

Planning Commission



Agenda for the Thursday, November 15, 2018, Regular Meeting

Members of the Planning Commission

Woods Burnett
Chairman

Leonard Carter, Jr.
Timothy V. Key
Larry Watts

Bob Clark
JoAnn McKie
Briton Williams

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

1. **Call to Order** – 7:00 p.m.
2. **Roll Call**
3. **Approval of Minutes**
 - a. October 18, 2018 Regular Meeting
4. **Confirmation of Agenda**
5. **Application CNPL18-001 – Bluff Avenue Townhomes** – A request by Richard Fletcher to review a proposed development ± 0.4 acres of property along Bluff Avenue at West Avenue, Zoned D (Downtown Mixed Use).

Project Name	Bluff Avenue Townhomes
Applicant	Richard Fletcher, Cheatham Fletcher Scott
Address/Location	225 Bluff Ave. and 111 Bluff Ave.
Parcel Number	007-14-10-008, 007-14-10-007
Total Development Size	± 0.4 acres
Zoning	D, Downtown Mixed Use
Overlay	Georgia Avenue (voluntary)
Traffic Impact Tier	Tier 1
Proposed Use	Residential Townhome Development

Proposed Lots	8
Proposed Density	20 du per acre
Future Land Use	Mixed Use

- a. Consideration of CNPL18-001 by Commission

6. Application ANX18-001 – 2031 Pisgah Rd.

Address/Location	2031 Pisgah Rd.
Parcel Number	005-19-06-003, 005-19-06-002
Total Development Size	± 1.72 acres
Zoning Requested	GC, General Commercial
Future Land Use	Low Density Residential

- a. Consideration & Recommendation of ANX18-001 by Commission

7. Business Meeting

- a. Election of Officers
- b. Adoption of Calendar

8. Staff Report

- a. October Performance Report
- b. 13th Street/Georgia Ave Bridge Replacement project – conceptual layout (attached)
- c. I—20 Bridge Replacement; has been awarded as of Nov. 2.
<http://www.dot.ga.gov/PartnerSmart/Innovative/DesignBuild/ApparentAwards/1-20%20Award%20Notice.pdf>

9. Adjourn

Planning Commission



<p align="center">Minutes for the Thursday, October 18, 2018, Regular Meeting</p>
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Members of the Planning Commission

Woods Burnett
Chairman

Leonard Carter, Jr.
Timothy V. Key
Larry Watts

Bob Clark
JoAnn McKie
Briton Williams

1. **Call to Order** - The regular meeting of October 18, 2018, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Burnett and Commissioners Leonard Carter, Bob Clark, Briton Williams, Chip Burnett, Larry Watts, Joann Mckie, and Timothy Key. Also in attendance were Libby Hodges, Director of Planning and Development, the press, and public.
3. **Approval of Minutes** - The minutes from the Regular Meeting of August 2, 2018 and August 16, 2018 were approved as transmitted.
4. **Confirmation of Agenda** - There were no changes to the agenda.
5. **Application RZM18 - 003 - Summerfield Subdivision Rezoning** - A request by CSRA Development to rezone ± 67.57 acres of property along Austin Graybill Rd. from R-10, Medium Lot Residential to R-5, Mixed Residential.

Project Name	Summerfield
Applicant	CSRA Development, LLC
Address/Location	Austin Graybill Rd., between Orchard Way and Fox Trail Dr.
Parcel Number	011-05-001-001
Total Development Size	± 67.57 acres
Existing Zoning	R-10, Medium Lot Residential
Overlay	n/a
Traffic Impact Tier	Tier 3
Proposed Use	Residential Development
Proposed Zoning	R-5, Mixed Residential
Proposed Lots	145

Proposed Density	2.15 du per acre
Proposed Open Space	29.97 acres (44%)
Future Land Use	Mixed Use

Commissioner Briton recused himself.

Mrs. Hodges introduced the application any re-zoning would need to be approved by the Planning Commission. The staff report was briefly reviewed.

a. Public Hearing - Chairman Burnett opened the public hearing.

Mac Brazeale, 4 Indian Rock Ct., explained the reasoning for requesting the rezoning and answered questions regarding the proposal.

Steve Bryant, 129 Butler Ave, the Commission and answered several questions regarding the proposal as well.

Cecelia Thomas, 463 Harvester Dr., expressed her concern regarding the property line to the development and if there will be additional retention ponds and voice concerns over erosion.

Sharon Proctor, 20 White Oak, expressed her concern with the distance between her property and the new development.

Alan Goodwin, 114 Coventry Circle, expressed concern with road access, the effects of water runoff.

Mary Galloway, Windtree, expressed concern about effect of development along power line.

The applicant responded to the questions from applicants and commissioners.

With no further comments from the applicant, public, or staff, the public hearing was closed.

b. Consideration of Application RZM18-003 by Commission

Commissioner Key made a motion to recommend approval of the request of Summerfield Subdivision rezoning from R-10 to R-5. Commissioner Clark offered a second and the motion was passed unanimously with Commissioner Briton recusing himself.

6. Application PP18 - 004 - Talisman Drive Major Subdivision - A request by HA & PM Development for approval of 28 single-family residential units.

Project Name	Talisman Drive Subdivision
Applicant	HA & PM Development
Address/Location	Talisman Drive
Parcel Number	006-20-07-037, 006-20-07-035, 006-20-08-002
Total Development Size	7.76 acres
Existing Zoning	R-7, Small Lot, Single Family Residential
Overlay	n/a
Traffic Impact Tier	Tier 2
Proposed Use	Single-Family Residential
Proposed Lots	28
Proposed Density	3.6 units per gross acre
Proposed Open Space	1.56 ac
Future Land Use	Low Density Residential

Mrs. Hodges introduced the application for approval of 28 single-family residential units.

a. Consideration of Application PP18-004 by Commission

Commissioner Carter made a motion to approve the request of Talisman Drive Major Subdivision subject to the condition that the application comply with the NADC. Commissioner Watts offered a second and the motion was passed unanimously.

7. Application MW 18- 001 - Carswell Accessory Residence - A request by Dr. James Carswell to allow an accessory residential unit in excess of 1000 square feet.

Mrs. Hodges introduced the application which is historically part of The Rapids Subdivision. They're asking for a waiver to build a larger accessory residence on their existing property due to accessibility and inability to divide the property with the current Development Code.

Mr. Welch, Cranston Engineering, explained that the project was proposed after being unable to divide the property based on the current layout.

a. Consideration of Application MW 18-001 by Commission

Commissioner Clark made a motion to approve the request to waive the 1000 sq ft requirement for an accessory dwelling structure for the Carswell Accessory Residence to the condition that the application comply with the NADC. Commissioner Williams offered a second and the motion was passed unanimously.

8. Staff Report

- a. September Performance Report
- b. Next meeting is the yearly business meeting on November 15, 2018.
- c. The Chair asked that staff prepare a report for the January PC meeting. Staff indicated this would be completed.

9. **Adjourn** -- With no objection, Chairman Burnett adjourned the meeting at about 8:30pm.

Respectfully Submitted,



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

Project Staff Report

CONPL 18-001 Bluff Ave. Townhomes

Prepared by: Libby Hodges

Meeting Date: November 15, 2018

SECTION 1: PROJECT SUMMARY

Project Name	Bluff Avenue Townhomes
Applicant	Richard Fletcher, Cheatham Fletcher Scott
Address/Location	225 West Ave. and 111 Bluff Ave.
Parcel Number	007-14-10-008, 007-14-10-007
Total Development Size	± 0.4 acres
Zoning	D, Downtown Mixed Use
Overlay	Georgia Avenue (voluntary)
Traffic Impact Tier	Tier 1
Proposed Use	Residential Townhome Development
Proposed Lots	8
Proposed Density/ Floor to Area Ratio	20 du per acre, 1.8 F.A.R.
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

NADC § 5.1.2.2 Sketch Plan

a. In addition to the pre-application conference, at the request of the applicant subsequent to the pre-application conference, the Planning Commission may grant an informal review of a sketch or concept plan for a development for which the applicant intends to prepare and submit an application for development. The purpose of the sketch plan review process is to provide the Planning Commission input in the formative stages of a development plan.

b. Applicants seeking sketch plan review shall submit the items stipulated in Appendix B, Application Documents, ten (10) days before the Planning Commission meeting at which the sketch plan will be reviewed. These items provide the applicant and Planning Commission with an opportunity to discuss the development proposal in its formative stages.

c. A brief written summary of the sketch plan review shall be provided within ten (10) working days of the sketch plan review meeting.

d. The applicant may be charged reasonable fees for the sketch plan review.

e. The Planning Commission may make specific recommendations regarding the proposed development including the implementation of a citizen participation process (§5.1.7) prior to submitting the development application.

f. The applicant shall not be bound by any sketch plan for which review is requested, nor shall the Planning Commission be bound by any such review.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no notice of the request is required.

