

Planning Commission



Agenda for 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

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. December 20, 2018 Regular Meeting
4. **Confirmation of 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.
 - a. Consideration of PP18-005 by Commission
6. **Staff Report**
 - a. December Performance Report
7. **Adjourn**

Planning Commission



Minutes of the Thursday, December 20, 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

1. **Call to Order** - The regular meeting of December 20, 2018, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Burnett and Commissioners Leonard Carter, JoAnn McKie, and Briton Williams. Also in attendance were Libby Hodges, Director of Planning and Development, the press, and the public. Commissioners Timothy Key, Larry Watts, and Bob Clark were absent.
3. **Approval of Minutes** - The revised minutes from the Regular Meeting of October 18, 2018 were approved. The minutes from the Regular Meeting of November 15, 2018 were also approved.
4. **Confirmation of Agenda** - There were no changes to the agenda.
5. **Application MW18-003 – Bank of America ADA ATM Renovation Waiver** – A request by NationsBank for a waiver to Table 4-1 of the North Augusta Development Code to allow for an accessory structure in a front yard along W. Martintown Road zoned GC, General Commercial.

Project Name	Bank of America ADA ATM Renovation Waiver
Applicant	Nationsbank
Address/Location	441 W Martintown Rd
Parcel Number	006 18 05 014
Total Development Size	± .14 acres
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor
Waiver Requested	NADC 4.2 and Table 4-1, Accessory structures in front yard

Mrs. Hodges introduced the application as a request to move the existing ATM closer to the building to be in compliance with ADA requirements. The ATM is considered an accessory structure as defined by the NADC.

Chairman Burnett invited comments from the applicant.

Mark Van Sickle, an employee representing Little Diversified Architectural Consulting of 615 S. College, Charlotte, NC presented himself to answer any questions.

Chairman Burnett, in reading the narrative from Mr. Powlen, asked if the new location was about 130 feet from the right of way of West Martintown Road.

Mr. Van Sickle calculated and estimated it would be over 130 feet from the right of way.

Chairman Burnett mentioned the new location would be further away from the right of way of both Hidden Hills Drive and West Martintown Road.

Chairman Burnett asked Mr. Van Sickle to address why the east side and the north side were not considered.

Mr. Van Sickle mentioned it would be a safer location for pedestrian access than being around the side or back of the building.

Chairman Burnett asked for an interpretation of NADC §3.5.8.1 regarding corner side yards and the maximum setback for GC (General Commercial).

Mrs. Hodges said her interpretation is that the side setback of a corner lot should be at least 50% of what is required for the lot behind the corner lot.

After further discussion, all questions and comments were addressed.

Chairman Burnett requested to record the following findings of fact:

- 1) Subject site is a Corner Lot
- 2) Existing ATM located in front yard is approximately 40 feet from the right of way of West Martintown Rd.
- 3) Proposed ATM location is in the front yard, but further back from the West Martintown Rd. right of way
- 4) Proposed location will bring the ATM into compliance with ADA Standards
- 5) Proposed location poses no conflict with the goals and policies of the City of North Augusta's 2017 Comprehensive Plan
- 6) Proposed plan utilizes existing parking and sidewalks
- 7) Proposed plan provides improved visibility and security

- 8) To locate the ATM to comply with NADC would require extensive site work and placement would not meet the current industry standards for visibility and safety

Mrs. Hodges commented on the findings of the NADC should also be reviewed while reviewing the other findings which are on page 5 of the staff report.

Chairman Burnett stated the following findings of fact as it relates to NADC:

- 1) The proposed waiver does not appear to conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard.
- 2) The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles that adhere to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard.
- 3) The economic burden imposed on the applicant to comply with the generally applicable standard outweighs the public purpose of such standard.
- 4) Compliance with the generally applicable standard is impracticable due to unique topographical or other sites conditions.

Commissioner Carter made a motion for the recommendation to approve the waiver request for the Bank of America ADA ATM renovation. Commissioner McKie offered a second and the motion was approved unanimously.

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

Mrs. Hodges reminded the commission to sign their training certification. She mentioned some upcoming plans under review for approval. Mrs. Hodges announced that Code Enforcement has moved under the Planning & Development department. Taylor Ferguson is the new Code Enforcement Officer.

Enforcement of signs will be a priority. Commissioner McKie mentioned the concerns over boats being parked in front yards. Mrs. Hodges mentioned the intention is to divide the city into quadrants to cover.

Chairman Burnett suggested commissioners send code enforcement concerns via email for record. Mrs. Hodges provided an email address where code enforcement concerns can be sent for staff investigation.

7. **Adjourn**-- With no objection, Chairman Burnett adjourned the meeting.

Respectfully Submitted,

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

Project Staff Report

Major Subdivision (Preliminary Plat)

PP18-005 – Wando Woodlands, Section 7

Prepared by: Kuleigh Baker

Meeting Date: January 17, 2019

SECTION 1: PROJECT SUMMARY

Project Name	Wando Woodlands, Section 7
Applicant	Wando Partners, LP
Engineer	Southern Partners, Inc.
Address/Location	Extension of Kurt Lane off Bergen Road
Parcel Number	001-16-01-002 (portion)
Phase Project Acreage	± 16.12 acres (total PD acreage ±178.94 acres)
Existing Zoning	PD, Planned Development
Future Land Use	Low Density Residential
Proposed Use	Single-Family Residential
Number of Lots	55 (291 total lots)
Gross Density	3.41 units per gross acre (current overall development 1.63 units per gross acre)
Open Space	Not provided as part of Section 7 (66.9 acres required by PD, 48.15 acres currently dedicated)

SECTION 2: PLANNING COMMISSION CONSIDERATION

The North Augusta Development Code (NADC) § 5.8.3 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 specific references and limits of the approval are provided below in full. The required analysis is provided in Sections 4, 5, and 6 of this document.

NADC 5.8.3.1 Applicability

An application is considered a major subdivision (preliminary plat) if:

- a. The application does not meet the tests for a minor subdivision as set forth in §5.8.2.1;
- b. The application is for property located in a PD District;

c. The application would otherwise require minor subdivision approval, but a waiver is requested pursuant to §5.9; or

d. The application proposes development in two (2) or more phases.

5.8.3.4.4 At the conclusion of the staff review stage, the Department shall report its findings to the Planning Commission as to:

a. Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;

b. Relation to major roads, utilities and other facilities and services;

c. Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and

d. Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.

5.8.3.4.5 Based on such findings, the Director's report to the Planning Commission on the application shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the major subdivision application as submitted, if any, with reasons therefore.

5.8.3.4.6 A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a major subdivision application. The decision of the Planning Commission provides the final approval of the application.

5.8.3.5 Scope of Major Subdivision Approval – Preliminary approval of a major subdivision development application shall confer upon the applicant the following rights:

a. The approval of the major subdivision application constitutes approval of the subdivision or land development as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots, and other planned features. Such approval binds the developer to the general scheme of the subdivision or land development and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.

b. The approval of the major subdivision application does not constitute approval of a final subdivision plat, and accordingly, does not authorize the sale of lots or the occupancy or use of a parcel of land.

c. 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.

d. A major subdivision application, a site specific development plan for the purposes of this section, approval or conditional approval shall expire two (2) years from said approval unless a grading permit has been issued and construction has commenced. The applicant may apply for and the Planning Commission may grant extensions on such preliminary approval for additional periods up to one (1) year each but not to exceed five (5) extensions. If an amendment to this Chapter is adopted by the City Council subsequent to the major subdivision development approval that would preclude the initial approval, a request for an extension may not be granted. (Rev. 12-1-08; Ord. 2008-18) (Rev. 8-16-10; Ord. 2010-12)

SECTION 3: PUBLIC NOTICE

A notice of the major subdivision application and scheduled date of the Planning Commission meeting was posted on www.northaugusta.net on January 10, 2019.

