

Planning Commission



Minutes of the Thursday, June 18, 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 June 18, 2020, having been duly publicized, was called to order at 7:06 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, Larry Watts, and JoAnn McKie. Also in attendance were Libby Hodges, Director of Planning and Development, Pastor Joe L. Newsome, Paul Lawler, Matt Cotton, and Jim Newman.
3. **Approval of Minutes** – The minutes from the Regular Meeting of May 21, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application RZT20-001 Article 13, Signs Text Amendment** – 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.
 - a. Consideration of the text amendment request by the Commission
 - b. Recommendation

Chairman Williams read the application summary for Application RZT20-001 Article 13, Signs Text Amendment 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.

Chairman Williams opened the public hearing at 7:09 p.m. and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained this is a text amendment and staff was not required to contact anyone in particular about the text amendment because it would apply across the entire Development Code for the City. She stated what is provided is one version of the text change that is a literal interpretation of what is being asked for, and another text change interpretation that has more staff recommendations added to it.

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. Joe L. Newsome, Pastor of Be Ye Holy Ministries, Inc., gave a brief description of the text amendment request and the proposed project. Chairman Williams questioned when the ministry was purchased. Mr. Newsome answered 2009. He stated the sign was purchased at the beginning of May 2020.

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

Commissioner McKie questioned if the sign had been purchased. Mr. Newsome replied yes.

Chairman Williams asked if there were any comments from the public. Mrs. Hodges replied that there were none.

Commissioner Key asked Mr. Newsome if he knew there was a Sign Ordinance before he purchased the sign. Mr. Newsome replied yes, but he did not know as to what extent the ordinance was since they had initially installed a wooden sign when the ministry was purchased and they did get permission to put that sign up. Mr. Key asked Mr. Newsome if he knew that in making this request it not only affects his location but all of the City of North Augusta. Mrs. Hodges explained that this was the staff's recommendation and they had originally applied to go to the Board of Zoning Appeals but we were concerned that they would not approve the appeal because it does not meet many of the criteria that for a variance. She said our recommendation was to do a text amendment instead with the possibility of going to City Council.

Chairman Williams asked Mr. Newsome if he were flexible to having a regular sign rather than a readerboard because the current location of the existing sign is in a prominent location. Mr. Newsome explained with modern technology as it is today they do not want to go back to a sign where you have to put up, and take down, the letters. He said they want a

more modern sign that would allow them to be more visible within the community with services and announcements.

Commissioner McKie questioned if the sign could be placed off site with the ability to use another property and asked Mr. Newsome if he had thought of another alternative. Mr. Newsome explained that they had given consideration to a billboard sign, but it somewhat diminishes what they want to do within the community as to their services and who they are.

There being no further questions, Chairman Williams closed the public hearing at 7:22 p.m. and asked the Commissioners for any further comments.

Commissioner Key commented that what is being considered would be being changed city-wide, and with all the efforts we do to make things uniform within the city, he will be voting no.

Chairman Williams stated with all the effort recently put in to changing the sign code he cannot see how we can change the entire code again. He said he feels a variance would be the best way and it would be up to the Board of Zoning Appeals or City Council.

Commissioner McKie commented that she feels there should be another way the sign could be placed on another property. She said she does not feel it is appropriate for the neighborhood and she votes no.

Commissioner Clark concurred with Mr. Williams. He said the Commission should not change the City Ordinance for a single location.

Chairman Williams invited the Planning Commission to make a motion.

Commissioner Key motioned to recommend that the City Council approve Application RZT20-001 Article 13, Signs Text Amendment a request by Be Ye Holy Holy Ministries for a Text Amendment to allow electronic readerboards in residential districts. Commissioner Clark offered a second and the Planning Commission voted unanimously against recommending approval of the requested changes.

6. Application MSP20-001 Circle K Redevelopment – A request by Circle K Stores, Inc. for approval of a site plan application for the redevelopment of the Circle K store located at 421 W. Martintown Rd. The request affects ±1.69 acres located on portions of TPNs 006-18-05-016, 006-18-05-017, and 006-18-05-018 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

a. Consideration of the Minor Site Plan application by the Planning Commission

Chairman Williams read the application summary for Application MSP20-001 Circle K Redevelopment a request by Circle K Stores, Inc. for approval of a site plan application for the redevelopment of the Circle K store located at 421 W. Martintown Rd. The request affects ±1.69 acres located on portions of TPNs 006-18-05-016, 006-18-05-017, and 006-18-05-018 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

Chairman Williams opened the public hearing at 7:32 p.m. and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this is a general site plan approval and the case went before the Board of Zoning Appeals and they approved the variance for the building location and the conditions in the staff report.

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. Paul Lawler, Engineer with Bowman Consulting Group, Ltd., spoke on behalf of Circle K Stores, Inc. and gave a brief description of the proposed project. He explained that Circle K is wanting to redevelop an existing smaller site and incorporate their nationwide standard site that is a larger format building, with eight fuel lane pumps in front along Martintown Road.

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

Commissioner Clark questioned if this was essentially a duplicate of a Circle K that is located on Martintown Road and the interstate. Mr. Matt Cotton, Development Manager for Circle K Stores, Inc., answered that it is not exactly what they have at the interstate and explained that store is a larger existing building with a more standard up-to-date canopy. He stated that was not a new build, but this request would be a new build. Mr. Cotton referred to hand out of the site elevations showing what the building will look like and stated the new building will not look like the store at the interstate.

Chairman Williams questioned if the land behind the current store has been purchased as well as the car wash to the left of the property. Mr. Cotton replied they are currently under contract on the two parcels.

Commissioner Carter questioned if there were going to be any other consortium other than Circle K at this location. Mr. Cotton replied no.

Chairman Williams questioned if the current curb cuts will be closed. Mr. Cotton replied yes.

Commissioner Crawford asked Mrs. Hodges about the canopy screening indicated in the staff report. Mrs. Hodges explained that a complete screening of the canopy is not feasible nor safe and we are not against the canopy being there. She said we wanted to make sure it is understood that it would not be completely screened.

There being no further questions or comments Chairman Williams invited the Planning Commission to make a motion.

Commissioner Key made a motion to approve Application MSP20-001 Circle K Redevelopment a request by Circle K Stores, Inc. for approval of a site plan application for the redevelopment of the Circle K store located at 421 W. Martintown Rd. The request affects ±1.69 acres located on portions of TPNs 006-18-05-016, 006-18-05-017, and 006-18-05-018 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District. Commissioner Crawford offered a second and the motion passed unanimously.

7. **Application SP20-002 Communigraphics** – A request by Communigraphics for approval of an accessory warehouse located at 1400 Georgia Ave. The request affects ±3.0 acres located on TPN 006-19-05-035 zoned PD, Planned Development and within the NP, Neighborhood Preservation Overlay District.
 - a. Consideration of the Major Site Plan application by the Planning Commission

Chairman Williams read the application summary for Application SP20-002 Communigraphics a request by Communigraphics for approval of an accessory warehouse located at 1400 Georgia Ave. The request affects ±3.0 acres located on TPN 006-19-05-035 zoned PD, Planned Development and within the NP, Neighborhood Preservation Overlay District and opened the public hearing at 7:43 p.m. and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this is an application that was seen several months ago as a Concept Plan and this is a project that has a Planned Development on it. She said the PD does give the Planning Commission the ability to change some of the layout and requirements of the property and there are some concerns about the elevation meeting the requirements of the Neighborhood Preservation Overlay District which is required by the PD, but staff felt the Commission needed to review it for building location and square footage as allowed by the PD.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges.

Chairman Williams referred to the original sketch review traffic impact tier and questioned if it were of any significance that it showed tier 2 and now shows tier 1. Mrs. Hodges explained that it would be of importance if they were going to do a rezoning or changing any of the driveway access and they are not doing either of these. Mr. Williams questioned if there is

still a need for a variance from the Board of Zoning Appeals based on what the Commission decides. Mrs. Hodges replied that based on what is shown on the site plan now she believes that it would not be a requirement.

Commissioner Key asked Mrs. Hodges to elaborate on the elevation requirements. Mrs. Hodges explained that the Planned Development does require the elevation to match the Neighborhood Preservation requirements and we did not have any stipulations about the coverage of the windows and other requirements about louvers indoors and how much area that can cover. Mr. Key asked how that would be mitigated. Mrs. Hodges explained that staff would not give a final approval until they knew for sure that the elevations worked.

Commissioner McKie commented that the pictures provided in the handout seemed dramatic and asked what the pictures are for. Mrs. Hodges explained that the pictures were original exhibits from the PD.

Chairman Williams asked if the applicant had any comments.

Mr. Jim Newman, representing Communigraphics and the Engineer, gave a brief description of the proposed project.

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

Commissioner Key questioned how the rollup doors are configured on the building. Mr. Newman replied that the rollup doors will be at the front of the property and that is the only access from Martintown Road and there will be a walk door to the left of the rollup door and two windows.

There being no further questions or comments Chairman Williams invited the Planning Commission to make a motion.

Commissioner Crawford made a motion that Application SP20-002 Communigraphics a request by Communigraphics for approval of an accessory warehouse located at 1400 Georgia Ave., encompassing ±3.0 acres located on TPN 006-19-05-035 zoned PD, Planned Development and within the NP, Neighborhood Preservation Overlay District. The motion included the provision that the PD modifications are approved to allow the site plan as shown and to allow 33,750 square feet of warehouse space in the location shown on the current site plan be approved with the following condition. Staff will verify that the architectural elevations will be verified to meet the architectural elevations will meet the requirements of the Neighborhood Preservation Overlay.

Commissioner Carter offered a second and the motion passed unanimously.

8. Staff Report

Mrs. Hodges presented the May Performance Report.

Mrs. Hodges stated the Martintown Road Corridor Study is moving along and there have been some meetings with SCDOT and some of the surrounding developers.

Mrs. Hodges stated work is still being done on the Metropolitan Transportation Plan for the entire ARTS area.

Mrs. Hodges announced that the Fifth Street Bridge is officially closed and will possibly reopen in a year or so only to pedestrian and bicycle traffic.

Mrs. Hodges stated we should start working on the budget for the next year over the next couple of months. She said there are a couple of TAP Grants that have been accepted.

9. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 8:06 p.m.

Respectfully Submitted,



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

Project Staff Report

RZT20-002 Article 4, Supplemental Use Regulations: Home Occupations

Prepared by: Libby Hodges

Meeting Date: July 16, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Article 4, Supplemental Use Regulations: Home Occupations
Applicant	City of North Augusta
Proposed Text Amendment	A request by the City of North Augusta to revise Article 4, Supplemental Use Regulations: Home Occupations to define and clarify food handling and preparation guidelines. The request is to allow for certain cottage kitchen uses within residential zoning districts.

SECTION 2: GENERAL DESCRIPTION

The Planning and Development Department has received several requests for “Cottage Kitchen” type uses as home occupations within the city. Staff has noted contradictions in city regulations and conflict with allowances in state food handling law related to these uses.

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:

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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.

SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

Background Information

The North Augusta Development Code provides the following regulations for Home Occupations related to food preparation (**bold emphasis added**). Staff commentary added in italics. The full section is included for reference and to provide additional context.

4.14 Home Occupations

4.14.1 Applicability

This section applies to any occupation, profession, activity or use carried on by any member of the immediate family residing on the premises, that is clearly incidental, and a secondary use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood, and has the following characteristics:

- a. Is conducted entirely on the premises of the subject's home;
- b. Displays no products from the street and may not involve retail trade on the premises; except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal use in the home occupation, may be sold on the premises;
- c. Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazards, unhealthy or unsightly conditions; and
- d. Is not visibly evident from outside the structure except for an identification sign which shall conform to the requirements for signage in a residential zoning district (see Article 13, Signs).

4.14.2 Standards

Home occupations are permitted in any dwelling unit subject to the following provisions:

- a. The appearance of the dwelling unit shall not be altered.
- b. The home occupation shall not affect the residential character of the neighborhood and shall not be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, increased traffic or the emission of odors, sounds, or vibrations.
- c. No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- d. The home occupation shall not involve the use of advertising signs on the premises or an any other advertising medium which calls attention to the fact that the dwelling unit is being used for a home occupation except for an identification sign which shall conform to the requirements for signage in a residential zoning district permitted pursuant to Article 13, Signs.
- e. The home occupation shall be conducted solely by resident occupants of the dwelling unit and one (1) additional employee or volunteer.
- f. The home occupation shall be conducted entirely within the dwelling unit or within in an accessory structure located on the same parcel as the dwelling unit except for those necessary outdoor activities related to the care of children. No more than twenty five percent (25%) of the gross area of the dwelling unit shall be used for the home occupation.
- g. A home occupation which utilizes an accessory building, whether attached or detached, shall not occupy a floor space greater than five hundred (500) square feet.
- h. The use of electrical or mechanical equipment that would change the fire rating of the dwelling or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- i. The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.
- j. The home occupation does not generate additional traffic in excess of ten (10) vehicle trips per day or otherwise increase traffic or on street parking that would be inconsistent with a residential area.
- k. No direct on premises selling of retail goods shall be allowed except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal activity in the home occupation, may be sold on the premises. Telephone solicitation is permitted.

