

Planning Commission



Minutes of the Thursday, October 17, 2019 Regular Meeting

Members of the Planning Commission

Briton Williams
Chair

Leonard Carter, Jr.
Timothy V. Key
Larry Watts

Bob Clark
JoAnn McKie
Dr. Christine Crawford

1. **Call to Order** - The regular meeting of October 17, 2019, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Briton Williams, Commissioners Timothy Key, JoAnn McKie, Larry Watts, and Leonard Carter. Commissioners Bob Clark, and Dr. Christine Crawford were absent. Also in attendance were Libby Hodges, Director of Planning and Development, and members of the public.
3. **Approval of Minutes** - The minutes from the Regular Meeting of September 19, 2019 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM19-003 – Rezoning, E. Martintown Road** – A request by Peter Patel to rezone ±0.92 acres located at 216 and 300 E. Martintown Rd., from OC, Office Commercial to GC, General Commercial. Tax Parcel Numbers 007-07-17-003 and 007-07-17-004.

Chairman Williams read the application summary for Application RZM19-003, a request by Peter Patel to rezone ±0.92 acres located at 216 and 300 East Martintown Road, from OC, Office Commercial to GC, General Commercial and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this is a rezoning for two adjacent parcels totaling approximately 0.92 acres, currently zoned OC, Office Commercial and within the Neighborhood Preservation Overlay.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges and there were none.

Chairman Williams asked if the applicant had any comments.

The applicant, Mr. Peter Patel, and Mr. Bo Slaughter, PE, with Swift and Associates spoke on behalf of the project. Mr. Patel explained they are proposing a Dunkin' Donuts and a commercial retail office building. He stated they have had similar types of businesses in Columbia and Richmond County within residential districts with no issues.

Commissioner Watts questioned what the hours of operation would be. Mr. Patel stated that Dunkin' Donuts hours would be 5 AM to 10 PM.

Commissioner Key questioned the lighting for the business. Mr. Patel explained the lighting plan stays within the parking lot and does not interfere with the surrounding residences or other businesses. Mr. Key questioned if a traffic study had been done. Mr. Slaughter answered yes and the initial trip generation does not require a deceleration lane. He said the drive thru will be facing Jersey Avenue.

Chairman Williams questioned if anything had changed with the site plans since it was presented to the Planning Commission a couple of months ago. Mr. Slaughter answered that the rear driveway was widened, additional parking was provided, and additional buffering was added along the rear property line.

Commissioner McKie questioned how much of a landscape buffer was at the location now. Mr. Slaughter answered 15 to 20-feet and explained the improvements would be a structural and planted buffer to minimize the impact of lighting.

The following members of the public spoke in opposition of the rezoning:

George Welchel
Janis Collins
Leo Hernandez
Mary Beckum
Austin Taylor
Mark Bell
James Adams
Donald Graham

Mr. Patel addressed some of the residents' concerns noting the following:

- A digital drive-thru menu is currently used at other locations near neighborhoods and they have received no complaints regarding the volume of the speakers.
- The donuts are prepared inside the store when the store is closed so no aroma will permeate the neighborhood.
- An employee is assigned to check the parking lot every hour for cleanliness.
- All deliveries are done during the daytime hours.

- The lighting will be checked to insure that it does not impact any neighboring residence.

After further discussion, all comments and questions were addressed and the public hearing was closed at 7:37 PM.

There was a brief discussion between the Planning Commissioners and all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Watts motioned to approve Application RZM19-003, a request by Peter Patel to rezone ±0.92 acres located at 216 and 300 East Martintown Road, from OC, Office Commercial to GC, General Commercial. Tax Parcel Numbers 007-07-17-003 and 007-07-17-004. Commissioner Key offered a second. The Planning Commission voted unanimously against recommendation of approval of the rezoning.

6. Application RZT19-004 – Text Amendment, Neighborhood Preservation

Overlay – A request to amend Article 3, Section 3.8.2, Establishment of the Corridor Overlay Districts, of the North Augusta Development Code to amend the NP, Neighborhood Preservation Overlay District to remove ±0.92 acres located at 216 and 300 E. Martintown Rd, from overlay requirements. Tax Parcel Numbers 007-07-17-003 and 007-07-17-004.