SECTION 4: SITE HISTORY

This portion is Section 7 of the Wando Woodlands Subdivision and has not been previously developed. An overall map of the property and its relationship to previous sections is provided in the Attachments.

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

The site has had several previous plan approvals for the site.

The Planning Commission conducted a public hearing for the general development plan on March 16, 2006 and the City Council approved the general development plan by Ordinance on April 17, 2006. The associated preliminary plat was approved by the Planning Commission at the May 18, 2006 meeting, with final plat approval on June 21, 2007.

The Planning Commission approved the request for a minor modification to the Planned Development at the April 2010 meeting with six conditions (*including those related to mass grading plans at the major subdivision stage, sidewalks within the development, street tree plans*

required at the major subdivision approval stage, and a minimum fifty foot wide dedication in areas of creeks and the final alignment of the Greenway through the development.)

Section 2A was approved by the Planning Commission August 5, 2010. The infrastructure improvements were completed and a final plat approved for Section 2A on August 4, 2011. City Council approved a resolution accepting completed infrastructure improvements for this section at the August 2011 meeting.

Section 2B was approved by the Planning Commission at the February 17, 2011 meeting for the major subdivision plan. The infrastructure improvements were completed and a final plat approved for Section 2B on November 27, 2012. City Council approved a resolution accepting completed infrastructure improvements for this section on February 4, 2013.

Sections 3 and 4 were approved by the Planning Commission at the December 20, 2012 meeting. A portion of Section 4 (10 lots known as Section 4A) was approved for a final plat on October 6, 2014. The final plat for Sections 3 and 4B was approved on March 11, 2016. City Council approved a resolution accepting completed infrastructure improvements for Section 4A on November 3, 2014, and Sections 3 and 4B on March 21, 2016.

At the June 18, 2015 meeting, the Planning Commission approved minor modifications to the General Development Plan to state *One (1) subdivision tree shall be provided per forty (40) feet of street frontage on both sides of the street. The species will be determined at the Major Subdivision stage.* The modification also removed provisions mandating a \$500 per lot traffic impact fee. City Council approved these modifications through the adoption of Ordinance 2015-16 on August 3, 2015.

Section 5 was approved by the Planning Commission at the November 19, 2015 meeting. The infrastructure improvements were completed and a final plat for Section 5 was approved on May 4, 2017. City Council approved a resolution accepting completed infrastructure improvements for this section on June 5, 2017.

Section 6 was approved by the Planning Commission at the May 17, 2018 meeting.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	PD, Planned Development
North	Vacant	Low Density Residential	Edgefield County RD-Residential-Agricultural Development
South	Single-Family Residential	Low Density Residential	PD, Planned Development
East	Single-Family Residential	Low Density Residential	PD, Planned Development
West	Vacant/Apartments (Willow Wick)	Mixed Use/ Low Density Residential	PD, Planned Development/R-5 Mixed Residential

Access – The local road network serving this phase of the Wando Woodlands development will be extended from Section 6. The roads ultimately serving this phase include Bergen Road and Durst Drive, which are state and city maintained respectively. There are no planned road improvements in the immediate future, however, there is anticipated to be a new collector road constructed between Bergen Road east of Bergen Place to Five Notch Road near the Gregory Lake Road intersection including adequate turn lanes and Greenway extensions and connectors according to the Traffic Improvement Plan of the Augusta Regional Transportation Study Long Range Plan.

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

Utilities – The Wando Woodlands property has an existing eight (8) inch water line and an eight (8) inch sanitary sewer line serving the site. Water is provided by Edgefield County Water and Sewer Authority. The water line proposed to be extended into Section 7 is a six (6) inch main. The City of North Augusta has accepted the sanitary sewer and stormwater collection/detention systems and internal local roads in the previous section and anticipates the same for this section. The condition of Durst Drive and Bergen Road is satisfactory according to the Department of Engineering and Public Works.

Floodplain – The developable lots within this phase are not within federally designated floodplain or wetlands. There are environmentally sensitive areas within the overall Planned Development.

Drainage Basin – This site is located within the Pole Branch Drainage Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Stormwater Management Department conducted a baseline assessment of the basin and rates the overall quality as poor. Water quality impairments found in the sampling included: nitrates, ammonia, phosphorus, iron, copper and zinc. There was channel degradation found throughout the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The Planning Commission is being asked to review this application based on the following:

Section §5.8.3.4.4 states at the conclusion of the staff review stage, the Department shall report its findings to the Planning Commission as to:

- a. *Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;*

Single family detached dwellings are permitted within the Wando Woodlands Planned Development. Section 7 is consistent with the approved General Development Plan, as modified in 2015 by the Planning Commission and City Council, for the Wando Woodlands subdivision in terms of the number and size of lots.

A total of 66.9 acres of open space is required by the Wando Woodlands Planned Development ordinance. The applicant has dedicated 48.15 acres of open space in Sections 1-5 of the subdivision. No open space has been provided as part of Sections 6 or 7. A total of 18.75 acres remain to be dedicated as open space.

- b. *Relation to major roads, utilities and other facilities and services;*

The proposed major subdivision provides internal vehicular and pedestrian circulation for this phase consistent with the approved general development plan. Anticipated trip generation for phases 1-7 of the planned development is approximately 2,532 trips per day. The Planned Development was approved prior to adoption of the NADC regulations that would require additional access points/locations as specified in Table 14-6. The August 3, 2015 modification of the Wando Woodlands Planned Development Ordinance removed the requirement for a traffic mitigation payment of \$500 per lot at the time of final plat to provide funding for the City to construct additional exterior access in the future (Project #PDM15-002, Ord. No. 2015-16).

The proposed major subdivision plan provides five (5) foot wide sidewalks on both sides of the street, consistent with Section I.E.3 of the approved Wando Woodlands PD Ordinance and General Development Plan. Road widths are within the prescribed limits of local streets as identified in Table 14-2 of the NADC.

The proposed utility and infrastructure improvements have been reviewed and by the Director of Engineering and Public Works. Comments are include in the appendix.

The applicant must receive an approval for a Stormwater Management Permit. The applicant must satisfactorily address review comments. The applicant must also address Engineering comments related to the labeling of certain plan details.

c. Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and;

As part of the Final Plat process required for the issuance of individual building permits and Certificates of Occupancy for residential lots, the developer shall submit a Deed of Dedication, Maintenance Guarantee and any other required guarantees for the acceptance of infrastructure as required by the NADC.

c. Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.

The proposed plan for Wando Woodlands Section 7 satisfies the minimum requirements to be considered complete for review. The applicant must satisfy all reviewer comments prior to final approval.

SECTION 7: STAFF RECOMMENDATION

Based on the analysis and evaluation of each review criteria outlined above, the Department has determined the application is complete. A recommendation by the Planning Commission for the approval of the major subdivision preliminary plat as requested by Wando Partners, LP for Wando Woodlands, Section 7, is appropriate. Additional conditions are not recommended at this time.

