

Planning Commission



Minutes of the Thursday, May 21, 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 May 21, 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, Dr. Christine Crawford, and Larry Watts. Commissioner JoAnn McKie was absent. Also in attendance were Libby Hodges, Director of Planning and Development, Kuleigh Baker, Planner for Planning and Development, Carolyn Baggott, Mark Gilliam, and Philip Green.
3. **Approval of Minutes** – The minutes from the Regular Meeting of April 14, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application RZM20-001 Capers Lake Overlook Rezoning** – A request by Metro Homesites, LLC to rezone ±88.2 acres located on Capers Drive and Gregory Lake Road, TPN 106-00-00-022 from R-14, Large Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential.
 - a. Consideration of the rezoning request by the Commission
 - b. Recommendation

Chairman Williams read the application summary for Application RZM20-001 Capers Lake Overlook Rezoning a request by Metro Homesites, LLC to rezone ±88.2 acres located on Capers Drive and Gregory Lake Road, TPN 106-00-00-022 from R-14, Large Lot, Single-Family

Residential to R-7, Small Lot, Single-Family Residential and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated the applicant is requesting to change from R-14 Large Lot, Single-Family Residential which was zoned when it was annexed into the City and that annexation was one that was not reviewed because the determination was made that it did not need to be reviewed by the Planning Commission. She said they are requesting to move to R-7 Small Lot, Single Residential Zoning and there are several citizen comments that have been submitted for this application. Mrs. Hodges read the comments to the Commissioners.

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. Philip Green, project Engineer representing Southern Partners, Inc. spoke on the behalf of Metro Homesites, LLC, and gave a brief description of the rezoning request and the proposed project. He explained the plan is to do something along the line of clustering the development in areas to avoid the environmentally sensitive areas and try to utilize the lake as an amenity, having the property around the lake owned by the Homeowners Association for the benefit of all the residents in this development.

Mr. Mark Gilliam, Manager of Metro Homesites, LLC, stated a large portion of the property will not have any development on it.

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

Commissioner Crawford questioned how many lots could be placed on the property without the change to R-7. Mr. Green stated he did not have that information available and explained that the R-7 zoning would give the flexibility for different sized lots.

Commissioner Carter questioned if it was strictly a townhouse development or will it be a mixed use with townhouses and single-family homes, and how many acres of the 88-acres are usable. Mr. Green stated that approximately 30-acres of the property is usable with a mixture of lot sizes. Mr. Gilliam stated it could be all townhomes, a mix, or all detached and we will know more once we get into the engineering of it and seeing what we have to do to make this a viable project.

Chairman Williams questioned what the small piece of property south of Capers would be used for. Mr. Gilliam replied there is no planned development at this time. Mr. Williams questioned if the entrance will be Capers Drive. Mr. Green explained that the intent right now is to use Capers Drive and improve it to City standards and move on to the development.

Chairman Williams asked if there were any comments from the public. Mrs. Hodges read comments received via email and these comments are included as an attachment to the minutes.

In response to the public comments Mr. Gilliam referred to the clearing of trees and explained that they have to put a lot of trees back when trees are cleared and the City and the Stormwater Department strictly enforces this. He said no one wants mud holes and in some cases the trees that are replaced are much nicer than the ones that were removed. Mr. Gilliam explained that in terms of knowing that the property was zoned R-14, and as typical in developments, you place these under options that are subject to getting the zoning you need to be economically able to build and develop.

Chairman Williams asked if there were any further questions from the Commissioners.

Commissioner Key questioned what the preliminary figures are for the number of lots and does this take into consideration any type of mass grading. Mr. Gilliam answered yes it will involve mass grading and we will be replanting trees and will protect those areas next to the lake, and we want to make the property adjoining the lake a part of the Home Owners Association so every resident of that neighborhood can enjoy that water feature. He explained they can provide housing here at a much less price than what is at Hammond's Ferry which is very expensive to be close to water and they would like to be in the \$200 to \$300,000 price range on these homes. Mr. Gilliam stated they may be able to get 2 to 2 ½ homes per acre.

Commissioner Key asked Mrs. Hodges what the grading and permitting would entail should the rezoning be approved. Mrs. Hodges explained the developer would submit a Major Subdivision Preliminary Plat application that would come back to the Planning Commission for approval. Mr. Key questioned the guideline for mass grading. Mrs. Hodges stated there are no restrictions on mass grading but there are requirements for steep slopes and stabilization enforced by the Engineering and Stormwater Departments.

Commissioner Key questioned how the basins would be affected in this area. Mrs. Hodges replied all the stormwater generated by this site should be captured on the site and there should be no impact. Mr. Key questioned that once a certain number of houses were in the area if a deceleration lane would be required. Mrs. Hodges replied that it would be subject to a traffic impact analysis and it would be closely coordinated with SCDOT.

Chairman Williams questioned if there should be issues with the applicant meeting the code requirements enforced by the City's Stormwater Management Department what would be the next step. Mrs. Hodges explained that the stormwater rules are set by the State and we are a designated reviewer and there would be very few rules that would return to us for

waiver or variance related to that. She said it would come back to the Planning Commission for approval of the Preliminary Plat and it would be reviewed under the same criteria any other subdivision is reviewed by.

Commissioner Watts made comments regarding incompatibility with the surrounding zoning and topographical issues that will cause problems with stormwater.

Mark Gilliam made comments regarding the economic feasibility of infrastructure improvements in the requested zoning.

The Commissioners discussed the claim that this would provide an affordable housing option.

Commissioner Key requested additional information regarding the proposed design of the subdivision.

Commissioner Clark said the impacts of mass grading would be the same regardless of the density.

There being no further questions Chairman Williams asked the Commissioners for any further comments.

Commissioner Williams motioned to recommend that the City Council approve Application RZM20-001 Capers Lake Overlook Rezoning a request by Metro Homesites, LLC to rezone ±88.2 acres located on Capers Drive and Gregory Lake Road, TPN 106-00-00-022 from R-14, Large Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential. Commissioner Clark offered a second and the motion was failed by a 4 to 2 vote with Commissioner Key abstaining, Commissioner Clark voted to approve, Commissioner Watts, Commissioner Carter, Commissioner Crawford, and Chairman Williams voted in opposition.

6. Staff Report

Mrs. Hodges presented the April Performance Report.

Mrs. Hodges provided a brief update on the West Martintown Road Corridor and the Development Code Rewrite projects.

7. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 8:10 p.m.

Respectfully Submitted,



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

Attachment of Public Comments

Voicemail From: Mr. Porter Vaughn
To: Planning & Development Department
Date Received: May 12, 2020
RE: Public Zoning Notification for Gregory Lake Rd.

Mr. Vaughn stated he saw the Public Zoning Notification for Gregory Lake Rd. about rezoning a large lot, family residence to small lots. He said he is totally against it stating we have too much of this going on in this vicinity and he lives in Country Subdivision.

He shared his contact phone number of (803)215-8688.

Mr. Vaughn stated he thinks it's a disgrace that both the properties on Frontage Rd. from Hwy. 25 on the east side of NHC has been totally cleared and scrapped, devoid of all vegetation, and the property immediately west, past the other subdivision between Coventry and the Frontage Rd. has been scrapped and cleared, it is red clay, it's hard as brick when it is dry, and if we get any rain it will be a mud hole.

He said he disagrees with the practices North Augusta is allowing to happen and this is not what he came here for. Mr. Vaughn stated he is against the project being rezoned on Gregory Lake Rd. to smaller lots. He asked to please vote no.

He is against the rezoning and wants more greenspace maintained. Does not want us to become Washington Rd. or Columbia County. Likes for trees to be maintained like on his property. Thinks the City of North Augusta is trying to increase the tax base. Does not want to be incorporated into the City or have to pay our taxes or be surrounded by the trap of progress. North Augusta is a peaceful, bedroom community. Does not believe that renters care about property.

From: North Augusta, SC [mailto:webmaster@northaugusta.net] **Sent:** Tuesday, May 19, 2020 1:11 PM
To: Hodges, Libby <LHodges@northaugusta.net> **Subject:** rezoning of 88.2 acres of land off of Capers Dr
Tax # 106-00-00-022

Message submitted from the <North Augusta, SC> website. **Site Visitor Name:** Thomas and Linda
Momeier **Site Visitor Email:** tlmomeier@comcast.net

We received the rezoning notification for the above mentioned property. We live on Hickory Hill Dr. which is adjacent to the proposed rezoning parcel. We think that rezoning from large lot - single family to small lot single family will have a detrimental affect on our property and its value. We urge the commission to deny this request.

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Voicemail From: Ms. Sheila Sanborn
To: Planning & Development Department
Date Received: May 21, 2020
RE: Public Zoning Notification for Gregory Lake Rd.

Ms. Sanborn stated she wanted to express her thoughts on the Gregory Lake Rd. subdivision and she is against it.

She said the road cannot handle another subdivision because it is dangerous now. Ms. Sanborn stated it is a safety issue and feels the schools in the area cannot handle it.

Ms. Sanborn said she lives in the area and she these are her concerns. She stated she votes no.

She shared her contact phone number of (517)673-4875.

From: Kevin Heckendorn [mailto:khecken1@comcast.net]
Sent: Thursday, May 21, 2020 4:55 PM
To: Hodges, Libby <LHodges@northaugusta.net>
Subject: application RZM 20-001 - Rezoning

In reference to the rezoning meeting this evening I doubt anyone's comments will matter but one must try.

The developers knew the zoning when they purchased the land so if they did not want R14 large lot property why did they purchase? It's not like this was hidden from them. We are talking about 88 acres here being accessed from a blind corner when traveling east on Gregory Lake road.

The people like myself that have lived in this neighborhood for many years decided to do so because of the the large lots already in the neighborhood and the zoning restrictions that would preserve that as development progressed. That understanding was already violated with Gregory Landing but it is a smaller community and most of us have welcomed new neighbors but 88 acres is another story. At the same time as Gregory Landing was happening we have had to endure the Bergen West expansion with it's relentless sounds of destruction as every tree, every bush and every blade of grass was purged from the landscape. Heavy equipment sounding like they were coming through the trees and into your back yard cutting, grinding, bulldozing and grading for 9 or 10 hours a day 6 days a week for months on end..... and during a pandemic when anxieties are already running high. When do we get a break? When does quality of life supersede money? When do our concerns matter?

Thank you,

Kevin Heckendorn

Project Staff Report

RZT20-001 Article 13: Signs, Text Amendment

Prepared by: Kuleigh Baker

Meeting Date: June 18, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Article 13, Signs; Electronic Readerboards
Applicant	Be Ye Holy Ministries, Inc.
Proposed Text Amendment	A request by Be Ye Holy Ministries, Inc. to revise Article 13: Signs. The request is to allow Electronic Readerboards for certain non-residential uses within allowed within residential districts and to increase the allowed sign area.

SECTION 2: GENERAL DESCRIPTION

Be Ye Holy Ministries, Inc. has requested that the Planning Commission review proposed changes to North Augusta Development Code Article 13: Signs. The request is to allow Electronic Readerboards for certain allowed commercial or institutional uses within residential districts and to increase the percentage of allowed area for readerboards.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

—

5.1.4.6 Legislative and Advisory Hearings – The purpose of a legislative public hearing is to provide the public an opportunity to be heard consistent with the adoption procedures provided by statute. Unlike quasi-judicial hearings, a legislative proceeding does not require due process protections such as the right of the parties to offer evidence, cross-examination, sworn testimony; or written findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings such as amendments to a comprehensive plan, amendments to this Chapter including the zoning provisions of this Chapter and the Official Zoning Map, and applications for a Planned Development. The order of the proceedings for a legislative hearing shall be as set

forth in §5.1.4.5.b. Testimony may be presented by any member of the public, but need not be submitted under oath or affirmation. The Planning Commission and Board of Zoning Appeals may establish a time limit for testimony.

5.3.2 Applicability

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map. An amendment to the Official Zoning Map which reclassifies property from one zoning district to another is known as a “rezoning.” A change to the text of this Chapter is referred to as a “text amendment”.

5.3.3 Initiation

This Chapter, including the Official Zoning Map and any supporting map(s), may be amended from time to time by the City Council, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested parties shall be supplied with the proper application form(s) by the Director.

(5.3.3.1 Rezoning, does not apply, removed for brevity)

5.3.3.2 Text Amendment – Any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text. A proceeding for approval of a text amendment may be initiated by filing an application with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a text amendment request. During the conference, the Department will identify the submittal requirements.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as set forth in §5.1.3. The Planning Commission shall approve or deny the zoning

amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

5.3.5.2 At least ten (10) days' notice and opportunity to comment must be given to the public if the applicant is allowed to present oral or written comments pursuant to S.C. Code §6-29-760.

5.3.5.3 The Planning Commission shall submit its recommendation to the City Council within thirty (30) calendar days, or other period required by law, after the initial hearing date (see S.C. Code §6-29-760(A)). A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a rezoning or text amendment application. A recommendation of approval with conditions of a rezoning may be submitted only if a conditional use permit is requested pursuant to §5.5.

5.3.5.4 The City Council shall consider the recommendation of the Planning Commission on each proposed rezoning and text amendment within thirty (30) days of receipt of the Planning Commission report. The City Council is not bound by the recommendation in making a final decision and may call for additional information and/or public hearing(s).

5.3.5.5 No challenge to the adequacy of notice or challenge to the validity of a rezoning or text amendment, whether enacted before or after the effective date of this section, may be made sixty (60) days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with established procedures of the City Council and the Planning Commission and with S.C. Code §6-29.

5.3.6 Approval Criteria

Whenever the public necessity, safety or general welfare justifies such action, the Planning Commission may recommend amendments to the text of this Chapter or changes to zoning district boundaries. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning. **The Planning Commission shall consider the factors specified in §5.3.3.2 in reviewing an application for a text amendment [see above].**

The Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 5.3.3.2 does not provide additional standards for review or analysis.

SECTION 4: PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in the *North Augusta Star* and on the City's website www.northaugusta.net on June 3, 2020.

SECTION 5: HISTORY

The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. In response to issues with interpretation, court rulings, unclear text, and discussions with the Planning Commission, the Planning and Development Department completed a review of the sign regulations in North Augusta.

In 2019, several revisions to the code were presented by Staff to simplify, clarify, allow for new types of signage, and allow for more diverse signage types in Downtown. These revisions were reviewed by a subcommittee consisting of volunteers from the Planning Commission. A "Sign Revision Preview" meeting was held on May 7, 2019, to review the changes and discuss these changes with the public. The Planning Commission recommended the text amendment for approval by the City Council at their regular meeting held June 20, 2019.

City Council adopted Ordinance No. 2019-18 amending the North Augusta Development Code, Article 13: signs of the City of North Augusta, South Carolina Code of Ordinances on December 2, 2019.

SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

Background Information

Readerboards and electronic readerboards are defined as follows:

Changeable Copy Sign: also known as a "readerboard," is any sign designated so that letters or numbers attached to the sign can be periodically changed to a different message.

Electronic Readerboard: a sign which displays messages in alternating light cycles using electronic messaging or LED lights. They are generally computerized programmable electronic visual communication devices, manufactured for the outside environment.

Section 13.8.1.a states the following: “Signage shall not exceed the limits as defined herein. If a sign type is not listed in that district or use, that type of signage is not allowed in that district or use. Zoning district means the district as established in Article 3, Zoning Districts. Use is more precise than the zoning district. If there is a conflict between district and use, use shall prevail.”

This would indicate that use would over-ride zoning, however, the use of electronic readerboards are conditioned further within the code to limit Electronic Readerboards to use in only specific non-residential zoning districts.

Section NADC 13.8.3, Signage Allowed for Non-Residential Districts and Uses

I. Electronic Readerboards

- i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.
- ii. Shall not exceed 50% of the sign area of which it is a part.
- iii. Must have a dark or black background.
- iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.

Electronic Readerboards are allowed in the D, OC, GC, TC and IND (NADC 13.8.3, Table 3-3 & NADC 13.8.4.p, except in areas covered by the Neighborhood Preservation Overlay). By specifying that electronic readerboards are useable only in certain zoning districts, this would prohibit electronic readerboard signs in R-14, R-10, R-7, R-5, NC, CR, R-MH, and TND districts. Electronic readerboard signs are also prohibited in the Neighborhood Preservation Overlay District. Signs in the PD or P districts may have conditional allowances for these types of signs. The following uses are Permitted, Conditional Uses, Special Exceptions, or Accessory uses in residential districts:

Permitted Non-Residential Uses in Residential Districts

- Tourist homes
- Churches, synagogues, parish houses, Sunday school buildings, convents, including child care during worship services
- Open space, park or active recreational uses operated on a non-commercial basis
- Swimming pool
- Cemeteries
- Telephone exchange and repeater stations
- Utility lines

Conditional Uses (Administrative Approval with public hearings)

- Boarding House
- Childcare
- Private or non-profit clubs including country clubs, athletic clubs, lodges, fraternities, and swimming clubs on a non-commercial membership basis
- Schools, academic, nursery and preschool, grade schools – elementary, middle, high school
- Private boat docks, boat houses, or marinas
- Agricultural uses (raising crops, horticulture, orchards, forests excluding raising livestock)
- Dormitory
- Non-exempt Group homes

Special Exception (granted by the Board of Zoning Appeals)

- Bed and breakfast
- Cell/communication towers and antennae
- Gas or electric generation distribution facilities

Accessory Uses allowed in Residential Districts

- Accessory buildings
- Bus shelters
- Home occupations
- Community centers, meeting halls, community halls, reception halls, wedding halls
- Storage of construction equipment, outdoors, incidental to construction activities
- Studios for artists, designers, musicians, photographers, sculptors (not as a home occupation)
- Parking lots, parking structures, or underground parking areas

The Code does not specify a square footage allowance for non-residential uses in residential districts, but allows the Director to choose the most closely applicable district and use those standards.

Text Amendment Request

Be Ye Holy Ministries, Inc. has requested two text amendments to Article 13. The first is for Section 13.8.3.l.i., to allow for electronic readerboards on signs associated with allowed commercial or institutional uses in residential districts. The second amendment request is to change the text of Article 13, Section 13.8.3.l.ii. to allow electronic readerboards to cover 100% of the sign area in which it is a part.

Text Amendment Recommendations

Please note: Text that is underlined is added, text that is ~~struck through~~ is to be deleted

If accepted as submitted by the applicant, staff has recommends the following text changes Section 13.8.3:

I. Electronic Readerboards

- i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts and for any non-residential use allowed in a residential district.
- ii. (deleted)
- iii. Must have a dark or black background.
- iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.

Table 13-2, item 13 would be amended to read:

TABLE 13-2 NON-RESIDENTIAL SIGN AREA CHART (USE OR ZONE)

A	All Signs			Wall Signs		Freestanding Signs				K Maximum SF, if not otherwise specified
	Maximum TOTAL SF of all signs is the lesser of B, or C, or D			Maximum SF is the lesser of E or F		Maximum SF is the lesser of G or H				
	B Maximum Area (sf)	C % of Ground	D Total sign area Per Linear Foot	E Maximum Area (sf)	F % of Wall Area	G Maximum Area (sf)	H Freestanding Sign Area per foot of	I Maximum Height (ft)	J Front/Side Setbacks	
13. Electronic Readerboards	--	--	--	--	--	--	--	--	--	50% of sign area No maximum

Staff recommends additional changes to include clarification of sign sizes allowed.

13.8.3 Signage Allowed for Non-Residential Districts and Uses

- a. Applicability: restrictions in this category apply to developments in any zoning district that are currently used for non-residential purposes. ~~If a non-residential use is legally occupying a residentially zoned lot, the Director shall determine the closest applicable district and sign requirements.~~ For non-residential uses permitted by right (not including conditional or special exception uses), the standards for Neighborhood Commercial (NC) signage shall be used.

Section NADC 13.8.3, Signage Allowed for Non-Residential Districts and Uses

I. Electronic Readerboards

- i. ~~Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.~~ Shall be permitted only on properties where the primary use of the entire property is non-residential. (Note: This would not include Tourist Homes or Home Occupations, as the primary use remains residential.)
- ii. Shall not exceed 50% of the sign area of which it is a part.
- iii. Must have a dark or black background.
- iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.

