

# Planning Commission



## Agenda for the Thursday, January 17, 2019, Study Session

*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** – 6:00 p.m.

Council Meeting Room, 3<sup>rd</sup> Floor

2. **Discussion** –

- a. 2017 Comprehensive Plan and Envision2018 Review and Prioritization Session

3. **Adjourn**

# Department of Planning and Development

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## Memorandum

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To: Planning Commission

From: Libby Hodges, Planning and Development Director

Date: January 10, 2019

RE: Study Session – Comprehensive Plan Review with Envision2018 Review and Prioritization

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Following is a listing and partial review of the 2017 City of North Augusta Comprehensive Plan and the recently completed “Envision 2018” workshop. While putting together this yearly review, it is obvious that a number of items overlap and complement each other and would benefit from a more comprehensive approach.

To that end, my request for the Commission at this study session is to have a general discussion about the items on the list and to generate a prioritization of projects. From there, staff will work with Administration, other Departments, and the City Council to craft more detailed work plans that incorporate those preferences.

**2018 Comprehensive Plan Review**

This update is a review of the current status of the items suggested by the 2017 North Augusta Comprehensive Plan. It contains commentary and questions for discussion from staff regarding the status of various recommendations.

**Develop and Implement a Downtown Master Plan**

The plan will establish a blueprint incorporating the following elements:

<u>Activity</u>	<u>Current Status (January 17, 2019)</u>
a. The vision of local stakeholders for creating a successful downtown revitalization based on market understanding and character of the neighborhood	This would be part of any larger code revision, greenway update or other regulatory revision project.
b. Definition of the boundaries of the Downtown Development Area	"
c. Develop a long-term vision and strategy for Georgia Avenue to function as North Augusta’s vibrant, pedestrian-oriented “main street.”	This will require Transportation Planning, Greenway & Parks Planning, developing standards for downtown, and coordination with utilities and Engineering.
the Riverside Village using street routing through the alleys located behind the frontage buildings on each side of Georgia Avenue.	A study was completed in 2015 that outlined some options for this connection. We will work with PRT for further updates/next steps.
e. Promotion of downtown revitalization with the goal of economic vitality	What are our options? Planning will have a limited role; partnerships may provide more flexible means to accomplish.
f. Revision of the Downtown Development Code with the goal of flexibility in renovation of existing structures and construction of new and replacement structures	This will require a revamp of the Development Code and the Comprehensive Plan. This is a multi-year undertaking.
g. Identification of transportation and street layout changes to encourage pedestrian traffic	Transportation Planning needed.
h. Strategies for promoting the revitalization effort	Options?

**Identify Priority Investment Areas and Develop Policies and Zoning Regulations to Encourage Mixed Use and Progressive**

The following will be accomplished:

<u>Activity</u>	<u>Status</u>
a. Evaluate existing commercial areas to identify opportunities for infill development.	Envision 2018B
b. Adopt policies and zoning regulations allowing higher densities, eased parking requirements, and a mix of retail, commercial, office, entertainment, and restaurants.	This will require a revamp of the Development Code and the Comprehensive Plan. This is a multi-year undertaking.
c. Promote the opportunity for progressive mixed use commercial, retail, and residential development.	Does this mean "Allow" mixed use or form based codes? Can we apply the concepts for downtown and Riverfront/Hammond's Ferry to other sections of town?

<b>Create a Master Plan for Parks and Greenway Expansion</b>		
The Plan will:		
	<b>Activity</b>	<b>Status</b>
	a. Identify repair, renovation, and upgrades for existing parks and recreation facilities	What is the role of Planning in this endeavor?
	b. Establish maintenance plans	What is the role of Planning in this endeavor?
	c. Propose locations for a mix of new pocket, neighborhood and regional parks based on projected residential development	
	d. Contain a schedule for expansion of the Greenway	What role does Planning have in an update of the existing master plan? What about the 2015 ALTA report?
	e. Propose connections to connect the Greenway to anticipated residential and mixed use developments.	Working with GIS to map upcoming projects; provide this information to PRT earlier in the process; involving PRT in Development Review process.
<b>Evaluate Options for a City Policy on Historic Structures and Natural and Man-made Features</b>		
The options will provide a basis for possible actions related to promoting and preserving these resources within the City limits. The focus of the evaluation will be to:		
	<b>Activity</b>	<b>Status</b>
	a. Establish criteria for consideration of a structure or feature as historic	This project is on hold due to staff constraints. It would require an additional staff member and significant expenditure of time to organize, which is not within the budget or work plan at this time.
	b. Research Federal and South Carolina programs related to historic structures and identify how they apply to the City of North Augusta	
	c. Identify possible options for City government financial incentive support	
<b>Develop a Plan for City Beautification Efforts</b>		
The plan will:		
	<b>Activity</b>	<b>Status</b>
	a. Focus on the four main gateways to the City: Georgia Avenue, Highway 1 and Martintown Road, and I-20 Exits 1 and 5	A "Wayfinding" contract was awarded in late 2018 based on the passage of the CPST IV. This process, including public input and design work will integrate several of these issues
	b. Provide opportunities for City staff to create changing visual appearances	
	c. Identify opportunities for streetscape vegetation planting and addition of landscaped medians	This will have to be done in cooperation with SCDOT or internally. Funding will be an issue.
	d. Recognize opportunities for improving overall neighborhood appearance to support the Neighborhood	
	e. Propose directional and City branding signage, to include appropriate locations	A "Wayfinding" contract was awarded in late 2018 based on the passage of the CPST IV. This process, including public input and design work will integrate several of these issues
<b>Evaluate Open Space for Future Land Use and Zoning Designations</b>		
The evaluation will:		