4.14.3 Prohibited Uses

The following uses are prohibited as home occupations:

- a. Vehicle painting, service or repair;
- b. Animal hospitals, kennels, stables, hospitals, or obedience/training schools;
- c. Restaurants;
- d. Automobile and/or body and fender repair;
- e. Food handling, processing or packing;**
- f. Repair, manufacturing, and processing uses; however, this shall not exclude the home occupation of small scale skilled trades including a dressmaker, tailor gunsmith, jeweler, watchmaker, etc, where goods are not manufactured for stock, sale or distribution;
- g. Construction trades where activities or the storage of materials or equipment associated with the conduct on the business are conducted on the premises; and
- h. Service trades where automobile or truck fleets are customary to the conduct of the business.

4.14.4 Conditional Home Occupation Uses

The Director may apply conditions to any certificate of zoning compliance for a home occupation where necessary to comply with the standards specified in §4.14.2. The following uses shall be considered conditional home occupation uses:

- a. Barber and beauty shops provided that only one (1) customer is serviced at any one (1) time.
- b. The teaching of music, art, dance, or exercise classes provided that classes contain no more than two (2) students at any one (1) time.
- c. Construction contractor business offices provided that no construction material or equipment is stored on the property at any time either indoors or outdoors. No vehicles larger than a pickup truck and no trailers may be parked on the street.
- d. Bed and Breakfast Inns provided that:
 1. Rooms are rented on a nightly basis only;
 2. The home provides no more than three (3) rooms for rent;
 3. Only one (1) room may be provided in an accessory structure;
 4. Only one (1) meal per day, breakfast, may be served to guests and the price of the meal shall be included in the price of the room;
 5. One (1) parking space per room is provided;
 6. The required parking spaces are located on the side or rear and behind the face of the principal building;
 7. All driveways and parking areas will conform to the minimum dimensional standards of Article 12, Parking, and shall be paved;
 8. Curb and gutter is not required in parking areas or driveways; and
 9. Exterior lighting shall not exceed the level of lighting normally provided a single family residence.

- e. Day Care Facilities as provided for in §4.10.
- f. **Notwithstanding the provisions of §4.14.3.e, the preparation of ready for consumption meals or specialty foods, specifically prepared for fresh delivery or catering or consumption at another location, provided that any and all required state health and restaurant approvals and licenses have been obtained and are maintained. (Adopt. 8-16-10; Ord. 2010-12)**

4.14.5 Permitting

A certificate of zoning compliance and business license are required prior to the initiation of a home occupation. No certificate of occupancy is required for a home occupation.

As shown, the regulations are not clear. In section 4.13.4, food handling is prohibited as a Home Occupation. There are no further definitions for "food handling, processing, catering, consumption, etc." provided in the NADC. Without further defining "food handling, processing or packing," staff would have to follow the more restrictive of the two requirements, which would prohibit any food handling as a Home Occupation.

State Regulations

Title 44 – Health of the SC Code of Laws gives the following guidance for home-based food production:

SECTION 44-1-143. Requirements for home-based food production operations.

(A) For the purposes of this section:

- (1) "Home-based food production operation" means an individual, operating out of the individual's dwelling, who prepares, processes, packages, stores, and distributes non-potentially hazardous foods for sale directly to a person.
- (2) "Non-potentially hazardous foods" are candy and baked goods that are not potentially hazardous foods.
- (3) "Person" means an individual consumer.
- (4) "Potentially hazardous foods" includes:
 - (a) an animal food that is raw or heat-treated; a plant food that is heat-treated or consists of raw seed sprouts; cut melons; cut leafy greens; cut tomatoes or mixtures of cut tomatoes not modified to prevent microorganism growth or toxin formation; garlic-in-oil mixtures not modified to prevent microorganism growth or toxin formation;

(b) certain foods that are designated as Product Assessment Required (PA) because of the interaction of the pH and Aw values in these foods. Below is a table indicating the interaction of pH and Aw for control of spores in food heat-treated to destroy vegetative cells and subsequently packaged:

Aw values pH values 4.6 or less >4.6-5.6 >5.6 (1) <0.92 non-PHF non-PHF non-PHF
(2) >0.92-0.95 non-PHF non-PHF PHF (3) >0.95 non-PHF PHF PHF

Foods in item (2) with a pH value greater than 5.6 and foods in item (3) with a pH value greater than 4.6 are considered potentially hazardous unless a product assessment is conducted pursuant to the 2009 Federal Drug Administration Food Code.

(B) The operator of the home-based food production operation must take all reasonable steps to protect food items intended for sale from contamination while preparing, processing, packaging, storing, and distributing the items, including, but not limited to:

- (1) maintaining direct supervision of any person, other than the operator, engaged in the processing, preparing, packaging, or handling of food intended for sale;
- (2) prohibiting all animals, including pets, from entering the area in the dwelling in which the home-based food production operation is located while food items are being prepared, processed, or packaged and prohibiting these animals from having access to or coming in contact with stored food items and food items being assembled for distribution;
- (3) prohibiting all domestic activities in the kitchen while the home-based food production operation is processing, preparing, packaging, or handling food intended for sale;
- (4) prohibiting any person who is infected with a communicable disease that can be transmitted by food, who is a carrier of organisms that can cause a communicable disease that can be transmitted by food, who has an infected wound, or who has an acute respiratory infection from processing, preparing, packaging, or handling food intended for sale by the home-based food production operation; and
- (5) ensuring that all people engaged in processing, preparing, packaging, or handling food intended for sale by the home-based food production operation are knowledgeable of and follow safe food handling practices.

(C) Each home-based food production operation shall maintain a clean and sanitary facility to produce non-potentially hazardous foods including, but not limited to:

- (1) department-approved water supply;
- (2) a separate storage place for ingredients used in foods intended for sale;
- (3) a properly functioning refrigeration unit;
- (4) adequate facilities, including a sink with an adequate hot water supply to meet the demand for the cleaning and sanitization of all utensils and equipment;
- (5) adequate facilities for the storage of utensils and equipment;
- (6) adequate hand washing facilities separate from the utensil and equipment cleaning facilities;

- (7) a properly functioning toilet facility;
- (8) no evidence of insect or rodent activity; and
- (9) department-approved sewage disposal, either onsite treatment or publicly provided.

(D) All food items packaged at the operation for sale must be properly labeled. The label must comply with federal laws and regulations and must include:

- (1) the name and address of the home-based food production operation;
- (2) the name of the product being sold;
- (3) the ingredients used to make the product in descending order of predominance by weight; and
- (4) a conspicuous statement printed in all capital letters and in a color that provides a clear contrast to the background that reads: "NOT FOR RESALE-PROCESSED AND PREPARED BY A HOME-BASED FOOD PRODUCTION OPERATION THAT IS NOT SUBJECT TO SOUTH CAROLINA'S FOOD SAFETY REGULATIONS."

(E) Home-based food operations only may sell, or offer to sell, food items directly to a person for his own use and not for resale. A home-based food operation may not sell, or offer to sell, food items at wholesale. Food produced from a home-based food production operation must not be considered to be from an approved source, as required of a retail food establishment pursuant to Regulation 61.25.

(F) A home-based food production operation is not a retail food establishment and is not subject to regulation by the department pursuant to Regulation 61.25.

(G) The provisions of this section do not apply to an operation with net earnings of less than five hundred dollars annually but that would otherwise meet the definition of a home-based food operation provided in subsection (A)(1).

(H) [Deleted].

HISTORY: 2012 Act No. 190, Section 1, eff June 7, 2012; 2018 Act. No. 231 (H.5063), Section 1, eff. May 18, 2018.

Text Amendment Request

Text Amendment Recommendations

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

Staff has recommends the following text changes:

4.14 HOME OCCUPATIONS

4.14.5 Applicability

This section applies to any occupation, profession, activity or use carried on by any member of the immediate family residing on the premises, that is clearly incidental, and a secondary use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood, and has the following characteristics:

- a. Is conducted entirely on the premises of the subject's home;
- b. Displays no products from the street and may not involve retail trade on the premises; except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal use in the home occupation, may be sold on the premises;
- c. Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazards, unhealthy or unsightly conditions; and
- d. Is not visibly evident from outside the structure except for an identification sign which shall conform to the requirements for signage in a residential zoning district (see Article 13, Signs).

4.14.6 Standards

Home occupations are permitted in any dwelling unit subject to the following provisions:

- a. The appearance of the dwelling unit shall not be altered.
- b. The home occupation shall not affect the residential character of the neighborhood and shall not be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, increased traffic or the emission of odors, sounds, or vibrations.
- c. No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- d. The home occupation shall not involve the use of advertising signs on the premises or an any other advertising medium which calls attention to the fact that the dwelling unit is being used for a home occupation except for an identification sign which shall conform to the requirements for signage in a residential zoning district permitted pursuant to Article 13, Signs.
- e. The home occupation shall be conducted solely by resident occupants of the dwelling unit and one (1) additional employee or volunteer.
- f. The home occupation shall be conducted entirely within the dwelling unit or within in an accessory structure located on the same parcel as the dwelling unit except for those necessary outdoor activities related to the care of children. No more than twenty five percent (25%) of the gross area of the dwelling unit shall be used for the home occupation.

- g. A home occupation which utilizes an accessory building, whether attached or detached, shall not occupy a floor space greater than five hundred (500) square feet.
- h. The use of electrical or mechanical equipment that would change the fire rating of the dwelling or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- i. The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.
- j. The home occupation does not generate additional traffic in excess of ten (10) vehicle trips per day or otherwise increase traffic or on street parking that would be inconsistent with a residential area.
- k. No direct on premises selling of retail goods shall be allowed except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal activity in the home occupation, may be sold on the premises. Telephone solicitation is permitted.
- l. The preparation of ready for consumption meals or specialty foods, specifically prepared for fresh delivery or catering or consumption at another location, provided that any and all required state health and restaurant approvals and licenses have been obtained and are maintained as required for "Cottage Kitchens" as defined by state health agencies. (Adopt [xx,xx,2020, Ord2020-xx])

4.14.7 Prohibited Uses

The following uses are prohibited as home occupations:

- a. Vehicle painting, service or repair;
- b. Animal hospitals, kennels, stables, hospitals, or obedience/training schools;
- c. Restaurants;
- d. Automobile and/or body and fender repair;
- e. ~~Food handling, processing or packing;~~
- f. Repair, manufacturing, and processing uses; however, this shall not exclude the home occupation of small scale skilled trades including a dressmaker, tailor gunsmith, jeweler, watchmaker, etc, where goods are not manufactured for stock, sale or distribution;
- g. Construction trades where activities or the storage of materials or equipment associated with the conduct on the business are conducted on the premises; and
- h. Service trades where automobile or truck fleets are customary to the conduct of the business.

4.14.8 Conditional Home Occupation Uses

The Director may apply conditions to any certificate of zoning compliance for a home occupation where necessary to comply with the standards specified in §4.14.2. The following uses shall be considered conditional home occupation uses:

- a. Barber and beauty shops provided that only one (1) customer is serviced at any one (1) time.
- b. The teaching of music, art, dance, or exercise classes provided that classes contain no more than two (2) students at any one (1) time.
- c. Construction contractor business offices provided that no construction material or equipment is stored on the property at any time either indoors or outdoors. No vehicles larger than a pickup truck and no trailers may be parked on the street.
- d. Bed and Breakfast Inns provided that:
 - 1. Rooms are rented on a nightly basis only;
 - 2. The home provides no more than three (3) rooms for rent;

3. Only one (1) room may be provided in an accessory structure;
 4. Only one (1) meal per day, breakfast, may be served to guests and the price of the meal shall be included in the price of the room;
 5. One (1) parking space per room is provided;
 6. The required parking spaces are located on the side or rear and behind the face of the principal building;
 7. All driveways and parking areas will conform to the minimum dimensional standards of Article 12, Parking, and shall be paved;
 8. Curb and gutter is not required in parking areas or driveways; and
 9. Exterior lighting shall not exceed the level of lighting normally provided a single family residence.
- e. Day Care Facilities as provided for in §4.10.
- f. ~~Notwithstanding the provisions of §4.14.3.e, the preparation of ready for consumption meals or specialty foods, specifically prepared for fresh delivery or catering or consumption at another location, provided that any and all required state health and restaurant approvals and licenses have been obtained and are maintained. (Adopt. 8-16-10; Ord. 2010-12)~~

Staff recommends removing item 4.14.7, prohibiting food handling and processing as a Home Occupation. Staff recommends removing food production provisions from Conditional Home Occupations and replacing them as an allowed use as a Home Occupation, with a provision that they comply with state licensing requirements for "Cottage Kitchens."