SECTION 8: ATTACHMENTS

Aerial

Topography

Current Zoning

Future Land Use

Application Materials*

* Please Note: Only selected pages of the full site plan submittal were included. Full size, complete plan sets are available for review upon request.

PD Ord. 2006-04

CC Don Howard, Wando Partners, LP

Phillip Green, PE, Southern Partners, Inc.

Project Staff Report

PP18-005 Wando Woodlands, Section 7

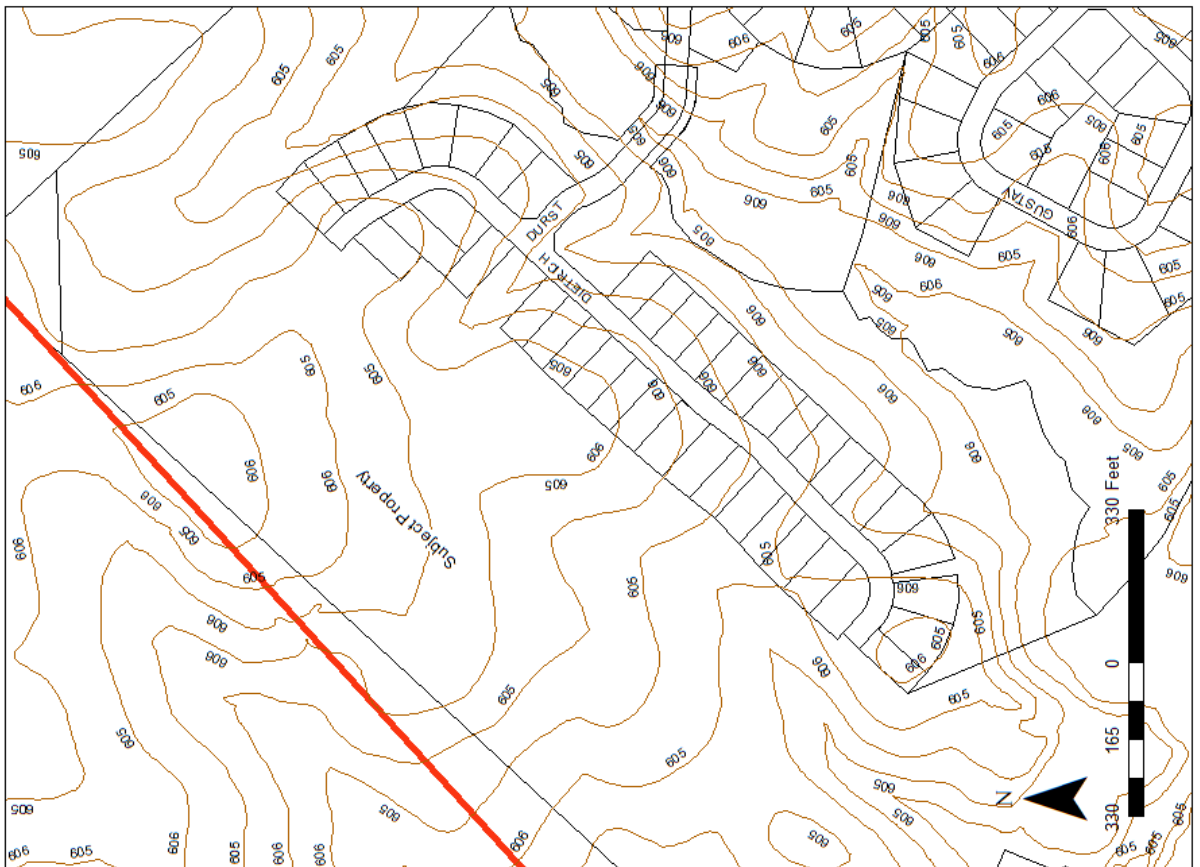
Prepared by: Kuleigh Baker

Meeting Date: January 17, 2019

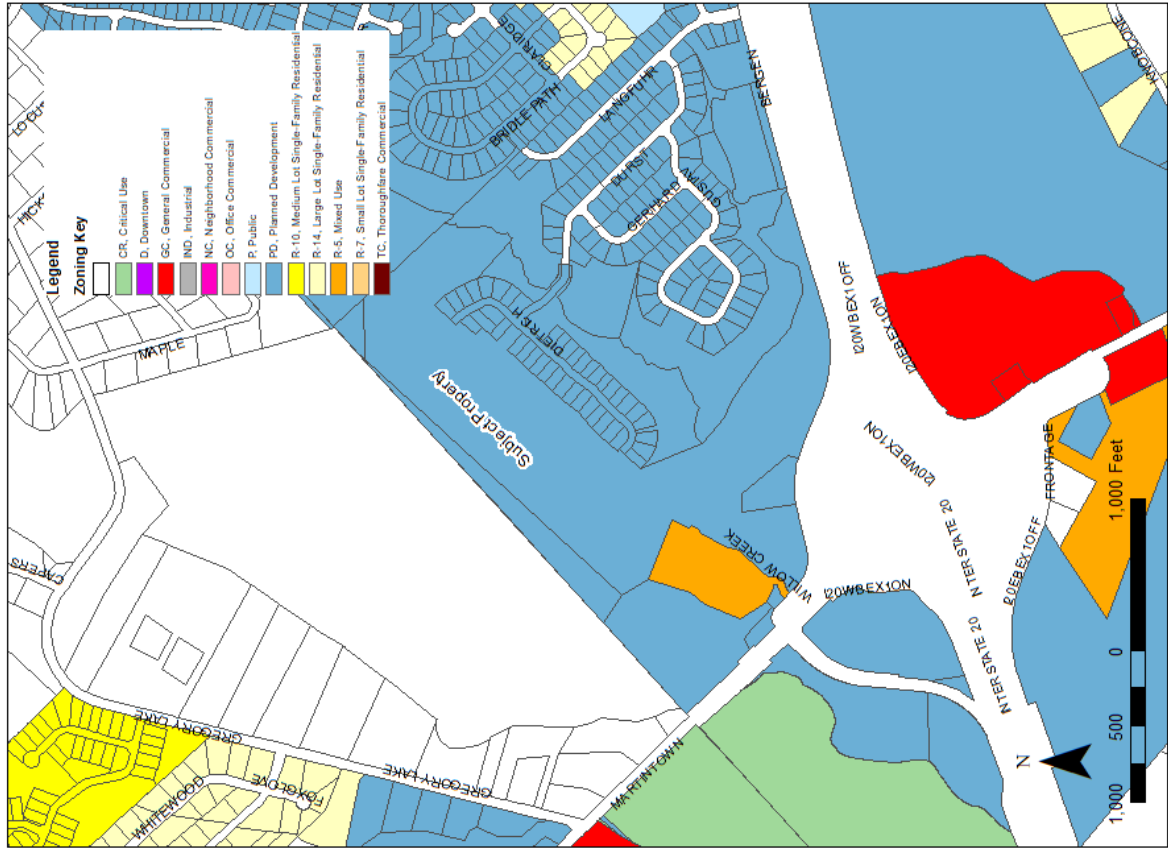
Wando Woodlands - Section 7 Aerial Map



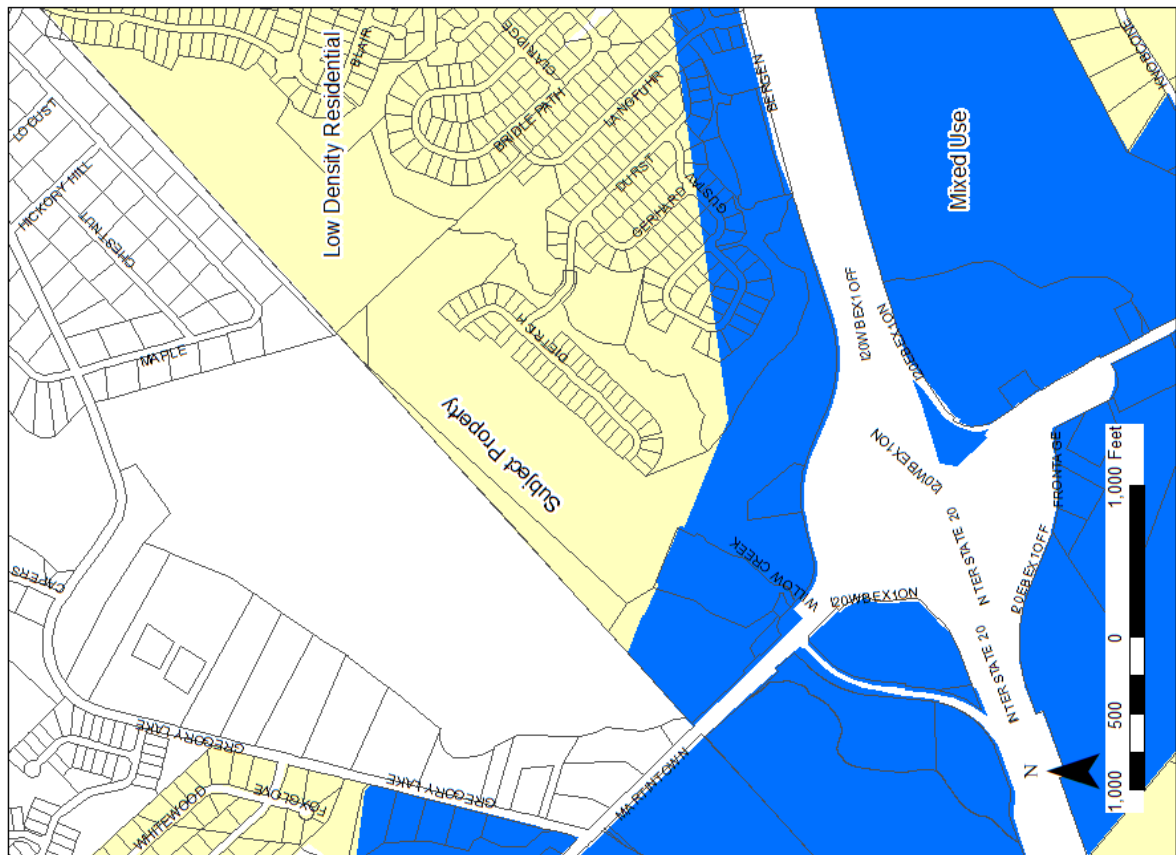
Wando Woodlands - Section 7 Topo Map



Wando Woodlands - Section 7 Zoning Map



Wando Woodlands - Section 7 Future Land Use Map



North Augusta

South Carolina's Riverfront

Designation of Agent

Please type or print all information

This form is required if the property owner is not the applicant.

Application Number PP18-005 Date Received 11/26/18

1. Project Name Wando Woodlands Sec 7
Project Address/Location Bergen Road
Project Parcel Number(s) 001-16-01-002
2. Property Owner Name Wando Partners, LP
Mailing Address P.O. Box 6500
City Aiken ST SC Zip 29801 Email dphowardconsulting@gmail.com
3. Designated Agent Phillip Green, P.E.
Relationship to Owner Engineer
Firm Name Southern Partners, Inc. Phone 706 / 855-6000
Agent's Mailing Address 1233 Augusta West Parkway