SECTION 4: SITE HISTORY

The Site contains three lots within the Boeckh and Summers Plats for North Augusta. The properties were originally owned by Mrs. Ruth Willis Faulkner and Mrs. Hattie L. Bell and inherited through the family to the present owners and purchasers. The property appears to have been intended for residential uses based on the original plats and there appears to be a structure on the property up until the late 1970's. Presently, the lot has been vacant for several years.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	D, Downtown Mixed Use
North	Commercial (Dance School)	Mixed Use	D, Downtown Mixed Use
South	Commercial (MEDAC)	Mixed Use	D, Downtown Mixed Use
East	Vacant/Commercial (Vacant, open lot)	Mixed Use	D, Downtown Mixed Use
West	Commercial	Mixed Use	D, Downtown Mixed Use

Access – The site currently has limited access from any public right-of-way. An alley to the east of the property was intend to provide interior access to the lot and is shown on the original town

plats. West Ave. and Bluff Ave. are both city owned and maintained roads. The property does not appear on the North Augusta Greenway, Pedestrian and Bicycle Master Plan.

Topography –The property has relatively flat topography within the site, however, the site level sits well above the level of the sidewalk with a degraded brick wall following the property line along Bluff Avenue. The property is heavily vegetated.

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

Floodplain – The subject property does not appear to have any federally designated floodplains or wetlands.

Drainage Basin – This site is located within the Crystal Lake Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The 2014 Stormwater Management Stream Water Quality Assessment Summary lists the Crystal Lake Basin as 100% within the city limits and reports an overall fair water quality. This means studies have indicated water quality impairments in several categories, but it is improved over the poor status reported in 2007. This basin has been ranked as a high priority for water quality improvements through best management practices and other water quality improvement projects.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Following is a brief review of Development Code Standards. Commentary is added in *italics*. Additional regulations are included to add context to the nature of the comments. Items of note will be highlighted in bold lettering.

Following are general requirements regarding the uses and standards for all “D” Zoned properties:

3.3.3.5 D, Downtown Mixed Use District – The purpose of this district is to promote a downtown commercial core which creates an identity and sense of place for North Augusta. The district allows for a variety of commercial uses which are suited for a downtown environment and create an attraction quality not deterred by parking or access limitations. Often this quality is achieved by the type of business or customer loyalty attributable to the particular business establishment. **Buildings shall conform to the design standards established for the G, Georgia Avenue Overlay District, or the NP, Neighborhood Preservation Overlay District.**

Use 3.1 Accessory Dwellings, Allowed, as accessory per Section 4.4.

Use 3.10 Single-family detached dwelling, Permitted.

Use 3.11 Townhouse, Permitted.

The following setbacks are per Table 3-3, however, they may be modified by the requirements of the overlay district chosen:

10. D, Downtown Mixed Use
Floor to Area Ratio: 15.0
Maximum Front Setback: 20'
Minimum Side Setback: 0' or 5'

If the Gross Square Footage (as defined in App. A) is ~32,000 square feet, the F.A.R. as shown is ~1.8.

The buildings appear to be shown to meet the front setback, except Building 8, which is 78' from the frontage road. The sides appear to meet setback requirements. Additional comments related to this requirement are included later.

Due to the project location within the Downtown Zoning District, the applicant may choose to apply standards from the Georgia Avenue Overlay or the Neighborhood Preservation Overlay District. The standards for each district are outlined in the text following.

If the project chooses to use the Georgia Avenue Overlay, the project will be reviewed by the following standards:

3.8.4 G, Georgia Avenue Overlay District

3.8.4.1 Purpose and Findings – The G, Georgia Avenue Overlay District, is designed for that portion of the D, Downtown Mixed Use District that contains the heart of traditional commercial activity in North Augusta. This overlay is created with an emphasis on maintaining the integrity of the traditional storefront building facades to facilitate a mixture of uses, including residential, coordinating parking design and access, and encouraging greater pedestrian activity and use. (Rev. 6-20-16; Ord. 2016- 14)

Georgia Avenue is the focal point of economic and pedestrian activity within the Town Center. Accordingly, a high level of community design is required in order to preserve and to provide a unique, signature gateway into the City, to facilitate the creation of a convenient, attractive and harmonious community, to reduce vehicular congestion by encouraging pedestrian trips, and to encourage economic development activity. The district standards bring pedestrian destinations close to the street, provide an interesting environment, and provide a scale appropriate to the speed of persons traveling by foot.

The Georgia Avenue Overlay District furthers the following public purposes:

- a. To protect the unique appearance and character of Georgia Avenue and promote linkages between public, retail, residential, civic and service uses;
- b. To support and increase pedestrian activity by establishing a uniform “build-to” line, ground floor retail uses and storefront shopping at the street level;
- c. To provide opportunities for promoting the historic diversity of land uses within the district;
- d. To encourage both commercial and residential infill development by providing relief from parking, transportation capacity and landscaping standards applicable to other parts of the City;
- e. To encourage residential uses as a part of the redevelopment and renovation of existing structures;
- f. To provide for urban design features such as lighting, coordinated signage, street furniture and landscaping to provide visual cues that tie the district together;
- g. To ensure architectural compatibility and aesthetic harmony of structures located within the overlay; and
- h. To assure respect for the character, integrity, and quality of the built environment of Georgia Avenue without stifling compatible innovative architecture or beneficial economic development. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.2 Applicability – This section applies to any lot or parcel within the G, Georgia Avenue Overlay Corridor District as designated on the Official Zoning Map. No building permit shall be issued for development on a lot or parcel within the G District unless the proposed use, establishment or building complies with the standards described in this section.

3.8.4.3 Permitted Uses – Within the G, Georgia Avenue Overlay District, all uses permitted in the underlying D, Downtown Mixed Use District are permitted subject to the standards established in this section. This section supplements any other requirements of this Chapter, including any regulations or permissions relating to use, density or design established in the D, Downtown Mixed Use District.

In order to promote pedestrian activity and to avoid the impacts of traffic crossing sidewalks, all uses and buildings shall conform to the following:

All residential uses listed in Table 3-2, Use Matrix, for the D, Downtown Mixed Use District are permitted in the overlay district.

3.8.4.4 Development Standards – Buildings that line Georgia Avenue should be located and designed so that they provide visual interest and create enjoyable, human-scale spaces. Key objectives include:

- a. Buildings should be designed to be compatible, in form and proportion, with the traditional and historic pattern of development on the street.
- b. Buildings or groups of buildings should include a variety of forms, materials and colors, while maintaining a unified appearance.
- c. Buildings should include a richness of architectural detail to help define their scale.
- d. Buildings should extend to the back of the sidewalk to create a uniform blockface.

3.8.4.4.1 Setbacks – Building facades shall comply with the following setback standards. **Corner lots are deemed to have two (2) frontages and shall conform to the setback requirements for both facades.**

3.8.4.4.1.1 Front Setback – Buildings shall be setback a **minimum of zero (0) feet and a maximum of five (5) feet from the edge of the right of way.** The maximum setback does not apply to the following elements:

- a. Any area not to exceed fifty percent (50%) or forty (40) lineal feet of frontage, whichever is less, included within a courtyard; and
- b. Any recessed entryway or outdoor dining area.
- c. No new doors shall swing into the minimum setback, except for emergency exit doors.
- d. Pedestrian areas, including plazas, street arcades, courtyards, and outdoor cafes may be permitted within the sidewalk portion of the public right of way subject to any required encroachment permits or agreements from the city or the South Carolina Department of Transportation. Such areas shall be setback a minimum of five (5) feet from the back of the curb and are subject to the provisions of §§4.32 and 4.33.

3.8.4.4.1.2 Side Setbacks – **Buildings shall be setback zero (0) feet from the side property line, except however that the setback may be between five (5) feet and ten (10) feet from the side lot line in order to accommodate a passageway between the street and the alley or a side entrance or a joint courtyard or plaza with an adjacent property.** In no event will the side setback be between zero (0) feet and five (5) feet or more than ten (10) feet.

3.8.4.4.1.3 Rear Setbacks – Buildings shall be setback a **minimum of three (3) feet from the rear property line. However, if parking, loading or vehicular access is provided to the rear of the principal structure, the minimum setback shall be ten (10) feet.** Accessory buildings, including those on service lanes, shall be set back a minimum of three (3) feet from the rear property line.

3.8.4.4.2 Frontage – There is no minimum or maximum frontage established in these standards. However, buildings with large frontages are required to modulate their facades pursuant to §3.8.4.4.4.3.3. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.3 Maximum and Minimum Height – The maximum height shall be as provided for the D, Downtown Mixed Use District in Table 3-3, Dimensional Standards.

