

Planning Commission



Minutes of the Thursday, July 16, 2020 Regular Meeting

Members of the Planning Commission

Briton Williams

Chair

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Dr. Christine Crawford

1. **Call to Order**– The regular meeting of June 18, 2020, having been duly publicized, was called to order at 7:00 p.m. and conducted via teleconference.
2. **Roll Call**– Members present via teleconference were Chairman Briton Williams, Commissioners Timothy Key, JoAnn McKie, Larry Watts, Dr. Christine Crawford, Leonard Carter, and Bob Clark. Also in attendance were Libby Hodges, Director of Planning and Development, Mark Gillam, and Philip Green.
3. **Approval of Minutes** – The minutes from the Regular Meeting of June 18, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application RZT20-002 Article 4, Home Occupation Text Amendment** – 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.
 - a. Consideration of Application RZT20-002
 - b. Recommendation to City Council

Chairman Williams read the application summary for Application RZT20-002. He opened the public hearing at 7:02 p.m. and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this was a text change that was generated internally and there have been several applications recently for cottage kitchens and it was something that our code was not very clear about on what our regulations were and this will serve to clarify those and provide an opportunity for a home occupation within North Augusta.

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

Chairman Williams questioned what type of home businesses have applied. Mrs. Hodges replied there have been a couple of small home bakeries that want to make candies, package meals, or specialized nutritional meals for delivery. She said none of this will be consumed on site, it will be prepared at home in the cottage kitchen and then sent somewhere else to be consumed.

Chairman Williams asked if the applicant had any comments.

Mrs. Libby Hodges, representing the City, stated there were no public comments received on the requested text amendment.

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

Commissioner McKie questioned why no certificate of occupancy is required for a home occupation and would that allow someone to rent a house and run a business from that location without living there. Mrs. Hodges explained that we do not require a certificate of occupancy above and beyond the certificate of occupancy to occupy the home in general. You cannot rent a home and not live there and have a home occupation.

Commissioner McKie questioned what types of foods will be prepared. Mrs. Hodges explained that they are defined by the State Health Department.

Commissioner Key questioned what precipitated this and if the City was being proactive or had there been complaints. Mrs. Hodges stated there have been no complaints and she is trying to be proactive feeling that this is a good time to make sure this is clear. She said there were applications that have been denied because in one place it would say it is allowed, and in one place it would say it is not allowed, and we would go with the more restrictive which is that it is not allowed. Mrs. Hodges stated somehow this got lost in translation in our regulations and it happens occasionally.

There being no further questions, Chairman Williams closed the public hearing at 7:11 p.m. and asked the Commissioners for any further comments.

Commissioner McKie stated her concern is if there should be an animal walking through their kitchen and questioned if Planning would address that or would DHEC. Mrs. Hodges replied DHEC.

Commissioner Carter questioned if the applicant would have to go through any other approval process. Mrs. Hodges explained they would need a home occupation permit, we check that they have received their licensing from DHEC, and they would then get their business license. She stated any modifications to the building, such as adding sinks, upgrading, or adding power would be approved through Building Standards. Mrs. Hodges stated there are some restrictions for home occupations and there are mechanisms in place that would keep it from being a large commercial enterprise.

Commissioner McKie questioned if they can have large trucks delivering. Commissioner Crawford stated even if they did, and unless those residents have a walk-in with proper refrigeration, cannot take it off their truck anyway.

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

Commissioner Key motioned to recommend that the City Council approve Application RZT20-002 Article 4, Home Occupation Text Amendment 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. Commissioner Crawford offered a second and the motion passed unanimously.

6. Application CONPL20-002 Walnut Grove Sec. 13/Townhomes – A request by Keystone Homes, Inc. for a concept plan review of the proposed Walnut Grove Sec.13/Townhomes subdivision located off W. Five Notch Rd. and Mill Stone Ln. TPN 127-00-01-001, ±70.3 acres zoned PD, Planned Development.

a. Consideration of the sketch plan by the Planning Commission

Chairman Williams read the application summary for Application CONPL20-002.

Chairman Williams opened the public hearing at 7:18 p.m. and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated this is a PD but it is slightly different than PD's viewed in the past. She explained when it was annexed into the city the PD was applied as a PDR and there were some basic restrictions put on the residential development of the property and we do not have a General Development Plan, some of the Concept Plans, or some of the items we would normally have for a PD. Mrs. Hodges stated we will have to try to use the requirements of the PD and the zoning, at the time, as well as some of the current

requirements from the Development Code for some of the infrastructure. She said they did their best to explain this in the staff report and gave some guidelines for what we would expect to see when we receive a preliminary plat for these projects.

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. Mark Gillam, Manager of Metro Homesites, LLC, gave a brief description of the proposed project.

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

Commissioner Key questioned if there were any issues with the standards for the sidewalks and number of units as it is presented now in the Development Code. Mr. Gillam answered no and explained with the area that connects to Walnut Grove they prefer not to place any sidewalks there at this time because there are no sidewalks in Walnut Grove and in the townhome side they have no problem placing sidewalks there. Mr. Key asked if there were any avenue for connectivity between the two neighborhoods. Mr. Gillam answered no and stated there could be the possibility of a walking trail and there are three entrances off of Walnut Lane.

Commissioner Key asked Mrs. Hodges if we are mixing the old with the new based on the architectural layout standards for townhouses outlined in the handout and asked if these were standard requirements. Mrs. Hodges answered yes, for the townhomes, and explained that any townhome development is subject to the multi-family design standards.

Commissioner McKie and Commissioner Key questioned the use of the open space. Mr. Philip Green explained there is a lot of property there they cannot use and there is no steady water stream feeding the existing pond that prevents them from using the back half of the property. He said the outfall from the detention pond at Walnut Grove drains into the pond and there is a lot of environmental issues there and they do not want to disturb anything that they shouldn't. Commissioner Key asked if there would be any impact to the basin. Mr. Green answered no.

Commissioner Clark questioned how people were going to get to that open spaced area without going through someone's yard. Mr. Greene said they will create an opening somewhere in the cul-de-sac on the HOA property that will allow access.

