

Planning Commission



Minutes of the Thursday, April 16, 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 April 16, 2020, having been duly publicized, was called to order at 7:00 p.m. and conducted via teleconference.
2. **Roll Call**– Members present via teleconference were Chairman Briton Williams, Commissioners Bob Clark, Leonard Carter, Timothy Key, and Dr. Christine Crawford. Commissioners Larry Watts and JoAnn McKie were absent. Also in attendance were Libby Hodges, Director of Planning and Development, Kuleigh Baker, Planner, and applicant representatives Bo Slaughter, James Dean, Max Elbe, David Banks, and Brannon Graybill.
3. **Approval of Minutes** – The minutes from the Regular Meeting of February 20, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application RWA20-002** – A request by HF Developers, LLC to abandon portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development.
 - a. Consideration of the right-of-way abandonment by the Commission
 - b. Recommendation

Chairman Williams read the application summary for Application RWA20-002 a request by HF Developers, LLC to abandon portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated the application is similar to previous right-of-way abandonments that have been done in Hammond's Ferry and this is the result of some minor design changes that have occurred.

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. James Dean, of Cranston Engineering Group, spoke on the behalf of HF Developers, LLC and gave a brief description of the right-of-way and the proposed project.

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

Commissioner Carter questioned if there would be more requests like this as construction moves forward or is it something that will occur during development in the future. Mr. Dean replied that based on the recommendation received by the Commission tonight and the motion by City Council it will be taken care of and he does not foresee any future instances where this would occur.

There being no comments from the public Chairman Williams invited the Planning Commission to make a motion.

Commissioner Key motioned to recommend that the City Council approve Application RWA20-002 a request by HF Developers, LLC to abandon portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development. Commissioner Carter offered a second and the motion was approved unanimously.

6. Application PP20-004, The Hammonds at Five Notch – A request by The Hammonds at Five Notch for a 67 unit townhouse development located on ±10.5 acres zoned R7, Small Lot, Single-Family Residential.

Chairman Williams read the application summary for Application PP20-004, The Hammonds at Five Notch a request by The Hammonds at Five Notch for a 67 unit townhouse development located on ±10.5 acres zoned R7, Small Lot, Single-Family Residential and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated there is an application to potentially annex the upper northeastern portion, on the backside, next to the existing subdivision and it has been on hold due to a stormwater pipe that runs through that property and questions regarding ownership and its

impact prior to moving forward. She explained this is not something that will come back to the Planning Commission but will go directly to City Council and she wanted the Commission to know it is related to this project as well.

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. Bo Slaughter, of James Swift and Associates, representing the applicant, spoke on behalf of Mr. Graham and Mr. Brigham of the townhome development stating all of the comments have been corrected on the review and the biggest issue is a road connection that the Engineering Department and Planning Department are asking for on Presley Road which is in the County. He explained there is a right-of-way, but no road, and the owner does not want to connect to that subdivision and he would like to have this neighborhood isolated, and this is a small road, small right-of-way subdivision and the owner requests that requirement be waived. He stated they are working with the County on getting the detention pond numbers and getting the dam repaired.

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

Commissioner Key questioned if the traffic study had been done. Mr. Slaughter answered no stating there has been a traffic count and it has not been submitted to SCDOT yet. He said it depends on what the outcome is on the road connection and if the applicant has indicated that if he must do the road connection the project will not take place. Mr. Slaughter stated there will be a traffic study done for SCDOT before the resubmittal of the plans.

Commissioner Clark asked Mrs. Hodges if she was comfortable with what is being worked out here. Mrs. Hodges replied there are some remaining questions about the connection through to the existing right-of-way at the rear of the property and believes it is called for between the Comprehensive Plan and the requirements of Article 14. She stated staff has not seen some of the comments addressed and most of them can be overcome, but some of the bigger questions for staff may affect everything within the development involving this road and that will be a huge impact.

Commissioner Carter asked for clarification that if the Commission states the road is needed the applicant will not move forward with the project. Mr. Slaughter replied that is correct.

Chairman Williams questioned if Mr. Graham and Mr. Brigham originally own the property in 2008. Mr. Slaughter answered no. Mr. Williams questioned if the traffic study is done that it will give some direction as to a deceleration lane. Mr. Slaughter answered yes.

Commissioner Key questioned if what is planned would be in violation with North Augusta's plans moving forward with interconnectivity. Mrs. Hodges replied that is the stance of the Planning Department at this time.

Commissioner Crawford questioned if the intention is to have a gated community. Mr. Slaughter replied no and explained the intention is to have city owned roads, public streets, and utilities and have the one entrance in-and-out.

Commissioner Clark questioned Mrs. Hodges if another thirty days of discussion would help the applicant. Mrs. Hodges replied that it would give the applicant time to provide additional information to the Commission and apply for a formal waiver to request the removal of the requirement for the interconnectivity.

Commissioner Carter questioned if the widening of Five Notch would be affected in any way by this development. Mrs. Hodges replied at this time no, but possibly in the future. Mr. Carter commented that he does see both sides of having only one entrance way in as well as having an entrance and an exit to the development.

After further discussion, all comments and questions were addressed.

There being no comments from the public Chairman Williams invited the Planning Commission to make a motion.

Chairman Williams motioned to table Application PP20-004, The Hammonds at Five Notch a request by The Hammonds at Five Notch for a 67 unit townhouse development located on ±10.5 acres zoned R7, Small Lot, Single-Family Residential to allow the applicant to provide additional information about the interconnection and other development review questions outlined in the staff report. Commissioner Key offered a second and the motion was approved by a 4 to 1 vote with Commissioner Key, Commissioner Clark, Commissioner Crawford, and Chairman Williams voting in approval and Commissioner Carter voting in opposition.

7. Application MW20-001 Havenwood Camellia – A request by Havenwood Camellia, LP for waivers from the minimum parking requirements of the North Augusta Development Code.

a. Consideration of the waiver requests by the Commission

Chairman Williams read the application summary for Application MW20-001 Havenwood Camellia a request by Havenwood Camellia, LP for waivers from the minimum parking requirements of the North Augusta Development Code and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated the Commission has viewed this project before and the applicant has returned with the formalized waivers to go through with the final site plan approval.

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. David Banks, of Southern Partners, Inc., spoke on the behalf of the applicant and gave a brief description of the proposed project.

Commissioner Key questioned what the actual required number of parking spaces were. Mrs. Hodges explained that they are stuck between several categories for parking and if the regular use for apartment parking is used it would be between a minimum of 60 and a maximum of 100 spaces, and if housing services are used for the elderly it is a minimum of 44 and a maximum of 52. She stated the applicant has provided 40.