SECTION 7: ATTACHMENTS

1. Public Notice
2. Revised Development Code Sections of Article 4
3. Current Development Code Article 4

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 July 16, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RZT20-002—A request by the City of North Augusta to amend Article 4, Supplemental Use Regulations, Section 4.14, Home Occupations to define and clarify food handling regulations.

Documents related to the application will be available for public inspection after July 9, 2020 in the offices of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net, or by phone at 803-441-4221.

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.

Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>RZT20-002</u>	Date Received <u>6/9/2020</u>
Review Fee <u>waived - City</u>	Date Paid <u>NA</u>

Cottage Kitchen - Article 4, Supplemental Use Regulations;

1. Project Name Home Occupation Regulations Text Amendment

Project Address/Location NA

Total Project Acreage NA Current Zoning NA

Tax Parcel Number(s) NA

2. Applicant/Owner Name City of North Augusta Planning Department Applicant Phone 803-441-4221

Mailing Address 100 Georgia Ave

City North Augusta ST SC Zip 29841 Email planning@northaugusta.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 NA 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? no yes
(Check one.)

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

June 9, 2020
Date

Libby Hodges, AICP, Director
Print Applicant or Agent Name

- b. A conditional use permit is approved by the Director pursuant to §5.5 of this Chapter.

4.14 HOME OCCUPATIONS

4.14.1 Applicability

This section applies to any occupation, profession, activity or use carried on by any member of the immediate family residing on the premises, that is clearly incidental, and a secondary use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood, and has the following characteristics:

- a. Is conducted entirely on the premises of the subject's home;
- b. Displays no products from the street and may not involve retail trade on the premises; except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal use in the home occupation, may be sold on the premises;
- c. Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazards, unhealthy or unsightly conditions; and
- d. Is not visibly evident from outside the structure except for an identification sign which shall conform to the requirements for signage in a residential zoning district (see Article 13, Signs).

4.14.2 Standards

Home occupations are permitted in any dwelling unit subject to the following provisions:

- a. The appearance of the dwelling unit shall not be altered.
- b. The home occupation shall not affect the residential character of the neighborhood and shall not be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, increased traffic or the emission of odors, sounds, or vibrations.
- c. No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- d. The home occupation shall not involve the use of advertising signs on the premises or an any other advertising medium which calls attention to the fact that the dwelling unit is being used for a home occupation except for an identification sign which shall conform to the requirements for signage in a residential zoning district permitted pursuant to Article 13, Signs.
- e. The home occupation shall be conducted solely by resident occupants of the dwelling unit and one (1) additional employee or volunteer.
- f. The home occupation shall be conducted entirely within the dwelling unit or within in an accessory structure located on the same parcel as the dwelling unit except for those necessary outdoor activities related to the care of children. No more than twenty five percent (25%) of the gross area of the dwelling unit shall be used for the home occupation.
- g. A home occupation which utilizes an accessory building, whether attached or detached, shall not occupy a floor space greater than five hundred (500) square feet.
- h. The use of electrical or mechanical equipment that would change the fire rating of the dwelling or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- i. The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.

- j. The home occupation does not generate additional traffic in excess of ten (10) vehicle trips per day or otherwise increase traffic or on street parking that would be inconsistent with a residential area.
- k. No direct on premises selling of retail goods shall be allowed except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal activity in the home occupation, may be sold on the premises. Telephone solicitation is permitted.

4.14.3 Prohibited Uses

The following uses are prohibited as home occupations:

- a. Vehicle painting, service or repair;
- b. Animal hospitals, kennels, stables, hospitals, or obedience/training schools;
- c. Restaurants;
- d. Automobile and/or body and fender repair;
- e. Food handling, processing or packing;
- f. Repair, manufacturing, and processing uses; however, this shall not exclude the home occupation of small scale skilled trades including a dressmaker, tailor gunsmith, jeweler, watchmaker, etc, where goods are not manufactured for stock, sale or distribution;
- g. Construction trades where activities or the storage of materials or equipment associated with the conduct on the business are conducted on the premises; and
- h. Service trades where automobile or truck fleets are customary to the conduct of the business.

4.14.4 Conditional Home Occupation Uses

The Director may apply conditions to any certificate of zoning compliance for a home occupation where necessary to comply with the standards specified in §4.14.2. The following uses shall be considered conditional home occupation uses:

- a. Barber and beauty shops provided that only one (1) customer is serviced at any one (1) time.
- b. The teaching of music, art, dance, or exercise classes provided that classes contain no more than two (2) students at any one (1) time.
- c. Construction contractor business offices provided that no construction material or equipment is stored on the property at any time either indoors or outdoors. No vehicles larger than a pickup truck and no trailers may be parked on the street.
- d. Bed and Breakfast Inns provided that:
 - 1. Rooms are rented on a nightly basis only;
 - 2. The home provides no more than three (3) rooms for rent;
 - 3. Only one (1) room may be provided in an accessory structure;
 - 4. Only one (1) meal per day, breakfast, may be served to guests and the price of the meal shall be included in the price of the room;
 - 5. One (1) parking space per room is provided;
 - 6. The required parking spaces are located on the side or rear and behind the face of the principal building;
 - 7. All driveways and parking areas will conform to the minimum dimensional standards of Article 12, Parking, and shall be paved;
 - 8. Curb and gutter is not required in parking areas or driveways; and
 - 9. Exterior lighting shall not exceed the level of lighting normally provided a single family residence.
- e. Day Care Facilities as provided for in §4.10.
- f. Notwithstanding the provisions of §4.14.3.e, the preparation of ready for consumption meals or specialty foods, specifically prepared for fresh delivery or catering or

consumption at another location, provided that any and all required state health and restaurant approvals and licenses have been obtained and are maintained. (Adopt. 8-16-10; Ord. 2010-12)

4.14.5 Permitting

A certificate of zoning compliance and business license are required prior to the initiation of a home occupation. No certificate of occupancy is required for a home occupation.

4.15 TO 4.21 RESERVED

4.22 MANUFACTURED HOMES, MODULAR HOMES AND MODULAR BUILDING UNITS ON TEMPORARY BASIS

See §4.35.4

4.23 MINIWAREHOUSES

Miniwarehouses and self storage units may be permitted in the zoning districts designated in the Use Matrix, Table 3-2, subject to the following limitations, conditions, and restrictions:

4.23.1 Site Plan

A site plan in accordance with the requirements of §5.6 of the proposed use and development shall be submitted to the Director and shall additionally indicate the location of buildings, number of storage units, type and size of storage units, all signage proposed, and the location and type of visual screening and landscaping proposed.

4.23.2 Authorized Uses

The development shall be exclusively limited to storage and those activities necessary for the operation, safety, and maintenance of the development, in addition to those uses authorized in the applicable districts.

4.23.3 Conditional Use

Within the authorized zoning districts, the development shall be permitted by right on sites not exceeding two (2) acres unless the site is zoned IND, Industrial. On sites exceeding two (2) acres, a conditional use permit is required.

4.23.4 Screening Required

Screening shall be provided to adequately to protect adjacent properties from the environmental impacts of the miniwarehouse use including visual blight, parking lot and roadway illumination, headlights, noise, dust, litter, and debris.

4.23.5 Signs

No advertising signs are permitted on the property other than signs identifying the business and use. All signage shall comply with Article 13, Signs.

4.23.6 Accessory Dwelling

One (1) dwelling is permitted as an accessory use. The dwelling unit shall be occupied by an on-site manager.

- b. A conditional use permit is approved by the Director pursuant to §5.5 of this Chapter.

4.14 HOME OCCUPATIONS

4.14.1 Applicability

This section applies to any occupation, profession, activity or use carried on by any member of the immediate family residing on the premises, that is clearly incidental, and a secondary use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood, and has the following characteristics:

- a. Is conducted entirely on the premises of the subject's home;
- b. Displays no products from the street and may not involve retail trade on the premises; except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal use in the home occupation, may be sold on the premises;
- c. Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazards, unhealthy or unsightly conditions; and
- d. Is not visibly evident from outside the structure except for an identification sign which shall conform to the requirements for signage in a residential zoning district (see Article 13, Signs).

4.14.2 Standards

Home occupations are permitted in any dwelling unit subject to the following provisions:

- a. The appearance of the dwelling unit shall not be altered.
- b. The home occupation shall not affect the residential character of the neighborhood and shall not be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, increased traffic or the emission of odors, sounds, or vibrations.
- c. No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- d. The home occupation shall not involve the use of advertising signs on the premises or an any other advertising medium which calls attention to the fact that the dwelling unit is being used for a home occupation except for an identification sign which shall conform to the requirements for signage in a residential zoning district permitted pursuant to Article 13, Signs.
- e. The home occupation shall be conducted solely by resident occupants of the dwelling unit and one (1) additional employee or volunteer.
- f. The home occupation shall be conducted entirely within the dwelling unit or within in an accessory structure located on the same parcel as the dwelling unit except for those necessary outdoor activities related to the care of children. No more than twenty five percent (25%) of the gross area of the dwelling unit shall be used for the home occupation.
- g. A home occupation which utilizes an accessory building, whether attached or detached, shall not occupy a floor space greater than five hundred (500) square feet.
- h. The use of electrical or mechanical equipment that would change the fire rating of the dwelling or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- i. The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.

- j. The home occupation does not generate additional traffic in excess of ten (10) vehicle trips per day or otherwise increase traffic or on street parking that would be inconsistent with a residential area.
- k. No direct on premises selling of retail goods shall be allowed except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal activity in the home occupation, may be sold on the premises. Telephone solicitation is permitted.
- l. The preparation of ready for consumption meals or specialty foods, specifically prepared for fresh delivery or catering or consumption at another location, provided that any and all required state health and restaurant approvals and licenses have been obtained and are maintained as required for “Cottage Kitchens” as defined by state health agencies. (Adopt [xx,xx,2020, Ord2020-xx)

4.14.3 Prohibited Uses

The following uses are prohibited as home occupations:

- a. Vehicle painting, service or repair;
- b. Animal hospitals, kennels, stables, hospitals, or obedience/training schools;
- c. Restaurants;
- d. Automobile and/or body and fender repair;
- e. (deleted)
- f. Repair, manufacturing, and processing uses; however, this shall not exclude the home occupation of small scale skilled trades including a dressmaker, tailor gunsmith, jeweler, watchmaker, etc, where goods are not manufactured for stock, sale or distribution;
- g. Construction trades where activities or the storage of materials or equipment associated with the conduct on the business are conducted on the premises; and
- h. Service trades where automobile or truck fleets are customary to the conduct of the business.

4.14.4 Conditional Home Occupation Uses

The Director may apply conditions to any certificate of zoning compliance for a home occupation where necessary to comply with the standards specified in §4.14.2. The following uses shall be considered conditional home occupation uses:

- a. Barber and beauty shops provided that only one (1) customer is serviced at any one (1) time.
- b. The teaching of music, art, dance, or exercise classes provided that classes contain no more than two (2) students at any one (1) time.
- c. Construction contractor business offices provided that no construction material or equipment is stored on the property at any time either indoors or outdoors. No vehicles larger than a pickup truck and no trailers may be parked on the street.
- d. Bed and Breakfast Inns provided that:
 - 1. Rooms are rented on a nightly basis only;
 - 2. The home provides no more than three (3) rooms for rent;
 - 3. Only one (1) room may be provided in an accessory structure;
 - 4. Only one (1) meal per day, breakfast, may be served to guests and the price of the meal shall be included in the price of the room;
 - 5. One (1) parking space per room is provided;
 - 6. The required parking spaces are located on the side or rear and behind the face of the principal building;
 - 7. All driveways and parking areas will conform to the minimum dimensional standards of Article 12, Parking, and shall be paved;

Project Staff Report

CONPL20-002 Walnut Grove

Prepared by: Kuleigh Baker

Meeting Date: July 16, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Walnut Grove Phase 13/Townhomes
Applicant	Keystone Homes, Inc.
Address/Location	Extension of Mill Stone Ln/off W. Five Notch Rd. in Edgefield County
Parcel Numbers	127-00-01-001
Total Development Size	±70.3
Zoning	PD, Planned Development
Overlay	NA
Traffic Impact Tier	3
Proposed Use	75 Townhouses/94 single-family residential
Floor to Area Ratio	2.4
Future Land Use	Low Density Residential

SECTION 2: PLANNING COMMISSION CONSIDERATION

The plans have been submitted for review by the Planning Commission based on the following portions of the Development Code:

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 subject property was annexed on November 3, 1986 by ordinance No. 86-06. This annexation ordinance changed the corporate limits of the City of North Augusta to include ±542.67 acres of land owned by the Brandenburg family. Zoning for the properties annexed was established at that time. The proposed ±70.3 acre section was zoned PD-R: Planned Development-Residential with an average overall density of 4 dwelling units per acre at the time of annexation.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	PD, Planned Development
North	Residential	Outside FLU Area	GD, General-Agricultural Development (Edgefield County)
South	Single-Family Detached Residential	Low Density Residential/Institutional, Government, and Public Facilities	PD, Planned Development
East	Single-Family Residential	Low Density Residential	PD, Planned Development/Aiken County
West	Single-Family Detached Residential	Outside FLU Area	GD, General-Agricultural Development (Edgefield County)

Access – The site currently has access from W. Five Notch Rd. and a road stub out at the end of Mill Stone Ln. in Walnut Grove Phase 12.