Commissioner Crawford questioned if there were going to be any issues with the required setbacks. Mr. Green replied on the townhome side they can make those adjustments to

meet compliance and with the single-family detached homes they are requesting a 53-foot wide lot with 5-foot setbacks.

Commissioner Carter questioned if the homes were going to be the same type of homes that are in Walnut Grove. Mr. Gillam replied that they would be similar in size and appearance and there will probably be a lot of two-storied homes in the detached area than there are currently in Walnut Grove.

Chairman Williams questioned if the connectivity between the two properties would be a trail to connect the townhomes to the residential area and there would be no road. Mr. Green replied yes. Mr. Williams asked if there would be any issues with parking and conforming to code. Mr. Green answered no.

Commissioner McKie commented that she felt the two properties should not connect because that location is a very tight area and it adds too much pressure on that street for everyone. She said she feels it is fine the way it is drawn.

There being no further questions, Chairman Williams closed the public hearing at 7:34 p.m. and asked the Commissioners for any further comments.

Commissioner Key commented that 94 single-family homes and 75 townhomes will be a plus and, short of the sidewalk issue, he feels everything can be mitigated. Mr. Key said the plan looks fine to him.

Commissioner McKie commented that she does not have a problem with them leaving the sidewalks off. Mrs. Hodges said this is a decision that will be made in the future and if they return with a request for a variance from the standards we will go through each item and make the determination then.

Commissioner Watts commented that he is concerned about the sidewalks and if we set a precedence to have sidewalks we need to stick with that precedence.

Commissioner Crawford concurred with Mr. Watts.

Commissioner Clark commented that one other variance that may come up is the street length. He said it would make it a lot easier if the Commission had comments from Engineering and Public Safety saying they do not see it as a problem. Mrs. Hodges replied that we try to present these cases to them each time we receive them.

Commissioner Carter commented that if there are some rules regarding the sidewalks we may have to look at those at a later date.

Chairman Williams commented that he likes the project and thinks that is a unique piece of property in the way it is being done. He said the connectivity is fine and he likes the idea of the sidewalks on the townhome side.

After further discussion, all comments and questions were addressed.

The Planning Commission expressed general approval for the sketch plan. This review was non-binding and would require additional hearings and approvals from the Planning Commission.

7. Staff Report

Mrs. Hodges presented the June Performance Report.

Mrs. Hodges stated the Development Code rewrite is in motion and the contract was approved at the last City Council meeting and we are working on a steering committee and hope to have it finalized soon. She said there will be a virtual kick-off meeting.

Mrs. Hodges stated the Budget is currently under development some of the same requests will be made as last year that were made for staff. Mrs. Hodges said one big project will be a Comprehensive Plan update and hopefully there will be two additional transportation studies in process by the new budget.

Mrs. Hodges stated the Martintown Road Corridor Study is mostly complete and there have been some meetings with SCDOT and some of the adjacent property owners. She said we are waiting on some final information from the McKnight tract to finalize the study and make final recommendations.

Mrs. Hodges announced that the Metropolitan Transportation Plan Future Mobility 2050 from ARTS is currently online for public feedback and she encouraged the Commissioners to take a look at it on the City's website, the City's Facebook page, or review the hard-copy located in the lobby of the Planning & Development Department.

Mrs. Hodges mentioned that sometime, beginning in September, the County will be switching over to Next Generation 911. She explained it is a GIS based 911 system that has advanced capabilities. Mrs. Hodges stated in order to do this the County and City have been double checking addresses and municipal limits. She said the City has a number of addresses where the City boundary runs through them and letters have been sent to the property owners requesting them to allow us to annex the rest of the property into the City which will allow Next Generation 911 to find those properties.

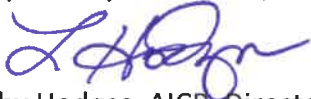
Chairman Williams questioned what type of information is needed for the McKnight property. Mrs. Hodges explained the original PD is a little different than from the newest concept that they want to go forward with and are awaiting some traffic generation numbers and looking at the Concept Plan.

Chairman Williams requested an update on what is expected to be seen on Martintown Road in the future. Mrs. Hodges explained that the Bergen Road intersection will be signalized. She said the east bound exit off of I-20 onto Martintown Road will have two left-hand turn lanes and there will be a light there. Mrs. Hodges stated it is currently under construction that is directly related to the I-20 Bridge project which is part of the Georgia DOT project.

8. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 7:57 p.m.

Respectfully Submitted,



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

Project Staff Report

RZM20-003 WTC of Martintown, LLC

Prepared by: Kuleigh Baker

Meeting Date: August 20, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---|
| Project Name | WTC of Martintown, LLC |
| Applicant | WTC of Martintown, LLC |
| Address/Location | 1132 Frances Street |
| Parcel Number | 007-16-01-001 |
| Total Development Size | ± .45 acres |
| Existing Zoning | R-10, Medium Lot, Single-Family Residential |
| Overlay | NA |
| Traffic Impact Tier | Tier 1 |
| Proposed Use | Gas Station |
| Proposed Zoning | GC, General Commercial |
| Future Land Use | Commercial |

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

- 1) The size of the tract(s) in question.
- 2) Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
- 3) The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a) The proposed rezoning is compatible with the surrounding area;
 - b) There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c) There will be any adverse effects on existing or planned public utility services in the area;

- d) Parking problems; or
- e) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
- 4) Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
- 5) The zoning districts and existing land uses of the surrounding properties.
- 6) Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
- 7) Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
- 8) The length of time the subject property has remained vacant as zoned, if applicable.
- 9) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
- 10) Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.21.2 states the following:

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;

- c. Include or reinforce central places, such as North Augusta’s traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission’s recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on August 3, 2020. The property was posted with the required public notice on August 5, 2020. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugusta.net on August 5, 2020.