After some discussion and reviewing the findings of fact, the Commission 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 Williams motioned that Application MW20-001 Havenwood Camellia a request by Havenwood Camellia, LP for waivers from the minimum parking requirements of the North Augusta Development Code, Parking; Section 12.2.1, Amount of Parking, Number of Spaces Required 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 Crawford offered a second. The Planning Commission unanimously voted in favor of approval of the Major Waiver request.

8. **Application MW20-002 Havenwood Camellia** – A request by Havenwood Camellia, LP for a waiver from the open space requirements of the North Augusta Development Code.

a. Consideration of the waiver requests by the Commission

Chairman Williams read the application summary for Application MW20-002 Havenwood Camellia a request by Havenwood Camellia, LP for a waiver from the open space requirements of the North Augusta Development Code and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated staff is generally supportive of this reduction. She said they do have an option of a payment in lieu instead of reducing the open space through a waiver process and their payment would be a bit over \$400,000.

Commissioner Key questioned if all of the appropriate buffers along the property lines were in place. Mrs. Hodges replied yes. Commissioner Key asked if there is any requirements for vegetation, maintenance, or fencing of the detention ponds. Mrs. Hodges replied that fencing is in place and most stormwater detention ponds are required to be maintained with a minimum of vegetation so that the water can flow through without becoming clogged.

Mr. David Banks, of Southern Partners, Inc., spoke on the behalf of the applicant and explained that DHEC requirements per maintaining pond slopes is that the trees must be kept off of them due to erosion, and typically they do not like trees to be placed on dams. He stated a pumping system is being installed and that is why the pond needs to be larger than normal. Mr. Banks stated it is being pumped through the storm system to avoid problems downstream and it will not receive any drainage to this site it will go directly to the pump.

Mr. Banks stated they are requesting a waiver from the open space requirement and as it states in the staff report that the open space was really directed to an infield type of development like this.

After some discussion and reviewing the findings of fact, the Commission 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 Williams motioned that Application MW20-002 Havenwood Camellia a request by Havenwood Camellia, LP for a waiver from the open space requirements of the North Augusta Development Code, Article 11, Open Space and Parks; Section 11.3.1, Amount of Open Space Required 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 SP20-001, Havenwood Camellia** – A request by Havenwood Camellia, LP for approval of a 44 unit senior apartment development located at 1541 Knox Avenue.
 - a. Consideration of the Major Site Plan by the Commission

Chairman Williams read the application summary for Application SP20-001, Havenwood Camellia a request by Havenwood Camellia, LP for approval of a 44 unit senior apartment development located at 1541 Knox Avenue asked Mrs. Hodges if she had any information she would like to share. Mrs. Hodges stated she had no further information.

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. David Banks, of Southern Partners, Inc., speaking on the behalf of the applicant replied no.

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

There being no further discussion, Chairman Williams invited the Planning Commission to make a motion.

Chairman Key motioned approve Application SP20-001, Havenwood Camellia a request by Havenwood Camellia, LP for approval of a 44 unit senior apartment development located at 1541 Knox Avenue. Commissioner Crawford offered a second and the motion was approved unanimously.

10. **Application CONPL20-001, Martintown Storage** – A request by Martintown, LLC for sketch plan review of a 74,625 sf., 423 unit self-storage facility located at 417 E. Martintown Rd.
 - a. Consideration of the sketch plan by the Commission

Chairman Williams read the application summary for Application CONPL20-001, Martintown Storage a request by Martintown, LLC for sketch plan review of a 74,625 sf., 423 unit self-storage facility located at 417 E. Martintown Rd. and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated the main purpose of the application is to gauge the Commissions feelings about reducing the parking for this project. She said it is a significant reduction from what is required by the Code.

Chairman Williams asked if the applicant had any comments.

Mr. Brannon Graybill, of Martintown, LLC, spoke on behalf of the applicant stating they are requesting a parking variance from 46 spaces to 11 spaces. He explained that national averages with self-storages generate very little traffic and on a busy day, which would be on a weekend, you may get 40 to 50 customers but they are going back and forth to their storage unit and not using parking spaces in front of the facility. Mr. Graybill stated usually there is a manager and maybe two or three customers maximum at one time that are interacting with the office facility and feels that eleven parking spaces is more than sufficient to service the traffic flow.

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

Chairman Williams asked for clarification stating the information provided and approved by the Board of Zoning Appeals seemed to be centered on truck rentals and not strictly storage. He questioned if that had changed and were they looking to have truck rentals as well. Mr. Graybill replied that is a possibility and that when it was discussed that any rentals would be parked behind the building and not up front. Mrs. Hodges stated that was a condition of their Special Exception they were given for the self-storage use. Mr. Williams questioned if they decided at some point to do truck or trailers that they have received approval on the parking. Mrs. Hodges explained that would be an accessory use and would not need any additional parking.

Chairman Williams asked Mr. Graybill if he is familiar with the Highway Corridor Overlay District. Mr. Graybill answered yes and stated based on what was presented to the Board of Zoning Appeals they are trying to go above and beyond on the exterior on what they would typically do on a facility. He said the goal is to provide a buffer to screen the interior of the project so that you do not see rollup doors and create a perimeter around the property. Commissioner Key questioned if the façade will remain the same as depicted in the submitted drawing. Mr. Graybill replied that is the intention and once the final site plan is approved they will present updated elevations to staff. Mrs. Hodges explained it is a condition of the Special Exception that the building finishes and materials will be the same as

the submitted elevations. Mr. Key asked if there would be a live-in manager on the property. Mr. Graybill answered no.

Commissioner Clark commented that in essence there will be a parking space in front of every roll-up door and cannot imagine eleven spaces in front of the office filling up.

Commissioner Crawford agreed with Commissioner Clark.

Commissioner Carter stated he is trying to get used to seeing a facility like this in the area. He stated he appreciated the design work and the land does need to be used, but he is not convinced this is the right thing to put there.

After further discussion, all comments and questions were addressed.

The Planning Commission expressed general approval for the parking reduction and potential open space waivers required to finish the project. This review was non-binding and would require additional hearings and approvals from the Planning Commission.

11. Staff Report

Mrs. Hodges presented the February and March Performance Report. She stated the format has been changed a bit to reflect the work we do and to give the Commission an idea on what we spend our time on day-by-day.

Mrs. Hodges mentioned that the RFP for the Development Code rewrite has gone out and two bids have been received which have been forwarded to a review committee to rank and score the submittals.

12. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 8:30 p.m.