Topography – The subject site has variable topography, with some flatter areas and several moderate slopes towards an existing pond in the SW portion of the property. The property does have an apparent stream on site, but would need to be properly delineated.

Utilities – Water and wastewater connections would have to be brought in from neighboring developments.

Floodplain and Environmental Conditions – The subject property is located in an area of minimal flood hazard.

Drainage Basin – The proposed development is located in the Fox Creek Drainage Basin. The basin is located at the edge of the City near the Edgefield County line. Most of the area falls outside the City limits. It is effective at transporting stormwater during light and heavy storm events. Current development along Gregory Lake Road has potential to impact Fox Creek. The Fox Creek basin currently has an overall Good water quality assessment rating but the City continues to monitor the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant is proposing two separate developments with shared open space and recreation amenities on the subject property. One development would consist of 94 single-family detached dwellings as an extension of Walnut Grove off Mill Stone Ln. The second proposal is for 75 townhomes off W. Five Notch Rd. The proposed application is to be treated as a single subdivision, but no road connection between the two housing types is proposed. A project narrative is included in the attachments.

When this project was annexed into the city, a PD-R zoning was placed on the property. In these cases, Planning does not have specific development plans or concept plans to use to guide the review of new development proposals on the property.

Given the limited restrictions on the property and referencing the current PD requirements, staff believes the PD-R would function most similarly to a zoning district where the zoning would primarily regulate density and type of housing allowed. Other regulations, such as street design, landscaping and other items would need to conform to the current Development Code.

Following is a brief review of the code standards as they pertain to the proposed development. Staff commentary is *italicized*.

1976 ZDSO Requirements

Characteristics of and Intent of PD Districts for Residential (PD-R):

It is the intent of the PD-R district to permit the development of unique single-family residential areas that complement the characteristics of the site.

PD districts permitted any uses allowed in the R-3 zoning district. Townhouses were permitted in the R-3 zoning district subject to Section 703.4 Townhouses – Special Requirements. The proposed single-family detached development is an allowed use.

Section 703.4 Townhouses – Special Requirements

a. The regulations as contained in this Section shall be applied to townhouses where permitted outright in any district.

b. Site Plan and Design Criteria, General. Townhouses, in areas where they are or may be permitted:

1. May be appropriately intermingled with other types of housing;

2. The front shall not form long, unbroken lines of row housing but shall be staggered at the front building line, singly, in pairs or in threes, by at least ten (10) feet.

c. Site Plan and Design Criteria, Details. In line with the general considerations above:

1. Not more than ten (10) contiguous townhouses nor fewer than three (3) shall be built in a row with front line conforming to the requirements of 703.4 b. 2. Above.
2. Minimum width for the portion of the lot on which the townhouse is to be constructed shall be sixteen (16) feet.
3. Minimum lot area shall be 1,400 square feet.
4. Separation requirements. No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twenty (20) feet to any portion of a townhouse or accessory structure related to another group, or to any building outside the townhouse area.
5. Yards. No front, side, or rear yard as such is required in connection with any townhouse, except that the nearest point of each building shall be at least twenty (20) feet from the nearest right-of-way line of abutting streets. Each townhouse shall have on its own lot one rear or side yard, private and reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for any accessory building.
6. Grouped parking facilities. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks.
7. Open Space. In all townhouse projects where more than ten (10) units are to be constructed, a landscaped common area amounting to at least ten (10%) percent of a single townhouse project area shall be provided on the same or adjacent block. No buildings, parking, storage or other use shall be made on this open space.

Given these requirements, townhomes and single-family residences would be allowed uses in the PD-R. The overall density as proposed is ~2.4 units per acre, which is less than maximum 4 units per acre.

For the townhomes, the initial concept appears to meet the criteria of 3 to 10 units per block on the townhome side. Lot setbacks, staggered setbacks, lot widths and areas will be verified when more detailed information is available.

The concept does not appear to provide grouped parking. Current regulations would require additional "guest" parking at 1 space per 4 units (12.2.1.6) and, potentially, recreational vehicle storage, if allowed.

The project does not appear to provide a landscaped common area.

703.5 Other Requirements

Unless otherwise specified elsewhere in this Ordinance, uses permitted in R-3 Zoning Districts shall be required to conform to the following standards:

- a. (Omitted for brevity)
- b. Minimum lot area: 6,000 square feet
- c. Maximum dwelling units per net acre:
One-family residence: 8 dwelling units
- d. Minimum lot width measured at the building line:
One-family dwelling: Fifty-five (55) feet
- e. Minimum front yard for uses other than Townhouses and Multi-Family measured from the nearest abutting street right-of-way line:
Twenty-five (25) feet.
- f. Minimum side yard for uses other than Townhouses and Multi-Family:
Six (6) feet for one side provided that the total of both side yards is no less than 20% of the lot width.
- g. Minimum rear yard for uses other than Townhouses and Multi-Family:
Fifteen (15) feet
- h. Maximum building height:
One family residence: Forty-five (45) feet
- i. Additional requirements: Uses permitted in R-3 Zoning Districts shall meet all standards set forth in Article VI pertaining to off-street parking, loading, and other requirements.
- j. Signs: Signs permitted in R-3 zoning districts including the conditions under which they may be located are set forth in Article VIII.

The lot width proposed by the concept plan narrative is 53 feet, a 2 foot deviation from the minimum required by the 1976 ZDSO requirements. The proposed side setback is 5 feet versus the 6 feet required by the code. There is not enough information to determine if the total of both side yards is equal to 20% of the lot width. Other proposed dimensional standards meet the requirements of section 703.5.

2008 North Augusta Development Code Requirements

Given the conceptual nature of the plans, a cursory review of the plans has been made. Additional detail will be required when the preliminary plat is submitted. Items that were reviewed are outlined below.

- 1) *Architectural and Site Layout Standards for Townhomes. Townhomes are subject to the Multifamily Design Elements Required by Table 7-1 in Article 7, Building Design. The following design elements are mandatory: main entrance subject to §7.2.3, roofs subject*

to §7.2.6, exterior finish materials subject to §7.2.8. The proposed elevations appear to meet the required roof slope. The proposed townhouse elevations include dormers and front-facing gabled roof ends. Specific details on the materials for the siding proposed must be provided. The proposed townhouse buildings incorporate articulated facades and plane projections/recesses. Garages are street-facing.

Additional details will be needed regarding the main entrance design including the use of porches, balconies, ornamental columns or other architectural details.

There are no additional architectural standards for the single family portion of the development.

The following sections were referenced in the conceptual review and are provided for reference. Some details are not provided as final design decisions may be made prior to permitting.

- 7.2.3 Main Entrance
- 7.2.6 Roofs
- 7.2.8 Exterior Finish Materials
- 7.2.10.3.2 [Building Design and Layout]
- 7.2.10.3 Building Design and Site Layout

- 2) *Open Space. Townhomes also require additional elements or features related to the development. Open space requirements will be balanced with the requirements of the ZDSO. Generally, additional information will be needed to verify conformance with the code. Open spaces may be more efficiently calculated if designed as part of each section.*

The proposed open space includes 2,000 feet of pedestrian trails, gazebos, and picnic areas. The portion of the property not required to be disturbed to build the residential lots and infrastructure is to remain wooded. There are no public parks within 1000 feet of the development.

Staff notes this is an opportunity to connect the proposed trails to portions of the existing adjacent development. Special consideration should be made for connection to future sidewalk access along Five Notch Road and other surrounding sidewalks.

Sidewalks are not proposed for the single-family portion of the development and the request may require a waiver from the Planning Commission.

See: Section 7.2.10 Required Elements

- 3) *Landscape plans were not included as part of the concept plan review. Landscape plans are required per Section 10.4.1, and plans would be reviewed for conformance the article including street trees, entry landscaping, and any parking areas. Final landscaping on individual lots would be evaluated prior to final home certificates of occupancy.*

Based on Table 10-3, Land Use Class for Determining Buffer Requirements, the townhouse portion of the development will require a Type A buffer. Buffers are not required between single-family detached homes.

The Type A buffer should meet the buffer width and landscaping requirements listed in Table 10-6. The minimum buffer width is 8 feet with 1 large tree plus 1 per 60 feet of linear length. Small trees are optional. Section 10.5.4.2 limits the uses are permitted in a buffer.

Based on table 10-10, Street Tree Landscaping Requirements, the single-family detached development will require 1 large tree plus 1 per 40 feet of frontage or 1 small tree plus 1 per 30 feet of frontage. The proposed townhome development will require 1 large tree plus 1 per 50 feet of frontage or 1 small tree plus 1 per 35 feet of frontage.

Subdivision Entrance Landscaping will be reviewed per Article 10.8.

Individual residential lot landscaping specifications are not typically included at the time of major subdivision preliminary plat submittal. A sample detail based on the average lot and house size may be presented. Individual residential lot landscaping must pass inspection prior to issuance of a Certificate of Occupancy.

- 4) *Parking. Parking details have not been provided at this time. Further information regarding parking for any potential postal cluster boxes will be required as well.*

Parking required by Table 12-1 for single-family detached dwellings is 2 per unit and for townhouses is 1 per unit.

Additional parking for guests and recreation vehicles will be reviewed per 12.2.1.6.

- 5) *Signage. Signage information is not required at Preliminary Plat, but is recommended. Signage will be reviewed per Section 13.8.2.*

- 6) *Street Design. The maximum block length permitted on a local street is 650 feet. Table 14-2, Street Design Criteria also requires 2 sidewalks (one on each side of the street) for local streets. With a 5 feet planting strip and street trees. Street types should be indicated on*

the preliminary and final subdivision plats, with the developer's traffic impact analysis serving as a guide for the number of trips.

The Connectivity Ratio required by Table 14-8 is 1.4. The proposed subdivision layout does not meet the connectivity requirements and will require a Planning Commission waiver. The Comprehensive Plan prefers that new development provide interconnectivity and avoid single-entry/exit development.

14.10.3 In PDs, sidewalks may be located away from the road system to link dwelling units with other dwelling units, the street and on-site recreation areas and parking areas. They may also be required to parallel the street for safety and other reasons. Additional scrutiny of sidewalk provision will be needed, especially for the Townhome section. Additional waivers may be needed.

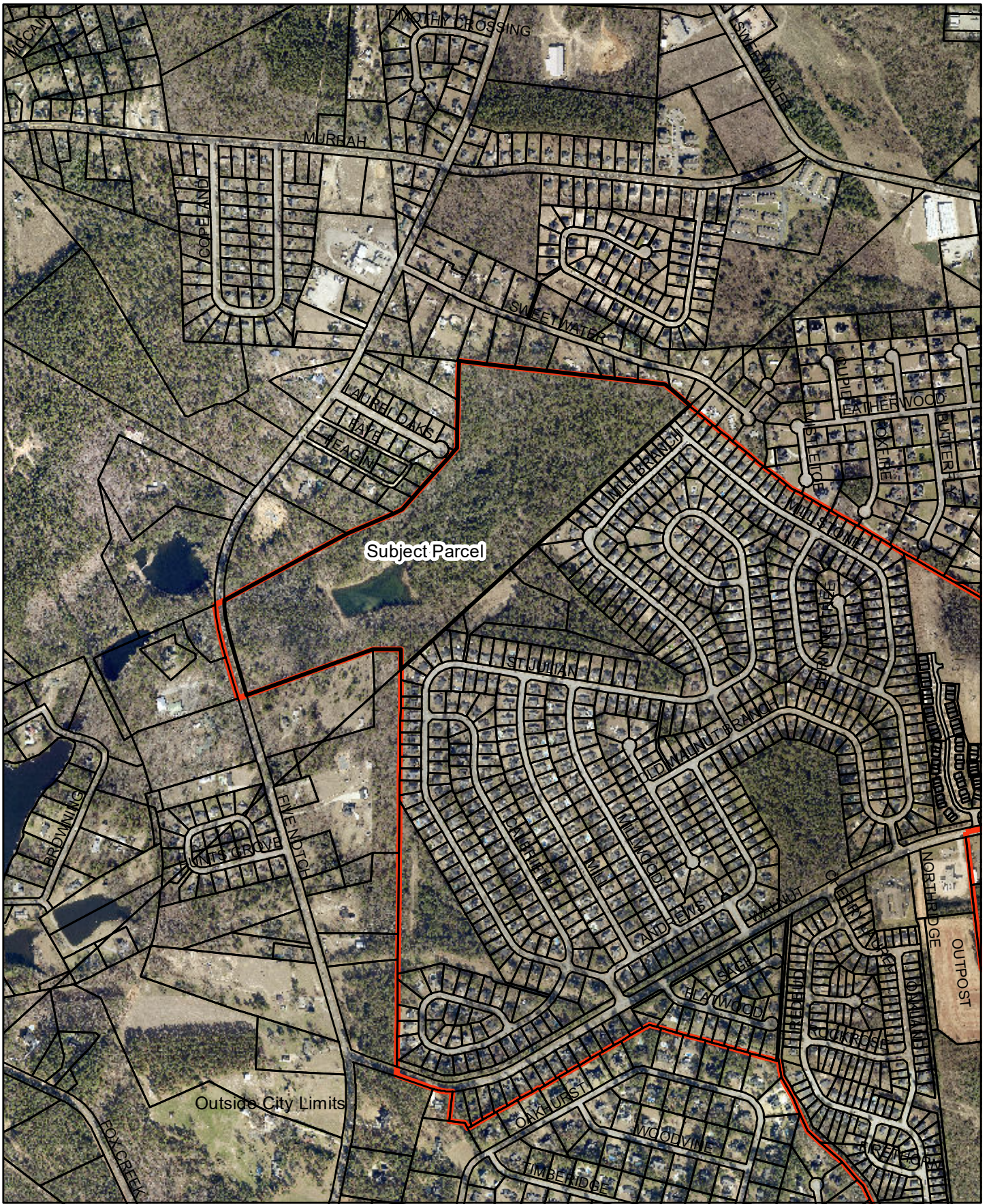
Street lighting will be reviewed per Section 14.16.