Table 13-2 would not be modified.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Applicant request for text changes
3. Staff recommended Revised Text of Article 13: Signs

Application for Development Approval

Please type or print all information



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

1. Project Name Be Ye Holy Ministries, Inc.
Project Address/Location 1117 Seymour Drive North Augusta S.C. 29841
Total Project Acreage 0.43 Current Zoning R-10
Tax Parcel Number(s) 007 08 10 001

2. Applicant/Owner Name Joe L. Newsome Applicant Phone 706-339-5590
Mailing Address 532 Marble Falls Drive
City Grovetown ST GA Zip 30813 Email beyeholy@comcast.net

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 _____ License No. _____
Firm Name _____ Firm Phone _____
Firm Mailing Address _____
City _____ ST _____ Zip _____ Email _____
Signature _____ Date _____

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. Joe L. Newsome
Applicant or Designated Agent Signature
Joe L. Newsome
Print Applicant or Agent Name

3 June 2020
Date

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 RZT20-001

Date Received 05-19-2020

1. Project Name Be Ye Holy Ministries
Project Address/Location 1117 Semour Drive
Project Parcel Number(s) _____

2. Property Owner Name Be Ye Holy Ministries Owner Phone Joe Newsome
Mailing Address 1117 Semour Drive
City North Augusta ST SC Zip 29841 Email be_yeholy@comcast.net

3. Designated Agent Michael Shan Villanueva
Relationship to Owner Contractor
Firm Name Coastal Outdoor Services, LLC Phone 843-576-9524
Agent's Mailing Address 417 Glenmore Drive
City Moncks Corner ST SC Zip 29461 Email coastaloutdoorllc@gmail.com
Agent's Signature Michael Villanueva Date 5/11/2020

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

Joe Newsome
Owner Signature Date 11 May 2020

5. Sworn and subscribed to before me on this 11th day of May, 2020.

[Signature]
Notary Public
10 Jul 2020
Commission Expiration Date





BE YE HOLY MINISTRIES, INC.
1117 SEYMOUR DRIVE
NORTH AUGUSTA, S.C. 29841



To,
Mrs. Libby Hodges
Director of Planning and Development
City of North Augusta
100 Georgia Avenue
P.O Box 6400
North Augusta, SC 29841

Subject: *Request approval to allow Be Ye Holy Ministries, Inc. to install an Electronic Readerboard at 1117 Seymour Drive, North Augusta, S.C. 29841.*

Dear Mrs. Libby Hodges

It has come to our attention that the City of North Augusta has prohibited or placed restrictions to permit the installation of our proposed Electronic Readerboard.

Be Ye Holy Ministries, Inc., is a (501) © 3, Non-Profit Organization that represents Christ to the community. As a ministry, we have been instructed to propagate the Word of God. (Luke 14:23) Tells us to "Go out into the highways and hedges, and compel them to come in, that my house may be filled".

Be Ye Holy has been an active community member of North Augusta since December 2009. We provide public religious services to include worship, education, and counseling. We open our food pantry and clothes closet monthly. Also, we typically sponsor blood drives in conjunction with the Shepard blood center to enhance and contribute to the wellbeing of our community.

Permitting Be Ye Holy to install the proposed electronic readerboard allows us to freely brand and reach the public 24 hours a day, which can be utilized to provide a comforting message, welcome guests, or inform people when the next service is taking place. While sharing all this information is essential, visibility is the key. The electronic readerboard allows us to exercise our faith.

Article 13(1)(i)/(ii) puts an unreasonable restriction on Be Ye Holy Ministries, *hindering its ability to exercise religious activities in the community*. We believe the current zoning code on Electronic Reader boards in residential districts is antiquated and represents the past, not the future. Putting up letters and taking down messages is what we did when we began in 1992.

Our goal is to enhance the community through our complimentary landscape and spiritual fitness services.

Be Ye Holy request a "Text Amendment" to Article 13, para 13.8.3(1)(i) to allow electronic readerboards on signs associated with allowed commercial or *institutional uses* in residential districts. Our electronic readerboard is 8 ft. high, with a sign area of 32 sq. ft.



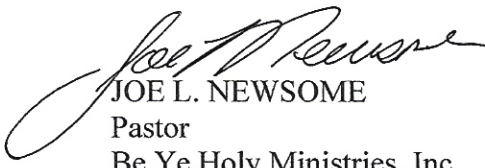
BE YE HOLY MINISTRIES, INC.
1117 SEYMOUR DRIVE
NORTH AUGUSTA, S.C. 29841



Be Ye Holy request a "Text Amendment" to Article 13, para 13.8.3(l)(ii) to allow our electronic readerboard to cover 100% of the sign area in which it is a part.

We request the City of North Augusta approve the installation of the proposed church sign at 1117 Seymour Drive, North Augusta, South Carolina 29841. We thank you in advance for your consideration and look forward to a continued community partnership.

Respectfully Submitted,



JOE L. NEWSOME

Pastor

Be Ye Holy Ministries, Inc.

Phone: 706-339-5590

Email: beyeholy@comcast.net

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, June 18, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

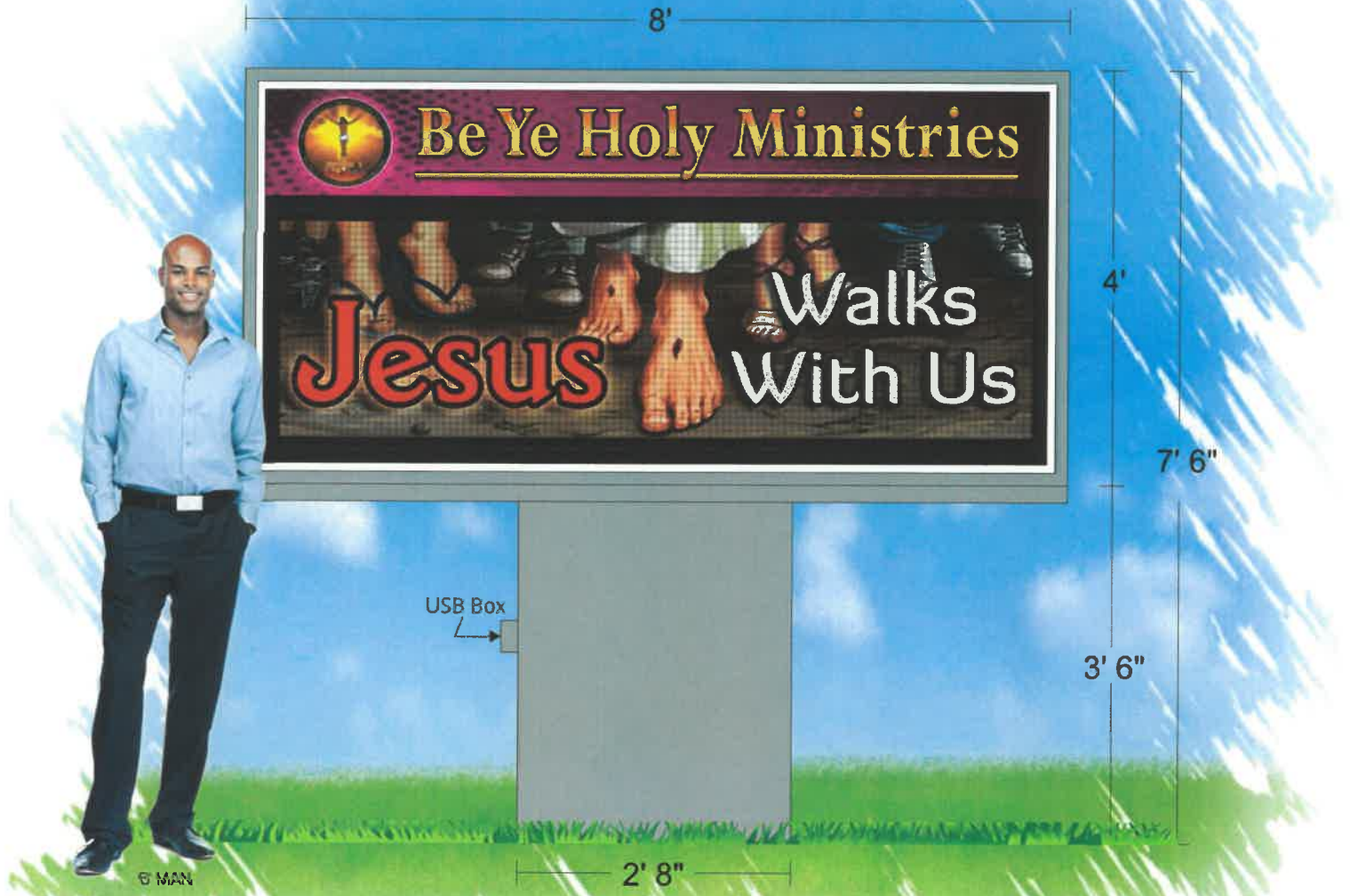
RZT20-001 – A request by Be Ye Holy Holy Ministries for a Text Amendment to allow electronic readerboards in residential districts. The request affects Article 13, Signs of the North Augusta Development Code.

Documents related to the applications will be available for public inspection after June 11th in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on the request are encouraged to attend.

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.



Stewart Signs
 AN EBSCO COMPANY

1-800-237-3928 stewartsigns.com

TekStar Color 20mm 32x112

Cabinet size: 4'x8'

1/2"=1' Sk: 953299-1 Cust: 3110125

4/17/2020 Ca/cMiller PROPOSAL

Scale: 5/8"=1' Color(s): Digital Print Paint Color: Silver Gray

Draft Color: White

Approved

as shown with changes

Signature _____

Date _____



Project Staff Report

MSP20-001 Circle K Redevelopment

Prepared by: Kuleigh Baker

Meeting Date: June 18, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Circle K Redevelopment
Applicant	Circle K Stores, Inc.
Engineer	Bowman Consulting Group
Address/Location	421 W. Martintown Rd.
Parcel Number(s)	006-18-05-016, 006-18-05-017, and 006-18-05-018 (portion of)
Total Development Size	±1.69 acres
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor
Traffic Impact Tier	Tier 1
Proposed Use	Gas station and convenience store
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.6 of the North Augusta Development Code (NADC) provides uniform approval procedures for site plans.

5.6.1 Purpose

The site plan review provisions and regulations of this section are intended to promote the safe, functional and aesthetic development of property and to ensure that new structures, utilities, streets, parking, circulation systems, yards and open spaces are developed in conformance with the standards of this Chapter. The site plan review considers the siting of structures and related site improvements to promote harmonious relationships with adjacent development.

5.6.2 Major and Minor Site Plans

The approval of a site plan is hereby required as a condition for the issuance of a building permit. No building permit shall be approved unless a site plan has been approved in accordance with the procedures prescribed in this section.

5.6.6 Major Site Plan Approval Procedure

5.6.6.1 Generally – Approval of a major site plan is a two (2) step process. A pre-application conference is recommended. The first step is the submission of a preliminary site plan application and required information for review by the Department and the Planning Commission. The second step is the submission of a final site plan for review by the Department for compliance with the approval of the Planning Commission and other provisions of this Chapter.

5.6.6.2 Preliminary Site Plan –

- a. An application for approval of a site plan and required information shall be submitted to the Department. The Director shall determine whether the application for a preliminary site plan is complete as prescribed in Appendix B, Application Documents.
- b. If the site plan application is complete and conforms to this Chapter, the Director shall forward the application, along with conditional use permit application if applicable, to the Planning Commission within thirty (30) days of the determination of completeness. The Director's report to the Planning Commission on the application shall address compliance of the site development plan with the provisions of this Chapter, the suitability of plans proposed, and shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the site plan as submitted, if any, with reasons therefore.
- c. (omitted for brevity)
- d. A majority vote is required for the Planning Commission to approve, approve with conditions or waivers or both, if applicable, or deny a preliminary site plan application.
- e. A preliminary site plan approval by the Planning Commission must be processed and approved as a final site plan by the Director and City Engineer prior to the issuance of any building permit and before the vesting period provided for in §5.6.7.5 shall commence. (Adopt. 12-1-08; Ord. 2008-18)

5.6.6.3 Final Site Plan

After a final decision by the Planning Commission to approve a preliminary site plan and all required conditions of a conditional use permit, if applicable, the application may be processed for final site plan approval. The final site plan shall be prepared and submitted to the Director in the same manner as set forth in §5.6.6.2. If the final site plan conforms to the approval of the Planning Commission, the provisions of this Chapter and all required conditions or waivers or both, if applicable, the Director shall approve the site

plan. If the final site plan is complete, but does not conform to the approval of the Planning Commission, the provisions of this Chapter and any conditions or waivers or both, if applicable, the Director shall deny the site plan and return to applicant for revision and resubmission. If the applicant disagrees with the decision of the Director, an appeal may be filed in accordance with the procedures set forth in §18.4. (Rev. 12-1-08; Ord. 2008-18)

Final approval 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.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no public notice is required for a major site plan. A notice for the Planning Commission meeting was placed on the City website, www.northaugusta.net, on June 11, 2020.

SECTION 4: SITE HISTORY

The property was developed as a convenience store and gas station in the mid-1980s. The drive-thru car wash was added to the site in the mid-1990s. The most recent ownership change to Circle K Stores, Inc. was completed in 2015. The application is for a redevelopment of the Circle K store to include full demolition of the existing convenience store and car wash to be replaced with a new building, canopy, parking areas, and landscaping. The applicant requested a variance for ± 62 ft from the maximum setback of 90 ft required by the North Augusta Development Code Article 3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The maximum front setback requested for the project is ± 152 ft.

On June 11, 2020, the Board of Zoning Appeals considered a variance request to allow for a greater front setback than required by Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The Board of Zoning Appeals approved the variance request unanimously with conditions.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Gas Station/Convenience Store/Car Wash	Mixed Use	GC, General Commercial
North	Vacant/Daycare	Mixed Use/Low Density Residential	GC, General Commercial
South	Office/Single-Family Residential	Low Density Residential	OC, Office Commercial/GC, General Commercial/R-10, Medium Lot Single-Family Residential/R-7, Small Lot Single-Family Residential
East	Commercial/Senior Living	Mixed Use	GC, General Commercial/R-7, Small Lot Single-Family Residential
West	Office	Mixed Use	GC, General Commercial/R-7, Small Lot Single-Family Residential

Access – The site currently has access from W. Martintown Rd. and North Hills Dr. Both access locations are proposed to remain with the redevelopment. Some access across W. Martintown Rd. will be removed per SCDOT request. Cross-access to the neighboring office property will be provided.

Topography – The subject parcel was previously graded and is essentially flat.

Utilities – Water and wastewater service are existing on-site.

Floodplain – The subject property is not located within a federally designated floodway.

Drainage Basin – The property is located within the Pretty Run Basin. The large basin drains older neighborhoods such as Lynnhurst, the Greenway Trail, the Rapids, and other developments between Martintown Road and Georgia Avenue. Urban runoff, leaking sewers, and failing septic systems have contributed to the poor conditions of the basin. The stream channel is not effective at transporting current loads of stormwater during heavy storm events. The city continues to reach out to residence to provide information that may help reduce pollutant loads.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The application is for a redevelopment of the Circle K store to include full demolition of the existing convenience store and adjacent car wash to be replaced with a new building, canopy, parking areas, and landscaping.

Comments issued on May 5, 2020, appear to be relatively minor, excepting the issuance of a variance from the Board of Zoning Appeals.

At its June 11, 2020, meeting, the Board of Zoning Appeals approved a variance to the maximum setback of 90 ft. as required by the North Augusta Development Code Article 3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The maximum front setback as approved is ± 152 ft. The Board of Zoning Appeals approved the variance request unanimously with the following conditions:

1. The applicant proposes a sidewalk along N. Hills Dr. to allow pedestrian access to the convenience store. The applicant should maintain sidewalk access on all right-of-ways. The Highway Corridor also requires pedestrian passageway to the front entry door of the building.
2. The applicant proposes large shrubs, ornamental grasses, and trees to screen the front canopy area. Staff notes the screening of the canopy with vegetation is likely impossible, and sight distance considerations will be critical to maintain the safety of the new driveway cut.
3. Contact with and approval of neighboring properties with shared access should be documented prior to final site plan approval.
4. Staff does not recommend removing any requirement for buffering with adjacent properties. This buffer would be 8' along all internal property lines or as close as practicable.
5. The air pump/vacuum will be moved from the Martintown Road frontage.

The proposed site plan includes a shared driveway with cross-access to the neighboring office site. While a request from SCDOT is separate from this application, staff notes that safety considerations for sight distance for driveways, landscaping and other obstructions are important in the review of the site plans and generally supports the consolidated entry points.

Since the property will use adjacent parcels, appropriate subdivision and recombination plats will be required prior to final approval of the site plan.

There are outstanding staff comments subject to resubmittal, review and approval.

SECTION 7: ATTACHMENTS

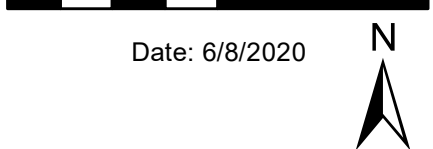
Aerial/Site Map
Topography
Current Zoning
Future Land Use
Application Materials

cc Matthew Cotton, Circle K Stores, Inc.; mcotton1@circlek.com
Paul Lawler, P.E., Bowman Consulting Group, LTD.; plawler@bowmanconsulting.com



Subject Parcels

130 65 0 130 Feet



Aerial Map
Application MSP20-001
421 W. Martintown Rd.
TPNs 006-18-05-016,
006-18-05-017 and 006-18-05-018

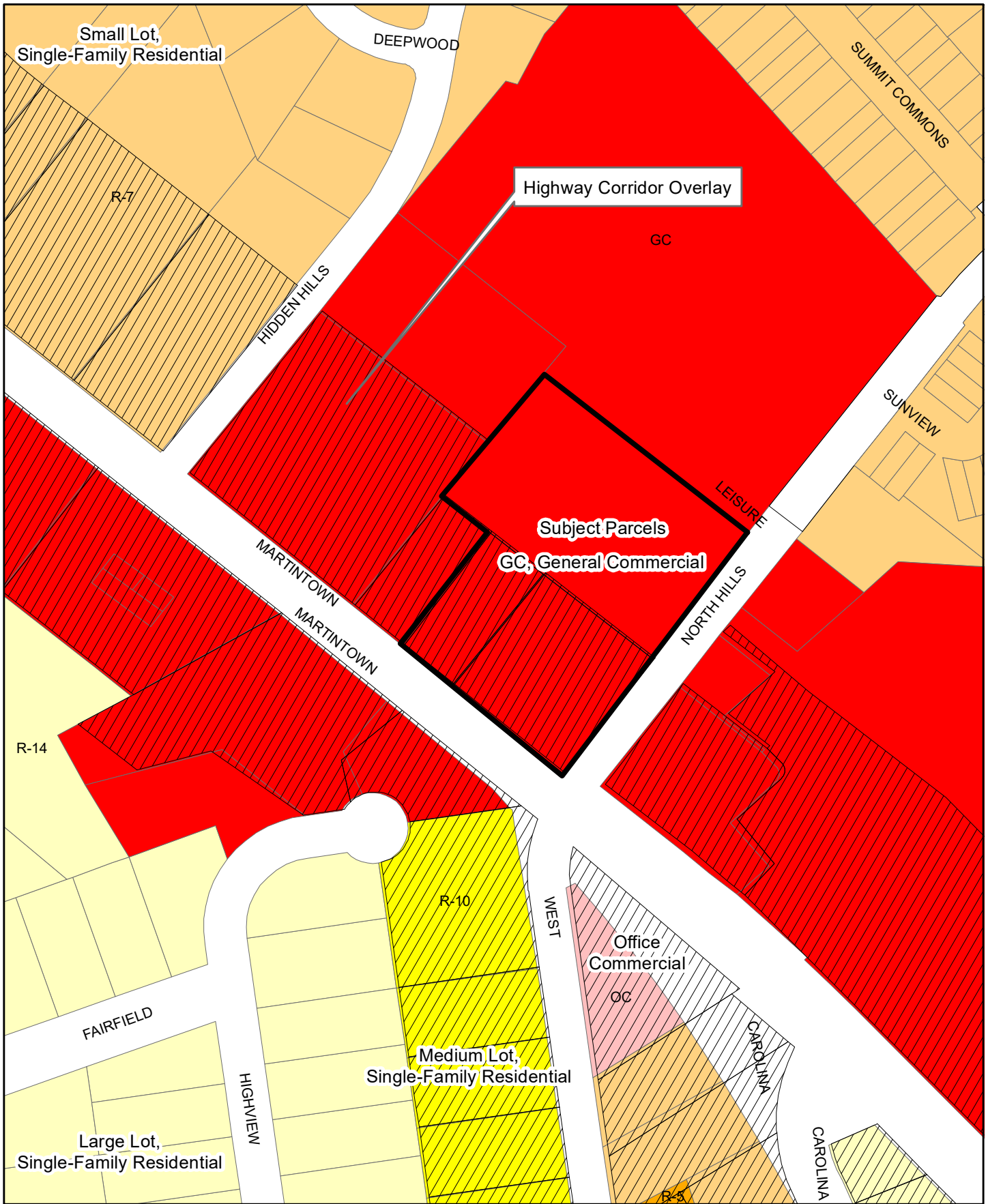
Date: 6/8/2020



Topography Map
 Application MSP20-001
 421 W. Martintown Rd.
 TPNs 006-18-05-016,
 006-18-05-017 and 006-18-05-018

Date: 6/8/2020

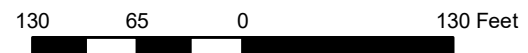




Current Zoning Map
 Application MSP20-001
 421 W. Martintown Rd.
 TPNs 006-18-05-016,
 006-18-05-017 and 006-18-05-018

Date: 6/8/2020





Future Land Use Map
 Application MSP20-001
 421 W. Martintown Rd.
 TPNs 006-18-05-016,
 006-18-05-017 and 006-18-05-018

Date: 6/8/2020



Application for Development Approval

Please type or print all information



Staff Use

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

1. Project Name Circle K Store Redevelopment
Project Address/Location 421 W. Martintown Rd.
Total Project Acreage 1.69 ac Current Zoning GC (General Commercial)
Tax Parcel Number(s) 006-18-05-016, 006-18-05-017 and a portion of 006-18-05-018

2. Applicant/Owner Name Circle K Stores, Inc Applicant Phone 704-706-7858
Mailing Address 2550 W Tyvola Rd, Suite 200
City Charlotte ST NC Zip 28217 Email mcotton1@circlek.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 Paul Lawler, PE License No. 34841
Firm Name Bowman Consulting Group Firm Phone (980) 446-3336
Firm Mailing Address 4350 Main Street, Suite 219
City Harrisburg ST NC Zip 28075 Email plawler@bowmanconsulting.com
Signature *Paul Lawler* Date 4/7/20

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. *Paul Lawler* 4/7/20
Applicant or Designated Agent Signature Date

Paul Lawler, PE
Print Applicant or Agent Name

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** Circle K Store Redevelopment

Project Address/Location 421 W. Martintown Road

Project Parcel Number(s) 006 18 05 17, 006 18 05 016 & Portion of 006 18 05 018
- 2. Property Owner Name** Circle K Stores Inc. (Contract Purchaser) **Owner Phone** (704) 706-7858

Mailing Address 2550 W. Tyvola Road, Suite 200


City Charlotte **ST** NC **Zip** 28217 **Email** mcotton1@circlek.com
- 3. Designated Agent** Paul Lawler

Relationship to Owner Engineer

Firm Name Bowman Consulting Group, Ltd. **Phone** (o) (980) 446-3336
(c) (864) 607-2159

Agent's Mailing Address 4350 Main Street, Suite 219

City Harrisburg **ST** NC **Zip** 28075 **Email** plawler@bowmanconsulting.com

Agent's Signature  **Date** 3/25/20

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

Matthew Cotton
Owner Signature

3/26/2020
Date

5. Sworn and subscribed to before me on this _____ day of _____, 20 ____.

Notary Public

Commission Expiration Date

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 Circle K Store # 2723249

Business Address/Zip 421 W. Martintown Rd.