SECTION 4: SITE HISTORY

The property requested for rezoning is part of the Harper Subdivision, a residential subdivision development. The house is listed as built in 1950. Sewer improvements were added in the early 1980’s. In 2008, a Minor Site Plan application MSP08-12 was approved to remove a car wash building and expand the canopy of Greg’s Gas Plus on the adjacent property. In 2019, Sprint Food Stores, Inc. took ownership of the gas station site.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|---------------------------|-------------------------|--|
| Subject Parcel | Single-Family Residential | Commercial | R-10, Medium Lot, Single-Family Residential |
| North | Single-Family Residential | Low Density Residential | R-10, Medium Lot, Single-Family Residential |
| South | Commercial | Mixed Use | TC, Thoroughfare Commercial/GC, General Commercial |
| East | Commercial | Commercial | TC, Thoroughfare Commercial |
| West | Commercial | Mixed Use | GC, General Commercial |

Access – The subject parcel has access from Frances Street.

Topography – The subject property was graded prior to development and is relatively flat.

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

Floodplain – The property is not located in a designated federal floodplain.

Drainage Basin – The site is located at the edge of the Waterworks Basin. The Waterworks basin is a very large basin in the city that handles tremendous flows during rain events. Flows from this basin incorporate stormwater from residential and higher density commercial entities throughout the area. The basin enters the river through two separate channels within the River Golf Club. The City has been implementing a capital improvement project of storm sewers and roads to eliminate the flooding problems that occur during heavy rainfalls. The improved infrastructure will improve conditions and are intended to alleviate flooding problems in various sections of the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission's deliberation. Descriptions and commentary added by staff will be *italicized*.

1. The size of the tract in question (§5.3.6.1).

Parcel 007-16-01-001 is approximately ±.45 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The Comprehensive Plan, Chapter 4, Sustainable Economic Growth, designates Martintown Road is a priority investment area, with a vision to add new mixed-use development along major corridors in place of failing or aging commercial areas, improved connectivity between the mixed-use centers and surrounding neighborhoods with new side streets, new housing options to line new streets, or integrate into new mixed-use centers, re-engineering of major intersections, like between Martintown Road and Carolina Avenue, develop out-parcels and redevelop underutilized big-box parking lots for new investment. The proposal does not add mixed uses to the neighborhood fabric, but may offer an opportunity to replace an aging commercial structure and offer added pedestrian access to the area, which currently provides limited protected pedestrian access where recent road improvements end. This would also support Strategy 5.5.2.1 encouraging redevelopment, however, that should be balanced with Goal 6.1, prioritizing reinvestment in existing neighborhoods.

The subject parcel is designated as a Commercial district on the Future Land Use Map. The commercial classification is intended for a wide range of commercial uses. Specific zoning districts will more narrowly define the permitted uses and development standards. Small scale and fully enclosed manufacturing and assembly uses may be permitted in the heavier intensity commercial districts. Residential uses may be permitted in an area classified for commercial land use as a subordinate or accessory use or in a mixed use project. High density residential uses developed adjacent to existing or planned commercial uses may also be permitted. Separate developments that are exclusively low density residential are discouraged.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in §5.3.6.3 of the NADC:

a. The proposed rezoning is compatible with the surrounding area;

Property to the north is zoned R-10, Medium Lot, Single-Family Residential, similar to the rest of the remaining Harper Subdivision, but may be considered part of the larger Green Acres Subdivision development. Properties to the north across Frances St. and fronting on E. Martintown Road are zoned GC, General Commercial. Property on the southeastern corner of Martintown and Atomic are zoned TC, Thoroughfare Commercial. The site would be reviewed using Highway Corridor standards per the requirements of Article 3.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

The proposal should have limited effects on the existing road network. Any negative effects will be mitigated prior to construction. Similar developments have been required to reconfigure driveway access in order to meet South Carolina DOT safety requirements. The Highway Corridor Overlay on this property recommends limited driveway access to main corridor roads. Access to Atomic Road will be limited as there is a remnant parcel along Atomic Road for the length of the subject property.

c. There will be any adverse effects on existing or planned public utility services in the area;

There are existing utility services on the site. Any infrastructure improvements must be provided by the developer. A determination of the adequacy and availability of potable water and sanitary sewer will be analyzed by the City Engineer at the time of Site Plan approval. No issues are anticipated.

d. Parking problems; or

Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Planning Commission or BZA, as applicable.

- e. **Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.**

Any development will be required to meet all state standards for runoff capture and treatment. Noise and lighting will be subject to the standards of the Development Code and Municipal Code, as applicable. Gas stations traditionally operate at extended hours. The existing neighboring gas station lists its hours as 24-hours.

4. **Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).**

Road improvements along Atomic Road were recently completed by SCDOT. These improvements were not extended onto E. Martintown Road. The road project included the addition of a bicycle lane and repaving the road. These improvements connect to E. Buena Vista Avenue and, eventually, to Downtown.

5. **The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).**

The existing zoning district is R-10, Medium Lot, Single-Family Residential. The surrounding properties are zoned for a mix of commercial and residential uses as outlined in item 3.a.

6. **Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).**

The subject parcel is suitable for single-family residential, which is the current use. The property is not suitable for commercial use under the current zoning.

7. **Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).**

The current use as a single-family residential home has been in place since approximately 1950 and is of the character of residential development at the time. At that time, there were generally residential uses along the E. Martintown Road corridor. Over time, this corridor has redeveloped as a mix of commercial, restaurant, and residential uses.

8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).

The property has been utilized as a single-family detached dwelling since at least 1950 and is currently occupied as a single-family residence.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

There are several vacant commercial and residential properties in the vicinity. The development may affect affordable housing by removing existing housing stock.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The zoning does not appear to have been in error at adoption.