- 7) *Summary of Waivers. This list is of anticipated waivers required based on a preliminary review of the plans submitted for this Sketch Plan review. Additional waivers may be identified as more complete plans are developed. Waivers will be considered by the Planning Commission at the time of site plan approval.*
- Block Length
 - Connectivity
 - Sidewalks

SECTION 8: ATTACHMENTS

Site/Aerial Map
Topography Map
Current Zoning Map
Future Land Use Map
Application Documents
Sketch Plan
ANX86-005

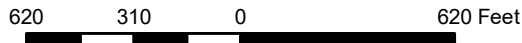
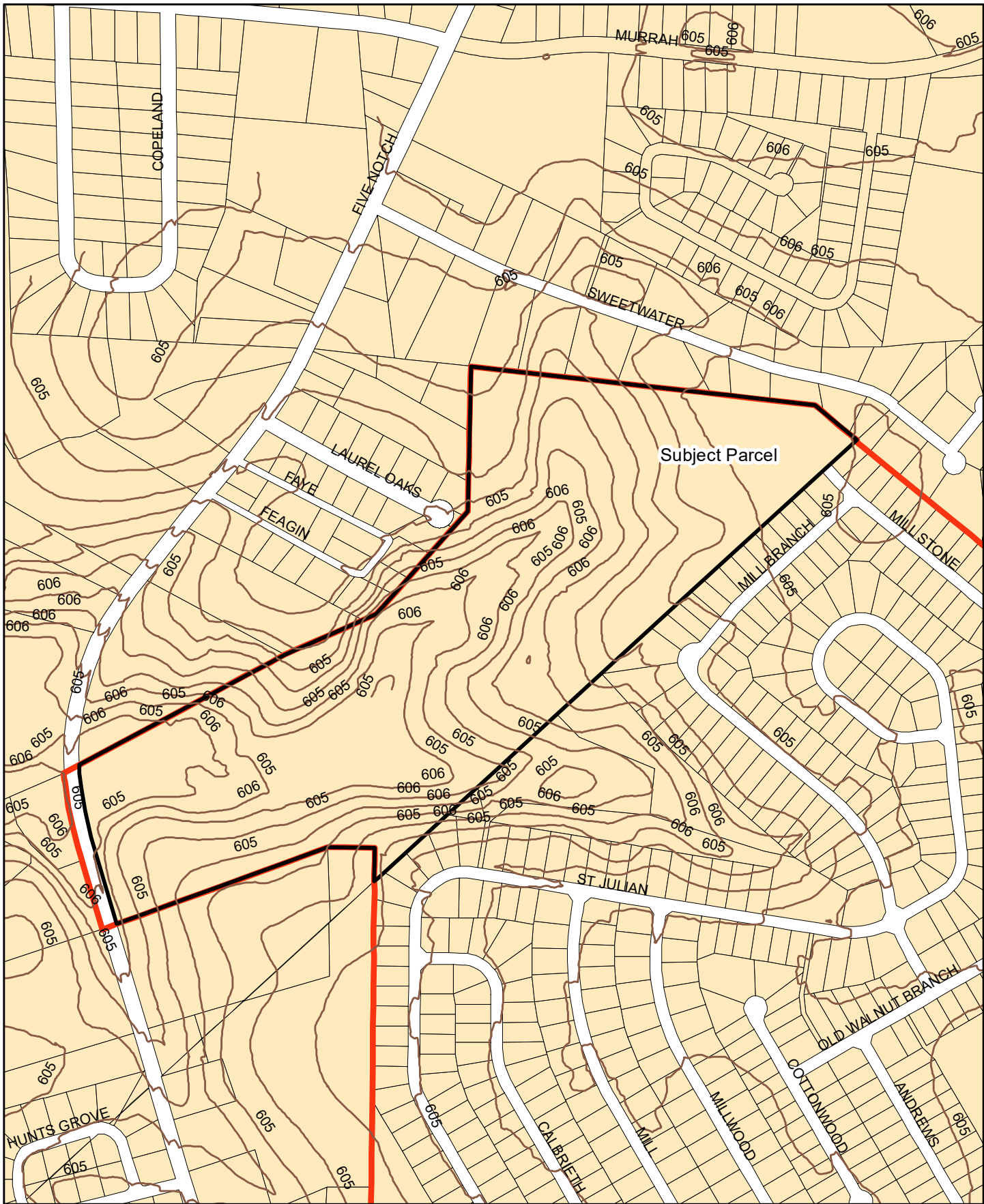
cc. Mark Gilliam, Keystone Homes, Inc.; mgilliam@buildkeystone.com
Philip Green, Southern Partners, Inc.; pgreen@southernpartners.net



Aerial Map
Application CONPL20-002
Walnut Grove Sec. 13 and Townhomes
TPN 127-00-01-001

Date: 7/9/2020

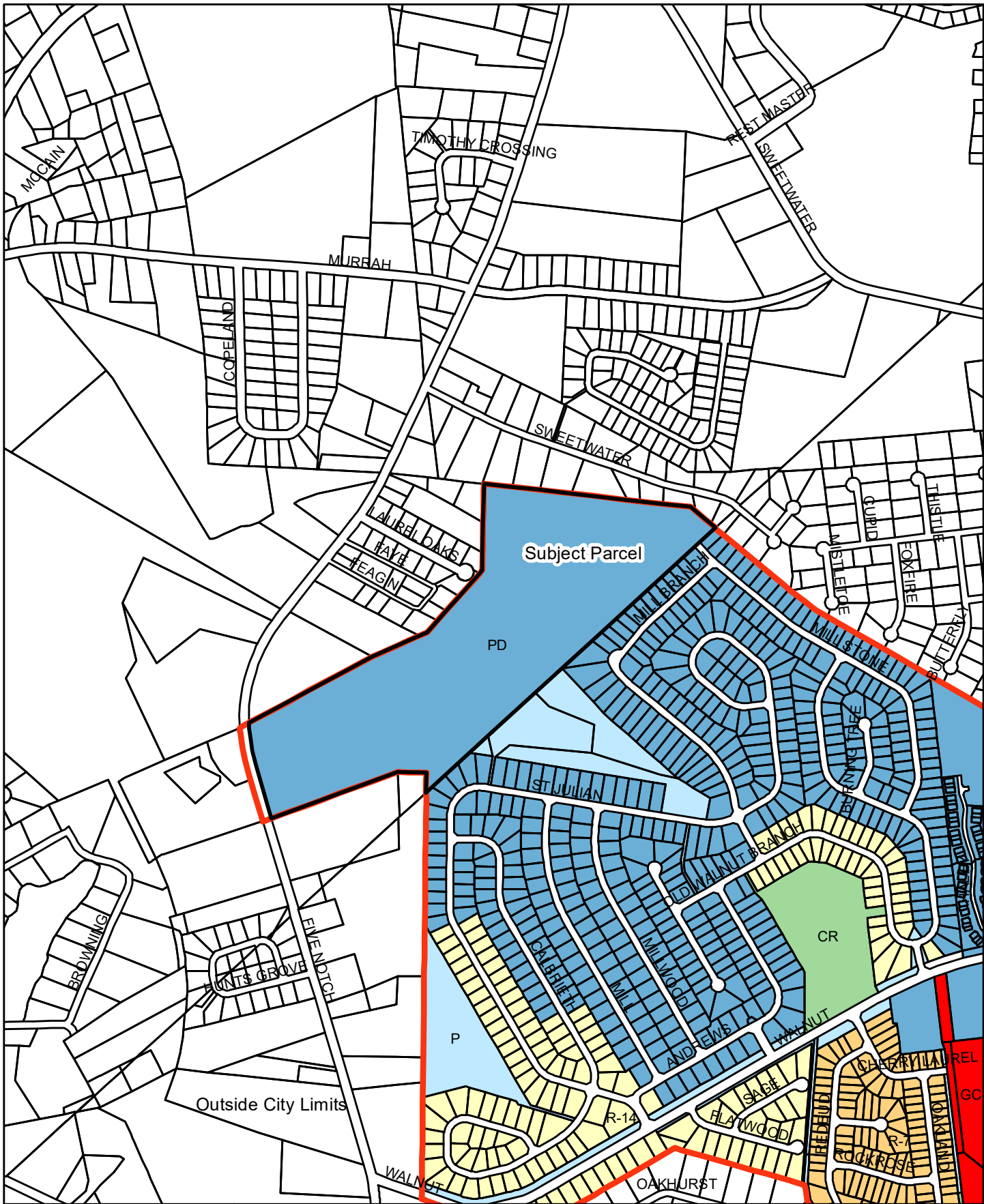




Topography Map
Application CONPL20-002
Walnut Grove Sec. 13 and Townhomes
TPN 127-00-01-001

Date: 7/9/2020

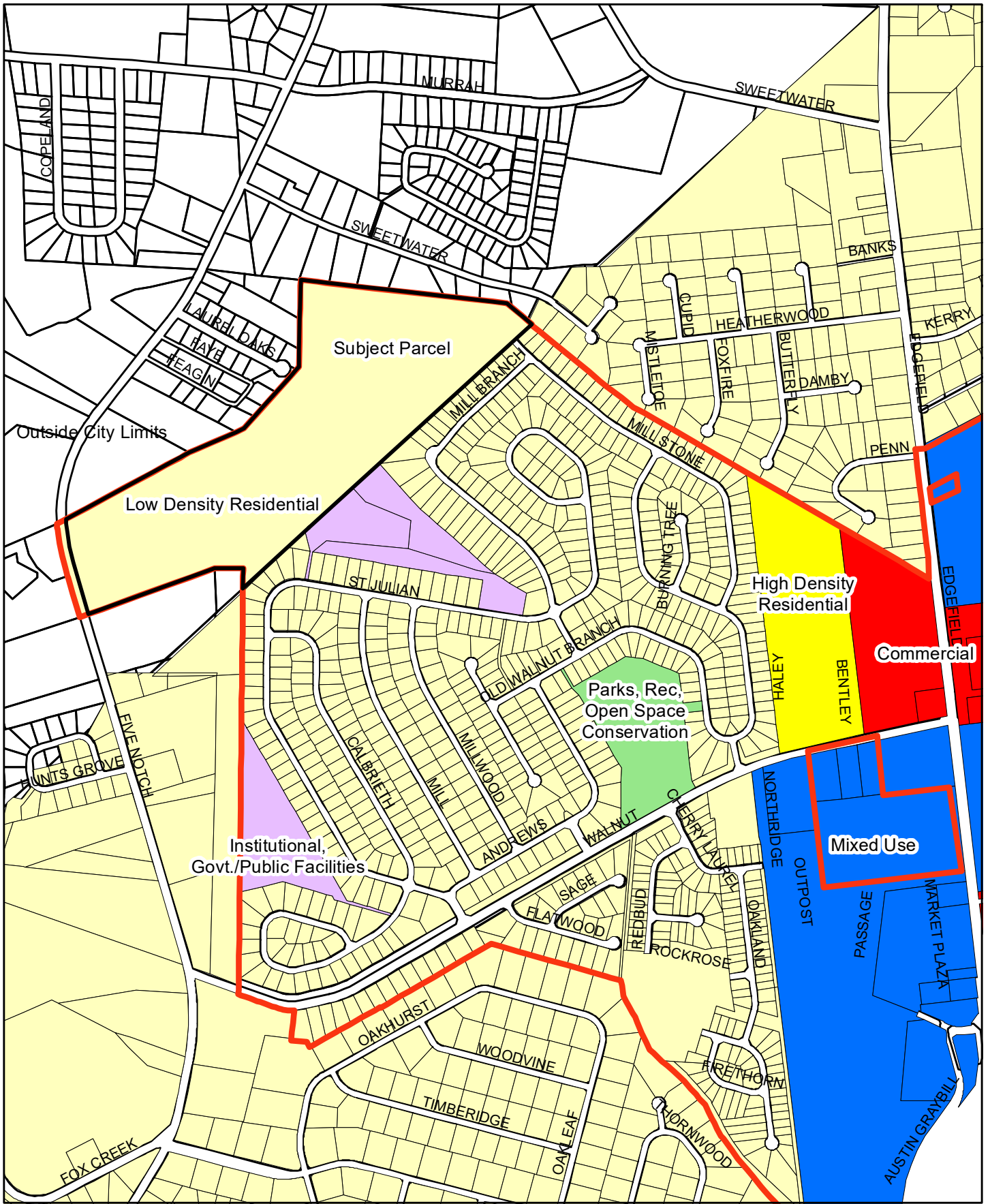




Zoning Map
 Application CONPL20-002
 Walnut Grove Sec. 13 and Townhomes
 TPN 127-00-01-001

