With no objection, Chairman Burnett adjourned the meeting at 7:09pm.

Respectfully Submitted,



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

**Project Staff Report**

**ANX19-001 Bradley Terrace, Aiken County**

**Prepared by: Libby Hodges**

**Meeting Date: February 21, 2019**

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**SECTION 1: ANNEXATION REQUEST SUMMARY**

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Address/Location	Bradley Terrace: Bradley Drive, Thaxton Court, Bradley Court
Parcel Number	012-14-06-065, 012-14-06-066, 012-14-06-067, 012-14-06-069, 012-14-06-070, 012-14-06-074, 012-14-06-075, 012-14-06-076, 012-14-06-084, 012-14-06-085, 012-14-08-007, 012-14-08-008, 012-14-08-009, 012-14-08-010, 012-14-08-011, 012-14-06-068, 012-14-06-073, 012-14-06-077, 012-14-06-082, and 012-14-06-071
Total Development Size	± 5.42 acres
Zoning Requested	R-7, Small Lot, Single Family Residential
Future Land Use	Low Density Residential

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**SECTION 2: PLANNING COMMISSION CONSIDERATION**

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The City of North Augusta has received a request to annex several parcels owned by Summer Lakes Development, LLC.

The Planning Commission is being asked to make a recommendation regarding the zoning classification of this property prior to annexation.

**NADC § 18.3.7 Additional Reviews**

18.3.7.3 Annexation – All proposed annexations, where the requested zoning is inconsistent with the Land Use Element of the Comprehensive Plan or differs from zoning on adjacent property, shall be reviewed by the Planning Commission for conformity and consistency with the Comprehensive Plan and recommendations regarding the zoning to be applied to the property to be annexed shall be forwarded to the City Council in accordance with the Planning Commission recommendation procedures specified in Article 5, Approval Procedures.

### SECTION 3: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	n/a (Aiken County)
North	P- Public, CR - Critical	Low Density Residential	n/a (Aiken County)
South	Single Family Residential and Utility	Low Density Residential	n/a (Aiken County)
East	Single Family Residential	Low Density Residential	n/a (Aiken County)
West	Single Family Residential	Low Density Residential	n/a (Aiken County)

### SECTION 4: STAFF EVALUATION AND ANALYSIS

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All of the parcels proposed for annexation are vacant at this time. R-7, Small Lot, Single Family Residential is described as the following:

3.3.2.2 R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

The following uses are allowed in an R-7 zoning district:

Primary Uses:

- Duplex
- Patio Homes
- Single-family Detached Dwelling
- Townhouse
- Zero Lot-Line Units
- Tourist Homes
- Churches, synagogues, parish houses, Sunday school buildings, convents and similar uses and their customary uses including child care on the premises during worship services (subject to 4.9)
- Open space, park, or active recreational uses operated on non-commercial basis

- Swimming Pool
- Cemeteries
- Telephone exchange and repeater stations
- Utility lines (including electric lines, phone and cable lines, distribution circuits, gas and fuel lines, water lines, steam and air conditioning lines, irrigation channels, and sewer and waste water lines)

Accessory Uses:

- Accessory uses as allowed in Article 4 and this table (Table 3-2, Use Matrix)
- Bus Shelters
- Storage of construction equipment, outdoor, incidental to construction activities.
- Accessory Dwellings (carriage houses, granny flats, echo homes, subject to 4.4)
- Home Occupations
- Community Centers, meetings halls, community halls, reception halls, wedding halls, for assembly and recreation
- 6 Studios for artists, designers, musicians, photographers, sculptors (not as home occupation)
- Parking lots, parking structures or underground parking areas

Conditional Uses:

- Group Homes, Non Exempt (subject to 4.13)
- Child Care
- Private or non-profit clubs, including country clubs, athletic clubs, lodges, fraternal organizations, and swimming clubs on a noncommercial membership basis. Includes social, fraternal, social service, union and civic organizations
- Schools, academic, nursery and preschool, grade schools, elementary, middle, and high school  
Private boat docks, boat houses, or marinas
- Agricultural uses including raising crops, horticulture, orchards, forestry, and related uses, excluding livestock, unless otherwise listed in this matrix

Special Exception Uses:

- Cell towers, communication towers, and antennae (subject to §4.8) (Rev. 12-1-08; Ord. 2008-18)
- Gas or electric generation distribution facilities, compressor stations, or substations

Based on these descriptions and nearby similarly zoned properties within the city limits, staff believes allowing R-7, Small Lot, Single Family Residential zoning for the property is appropriate.