SECTION 7: RECOMMENDATION

Staff is not required to make a recommendation to the Planning Commission. The Department has determined the application is complete.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Site Pictures
5. Future Land Use
6. Public Hearing Notice
7. Application Documents

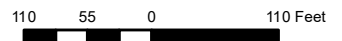
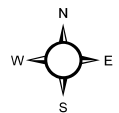
cc Chip Goforth, WTC of Martintown, LLC, chip@wwtwinvestments.com
David Banks, Southern Partners, Inc., dbanks@southernpartners.com



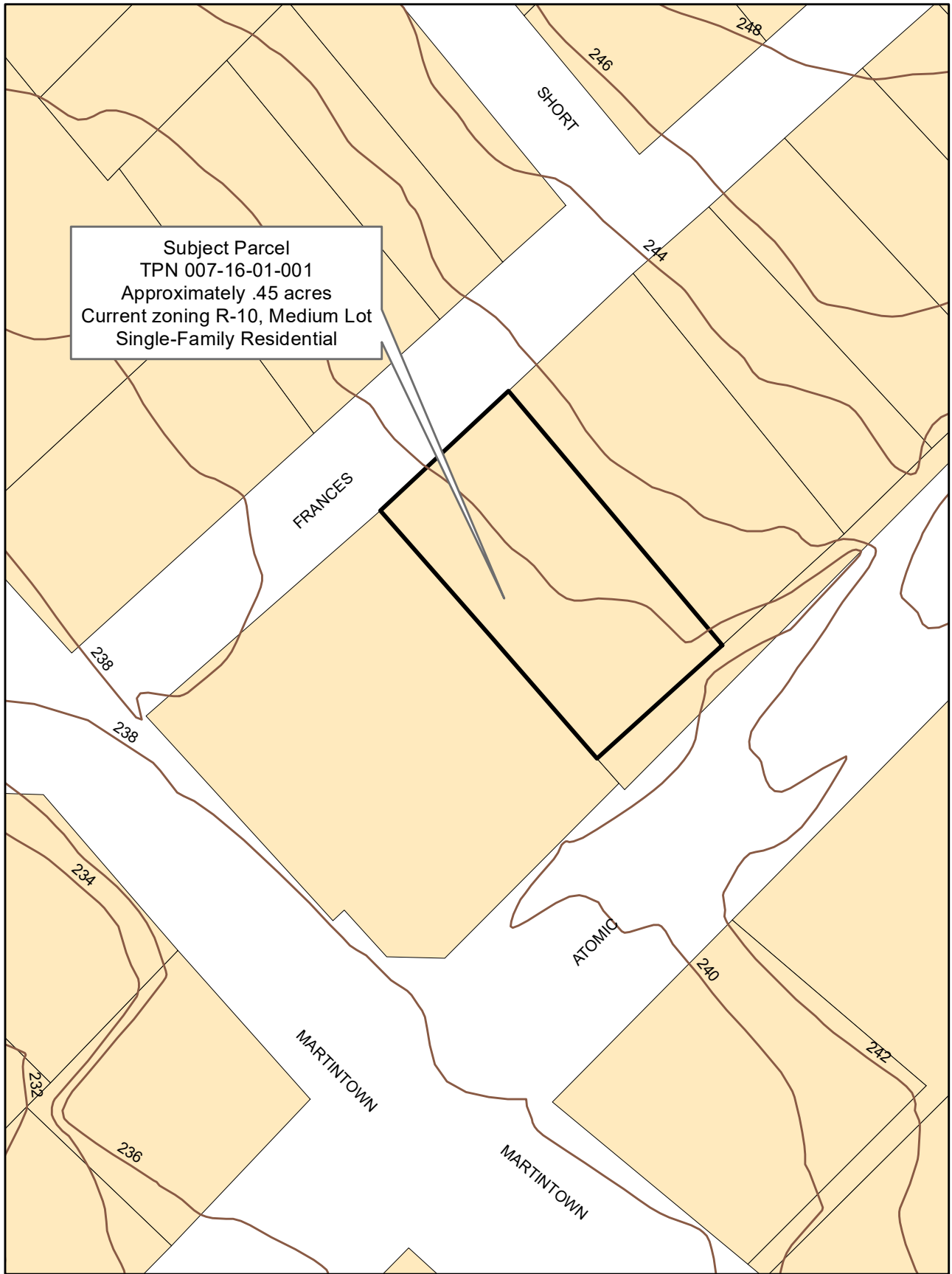
Subject Parcel
TPN 007-16-01-001
Approximately .45 acres
Current zoning R-10, Medium Lot
Single-Family Residential



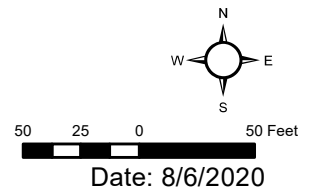
Aerial Map
Application RZM20-003
Tax Parcel Number 007-16-01-001
1132 Frances St

