

Planning Commission



Minutes of the Thursday, November 21, 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 November 21, 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, Dr. Christine Crawford, Bob Clark, and Leonard Carter. Also in attendance were Libby Hodges, Director of Planning and Development, Rachelle Moody, Interim City Administrator, the press, and members of the public.
3. **Approval of Minutes** – The minutes from the Regular Meeting and Study Session of October 17, 2019 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.

Chairman Williams requested to reorder the agenda so that application SP19-003 would be considered ninth and application SP18-005 considered tenth. He stated this request is because applications MW19-005 and SP19-003 are from the same applicant and go together. Chairman Williams asked for a verbal concurrence. Members of the Planning Commission agreed.

5. **Application RWN19-004** – A request by Charles Blackston to name new roads in the Retreat at Walnut Village subdivision. The proposed road names are Whistle Stop Drive, Outpost Drive, and Passage Drive.
 - a) Certification of the road names by the Commission

Chairman Williams read the application summary for Application RWN19-004 and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this is a continuation of several of the subdivisions where we have had to go back and recertify the names for the streets. She said the road names Whistle Stop Drive, Outpost Drive, and Passage Drive have been approved and vetted by Aiken County 911.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Clark made a motion to approve the road names Whistle Stop Drive, Outpost Drive, and Passage Drive in the Retreat at Walnut Village subdivision. Commissioner Carter offered a second and the motion passed unanimously.

6. **Application RWN19-005** –A request by HF Developers, LLC to name new roads in Hammond’s Ferry, Section A4. The proposed road names are Kennesaw Alley, Brick Pond Alley, Lafayette Street, Preservation Loop, Heirloom Alley, Tin Pan Alley, Blue Clay Drive, and Taft Alley.
 - a) Certification of the road names by the Commission

Chairman Williams read the application summary for Application RWN19-005 and asked Mrs. Hodges if she had any information she would like to share. Mrs. Hodges stated the proposed road names have been approved and vetted by Aiken County 911.

Chairman Williams invited the Planning Commission to make a motion. Commissioner Crawford made a motion to approve the road names Kennesaw Alley, Brick Pond Alley, Lafayette Street, Preservation Loop, Heirloom Alley, Tin Pan Alley, Blue Clay Drive, and Taft Alley in Hammond’s Ferry, Section A4. Commissioner Watts offered a second and the motion passed unanimously.

7. **Application RZT19-005** – A request by the Charles Hammond House to amend Article 4, Supplemental Use Regulations, Section 4.7 Bed and Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District.
 - a. Public Hearing
 - b. Consideration of the Text Amendment application by the Commission
 - c. Recommendation

Chairman Williams read the application summary for Application RZT19-005 and stated the Planning Commission is considering the text amendment and will make a recommendation to City Council. Mr. Williams asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated staff provided additional recommendations in the agenda package to consider while reviewing the case. Attachment 3 shows the staff recommended changes,

including recommended changes to the Development Code and additional conditions specifically for bed and breakfasts in residential zoning districts.

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, James O'Neal, gave a brief description of the property and the proposed project.

Commissioner Watts questioned if Mr. O'Neal was going to live in the house. Mr. O'Neal replied that it would probably be his second residence. Commissioner Watts stated that one of the recommendations from staff is that the property be owner occupied and asked if that would be an issue for the business plan for this house. Mr. O'Neal explained that he is applying for federal tax credits and there is a provision that he cannot live in the house and it will be an item he will have to work out with his attorney and City staff.

Commissioner McKie commended Mr. O'Neal for trying to preserve the property.

Chairman Williams questioned the use of the property for special events. Mr. O'Neal replied that the bed and breakfast use is the best categorization for what he is trying to do, with the current code, to address the public uses that may want to be entertained at the house.

Mrs. Hodges stated the staff recommendations are in lieu of a rezoning. She explained that the application is to allow what is essentially a commercial use within a residential district.

The following items were discussed by the Commission, applicant, and staff:

- Types of events appropriate for the use on the property
- Home occupancy and the requirement for events to be for the benefit of overnight guests
- Impact on neighbors
- The text amendment applicability to all R-10 zoned properties
- The historic significance of the property

Chairman Williams opened the public hearing at 7:24 p.m. and there being no comments from the public, the public hearing was closed at 7:25 p.m.

Commissioner Key stated the Hammond House, having being built in 1775, is a unique property and it would be in poor taste to make it a primary residence. Mr. Key said he is concerned about the text amendment affecting other R-10 homes but hopes the Commission can find a way to accommodate Mr. O'Neal.

Commissioner McKie stated she did not realize the applicant had tax credits set up that are dependent on him not staying in the house. She feels there should be no requirement for residency since it is an historic property.

Commissioner Watts stated he understands the requirement for occupancy and he believes that, when there is a scheduled event, there should be someone supervising the property.

Commissioner Crawford stated she recommends that staff recommendation Item 2 be replaced with a condition that the property be listed on the National Register of Historic Places.