Respectfully Submitted,



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

Project Staff Report

RZM20-001 Capers Lake Overlook

Prepared by: Kuleigh Baker

Meeting Date: May 21, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Capers Lake Overlook
Applicant	Metro Homesites, LLC
Address/Location	Capers Drive at Gregory Lake Road
Parcel Number	106-00-00-022
Total Development Size	± 88.2 acres
Existing Zoning	R-14, Large Lot, Single-Family Residential
Overlay	NA
Traffic Impact Tier	Tier 3
Proposed Use	Townhouse Subdivision
Proposed Zoning	R-7, Small Lot, Single-Family Residential
Future Land Use	Outside Map Area

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

- 1) The size of the tract(s) in question.
- 2) Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
- 3) The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a) The proposed rezoning is compatible with the surrounding area;
 - b) There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c) There will be any adverse effects on existing or planned public utility services in the area;

- d) Parking problems; or
- e) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
- 4) Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
- 5) The zoning districts and existing land uses of the surrounding properties.
- 6) Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
- 7) Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
- 8) The length of time the subject property has remained vacant as zoned, if applicable.
- 9) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
- 10) Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.21.2 states the following:

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;

- c. Include or reinforce central places, such as North Augusta’s traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission’s recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on May 4, 2020. The notice radius was increased at the request of City Council. The property was posted with the required public notice on May 6, 2020. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugusta.net on May 6, 2020.

SECTION 4: SITE HISTORY

On December 16, 2019, the City of North Augusta accepted Resolution No. 2019-14 to accept a Petition for Annexation of ±350.73 acres of property located along Gregory Lake Road and owned by Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall. The property sought to be annexed consisted of Tax Parcel Number 105-00-00-009 containing ±262.54 acres and Tax Parcel Number 106-00-00-022 containing ±88.2 acres. The latter is the subject of this rezoning request. The properties were zoned R-14, Large Lot, Single-Family Residential at the time of annexation. Prior to annexation, the subject property was zoned as Edgefield County RD, Residential-Agricultural Development.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use*</u>	<u>Zoning</u>
Subject Parcel	Vacant	NA	R-14, Large Lot, Single-Family Residential
North	Vacant	NA	RD, Residential-Agricultural Development (Edgefield County)
South	Vacant	NA	R-14, Large Lot, Single-Family Residential
East	Residential	NA	RD, Residential-Agricultural Development (Edgefield County)
West	Residential	NA	R-14, Large Lot, Single-Family Residential/R-10, Medium Lot, Single-Family Residential

*Property falls outside the boundaries of the 2017 Comprehensive Plan Future Land Use Map.

Access – The subject parcel has access from Capers Dr. and Gregory Lake Rd.

Topography – The property is heavily wooded. Elevations change around 40 ft from the outside edge toward the center of the property. A large lake is located at the center of the property with the lowest elevations.

Utilities – Water and sanitary sewer are available. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – The property is not located in a designated federal floodplain.

Drainage Basin – The property falls within the Fox Creek Drainage Basin. This basin is located at the edge of the city near the Edgefield County line. All creeks and streams that flow into Gregory Lake located on Gregory Lake Road are part of the Fox Creek Basin. Most of this area is outside the city limits. The basin does converge with Pole Branch basin within the city limits. The basin is sampled at the location just prior to its convergence with Pole Branch. Once the two basins meet, water is carried directly to the Savannah River along the undeveloped portion of Bergen Road (formerly Frontage Road) that heads toward Savannah River. The Fox Creek basin has an overall Good baseline water quality assessment rating. This stream channel is currently effective at transporting stormwater during light or heavy storm events. This stream channel is currently located in an area of the city that is undergoing rapid development. Historically, the residential area located adjacent to this channel has been large lot, low density with a small block of commercial facilities. This area is rapidly developing and it is anticipated that over the next few years, high density, small lot residential development will be established. The city will continue to monitor this basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission's deliberation. Descriptions and commentary added by staff will be *italicized*.

1. The size of the tract in question (§5.3.6.1).

Parcel 106-00-00-022 is approximately ±88.2 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The subject property lies outside the boundaries of the 2017 Comprehensive Plan Future Land Use Map.

The 2017 Comprehensive Plan does discuss using "...utility extension policies to discourage development beyond the current urban service limit. (p.62)" However, current policy does allow extension and connection to the City's sanitary sewer system that is available on adjacent site (Gregory Landing). Edgefield County provides water service in this area, so the City has little policy control for water provision.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in §5.3.6.3 of the NADC:

a. The proposed rezoning is compatible with the surrounding area;

Prior to annexation, the subject property was zoned as Edgefield County RD, Residential-Agricultural Development. The purpose of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings exclusive of residentially designed and standard designed manufactured housing, and related support uses. The district is also designed to allow greater use flexibility for large tracts, ten acres or more in size, as provided for in the County's "Ten acre rule" which states:

Land parcels and tracts ten acres or larger in the RD Zone may include the following uses, irrespective of the use requirements of table 1, section 24-31 and regulations otherwise applicable to such uses:

(1) Home occupations, without limitation to the number of employees, number of buildings or structures, amount and/or size of equipment and parking, and number of trucks in support of such home occupation; provided, however, that vehicles, equipment and goods produced off site shall not be displayed for sale, lease or transfer; and

(2) Residentially designed manufactured homes; provided, no such use shall be located within 100 feet of the nearest property line, and the number of manufactured homes shall not exceed one per five acres, not subject to manufactured home park regulations.

The purpose of the existing R-14, Large Lot Single-Family Residential District is to recognize and promote the character of particular areas in North Augusta where single-family residential development is the predominant living environment. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a place of work and residential living activities. R-14 would allow 14,000 sq ft lots, and a maximum density of 3.5 units per acre. At maximum density, it would allow 308 acres on an 88 acre tract. That is not the proposed number of units, and most developments do not meet their maximum density.

The adjacent development, Gregory Lake, is zoned R-10, Medium Lot, Single Family Residential. This purpose of the district is the same as R-14. It would allow a minimum 10,000 sq ft lot and a maximum density of 4.5 dwelling units per acre. At maximum density, this would allow 396 lots. That is not the proposed number of units, and most developments do not meet their maximum density.

The purpose of the requested R-7, Small Lot Single-Family Residential district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space. It would allow a minimum 7,000 sq ft lot and a maximum density of 7.0 dwelling units per acre. At maximum density, this would allow 616 lots. That is not the proposed number of units, and most developments do not meet their maximum density.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

The proposal should have a limited effects on the existing road network. Any negative effects will be mitigated prior to construction. A Traffic Impact Analysis will be required as part of any Major Subdivision application.

c. There will be any adverse effects on existing or planned public utility services in the area;

There are no existing utility services on the site. Infrastructure improvements must be provided by the developer. A determination of the adequacy and availability of potable water and sanitary sewer will be analyzed by the City Engineer at the time of Major Subdivision Preliminary Plat approval. This application may be approved subject to the deferral of development until all public facilities are deemed available and adequate.

d. Parking problems; or

Parking will be required to meet City standards at the time of Preliminary Plat approval. Any waivers or variances will be addressed at the time of the Preliminary Plat review by Planning Commission.

e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other

nuisances.