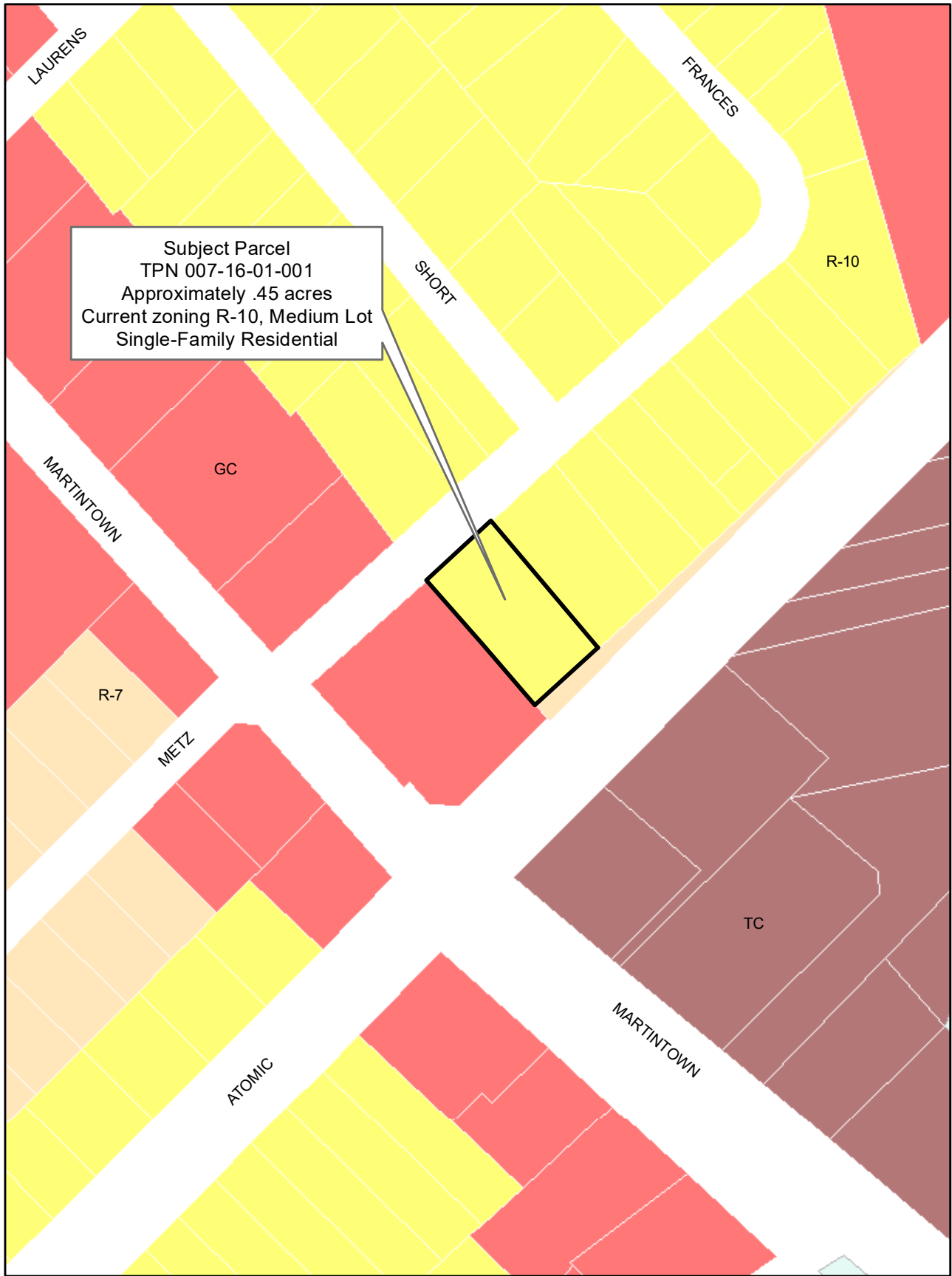


Date: 8/6/2020



Topography Map
Application RZM20-003
Tax Parcel Number 007-16-01-001
1132 Frances St





Zoning Map
 Application RZM20-003
 Tax Parcel Number 007-16-01-001
 1132 Frances St

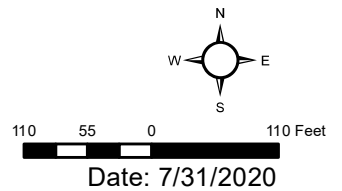




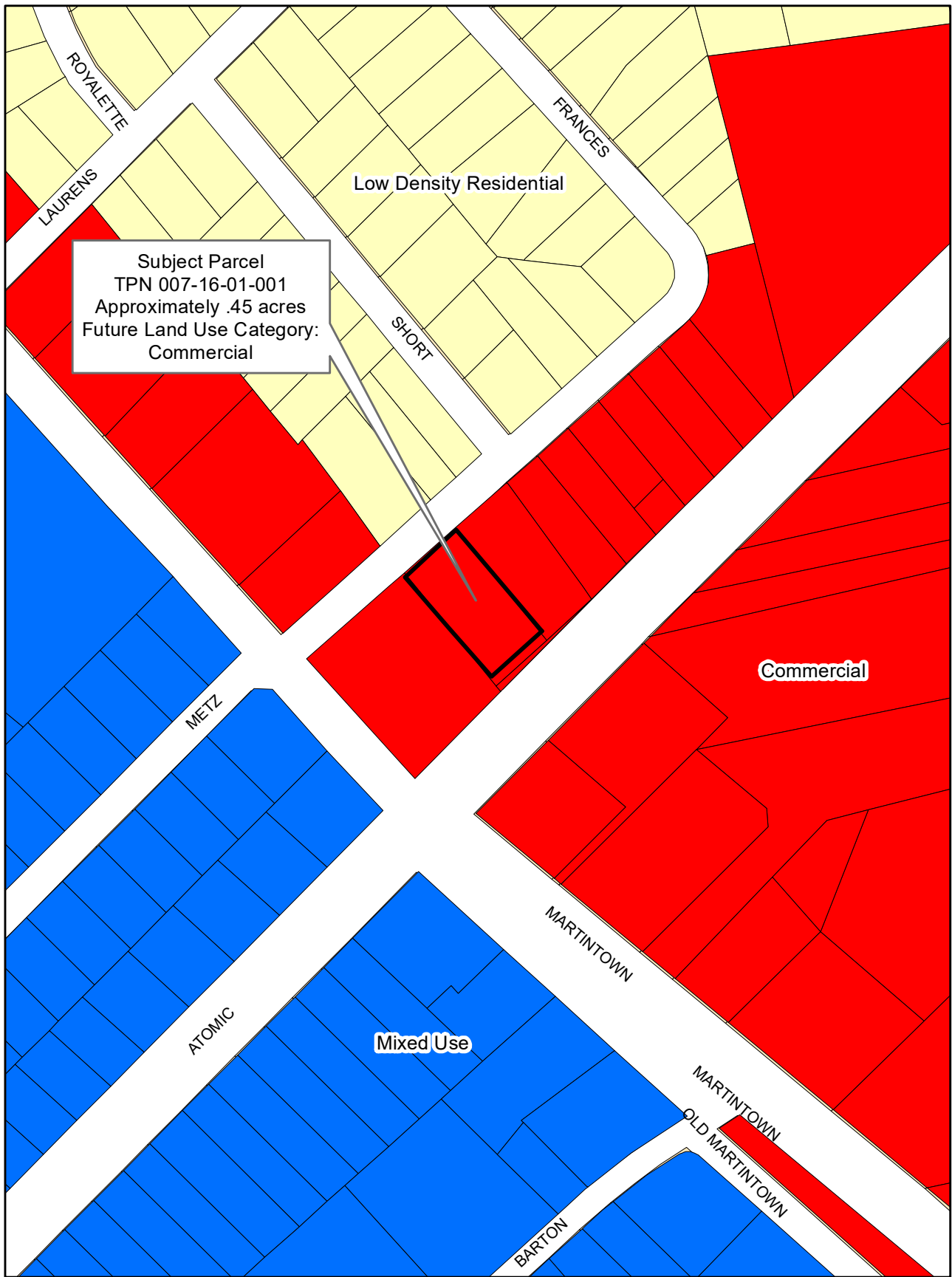
Figure 1: Existing screening between Francis St. property and existing gas station



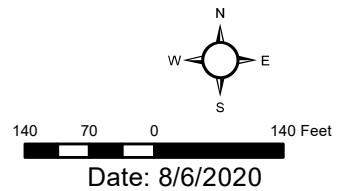
Figure 2: Existing Road Frontage on Frances St., facing E. Martintown Road



Figure 3: View of Francis St. Property along rear property line of the existing gas station



Future Land Use Map
 Application RZM20-003
 Tax Parcel Number 007-16-01-001
 1132 Frances St



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 August 20, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZM20-003—A request by WTC of Martintown, LLC to rezone ±.45 acres located at 1132 Frances Street, TPN 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

RZM20-004—A request by Glynn Bruker to rezone ±2.02 acres located on West Five Notch Road, TPN 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Documents related to the applications will be available for public inspection after August 13, 2020 in the office 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.