	<u>Activity</u>	<u>Status</u>
	a. Identify large, undeveloped tracts of land wholly or partially within the City	This would probably be best facilitated through small area plans and/or an update of the Future Land Use Map.
	b. Present a range of possible alternatives for future uses	"
	c. Suggest zoning and development designations compatible with each potential alternative	"
	d. Determine the need for expansion of City-owned utility service which might be required	See Envision comments.
	e. Assess the need for parks, connectors to adjacent developments and the Greenway (see 3 and 4, above)	See Envision comments.

<b>From Envision 2018B</b>		
<b>"FORWARD THINKING"</b>		
	<u>Activity</u>	<u>Status</u>
<b>Recreation</b>		
	Senior Living Center	
	Senior Recreation opportunities	
	Tourism (history-Bluffs)	
<b>Growth/Economic Development</b>		
	<u>Activity</u>	<u>Status</u>
	Growing City boundaries and dealing with donut holes (maintaining landscaping standards and sense of place) – appropriate with 20 year plan	Evaluate annexation plans and policies.
	Neighborhood revitalization (economics and public safety; community development) – deal with root causes of poverty	Code Enforcement has been transferred to Planning as an intermediate step. CE is working to identify areas of concern and step up enforcement in those areas.
	Serving entire City with water and sewer	Need to identify those areas not served and willingness to be served.
	City gateways Exit 5, Exit 1, Martintown/Hwy 1 and downtown on Highway 25 (possible economic incentives)	Wayfinding project underway with CPST IV.
	Securing river in its current state	
	Insuring a safe and sufficient water supply	
	Cyber opportunities while maintaining current industrial base	Identify barriers to hosting these types of businesses.
	Identify areas of prospective growth to anticipate needs.	Continue to map current growth trends and available land.
	Development code - reflective of forward thinking with updating periodically.	See above.
	How might we shape development to increase revenue or is that what we want to do going forward?	Comprehensive Plan update? Land use study?
	Do we compliment or compete with Augusta? (May not be same answer in each instance)	

<b>Transportation</b>	
<b>Activity</b>	<b>Status</b>
Transportation system between North Augusta and Augusta	Transportation planning; ARTS MPO and upcoming GA Ave. bridge project.
Parking decks obsolete in 15 years?	How do we prepare for those spaces? Do they become long term storage for automatic vehicles?
Focus on traffic before it becomes an issue	Transportation Planning is an identified need. This includes planning for pedestrian and bicycle traffic.
Be more proactive in taking advantage of mobile work force (smart parking resources)	
<b>Maintaining</b>	
<b>Activity</b>	<b>Status</b>
Ensuring rehab and replacement for key utilities	Capital Improvement Plan. Goes hand-in-hand with infill development, as rehab will be needed to ensure capacity for new infill development.
What is required to maintain what we currently have?	Capital Improvement Plan.
Identify areas within the City that need services (recreation, utilities, public safety)	PRT Planning; complements items from the comprehensive plan above.
Don't build facilities that cannot meet future needs (40/50 years)	Identify needs - I'm assuming this is more geared to public safety and utilities, but Planning can assist with identifying trends and needs as they develop. This is why it is imperative to have all departments engaged with Development Review.
Maintain current project listings	Planning uses TRAKiT; do we need to report some other way?
Identify funding programs and link to projects, programs, etc.	Is this internal or external? Grants?
<b>Technology</b>	
<b>Activity</b>	<b>Status</b>
Do we have a sustained, long term plan for public engagement (current, future, and retrospective) to increase transparency?	Planning and Administration may be key to this strategy. Do we have a thematic outreach program to have focused public information and outreach? Do we have staff that can accommodate these programs?
Keep up with changing technology – 5G technology (payment methods, software)	Identify needs and opportunities. For example, Planning & Engineering are updating software with an existing TrakIt program to better engage these resources. When Finance gets new software, how do these two work together? Can the new program serve all departments?