## SECTION 5: ATTACHMENTS

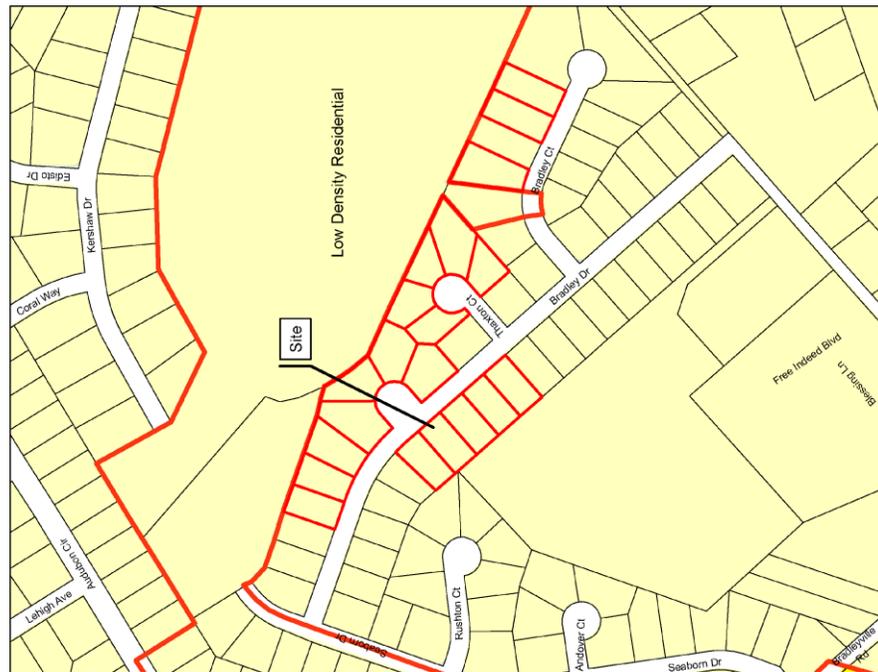
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Aerial  
Application materials (4 pages)  
Future Land Use  
Exhibit A (from petition)

cc. Cliff Russell, [1cliff.carbon@gmail.com](mailto:1cliff.carbon@gmail.com)