August 3, 2020

RE: Proposed rezoning of ± .45 acres of land located at 1132 Frances Street, Tax Parcel Number 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within the notification area of the proposed project.

Dear North Augusta Property Owner:

WTC of Martintown, LLC has made a request to rezone ±.45 acres of land located at 1132 Frances Street, Tax Parcel Number 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

The North Augusta Planning Commission will hold a public hearing to consider the rezoning application at 7pm, on Thursday, August 20, 2020, in the Council Chambers located on the 3rd Floor of the North Augusta Municipal Center, 100 Georgia Avenue. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, August 20, 2020. Documents related to the application will be available after August 13, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/planning-commission>. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action.

Please check www.northaugusta.net for updates regarding the ongoing public health crisis and procedural changes.

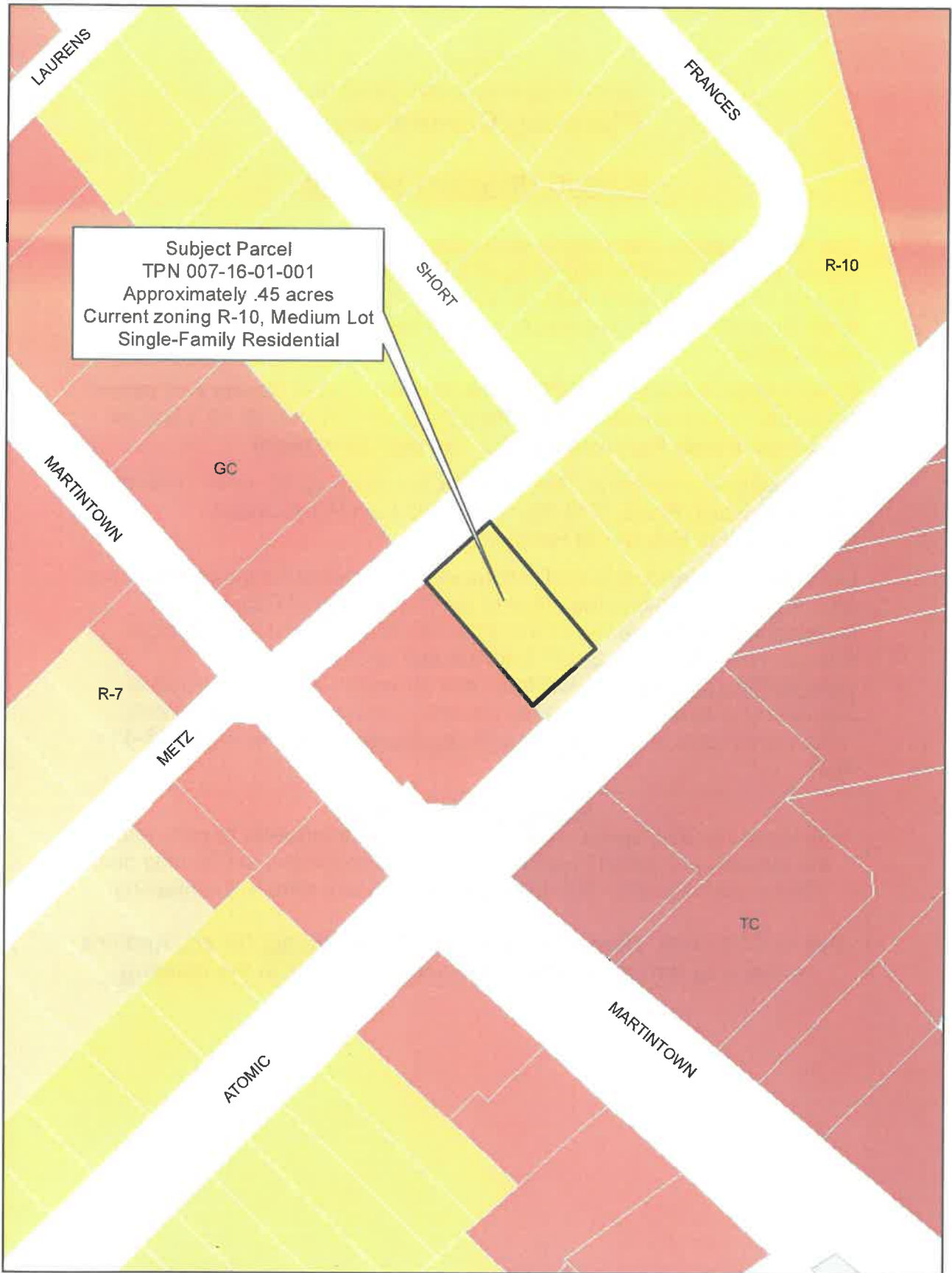
A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on August 5, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

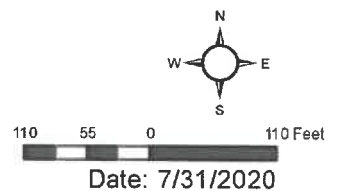


Libby Hodges, AICP

Director of Planning and Development



Zoning Map
Application RZM20-003
Tax Parcel Number 007-16-01-001
1132 Frances St



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 August 20, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZM20-003—A request by WTC of Martintown, LLC to rezone ±.45 acres located at 1132 Frances Street, TPN 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

