

# 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