Business Owner Name Circle K Stores Inc. Contact Phone (704) 706-7858

Business Owner Address/Zip 2550 W. Tyvola Road, Suite 200, Charlotte, NC 28217

Owner Email mcotton1@circlek.com

Describe the proposed business, including products/services to be provided Convenience store w/ gasoline sales

Number of employees including yourself _____ Number of off-street parking spaces on-site 24

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

Matthew Cotton _____ Development Manager

Signature _____ Title _____

Matthew Cotton _____ 3/26/2020

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)

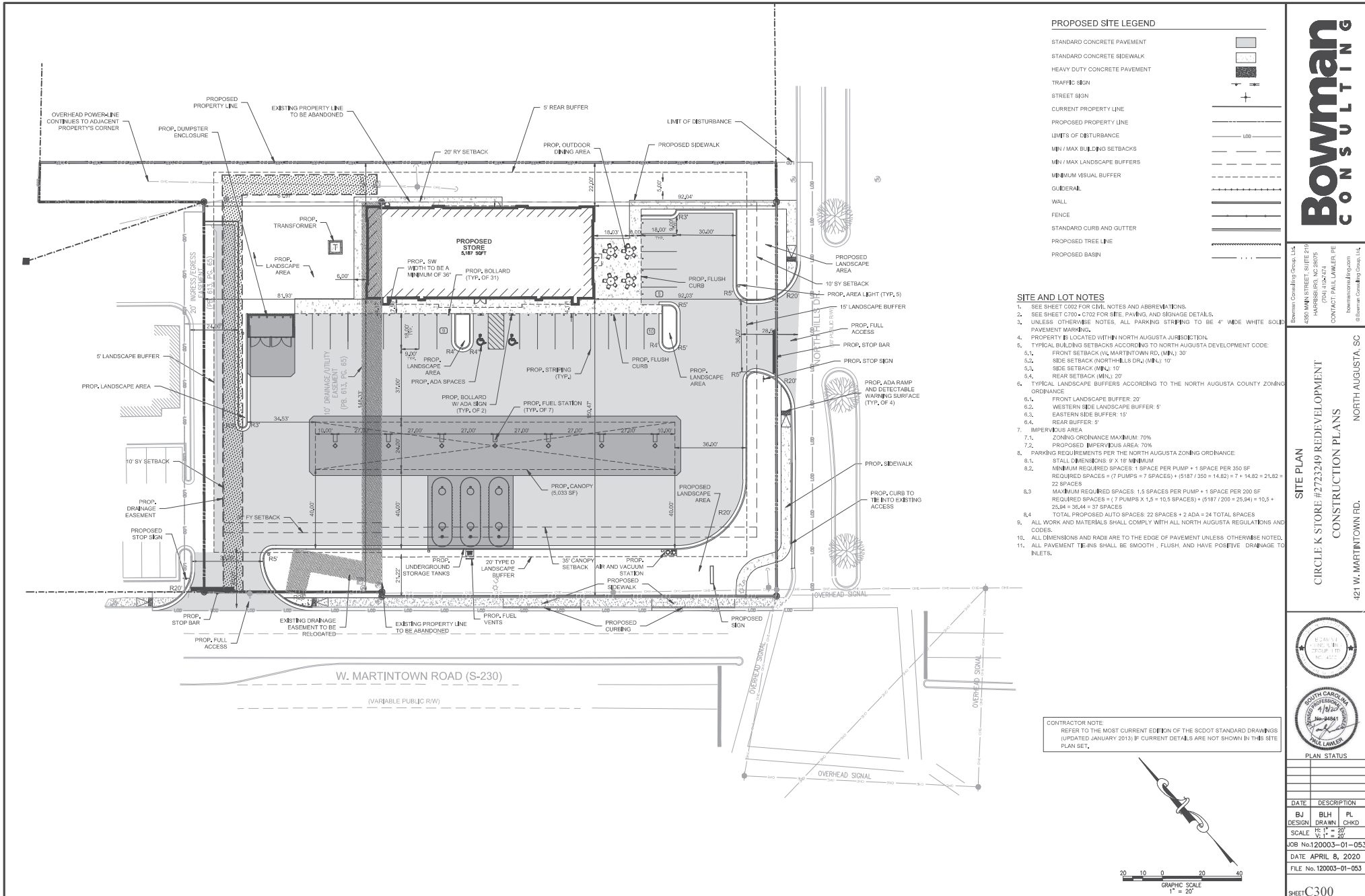
Property tax parcel number _____ Current zoning _____

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

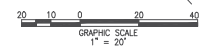


PROPOSED SITE LEGEND

- STANDARD CONCRETE PAVEMENT
- STANDARD CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- TRAFFIC SIGN
- STREET SIGN
- CURRENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMITS OF DISTURBANCE
- MIN / MAX BUILDING SETBACKS
- MIN / MAX LANDSCAPE BUFFERS
- MINIMUM VISUAL BUFFER
- GENERAL
- WALL
- FENCE
- STANDARD CURB AND GUTTER
- PROPOSED TREE LINE
- PROPOSED BASIN

- ### SITE AND LOT NOTES
1. SEE SHEET C002 FOR CIVIL NOTES AND ABBREVIATIONS.
 2. SEE SHEET C700-C702 FOR SITE, PAVING, AND SIGNAGE DETAILS.
 3. UNLESS OTHERWISE NOTED, ALL PAVING SHALL BE 4" MIN WHITE SOLID PAVEMENT MARKINGS.
 4. PROPERTY IS LOCATED WITHIN NORTH AUGUSTA JURISDICTION.
 5. TYPICAL BUILDING SETBACKS ACCORDING TO NORTH AUGUSTA DEVELOPMENT CODE.
 - 5.1. FRONT SETBACK (W. MARTINTOWN RD., (M.A.) 30'
 - 5.2. SIDE SETBACK (NORTH HILLS DR., (MIN.) 10'
 - 5.3. SIDE SETBACK (MIN.) 10'
 - 5.4. REAR SETBACK (MIN.) 20'
 6. TYPICAL LANDSCAPE BUFFERS ACCORDING TO THE NORTH AUGUSTA COUNTY ZONING ORDINANCE.
 - 6.1. FRONT LANDSCAPE BUFFER: 20'
 - 6.2. WESTERN SIDE LANDSCAPE BUFFER: 5'
 - 6.3. EASTERN SIDE BUFFER: 15'
 - 6.4. REAR BUFFER: 5'
 7. IMPERVIOUS AREA.
 - 7.1. ZONING ORDINANCE MAXIMUM: 70%
 - 7.2. PROPOSED IMPERVIOUS AREA: 70%
 8. PARKING REQUIREMENTS PER THE NORTH AUGUSTA ZONING ORDINANCE.
 - 8.1. STALL DIMENSIONS: 9' X 18' MINIMUM
 - 8.2. MINIMUM REQUIRED SPACES: 1 SPACE PER PUMP + 1 SPACE PER 350 SF REQUIRED SPACES = (7 PUMPS + 7 SPACES) + (5187 / 350 + 14.82) = 7 + 14.82 = 21.82 = 22 SPACES
 - 8.3. MAXIMUM REQUIRED SPACES: 1.5 SPACES PER PUMP + 1 SPACE PER 200 SF REQUIRED SPACES = (7 PUMPS X 1.5 + 10.5 SPACES) + (5187 / 200 + 25.94) = 10.5 + 25.94 = 36.44 = 37 SPACES
 - 8.4. TOTAL PROPOSED AUTO SPACES: 22 SPACES + 2 ADA = 24 TOTAL SPACES
 9. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL NORTH AUGUSTA REGULATIONS AND CODES.
 10. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 11. ALL PAVEMENT JOINTS SHALL BE SMOOTH, FLUSH, AND HAVE POSITIVE DRAINAGE TO INLETS.

CONTRACTOR NOTE:
REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS (UPDATED JANUARY 2013) IF CURRENT DETAILS ARE NOT SHOWN IN THIS SITE PLAN SET.



Bowman CONSULTING

Bowman Consulting Group, LLC
4350 MAIN STREET, SUITE 210
HARRISBURG, NC 28105
(704) 432-2474
CONTACT: PAUL LAWRENCE
paul@bowmanconsulting.com
bowmanconsulting.com
© Bowman Consulting Group, LLC

NORTH AUGUSTA, SC

421 W. MARTINTOWN RD.

CONSTRUCTION PLANS

SITE PLAN

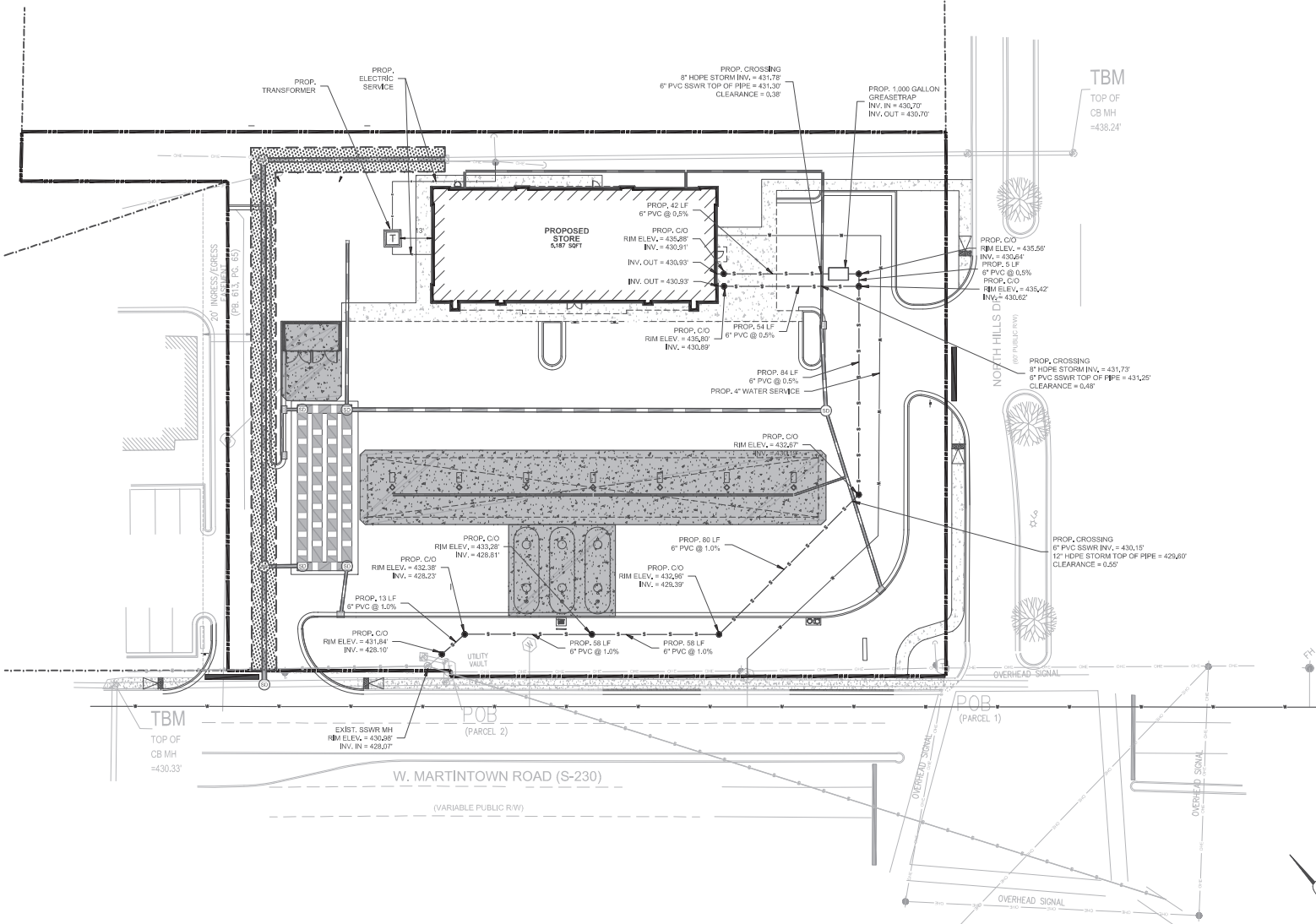
CIRCLE K STORE #2723249 REDEVELOPMENT



PLAN STATUS

DATE	DESCRIPTION
BJ	BLH PL
DESIGN	DRAWN CHKD
SCALE	AS SHOWN
JOB No. 120003-01-053	
DATE: APRIL 8, 2020	
FILE No. 120003-01-053	

SHEET C300



PLAN STATUS

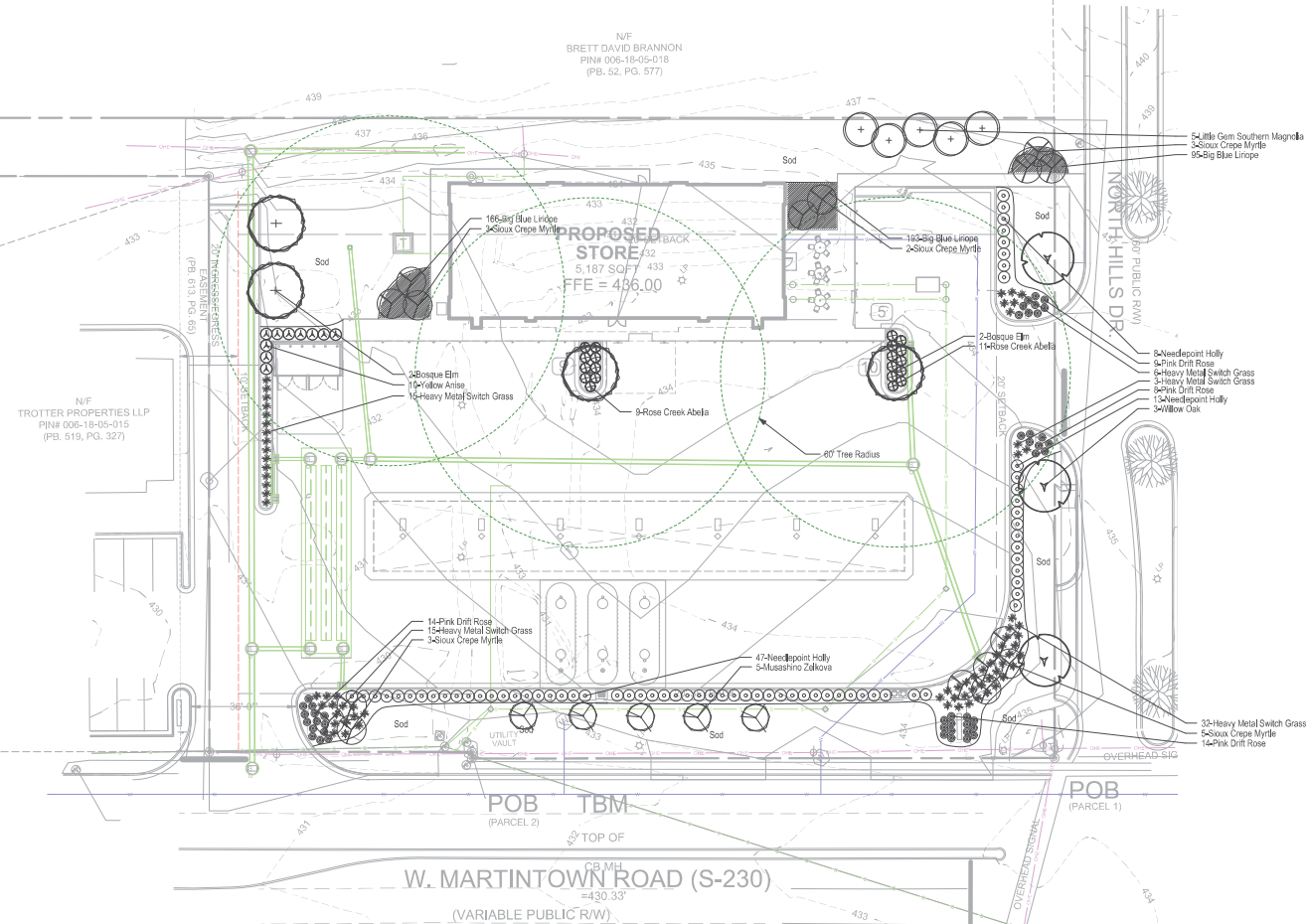
DATE	DESCRIPTION
BJ	BLH XXX
DESIGN	DRAWN CHKD
SCALE	1" = 30'
JOB No.	120003-01-053
DATE	APRIL 8, 2020
FILE No.	120003-01-053

SHEET C500

Cad file name: C:\Users\jtorral\Desktop\Circle K - North Augusta CAD\120003-D-CP-053-UTL.dwg 4/8/2020

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
16	<i>Lagerstroemia indica</i> 'fauxn' 'Sioux'	Sioux Creepe Myrtle	6'-4" Hgt.	Multi-Trunked
3	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Southern Magnolia	6'-4" Hgt.	
5	<i>Quercus phellos</i>	Yellow Oak	1" Cal. 10' Hgt.	B & B single straight leader
4	<i>Amorpha canescens</i> 'Bouquet'	Bouquet Elm	1" Cal. 10' Hgt.	B & B
5	<i>Zelkova serata</i> 'Musashino'	Musashino Zelkova	1" Cal.	Straight Leader; B & B
Shrubs				
20	<i>Abelia chinensis</i> 'Rose Creek'	Rose Creek Abelia	3 Gal.	
69	<i>Needlepoint</i>	Needlepoint Holly	3 Gal.	
10	<i>Yucca parviflora</i>	Yellow Anise	3 Gal.	
47	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal.	
71	Rose Myrtle	Pink Drift Rose	3 Gal.	
Groundcovers				
454	<i>Liriodendron</i> 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
Other				



GENERAL LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Details and Specifications (sheet L-101) prior to fielding bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- Contractor is responsible for understanding and adhering to all constraints and limits of the site as Code requirements as stated on the landscape plan, minimum plant sizes in the plant list, property boundaries, limits of disturbance, easements and buffers.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleared of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- Minimum 4" depth of topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- Remove debris from all existing bed islands, fracture/erosion substrate to a min. 24" depth and add topsoil to a 2'-0" bermed height above island curbing; refer to sheet L-101 for landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subsgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z602, the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" mowed; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tree marks and incisions to be repaired.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mulch.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
- Planting beds to be dug a minimum of twice the width of the root ball for both shrubs and trees. Set plant material 20" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS

- A. BUFFERS**
- | | | |
|-----------------|----------------------------|-------------------------|
| REQUIRED | 1. Buffer Type A: | |
| | a) 8' Wide Landscape Strip | |
| | b) 1 Large tree per 60 LF | = 5 Large Trees |
| | North: 289 / 60 | |
| | West: 134 / 60 | = 2 Large Trees |
| | c) 2 points per LF | |
| | North: 289 x 2 pts | = 57,8 Landscape Points |
| | West: 134 x 2 pts | = 26,8 Landscape Points |
| PROVIDED | 1. Buffer Type A: | |
| | a) 8' Wide Landscape Strip | |
| | b) Large Trees: | |
| | North: | = 5 Large Trees |
| | West: | = 2 Large Trees |
| | c) Points: | |
| | North: | = 57,8 Landscape Points |
| | West: | = 26,8 Landscape Points |
- B. PARKING LOT LANDSCAPE AREA**
- | | | |
|-----------------|---|--------------------------|
| REQUIRED | 1. Perimeter Landscaping adjacent to Streets: | |
| | a) 3' Wide Landscape Strip | |
| | b) 1 Large tree per 60 LF | |
| | Martintown: 290 / 60 | = 4 Large Trees |
| | North Hills: 176 / 60 | = 3 Large Trees |
| | c) 1 Small tree per 40 LF | |
| | Martintown: 290 / 40 | = 7 Small Trees |
| | North Hills: 176 / 40 | = 4 Small Trees |
| | d) 1 shrub per 5 LF | |
| | Martintown: 290 / 5 | = 52 Shrubs |
| | North Hills: 176 / 5 | = 35 Shrubs |
| | 2. Interior Landscape: 24 spaces / 10 = 24 | |
| | a) 1 Large tree per 10 spaces | = 2 Large Trees |
| | b) 2 Small tree per 10 spaces | = 5 Small Trees |
| | c) 8 Shrubs per 10 spaces | = 19 Shrubs |
| | 2.4 x 2 | |
| | 2.4 x 8 | |
| PROVIDED | 1. Perimeter Landscaping adjacent to Streets: | |
| | a) 3' Wide Landscape Strip | |
| | b) Large Trees: | |
| | Martintown: | = 5 Zelkova's |
| | North Hills: | = 3 Willow Oak's |
| | c) Small Trees: | |
| | Martintown: | = 7 Sioux Creepe Myrtles |
| | North Hills: | = 4 Sioux Creepe Myrtles |
| | d) Shrubs: | |
| | Martintown: | = 47 Needlepoint Hollies |
| | North Hills: | = 21 Needlepoint Hollies |
| | 25 Switchgrass | |
| | 2. Interior Landscape: | |
| | a) Large Trees: | = 2 Bouquet Elms |
| | b) Small Trees: | = 5 Sioux Creepe Myrtles |
| | c) Shrubs: | = 20 Rose Creek Abelia |

770.442.8171 | cell
770.442.1123 | fax

Manley Land Design, Inc.
31 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

North Augusta
421 W. Martintown Rd.
North Augusta, SC 29841



REVISION SCHEDULE
NO. DATE BY DESCRIPTION

M/LD PROJECT # 2020059
DRAWN BY MB
CHECKED BY SLW
DATE 4/1/20

Landscape Plan

L-100

PERMIT

Project Staff Report

SP20-002 Communigraphics

Prepared by: Kuleigh Baker

Meeting Date: June 18, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Communigraphics Warehouse
Applicant	Communigraphics
Address/Location	1400 Georgia Ave
Parcel Number(s)	006-19-05-035
Total Development Size	±3.0 acres
Existing Zoning	PD, Planned Development
Overlay	NP, Neighborhood Preservation
Traffic Impact Tier	Tier 1
Proposed Use	Accessory storage warehouse
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.6 of the North Augusta Development Code (NADC) provides uniform approval procedures for site plans.

5.6.1 Purpose

The site plan review provisions and regulations of this section are intended to promote the safe, functional and aesthetic development of property and to ensure that new structures, utilities, streets, parking, circulation systems, yards and open spaces are developed in conformance with the standards of this Chapter. The site plan review considers the siting of structures and related site improvements to promote harmonious relationships with adjacent development.

5.6.2 Major and Minor Site Plans

The approval of a site plan is hereby required as a condition for the issuance of a building permit. No building permit shall be approved unless a site plan has been approved in accordance with the procedures prescribed in this section.

5.6.6 Major Site Plan Approval Procedure

5.6.6.1 Generally – Approval of a major site plan is a two (2) step process. A pre-application conference is recommended. The first step is the submission of a preliminary site plan application and required information for review by the Department and the Planning Commission. The second step is the submission of a final site plan for review by the Department for compliance with the approval of the Planning Commission and other provisions of this Chapter.

5.6.6.2 Preliminary Site Plan –

- a. An application for approval of a site plan and required information shall be submitted to the Department. The Director shall determine whether the application for a preliminary site plan is complete as prescribed in Appendix B, Application Documents.
- b. If the site plan application is complete and conforms to this Chapter, the Director shall forward the application, along with conditional use permit application if applicable, to the Planning Commission within thirty (30) days of the determination of completeness. The Director's report to the Planning Commission on the application shall address compliance of the site development plan with the provisions of this Chapter, the suitability of plans proposed, and shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the site plan as submitted, if any, with reasons therefore.
- c. (omitted for brevity)
- d. A majority vote is required for the Planning Commission to approve, approve with conditions or waivers or both, if applicable, or deny a preliminary site plan application.
- e. A preliminary site plan approval by the Planning Commission must be processed and approved as a final site plan by the Director and City Engineer prior to the issuance of any building permit and before the vesting period provided for in §5.6.7.5 shall commence. (Adopt. 12-1-08; Ord. 2008-18)

5.6.6.3 Final Site Plan

After a final decision by the Planning Commission to approve a preliminary site plan and all required conditions of a conditional use permit, if applicable, the application may be processed for final site plan approval. The final site plan shall be prepared and submitted to the Director in the same manner as set forth in §5.6.6.2. If the final site plan conforms to the approval of the Planning Commission, the provisions of this Chapter and all required conditions or waivers or both, if applicable, the Director shall approve the site plan. If the final site plan is complete, but does not conform to the approval of the Planning Commission, the provisions of this Chapter and any conditions or waivers or

both, if applicable, the Director shall deny the site plan and return to applicant for revision and resubmission. If the applicant disagrees with the decision of the Director, an appeal may be filed in accordance with the procedures set forth in §18.4. (Rev. 12-1-08; Ord. 2008-18)

Final approval 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.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no public notice is required for a major site plan. A notice for the Planning Commission meeting was placed on the City website, www.northaugusta.net, on June 11, 2020.

SECTION 4: SITE HISTORY

Communigraphics purchased the subject site in 2001. Prior to its purchase, it was utilized as a funeral home prior. At that time, the zoning district was changed from C-1, Office Commercial to PD, Planned Development, with a Highway Corridor Overlay. With the adoption of the 2008 North Augusta Development Code and Official Zoning Map, the overlay designation was changed to NP, Neighborhood Preservation. In 2008, the Planning Commission approved a Major Modification to the General Development Plan to allow for assembly and manufacturing of signs, retail sales, and warehousing as an accessory use to support the permitted uses. No other site plans have been approved on the site since that time.

The existing buildings on site provide ±11,407 square feet of space, a current FAR of ±0.09. Current impervious surface is ± 1.6 acres.

The Planning Commission previously reviewed the concept plan at the regular meeting of January 16, 2020 and was generally supportive of the plans.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Commercial	Mixed Use	PD, Planned Development
North	Government	Mixed Use	P, Public Use
South	Residential	Mixed Use	R-14, Large Lot, Single-Family Residential
East	Commercial/Residential	Mixed Use	OC, Office Commercial
West	Utilities/Residential	Transportation, Communication, and Utilities/Low Density Residential	P, Public Use/R-14, Large Lot, Single-Family Residential

Access – The site currently accessible from Georgia Avenue and Sidereal Avenue.

Topography – The subject site is relatively flat.

Utilities – Water and sanitary sewer are available. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting. The property backs up to a City water tower.

Floodplain – The subject property is not located within a federally designated floodway.

Drainage Basin – The subject property is within the Pretty Run/Rapids Basin, a highly dense residential part of North Augusta. The current baseline assessment for Pretty Run Basin is poor. The basin is subject to bank flooding and instability. Upstream construction sites and urban runoff have affected the nutrient concentrations during sample periods. The city continues to test during rain events to improve studies and outreach activities.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff commentary is provided in italics.

The request is to add a 50' x 75' (3,750 square foot) warehouse building to the northwest corner of the site. The elevation provided appears to show a plain metal building with a central door and two windows.

As stated in Section 4: Site History, the site is subject to a Planned Development Ordinance (Ordinance 2008-23) and would not be subject to standards within the Development Code except as noted. Following is a brief review of the requirements of the Planned Development General Development Plan for the Communigraphics Planned Development Ord. 2008-23.

From Ord. 2008-23, Major Modification to the General Development Plan for Communigraphics:

- I. The Major Modification to the General Development Plan for the ±2.86 acre Communigraphics Planned Development, shown on the attached map 'Exhibit A' as prepared by the City of North Augusta dated October 24, 2008 is hereby approved as outlined below and as shown on the General Development Plan sheet attached hereto as 'Exhibit B' as prepared by Moore and Associates, Inc., dated October 27, 2008 pursuant to the provisions of the January 1, 2008 North Augusta Development Code. The Communigraphics Major Modification Narrative, prepared by Moore and Associates, Inc., dated October 27, 2008, and attached hereto as 'Exhibit C' for information purposes only, represents the intent of Communigraphics and addresses the requirements of the North Augusta Development Code for a Major Modification to a Planned Development General Development Plan.
 - A. Scope of Development: The scope of development described in the Major Modification to the General Development Plan for the Communigraphics Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Communigraphics General Development Plan shall be limited to those described in this ordinance.
 1. Minor Modifications: Minor modifications to the development plan and program, i.e., mix of uses, number and location of buildings, development schedule, setbacks, access, parking and landscaping may be approved by the Planning Commission at the time of site plan approval.
 2. Maximum Building Area: The maximum amount of office / retail / warehouse / manufacturing space that may be permitted is 25,000 square feet.

As an accessory storage facility, Staff believes this request to be a minor modification to the mix of uses, number, and location of buildings and appropriate for Planning Commission review at the time of site plan submittal and approval. Its effect on the overall site and streetscape will be minimal.

B. Development Program:

<u>Description</u>	<u>Proposed Uses</u>	<u>Maximum Square Footage</u>
Existing Buildings A, B, C	Office	3,039
	Warehouse/Storage	2,228
	Light Manufacturing	6,412
	General Space (halls, bathrooms, etc.)	2,767
Proposed Building D	Retail	7,186
	Warehouse/Storage	592
	Light Manufacturing	2,538
	Miscellaneous	238
Total		25,000

C. Permitted Uses: Permitted uses under the modified General Development Plan for the Communigraphics Planned Development located at 1400 Georgia Avenue are:

1. Professional uses such as business offices, financial institutions, and medical offices.
2. Educational institutions, primary through graduate, public and private.
3. Churches, places of worship and religious institutions.
4. Bed and Breakfast Inns.
5. Museums, art galleries and libraries.
6. Funeral homes.
7. General business services such as duplicating and printing shops, addressing and mailing services, blueprinting and film development.
8. Assembly and manufacturing of signs.

9. Retail sales.
10. Vehicle sign application and detailing provided the use shall be located in an enclosed building with no exterior doors facing Georgia Avenue.
- 11. Warehousing as an accessory use to support the permitted uses.**
12. No outdoor storage of materials or equipment is permitted on the site.

The proposed use is a change in building use and location from the original development program for Building D. The Building was originally proposed at the front of the lot along Georgia Avenue. The current proposal shows the building at the northwest of the existing site. The proposed use at this time states only "Warehouse." Any clarification of uses will be compared to the allowed list of uses.

Warehouses are permitted, however, section B restricts the use of the building to 592 square feet. The mix of uses appears to fall with the prescribed maximum square footages for each use as outlined in the development program or the Planning Commission may determine that the change of square footage is appropriate for the development at site plan approval.

D. Development Standards:

The standards specified here apply to new construction. The setbacks of existing structures that do not meet these standards may be maintained but shall not be reduced.

Minimum Setbacks			Maximum Front Setback (Feet)	Maximum Bldg. Height (Feet)	Maximum Bldg. Area (Sq. Feet)	Maximum Impervious Surface Area
Front (Feet)	Rear (Feet)	Side (Feet)				
25	20	8	50	32	25,000	60%

The proposed building exceeds the maximum front setback, however, the Planning Commission is provided the ability to vary these conditions based on Section A.1 of the PD Ordinance. The elevations provided appear to show the building an approximately 20' building height. The buildings on site provide ±11,407 square feet of space, a current FAR of ±0.09. Current impervious surface is ± 1.6 acres.

With the proposed building, that would bring total building square footage to ±14,407 sq. ft and add ±0.1 acres impervious area. The maximum impervious acreage is ±1.78 acres (77,885 sf). With the addition of the proposed building, the impervious square footage is ±74,052 sf. The site plan will be reviewed for compliance with all development standards.

E. Vehicular Access, Circulation and Parking:

1. A maximum of three (3) vehicular access points as shown on the General Development Plan (Exhibit B) shall be permitted on this parcel. The southern access drive from Georgia Avenue shall be an entrance only and limited to a maximum of fourteen (14) feet in width.
2. Parking shall not be permitted between the front building line of structures and Georgia Avenue. Parking shall be located on the side and rear of buildings only.
3. Parking lot design and the amount of parking required or permitted shall comply with Article 12, Parking, of the North Augusta Development Code.

The proposed site work does not appear to affect the existing parking lot configuration or driveway access. Staff notes that dumpster access may be affected and should be addressed at site plan approval. Confirmation of the existing and proposed mix of uses and percentages is required to verify the amount of parking required by each use. For instance, Warehouse Uses are required to have 1 space per 500 square feet, minimum, and 1 per 350 square feet maximum. Machine shops, Light Assembly and other uses required 1 per 600 square feet, minimum, and 1 per 350 square feet, maximum. Given the mix of retail and other uses within the building, a detailed use summary and parking analysis will be required. Such study has not been provided at this time.

F. Buffers and Landscaping:

1. Parking visible from Georgia Avenue shall be screened with a permanent wall, fence or hedge no less than forty-two (42) and no more than sixty (60) inches in height.
2. Landscaping on the Communigraphics site including the parking areas shall comply with Article 10, Landscaping, of the North Augusta Development Code.
3. Landscaped buffers shall be provided in accordance with Section 10.5 of the North Augusta Development Code.

Landscaping must comply with this PD and Article 10, Landscaping of the North Augusta Development Code, particularly buffers and foundation plantings as well as for any new parking that may be required. A landscape plan has not been provided at this time.

- G. Open Space: The minimum open space required for the development is twenty five percent (25%).

The required open space is ±0.75 acres, or ±32,670 sf. Open space has not been addressed in the proposed site plan.

H. Exterior Lighting: All lighting shall comply with Section 3.8.6.7, Lighting and other applicable sections of the North Augusta Development Code.

Proposed lighting has not been provided for review at this time.

I. Signs: The total area of signs and all new and replacement signs shall comply with Article 13, Signs, of the North Augusta Development Code.

Any proposed signage should meet the requirements of Article 13, Signs. No change to existing signage has been proposed at this time.

J. Hours of Operation: Business hours of operation shall be limited to the period from 7:00 a.m. to 9:00 p.m.

K. Building Elevations: Building elevations that address the requirements of both Section 3.8.6.4 (Building Design, NP, Neighborhood Preservation Corridor Overlay) and Table 3-6 (Design Elements for a Planned Development, Row 1, Architectural Elements) of the North Augusta Development Code shall be provided for North Augusta Planning Commission review in conjunction with submittal of the application for site plan approval.

The following architectural standards will apply as required by the PD:

In the Neighborhood Preservation Overlay:

3.8.6.4.2 Not less than forty percent (40%) of the front facade of new buildings shall include doors or windows.

3.8.6.4.3 The slope of an existing roof shall be retained in any reconstruction or addition. The slopes of roofs on new buildings shall match the average of the roof pitches on buildings within the block.

Exact calculations must be provided by the applicant to confirm compliance with the requirements of the NP Overlay standard.

Table 3-6, Design Elements for a Planned Development:

TABLE 3-6 DESIGN ELEMENTS FOR A PLANNED DEVELOPMENT

	A	B
1.	Architectural Elements. All of the following shall apply:	1. Building height, rhythm, articulation, massing and bulk shall be compatible with the individual site attributes and with the surrounding neighborhoods.

	A	B
		2. Distinctive architectural details such as covered front entryways, covered front porches, door and window details, roof overhangs, and/or parapet walls with cap features shall be provided on each dwelling, or principal structure. 3. Garage fronts shall be de-emphasized and shall not be the most prominent architectural feature of a house. This can be accomplished by providing side access garages, detached garages, and/or L-shaped floor plans. Front access garages shall be recessed from the front elevation of the structure at least 10 feet in order to provide interest and relief from the street. The garage area may not exceed 40% of the front facade of the structure. The front elevation shall include a porch or similar entrance designed for people rather than automobiles.

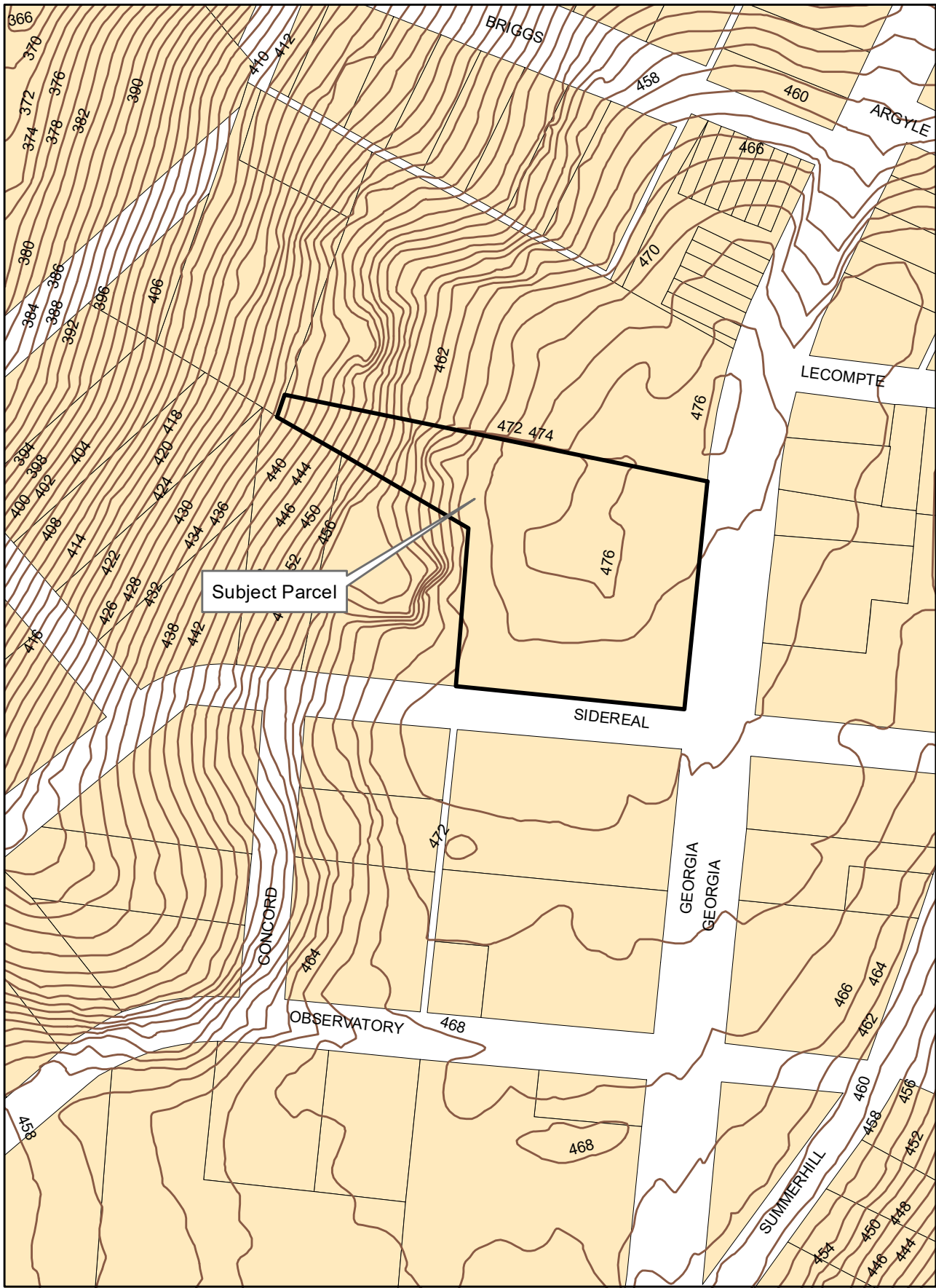
The proposed structure will be expected to meet the standards of the Neighborhood Preservation Overlay. Staff notes items listed in Table 3-6 will be difficult to achieve but that the structure is intended as an accessory use, not a principal structure.