Chairman Williams read the application summary for Application RZT19-004, a request to amend Article 3, Section 3.8.2, Establishment of the Corridor Overlay Districts, of the North Augusta Development Code to amend the NP, Neighborhood Preservation Overlay District to remove ±0.92 acres located at 216 and 300 E. Martintown Rd., from overlay requirements and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained the request is to remove the two parcels that were discussed in the previous application, from the Neighborhood Preservation Overlay District.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges and there were none.

Chairman Williams asked if the applicant had any comments.

Bo Slaughter, Engineer with Swift and Associates spoke on behalf of the project and in order to save some time asked for a vote by the Planning Commission so that it may be passed on to City Council.

The following members of the public spoke in opposition of the text amendment:

Richard Taylor
Leo Hernandez
George Welchel
Mary Beckum
Austin Taylor
James Adams

After further discussion all comments and questions were addressed and the public hearing was closed at 8:05 PM.

There was a brief discussion between the Planning Commissioners and all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Key motioned to approve Application RZT19-004, a request to amend Article 3, Section 3.8.2, Establishment of the Corridor Overlay Districts, of the North Augusta Development Code to amend the NP, Neighborhood Preservation Overlay District to remove ±0.92 acres located at 216 and 300 E. Martintown Rd., from overlay requirements. Tax Parcel Numbers 007-07-17-003 and 007-07-17-004. Commissioner McKie offered a second. The Planning Commission voted unanimously against recommendation of approval of the text amendment.

7. Application RWN19-002 – Road Naming, Bergen Place West – A request by Beazley Development Co., Inc. to name new roads in Phase IV of the Bergen Place West subdivision. The proposed road names are Bonhill Street, Conner Street, Belgrove Court, and Preston Court.

Chairman Williams read the application summary for Application RWN19-002 – Road Naming, Bergen Place West a request by Beazley Development Co., Inc. to name new roads in Phase IV of the Bergen Place West subdivision. The proposed road names are Bonhill Street, Conner Street, Belgrove Court, and Preston Court. Mrs. Hodges stated this is a certification of road names for Bergen Place West subdivision. She explained the two options that were given to staff by Aiken County 911 and the Planning Commission is required by state law to certify road names.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges and there were none.

Phillip Green, with Southern Partners and representing Beazley Development, explained that his client does not have a preference for one road name or two road names. He stated they are prepared to submit the final plat with whatever decision is made by the Planning Commission.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Key motioned to approve Bonhill Street, Conner Street, and a single street name, Preston Court, with a range of numbers listed on, above, or below the sign. Commissioner McKie offered a second. The motion was approved unanimously.

- 8. Application RWN19-003 – Road Naming** – A request by Wando Partners, LP to name a new road in Section 6 of the Wando Woodlands subdivision. The proposed road name is Gebhard Drive.

Chairman Williams read the application summary for Application RWN19-003, a request by Wando Partners, LP to name a new road in Section 6 of the Wando Woodlands subdivision. The proposed road name is Gebhard Drive.

Mrs. Hodges explained that after the agenda was submitted, and all of the supporting materials, Aiken County 911 came back stating not to use Gebhard because it sounds too much like another name. She stated they have asked that the commission certify Journey Run instead. Mrs. Hodges said the applicant is aware of this and is in support of the name.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges and there were none.

Chairman Williams invited the Planning Commission to make a motion.

Chairman Williams motioned to approve the street name Journey Run. Commissioner Carter offered a second. The motion was approved unanimously.

- 9. Application PP19-002 – Major Subdivision Preliminary Plat, Gregory Landing Phase II** – A request by Metro Homesites, LLC, for approval of 45 single-family lots on ±21.07 acres, Tax Parcel Number 106-00-00-009.

Chairman Williams read the application summary for Application PP19-002, a request by Metro Homesites, LLC, for approval of 45 single-family lots on 21.07 acres, Tax Parcel number 106-00-00-009.

Commissioner Larry Watts recused himself.

Chairman Williams asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained this application is a continuation of previous portions of Gregory Landing and this is phase two of what she believes will be three.

Chairman Williams asked if the applicant had any comments.

