

# Planning Commission



## Minutes of the Thursday, February 20, 2020 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 February 20, 2020, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call**– Members present were Chairman Briton Williams, Commissioners Bob Clark, Larry Watts, and JoAnn McKie. Commissioners Leonard Carter, Timothy Key, 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 and Study Session of January 16, 2020 were approved as written. The minutes from the Special Called Joint City Council/Planning Commission Meeting of January 27, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application RWA20-001** – A request by Westo Development Company, LLC to abandon a five foot portion of right-of-way along Westo Street located within Blocks 16 and 17 of Phase D in the Hammond’s Ferry Planned Development.
  - a) Consideration of the right-of-way abandonment by the Commission

Chairman Williams read the application summary for Application RWA20-001 a request by Westo Development Company, LLC to abandon a five foot portion of right-of-way along Westo Street located within Blocks 16 and 17 of Phase D in the Hammond’s Ferry Planned Development and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated it is a right-of-way abandonment in which Public Works and Engineering have taken a look at and they have no issues with it. She said this will bring all of the houses in line with each other to the back of the sidewalk that is similar to how it is with the rest of the development.

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

Chairman Williams asked if the applicant had any comments.

Mr. Todd Brown, partner of Westo Development Company, LLC., concurred with Mrs. Hodges stating this would bring all the houses into conformity. He said they are trying to get things cleaned up for the homeowners due to their oversight.

Chairman Williams asked for questions from the Planning Commission for the applicant.

Commissioner McKie questioned what happened that caused the oversight. Mr. Brown explained that they tried to determine the progression of where it happened and can only determine that occurred when they platted the property.

Chairman Williams asked if there were any other issues. Mr. Brown answered no.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Clark made a motion to approve Application RWA20-001 a request by Westo Development Company, LLC to abandon a five foot portion of right-of-way along Westo Street located within Blocks 16 and 17 of Phase D in the Hammond's Ferry Planned Development. Commissioner Watts offered a second and the motion passed unanimously.

6. **Application RZT19-007** - A request by the City of North Augusta to add term limits for Planning Commissioners in Article 18, Administration, of the North Augusta Development Code.
  - a. Public Hearing
  - b. Consideration of the Text Amendment application by the Commission
  - c. Recommendation

Chairman Williams read the application summary for Application RZT19-007 a request by the City of North Augusta to add term limits for Planning Commissioners in Article 18, Administration, of the North Augusta Development Code and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated the Rules of Procedure have already been revised for the Planning Commission and this is specifically to add text in the Development Code that will add term limits for Planning Commissioners in general.

Commissioner McKie questioned the length of the term limit. Mrs. Hodges answered four years and explained that for terms expiring after 2020, members may be reappointed for a maximum of two full terms.

Chairman Williams opened the public hearing at 7:07 p.m. and there being no comments from the public, the public hearing was closed at 7:08 p.m.

Commissioner Watts commented that he likes the idea of a term limit for Commissioners.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Watts motioned to recommend that City Council approve Application RZT19-007 a request by the City of North Augusta to add term limits for Planning Commissioners in Article 18, Administration, of the North Augusta Development Code. Commissioner Clark offered a second and the motion passed unanimously.

7. **Application PP20-001, Bergen Place West Phase V** - A request by Beazley Development Co., Inc, for approval of the Major Subdivision Preliminary Plat, zoned PD.
  - a. Consideration of the Major Subdivision approval by the Commission
  - b. Recommendation

Chairman Williams read the application summary for Application PP20-001, Bergen Place West Phase V, a request by Beazley Development Co., Inc, for approval of the Major Subdivision Preliminary Plat and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this is an approval of a Major Subdivision Preliminary Plat as required by the Development Code. She said this is the last fifty lots and this would be finishing Bergen Place West. Mrs. Hodges stated this should connect in the rear to Wando Woodlands who is also finishing their last phases.

Chairman Williams questioned if the Commission would be approving the road names. Mrs. Hodges answered yes stating they will be approved alongside the preliminary plat.

Commissioner Clark questioned the road access to the location. Mrs. Hodges explained the site has access from Bonhill Street which connects off of Conner Street.

Commissioner Watts questioned the outstanding stormwater comments relating to erosion control and asked who posts those comments. Mrs. Hodges replied Tanya Strickland through our Stormwater Program. Chairman Williams questioned if Mrs. Strickland shares what the condition of the Pole Branch is, which is poor, and asked if this is correct. Mrs. Hodges answered yes. Mr. Williams questioned if the base line stays the same or does it get poorer as time goes by and more developments go in. Mrs. Hodges replied that every few years Mrs. Strickland does a reassessment and there was a few year gap where they had done an original assessment and then another and it rated poor both times. She said it did not get

worse but it did not get a whole lot better either. Mrs. Hodges explained that it may not be that these developments are causing additional pollution but that it was not in great condition to begin with and all of the developments we do now are required to capture and treat stormwater runoff prior to it entering state waters.

Chairman Williams questioned what the outstanding comments were. Mrs. Hodges replied at this stage it has not been addressed and it does not mean that they are under construction because the plans have not been approved but they may have some comments about placement of silt fence, calculations, etc.