Date: 7/9/2020





Application for Development Approval

Please type or print all information



Staff Use

Application Number CONPL 20-002

Date Received 06-16-2020

Review Fee \$100⁰⁰

Date Paid _____

1. Project Name Walnut Grove PD

Project Address/Location Off of Five Notch Road and extension of Mill Stone Lane

Total Project Acreage 70.3 +/- Current Zoning PD

Tax Parcel Number(s) 127 00 01 001

2. Applicant/Owner Name Keystone Homes, Inc Applicant Phone 706-951-6400

Mailing Address 924 Stevens Creek Road

City Augusta ST GA Zip 30907 Email mgilliam@buildkeystone.com

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

4. Engineer/Architect/Surveyor Philip Green License No. 20074

Firm Name Southern Partners, Inc Firm Phone 706-855-6000

Firm Mailing Address 1233 Augusta West Pkwy

City Augusta ST GA Zip 30909 Email pgreen@southernpartners.net

Signature  Date 6-16-2020

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes XX 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.  6-16-2020
Applicant or Designated Agent Signature Date

Philip Green Agent
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 CONPL20-002

Date Received 06-16-2020

1. Project Name Walnut Grove PD

Project Address/Location Off of Five Notch Road and extension of Mill Stone Lane

Project Parcel Number(s) 127 00 01 001

2. Property Owner Name Keystone Homes, Inc Owner Phone 706-951-6400

Mailing Address 924 Stevens Creek Road

City Augusta ST GA Zip 30907 Email mgilliam@buildkeystone.com

3. Designated Agent Philip Green

Relationship to Owner Engineer

Firm Name Southern Partners, Inc Phone 706-855-6000

Agent's Mailing Address 1233 Augusta West Pkwy

City Augusta ST GA Zip 30909 Email pgreen@southernpartners.net

Agent's Signature *Philip Green* Date 6-16-2020

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

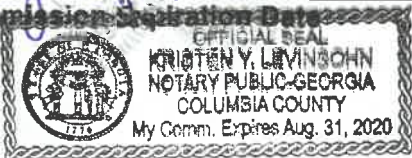
[Signature]
Owner Signature

6-16-20
Date

5. Sworn and subscribed to before me on this 16 day of June, 2020.

[Signature]
Notary Public

Aug 31, 2020
Commission Expiration Date



**PD Concept Plan for TPN: 127-00-01-001
Walnut Grove, Section 13 and Walnut Grove Townhomes**

Crowell & Company, Inc. is requesting, with the owner’s permission (the estate of James Purcell), approval of the enclosed PD Concept Plan and as described in the PD Concept Narrative below. It is the intention of the applicant to purchase the property after approval of the PD Concept and Narrative.

PD Concept Narrative

This 70.4 Acre parcel is located at the end of Mill Stone Lane within Walnut Grove Subdivision and also fronts on Five Notch Road. This parcel is in the City of North Augusta limits and was previously included in the overall PD plan that includes Walnut Grove, Andrews Branch, Butlers Mill, and property south of Walnut Lane to Austin Graybill Road. Portions of that property have already been developed within the PD, as both commercial and residential, and portions are currently under development by others.

The property contains an existing pond, natural drainage features, and areas of steep topography. The Concept, as shown, is to provide housing of different types and density per the North Augusta Code while protecting the natural areas and environment. With that in mind, the Concept layout proposes to cluster the development on the suitable land and maintain a large open space that can be enjoyed by the residents. Approximately 60% of the units fall within 1000’ of the recreational area, far exceeding the required 20%.

The proposed number of single family detached residential units is 94 and the proposed number of townhome units is 75. The total number of residential units is 169 on 70.4 Acres with an overall density of 2.40 units per acre. There will be approximately 42 acres of open space that will be both passive and active recreation that will include amenities listed below. Open Space will make-up approximately 60% of the 70.4 acres within this development. This exceeds this required 25% required by Code. The existing Walnut Grove development is part of the original PD plan for these properties.

This single family detached residential development is an extension of Mill Stone Lane and will be built to City standards with all necessary infrastructure for the residential development. The existing pond will be utilized as a stormwater detention and water quality pond and will meet City requirements. The sanitary sewer will require a lift station to serve this development and will pump to the gravity system in Walnut Grove. The streets, water system, sanitary sewer system, and storm sewer system are proposed to be deeded to the City of North Augusta. It is the intent of the applicant to build this neighborhood within the guidelines set forth in City of North Augusta Code 3.6.1. The following criteria will be used for the development of the detached residential portion of the development.

Minimum lot width: 53’ at MBL

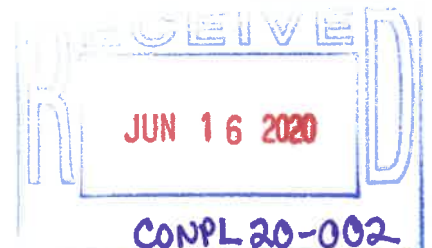
Minimum lot area: 7500 sq feet

Minimum front building line (MBL): 25’

Side setbacks: 5’

Rear setback: 20’

Right of way width: 50’



The townhome development will have an entrance off of Five Notch Road and will not connect to the single family residential development. This separation will create a distinct character within the townhome development and protect the natural drainageways that are on the property. This portion of the development will be developed under the “Zero Lot Line Units” section 3.5.14 of the North Augusta Code. The townhomes are proposed to be 5 unit buildings with a minimum of 15’ separation between buildings. The proposed townhomes are planned to be two stories, with a two car garage in each unit. Additional guest parking will be provided in accordance with the Code and restrictive covenants will be in place prohibiting the parking of RV’s (campers, trailers, boats, etc). The following criteria will be used for the development of the townhome portion of the development.

Minimum lot width: 25’ at MBL

Minimum lot area: 2500 sq feet

Minimum front building line (MBL): 25’

Side setbacks: 0’

Rear setback: 15’

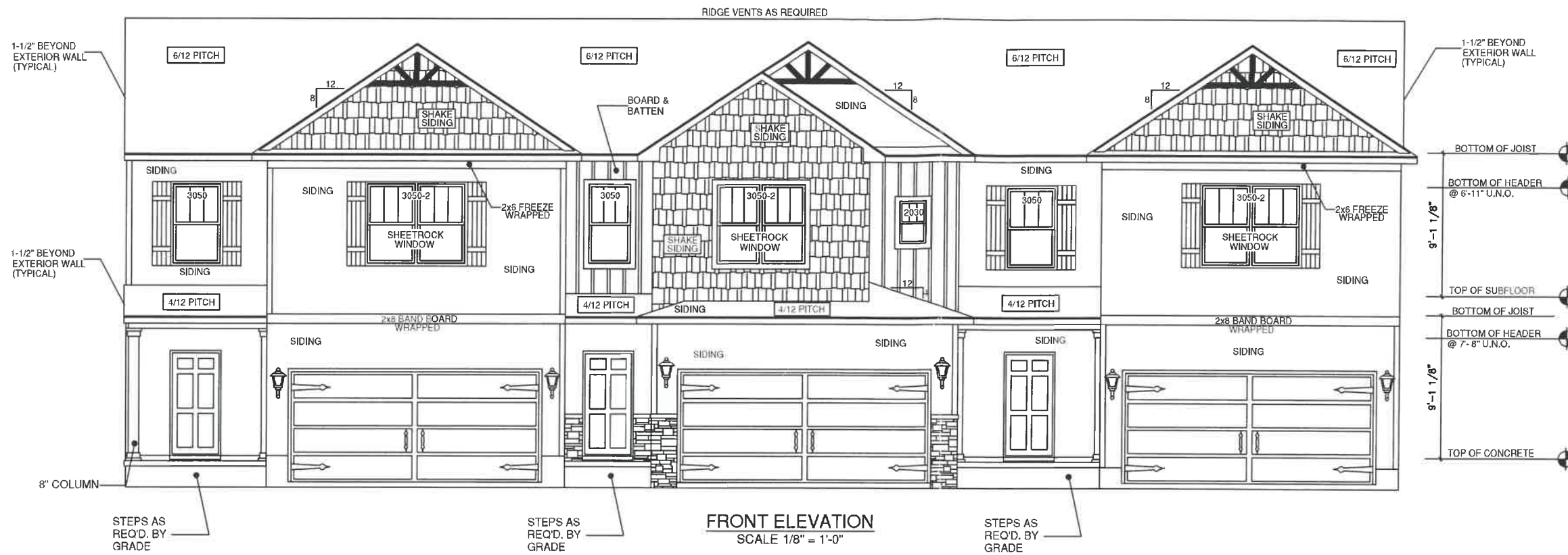
Right of way width: 28’

It is being requested that the cul-de-sac lengths as shown be allowed due to the unusual topography and shape of the property. This is the final section and last property to be developed within this area of the original PD plan. The environmental constraints and steep topography preclude the interconnectivity usually desired in development.

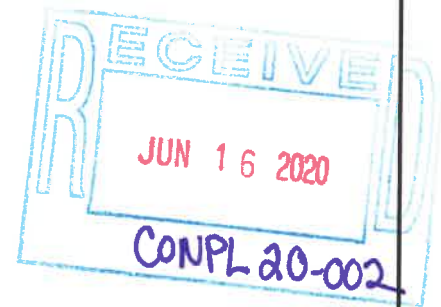
Since the single family detached portion of this neighborhood will be an extension of the existing Walnut Grove neighborhood, the Architectural elements will equivalent to the existing Walnut Grove neighborhood. The property is presently wooded with an existing pond. The portion of the property not required to be disturbed to build the residential lots, infrastructure and amenities for the neighborhood will be kept in this wooded natural state. The home site and stormwater detention pond site portions of the neighborhood will have to be graded to provide usable living space for each resident.

Amenities

The applicant did not want to differentiate this neighborhood from the existing Walnut Grove neighborhood by adding sidewalks. However he does want to create connectivity between the two sections by providing a walking path that will tie to the existing path. So, to provide amenities the applicant is proposing an amenity package to include 2,000 feet of walking trail, a picnic area with gazebos overlooking the pond, and over 40 acres of open space most of which will be kept naturally wooded.