Phillip Green, with Southern Partners representing Metro Homesites, LLC, explained that this is the second phase of the subdivision and there is a third phase which would require another wetlands crossing which the applicant does not wish to do at this time. He stated the first phase included one wetlands crossing which was completed and they currently have homes under construction. Mr. Green said the second phase has been through staff comment and this past week they received stormwater approval that has been sent to DHEC for NPDS coverage. He said they are awaiting staff approval to move forward with stamped plans.

After further discussion all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Key motioned that Application PP19-002 – Major Subdivision Preliminary Plat, Gregory Landing Phase II a request by Metro Homesites, LLC, for approval of 45 single-family lots on 21.07 acres, Tax Parcel number 106-00-00-009 be approved with the certification of street names as shown. Commissioner Carter offered a second. The motion was approved unanimously.

10. **Application MW19-004 – Major Waiver, Jiffy Lube** – A request by AFML, Inc. to waive the requirements of North Augusta Development Code Article 10, §10.6.4.2.a and §10.6.4.4c to relocate and omit landscaping in a buffer at 158 Laurel Lake Drive, in the GC, General Commercial, zoning district on 1.09 acres, Highway Corridor Overlay. Tax Parcel 010-18-08-001.

Chairman Williams read the application summary for Application MW19-004 – Major Waiver, Jiffy Lube a request by AFML, Inc. to waive the requirements of North Augusta Development Code Article 10, §10.6.4.2.a and §10.6.4.4c to relocate and omit landscaping in a buffer at 158 Laurel Lake Drive, in the GC, General Commercial, zoning district on 1.09 acres, Highway Corridor Overlay.

The Commissioners were sworn in by Vice-Chair Chairman Williams.

Chairman Williams asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained this application is part of the larger plan review cycle and staff has not received a truly complete site plan submittal. She explained that the waivers can be issued which would allow them to move forward in the site plan approval process and the next application, which is a Conditional Use application, also moves them forward in the site plan process. Mrs. Hodges stated this may be a site plan that the actual final approval may need to come back at the end and leaves it to the Commissions discretion. She stated it is an existing commercial property that has

been vacant for a couple of years when they developed the McDonald's and Waffle House off of Exit 5.

Lance Cheely, Landscape Architect with Origin Landscape Architecture, speaking on behalf of the applicant was sworn in by Vice-Chair Commissioner Clark. Mr. Cheely explained that due to the way the site is laid out some of the required trees, both in the buffer and the parking lot area, fall on a sanitary sewer and a storm sewer easement. He stated they are requesting to plant all the required shrubs in the area and relocate trees where they can on the site.

After further discussion all comments and questions were addressed.

Mrs. Hodges stated she is of the opinion on this particular site that it may not be beneficial to do each waiver individually and it may be better to look at it more as a waiver to this plan. She said with other sites she realizes they have been done very specifically but they had very specific buffers that we were trying to make them meet.

Chairman Williams closed the public hearing at 8:39 PM.

After some discussion and reviewing the findings of fact, the Commission found in the affirmative that Waivers A, B, C, and D met all of the standards required to issue the waivers.

Chairman Williams asked for a motion from the Planning Commission.

Chairman Williams motioned that Application MW19-004, a request by AFML, Inc. to waive the requirements of North Augusta Development Code Article 10, §10.6.4.2.a and §10.6.4.4c to relocate and omit landscaping in a buffer at 158 Laurel Lake Drive, in the GC, General Commercial, zoning district on 1.09 acres, Highway Corridor Overlay. Tax Parcel 010-18-08-001 of the North Augusta Development Code be granted with the following agreements and/or conditions:

- 1) Final approval of the Major Site Plan application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver application.
- 2) The waivers granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 3) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.
- 4) Minor alterations to the site plan, as determined by the Planning Director, will adhere as closely as possible to the requirements of the Development Code and this waiver.

Commissioner Key offered a second. The Planning Commission unanimously voted in favor of approval of the Major Waiver request.

- 11. Application CU19-004 – Conditional Use, Jiffy Lube** – A request by AFML, Inc., to allow vehicle repair as a conditional use at 158 Laurel Lake Drive, in the GC, General Commercial, zoning district on 1.09 acres, Highway Corridor Overlay. Tax Parcel 010-18-08-001.

Chairman Williams read the application summary for Application CU19-004, a request by AFML, Inc., to allow vehicle repair as a conditional use at 158 Laurel Lake Drive, in the GC, General Commercial, zoning district on 1.09 acres, Highway Corridor Overlay. Tax Parcel 010-18-08-001.