The minimum height shall be eighteen (18) feet above the elevation of the sidewalk along the entire frontage. (Rev. 6-20-16; Ord. 2016-14)

Buildings 1-7 appear to generally meet the setback requirements. It appears Building 8 will need a variance for the setbacks proposed through the Board of Zoning Appeals. Sketch plans do not provide an elevation height at this time.

Building Standards has provided the following comments regarding the current building layout:

“The building code has minimum fire separation distances to property lines. The building lines on the two street frontages are right on the property line. The eave will project over the property line (not allowed), the front of the home on Bluff will have doors and windows (The building code doesn’t allow openings within 3 ft of property line). They could rate the West Ave. side with no windows but it would be a stark flat wall which may not pass architectural standards.

Developers commonly use a “zero lot line” with 3-3 or 0-6 setbacks. The fire separation distance is viewed differently regarding the property line when all properties are within the PUD and are all required to abide by whatever covenants are in place. Given that they want to place the buildings on a property line outside their development, I don’t feel like I can view it the same way unless there is something expressed in zoning. 3 ft to the property line on the street frontages would solve this building issue.”

Building Standards will review any submitted plans. Additional review will be required to determine if the buildings conform to these requirements. There is not enough detail in the proposal at this time to determine if additional variances are required. These items are included for information only.

3.8.4.4.4 Building Design –

3.8.4.4.4.1 Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

- a. The setback standards established in §3.8.4.4.1, are met.
- b. Entrances to buildings face a street or open to a square, plaza, or sidewalk.
- c. At least one entrance shall be provided to each street frontage.

- d. All street level uses with sidewalk frontage are furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.
- e. Off-street parking does not lie between the building's principal entrance and the street.
- f. Pedestrian access from the public sidewalk, street right of way, or driveway to the principal structure is provided on a hard surface. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.2 Grade – Buildings shall be aligned with the finished grade of the street except as otherwise provided herein. The principal entry for a civic use or a civic building may include a stoop, portico, colonnade or a portal.

3.8.4.4.4.3 Fenestration, Openings, and Storefronts – This section applies to all storefronts and any use other than those described in §3.8.4.4.4. This section does not apply to the conversion of a residential building to a commercial use. Fenestration is defined as the design, proportioning and disposition of windows and other exterior openings of a building. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.3.1 Facades – Facades facing or visible from Georgia Avenue shall include at least four (4) of the following elements:

- a. A pediment.
- b. A cornice adjoining the top of the roof or top of the facade.
- c. Windows in each story above the ground level. Rectangular, circular, semicircular and octagonal windows are permitted.
- d. A recessed entryway consistent with the requirements of §3.8.4.4.4.3.4.
- e. Transom windows
- f. Moldings
- g. Canopy
- h. Sign Lighting
- i. Sign Banding (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.3.2 Windows – Windows shall be required on all stories in keeping with the design and use of the building but not less than thirty percent (30%) of the front facade. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.3.3 Building Modulation – Building frontages that face public streets and exceed a width of twenty (20) feet must include modulation to break the plane of the building frontage. Such modulation must be spaced at uniform or near uniform intervals along the entire building frontage. Vertical visual elements may include entryways, windows, columns, colonnades, or other form of modular fenestration. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.3.4 Entryways – Recessed entryways are permitted in order to provide a sense of entry and to add variety to the streetscape. Overhead doors for loading docks, delivery and distribution shall be permitted only on the rear of the building. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.3.5 Canopies – Canopies, awnings and similar appurtenances are encouraged at the entrances to buildings and in open space areas. Such features may be constructed of rigid or flexible material designed to complement the streetscape of the area. Such features shall not obscure the upper stories or a sign panel located above the first floor. Any such feature may extend from the building to within two (2) feet of the back of the curb. Vertical supports for such features are not allowed in the public right of way. No canopy shall extend into the public right of way unless any encroachment permit or agreement required by the city, and to the extent required by SCDOT, has been approved and issued.

3.8.4.4.4.3.6 Roof Drainage – Roofs shall drain to the rear of the building unless an alternative method is approved by the Director. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.3.7 Roofs – Roofs shall not mask or obscure the architectural features of the front facade such as pediments or cornices.

3.8.4.4.4.3.8 Equipment – Heating and/or air-conditioning mechanical equipment, whether ground level, raised or rooftop, shall be screened from view. Garbage receptacles, fuel tanks, electric and gas meters and other unsightly objects shall be screened from view. Screened from view means concealed from view from any abutting road or adjacent tract of land by a structure constructed of the same materials as the exterior elevation of the principal structure, and if on or attached to the principal structure front, such structure shall be designed to be perceived as an integral part of the building.

3.8.4.4.4.3.9 Wall Materials – Hard surfaced exterior wall materials permitted for downtown buildings include brick, limestone, architectural split-face concrete blocks, parged block, painted brick, stone, terra cotta, stucco, plaster, fiber cementitious board siding and drainage-backed Exterior Insulation Finishing Systems (EIFS). The use of EIFS is limited to the area eight (8) feet or more above the adjacent grade, except as decorative elements around doors and windows. Vinyl, wood, plastic, metal, structural or unfinished concrete, painted concrete blocks, and tinted or reflective glass are not permitted as the primary exterior finish surface. However, vinyl, wood, plastic, or glass block may be used as accent elements surrounding a doorway or window. (Rev. 6-20-16; Ord. 2016-14)

3.8.4.4.4.3.10 Number of Materials – Not more than three (3) materials may be used on the exterior front facade (excluding windows, doorways and awnings).

3.8.4.4.4.3.11 Window Frames – Window frames should be metal, wood or vinyl, and must be painted or vinyl clad.

3.8.4.4.4.3.12 Doors – Doors may be solid or hollow core metal, aluminum, fiberglass or wood, and may be either solid or have glass or louvers. Glass in any door shall be transparent or leaded glass. Doorframes may be metal or wood, and must be painted or stained. Solid doors shall have raised panels and/or louvers.

3.8.4.7 Off-Street Parking –

3.8.4.7.1 Principal Use – Parking is not permitted as a principal use.

3.8.4.7.2 Amount Required – No off-street parking is required for any use.

3.8.4.7.3 Location – No off-street parking shall be permitted between a principal structure and any street. No surface parking area shall adjoin Georgia Avenue. All offstreet parking shall be located in the rear of buildings.

3.8.4.7.4 Landscaping – Surface parking areas, including but not limited to all parking for parcels and buildings fronting on Georgia Avenue, are subject to the landscaping standards in this section and the requirements of Article 10, Landscaping.

3.8.4.7.5 Screening – Parking areas shall be screened along any road or street right of way with a permanent wall, fence or vegetative screen between thirty (30) and forty-eight (48) inches in height. This subsection does not apply to alley rights of way, structured parking areas, or parking areas that are screened from the view of public streets by buildings.

3.8.4.7.6 Setbacks – Parking shall be set back at least five (5) feet from a property line provided, however, that if the parking lot abuts an alley, no setback is required unless a front or side yard of a residentially used property is located across the alley from the parking lot.

3.8.4.7.7 Loading – Loading/unloading areas shall be located only in the rear of a building or in a side yard behind the front facade of the building. Loading areas shall be screened in the same manner as parking areas.

3.8.4.7.8 Surface Treatment – Parking areas shall have a paved or other approved hard surface. Ground surface areas not covered with a paved or other approved hard surface shall be restricted from parking by signage and curbing, fencing, or other physical barriers.

3.8.4.7.9 Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:

- a. The Director and City Engineer must approve all driveways, access points and curb cuts from any public right of way.
- b. Driveways providing ingress and egress onto side streets and alleys are preferred. Existing or newly created alleys from a side street are the preferred access drive to parking areas.** Only one (1) access point to a parking, loading or service area (other than an alley) shall be permitted per block face from any side street adjoining Georgia Avenue. There is no limit on the number of openings or access points from an alley and alleys may function as parking area drive aisles.
- c. No driveway or access point shall exceed twenty (20) feet in width.
- d. Separation of driveways or access points from an alley, if permitted, shall be no less than twenty-four (24) feet.
- e. No driveway or access point from any public right of way that reduces on-street parking shall be permitted except for parking areas that are available for use by the general public.** (Rev. 6-20-16; Ord. 2016-14)

Based on these provisions, it appears the addition of a driveway access to West Avenue would require a variance through the Board of Zoning Appeals.

3.8.4.8 Landscaping – North Augusta’s traditional downtown is characterized by buildings arranged on small lots with buildings typically consuming the entire street frontage at or very close to the property line. Parcels developed or redeveloped with structures or uses that do not consume the entire street frontage or are set back, such as parking, whether landscaped or not, can create undesirable appearances.

Accordingly, no landscaping is required for lots or parcels abutting Georgia Avenue except as provided in this section.