Commissioner Clark stated his concerns are for allowing bed and breakfast uses in all R-10 properties.

Commissioner Carter concurred with Mrs. Crawford and Mr. Clark.

After further discussion all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Crawford motioned to recommend that the City Council approve Application RZT19-005, a request by the Charles Hammond House to amend Article 4, Supplemental Use Regulations, Section 4.7 Bed and Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District with the following recommendations:

In a residential zoning district, a Bed and Breakfast with up to six bedrooms for registered overnight guests shall be subject to the following:

- 1) Shall only be allowed as a Special Exception.
- 2) The minimum site size shall be 1 acre.
- 3) The minimum house size shall be 3000 gross square feet.
- 4) The use shall not create noise, light, traffic, or other conditions detrimental to neighboring residents.
- 5) The owner shall comply with all tax, business license, and revenue collection ordinances of the City and State.
- 6) Must have an approved site plan that shows, at a minimum:
 - a) Any provided off-street and overflow parking. Parking must comply with Article 10 and 12 and associated Development Code standards.
 - b) Locations of outdoor facilities including tents, stages or other structures and facilities that may be used for any temporary or permanent events.
 - c) Buffering between this property and any other residential use to the standards of a Type B Buffer in Article 10.

- d) Any other items as determined by the Director of Planning and Development or Engineering.
- 7) The structure used for the Bed and Breakfast must be existing and may be modified only as necessary to meet building codes or assure the safety of any structure on site for the purpose of accommodating allowed uses.
- 8) The structure shall be and remain single-family residential in character.
- 9) Retail sales are limited to postcards, shirts, and other small gift items directly associated with the Bed and Breakfast only. Items for sale should not be visible from the right-of-way.
- 10) Signage may not exceed the requirements of Article 13 unless a variance or waiver is issued as allowed in the code.
- 11) Accessory buildings may be used for "related activities" as approved on the site plan or determined by the Director.

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

- 8. Application MW19-005** – A request by SpringBridge Development, LLC to waive the requirements of North Augusta Development Code Article 10, Table 10-10, Street Tree Planting to relocate and omit landscaping in a power line easement in the GC, General Commercial zoning district on a portion of Tax Parcel 010-18-09-001.
- a. Public Hearing
 - b. Receipt of Testimony
 - c. Consideration of the Waiver application by the Commission

Chairman Williams read the application summary for Application MW19-005 a request by SpringBridge Development, LLC to waive the requirements of North Augusta Development Code Article 10, Table 10-10, Street Tree Planting to relocate and omit landscaping in a power line easement in the GC, General Commercial zoning district on a portion of Tax Parcel 010-18-09-001.

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 stated, as shown in the handout, there is a power line right-of-way that runs along Austin Graybill Road and they are requesting to reduce the amount of landscaping in that area partially due to site layout conditions. She said staff feels the site will be sufficiently planted and overcrowding would impact the longevity of the plants.

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

The applicant, Jay Ham, was sworn in by Chairman Williams. Mr. Ham stated they are asking for a waiver to omit the trees that under existing overhead power lines on Austin Graybill Road. He said all the other power to the proposed hotel will be underground and Roger Davis, the landscape architect, worked to design a plan that meets all other requirements of the City code and the Hilton brand requirements for landscaping.

Chairman Williams opened the public hearing at 8:03 p.m. and there being no comments from the public, Chairman Williams closed the public hearing at 8:04 p.m.

After some discussion, the Commission reviewed the findings of fact and found in the affirmative that the proposed waivers met all of the standards required to issue the waivers.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Crawford motioned that Application MW19-005 a request by SpringBridge Development, LLC to waive the requirements of North Augusta Development Code Article 10, Table 10-10, Street Tree Planting to relocate and omit landscaping in a power line easement in the GC, General Commercial zoning district on a portion of Tax Parcel 010-18-09-001 of the North Augusta Development Code be granted with the following 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 Clark offered a second. The Planning Commission unanimously voted in favor of approval of the Major Waiver request.

9. **Application SP19-003** – A request by SpringBridge Development for site plan approval for a 98 room, four-story Tru by Hilton hotel on ±2.5 acres, zoned GC, located in the Walnut Village Development. Tax Parcel 010-18-09-001.
 - a. Consideration of the Major Site Plan by the Commission

Chairman Williams read the application summary for Application SP19-003 and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated that the applicant is seeking approval for the Major Site Plan associated with the Tru Hotel waiver that was reviewed in the previous application. She said staff has minor comments that will be addressed prior to final approval.

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, Jay Ham, stated the Tru Hotel is part of the larger Walnut Village development. He said the hotel would be developed, built, owned, and managed by SpringBridge.

After further discussion all comments and questions were addressed.

Chairman Williams asked for a motion from the Planning Commission.

Chairman Key motioned to grant preliminary approval of Application SP19-003 - A request by SpringBridge Development for site plan approval for a 98 room, four story Tru by Hilton hotel on ±2.5 acres, zoned GC, located in the Walnut Village Development, Tax Parcel 010-18-09-001. Staff will ensure a preliminary and final plat is approved prior to issuance of any Certificate of Occupancy. Commissioner Crawford offered a second and the motion passed unanimously.