Any development will be required to meet all state standards for runoff capture and treatment. Noise and lighting will be subject to the standards of the Development Code.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).

The area is near several recent development such as Gregory Landing, Wando Woodlands, and Bergen Place subdivision. Prior to its annexation, the property and surrounding properties were developed as single-family residential lots along Capers Drive ranging from 0.5 to 1 acres and built from the 1960's until present day. Residential development in the area between this property and I-20 has been steady over the last 5 years, pushing towards the Edgefield County end of the City Limits.

5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).

The existing zoning district is R-14, Large Lot Single-Family Residential, which is similar to the adjacent parcels fronting Gregory Lake Road. Most of the surrounding properties are vacant or zoned for single-family residential uses. Please also see item 3.a..

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).

The property is suitable for single-family residential use with its existing zoning at a reduced density. The proposed use is for townhouses, which are permissible in the R-7, Small Lot, Single-Family Residential Zoning District. The density of the residential use will depend on the final zoning of the property.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).

These properties and nearby properties have been generally accepted as residential in some capacity. The residential neighborhoods to the rear of the property are well established and have been exclusively residential for many years.

8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).

The property has remained vacant as zoned R-14, Large Lot, Single-Family Residential since annexation into the City Limits of North Augusta on January 6, 2020.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

The proposed use is for townhouses, which are permissible in the R-7, Small Lot, Single-Family Residential Zoning District.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The zoning does not appear to have been in error.

SECTION 7: RECOMMENDATION

Staff is not required to make a recommendation to the Planning Commission. The Department has determined the application is complete.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

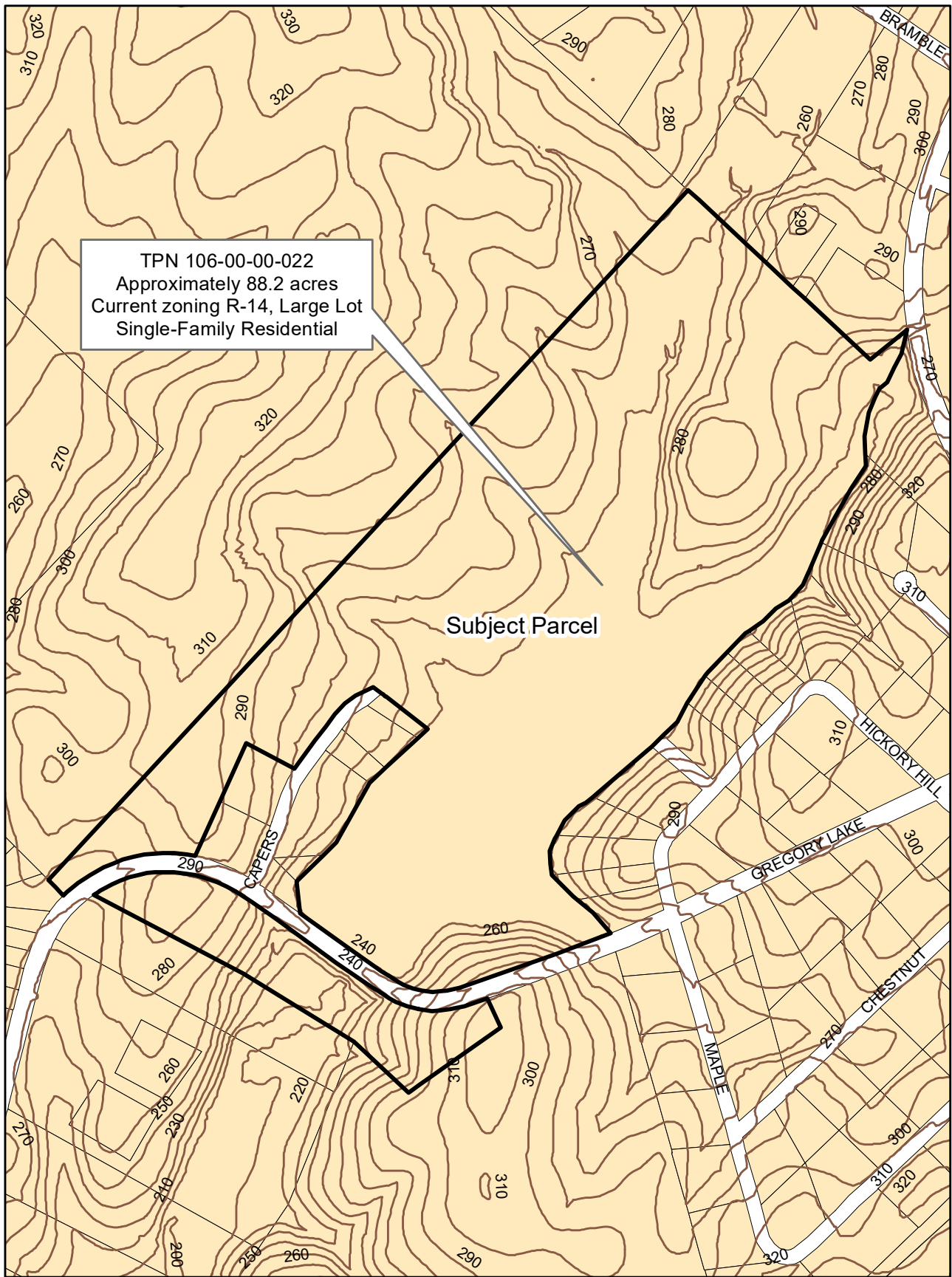
1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Future Land Use
6. Public Hearing Notice
7. Application Documents