3.8.4.8.1 Setbacks – *(omitted, does not apply)*

3.8.4.8.2 Unpaved Areas – All lot areas not covered by buildings, hard surfaces including entryways, pedestrian plaza areas or paved surfaces shall be landscaped.

3.8.4.8.3 Street Trees and Plantings – One (1) street tree shall be planted for every forty (40) feet of street (Georgia Avenue or side street) frontage unless existing trees are in place that meet this standard. At planting, each tree must have a minimum height of six (6) feet and a three (3) inch caliper. Required trees and plantings shall be planted on the right of way or in the setback as determined by the Director and Director of Public Works.

3.8.4.8.4 Parking Lot Landscaping – A minimum of one (1) medium or large shade tree shall be planted for every ten (10) parking spaces. Trees shall be located in islands interspersed throughout the parking lot. At planting, each tree must have a minimum height of six (6) feet and a two (2) inch caliper. Parking lot islands shall cover an area of not less than one hundred twenty-five (125) square feet with no dimension less than nine (9) feet.

Landscaping cannot be reviewed at this time.

To summarize:

- *The Georgia Avenue Overlay will generally allow the building footprints shown for Buildings 1-7.*
- *Building 8 will require setback variances through the Board of Zoning Appeals.*
- *The access to West Ave. will require a variance through the Board of Zoning Appeals.*
- *Specific architectural features will be reviewed when more detailed plans are available.*
- *The driveway is currently shown all the way to the property line, which may require a variance to remove/reduce landscaping requirements on site.*

If the project chooses to use the Neighborhood Preservation Overlay, the project will be reviewed using the following standards:

3.8.6 NP, Neighborhood Preservation Corridor Overlay District

3.8.6.1 Purpose – The Neighborhood Preservation Corridor Overlay District applies to areas of the city that are located on collector and arterial streets and are in transition between traditional residential and commercial uses. Structures in the corridor are predominantly if not exclusively residential in character. Parcel size is relatively small. The underlying zoning in the corridor includes a variety of both commercial and residential districts. The continued residential use of some parcels may not be economically feasible. It is anticipated that conversion of single-family residences to commercial and office establishments will continue. Demolition of existing residential structures is inconsistent with policies expressed in the Comprehensive Plan and contemporary commercial development for new retail uses and office buildings is inappropriate.

New high-density residential development is also inappropriate.

Alternative uses of existing residential buildings provides a more orderly and reasonable transition for the surrounding neighborhood. With appropriate restrictions, the conversion of houses to office and small personal service uses is suitable and provides for economically feasible uses of parcels in the corridor. This overlay is, therefore, created with an emphasis on preserving the residential character of the corridors, protecting the unique design features and local

architecture vernacular, and protecting the property values and health, safety and general welfare of surrounding neighborhoods. The Neighborhood Preservation Corridor Overlay District is established to preserve and protect residential neighborhoods while accommodating some transitional commercial uses at an appropriate scale in locations zoned for commercial uses. It is the intent of the Neighborhood Preservation Overlay Corridor District to maintain the residential appearance of existing structures and the residential setting of any building converted to a nonresidential use so that the converted dwelling will be compatible with neighboring residential property. To maintain residential character, lots shall not be developed or redeveloped solely for the purpose of providing parking.

3.8.6.2 Permitted Uses – Uses permitted in the Neighborhood Preservation Corridor Overlay District are provided in Table 3-2, Use Matrix, for the underlying base district. (Rev. 12-1-08; Ord. 2008-18)

(remainder omitted, as the proposed uses are allowed)

3.8.6.3 Dimensional Standards –

1. Maximum Height: 2.5 stories or 32 feet
2. Minimum Height: 14 feet
3. Minimum Front Setback: The average existing setback within the block in which the parcel is located or 25 feet
4. Maximum Front Setback: 50 feet
5. Minimum Side Setback Required: buffer or 5 feet
6. Minimum Rear Setback Required: buffer, 20 feet or 10 feet from an alley
7. Maximum Building Footprint: 3,000 square feet
8. Maximum Building Coverage: 50%

The design could potentially meet the setback requirements. Building 8 would require a variance for the front setback at a minimum. The current design far exceeds the 3,000 sq ft. limit. Building coverage appears to exceed 50% coverage.

3.8.6.4 Building Design –

3.8.6.4.1 Building entrances shall face the corridor street or a park.

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.

3.8.6.4.4 The existing facade facing or visible from the street, including existing doors and windows shall be retained.

3.8.6.5 Access and Parking –

3.8.6.5.1 Not more than one (1) access to a street shall be permitted per lot or parcel. There is no restriction on the number of access points to an alley.

3.8.6.5.2 The maximum driveway width between right of way and the front of any building is fourteen (14) feet.

3.8.6.5.3 Off-street parking shall be provided as set forth in Article 14, Parking. No above-ground structured parking is permitted, except for a residential garage that was constructed as an accessory use to a dwelling prior to its conversion to a non-residential use.

This would require 16 spaces at a minimum, plus guest parking at 1 per 4 units (2 spaces) (NADC 12.2.1.6), not noted as provided, unless public parking will suffice.

3.8.6.5.4 Parking shall not be permitted between structures and the corridor street. Parking shall be located on the side or in the rear of buildings only. Parking visible from the front shall be screened with a permanent wall, fence or hedge not less than forty-two (42) and no more than sixty (60) inches in height.

3.8.6.5.5 Parking areas shall be setback at least five (5) feet from the property line provided, however, that if the property line abuts an alley, no setback is required unless the alley abuts a front or side yard of a parcel that is zoned residential or in a residential use.

3.8.6.5.6 Parking areas shall be improved with an approved surface pursuant to the provisions of Article 12, Parking. Ground surface areas not covered with an approved surface shall be restricted from parking by signage and curbing, fencing or other physical barriers.

3.8.6.6 Landscaping Requirements –

3.8.6.6.1 Street Trees and Plantings – One (1) street tree shall be planted for every forty (40) feet of frontage on the corridor street in accordance with Article 10, Landscaping, unless existing trees

are in place and meet the standard. Required trees and plantings shall be planted between the sidewalk and curb where there is adequate space. In the event there is inadequate space between the sidewalk and curb as determined by the Director, the required trees may be planted behind the sidewalk in the front setback. If planted in the front setback the general alignment of street trees in the corridor shall be maintained to the extent practicable.

Comment: City Code §19-18 provides: Damaging trees, shrubs, etc., along streets.

Except as otherwise provided, it shall be unlawful for any person to cut, break, mutilate, deface or in any manner destroy or damage any tree, flower, vine, plant or shrub, or any boxing, pot or other thing provided for the protection thereof in or upon any street, alley, square or sidewalk in the city.

3.8.6.6.2 General Lot Landscaping – See Article 10, Landscaping.

3.8.6.6.3 Parking Lot Landscaping – See Article 10, Landscaping.

3.8.6.7 Lighting – All lighting shall be directed on-site or onto adjacent walkways and shall be shielded from interfering with corridor traffic and direct off-site viewing.

3.8.6.8 Signs – *(omitted, not reviewed at this time)*

3.8.6.9 Utilities and Trash Receptacles – *(omitted, not reviewed at this time)*

To summarize:

- *The Neighborhood Protection Overlay will generally allow uses shown.*
- *The plan as shown far exceeds the 3,000 sq ft footprint limit.*
- *Roof lines will require additional analysis to review.*
- *The setbacks, particularly the front, will need further analysis to determine. Any variance will be heard by the Board of Zoning Appeals.*
- *Building 8 will likely require setback variances through the Board of Zoning Appeals.*
- *The access to West Ave. will not require a variance.*
- *Specific architectural features will be reviewed when more detailed plans are available.*
- *The driveway is currently shown all the way to the property line, which may require a variance to remove/reduce landscaping requirements on site.*

Other regulations that will apply to this project in addition to Overlay requirements:

Article 7, Building Design: Although this development would be considered a “Multifamily” building per 7.2.2.1, this section was not used during the review due to architectural requirements of the overlay districts. Most of the requirements will overlap.

Article 10, Landscaping:

Most of the landscaping requirements will depend on the overlay chosen. It appears that by have a paved drive abutting the property line it would apply, given that both the Georgia Avenue Overlay and the Neighborhood Preservation Overlay state the Parking Lot Landscaping applies. The Director is authorized to reduce or relocated a portion of the landscaping, but cannot remove the requirement to have landscaping.

10.2.3 Exempt Development Landscape

Areas do not apply to the following categories of permit applications or uses:

- a. Minor subdivision plats;
- b. Agricultural uses as listed in the Use Matrix (NAICS Code 11; LBCS Function Code 9000 and Structure Code 8000);
- c. Any use, building or structure for which only a change of use is requested, and which requires no structural modifications which would increase its volume, scale or intensity except as provided for in §§19.5 and 19.6;
- d. Developments in the G, Georgia Avenue Overlay District, except that the Parking Lot Landscape Area requirements of §10.6 shall apply;**
- e. Sites containing unoccupied public utility equipment that are less than one thousand (1,000) square feet in area, except that all electrical substations shall install a minimum Type B buffer in accordance with Table 10-4.
- f. The internal parking areas of structured parking.
- g. Rear parking areas that abut an alley and do not front on any street. h. Parking areas that are screened by buildings in accordance with §10.6.5.2 and Table 10-9.