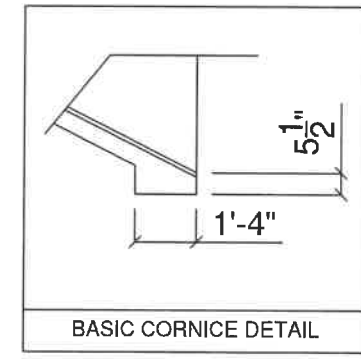
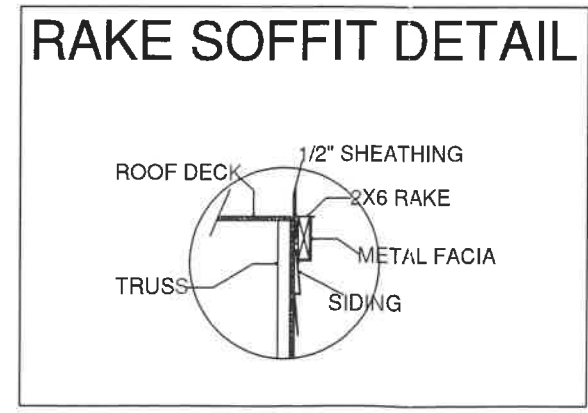
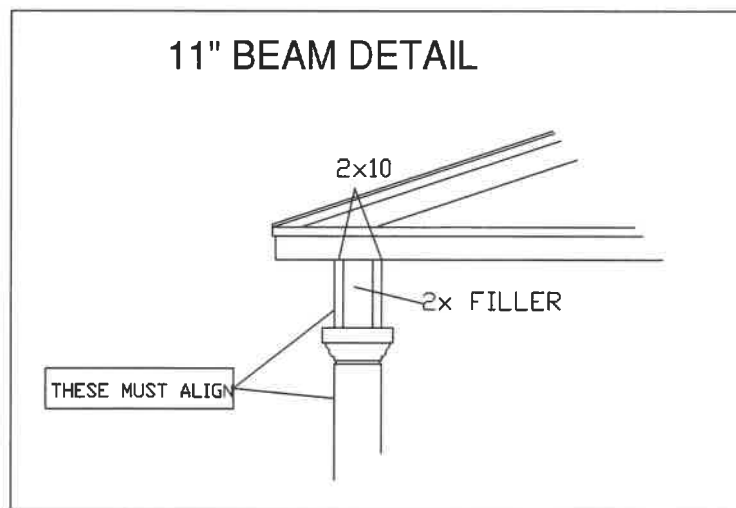


Review Set 1



SQUARE FOOT KEY

FIRST FLOOR AREA TO FRAMING:	714
SECOND FLOOR AREA TO FRAMING:	1055
TOTAL HEATED & COOLED TO FRAMING:	1769
GARAGE AREA TO FRAMING:	372
COVERED FRONT PORCH AREA:	47
COVERED REAR PATIO AREA:	0
TOTAL UNDEAR BEAM AREA	2188



NOTE:
FLASH ALL VALLEYS (TYP.)

Front Elevation

KEYSTONE HOMES
924 STEVENS CREEK ROAD
AUGUSTA, GEORGIA 30907
Ph. 706-651-0075
Fx. 706-855-6744

TRI-PLEX
"A"

AN ORDINANCE TO CHANGE THE CORPORATE LIMITS

OF THE CITY OF NORTH AUGUSTA

BY ANNEXING BRANDENBURG PROPERTIES ALONG I-20 & U. S. 25

ORDINANCE NO. 86-06

WHEREAS, Section 5-3-150 of the Code of Laws of the State of South Carolina provides that: "Any area or property which is contiguous to a city or town may be annexed to the city or town by filing with the municipal governing body a petition signed by seventy-five percent or more of the freeholders owning seventy-five percent or more of the assessed valuation of the real property in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the city or town, the annexation shall be complete;" and

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 86-24, dated September 29, 1986, wish to annex the below described property.

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 corporate limits of the City of North Augusta, South Carolina, shall be expanded by annexing the following property:

All those pieces, parcels or tracts of land with improvements thereon, situate, lying and being in the County of Aiken and the County of Edgefield, State of South Carolina, adjacent to the present City limits of North Augusta, and identified by the following Plat References and Tax Map Parcel Numbers.

<u>Plat Reference</u>	<u>Tax Map Parcel Number</u>	<u>Acres +/-</u>
Tract A (part)	Aiken County - 00-015-01-001}	010-1404-007
Tract A (part)	Edgefield Co. - 127-00-01-001}	346.42
Tract B	Aiken County - 00-015-01-001	144.94
Tract C	Aiken County - 00-015-01-001	4.69
Tract D	Aiken County - 00-014-01-135	40.98
Tract E	Aiken County - 00-015-01-044	0.22
Tract F	Aiken County - 00-014-01-135	0.24
Tract G	Aiken County - 00-015-01-044	5.18
		<u>542.67</u>

Such property to be annexed is delineated on the plat attached hereto, marked Exhibit "A" entitled "Plat of Brandenburg Properties," dated January 8, 1986, revised January 9, 1986, prepared by Cranston, Robertson & Whitehurst, P.C., and on the plat attached hereto marked

Exhibit "B" entitled "Area Petitioned for Annexation into the City of North Augusta, South Carolina" dated July, 1986.

Also included within such Petition for Annexation is U. S Highway 25, Interstate 20, Interstate Frontage Road (S 1445), Five Notch Road (S. C. 45), and Walnut Lane adjacent to the property heretofore referred and specifically delineated by the plat attached hereto as Exhibit "B" entitled "Area Petitioned for Annexation into the City of North Augusta, South Carolina," and incorporated by reference.

II. Zoning for the properties sought to be annexed to the City of North Augusta, South Carolina, shall be as follows and as more specifically delineated on the plat attached hereto entitled Exhibit "C", Zoning for Area Petitioned for Annexation into the City of North Augusta, South Carolina, prepared by City of North Augusta, and incorporated by reference.

<u>Zoning Plat Reference No.</u>	<u>Zoning</u>
#1	PD-R - Planned Development-Residential with Average Overall Density of Four Units/Acre
#2	R-3 - Residential
#3	TC - Thoroughfare-Commercial
#4	PD-G - Planned Development-General with Thoroughfare-Commercial, TC, Uses Permitted
#5	OSP - Open Space Preservation

AN ORDINANCE TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA BY ANNEXING
BRANDENBURG PROPERTIES ALONG I-20 & U. S. 25

Page 3

- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 3rd
DAY OF November, 1986.

First Reading 9-29-86

Second Reading 10-6-86

Third Reading 11-3-86

Thomas W. Greene
Thomas W. Greene, Mayor

William L. Gray
William L. Gray, Mayor Pro Tem

Edward O. Ergle
Edward O. Ergle, Councilman

Lark W. Jones (Voted No)
Lark W. Jones, Councilman

Earl Sasser
Earl Sasser, Councilman

Ellen S. Smith
Ellen S. Smith, Councilwoman



ATTEST:

Leona J. Lewis
City Clerk

Alexander A. Valois
Alexander A. Valois, Councilman

- REFERENCES**
1. PLAT FOR FLOYD B. BEARLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978.
 2. PLAT FOR K. BEARLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978.
 3. PLAT FOR SOUTHEASTERN FREIGHT LINES BY BALDWIN & CRANSTON ASSOC., INC. DATED AUG. 21, 1981.
 4. PLAT FOR CHARLES GERALD LOGAN, SR. BY BALDWIN & CRANSTON ASSOC., INC. DATED JUNE 21, 1979.
 5. C.R.A.S.P. RETAIL CENTER, LTD. BY BALDWIN & CRANSTON ASSOC., INC. DATED AUG. 21, 1981.
 6. COMPILED PLAT FOR EV HASTINGS ET AL. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 21, 1968, LAST REV. JAN. 24, 1980.
 7. PLAT FOR HUDDLE HOUSE, INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED AUG. 21, 1981.
 8. PLAT FOR KENNETH A. SHIRLEY, JR. BY BALDWIN & CRANSTON ASSOC., INC. DATED JUNE 21, 1981.
 9. PLAT FOR STEVE ALTMAN BY WILLIAM H. MCKIE III DATED APRIL 30, 1984.
 10. PLAT FOR SOUTHEASTERN LABORATORY APPARATUS BY WILLIAM H. MCKIE III DATED AUGUST 27, 1984.
 11. PLAT FOR AIKEN OVERHEAD DOOR BY WILLIAM H. MCKIE III DATED MARCH 30, 1984.
 12. PLAT SHOWING WALNUT LAKE BY JOE L. ORRAT DATED MAY 11, 1982.
 13. H.M.C.I.E. ESTATE, WOODS ET AL. BY WILLIAM H. MCKIE III LAST REVISED MARCH 5, 1982.
 14. PLAT OF HEATHERWOOD PHASE III BY D.M.R.A. CONSULTING ENG. DATED APRIL 1978.
 15. VARIOUS TAKING MAPS BY SOUTH CAR. HWY. DEPT.

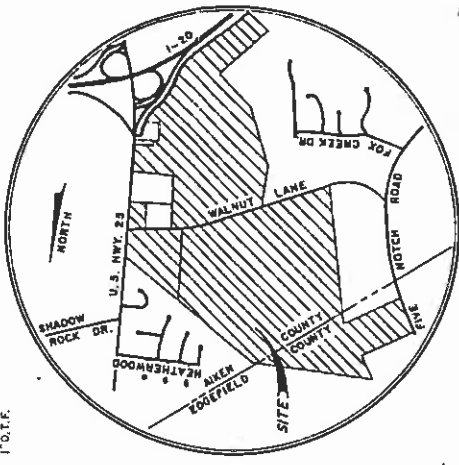
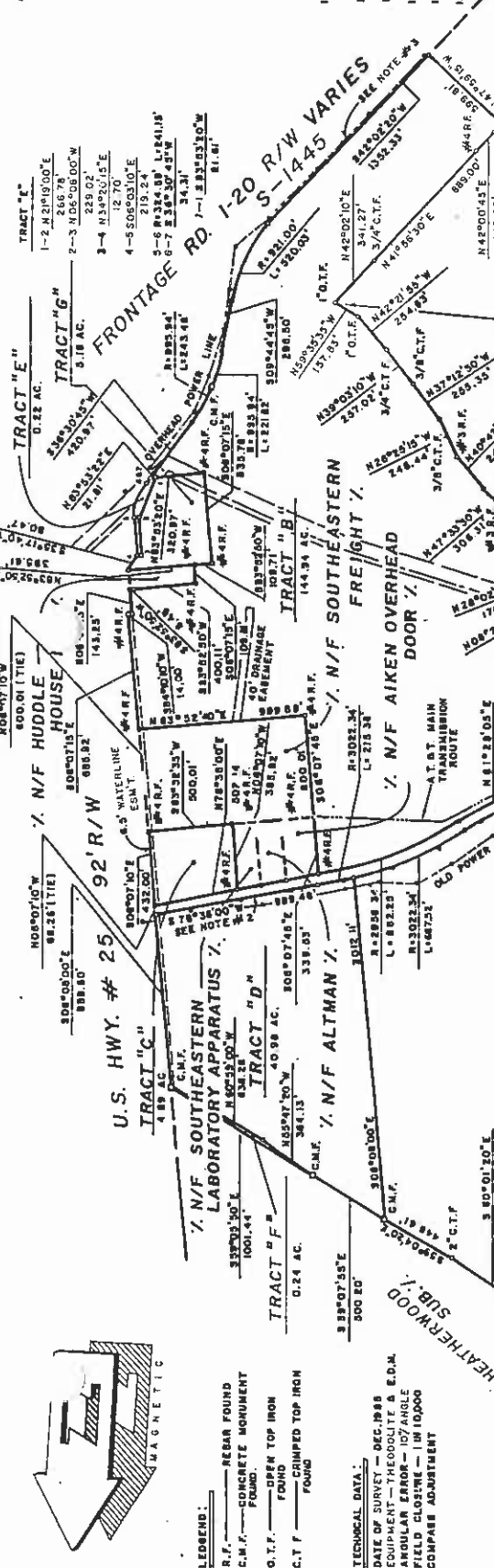


