

# 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