10.6 PARKING LOT LANDSCAPE AREAS

Parking Lot Landscape Areas aesthetically and visually enhance the appearance of parking lots. Parking lot landscaping mitigates the heat island effect, stormwater runoff and negative visual impacts of parking areas. Smaller parking lots are exempt from these requirements to encourage the dispersal of paved areas and infill development on smaller lots. In order to mitigate the impact of larger parking areas, Parking Lot Landscape Areas are based upon the size of the respective parking lot. The size of the required Parking Lot Landscape Area increases as the size of the respective parking lot increases.

10.6.1 Applicability

This section applies to:

- a. All new parking lots;
- b. Existing parking lots that add five (5) or more spaces, within the expansion area only; and
- c. Any change of use, unless the Director finds that the new use requires no additional parking spaces.

10.6.2 Generally

- a. Landscaping, both interior and exterior areas combined, shall comprise a minimum area of not less than ten percent (10%) of the gross parking lot area.
- b. The minimum prepared depth of all planting areas and islands shall be in accordance with horticultural best management practices.
- c. The Director may approve alternative planting island or median configurations if:
 1. The number and size of landscaped areas is not reduced; and
 2. The configuration is needed to respond to unique topographical or site conditions; or
 3. In lieu of curb and gutter or landscape plantings, the applicant incorporates bioretention facilities consistent with the principles of Low Impact Design; or
 4. The Director determines that the alternative design will provide more effective screening and shading of parking areas.
- d. Parking perimeters, medians, islands and strips shall include a six (6) inch vertical curb unless uncurbed bioretention areas are included as part of an approved low impact stormwater management design (Low Impact Design) approved by the City Engineer. A qualified Engineer shall certify that the bioretention areas comply with the principles for Low Impact Design.
- e. All dimension and area calculations for landscape areas shall be measured horizontally from the back (inside) of the curb that surrounds the landscape area.

10.6.3 Perimeter Landscaping

10.6.3.1 Applicability – Perimeter landscaping is the portion of the landscaped area that encircles the area improved for parking. **Perimeter landscaping is required on all sides of a parking lot or paved drive that abuts adjoining property, a public right of way and internal access drives.** Exterior landscaping is not required along that portion of a parking lot where drive aisles or other openings are required. Perimeter landscaping is required between the parking area and the principal building; provided however, that a sidewalk not less than five (5) feet in width may be provided in lieu of perimeter landscaping.

Adjacent to Internal Drives: 5' width, Large Trees are optional, 1+1 per 40' Small Tree, 1+1 per 5' Shrubs, and Groundcover. Also required "Adjacent to side and rear property lines" and "Adjacent to a building (other than pedestrian accessways)."

10.6.5 Waivers

10.6.5.1 In instances where the strict interpretation of this section will seriously limit the function of the parking area, increase stormwater runoff or create ponding or pooling of water so as to impair the habitability of buildings or interfere with traffic circulation, the Director may approve the relocation of a portion of the required interior parking landscape area to the perimeter parking landscape area provided the minimum area requirements are not reduced.

If Lot 8 is considered approvable, it will have to meet the landscape guidelines for a single-family residence or request a waiver to those standards.

SECTION 8: ATTACHMENTS

Site Map
Aerial
Topography
Current Zoning
Future Land Use
Site Photos
Sketch Plan

cc. Richard Fletcher, richard@cfsarchitects.com



Figure 1: Site



Figure 2: Aerial

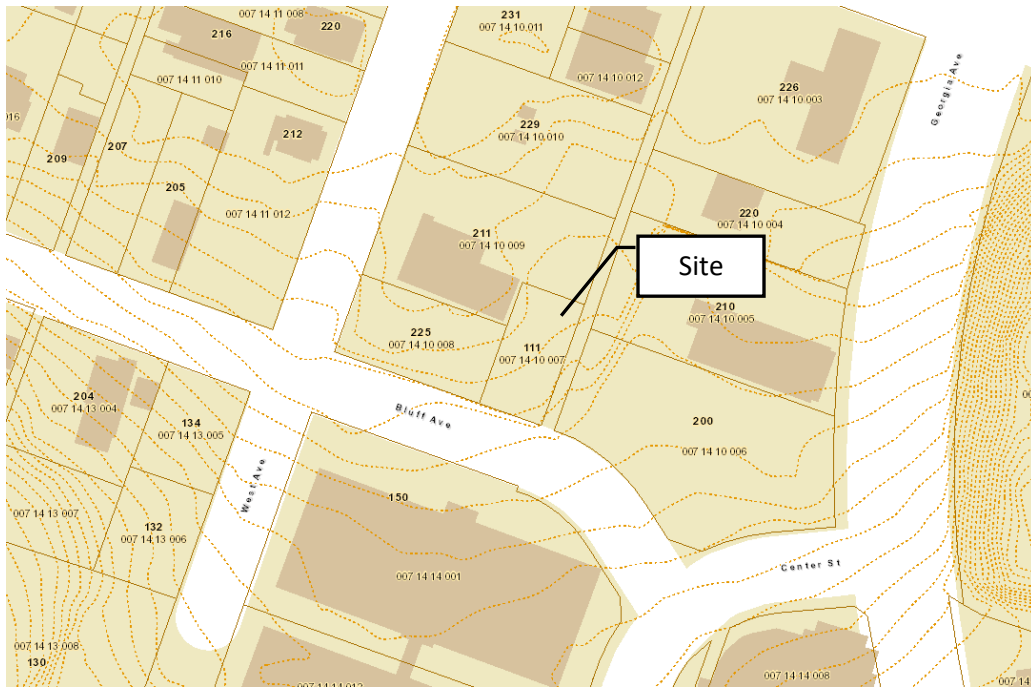


Figure 3: Topography



Figure 4: Current Zoning



Figure 5: Future Land Use

Site Photos



Figure 6: Site from across Bluff, facing northwest



Figure 7: Site from corner of West and Bluff, facing northeast



Figure 8: Site along back of the School of Dance, looking east from West Ave.



Figure 9: Looking north along alley; eastern property line



Figure 10: Site from alley, looking south. School of Dance is on the right.

The attached image is the aesthetic we have in mind - a traditional Boston/Baltimore/Georgetown row house with a unified cornice, matching windows, one brick selection, and traditional detailing. Doors would be recessed several feet back from the sidewalk to provide a covering for the entrance. The doors would be flush with the sidewalk so that the entry hall for each unit is at grade. Internal steps would provide a transition up to the first level. Double car garages would be accessed from the north (rear) of the building, and there would be a flex space (guest room, office, media, etc.) at the Bluff Avenue side of each unit at the first level. The second level would include living, dining, and kitchen functions as well as the master bedroom. The third level is conceived presently as a half story for additional bedrooms. Stacking closets for elevators are anticipated.

The primary exterior finish material will be brick, and it will be carefully chosen to give the building a timeless appearance. I served on the Design Review Committee at Hammond's Ferry, and I know the importance of choosing a great looking brick. Windows will be wood with aluminum cladding and simulate divided lights - these windows are very traditional looking.

A curb cut at West Avenue is important as we anticipate the house on the west end of the property would not be able to exit their garage without space to back up and turn. This would allow all vehicles to exit via West or the alley while driving forward. The curb cut will also allow the city's garbage truck operator to navigate through the rear of the site and pick up roll carts on trash day without having to back out.

We have not finished investigating utilities, but water, sanitary sewer, and storm sewer are available to the best of our knowledge.

We are anticipating that the city will want to widen the alley as it did at Main Street Alley, and so we have set aside a five-foot easement for that purpose.

Thanks very much.