RZM20-004—A request by Glynn Bruker to rezone ±2.02 acres located on West Five Notch Road, TPN 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Documents related to the applications will be available for public inspection after August 13, 2020 in the office 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




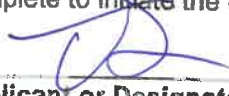
Staff Use

Application Number RZM20-003

Date Received 07-20-2020

Review Fee \$ 250⁰⁰

Date Paid 07-20-2020

1. Project Name WTC of Martintown, LLC
Project Address/Location 1132 Frances Street, North Augusta, SC 29841
Total Project Acreage +/- .45 acres Current Zoning currently seeking GC from R10
Tax Parcel Number(s) 007-16-01-001
2. Applicant/Owner Name WTC of Martintown, LLC Applicant Phone (803) 634-1305
Mailing Address 2240 Sage Valley Drive
City Graniteville ST SC Zip 29829 Email Chip@wwtwinvestments.com
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor David Banks License No. 17236
Firm Name Southern Partners, Inc. Firm Phone (706) 495-3636
Firm Mailing Address 1233 Augusta W. Parkway
City Augusta ST GA Zip 30909 Email dbanks@southernpartners.net
Signature  Date 7/15/20
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
7.  Date 7/15/2020
Applicant or Designated Agent Signature
Chip Goforth
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 <u>RZM20-003</u> | Date Received <u>07-20-2020</u> |

1. Project Name WTC of Martintown, LLC
Project Address/Location 1132 Frances Street, North Augusta, SC 29841
Project Parcel Number(s) 007-16-01-001

2. Property Owner Name Jeffrey S. Martin Owner Phone 706-619-7160
Mailing Address 503 Edisto Drive
City North Augusta ST SC Zip 29841 Email jeffro99970@yahoo.com

3. Designated Agent Chip Goforth
Relationship to Owner Designated Agent has contract to purchase property
Firm Name WTC of Martintown, LLC Phone 803-634-1305
Agent's Mailing Address 2240 Sage Valley Drive
City Graniteville ST SC Zip 29829 Email chip@wwtwinvestments.com
Agent's Signature [Signature] Date 7-10-2020

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

Owner Signature [Signature] Date 10 Jul 20

5. Sworn and subscribed to before me on this 10 day of July, 2020.

Notary Public [Signature]
My Commission Expires August 02, 2026
Commission Expiration Date August 02, 2026



July 20, 2020

Statement for Rezoning 1132 Frances Street, North Augusta, SC 29841

Attn: North Augusta Planning Commission & North Augusta City Council

WTC of Martintown, LLC is seeking a rezoning for the property located at 1132 Frances Street, North Augusta, SC 29841 (Aiken County Tax parcel# 007-16-01-00) from its current zoning of RS-10 to GC. We are asking the property be rezoned to GC as we intend to include it with the adjacent Sprint Food Stores parcel at 525 E. Martintown Road, North Augusta, SC 29841 (Aiken County Tax Parcel# 007-16-01-003) that is currently zoned GC. If rezoned to GC, Sprint Food Stores would update their current facility at this location with a newer more inviting concept that would involve building a new building further back on the property. There are no plans for adding any ingress or egress that doesn't already exist.

We believe this rezoning to GC should strongly be considered as the property is adjacent to GC zoning classification and the North Augusta Future Land Use Map in the Comprehensive Plan indicates a desire for this property to be zoned GC. A zoning classification of GC will have a positive impact for the City of North Augusta as it will allow Sprint Food Stores to improve a popular corner of the city and potentially help spawn revitalization of other vacant buildings in the area.



Chip Goforth

WTC of Martintown, LLC

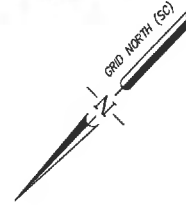
0 30 60 90



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 46°08'55" W | 4.96' |
| L2 | S 46°18'23" W | 5.00' |



"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; also there are no visible encroachments or projections other than shown."



ATOMIC ROAD R/W VARIES (SC-125)



007-12-10-048
- GILLIAND -
DB 4038/PG 1137
MB 77/PG 119

007-16-01-002
- K & W INVESTMENT CO., INC -
DB 857/PG 43

007-16-01-001
0.42 AC
18,476 SF
DB 2430/PG 328
PB 40/PG 239

5' STRIP
OWNERSHIP UNKNOWN
PENDING TITLE SEARCH
PB 40/PG 239
DB 203/PG 125

007-16-01-003
- SPRINT FOOD STORES INC -
DB 4760/PG 847
PB 54/PG 203

N 47°21'20" E
100.05' (TIE TO 3/4" OTRP)

FRANCES STREET 50' R/W (S-650)

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS RIGHTS-OF-WAY OR REGULATIONS NOT SHOWN ON THIS PLAT BUT, WHICH MAY BE ON RECORD IN AIKEN Co. R.M.C. OFFICE. NO TITLE REPORT WAS PROVIDED FOR REVIEW.

NOTE: ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP # 45003 C. 0477E, DATED AUGUST 16, 2018. THIS PROPERTY LIES IN FLOOD ZONE "X"

| | | | |
|------|---------------|---|-----------------|
| PLAT | PREPARED FOR: | SPRINT FOOD STORES P.O. BOX 556 WRENS, G.A. 30833 | SCALE: 1" = 30' |
| | DESCRIPTION: | 1132 FRANCES STREET (GREEN ACRES LOT#3) CITY OF NORTH AUGUSTA AIKEN COUNTY SOUTH CAROLINA <i>Southern Partners, Inc.</i> ENGINEERS - SURVEYORS - PLANNERS 1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 855-6000 | DATE: 7/20/2020 |
| | | | REV. DATE: |

K:\Data\ACAD\28000\28683\Survey\28683-LP.dwg, 7/20/2020 8:48:18 AM, 1:30

SP No. 28683
28000\28683\Survey\28683-LP

Project Staff Report

RZM20-004 West Five Notch Townhomes

Prepared by: Kuleigh Baker

Meeting Date: August 20, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---------------------------|
| Project Name | West Five Notch Townhomes |
| Applicant | Glynn Bruker |
| Address/Location | off West Five Notch Road |
| Parcel Number | 005-19-06-005 |
| Total Development Size | ± 2.02 acres |
| Existing Zoning | PD, Planned Development |
| Overlay | NA |
| Traffic Impact Tier | Tier 2 |
| Proposed Use | Townhomes |
| Proposed Zoning | R-5, Mixed Residential |
| Future Land Use | Low Density Residential |