EXHIBIT "A" " PLAT FOR

BRANDENBURG PROPERTIES

SHOWING VARIOUS TRACTS LOCATED IN SWEETWATER COMMUNITY.
 AIKEN COUNTY, SOUTH CAROLINA
 EDGEFIELD COUNTY, SOUTH CAROLINA

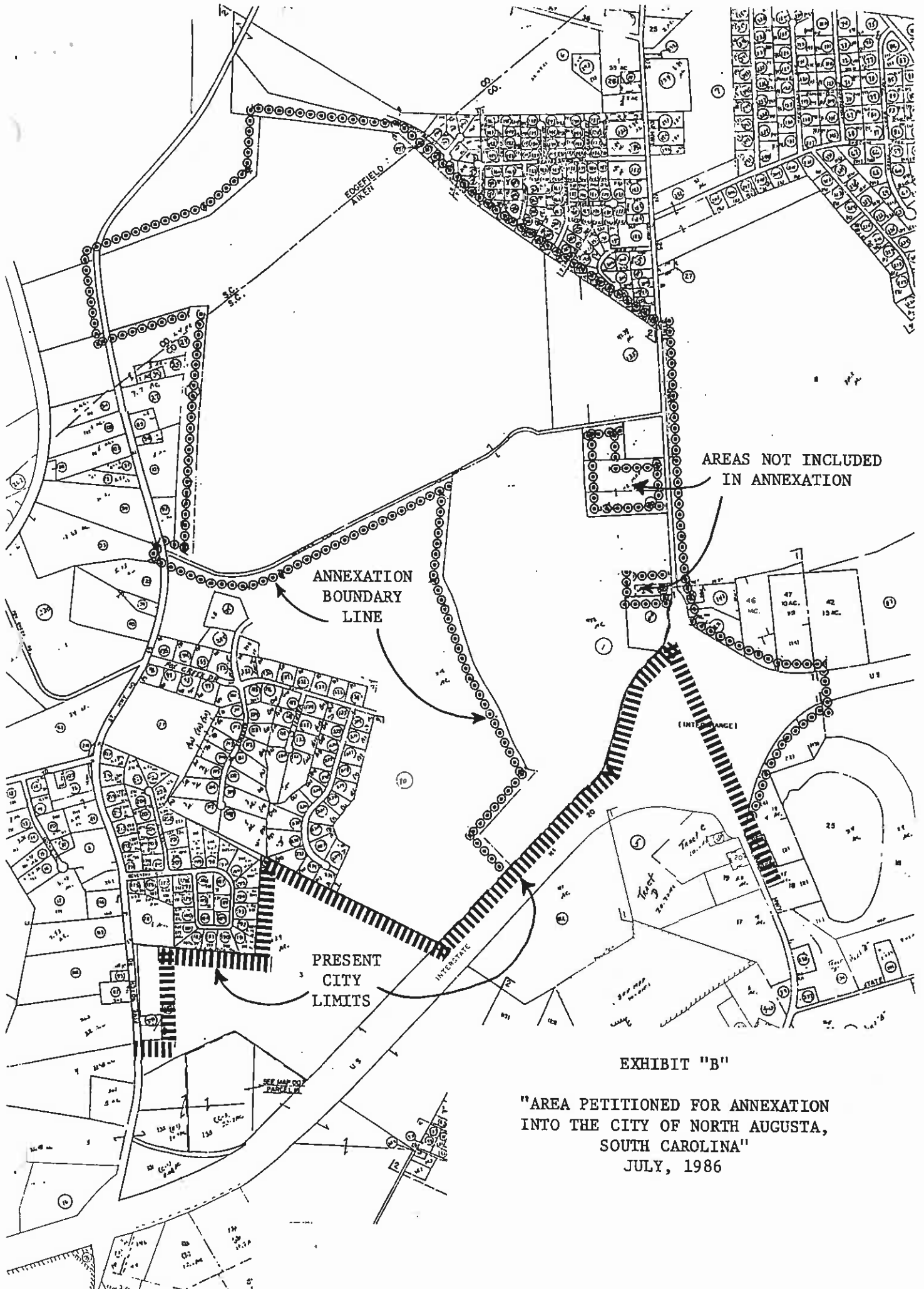
SCALE: 1" = 500' 500' 320' 0' 650' 1000'
 FEET
 PREPARED BY
Cranston, Robertson & Whitehurst, P.C.
 AUGUSTA, GEORGIA
 P.O. DRAWER 2546



RO-LA ENTERPRISES, INC. V.
NOTES:
 1. ALL CORNERS ARE #4 REBAR UNLESS OTHERWISE SHOWN.
 2. DEED TO SOUTH CAROLINA ELECTRIC & GAS COMPANY FOR A. II. FOOT STRIP RECORDED IN DEED BOOK # 669 PG # 102.
 3. ELECTRIC B GAS COMPANY RECORDED IN DEED BOOK # 287.

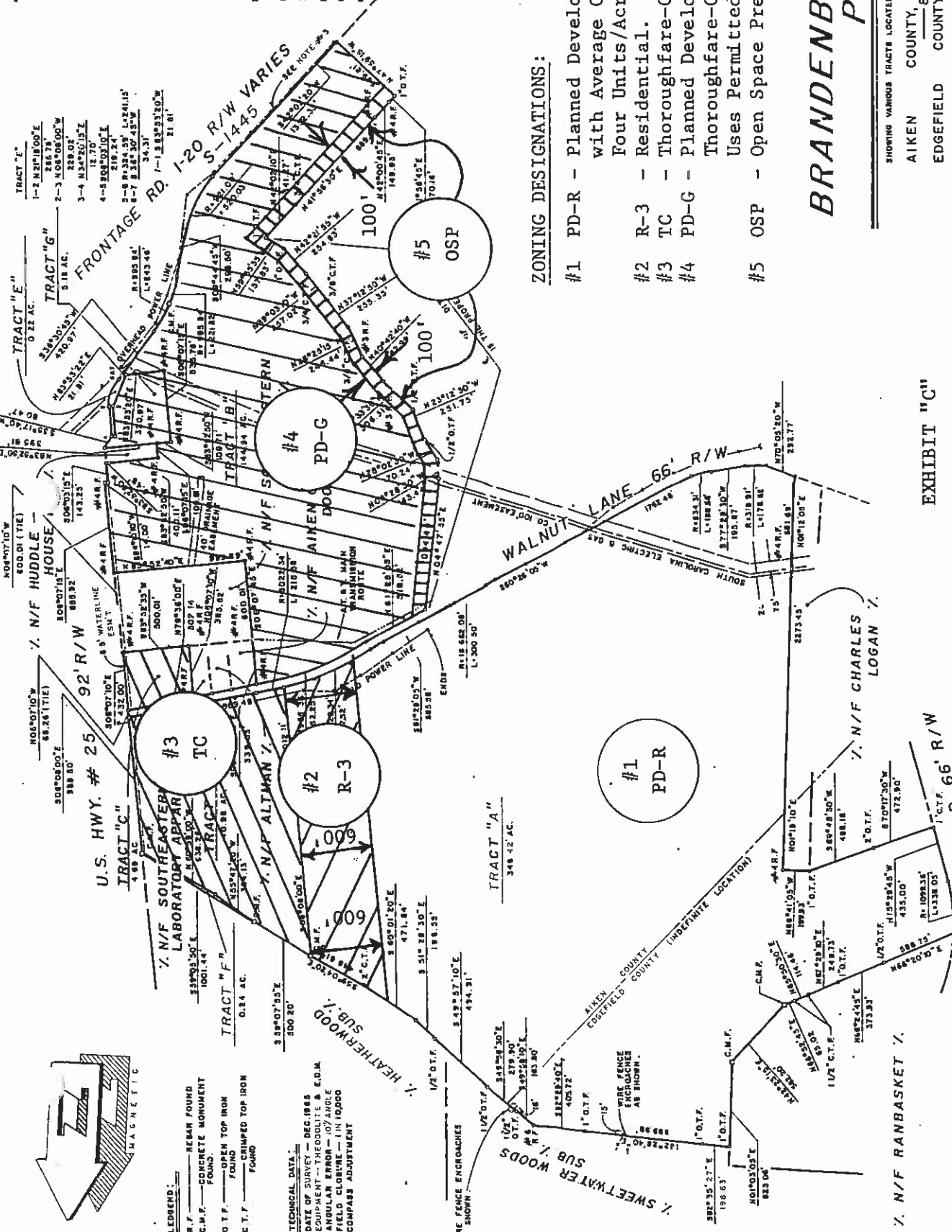
I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS AS SHOWN IN TECHNICAL DATA AND THE METHOD OF CALCULATION IS THE COORDINATE METHOD OF CALCULATION.

Thomas H. Whitehurst
 Surveyor



"AREA PETITIONED FOR ANNEXATION INTO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA" JULY, 1986

- REFERENCES**
1. BEASLEY TRANSFER CO., INC. BY BAL. CRANSTON ASSOC., INC. LAST REV. JULY 1, 1977
 2. PLAT FOR F. A. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978.
 3. PLAT FOR SOUTHEASTERN FREIGHT LINES BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1977.
 4. PLAT FOR CHARLES GERALD LOGAN, JR. BY BALDWIN & CRANSTON ASSOC., INC. DATED JUNE 21, 1979.
 5. CRANSTON ASSOC., INC. DATED NOV. 6, 1978.
 6. COMPILED PLAT FOR EV. HARTINGS ET AL. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 21, 1982.
 7. CRANSTON ASSOC., INC. DATED OCT. 14, 1980.
 8. PLAT FOR KENNETH A. SHIRLEY W. NEWSOLE BY AYER, GRAMAM & ASSOC., INC. DATED JUNE 21, 1983.
 9. PLAT FOR STEVE ALTMAN BY WILLIAM H. MERIE III DATED APRIL 30, 1984.
 10. APPARATUS BY WILLIAM H. MERIE III DATED AUGUST 27, 1984.
 11. PLAT FOR ALKEN OVERHEAD DOOR BY WILLIAM H. MERIE III DATED MARCH 30, 1984.
 12. PLAT SHOWING WALNUT LANE BY JOE L. GRANT DATED MAY 11, 1982.
 13. H. MERIE III LAST REVISED MARCH 5, 1982.
 14. PLAT OF HEATHERWOOD PHASE III BY C.S.R.A. CONSULTING ENG. DATED APRIL 1978.
 15. VARIOUS TRAKING MAPS BY SOUTH CAROL. MVT. DEPT.



ZONING DESIGNATIONS:

- #1 PD-R - Planned Development-Residential with Average Overall Density of Four Units/Acre.
- #2 R-3 - Residential.
- #3 TC - Thoroughfare-Commercial.
- #4 PD-G - Planned Development-General, with Thoroughfare-Commercial, TC, Uses Permitted.
- #5 OSP - Open Space Preservation

BRANDENBURG PROPERTIES

SHOWING VARIOUS TRACTS LOCATED IN SWEETWATER COMMUNITY
 AIKEN COUNTY, a SOUTH CAROLINA
 EDGEFIELD COUNTY, SOUTH CAROLINA

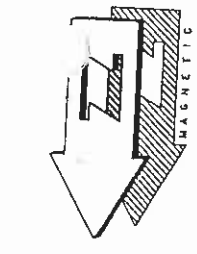
SCALE: 1" = 500'
 0 250' 500' 1000'
 IN FEET
 JAN. 8, 1986
 REV. JAN. 9, 1986

PREPARED BY
Cranston, Robertson & Whitehurst, P.C.
 AUGUSTA, GEORGIA

ENGINEERS-PLANNERS-SURVEYORS

"ZONING FOR AREA PETITIONED FOR ANNEXATION INTO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA"

EXHIBIT "C"



LEGEND:
 R.F. REBAR FOUND
 C.M.F. CONCRETE MONUMENT FOUND
 O.T.F. OPEN TOP IRON FOUND
 C.T.F. CRIMPED TOP IRON FOUND

TECHNICAL DATA:
 DATE OF SURVEY - DEC. 1985
 EQUIPMENT - THEODOLITE & E.O.M.
 ANGULAR ERROR - 07" ANGLE
 FIELD CLOSURE - 1 IN 10,000
 COMPASS ADJUSTMENT

WIRE FENCE ENCROACHES AS SHOWN

WIRE FENCE ENCROACHES AS SHOWN

1/2" N/F RANBASKET

1/2" C.T.F. 66' R/W

1/2" N/F CHARLES LOGAN

WALNUT LANE 66' R/W

1/2" N/F ALTMAN

1/2" N/F AIKEN DOOR

1/2" N/F HEATHERWOOD

1/2" N/F Huddle

1/2" N/F Huddle

1/2" N/F Huddle

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
JUNE 2020***

City of North Augusta
Department of Planning and Development
Monthly Report for June 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	532	313	1502	919	*	*	*	*
Development Applications								
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	0	0	5	0	0	1	0	2
Planned Acres	--	0	--	0	0.00	6.89	0.00	27.88
Planned Lots	--	0	--	0	0	37	0	89
Minor Subdivision Plans (MP)	0	0	5	6	0	3	0	9
Platted New Lots	0	0	7	-1	0	6	0	18
Major Subdivision Plans (FP)	0	0	2	2	0	0	0	1
Platted Acres	--	0.00	--	2.60	0.00	0.00	0.00	21.18
Platted Lots	--	0	--	32	0	0	0	42
Site Plans								
Minor Site Plans (MSP)	0	0	1	3	0	2	0	6
Major Site Plans (SP)	0	0	3	1	0	0	0	2
Site Plan Modification (SPM)	0	0	1	0	--	--	--	--
Total Site Plan Acres	--	0.00	--	12.99	0.00	4.40	0.00	29.78
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	1	0	2
Annexations								
Annexation Agreements Received	1	0	1	0	0	0	0	1
Annexation Cases (ANX) Approved by City Council	30	0	36	0	0	0	0	0
Parcels	1	1	1	3	--	--	--	--
Acres	--	1	--	3	0	0	0	1
	--	1.95	--	152.95	0	0	0	0.4

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

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$60.00	\$11,142.00	\$915.50	\$7,690.20
Appeals	\$200.00	\$1,000.00	\$0.00	\$200.00
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$260.00	\$12,142.00	\$915.50	\$7,890.20

* 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
Property Maintenance	33	21	101	64	*	*	*	*
Property Leins/Contractor Mitigation	0	0	0	0	*	*	*	*
Swimming Pools	1	1	4	6	*	*	*	*
Recreational Vehicles/RV/Boat/Utility Trailers	1	0	3	1	*	*	*	*
Illegal Vehicles	2	2	47	27	*	*	*	*
Commercial Vehicles/Equipment	0	0	2	0	*	*	*	*
Temporary Signs	2	1	58	13	*	*	*	*
Landscape Inspections	22	--	119	--	*	*	*	*
Structure Demolitions	0	0	0	0	*	*	*	*
Citation/Summons Issued	0	0	0	0	*	*	*	*