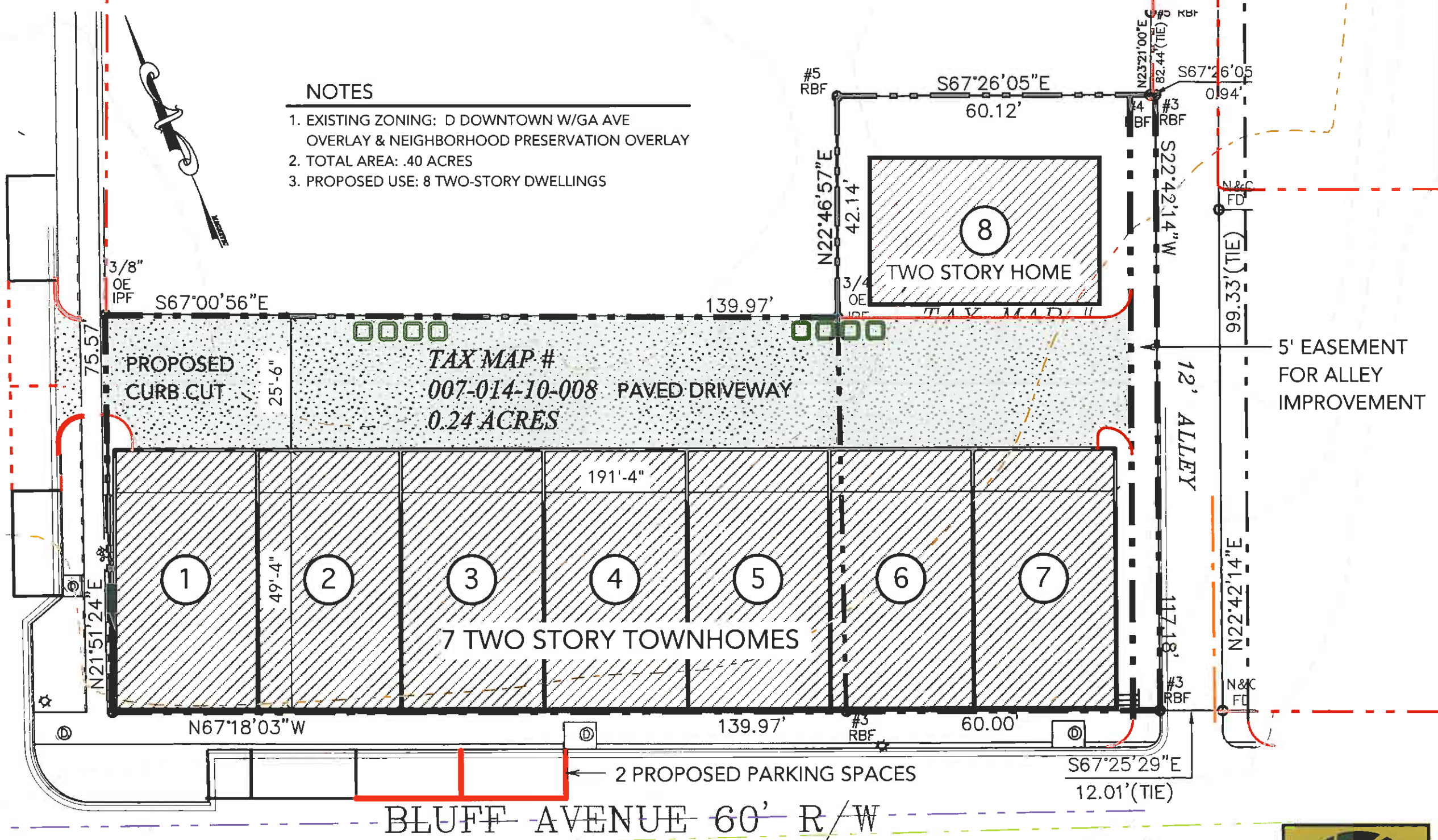
Richard



WEST AVENUE 60' R/W

NOTES

- 1. EXISTING ZONING: D DOWNTOWN W/GA AVE OVERLAY & NEIGHBORHOOD PRESERVATION OVERLAY
- 2. TOTAL AREA: .40 ACRES
- 3. PROPOSED USE: 8 TWO-STORY DWELLINGS



TAX MAP # 007-014-10-008
PAVED DRIVEWAY
0.24 ACRES

PROPOSED CURB CUT

8
TWO STORY HOME

1

2

3

4

5

6

7

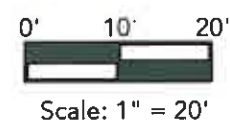
7 TWO STORY TOWNHOMES

12' ALLEY

5' EASEMENT FOR ALLEY IMPROVEMENT

2 PROPOSED PARKING SPACES

BLUFF AVENUE 60' R/W



BLUFF AVENUE TOWNHOMES - SKETCH PLAN



RECEIVED
NOV - 2 2018

CONPL 18-001

Project Staff Report

ANX18-001 2031 Pisgah Rd., Aiken County

Prepared by: Libby Hodges

Meeting Date: November 15, 2018

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	2031 Pisgah Rd.
Parcel Number	005-19-06-003, 005-19-06-002
Total Development Size	± 1.72 acres
Zoning Requested	GC, General Commercial
Future Land Use	Low Density Residential

SECTION 2: PLANNING COMMISSION CONSIDERATION

The City of North Augusta has received a request to annex 2031 Pisgah Rd., currently owned by Forrest and Felix McKie.

The Planning Commission is being asked to make a recommendation regarding the zoning classification of this property prior to annexation.

NADC § 18.3.7 Additional Reviews

18.3.7.3 Annexation – All proposed annexations, where the requested zoning is inconsistent with the Land Use Element of the Comprehensive Plan or differs from zoning on adjacent property, shall be reviewed by the Planning Commission for conformity and consistency with the Comprehensive Plan and recommendations regarding the zoning to be applied to the property to be annexed shall be forwarded to the City Council in accordance with the Planning Commission recommendation procedures specified in Article 5, Approval Procedures.

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Convenience Store/ Gas Station	Low Density Residential	n/a (Aiken County)
North	Single-family Residential (Aiken County)	Low Density Residential	n/a (Aiken County)
South	Commercial (Car Wash)	Low Density Residential	PD, Planned Development
East	Single-family Residential	Low Density Residential	R-10, Medium Lot Residential
West	Public – Greenway	Parks, Open Space	P, Public

SECTION 4: STAFF EVALUATION AND ANALYSIS

Any existing improvements on the property that do not comply with current Development Codes will be considered legally non-conforming. Any future improvements will be expected to comply with the codes in force at the time of the improvement.

The current development on site is classified as use 5.24: Convenience stores selling gasoline. This is considered a Commercial Use as provided in Article 3 of the NADC:

3.3.3 Commercial Districts The purpose of commercial districts is to provide commercial opportunities in certain areas of the community in response to market conditions, but not at the expense of residential areas or environmental amenities. Within the four (4) commercial districts, a building or premises shall be used only for the permitted uses. No outdoor storage or display of goods shall be permitted unless an outdoor use is conditionally approved pursuant to §4.33. No business shall be established in or allowed to occupy a mobile home or manufactured unit other than as an office for a mobile home sales lot.

The following zoning designations allow this use by right. Each zoning type is followed by the description of each zoning classification.

3.3.3.3 GC, General Commercial District – The purpose of this district is to provide for areas within the city where large-scale commercial developments may take place. This district is designed to support citywide or regional shopping centers and business

complexes of greater magnitude than permitted by the OC, Office Commercial, or NC, Neighborhood Commercial Districts. It permits a wide range of business and commercial uses generally clustered for cumulative attraction and optimum accessibility, but also in strips where so designated by the Comprehensive Plan.

3.3.3.4 TC, Thoroughfare Commercial District – The purpose of this district is to accommodate commercial, light industrial and warehouse/distribution uses. These uses need a high volume highway traffic zone. Such commercial uses typically depend upon a regional commercial market characterized by bright and intensive signage designed to gain the attention of passing motorists. Commercial uses of this nature are detrimental to residential neighborhoods and professional commercial zones and, accordingly, are limited to areas of the community where traffic volumes are the highest and residential development and professional commercial land uses are the least prevalent.

Based on these descriptions, staff recommends using a GC, General Commercial zoning for the property at adoption.