SECTION 7: ATTACHMENTS

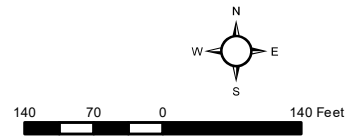
Aerial/Site Map
 Topography
 Current Zoning
 Future Land Use
 Application Materials
 Ord. 2008-23

cc Jim Newman, RCN Contracting, Inc., jnew1@bellsouth.net
 Tracy Hooks, Communigraphics, tracy@communigraphics.com

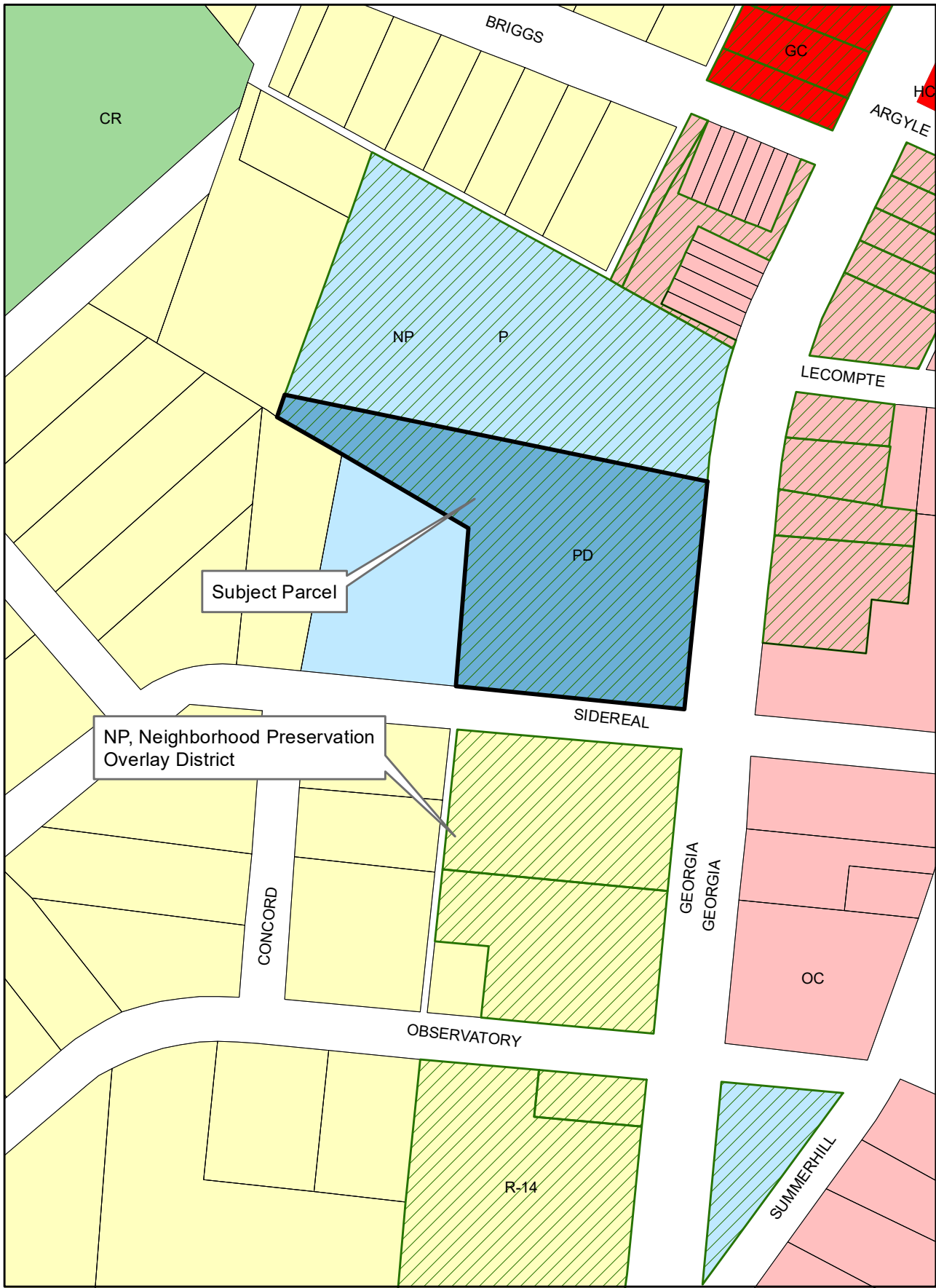


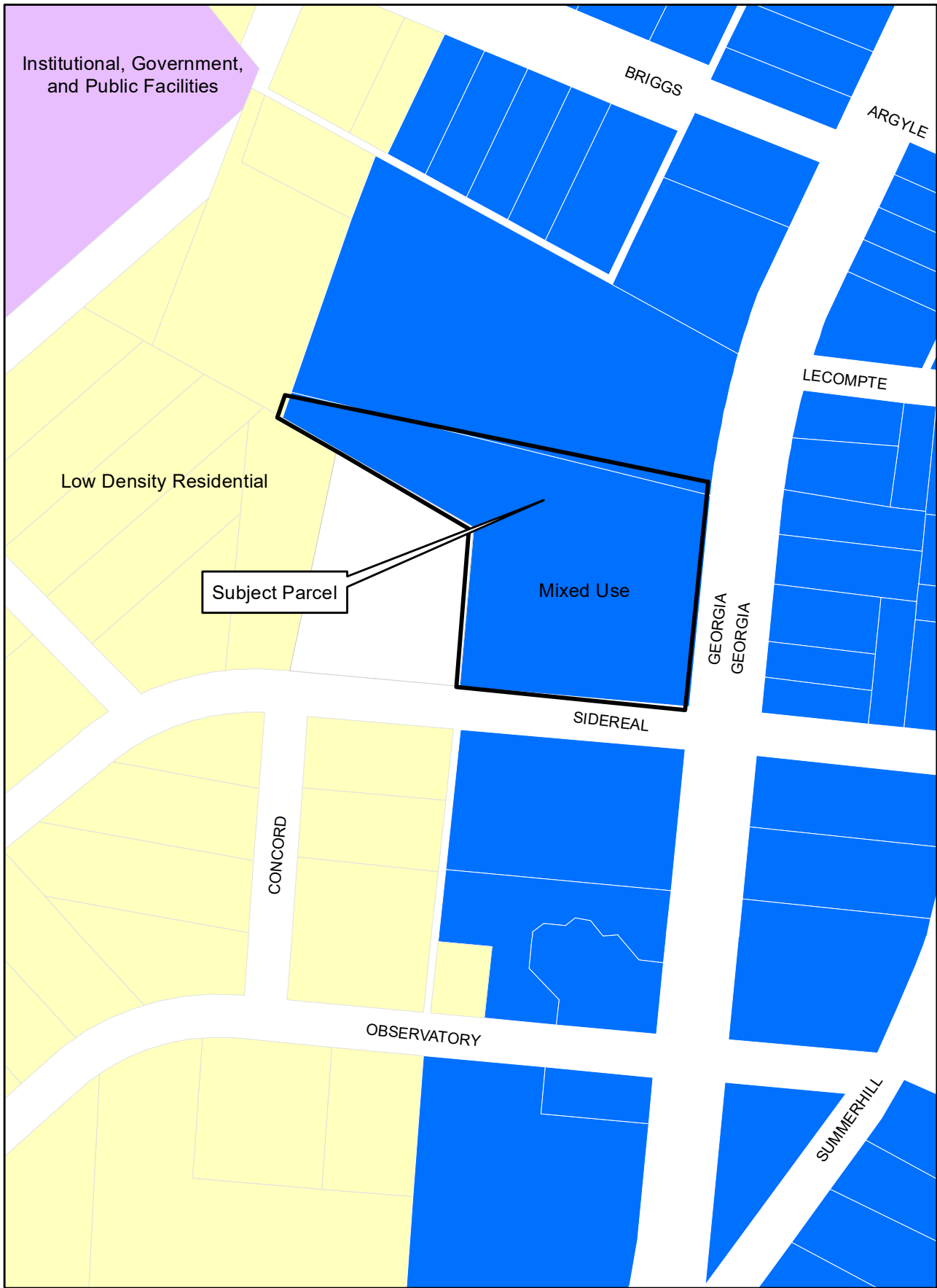


Topography Map
 Application SP20-002
 Parcel Number 006-19-05-035
 Approximately 3 acres



Date: 6/8/2020





Application for Development Approval



Please type or print all information

Staff Use

Application Number SP20-002

Date Received 05-20-2020

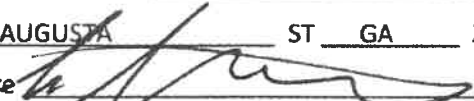
Review Fee _____

Date Paid _____

1. Project Name COMMUNIGRAPHICS
Project Address/Location 1400 GEORGIA AVENUE
Total Project Acreage 3.0 AC Current Zoning PD
Tax Parcel Number(s) 006 19 05 035

2. Applicant / Owner Name TRACY HOOKS Applicant Phone 803-278-7217
Mailing Address 1400 GEORGIA AVENUE
City NORTH AUGUSTA ST SC ZIP 29841 Email TRACEY@COMMUNIGRAPHICS.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 G.F. "BO" SLAUGHTER License No. 23301
Firm Name JAMES G SWIFT & ASSOCIATES Firm Phone 706-868-8803
Firm Mailing Address 1206 INTERSTATE PKWY
City AUGUSTA ST GA Zip 30909 Email BO@JGSWIFT.COM
Signature  Date 10/19/2018

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. 
Applicant or Designated Agent Signature

5/20/20
Date

G.F. "BO" SLAUGHTER
Print Applicant or Agent Name

Designation of Agent

Please Complete if the Owner is not the Applicant

Application Number SP20-002 Date Submitted 05-20-2020

Type of application Site Plan

Owner Tracy Hooks

Address 1400 Georgia Avenue, North Augusta SC 29841

Phone 803-278-7217 Fax _____

Property address(es) or general location 1400 Georgia Avenue

Property tax parcel number 006 19 05 035

Lot dimensions _____

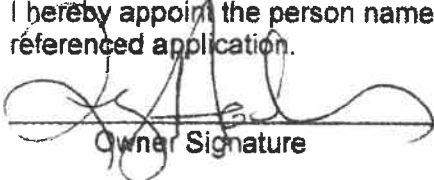
Designated Agent G.F. "BO" SLAUGHTER

Company/Business JAMES G SWFT & ASSOCIATES

Address 1206 INTERSTATE PKWY, AUGUSTA GA 30909

Phone 706-868-8803 x203 Fax _____

I hereby appoint the person named above as Agent to be my representative in the above referenced application.


Owner Signature

5/15/20
Date

CITY OF NORTH AUGUSTA CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL adhere to CITY OF NORTH AUGUSTA STANDARDS AND SPECIFICATIONS, MARCH 1999 EDITION.
- DATE OF SHEET: APRIL 20, 2004
- DATE OF SITE PLAN: APRIL 20, 2004
- DATE OF UTILITY PLAN: APRIL 20, 2004
- ALL LANDSCAPED AND PROPOSED PLANTED AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

NOTE:
THERE ARE NO WETLANDS LOCATED ON THIS SITE.
THERE ARE NO WATERS OF THE STATE LOCATED WITHIN 200' OF THIS SITE.

- UTILITY NOTES:**
- ALL UTILITIES ARE APPROXIMATE AND MAY VARY BECAUSE OF FIELD CONDITIONS.
 - NO UTILITIES SHALL BE LOCATED WITHIN 10' OF ANY EXISTING OR PROPOSED FOUNDATION AS TO COLLIDE OR INTERFERE WITH THE FOUNDATION.
 - ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION.
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- SPECIAL NOTES:**
- ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH AUGUSTA STANDARDS AND SPECIFICATIONS.
 - A RESPONSIBLE EXTENSION MUST BE PROVIDED FOR ALL SLOPES TO DIRECT THE WATER TO THE STREET OR TO THE CURB AND GUTTER.
 - ALL SLOPES SHALL BE 2% MINIMUM.

PROJECT DESCRIPTION:
THE PROPERTY IS LOCATED IN NORTH AUGUSTA, SC AT 3444R 5TH STREET. THE PROPERTY IS CURRENTLY UNDEVELOPED. THE PROPOSED CONSTRUCTION IS A 10,000 SQ. FT. BLDG. WITH 20' EAVES. STORM WATER WILL DISCHARGE INTO THE PROPOSED POND.

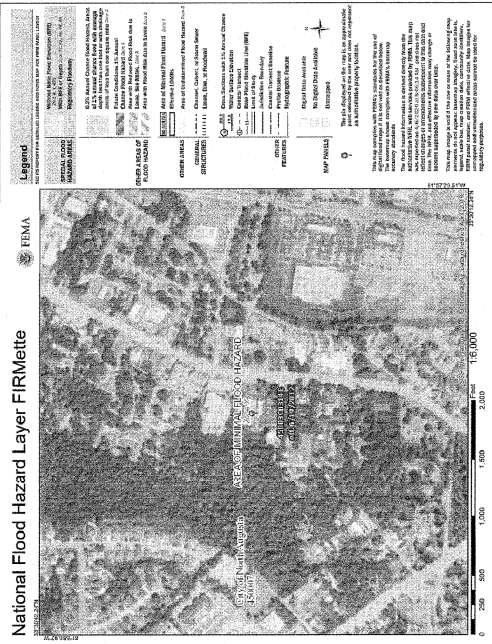
NOTE:
NO WATER QUALITY WILL BE REQUIRED.

NOTE:
TOTAL IMPERVIOUS AREA = 53,789 SQ. FT.

UNDEVELOPED WETLANDS RUNOFF COMPUTATION	
SWIFACE	NET AREA
EXISTING PAVEMENT	54,297 SQ. FT. @ 1.00 = 54,297 SQ. FT.
PROPOSED PAVEMENT	3,200 SQ. FT. @ 1.00 = 3,200 SQ. FT.
PROPOSED BUILDING	80,644 SQ. FT. @ 0.50 = 40,322 SQ. FT.
(TOTAL AREA)	138,141 SQ. FT.
WEIGHTED COEFFICIENT	0.50 @ 0.70 = 0.35 @ 0.70
(TOTAL AREA)	138,141 SQ. FT. @ 0.35 = 48,349 SQ. FT.

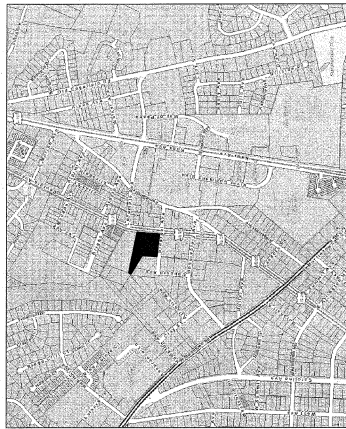
TOTAL IMPERVIOUS AREA COMPUTATION	
SWIFACE	NET AREA
EXISTING PAVEMENT	54,297 SQ. FT. @ 1.00 = 54,297 SQ. FT.
PROPOSED PAVEMENT	3,200 SQ. FT. @ 1.00 = 3,200 SQ. FT.
PROPOSED BUILDING	13,688 SQ. FT. @ 0.50 = 6,844 SQ. FT.
(TOTAL AREA)	74,385 SQ. FT.
WEIGHTED COEFFICIENT	0.72 @ 0.74 = 0.53 @ 0.74
(TOTAL AREA)	74,385 SQ. FT. @ 0.53 = 39,414 SQ. FT.

EXISTING ZONING DESIGNATION	
ZONING	ACREAGE
PD	3.00 AC.
OFFICE COMMERCIAL	3.00 AC.
25' FRONT SETBACK	12' REAR



NOTE:
THIS IS THE ASSASSINATED AREA IN 2015. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

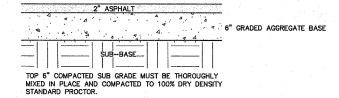
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGNED DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT. THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT.



SHEET INDEX	
SHEET NO.	TITLE
1	SITE PLAN
2	GRADING/UTILITY PLAN
3	DETAILS

PROJECT DATA	
OWNER AND DEVELOPER:	1400 GEORGIA AVE. NORTH AUGUSTA, SC 29641
PROJECT NO.:	3444R 5TH STREET
PROJECT ADDRESS:	3444R 5TH STREET, NORTH AUGUSTA, SC 29641
PROJECT AREA (DISTURBED AREA):	0.15 ACRES
PROJECT AREA (TOTAL AREA):	0.15 ACRES
PROJECT AREA (TOTAL AREA):	0.15 ACRES
PROJECT AREA (TOTAL AREA):	0.15 ACRES

COVER SHEET FOR
COMMUNIGRAPHICS
PROPERTY LOCATED AT 1400 GEORGIA AVE. NORTH AUGUSTA, SC
NORTH AUGUSTA, SOUTH CAROLINA
SCALE: 1" = 30'
DATE: APRIL 16, 2004
PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1006 INTERSTATE 95 NORTH AUGUSTA, SC 29641
Phone: (803) 868-8803 Fax: (803) 868-3464
S.E. SWIFT, P.E. (803) 868-8803
S.E. SWIFT, P.E. (803) 868-3464



LIGHT DUTY ASPHALT PAVEMENT DETAIL
N.T.S.

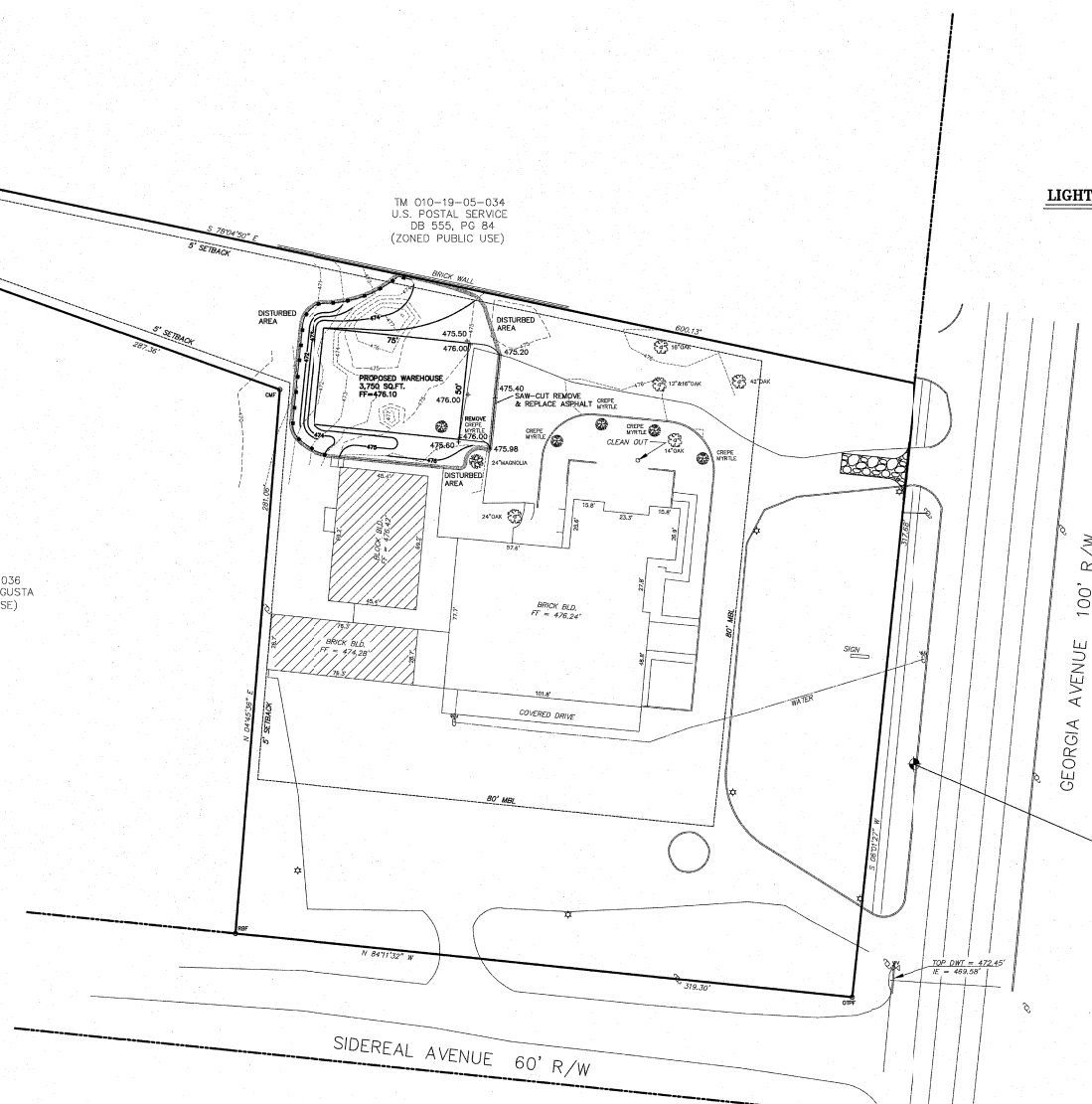
TOP 6\"/>

TM 006-19-05-044
MIRIAN BRIGGS
DB 1650, PG 46

TM 010-19-05-034
U.S. POSTAL SERVICE
DB 555, PG 84
(ZONED PUBLIC USE)

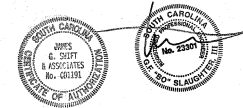
TM 006-19-05-037
JOHN C. BLANDENBURG
LOT 6-C

TM 006-19-05-036
CITY OF NORTH AUGUSTA
(ZONED PUBLIC USE)