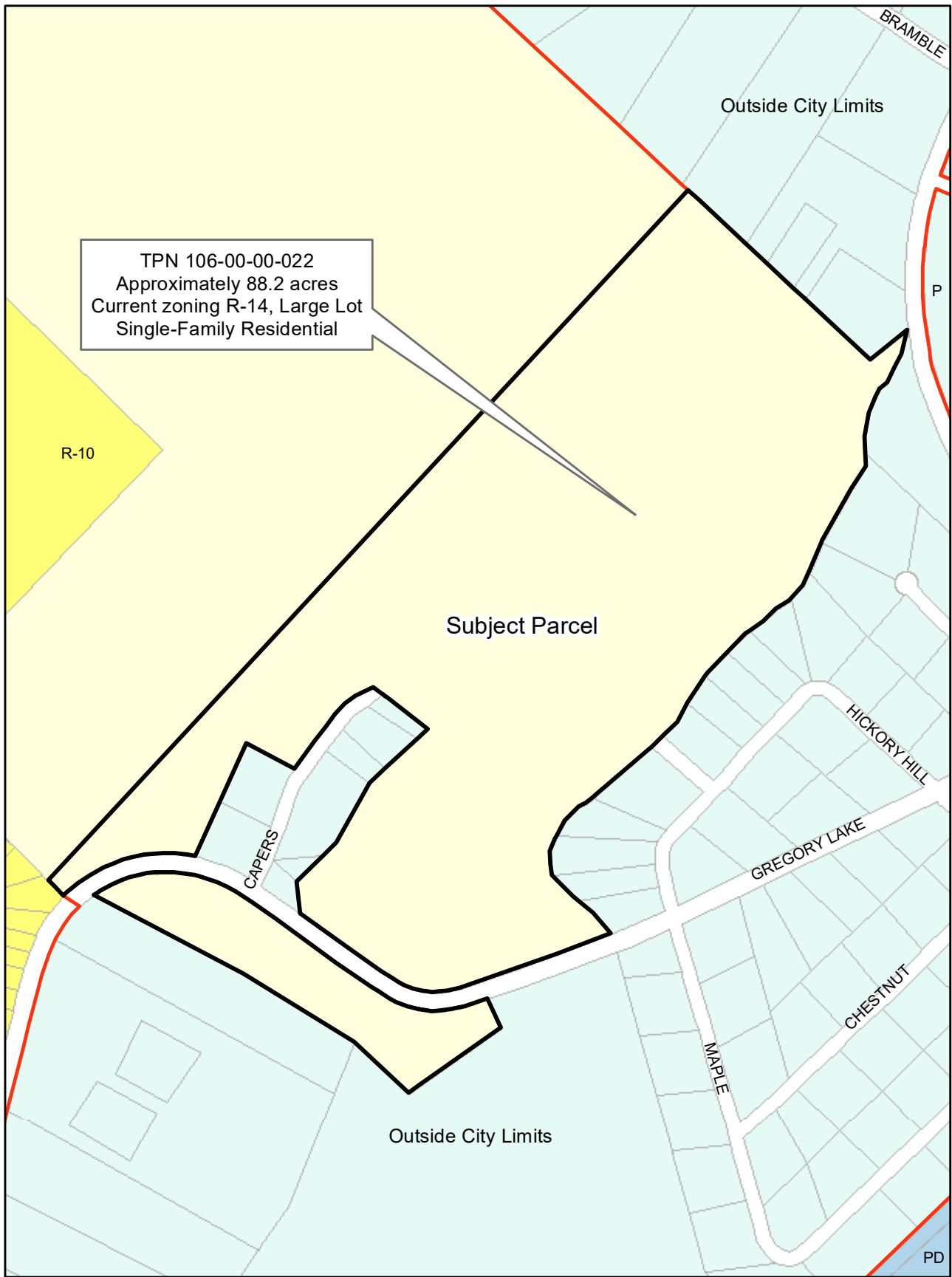
cc Metro Homesites, LLC; mgilliam@buildkeystone.com
Southern Partners, Inc.; pgreen@southernpartners.net