10. **Application SP18-005** – A request by Meybohm Realty, Inc., for site plan approval for a ±52.86 acre mixed-use development located along Austin Graybill Road, zoned GC, General Commercial. Tax Parcel 010-18-08-001.
 - a. Consideration of the Major Site Plan by the Commission

Chairman Williams read the application summary for Application SP18-005 and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained that this particular site plan started as self-storage units which were part of the larger Walnut Village development. The goals of the developer shifted, the hotel site was secured, and what they are attempting to do with the site plan application is to establish the grading, shared drive, and utilities for future tenants. She said staff is recommending preliminary approval from the Commission with the understanding that the Planning Department will convert the Major Site Plan to a Major Subdivision Preliminary Plat project type.

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, Mac Breazeale, gave a brief description of the property and the proposed project.

After further discussion all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Carter motioned that Application SP18-005 a request by Meybohm Realty, Inc., for site plan approval for a ±52.86 acre mixed-use development located along Austin Graybill Road, zoned GC, General Commercial. Tax Parcel 010-18-08-001 the North Augusta Development Code be granted with the following conditions:

- 1) This site plan may be converted into a Major Subdivision Preliminary Plat. With this understanding, no additional Planning Commission approval will be required. Staff will work with the applicant to ensure all requirements are met.

Commissioner Crawford offered a second. The motion was approved unanimously.

- 11. Application RSP19-187** – A request by Will Greene, Hammond’s Ferry, for approval of a site plan modification in for TPN 003-16-11-003, 656 Railroad Avenue, Lot 12, Block 12, in Phase D of Hammond’s Ferry per PDM19-001.
 - a. Consideration of the Residential Site Plan by the Commission

Chairman Williams read the application summary for Application RSP19-187 and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained that the Planning Commission typically does not look at residential site plans but due to recent changes to the PD ordinance, the applicant is requesting to allow a slightly different layout than what the text of ordinance now allows.

Chairman Williams questioned if this was to allow a driveway to the back of the property. Mrs. Hodges replied the side setback exceeds the maximum allowed by the PD due to the driveway location and previous versions of the PD included an exception that would have allowed a variance.

After further discussion, all comments and questions were addressed.

Chairman Williams asked for a motion from the Planning Commission.

Commissioner Watts motioned to approve Application RSP19-187 a request by Will Greene, Hammond's Ferry, for approval of a site plan modification in for TPN 003-16-11-003, 656 Railroad Avenue, Lot 12, Block 12, in Phase D of Hammond's Ferry per PDM19-001 of the North Augusta Development Code. Chairman Williams offered a second and the motion was approved unanimously.

- 12. Application ANX19-009 – Annexation, City of North Augusta** – A request by the City of North Augusta to approve the zoning for the future annexation of parcel 106-00-00-032, off of Gregory Lake Road and County Club Hill Drive to be zoned P, Public Use.
- a. Consideration of the annexation request by the Commission
 - b. Recommendation

Chairman Williams read the application summary for Application ANX19-009 and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained the request is to review the zoning of the property prior to annexation. She also clarified that the day after the agenda was issued, the tax parcel number changed. The provided maps are correct and show the property being reviewed with the application.

The applicant and Interim City Administrator, Rachelle Moody, stated the City is not ready to annex this particular piece of property into the City limits, but when it is annexed, the request is that it be zoned "P" for Public Use as the City intends to use the land as a public park.

Chairman Williams questioned if any preliminary analysis had been done as to what type of park amenities would be provided or if the property included any wetlands. Mrs. Moody replied to her knowledge no.

Commissioner Key questioned if the future plans are for annexation then why are we moving now, at this point, to Public use. Mrs. Hodges explained this property and the surrounding property to it is zoned Agriculture Residential which is similar to our R-14 and if this is going to be used as a public park or public facility it needs to be zoned "P" so that it may be used for those uses because R-14 will not allow for the same uses. She stated that since nothing that surrounds it is zoned "P", and that it is not similar to the other zonings adjacent to it, the Commission has to review it prior to it being designated and by doing so at this point prior to annexation we already have the recommendation and we do not have to annex it as R-14 and return to rezone it at a later date.

After further discussion all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Clark motioned to recommend that the City Council approve Application ANX19-009 – Annexation, City of North Augusta a request by the City of North Augusta to approve annexation of parcel 106-00-00-032, off of Gregory Lake Road and County Club Hill Drive to be zoned P, Public Use when annexed. Commissioner Carter offered a second and the motion was approved unanimously.

13. Staff Report

Mrs. Hodges presented the October Performance Report, a Historic Credit Article, and reminded the Commission that December is the yearly business meeting.

14. Adjourn – With no objection, Chairman Williams adjourned the meeting at approximately 8:38 p.m.

Respectfully Submitted,



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