GEODETIC MONUMENT
EUTERUS 2 - 847 3
GRID N: 610431.430
GRID E: 159882.200
LATITUDE: 33°30'26.911\"/>

South Carolina Department of Health and Environmental Control	MAPPING SYMBOLS FOR EROSION AND SEDIMENT CONTROL PLANS
DESCRIPTION	SYMBOL
SILT FENCE	
STABILIZED CONSTRUCTION ENTRANCE	

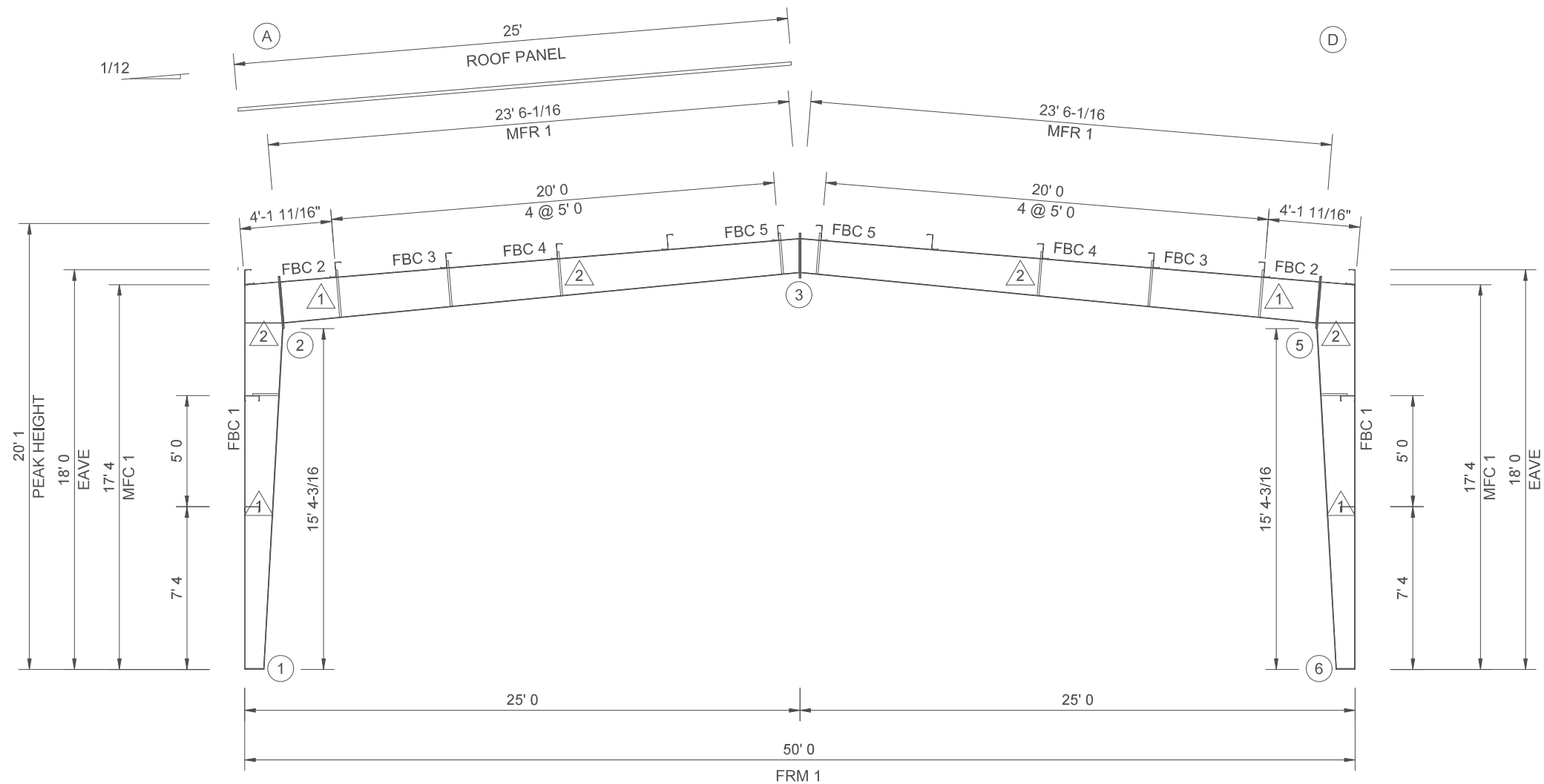


COMMUNI GRAPHICS
PROPERTY LOCATED AT 1400 GEORGIA AVE NORTH AUGUSTA, SC
NORTH AUGUSTA, SOUTH CAROLINA

SCALE: 1" = 30'
APRIL 16, 2020

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY - AUGUSTA, GA - 30609
Phone: (706) 866-8803 Fax: (706) 866-5464
TAX MAP: PARCEL NO. 22-068-01



SEGMENTS TABLE				
PARTMARK	SEGMENT	TYPE	THICKNESS	WIDTH
MFC 1	1	WEB	0.1345	
MFC 1	2	WEB	0.1875	
MFC 1	1	OUTSIDE FLG	0.2500	5"
MFC 1	1	INSIDE FLG	0.2500	5"
MFR 1	1	WEB	0.1875	
MFR 1	2	WEB	0.1345	
MFR 1	1	OUTSIDE FLG	0.2500	5"
MFR 1	1	INSIDE FLG	0.2500	5"

JOINT INFORMATION					
JOINT	PARTMARK	DEPTH	THICKNESS	BOLT QTY	DESCRIPTION
1	MFC 1	10"	0.1345	4	AB.75X16
2	MFC 1	1' 8"	0.1875	8	H.75X225
2	MFR 1	1' 10"	0.1875		
3	MFR 1	1' 6"	0.1345	8	H.75X225

FLANGE BRACE TABLE				
PARTMARK	LENGTH	PLACEMENT	QTY/FRAME	QTY/BLDG
FBC 1	2' 6-1/8"	NS	2	4
FBC 2	2' 11-11/16"	NS	2	4
FBC 3	2' 11-3/16"	NS	2	4
FBC 4	2' 10-5/8"	NS	2	4
FBC 5	2' 9-11/16"	NS	2	4

PROJECT NAME	COMMON GRAPHICS
LOCATION	NORTH AUGUSTA, SC
CONTRACTOR	CENTRAL STEEL BUILDINGS, INC.
DRAWN BY	AP
CHECKED BY	NONE
DATE	04/01/20
REVISIONS	
DATE	05/21/19
REVISIONS	



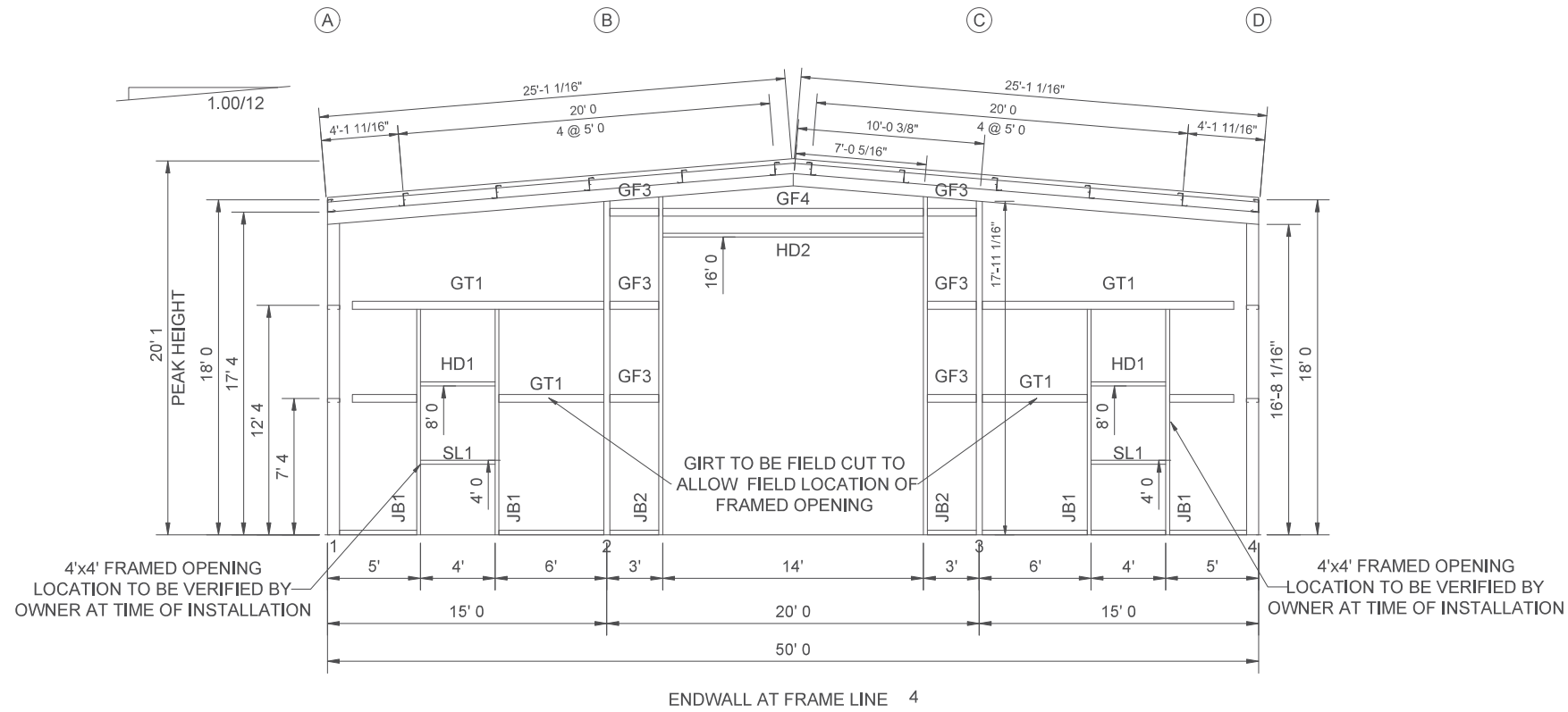
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7821 CLARKS MILL ROAD
LOUISVILLE, GA, 30434
PHONE: 478-625-7308
FAX: 478-625-5261



OVERALL
25' 1- 1/16"
CUT
25' 0- 5/16"
ER1L 4
W8X10

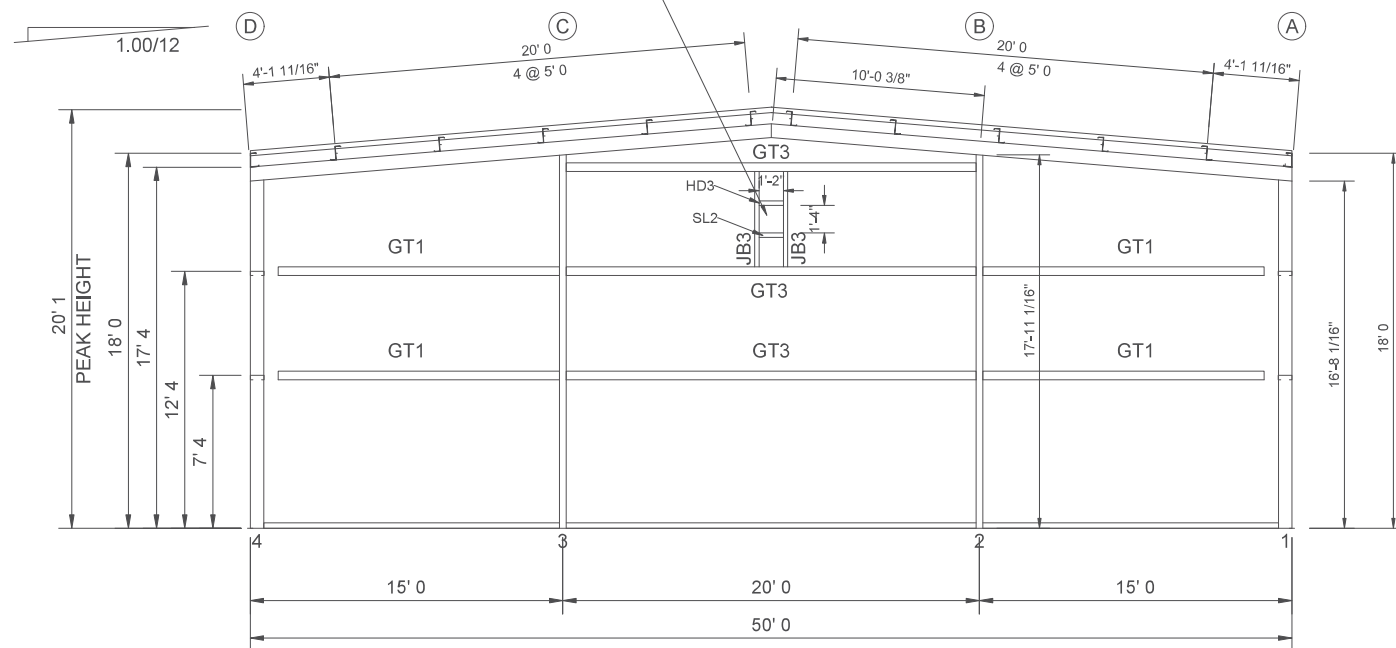
OVERALL
25' 1- 1/16"
CUT
25' 0- 5/16"
ER1R 4
W8X10



ENDWALL AT FRAME LINE 4

OVERALL
25' 1- 1/16"
CUT
25' 0- 5/16"
ER1L 1
W8X10

OVERALL
25' 1- 1/16"
CUT
25' 0- 5/16"
ER1R 1
W8X10



ENDWALL AT FRAME LINE 1

ENDWALL AT FRAME LINE 4

ENDWALL COLUMNS				
PART MARK	LOCATION	LENGTH	DESCRIPTION	CUT
EC1L 4	1	16' 8-1/16"	W8X10	16' 7-1/16"
IC2 4	2	17'11- 1/16"	W8X10	17'10- 1/16"
IC3 4	3	17'11- 1/16"	W8X10	17'10- 1/16"
EC1R 4	4	16' 8-1/16"	W8X10	16' 7-1/16"

ENDWALL AT FRAME LINE 1

ENDWALL COLUMNS				
PART MARK	LOCATION	LENGTH	DESCRIPTION	CUT
EC1R 1	1	16' 8-1/16"	W8X10	16' 7-1/16"
IC2 1	2	17'11- 1/16"	W8X10	17'10- 1/16"
IC3 1	3	17'11- 1/16"	W8X10	17'10- 1/16"
EC1L 1	4	16' 8-1/16"	W8X10	16' 7-1/16"

QTY	PART MARK	DESCRIP	LENGTH
8	GT1	8C2.5 6	13'11- 3/4"
3	GT3	8C2.5 6	19' 4"
6	GF3	8C2.5 6	2' 4"
1	GF4	8C2.5 6	13'11- 1/2"
6	JB1	8C2.5 4	12' 0"
2	JB2	8C3.5 4	18' 1- 3/4"
2	JB3	8C2.5 4	4' 7- 3/4"
3	HD1	8C2.5 6	4' 0"
1	HD2	8C2.5 6	14' 0"
1	HD3	8C2.5 6	1' 2"
2	SL1	8C2.5 6	4' 0"
1	SL2	8C2.5 6	1' 2"
30	AC7	ANGLE CLIP	7"

NOTE: ADDITIONAL FRAMING FOR FRAMED OPENINGS INCLUDED IN CHART.

PROJECT NAME
COMMON GRAPHICS

LOCATION
NORTH AUGUSTA, SC

CONTRACTOR
CENTRAL STEEL BUILDINGS, INC.

DRAWN BY
AP

CHECKED BY
NONE

DATE
04/01/20

SCALE
NONE

REVISIONS
05/21/19

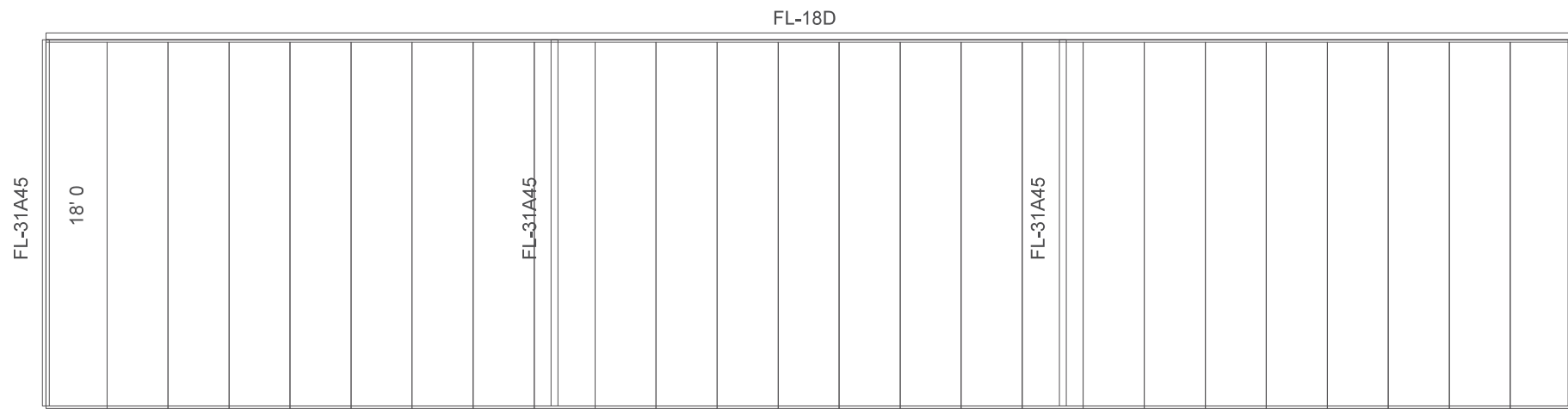
ENDWALL



All concepts, designs, arrangements, and data indicated on these drawings are the property of CENTRAL STEEL BUILDING SYSTEMS, INC. and where created, evolved, and developed for use with the specified project. None of such ideas, designs, arrangements, or data shall be used by, or disclosed to any person, firm or corporation for any purpose without written permission of CENTRAL STEEL BUILDING SYSTEMS, INC. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall notify and obtain clarification from CENTRAL STEEL BUILDING SYSTEMS, INC. prior to commencing work.