SECTION 5: ATTACHMENTS

Site Map
Aerial
Future Land Use
Exhibit A
Exhibit B

cc. Lark Jones, lwjlaw@comcast.net

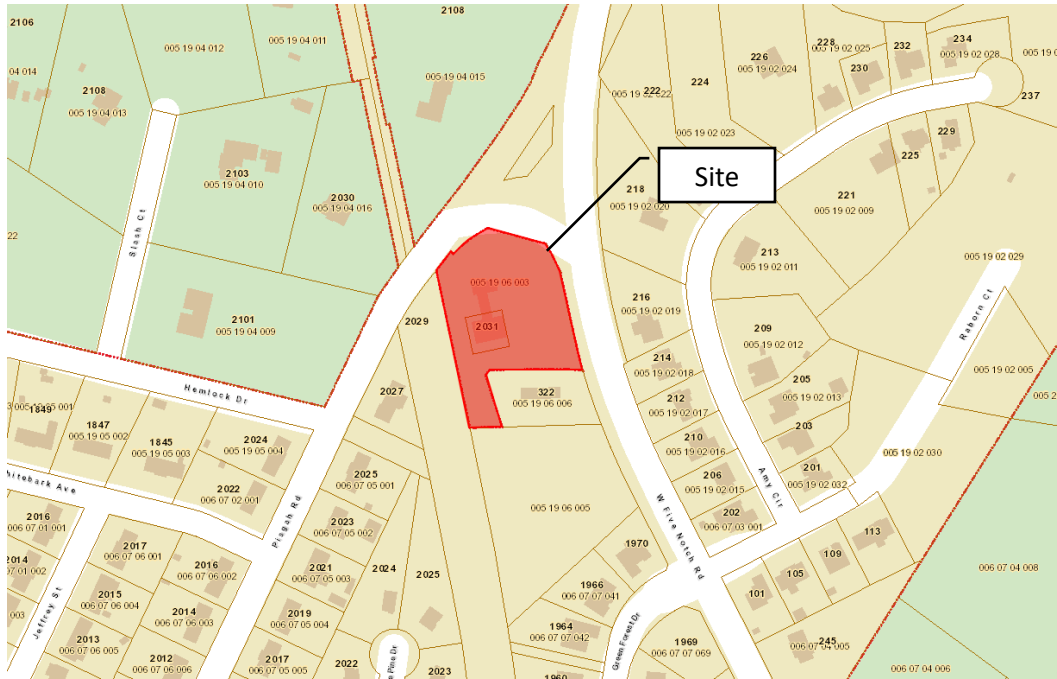


Figure 1: Site

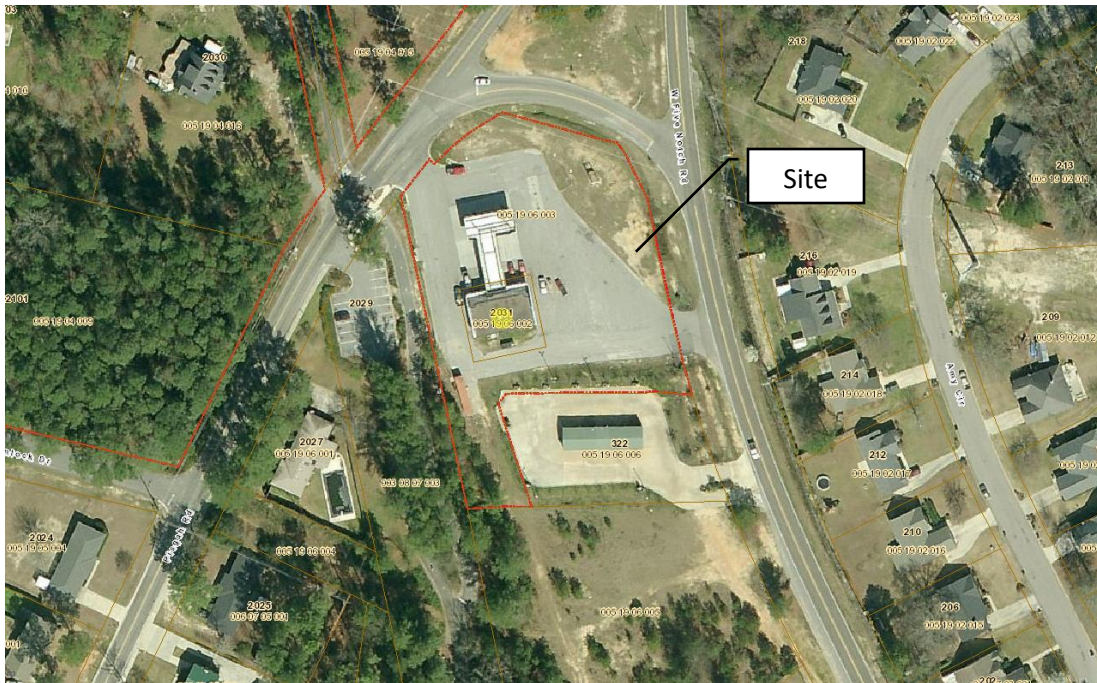


Figure 2: Aerial

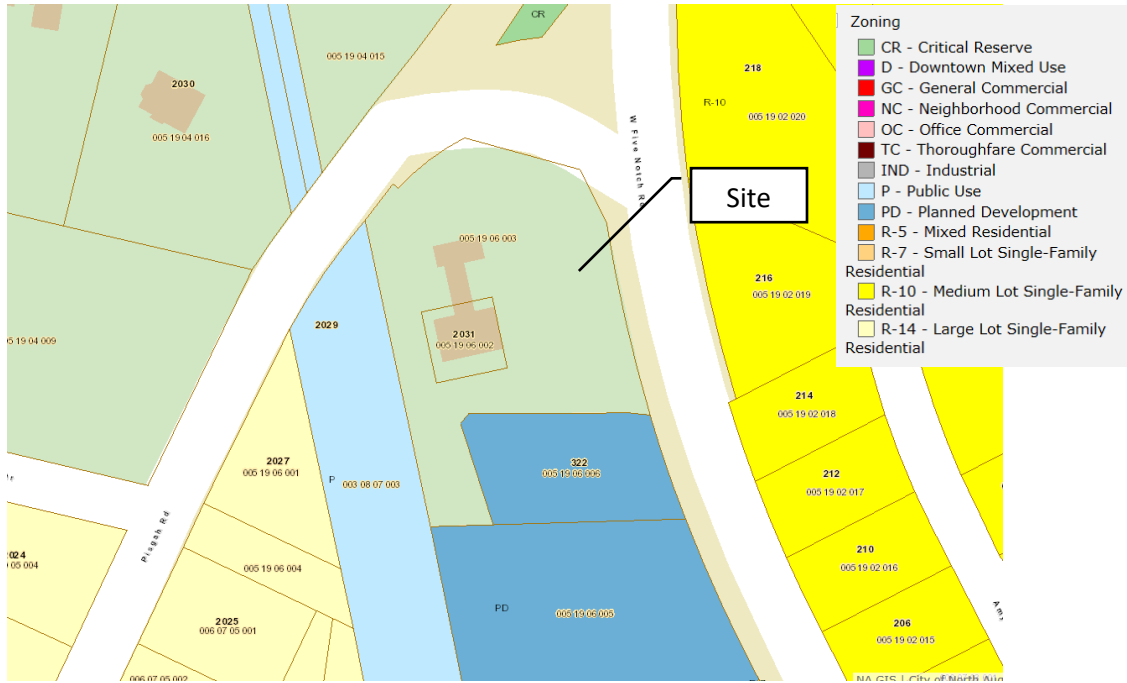


Figure 3: Current Zoning

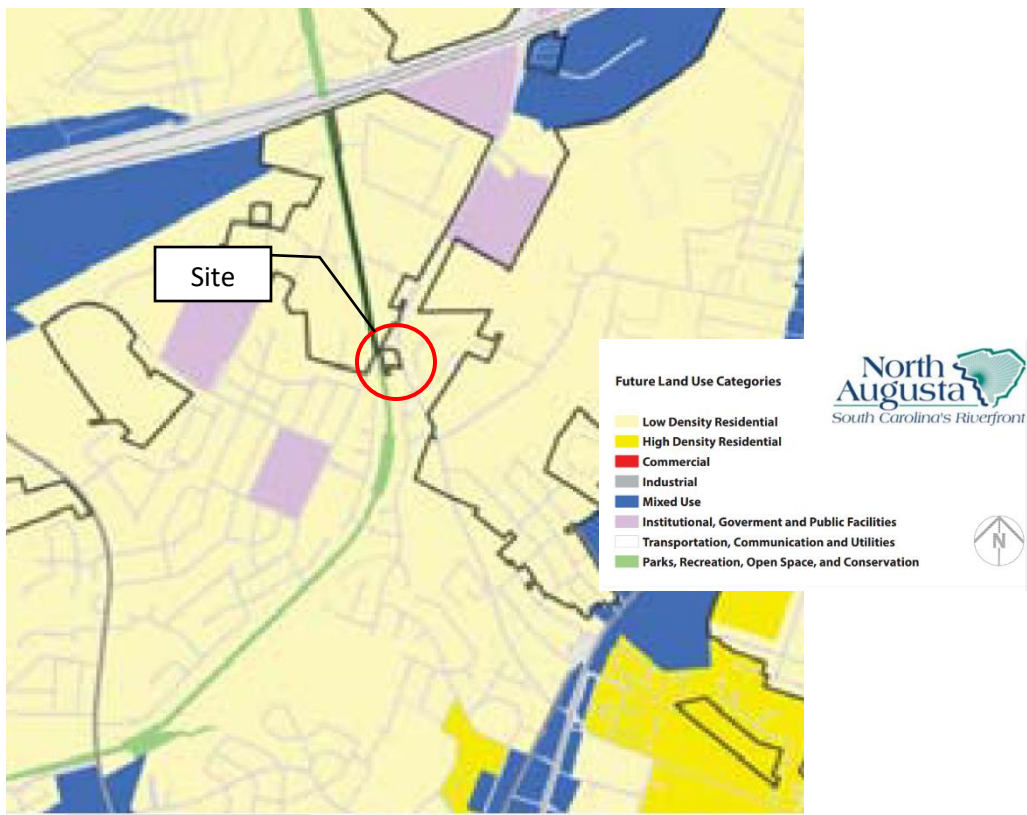


Figure 4: Future Land Use

EXHIBIT A

Outside City

T.P.N. 005 19 06 003
Approximately 1.49 Acres

Pisgah Rd

Greenway Trail

Five Notch Rd

Inside City

T.P.N. 005 19 06 002
Approximately 0.13 Acres

EXHIBIT B

Outside City

CR

T.P.N. 005 19 06 003
GC, General Commercial

R-10

Pisgah Rd

P
Greenway Trail

Five Notch Rd

R-14

PD

Inside City

PD

T.P.N. 005 19 06 002
GC, General Commercial

Planning Commission



The Planning Commission (PC) generally meets on the third Thursday of each month at 7:00 PM in the City Council Chambers, 3rd floor, North Augusta Municipal Center, 100 Georgia Avenue.