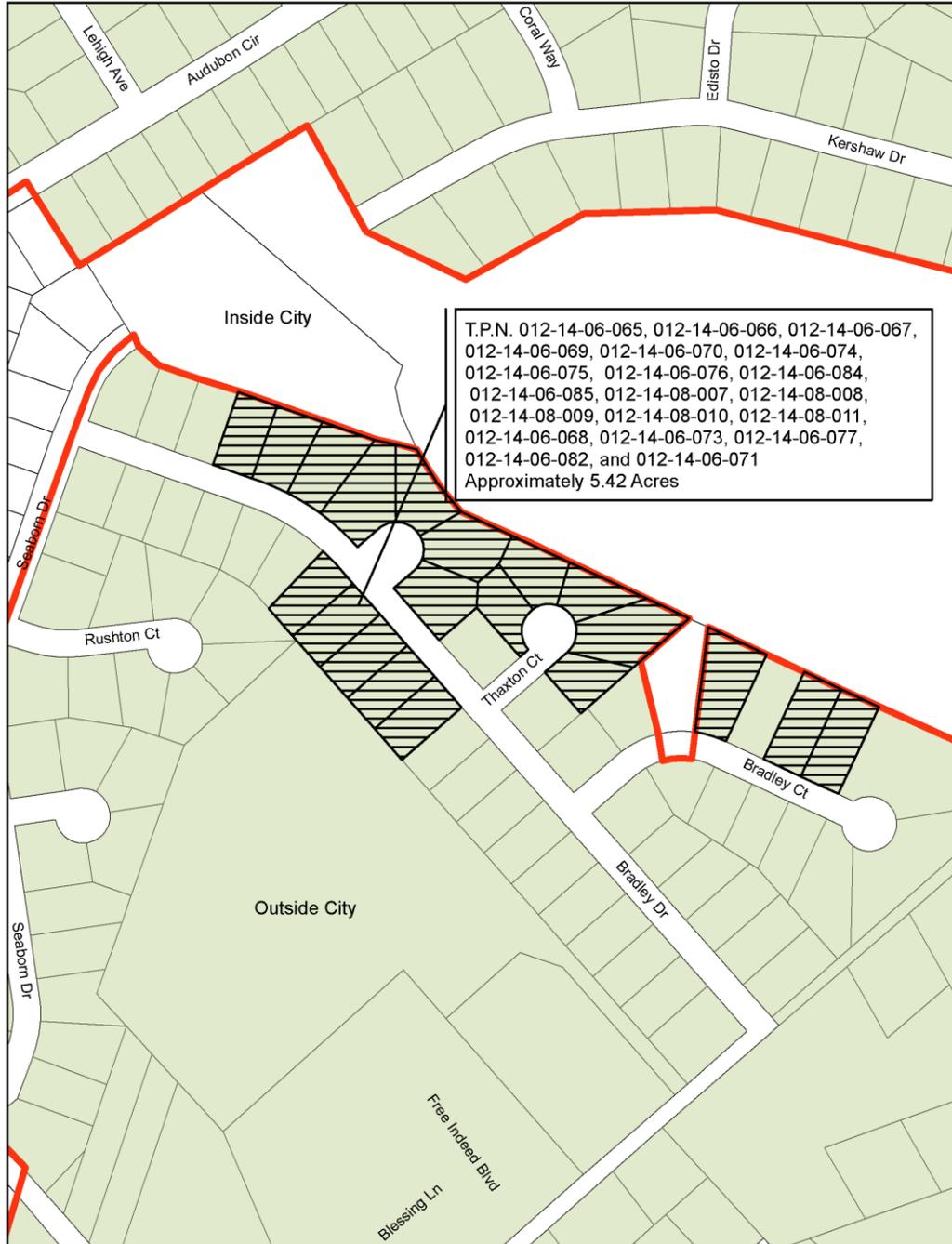
ANX19-001  
AERIAL MAP



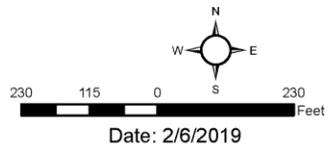
ANX19-001  
FUTURE LAND USE MAP



EXHIBIT A



**ANX19-001  
MAP OF PROPERTY  
SOUGHT TO BE ANNEXED TO  
THE CITY OF NORTH AUGUSTA**



Letter of Request:

On behalf of Summer Lakes Development, and Carbon Construction, I request to have my properties, see attached list of The Bradley Terrace neighborhood, annexed into the city. I am requesting that they be zoned R7 due the size of the existing lots being less than 10,000 sqft. The reduction in the front setback will significantly improve the site conditions for owners with severe elevation changes on their lot.

Sincerely,

*Cliff Russell*

Cliff Russell

706-373-1074

STATE OF SOUTH CAROLINA )	PETITION FOR ANNEXATION OF ±5.42 ACRES
)	OF LAND LOCATED ALONG BRADLEY
)	DRIVE, THAXTON COURT AND
)	BRADLEY COURT
COUNTY OF AIKEN )	AND OWNED BY SUMMER LAKES
	DEVELOPMENT, LLC

We the undersigned, as freeholders and as purchaser under contract of property located along Bradley Drive, Thaxton Court and Bradley Court, do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The properties sought to be annexed are described as follows:

Being all that certain piece, parcels, or tracts of land, with any improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina and being shown and designated as Lots 4, 5, 6, 8, 9, 13, 14, 15, 23 & 24 of Block C, of Bradley Terrace Subdivision as conveyed to Summer Lakes Development, LLC, in the RMC Office of Aiken County, South Carolina, in Deed book 4730, pages 1605-1607.

That being the same as the piece, parcels or tracts of land conveyed from Bradleyville, LLC to 30901 Development Corporation recorded in the RMC Office of Aiken County, South Carolina in Deed Book 2412, page 304 and corrected in Book 4051, page 1101.

Tax Parcel Numbers:

012-14-06-065, 012-14-06-066, 012-14-06-067, 012-14-06-069, 012-14-06-070, 012-14-06-074,  
012-14-06-075, 012-14-06-076, 012-14-06-084, and 012-14-06-085

And

Being all that certain piece, parcels, or tracts of land, with any improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina and being shown and designated as lots 28B, 29B, 30B, 31B, 32B, 7C, 12C, 16C, and 21C of Bradley Terrace Subdivision as conveyed to Summer Lakes Development, LLC, in the RMC Office of Aiken County, South Carolina, in Deed book 4728, pages 246-248.

That being the same as the piece, parcels or tracts of land conveyed from Bradleyville, LLC by deed of William H. Presley and Joel T. Presley dates 12/30/2002, recorded in the RMC Office of Aiken County, South Carolina, Deed Book 2269, page 163.

Tax Parcel Numbers:

012-14-08-007, 012-14-08-008, 012-14-08-009, 012-14-08-010, 012-14-08-011, 012-14-06-068,  
012-14-06-073, 012-14-06-077, and 012-14-06-082.

And

Being all that certain piece, parcels, or tracts of land, with any improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina and being shown and designated as lot 10C as conveyed to Summer Lakes Development, LLC, in the RMC Office of Aiken County, South Carolina, in Deed book 4740, pages 1511-1513.

That being the same as the piece, parcels or tracts of land conveyed to Joel Presley by deed of Melvin A. Baskett dated May 25, 2010, recorded the RMC Office of Aiken County, South Carolina, in Book 4311, page 441.

Tax Parcel Number: 012-14-06-071

The property to be annexed is also shown on a map identified as “Exhibit A” titled “Map of Property Sought to be Annexed to the City of North Augusta” dated February 6, 2019, and prepared by the City of North Augusta.

This petition dated the 9 day of February, 2019.

Property Representative Signatures

  
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Owner/Representative