City Augusta ST GA Zip 30909 Email pgreen@southernpartners.net
Signature [Signature] Date November 28, 2018

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature [Signature] Date November 28, 2018

5. Sworn and subscribed to before me on this 28th day of November 2018

Commissioner of Public Works [Signature] Date

1/2019

North Augusta

South Carolina's Riverfront

Application for Development Approval

Please type or print all information

Application Number PP18-005 Date Received 11/28/18
Review Fee \$2,000 Date Paid 11/28/18

1. Project Name Wando Woodlands Sec 7
Project Address/Location Bergen Road
Total Project Acreage 16.12 ac Current Zoning PD
Tax Parcel Number(s) 001-16-01-002
2. Applicant/Owner Name Wando Partners, LP Applicant Phone 803-642-1100
Mailing Address P.O. Box 6500
City Aiken ST SC Zip 29801 Email dphowardconsulting@gmail.com

3. Is there a Designated Agent for this project? XX Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor Phillip Green, P.E. License No. 20074
Firm Name Southern Partners, Inc. Firm Phone 706 / 855-6000
Firm Mailing Address 1233 Augusta West Parkway
City Augusta ST GA Zip 30909 Email pgreen@southernpartners.net
Signature [Signature] Date November 28, 2018

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application? (Check one.) Yes XX No

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all documents required must be correct and complete to initiate the compliance review process.