The Commissioners were sworn in by Vice-Chair Chairman Williams.

Chairman Williams asked Mrs. Hodges if she had any information she would like to share. Mrs. Hodges replied no.

Lance Cheely, Landscape Architect with Origin Landscape Architecture, speaking on behalf of the applicant was sworn in by Vice-Chair Commissioner Clark. Mr. Cheely stated this would be a conditionally improved use for the area which is a general commercial area and it would not be a use outside of what would might see there at any point on the corridor. He said Sweetwater BP has a similar type of business and the request is for Jiffy Lube Auto Repair be approved as a conditional use.

Chairman Williams closed the public hearing at 8:47 PM.

After some discussion and reviewing the findings of fact, the Commission found in the affirmative that request met all of the criteria required to issue the conditional use permit.

There being no further questions or discussion Chairman Williams asked for a motion from the Planning Commission.

Commissioner Watts motioned that Application CU19-004 – Conditional Use, Jiffy Lube a request by AFML, Inc., to allow vehicle repair as a conditional use at 158 Laurel Lake Drive, in the GC, General Commercial, zoning district on 1.09 acres, Highway Corridor Overlay. Tax Parcel 010-18-08-001 of the North Augusta Development Code be granted with the following agreements and/or conditions:

- 1) Parking areas will not be used for the storage of inoperable vehicles. No inoperable vehicles will be allowed to be stored outside of the facility overnight.
- 2) The development must meet all other requirements of the Highway Overlay including architectural finishes.

- 3) The Conditional Use granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 4) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.
- 5) Minor alterations to the site plan, as determined by the Planning Director, will adhere as closely as possible to the requirements of the Development Code and this Conditional Use Permit.

Commissioner Carter offered a second and the motion was approved unanimously.

- 12. Application SP19- 002 – Major Site Plan, Jiffy Lube** – A request by AFML, Inc., for site plan approval for a 6000 sf Jiffy Lube and a 6500 Retail building on 1.09 acres, zoned GC, at 158 Laurel Lake Drive, in the Highway Corridor Overlay. Tax Parcel 010-18-08-001.

Chairman Williams read the application summary for Application SP19- 002 – Major Site Plan, Jiffy Lube a request by AFML, Inc., for site plan approval for a 6000 sf Jiffy Lube and a 6500 Retail building on 1.09 acres, zoned GC, at 158 Laurel Lake Drive, in the Highway Corridor Overlay. Tax Parcel 010-18-08-001 and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this application is for site plan approval similar to Gregory Lake. She said staff recommends that we delay final approval until they receive a site plan that goes through the full review. Mrs. Hodges explained there were a few items that were missing on this submittal and part of the purpose of this was to get the conditional use and the waivers out of the way.

Chairman Williams invited the Planning Commission to make a motion.

Chairman Williams motioned to table Application SP19- 002 – Major Site Plan, Jiffy Lube a request by AFML, Inc., for site plan approval for a 6000 sf Jiffy Lube and a 6500 Retail building on 1.09 acres, zoned GC, at 158 Laurel Lake Drive, in the Highway Corridor Overlay. Tax Parcel 010-18-08-001 to allow a full submittal of the site plan and review by staff. Commissioner Key offered a second and the motion was approved unanimously.

13. Staff Report

Mrs. Hodges referred to the monthly report in the handout and noted that a problem has been fixed that has existed, since she has been with the City, that shows all of the administrative approvals that have been done.

Mrs. Hodges explained that the Martintown Road Corridor Study has been requested to proceed to contract and has been rebid with five bids being received. She stated a preferred contractor has been chosen and she will announce who it is as soon as we reach the contract stage.

14. Comments

Chairman Williams stated Main Street is coming, and there will be a study session on Monday, October 28, 2019 and the City of North Augusta is a designated Main Street community. He said this group will be talking with City Council to reengage them. He asked that the Commissioners be available to attend the meeting which will be held at 6:00 PM.

Commissioner McKie stated the Commissioners should try to attend this meeting because Council has attended Planning Commission meetings.

Adjourn-- With no objection, Chairman Williams adjourned the meeting at approximately 8:52 p.m.

Respectfully Submitted,



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