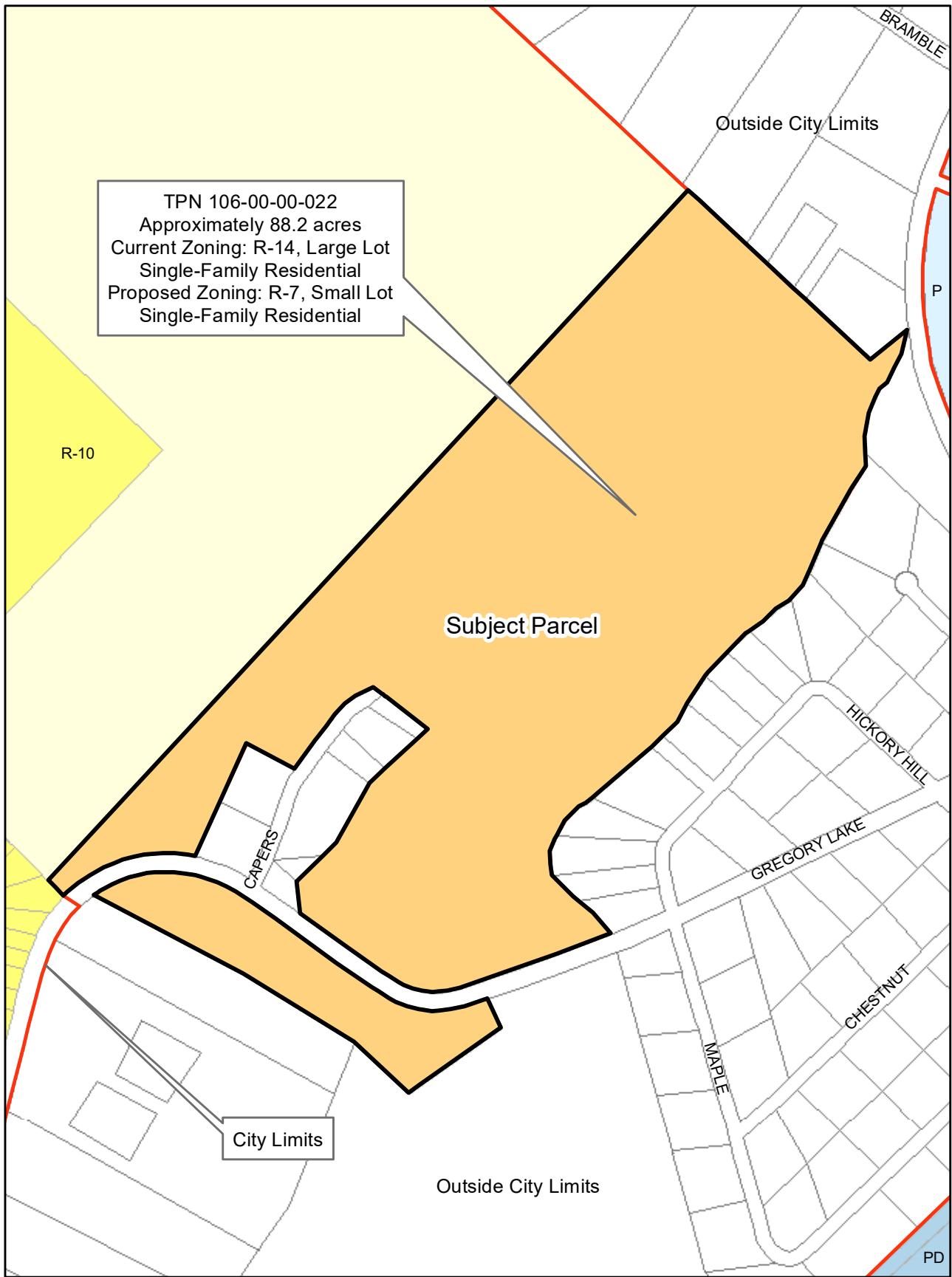


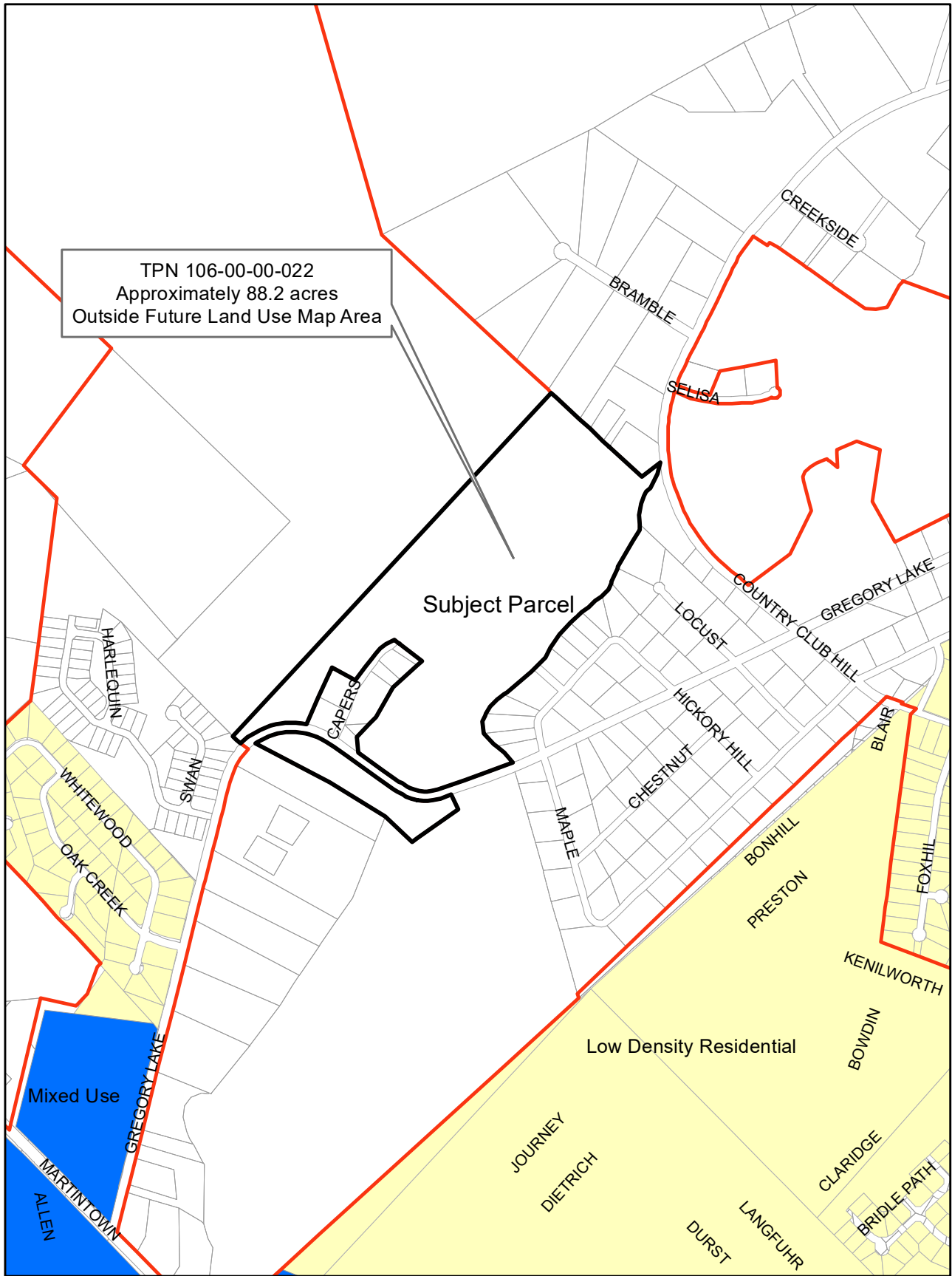
TPN 106-00-00-022
Approximately 88.2 acres
Current zoning R-14, Large Lot
Single-Family Residential

Subject Parcel









May 4, 2020

RE: Proposed rezoning of ± 88.2 acres of land located off Capers Dr. and Gregory Lake Rd., Tax Parcel Number 106-00-00-022 from R-14, Large Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential.

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within the notification area of the proposed project.

Dear North Augusta Property Owner:

Metro Homesites, LLC has made a request to rezone ±88.2 acres of land located off Capers Dr. and Gregory Lake Rd. Tax Parcel Number 106-00-00-022 from R-14, Large Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential.

The North Augusta Planning Commission will hold a public hearing to consider the rezoning application at 7pm, on Thursday, May 21, 2020, via teleconference. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, May 21, 2020. Documents related to the application will be available after May 14, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/planning-commission>. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action.