Applicant or Designated Agent Signature [Signature] Date November 28, 2018

Don Howard Print Applicant or Agent Name

1/2019



SOUTHERN PARTNERS INC.
 1500 WILSON ROAD, SUITE 100
 CHESAPEAKE, VA 23041
 (800) 785-3100
 WWW.SOUTHERNPARTNERS.COM



PROJECT LOCATED WITHIN THE CITY OF NORTH AUGUSTA, SUSSEX COUNTY, S. CAROLINA

SECTION 7

WANDO WOODLANDS

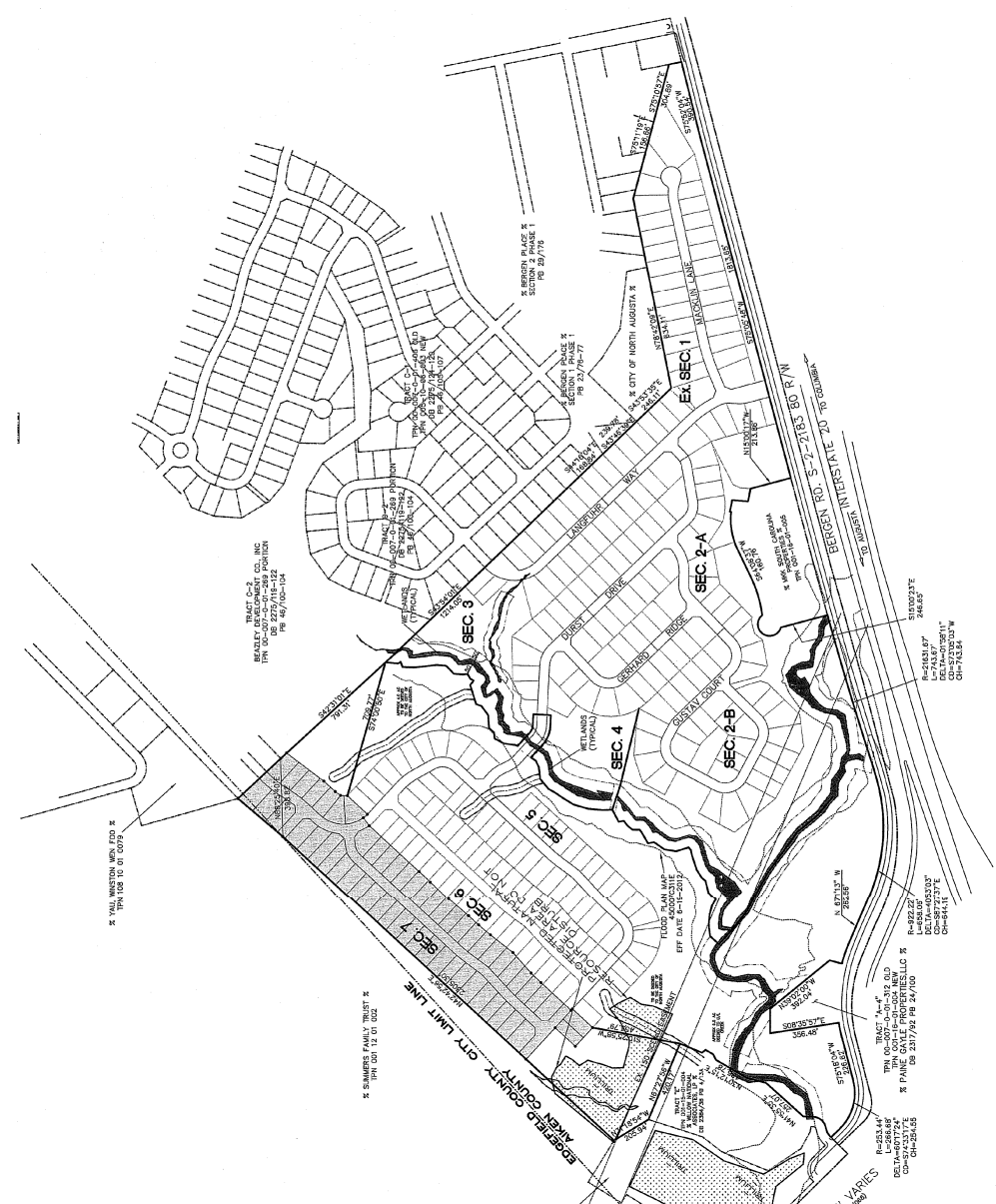
DEVELOPER / CONTACT
Wando Partners
 United Partnership
 4240 WOODBURN BLVD. SUITE 200
 WANDERING STAR, VA 23091
 (803) 464-1188 ATTN: Bob Bremer

PROJECT DATA

TOTAL ACRES	156.34
SECTION ACRES	56.17
SECTION LOTS	58
DENSITY	3.14/ACRE
MIN. LOT SIZE	8,400 SQ. FT.
MAX. LOT SIZE	13,400 SQ. FT.
AVERAGE LOT SIZE	10,400 SQ. FT.
PERMITS AND FEES FILED	2/22/2022
MAP NUMBER / PHASE	100-352-0002
CURRENT ZONING	EP

SHEET INDEX

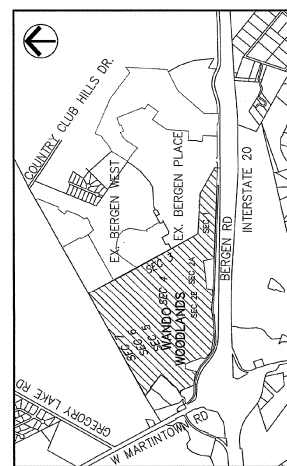
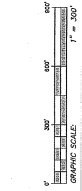
SHEET NO.	1
TOTAL SHEETS	1
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TOTAL SHEETS	1



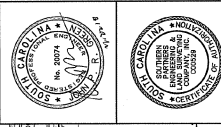
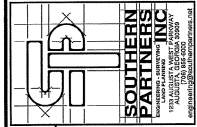
MISCELLANEOUS NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE ORDINANCES.
2. ALL UTILITY BARRIERS MUST BE PLACED IMMEDIATELY UPON THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. ALL EASEMENTS MUST BE GRABBED AND/OR RE-MAPPED AS REQUIRED TO CONTROL EROSION.
4. ALL CONSTRUCTION SHALL BE GRABBED AS PER THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE ORDINANCES.
5. MINIMUM ASPHALT LANE TO BE 27' S.C. TYPE C AFTER COMPACTED AS PER S.C. DOT SPEC. CURRENT EDITION.
6. CURB/RAIL BASE MUST BE 6" MINIMUM OF GRADED GRANULAR FILL AND 4" MINIMUM OF GRANULAR FILL COMPACTED TO 100% MAX. DRY DENSITY (UNLESS OTHERWISE ALLOWED).
7. PRIME SOIL TO BE 60% GALLONS/Y. OF MC-30.
8. COMPACTOR TEST ON BASE NEEDED TO RESOLVE CONFLICTS IN THE FIELD SHALL BE PAID FOR BY DEVELOPER.
9. TOP 4" OF SUBGRADE TO BE LAMED IN PLACE AND COMPACTED TO 100% MAX. DRY DENSITY (UNLESS OTHERWISE ALLOWED).
10. THE MAINTENANCE SHALL BE SHOWN ON THIS PROJECT DRIVEWAY IS EIGHTEN (18) FEET.

STREET DETAILS
 THE FOLLOWING DETAILS APPLY TO ALL PAVED AREAS UNLESS OTHERWISE SPECIFIED.
 7.04 CONCRETE CURB AND GUTTER
 7.05 6" GRANULAR FILL UNDERSTRADE
 7.06 6" BITUM. LAM. CHA
 7.08 STREET FRAME SOA