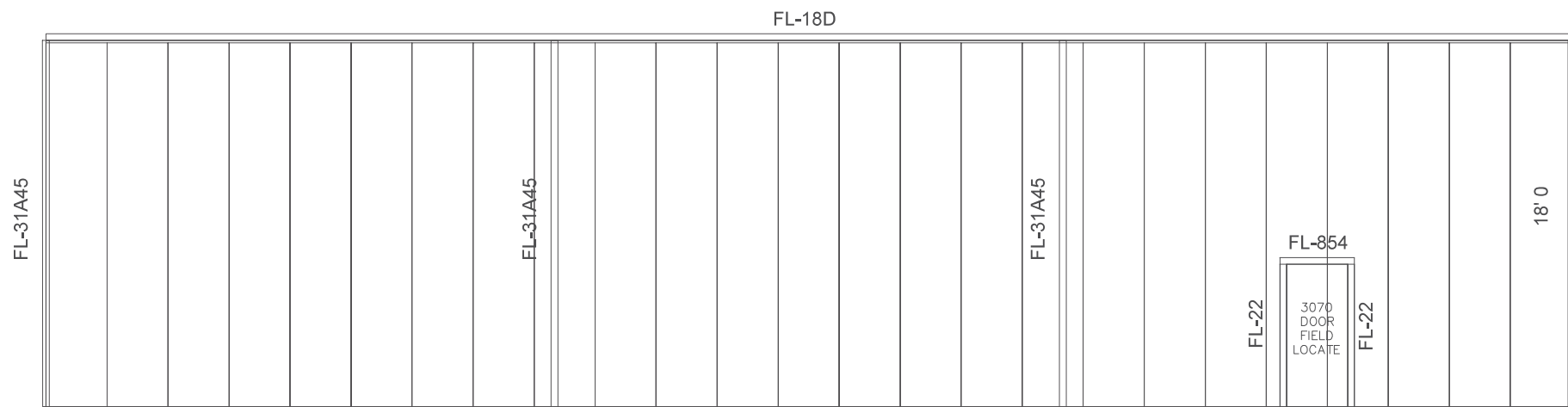
7821 CLARKS MILL ROAD
LOUISVILLE, GA, 30434
PHONE: 478-625-7308
FAX: 478-625-3261





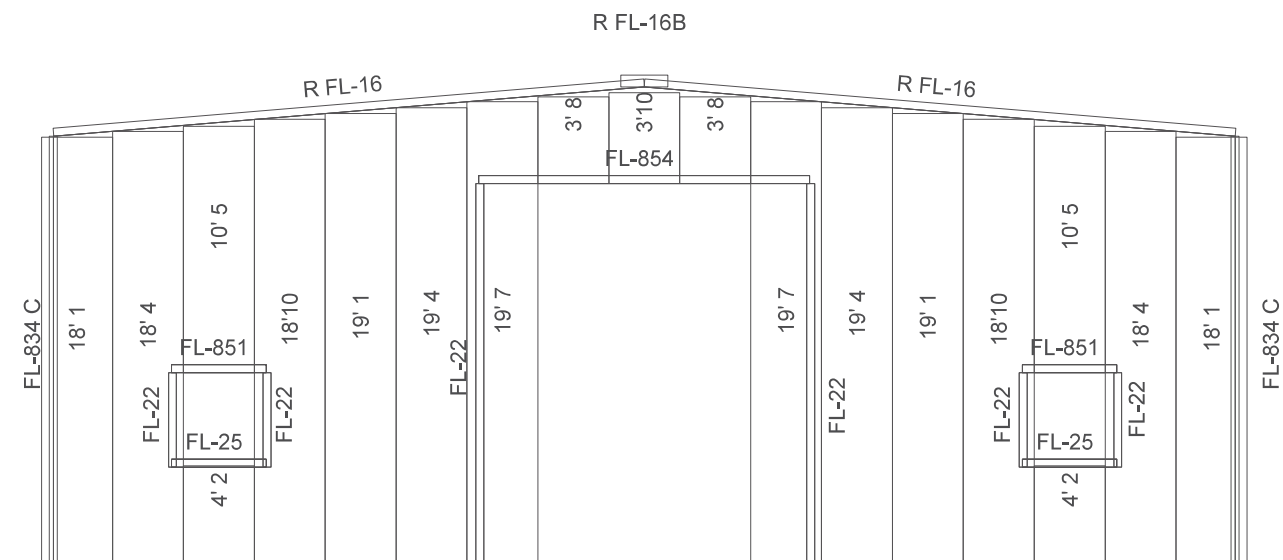
SIDEWALL AT D

FL-18D



SIDEWALL AT A

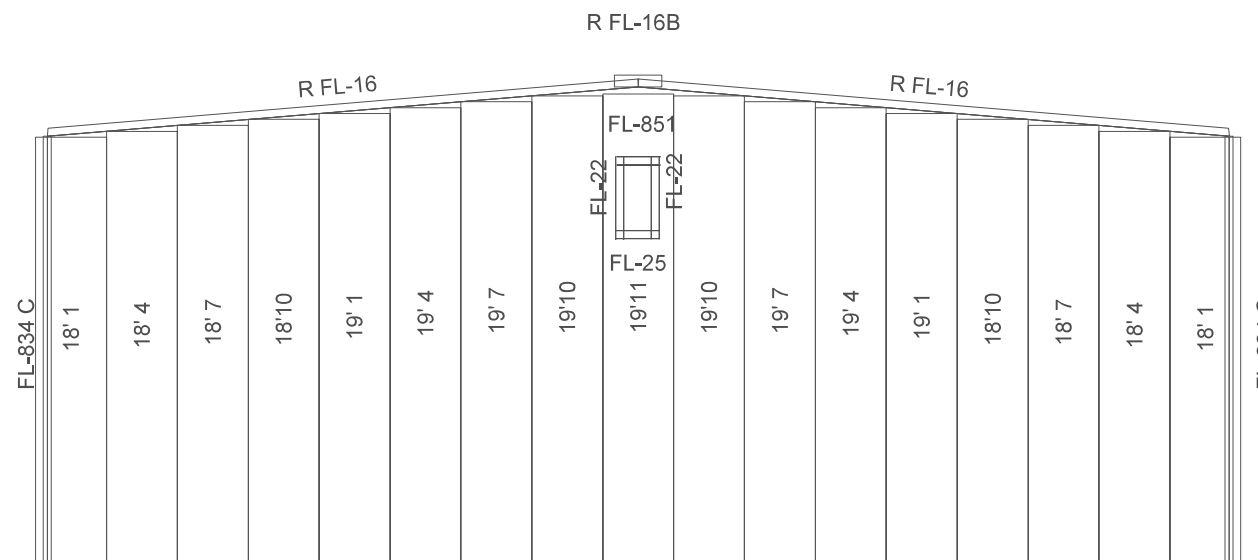
FL-18D



ENDWALL AT 4

R FL-16B

R FL-16



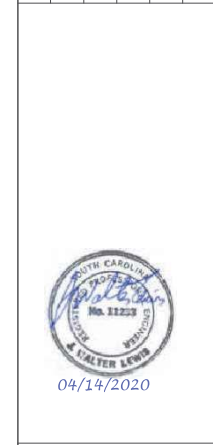
ENDWALL AT 1

R FL-16B

R FL-16

NOTE:
 PANEL FOR FRONT ENDWALL IS PBRC 26
 PANEL FOR BACK ENDWALL IS PBRC 26
 PANEL FOR LEFT SIDEWALL IS PBRC 26
 PANEL FOR RIGHT SIDEWALL IS PBRC 26
 ALL WALL PANEL & TRIM COLOR TO BE SLECTED BY OWNER

PROJECT NAME	COMMON GRAPHICS
LOCATION	NORTH AUGUSTA, SC
CONTRACTOR	CENTRAL STEEL BUILDINGS, INC
DRAWN BY	AP
DATE	04/01/20
SCALE	NONE
REVISION 2	
REVISION 1	05/21/19
PANELS	

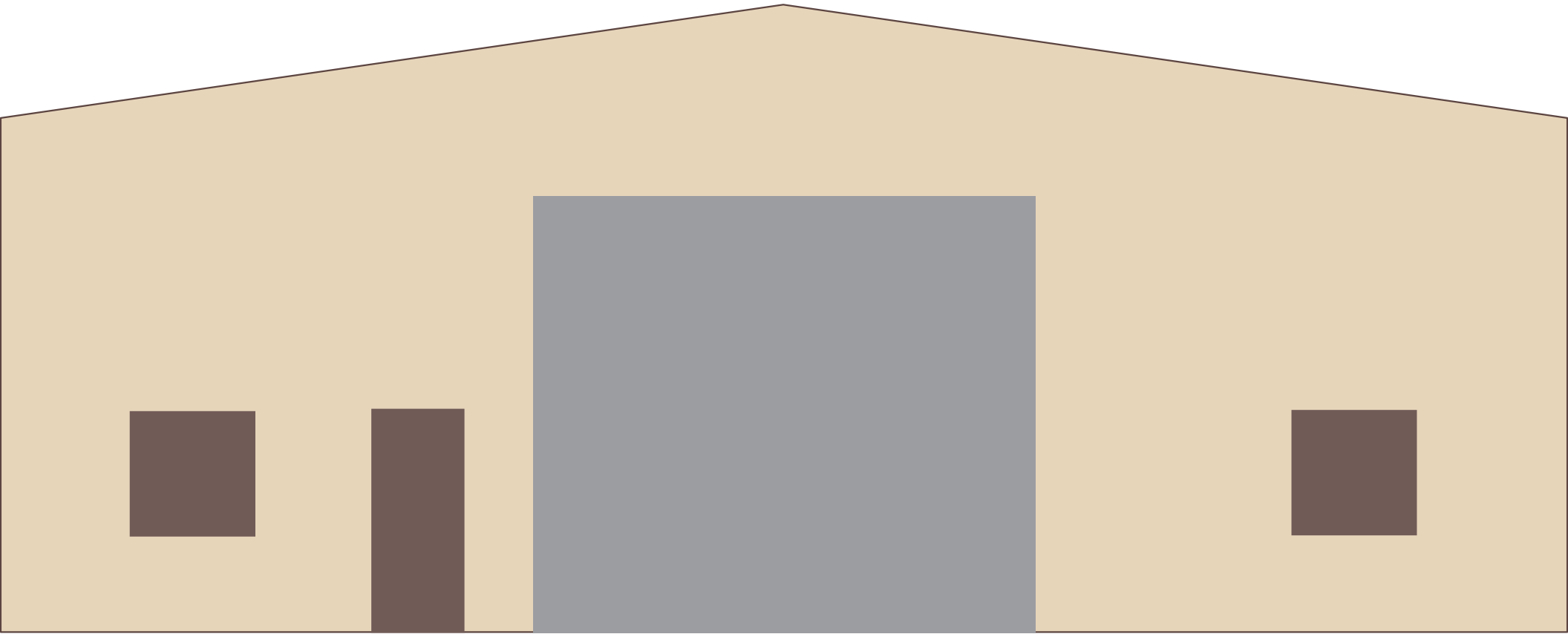


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7821 CLARKS MILL ROAD
 LOUISVILLE, GA, 30494
 PHONE: 478-625-7308
 FAX: 478-625-3261



JOB NO: 2737
 SHEET:



Front Elevation

ORDINANCE NO. 2008-23
APPROVING A MAJOR MODIFICATION TO THE GENERAL DEVELOPMENT PLAN
FOR THE ±2.86 ACRE COMMUNIGRAPHICS PLANNED DEVELOPMENT
LOCATED AT 1400 GEORGIA AVENUE

WHEREAS, the North Augusta City Council, following a recommendation for approval from the North Augusta Planning Commission, approved the General Development Plan for the ±2.86 acre Communigraphics Planned Development located at 1400 Georgia Avenue on June 4, 2001 (Ordinance 2001-09); and

WHEREAS, an application (PD 08-001) has been received from Communigraphics requesting approval for a Major Modification to the General Development Plan for the ±2.86 acre Communigraphics Planned Development; and

WHEREAS, Tracy H. Hooks, the owner of Communigraphics, proposes to use the property for retail sales, assembly and manufacturing of signs and clothing (screenprinting and embroidery) and vehicle sign application and detailing; and

WHEREAS, within the guidelines of the North Augusta Development Code, a Major Modification to a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, the North Augusta Planning Commission, at its November 20, 2008 regular meeting, reviewed the subject application and voted to recommend that City Council approve the Major Modification to the General Development Plan for the ±2.86 acre Communigraphics project with conditions; and

WHEREAS, the conditions specified by the Planning Commission have been addressed in the ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The Major Modification to the General Development Plan for the ±2.86 acre Communigraphics Planned Development, shown on the attached map 'Exhibit A' as prepared by the City of North Augusta dated October 24, 2008 is hereby approved as outlined below and as shown on the General Development Plan sheet attached hereto as 'Exhibit B' as prepared by Moore and Associates, Inc., dated October 27, 2008 pursuant to the provisions of the January 1, 2008 North Augusta Development Code. The Communigraphics Major Modification Narrative, prepared by Moore and Associates, Inc., dated October 27, 2008, and attached hereto as 'Exhibit C' for information purposes only, represents the intent of Communigraphics and addresses the requirements of the North Augusta

ORDINANCE TO APPROVE A MAJOR MODIFICATION TO THE
COMMUNIGRAPHICS GENERAL DEVELOPMENT PLAN

Development Code for a Major Modification to a Planned Development General Development Plan.

A. Scope of Development: The scope of development described in the Major Modification to the General Development Plan for the Communigraphics Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Communigraphics General Development Plan shall be limited to those described in this ordinance.

1. Minor Modifications: Minor modifications to the development plan and program, i.e., mix of uses, number and location of buildings, development schedule, setbacks, access, parking and landscaping may be approved by the Planning Commission at the time of site plan approval.
2. Maximum Building Area: The maximum amount of office / retail / warehouse / manufacturing space that may be permitted is 25,000 square feet.

B. Development Program:

<u>Description</u>	<u>Proposed Uses</u>	<u>Maximum Square Footage</u>
Existing Buildings A, B, C	Office	3,039
	Warehouse/Storage	2,228
	Light Manufacturing	6,412
	General Space (halls, bathrooms, etc.)	2,767
Proposed Building D	Retail	7,186
	Warehouse/Storage	592
	Light Manufacturing	2,538
	Miscellaneous	238
Total		25,000

C. Permitted Uses: Permitted uses under the modified General Development Plan for the Communigraphics Planned Development located at 1400 Georgia Avenue are:

1. Professional uses such as business offices, financial institutions, and medical offices.
2. Educational institutions, primary through graduate, public and private.
3. Churches, places of worship and religious institutions.
4. Bed and Breakfast Inns.
5. Museums, art galleries and libraries.

6. Funeral homes.
7. General business services such as duplicating and printing shops, addressing and mailing services, blueprinting and film development.
8. Assembly and manufacturing of signs.
9. Retail sales.
10. Vehicle sign application and detailing provided the use shall be located in an enclosed building with no exterior doors facing Georgia Avenue.
11. Warehousing as an accessory use to support the permitted uses.
12. No outdoor storage of materials or equipment is permitted on the site.

D. Development Standards:

The standards specified here apply to new construction. The setbacks of existing structures that do not meet these standards may be maintained but shall not be reduced.

Minimum Setbacks			Maximum	Maximum	Maximum	Maximum
Front (Feet)	Rear (Feet)	Side (Feet)	Front Setback (Feet)	Bldg. Height (Feet)	Bldg. Area (Sq. Feet)	Impervious Surface Area
25	20	8	50	32	25,000	60%

E. Vehicular Access, Circulation and Parking:

1. A maximum of three (3) vehicular access points as shown on the General Development Plan (Exhibit B) shall be permitted on this parcel. The southern access drive from Georgia Avenue shall be an entrance only and limited to a maximum of fourteen (14) feet in width.
2. Parking shall not be permitted between the front building line of structures and Georgia Avenue. Parking shall be located on the side and rear of buildings only.
3. Parking lot design and the amount of parking required or permitted shall comply with Article 12, Parking, of the North Augusta Development Code.

F. Buffers and Landscaping:

1. Parking visible from Georgia Avenue shall be screened with a permanent wall, fence or hedge no less than forty-two (42) and no more than sixty (60) inches in height.

2. Landscaping on the Communigraphics site including the parking areas shall comply with Article 10, Landscaping, of the North Augusta Development Code.
 3. Landscaped buffers shall be provided in accordance with Section 10.5 of the North Augusta Development Code.
- G. Open Space: The minimum open space required for the development is twenty five percent (25%).
- H. Exterior Lighting: All lighting shall comply with Section 3.8.6.7, Lighting and other applicable sections of the North Augusta Development Code.
- I. Signs: The total area of signs and all new and replacement signs shall comply with Article 13, Signs, of the North Augusta Development Code.
- J. Hours of Operation: Business hours of operation shall be limited to the period from 7:00 a.m. to 9:00 p.m.
- K. Building Elevations: Building elevations that address the requirements of both Section 3.8.6.4 (Building Design, NP, Neighborhood Preservation Corridor Overlay) and Table 3-6 (Design Elements for a Planned Development, Row 1, Architectural Elements) of the North Augusta Development Code shall be provided for North Augusta Planning Commission review in conjunction with submittal of the application for site plan approval.
- II. This ordinance replaces the provisions of Ordinance 2001-09, the ordinance approving the Communigraphics Planned Development General Development Plan. This ordinance will be the basis for evaluating all subsequent development applications in the ±2.86 acre Communigraphics Planned Development. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption on third reading.

ORDINANCE TO APPROVE A MAJOR MODIFICATION TO THE
COMMUNIGRAPHICS GENERAL DEVELOPMENT PLAN

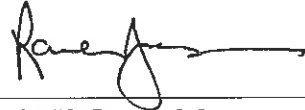
Page 5

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 15th
DAY OF December, 2008.

First Reading 12-1-08

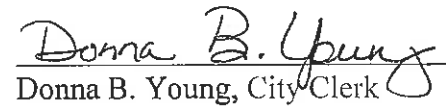
Second Reading 12-1-08

Third Reading 12-15-08

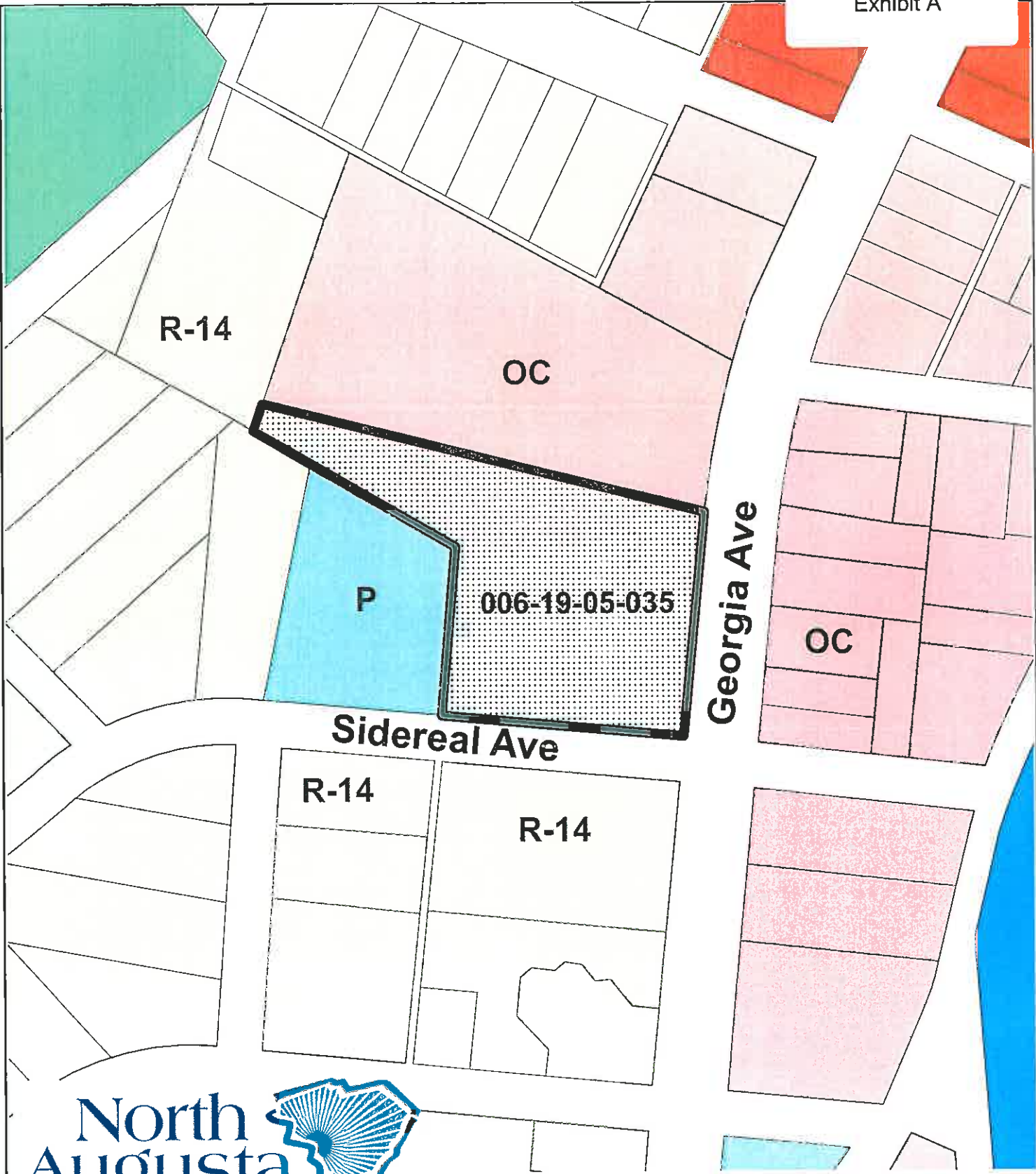


Lark W. Jones, Mayor

ATTEST:



Donna B. Young, City Clerk



South Carolina's Riverfront

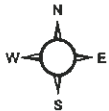
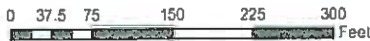
COMMUNIGRAPHICS PLANNED DEVELOPMENT

Application Number PD 08-01

Tax Parcel Number 006-19-05-035

Approximately 2.86 Acres

 Property Included In PD



UNITED STATES POSTAL SERVICE -
 FEDERAL JAMES EARL RAY, JR. #11
 ATLANTA, GEORGIA 30301
 PC ID 008-19-00-031
 ZONED C1 (COMMERCIAL)

CITY OF NORTH AUGUSTA -
 P.O. BOX 1400
 NORTH AUGUSTA, SOUTH CAROLINA 29841
 PC ID 008-19-00-038
 ZONED C1 (COMMERCIAL)

JOHN E. BLANDINIERG -
 1750 SHERWOOD AVENUE
 NORTH AUGUSTA, SOUTH CAROLINA 29841
 PC ID 008-19-00-037
 ZONED R1 (RESIDENTIAL)

GENERAL NOTES

1. ALL INFORMATION ON THIS PLAN WAS OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND PLANS, AND FROM THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF KINGS, SOUTH CAROLINA.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION ON THIS PLAN IS CORRECT AND COMPLETE.