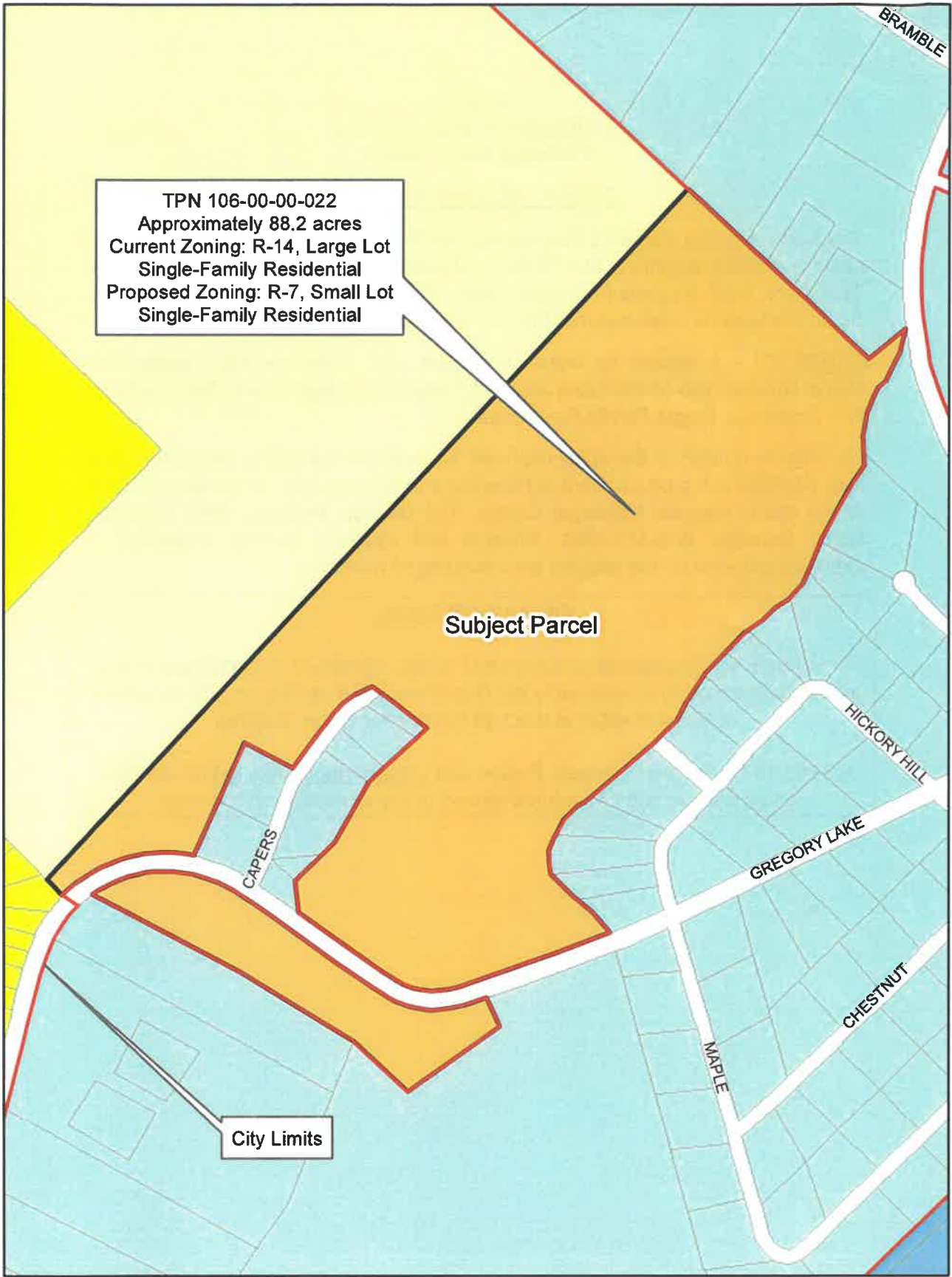
Please check www.northaugusta.net for updates regarding the ongoing public health crisis and procedural changes.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on May 6, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Libby Hodges, AICP
Director of Planning and Development



City of
North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, May 21, 2020 via teleconference, to receive public input on the following application:

RZM20-001 – A request by Metro Homesites, LLC to rezone ±88.2 acres, located at Capers Drive and Gregory Lake Road, Tax Parcel Number 106-00-00-022 from R-14, Large Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential.

Citizens and Property Owners interested in expressing a view on the request are encouraged to submit comments. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, May 21, 2020. Documents related to the application will be available after May 14, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/planning-commission>.

Citizen Assistance:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

COVID-19 Procedure Changes: Please visit www.northaugusta.net for updates on processes and procedures related to city services and hearings.

Application for Development Approval

Please type or print all information



Staff Use	
Application Number _____	Date Received _____
Review Fee _____	Date Paid _____

1. Project Name Capers Lake Overlook
Project Address/Location Gregory Lake Road - Edgefield County
Total Project Acreage 88.2 Current Zoning R-14
Tax Parcel Number(s) 106-00-00-022

2. Applicant/Owner Name Metro Homesites, LLC Applicant Phone 706-951-6400
Mailing Address 924 Stevens Creek Road
City Martinez ST GA Zip 30907 Email mgilliam@buildkeystone.com

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

4. Engineer/Architect/Surveyor Philip Green, PE License No. 20074
Firm Name Southern Partners, Inc Firm Phone 706-855-6000
Firm Mailing Address 1233 Augusta West Pkwy
City Augusta ST GA Zip 30909 Email pgreen@southernpartners.net
Signature *Philip Green* Date 4-21-2020

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 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 required documents must be correct and complete to initiate the compliance review process.

7. *Mark Gilliam for Metro Homesites LLC* 4-21-20
Applicant or Designated Agent Signature Date

Mark Gilliam for Metro Homesites LLC
Print Applicant or Agent Name

Certificate of Zoning Compliance

§§5.2.3, B.2.1, North Augusta Development Code



CHECK ONE

Home Occupation
 New Business
 Relocation
 Ownership Change

PLEASE PRINT ALL REQUESTED INFORMATION.

CZC # _____

Business Name Metro Homesites, LLC

Business Address/Zip 924 Stevens Creek Road

Business Owner Name Mark Gilliam Contact Phone 706-951-6400

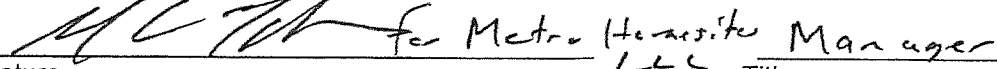
Business Owner Address/Zip 924 Stevens Creek Road / Martinez, GA / 30907

Owner Email _____

Describe the proposed business, including products/services to be provided Townhome development

Number of employees including yourself N/A Number of off-street parking spaces on-site 2

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? yes no


 Signature _____ Title Manager

Mark Gilliam for Metro Homesites LLC 4-21-20
 Print Name _____ Date _____

NOTE

1. A Certificate of Zoning Compliance is not an approval for occupancy.
2. A new business, a home occupation, or a business that is relocating or changing owners may need one or more additional approvals before a business license can be issued. Additional approvals may include Site Plan Approval, Conditional Use Permit, Building Permit and/or Certificate of Occupancy.
3. Approved home occupations must comply with the City's Home Occupation Regulations.
4. Site modifications, including grading, parking, lighting, landscaping, etc., will require site plan approval.
5. Building modifications, including electrical, mechanical, plumbing, new walls, demolition, etc., will require a building permit.
6. A separate zoning review is required for all proposed wall and/or exterior signs.

PLEASE CHECK WITH THE CITY BEFORE BEGINNING ANY SITE, BUILDING OR SIGN WORK.