NO.	DATE	DESCRIPTION	BY



SECTION 7

WANDO WOODLANDS

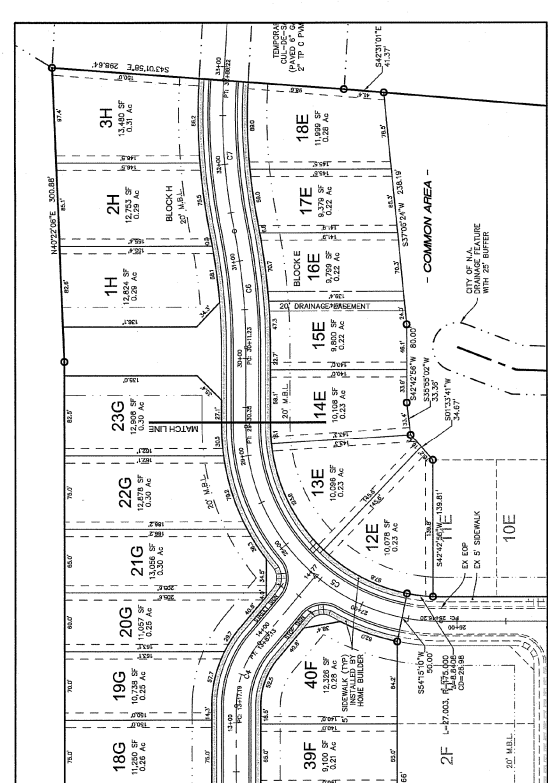
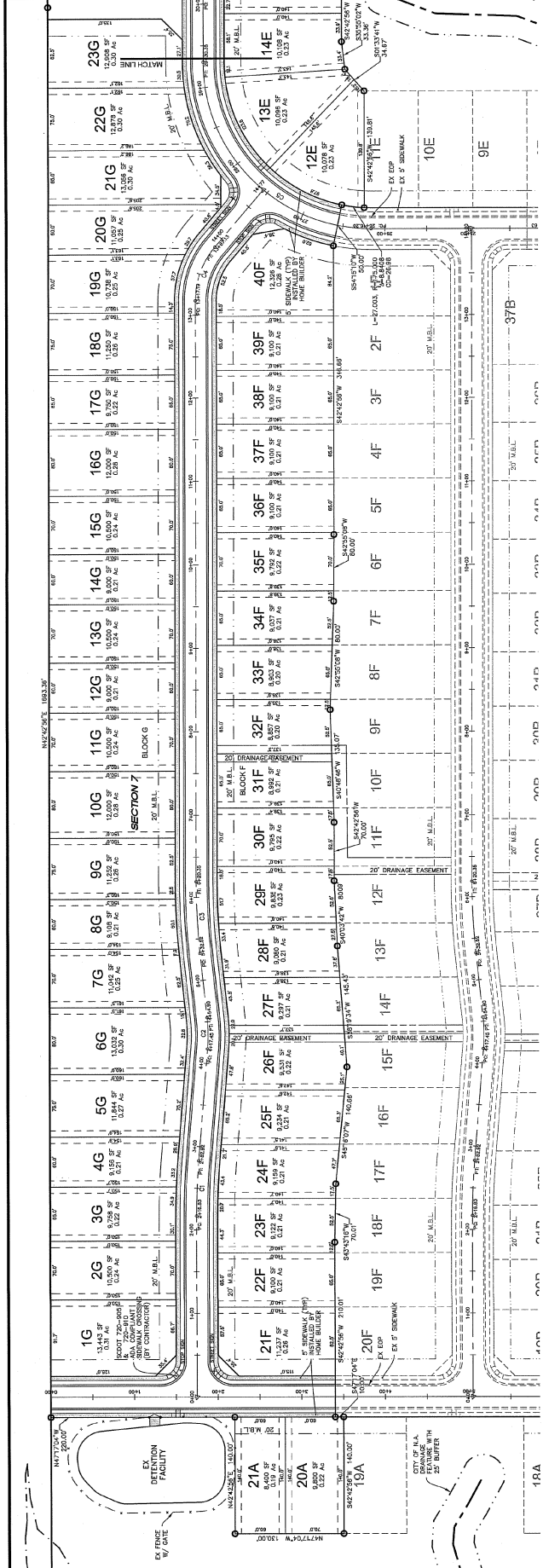
EXCLUDED / CONTACT
 Wando Partners
 Limited Partnership
 1001 Park Ave, Suite 200
 Atlanta, GA 30309

PROJECT DATA

TOTAL ACRES	128.67
SECTION ACRES	14.12
SECTION LOTS	50
DENSITY	3.14/ACRE
MIN. LOT SIZE	4,370 SF
MAX. LOT SIZE	13,050 SF
MIN. LOT FRONT	10.00 FT
MIN. LOT DEPTH	15.00 FT
SECTION 7	14.12 ACRES
DATE	10/14/2022
DRAWN BY	WANDO PARTNERS
PROJECT NO.	1001-PAR-200

SHEET INDEX

SHEET NO.	1
SHEET NAME	SECTION 7
SHEET TOTAL	5
DATE	10/14/2022
SCALE	AS SHOWN
PROJECT NO.	1001-PAR-200
SHEET NO.	2



Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	821.68	68.08	N45° 01' 08.62"E	2+16.83	2+82.92
C2	200.00	37.45	N41° 57' 26.22"E	4+17.45	4+54.90
C3	821.68	67.82	N39° 38' 16.38"E	5+16.22	6+20.35
C4	100.00	69.94	N27° 45' 03.09"E	13+17.19	13+47.13
C5	200.00	314.16	N27° 17' 03.50"W	28+18.20	29+30.35
C6	600.00	119.73	N36° 58' 55.81"E	30+11.23	31+30.97
C7	600.00	155.25	N39° 44' 44.37"E	31+30.97	32+86.22

- MISCELLANEOUS NOTES**
- ALL CONSTRUCTION SHALL BE PER PLAN & SPECIFICATIONS OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION & PUBLIC SAFETY. THE CITY OF NORTH AUSTIN DRAINAGE DEPARTMENT.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORTH AUSTIN DRAINAGE DEPARTMENT SPECIFICATIONS. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
 - ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
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Know what's below
 Call before you dig



DATE	10/14/2022
PROJECT NO.	1001-PAR-200
SHEET NO.	2
SHEET NAME	SECTION 7
SCALE	AS SHOWN
PROJECT NO.	1001-PAR-200
SHEET NO.	2

PROJECT DATA	
TOTAL ACRES	178.84
TOTAL WETLANDS	6.00
MIN. GREENSPACE	52.0
NET DEV. AREA	126.84
EX. ZONING	PUD
SECTIONS 1-7	DEVELOPER SHALL PROVIDE MIN. 20' ROW FOR FUTURE WALKING PATH BY CITY OF NORTH AUGUSTA
TOTAL No. LOTS	274
TYPICAL LOT SIZE	80 x 150
LOTS PER AC.	1.53
FRONT MBL.	20'
SIDE MBL.	7'
SECTIONS 8	DEVELOPER SHALL PROVIDE SIDEWALKS ON BOTH SIDES OF ALL PUBLIC STREETS
PATIO HOMES	15
SECTIONS 9	DEVELOPER TO PROVIDE 50' R/W FOR FUTURE CONNECTOR BY ADJ. PROPERTY OWNERS
TOWN HOMES	18
	M & P No. 00-007-0-01-077 00-007-0-01-083 00-007-0-01-123 00-007-0-01-316

DETENTION AREA 1	24.5 AC.
DETENTION AREA 2	9.9 AC.
DETENTION AREA 3	8.5 AC.
DETENTION AREA 4	13.7 AC.
DETENTION AREA 5	12.8 AC.
DETENTION AREA 6	17.5 AC.
DETENTION AREA 7	15.2 AC.
DETENTION AREA 8	22.0 AC.