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

Chairman Williams asked if the applicant had any comments.

Mr. Phillip Green, of Southern Partners, spoke on behalf of the project and stated that this is the last phase of Bergen Place West and the road names are part of the request. In order to have the preliminary plat approved, they will be tying the roads into Wando Woodlands Section 7. He stated that in talking with Tanya Strickland a lot of the impairments with the streams are not directly related to sediment or runoff that you get from construction activities. Mr. Green said over the last ten or fifteen years the city has been very proactive in instituting the water quality measures that are now required on all sites. He stated as far as the water quality of what is being released off of the sites he feels the city does a very good job holding our feet to the fire and making it as good as we can and Mrs. Strickland is very strict, and she knows the rules, and she has done a lot for the city and the quality of water in the city.

Commissioner Watts stated if you look at some of the developments they always look like a maze because of the way the roads are cut in and the contours of the land they follow. He questioned what the advantage is, from an engineering standpoint, to create a development like that rather than a grid type system. Mr. Green explained that most of the properties they start with are rectangular or square and there are angles to the perimeter property lines which are generally where we start and work our way in. He explained you have the environmental features, wetlands, and streams that you have to work around. Mr. Green stated it looks better instead of having straight shots and straight blocks where all the houses are lined up in a row and it gives a bit of a break visually.

Commissioner Watts questioned how much it would hurt the development, as far as from a monetary standpoint, if the buffer zone was extended to 50-feet rather than 25-feet. Mr. Green replied that it would not be excessively financially burdensome. Commissioner Clark stated the Planning Commission has a long history of opposition to clear cutting and we have never succeeded in getting anything done about it and it is legal.

After further discussion, all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Watts motioned to approve Application PP20-001, Bergen Place West Phase V a request by Beazley Development Co., Inc, for approval of a Major Subdivision/Preliminary Plat. Commissioner Williams offered a second and the motion passed unanimously.

8. **Application PP20-002, Rushing Waters Phase II and III** - A request by Rushing Waters LLC for approval of the Major Subdivision Preliminary Plat.
  - a. Consideration of the Major Subdivision approval by the Commission
  - b. Recommendation

Chairman Williams read the application summary for Application PP20-002, Rushing Waters Phase II and III, a request by Rushing Waters LLC for approval of the Major Subdivision/Preliminary Plat and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this is Phases II and III of Rushing Waters. She said Rushing Waters Phase I was approved a couple of years ago. Mrs. Hodges explained that Phase II will have single-family detached homes and Phase III will have townhouses and the total of the lots is 226 lots with 84 being in Phase II and 142 in Phase III.

Commissioner Watts questioned if any of the recommended traffic improvements had been done. Mrs. Hodges answered no. Mr. Watts asked what would happen if the improvements were not done by the time 100 single-family homes are constructed. Mrs. Hodges replied that we would cease issuing any building permits for any further homes.

Commissioner McKie questioned if the 100-feet of storage means a deceleration lane. Mrs. Hodges explained it gives room for people to get off of the main thoroughfare.

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

Commissioner Clark questioned if there was enough space between a neighbor's property and the next neighboring property to put a 100-feet of storage. Mrs. Hodges replied that it would be in the right-of-way.

Mr. Phillip Green, of Southern Partners, spoke on behalf of the project and explained that the 100-feet classified as storage is the full 12-foot width lane that cars can get into and stop then have the taper where the road actually widens out to the full width lane. He stated that

the traffic impact study showed that the required improvements to Five Notch Road would not be required until 100 homes were built, but those improvements are more than just the deceleration lane, they are a full widening to create a dedicated left-turn into the subdivision.

Commissioner McKie questioned the lots proposed to be clear cut and have no, or limited, remaining tree canopy. Mr. Green replied that the lots will match those like Phase I. Mrs. McKie questioned what the outstanding Stormwater comments were. Mr. Green replied that he had met with Mrs. Tanya Strickland about the comments that she had especially as it relates to this large development, Phase II and III, and phasing the development such that Phase II done, other than paving the streets, before we begin clearing and grading for Phase III.

After further discussion, all comments and questions were addressed.

Chairman Williams invited the Planning Commission to make a motion.

Chairman Williams motioned to recommend approval of Application PP20-002, Rushing Waters Phase II and III a request by Rushing Waters LLC for approval of the Major Subdivision/Preliminary Plat to include the naming of the roads. Commissioner Watts offered a second and the motion passed unanimously.

#### **9. Staff Report**

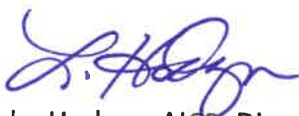
Mrs. Hodges presented the January Performance Report. She stated we hope to have new format next month that will include additional information so that we may have a better reflection of the work we are actually doing.

Mrs. Hodges provided the Commissioners with a copy of the "North Augusta Planning Commission Rules of Procedure".

#### **10. Adjourn**

With no objection, Chairman Williams adjourned the meeting at approximately 7:30 p.m.

Respectfully Submitted,



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