(OFFICE USE ONLY)

Property tax parcel number _____ Current zoning _____

Use Matrix reference _____ NAICS reference _____

<u>Additional Requirements:</u>	<u>Required?</u>	<u>Contact</u>
Site Plan Approval	_____ yes	Planning & Development 803-441-4221 (2 nd floor)
Building Permit	_____ yes	Building Standards 803-441-4223 or 803-441-4227 (1 st floor)
Certificate of Occupancy	_____ yes	Building Standards 803-441-4223 or 803-441-4227 (1 st floor)
Business License	_____ yes	Finance 803-441-4214 (1 st floor)

Approved By _____ Initials _____ Date _____
(Print)

Return to: Department of Planning and Development, 100 Georgia Avenue, 2nd floor
 Phone: 803-441-4221 Mail: P.O. Box 6400, North Augusta, SC 29861 Fax: 803-441-4232

Designation of Agent

Please type or print all information



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

Staff Use Only	
Application Number _____	Date Received _____

1. Project Name Capers Lake Overlook
Project Address/Location Gregory Lake Road - Edgefield County
Project Parcel Number(s) 106-00-00-022

2. Property Owner Name Carolyn Baggott, et al Owner Phone _____
Mailing Address 1816 Mountside Dr
City North Augusta ST SC Zip 29841 Email _____

3. Designated Agent Mark Gilliam
Relationship to Owner Developer
Firm Name Metro Homesites, LLC Phone 706-951-6400
Agent's Mailing Address 924 Stevens Creek Road
City Martinez ST GA Zip 30907 Email mgilliam@buildkeystone.com
Agent's Signature [Signature] Date 4-21-2020

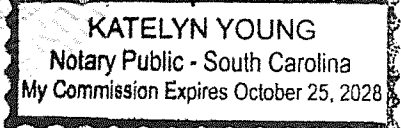
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature] Owner Signature Date 4/21/2020

5. Sworn and subscribed to before me on this 21 day of April, 2020.

[Signature]
Notary Public

October 25, 2028
Commission Expiration Date





SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

1233 Augusta West Parkway

Augusta, Georgia 30909

Phone: (706) 855-6000 Fax: (706) 869-9847

engineering@southernpartners.net

April 24, 2020

Ms. Libby Hodges, Director
Department of Planning and Economic Development
100 Georgia Avenue
North Augusta, SC 29841

RE: Capers Lake Overlook

Dear Ms. Hodges:

On behalf of my client, I am requesting a rezoning of the property from the existing R-14 to R-7 (Small Lot Single-Family Residential). This rezoning is needed to provide the necessary zoning for the proposed subdivision of property and townhome development on the property. The proposed development on the R-7 zoning will be townhome lots. We believe that this use fits within the surrounding area and will be an asset to the City of North Augusta. This development would provide affordable housing opportunity for residents of North Augusta.

If you need additional information or have any questions, please call.

Sincerely,

Philip Green, PE

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
APRIL 2020***

City of North Augusta
Department of Planning and Development
Monthly Report for April 2020

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Incoming	Outgoing	Incoming	Outgoing	Incoming	Outgoing	Incoming	Outgoing
Administrative								
Total Phone Calls	80	91	1,889	1,169	757	683	*	*
Development Applications								
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	0	0	5	0	0	0	0	0
Planned Acres	--	0.00	--	0.00	0.00	0.00	0.00	0.00
Planned Lots	--	0	--	0	0	0	0	0
Minor Subdivision Plans (MP)	1	1	3	4	1	0	4	0
Platted New Lots	3	-2	3	-3	1	0	2	0
Major Subdivision Plans (EP)	0	0	1	2	0	0	0	0
Platted Acres	--	0.00	--	2.60	0.00	0.00	0.48	0.00
Platted Lots	--	0	--	32	0	0	0	0
Site Plans								
Minor Site Plans (MSP)	1	0	1	3	3	0	3	0
Major Site Plans (SP)	0	0	1	0	1	0	1	0
Site Plan Modification (SPM)	0	0	1	0	--	--	--	--
Total Site Plan Acres	0	0.00	--	12.99	1.53	0.00	1.53	0.00
Planned Developments								
PD Gen Dev Plans/Major Mod. (PD)	0	0	0	0	0	0	0	0
PD Acres	--	0	--	0	0	0	0	0
Development Plan Modification (PDM)	0	0	0	0	0	0	0	0
Annexations								
Annexation Agreements Received	0	0	0	0	0	0	1	0
Annexation Cases (ANX) Approved by City Council	0	0	5	0	0	0	0	0
Parcels	--	0	--	2	--	--	--	--
Acres	--	0.00	--	3	0	0	0	0
	--	0.00	--	151	0	0	0.63	0

City of North Augusta
Department of Planning and Development
Monthly Report for April 2020

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Zoning/Text Amendments								
Rezoning (RZM)	1	0	1	1	0	0	0	0
Parcels	1	0	--	1	0	0	0	0
Acres	88.2	0.00	--	2.43	0.00	0.00	0.00	0.00
Conditional Zoning (RZC)	0	0	0	0	0	0	0	0
Parcels	0	0	--	0	0	0	0	0
Acres	0	0.00	--	0.00	0.00	0.00	0.00	0.00
Text Amendments (RZT)	0	0	0	1	0	0	0	0
Other								
Certificates of Zoning Compliance (CZC)	0	0	40	29	8	1	43	6
Zoning Confirmation Letters (LZC)	0	0	6	6	2	0	22	0
Residential Site Reviews	9	12	103	33	25	0	46	0
Sign Permits (SN)	4	4	10	10	2	0	11	0
Right of Way Naming (RWN)	0	0	0	0	0	0	0	0
Right of Way Abandonment (RWA)	0	0	2	0	--	--	--	--
Planning Projects (PROJ)	0	0	2	0	0	0	0	0
Communications Towers (CT)	0	0	0	0	0	0	0	0
Conditional Use Permits (CU)	1	1	3	1	1	0	2	0
Appeals								
Appeals	Received	Approved		Approved	Received	Approved	Received	Approved
Variances (ZV)	0	0	1	0	0	2	0	2
Special Exceptions (ZE)	0	0	0	0	0	0	1	0
Administrative Decisions (ZD)	0	0	0	0	0	0	0	0
Waivers (MW)	1	0	1	0	0	0	2	0

City of North Augusta
Department of Planning and Development
Monthly Report for April 2020

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$479.00	\$9,942.00	\$2,100.00	\$3,213.00
Appeals	\$0.00	\$200.00	\$400.00	\$400.00
Maps/Publications	\$0.00	\$0.00	\$0.00	\$150.00
Special Review Fees	\$0.00	\$0.00	\$865.00	\$865.00
Total Fees	\$479.00	\$10,142.00	\$3,365.00	\$4,628.00

* Not yet recorded

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed
Code Enforcement								
Property Maintenance	31	16	43	26	*	*	*	*
Property Leins/Contractor Mitigation	0	0	0	0	*	*	*	*
Swimming Pools	0	0	1	1	*	*	*	*
Recreational Vehicles/RV/Boat/Utility Trailers	0	0	1	0	*	*	*	*
Illegal Vehicles	3	3	40	21	*	*	*	*
Commercial Vehicles/Equipment	0	0	1	0	*	*	*	*
Temporary Signs	1	1	56	12	*	*	*	*
Landscape Inspections	16	--	74	--	*	*	*	*
Structure Demolitions	0	0	0	0	*	*	*	*
Citation/Summons Issued	0	0	0	0	*	*	*	*

*Not Yet Recorded