CURRENT SURVEY DATED 5-9-05

TRACT D
X METRO HOMESITES, LLC X
DB 2275/119-122
PB 48/100-104

RECEIVED
MAR 28 2006
BY PD 06-01



PUD PLAN

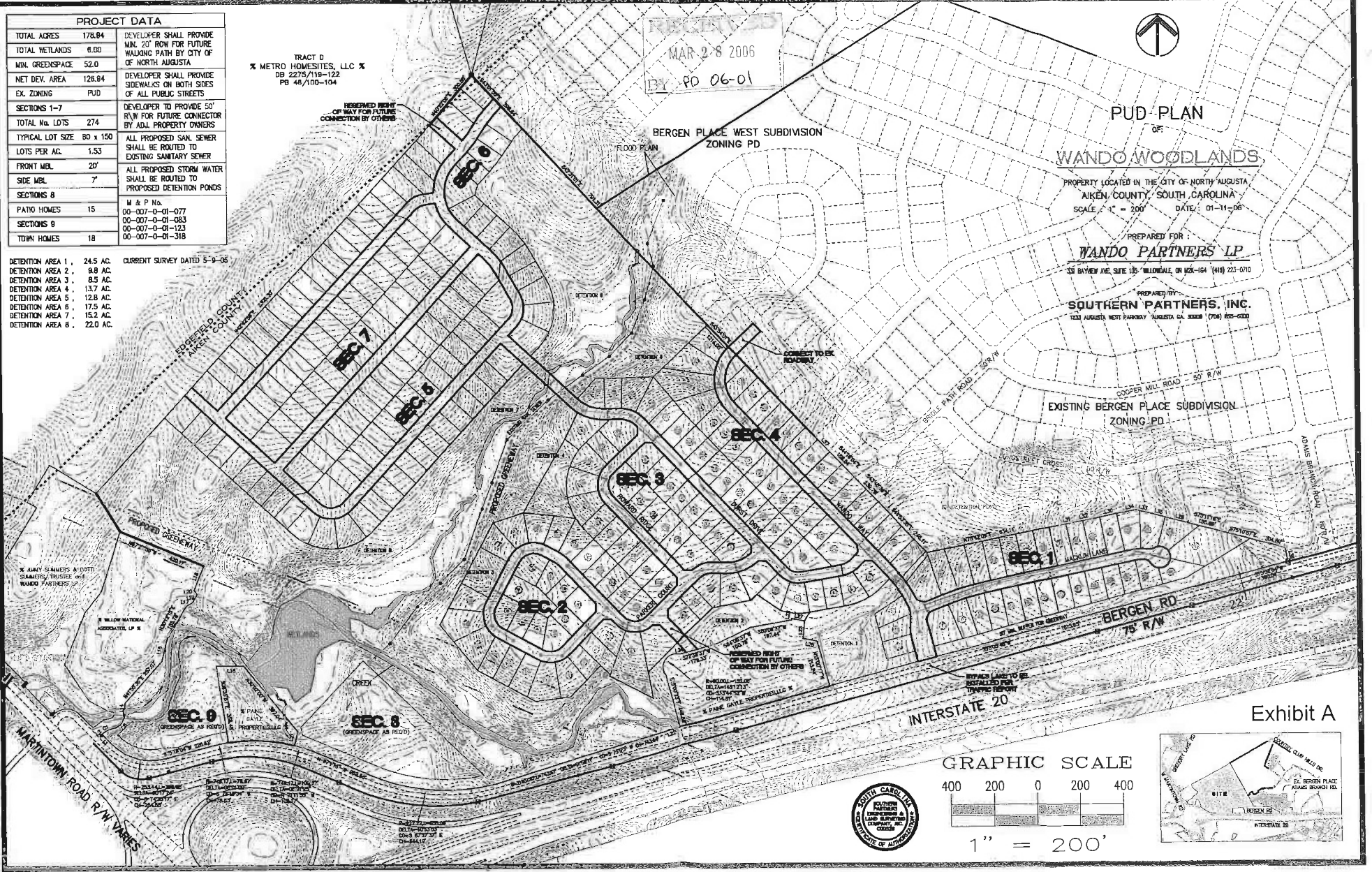
WANDO WOODLANDS

PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA
AIKEN COUNTY, SOUTH CAROLINA
SCALE: 1" = 200' DATE: 01-11-06

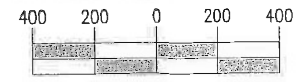
PREPARED FOR
WANDO PARTNERS LP

33 BAYVIEW AVE. SUITE 105 MILLMOBILE, OR MS-384 (410) 223-0710

PREPARED BY
SOUTHERN PARTNERS, INC.
1223 AUGUSTA WEST PARKWAY AUGUSTA, GA 30901 (706) 855-8200



GRAPHIC SCALE



1" = 200'

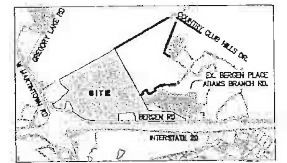


Exhibit A

ORDINANCE NO. 2006-04
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 179± ACRE WANDO WOODLANDS PLANNED DEVELOPMENT
LOCATED NORTH OF BERGEN ROAD BETWEEN MARTINTOWN ROAD
AND THE BERGEN PLACE WEST PLANNED DEVELOPMENT

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from Wando Partners LP, requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 179± acres located North of Bergen Road between Martintown Road and the Bergen Place West Planned Development; and

WHEREAS, the developer, Wando Partners, LP, of Willowdale, Ontario, Canada, proposes to construct 307 dwelling unit lots in nine (9) phases; and

WHEREAS, the North Augusta Planning Commission, at its March 16, 2006 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 179± Wando Woodlands Planned Development.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

I. The General Development Plan for the 179± acre Wando Woodlands Planned Development is hereby approved as outlined below and as shown on the attached general development plan identified as 'Exhibit A' as prepared by Southern Partners, Inc., dated January 11, 2006 and described in the attached Wando Woodlands Project Description dated as received February 22, 2006 identified as 'Exhibit B':

A. Scope of Development:

The scope of development described in the General Development Plan for the Wando Woodlands Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Wando Woodlands Planned Development shall be limited to single-family detached, patio and townhouse residential lots as shown on the General Development Plan and in accordance with the following phasing plan.

B. Development Program:

1. The development will provide 309 residential lots. The development will be constructed in nine sections as follows:

<u>Section</u>	<u>Acres</u>	<u>Units</u>	<u>Typical Lot Size</u>	<u>Schedule</u>
1	18.3	33	80 ft. x 150 ft.	2005 - 2006
2	23.6	33	80 ft. x 150 ft.	2006 - 2007
3	10.5	52	80 ft. x 150 ft.	2007 - 2008
4	7.0	31	80 ft. x 150 ft.	2008 - 2010
5	13.1	37	80 ft. x 150 ft.	2009 - 2012
6	8.1	20	80 ft. x 150 ft.	2009 -2012
7	23.4	68	80 ft. x 150 ft.	2009 -2012
8	5.0	15	Undetermined	Undetermined
9	3.0	18	Undetermined	Undetermined
Open Space	66.9	0.0	NA	NA
Totals	178.9	307	NA	NA

2. The maximum impervious surface area shall not exceed forty percent (40%) in any phase.
3. The maximum building height shall not exceed thirty-five (35) feet.
4. The minimum setbacks for all lots in phases 1 through 7 shall be:

Front	20 feet
Side	7 feet
Rear	20 feet
5. The minimum setbacks for sections 8 and 9 shall be specified at the time of preliminary plat for those phases.

C. Development Approval Process:

1. Minor modifications to the development plan and program, i.e. number and location of lots, development schedule, setbacks, parking, and landscaping, may be approved by the Planning Commission prior to or at the time of preliminary plat approval for an individual phase.
2. Prior to consideration of any preliminary plat, the applicant shall submit Master Utility (water, sanitary sewer, and storm sewer) Plans, subject to review and approval by the City. The master stormwater management plan shall address and minimize the need for multiple detention ponds to the extent practicable.

3. Prior to consideration of any preliminary plat, the applicant shall submit a Master Pedestrian Circulation plan, subject to review and approval by the City. The Master Circulation Plan shall include the alignment of the Greenway extensions through the development. The applicant shall dedicate a right of way that is a minimum of twenty (20) feet wide for future Greenway connector alignments as shown on the Master Pedestrian Circulation Plan. The applicant shall clear; grub and rough grade a corridor eight (8) feet wide within the Greenway alignments adjacent to all proposed lots and for a distance of a minimum of fifty (50) feet into the open space areas as delineated on the Master Pedestrian Circulation Plan. Such clearing, grubbing and rough grading shall occur in conjunction with the development of each phase.
4. The capacity of the Edgefield Water and Sewer Authority to serve the proposed development shall be verified and resolved prior to or in conjunction with the preliminary plat for phase 1. Thereafter, in conjunction with the submission of a preliminary plat for each phase the developer shall submit a letter from Edgefield County Water and Sewer Authority specifying its ability and willingness to serve the development.
5. Prior to consideration of a preliminary plat for the initial phase, the applicant shall submit the written approval from the US Army Corp of Engineers and/or South Carolina Department of Health and Environmental Control (SCDHEC) for the wetland delineation and approval for the planned development of the property.