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MIRIAM BRIGGS AND JOSEPH OLIVICH -
 1750 SHERWOOD AVENUE
 NORTH AUGUSTA, SOUTH CAROLINA 29841
 PC ID 008-19-00-041
 ZONED R1 (RESIDENTIAL)

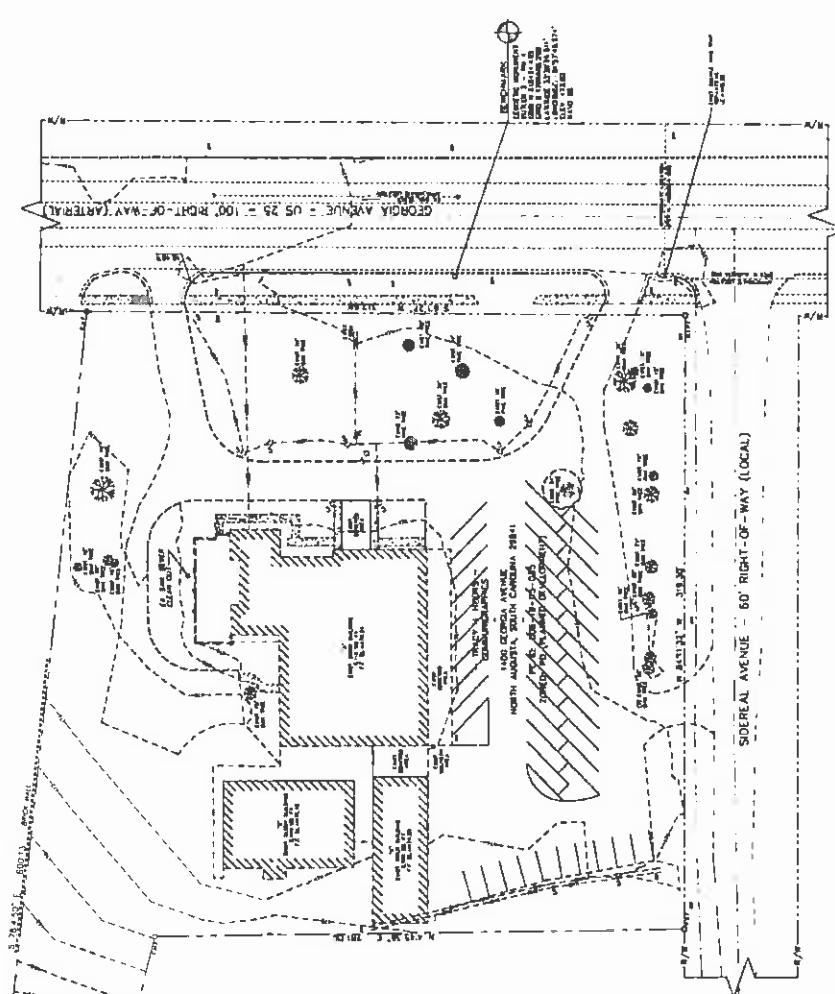
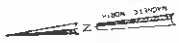
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2017-03-27 2877.0



BEFORE YOU DIG
 B.C. ONE CALL NUMBER
 1-888-721-7877



SURVEYOR INFORMATION:

DATED APRIL 4, 2007

CONDUCTED WITH
 THE FOLLOWING
 AND 100% TYPED



William R. Geigs
 WILLIAM R. GEIGS, INC.
 1111 SOUTH MAIN STREET
 NORTH AUGUSTA, SOUTH CAROLINA 29841

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION ON THIS PLAN IS CORRECT AND COMPLETE.

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DATE: 02/16/2008	SCALE: 1" = 40'	CHECKED BY: [Signature]	SHEET NO: 2 OF 4
COMMUNIGRAPHICS BUILDING ADDITION (PRELIMINARY DESIGN) 1400 GEORGIA AVENUE NORTH AUGUSTA, SOUTH CAROLINA 29841		MOORE AND ASSOCIATES ENGINEERING AND CONSULTING	
NO.	DATE	REVISION	
1	02/16/08	PRELIMINARY CONCEPT FOR CEMT	
2	03/04/08	GENERAL DEVELOPMENT PLAN FOR CITY APPROVAL	
3	03/27/08	REVISED PER CITY COMMENTS	
4	04/01/08		
5	04/01/08		
6	04/01/08		
7	04/01/08		
8	04/01/08		
9	04/01/08		
10	04/01/08		



Planned Development Project Description for COMMUNIGRAPHICS BUILDING ADDITION

Prepared for:

The North Augusta Department of Economic
And Community Development

Updated on:

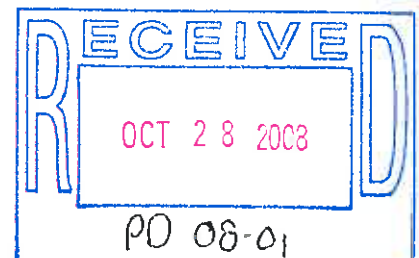
October 27, 2008



Prepared By:

Moore and Associates Engineering and Consulting, Inc.

1009 East Avenue
North Augusta, SC 29841
Phone: 803.279.7799
Fax: 803.279.3848



Planned Development Project Description of The Communiographics Site

The proposed Communiographics commercial site is located in North Augusta, Aiken County, South Carolina. The site is located at 1400 Georgia Avenue and is within the city limits of North Augusta. The total site area is 2.86 acres and has a Tax Map Parcel Number of 006-19-05-035. The owner of this property is listed in the Tax Map GIS data as Tracy H. Hooks. Refer to existing conditions plan drawing (C-2), which is part of this general development plan application submittal, for a full description.

The proposed use of the property for this development will be retail, warehouse (storage) and light manufacturing within the neighborhood preservation overlay district. The target market will not change from what the current business use is planned, which is retail and light manufacturing (e.g. sign making). One new building is planned to be added to this site. There are three buildings that currently exist on the site and will be included in the overall plan. The anticipated building addition will have a total floor area of approximately 10,316 square feet. Total square footage of all buildings (existing and new) per gross acre is 8,658 (24,762 total square feet / 2.86 total acres = 8,658). The total impervious area of existing and new is estimated to be 71,834 square feet, which is 58% of the total acreage and is below the 60% maximum allowed.

Current and proposed uses of the various buildings on this property include retail, office, warehouse (storage), and light manufacturing. The breakdown of the proposed usage (in square footage) for the existing buildings is as follows:

- 1) Retail = 0 sf
- 2) Office = 3,039 sf
- 3) Warehouse/Storage = 2,228 sf
- 4) Light Manufacturing = 6,412 sf
- 5) General space (halls, bathrooms, etc.) = 2,767 sf

For the proposed building addition, the breakdown of the proposed usage areas is:

- 1) Retail = 7,186 sf
- 2) Warehouse/Storage = 592 sf
- 3) Light Manufacturing = 2,538 sf

This site's parcel is currently zoned PD (Planned Development). It is located in the Neighborhood Overlay District (NP). For landscaping requirements in the City of North Augusta Development Code, Article 10, the type of land use is General Commercial (GC). From Table 10-3, the proposed building will be Class 3. The adjacent property on the north side is the Post Office, which is also commercial (Class 3).

Therefore, the buffer type will be Type "A" with a minimum buffer width of 8 feet. The east and south sides are adjacent to streets and therefore will have a 15' street frontage landscape area. The west (rear) of the property has an existing building within 5 feet of the property line and a water tower adjacent to a large portion of the property. Therefore, a 5 feet landscape buffer will be provided along the rear of the site. A final landscape plan and design will be submitted as part of the detailed site plan approval process.

Communiographics would like to consider a Phase 3 - rear driveway access - sometime in future, after the currently proposed building has been completed. This rear access road would allow easier access and maneuverability for large trucks to approach and unload at the new building's delivery and sign shop area on the north end of the site. The intended phases of development are:

- Phase 1 - Existing buildings (Bldgs A, B & C)
- Phase 2 – New retail building (Bldg. D)
- Phase 3 – Rear access driveway/road

The property owner and owner of the current and proposed business, Communiographics is Mrs. Tracy H. Hooks. Mrs. Hooks is the project's developer and will retain ownership and management responsibility of the entire site and facilities.

The building materials are to be an attractive combination of decorative brick and stucco. This structure will have distinctive architectural details such as an attractive front entryway, stylish windows and doors, and a roof overhang on all exposed sides with the option to use a parapet wall with a decorative cap. The new building will have a maximum of height of 32 feet. The other (existing) buildings are all single story. Sidewalks are to be provided to allow for proper pedestrian flow, access and safety. Trees and landscaping will comply with PD requirements and the City of North Augusta's Development Code. The owner intends to utilize the current sign that exists in front of the property, which was previously approved by the city via the sign application and permit process.

It is our opinion that the planned development will not have a significant adverse impact on the surrounding area, since the functional use of the project's site will not change. The adjoining parcels include a post office, a water tower, a wooded area, and two paved streets (Georgia Avenue and Sidereal Avenue). The remaining land at the rear (northwest) area of the site is an undeveloped wooded area that may be utilized for storm water retention/detention. The current business blends well with the blend of commercial businesses and residential use in the surrounding area, which follows the Neighborhood Overlay District concept as a transitional development. The building addition will complement the existing development's use and the surrounding area by providing a modern and more appropriate front to the type of retail business and light manufacturing of which it is used.

This project's mixed use is consistent with the Future Land Use Element of the Comprehensive Plan. School enrollment will not be affected due to the commercial/retail nature of the development. The closest known park or recreation area to this site is Bunting Park. Bunting Park, renovated in 2004, features a children's play area and picnic areas. It is located on Bunting Drive, approximately 1500 feet from this project site, and is 2.0 acres in size.

The existing topography of the site is fairly flat in the front paved area, but then has a steeper slope that drops off in the rear unpaved and wooded area of the property. No wetlands or flood plain exist on this site.

The development standards for the Planned Development include:

- 25 foot front building setback
- Side setback will be 8 feet (next to the Post Office)
- 10' side setback (on the Sidereal Avenue side)
- Rear setback is 5 feet (existing)
- Maximum building height will be 32 feet
- 25% open space minimum will be provided
- Maximum Impervious Surface Ratio is 60 % of project area
- Type "A" Buffer strip of 8 feet on the Post Office side
- 15' street tree buffer areas on Georgia Ave and Sidereal Ave
- 5' rear landscape buffer
- At least ten percent (10%) of the total interior and exterior gross parking lot area to be landscaped with plantings.
- Other landscaping requirements will be provided as required in Article 10 of the North Augusta Development Code.

No modifications are required to the Comprehensive Plan, the North Augusta Development Code or other ordinances.

Based on conversations with city officials, a project traffic volume study will not be required for this proposed development, since it will have no (or a negligible) increase in the ADT (average daily traffic) from the project site. Georgia Avenue is adequately sized for this development. As requested by the city, the Georgia Avenue entrance will be relocated in order to provide the proper separation from Sidereal Avenue. Also, the parking lot will be rearranged to allow for improved vehicular circulation.

The primary existing water main runs along Georgia Avenue with a water service line that extends to existing Building A. There is an existing sewer main available on Georgia Avenue and will be tied into via Jack and Bore, unless an on-site source may be identified during the design process. To control the storm water runoff resulting from the additional impervious area, new catch basins or grate inlets will be installed to capture

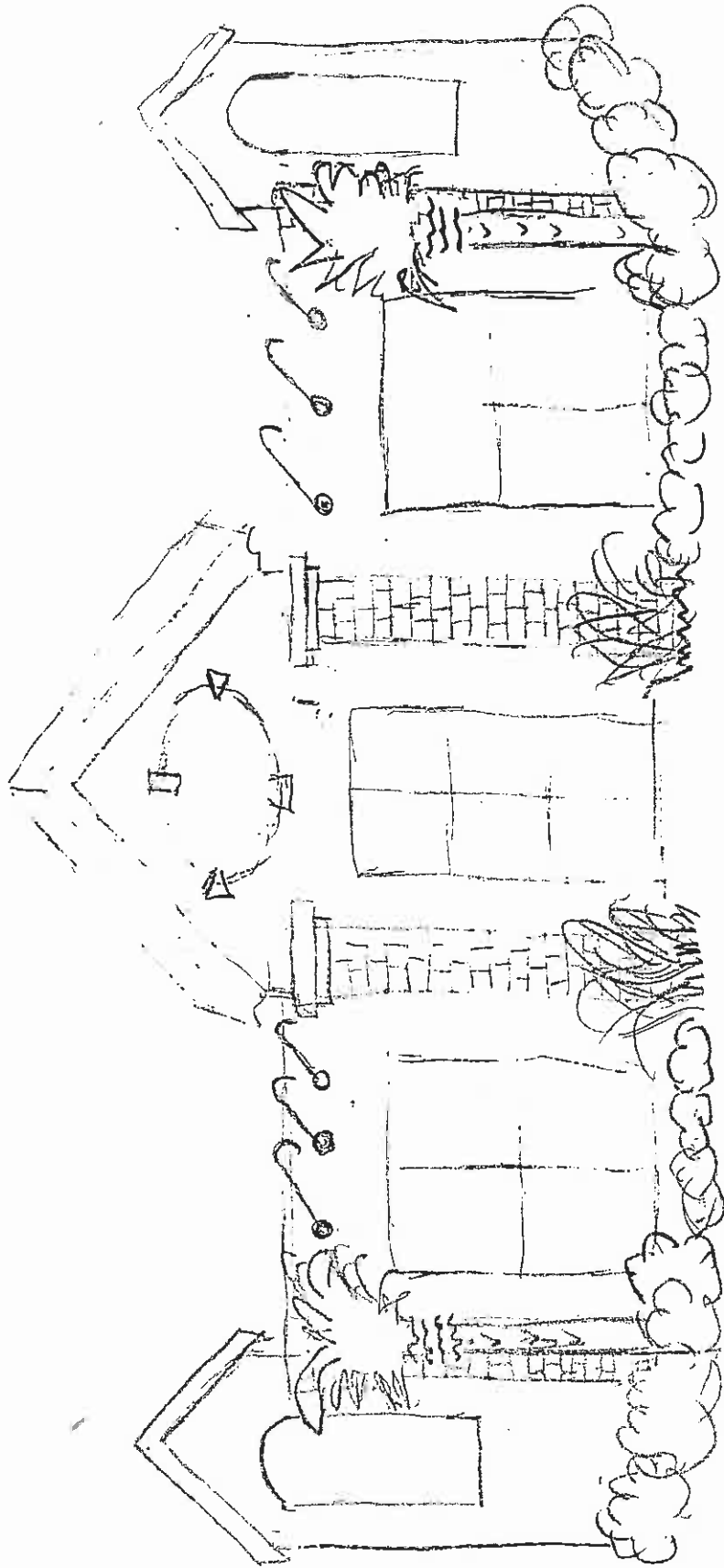
the runoff. The runoff entering these storm inlets will be piped to a new on-site detention pond, which will be constructed in the northwest corner of the property.

In summary, the phases, proposed uses, maximum building sizes, and the estimated completion dates are as follows:

PHASE TABLE

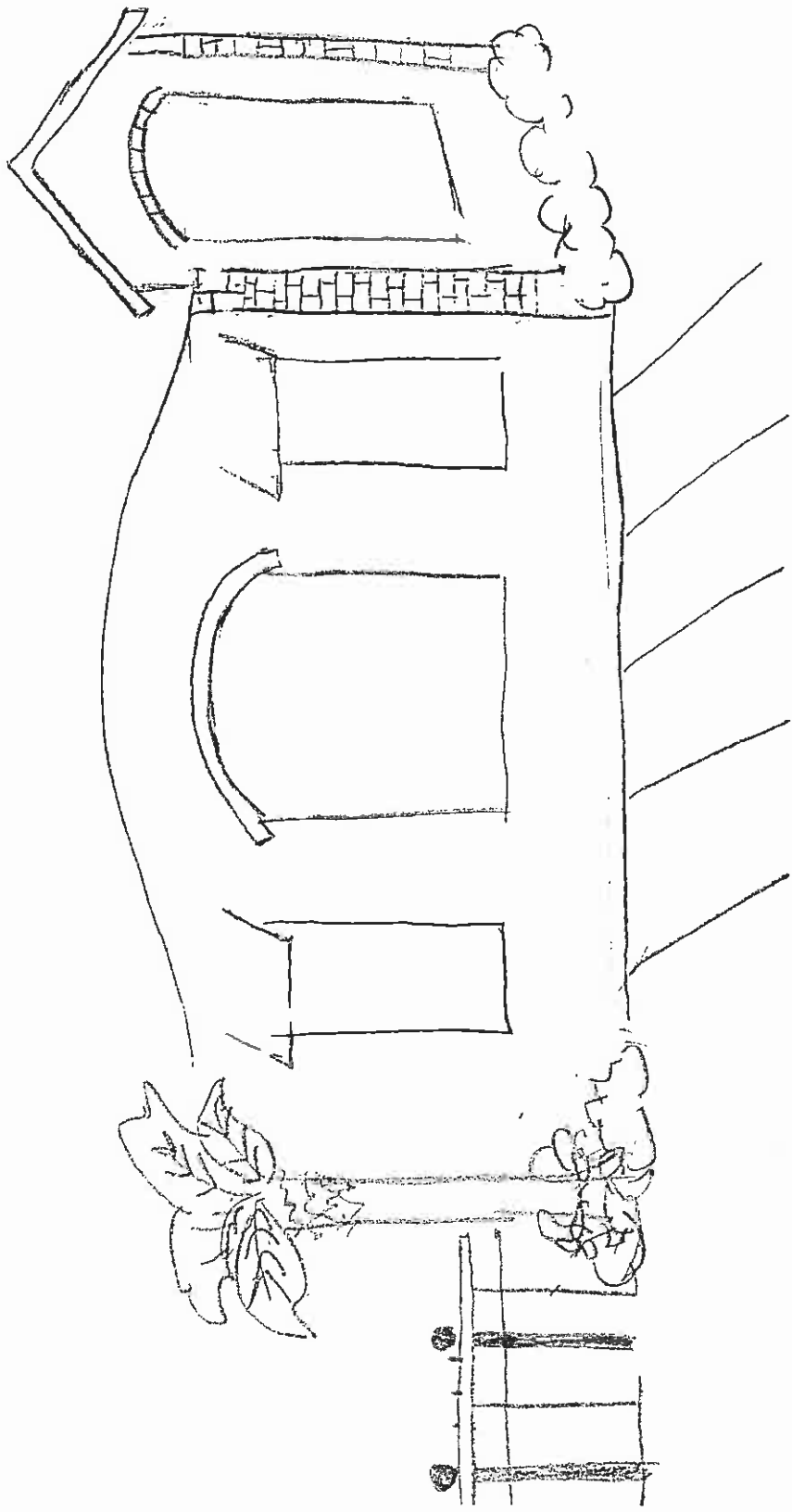
PHASE #	PROPOSED USES	BLDG. SIZE (SF)	EST. COMPLETION DATE
1	Existing Buildings (A, B & C)	14,446	N/A
2	Proposed Retail Building (D)	10,316	5/2009
3	Rear Driveway Access	n/a	9/2010

ATTACHMENT A
BUILDING ELEVATIONS



Front Elevation

Not to Scale



Mountain Side View

Left Side Elevation



Right Side Elevation

Post office side

ATTACHMENT B

BUILDING PHOTOGRAPHS (Examples of material and styles)



Example of Coloring & Entrance Type



Example Outline of Center Front Façade



B



Example "B" of Main Entrance Style



Example of Cut Corner on Front Corners



Example of Stucco "Texture" Finish



Example of Landscape Close to Building with Height

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
MAY 2020***

City of North Augusta
Department of Planning and Development
Monthly Report for May 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	0	0	627	395	769	619	1526	1302
Development Applications								
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	0	0	5	0	0	0	0	1
Planned Acres	--	0.00	--	0.00	0.00	0.00	0.00	0.48
Planned Lots	--	0	--	0	0	0	0	6
Minor Subdivision Plans (MP)	2	2	5	6	0	1	0	7
Platted New Lots	4	4	7	-1	0	1	0	5
Major Subdivision Plans (FP)	1	0	2	2	0	1	0	1
Platted Acres	--	0.00	--	2.60	0.00	0.93	0.00	0.93
Platted Lots	--	0	--	32	0	7	0	7
Site Plans								
Minor Site Plans (MSP)	0	0	1	3	0	1	0	5
Major Site Plans (SP)	1	1	2	1	0	0	0	1
Site Plan Modification (SPM)	0	0	1	0	--	--	--	--
Total Site Plan Acres	--	0.00	--	12.99	0.00	0.00	0.00	1.53
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	0	1
Annexation Cases (ANX) Approved by City Council	1	0	6	0	0	0	0	0
Parcels	0	0	0	2	--	--	--	--
Acres	--	0	--	3	0	0	0	0
	--	0	--	151	0	0	0	0.63

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

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$1,140.00	\$11,082.00	\$970.00	\$5,898.00
Appeals	\$600.00	\$800.00	\$0.00	\$1,000.00
Maps/Publications	\$0.00	\$0.00	\$0.00	\$224.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$1,740.00	\$11,882.00	\$970.00	\$7,122.00

* 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	25	17	68	43	*	*	*	*
Property Leins/Contractor Mitigation	0	0	0	0	*	*	*	*
Swimming Pools	2	4	3	5	*	*	*	*
Recreational Vehicles/RV/Boat/Utility Trailers	0	1	2	1	*	*	*	*
Illegal Vehicles	5	4	45	25	*	*	*	*
Commercial Vehicles/Equipment	1	0	2	0	*	*	*	*
Temporary Signs	0	0	56	12	*	*	*	*
Landscape Inspections	23	--	97	--	*	*	*	*
Structure Demolitions	0	0	0	0	*	*	*	*
Citation/Summons Issued	0	0	0	0	*	*	*	*