2019 Planning Commission Meeting Schedule

Application Due Date	Agenda Issued	Meeting Date
December 17	January 10	January 17
January 21	February 14	February 21
February 21	March 14	March 21
March 18	April 11	April 18
April 16	May 9	May 16
May 20	June 13	June 20
June 18	July 11	July 18
July 15	August 8	August 15
August 19	September 12	September 19
September 17	October 10	October 17
October 21	November 14	November 21 (Business Mtg)
November 19	December 12	December 19

Submitting an Application to the Planning Commission

The application process begins with an initial application submittal followed by a completeness review. The initial application and supporting documents are submitted to the Department of Planning and Development on the 2nd floor of the Municipal Center. Information required at initial submittal is listed by application type on the application checklist and in the North Augusta Development Code (NADC), both available in the Document Library on the City website, www.northaugusta.net.

*Some application types may have alternate due dates. Please contact the Planning & Development staff if you need assistance with your application or have questions about the submittal deadlines.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
OCTOBER 2018***

City of North Augusta
Department of Planning and Development
Monthly Report for October 2018

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Development Applications								
Subdivisions								
Major Subdivision Plans	0	0	2	0	0	0	2	0
Planned Acres	0.00	0.00	37.45	0.00	0.00	0.00	27.88	0.00
Planned Lots	0	0	108	0	0	0	89	0
Minor Subdivision Plans	0	0	12	0	1	0	17	0
Platted New Lots	0	0	19	0	5	0	31	0
Major Subdivision Plans	0	0	3	0	0	0	1	0
Platted Acres	0.00	0.00	39.38	0.00	0.00	0.00	21.18	0.00
Platted Lots	0	0	98	0	0	0	42	0
Site Plans								
Minor Site Plans	0	1	3	4	0	0	9	0
Major Site Plans	0	0	0	0	3	0	6	0
Total Site Plan Acres	0.00	0.00	0.00	1.84	61.32	0.00	117.37	0.00
Planned Developments								
PD Gen Dev Plans/Major Mod.	0	0	0	0	0	0	0	0
PD Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Plan Modifications		0	0	0	0	0	0	0
Annexations								
Applications	0	0	0	0	0	0	1	0
Parcels	0	0	0	0	0	0	1	0
Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.00
Zoning/Text Amendments								
Rezoning	0	0	0	1	0	0	1	0
Parcels	0	0	0	2	0	0	2	0
Acres	0.00	0.00	0.00	2.41	0.00	0.00	245.56	0.00
Conditional Zoning	0	0	0	0	0	0	0	0
Parcels	0	0	0	0	0	0	0	0
Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Text Amendments	0	0	0	1	0	0	0	0
Other								
Certificates of Zoning Compliance	3	3	108	6	10	0	168	0
Zoning Confirmation Letters	0	0	5	0	0	0	9	0
Residential Site Reviews	24	0	214	0	25	0	167	0
Sign Permits	5	0	30	0	1	0	40	0
Planning Projects	0	0	0	0	0	0	5	0
Communications Towers	0	0	0	0	0	0	0	0
Conditional Use Permits	0	1	0	1	0	0	1	0

City of North Augusta
Department of Planning and Development
Monthly Report for October 2018

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Appeals								
Variances	0	0	1	0	0	0	1	0
Special Exceptions	0	0	2	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	0
Waivers	0	0	0	0	0	0	0	0
Fees Collected								
Development Applications	\$1,588.50		\$14,206.50		\$440.00		\$16,617.20	
Appeals	\$0.00		\$200.00		\$0.00		\$200.00	
Maps/Publications	\$0.00		\$77.00		\$0.00		\$0.00	
Special Review Fees	\$0.00		\$0.00		\$0.00		\$0.00	
Total Fees	\$1,588.50		\$14,483.50		\$440.00		\$16,817.20	

* Corrected

City of North Augusta

Department of Planning and Development

Staff Approvals - 2018

Residential Site Plans - October 2018

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
RSP18-197	002-12-04-006	B.E.C Custom Homes	312 Seton Circle	R-14	10/18/2018	New Residential
RSP18-198	001-16-07-015	D.R. Horton, Inc.	1115 Dietrich Lane	PD	10/1/2018	New Residential
RSP18-199	002-11-02-093	B.E.C Custom Homes	137 Seton Cir.	PD	10/1/2018	New Residential
RSP18-200	006-14-05-005	Wendy Anderson	1940 Bunting Dr.	R-7	10/4/2018	Enlarge Kitchen add Deck
RSP18-201	011-05-06-001	Lacey Construction	1050 Wildlife Cir.	R-7	10/4/2018	New Residential
RSP18-202	011-05-06-001	Lacey Construction	1054 Wildlife Cir.	R-7	10/4/2018	New Residential
RSP18-203	011-05-06-001	Lacey Construction	1058 Wildlife Cir.	R-7	10/4/2018	New Residential
RSP18-204	011-05-06-001	Lacey Construction	1038 Wildlife Cir.	R-7	10/4/2018	New Residential
RSP18-205	011-05-06-001	Lacey Construction	1044 Wildlife Cir.	R-7	10/4/2018	New Residential
RSP18-206	011-05-06-001	Lacey Construction	1048 Wildlife Cir.	R-7	10/4/2018	New Residential

RSP18-207	106-00-09-004	Keystone Homes, Inc.	1037 Harlequin Way	PD	10/17/2018	New Residential
RSP18-208	007-13-37-006	David Blair Homes	627 Railroad Ave.	PD	10/4/2018	New Residential
RSP18-209	006-17-16-005	Mason Barrett	813 Hammond Dr.	R-14	10/4/2018	Storage Building
RSP18-212	002-11-02-016	Michael E. Reed	614 Savannah Barony Dr.	PD	10/12/2018	New Residential
RSP18-213	005-14-06-014	Forrest McKie	151 Broxten Dr.		10/16/2018	New Residential
RSP18-214	005-09-13-021	Bill Beasley Homes	452 Bridle Path Rd.	PD	10/17/2018	New Residential
RSP18-215	002-12-04-005	Chris Welsh	110 Eron Ct.	R-14	10/18/2018	New Residential
RSP18-216	007-12-05-015	Ilda Martinez & Luis M. Filio	1016 Weston St.	R-10	10/24/2018	12 X 20 Storage Building
RSP18-217	002-12-05-010	Chris Welsh	109 Walsh Way	R-14	10/24/2018	New Residential
RSP18-218	012-14-06-019	Carbon Construction	1932 Seaborn Dr	R-7	10/29/2018	New Residential
RSP18-219	001-12-04-012	D.R. Horton, Inc.	969 Dietrich Lane	PD	10/29/2018	New Residential
RSP18-220	001-12-04-011	D.R. Horton, Inc.	973 Dietrich Lane	PD	10/29/2018	New Residential
RSP18-221	001-12-04-010	D.R. Horton, Inc.	979 Dietrich Lane	PD	10/29/2018	New Residential
RSP18-222	001-16-07-020	D.R. Horton, Inc.	1082 Dietrich Lane	PD	10/29/2018	New Residential



DRAWING SCALE
 SCALE IN FEET
 0 200 400

DATE 06 NOV 2018
 DRAWING No.

SR 4 / US 25BU BRIDGE OVER SAVANNAH RIVER
PI NO. 0013927
BRIDGE REPLACEMENT CONCEPT LAYOUT

- LEGEND
- PROPOSED PERMANENT PAVING
 - PROPOSED PERMANENT BRIDGE
 - PROPOSED PERMANENT APPROACH SLAB
 - EXISTING R.O.W / PROPERTY
 - EXISTING BRIDGE
 - AUGUSTA LEVEE

PARSONS
 3577 PARKWAY LANE, SUITE 100
 NORCROSS, GA 30092

GDOT
 Georgia Department of Transportation