E. Other development conditions:

1. The applicant shall implement the mitigation recommendations contained in the SRS Engineering traffic study specific to the impacts created by this development in conjunction with each development phase when the trips generated by the phase (or the sum of trips generated by all approved phases) create the impacts requiring mitigation.
2. A description of property management arrangements for any common area retained by the homeowners association shall be submitted prior to or in conjunction with the preliminary plat for phase 1. The city will consider accepting areas of designated open space that the Developer is willing to dedicate in addition to the required road, utility easement, drainage way and Greenway dedications.
3. Five (5) foot wide sidewalks shall be provided on both sides of the streets.

4. One (1) street tree shall be provided per forty (40) feet of street frontage on both sides of the street. The species will be determined at the Preliminary Plat stage.
5. The applicant shall construct the unimproved right-of-way connection, 'Future Connector', (approximately 160 feet) from section 3 of the Bergen Place West development into section 4 of Wando Woodlands. The design of the connector shall be coordinated with the developer of Bergen Place West to ensure proper vertical and horizontal alignment. The construction of the connector may be coordinated to coincide with the completion of construction of the later of the two development phases, section 3 of Bergen Place West and section 4 of Wando Woodlands.
6. The Developer shall dedicate the right of way for the street connection, labeled 'Future Connector' in sections 2 and 6 of the general development plan to the city in conjunction with the improvements for each section. Improvement of the 'Future Connector' rights of way will not be required as a part of this development.
7. The applicant will pay \$500 per lot to the city upon approval of the final plat for each section or portion of a section. The city will hold the funds in a reserve earmarked for a future Martintown Road access connection.
8. Prior to any preliminary plat application for sections 8 or 9, the applicant must submit a concept plan for the proposed development section including vehicular access and pedestrian traffic circulation.

F. Applicable Standards for Review:

General design criteria and development standards applicable to each phase of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance, as it may be amended.

- II. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ORDINANCE TO APPROVE GENERAL DEVELOPMENT PLAN
WANDO WOODLANDS

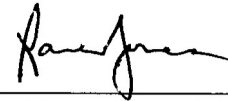
III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 17 DAY OF April, 2006.

First Reading 4/3/06

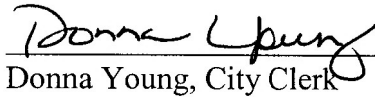
Second Reading 4/3/06

Third Reading 4/3/06



Lark W. Jones, Mayor

ATTEST:



Donna Young, City Clerk

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
DECEMBER 2018***

City of North Augusta
Department of Planning and Development
Monthly Report for December 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	3	0	0	0	2	0
Planned Acres	0.00	0.00	53.57	0.00	0.00	0.00	27.88	0.00
Planned Lots	0	0	163	0	0	0	89	0
Minor Subdivision Plats	3	0	17	0	3	0	22	0
Platted New Lots	0	0	19	0	5	0	35	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	1	4	6	0	0	11	0
Major Site Plans	0	0	0	0	1	0	7	0
Total Site Plan Acres	0.80	0.00	0.00	2.64	11.30	0.00	128.67	0.00
Planned Developments								
PD Gen Dev Plans/Major Mod.	0	0	0	0	0	0	0	0
PD Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Plan Modifications		0	0	0	0	0	0	0
Annexations								
Applications	1	0	1	0	0	0	1	0
Parcels	2	0	2	0	0	0	1	0
Acres	1.72	0.00	1.72	0.00	0.00	0.00	0.40	0.00
Zoning/Text Amendments								
Rezoning	0	0	0	1	0	0	1	0
Parcels	0	0	0	2	0	0	2	0
Acres	0.00	0.00	0.00	2.41	0.00	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	6	0	123	9	2	0	174	0
Zoning Confirmation Letters	1	0	8	0	2	0	13	0
Residential Site Reviews	19	0	256	0	12	0	201	0
Sign Permits	2	0	35	0	7	0	49	0
Planning Projects	0	0	0	0	0	0	5	0
Communications Towers	0	0	0	0	0	0	0	0
Conditional Use Permits	0	0	1	2	0	0	1	0

City of North Augusta
Department of Planning and Development
Monthly Report for December 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	1	0	2	0	0	0	1	0
Special Exceptions	0	0	2	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	0
Waivers	0	0	0	0	0	0	0	0
Fees Collected								
Development Applications	\$2,944.00		\$19,605.50		\$1,010.00		\$17,802.20	
Appeals	\$0.00		\$200.00		\$0.00		\$200.00	
Maps/Publications	\$30.00		\$107.00		\$0.00		\$0.00	
Special Review Fees	\$200.00		\$200.00		\$0.00		\$0.00	
Total Fees	\$3,174.00		\$20,112.50		\$1,010.00		\$18,002.20	

* Corrected

City of North Augusta

Department of Planning and Development

Staff Approvals - 2018

Residential Site Plans - December 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
RSP18-246	007-13-37-004	Wetherington	617 Railroad Ave.	PD	12/4/2018	Garage with Guest House Above
RSP18-247	001-12-04-013	D.R. Horton, Inc.	963 Dietrich Lane	PD	12/7/2018	New Residential
RSP18-248	001-12-04-001	D.R. Horton, Inc.	956 Dietrich Lane	PD	12/10/2018	New Residential
RSP18-249	001-16-07-016	D.R. Horton, Inc.	1119 Dietrich Lane	PD	12/10/2018	New Residential
RSP18-250	011-05-06-002	Lacey Contruction	1006 Wildlife Circle	R7	12/10/2018	New Residential
RSP18-251	011-05-06-003	Lacey Contruction	1010 Wildlife Circle	R7	12/10/2018	New Residential
RSP18-252	011-05-06-004	Lacey Contruction	1014 Wildlife Circle	R7	12/10/2018	New Residential
RSP18-253	011-05-06-005	Lacey Contruction	1020 Wildlife Circle	R7	12/10/2018	New Residential
RSP18-254	011-05-06-006	Lacey Contruction	1024 Wildlife Circle	R7	12/10/2018	New Residential
RSP18-255	011-05-06-007	Lacey Contruction	1030 Wildlife Circle	R7	12/10/2018	New Residential

RSP18-256	011-05-06-008	Lacey Contruction	1034 Wildlife Circle	R7	12/10/2018	New Residential
RSP18-257	003-16-15-008	David Blair Homes, Inc.	1058 Westo St.	PD	12/11/2018	New Residential
RSP18-258	002-12-05-008	Welsh Custom Homes	123 Walsh Way	R14	12/18/2018	New Residential
RSP18-259	002-12-05-007	Welsh Custom Homes	131 Walsh Way	R14	12/18/2018	New Residential
RSP18-260	001-12-04-015	D.R. Horton, Inc.	951 Dietrich Lane	PD	12/18/2018	New Residential
RSP18-261	001-12-04-014	D.R. Horton, Inc.	957 Dietrich Lane	PD	12/18/2018	New Residential
RSP18-262	001-16-07-017	D.R. Horton, Inc.	1112 Dietrich Lane	PD	12/18/2018	New Residential
RSP18-263	106-00-09-005	Keystone Homes, Inc.	1047 Harlequin Way	PD	12/18/2018	New Residential