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

- 1) The size of the tract(s) in question.
- 2) Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
- 3) The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a) The proposed rezoning is compatible with the surrounding area;
 - b) There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c) There will be any adverse effects on existing or planned public utility services in the area;

- d) Parking problems; or
- e) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
- 4) Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
- 5) The zoning districts and existing land uses of the surrounding properties.
- 6) Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
- 7) Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
- 8) The length of time the subject property has remained vacant as zoned, if applicable.
- 9) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
- 10) Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.21.2 states the following:

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;

- c. Include or reinforce central places, such as North Augusta’s traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission’s recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on August 3, 2020. The property was posted with the required public notice on August 5, 2020. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugusta.net on August 5, 2020.

SECTION 4: SITE HISTORY

The subject parcel was zoned PD, Planned Development on October 16, 2000 by Ordinance No. 2000-22. The PD included ±2.63 comprised of TPNs 005-19-06-006 and 005-19-06-005. The only permitted use for TPN 005-19-06-006 adjacent to this site is a car wash, which currently exists. The adjacent parcel included in that PD is not included in this request.

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 | Car Wash and Gas Station | Low Density Residential | PD, Planned Development/GC, General Commercial |
| South | Single-Family Residential | Low Density Residential | R-7, Small Lot, Single-Family Residential |
| East | Single-Family Residential | Low Density Residential | R-10, Medium Lot, Single-Family Residential |
| West | Greenway/Single-Family Residential | Parks, Recreation, Open Space, and Conservation/Low Density Residential | P, Public Use/R-14, Large Lot, Single-Family Residential |

Access – The subject parcel has access from West Five Notch Road.

Topography – The existing site is relatively flat with an existing detention area in the Southwest corner of the lot.

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

Floodplain – The property is not located in a designated federal floodplain.

Drainage Basin – The property is located within the Pole Branch Basin, one of the City’s largest basins. Overall, sampling results indicate that this basin water quality is in poor condition. Nitrate loads are significant during rain events and high during non-rain events.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission's deliberation. Descriptions and commentary added by staff will be *italicized*.

1. The size of the tract in question (§5.3.6.1).

Parcel 005-19-06-005 is approximately ±2.02 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population. While the property is not easily connected to other residential developments in the area, it does provide an opportunity for residents to easily access the Greenway as an alternate route to downtown North Augusta (Strategy 7.3).

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in §5.3.6.3 of the NADC:

a. The proposed rezoning is compatible with the surrounding area;

The adjacent development was included in the 2000 PD, Planned Development request. In the vicinity is GC, General Commercial, and R-7, Small Lot, Single-Family Residential. Across the street is zoned R-10, Medium Lot, Single-Family Residential. There is no overlay district on these properties.

The purpose of the requested R-5, Mixed Residential zoning district is to allow for a 12-unit townhouse development. Lot standards for an R-5 lot are as follows:

- *Minimum lot size in R-5 is 5000 square feet*
- *Maximum density of 24 units per gross acre*
- *3.0 floor area ratio*
- *0.6 impervious surface ratio*
- *15' minimum lot frontage*
- *20' minimum lot width*
- *65' maximum building height*
- *5' minimum front setback*
- *25' maximum front setback*
- *0 or 5' minimum side setback*
- *15' minimum rear setback*

Permitted Uses in R-5:

- Residential accessory uses, including accessory dwellings
- Duplexes
- Multifamily residences
- Patio homes
- Quadrplexes
- Room renting (no more than 4 tenants)
- single room occupancy units
- single-family detached dwellings
- townhomes
- triplexes
- zero lot line units
- non-exempt group homes,
- housing services for the elderly
- tourist homes
- churches, synagogues and parish houses
- swimming pools
- cemeteries
- Minor utility connections (such as meter boxes)

Conditional Uses in R-5:

- Room renting for (more than 4 tenants)
- Dormitories
- Child Care

There are a few other accessory use allowed.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

The proposal should have a limited effects on the existing road network. Any negative effects will be mitigated prior to construction. The current PD requires the use of only the shared driveway to W. Five Notch Road. Staff recommends continuing to use the pre-existing access if practical. Secondary access would be difficult given the curvature of W. Five Notch Road. Final determinations will be made by SCDOT, as W. Five Notch is a state maintained road. An existing turn lane is provided to Green Forest Drive.

c. There will be any adverse effects on existing or planned public utility services in the area;

Any infrastructure improvements must be provided by the developer. A determination of the adequacy and availability of potable water and sanitary sewer will be analyzed by the City Engineer at the time of Site Plan approval. This application may be approved subject to the deferral of development until all public facilities are deemed available and adequate. Staff does not anticipate any issues with the provision of utilities.

d. Parking problems; or

Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Planning Commission or Board of Zoning Appeals, as applicable. Guest parking and recreational vehicle parking must be addressed.

e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

Any development will be required to meet all state standards for runoff capture and treatment. Noise and lighting will be subject to the standards of the Development Code.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).

West Five Notch has seen significant growth over the last several years, with several large residential developments accessing the road. The road is also an important thoroughfare to commercial and residential developments along Bergen Road, Austin Graybill Road between I-20 Exit 1 and 5.

5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).

The existing zoning district is PD, Planned Development. The surrounding properties are zoned for a mix of commercial and residential uses.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).

The existing zoning classification restricts residential uses to multifamily, which would not allow single family use.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).

There are currently a mix of housing types and densities along West Five Notch Road. The proposed townhomes would be compatible with existing multifamily and single family homes in the vicinity.

8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).

The property has been vacant since adoption of the PD in 2000.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

There is some land available in the general vicinity but much of it falls outside the City limits. The comprehensive plan encourages infill development as appropriate.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The zoning does not appear to have been in error at adoption, as it was requested by the applicant.

SECTION 7: RECOMMENDATION

Staff is not required to make a recommendation to the Planning Commission. The Department has determined the application is complete.

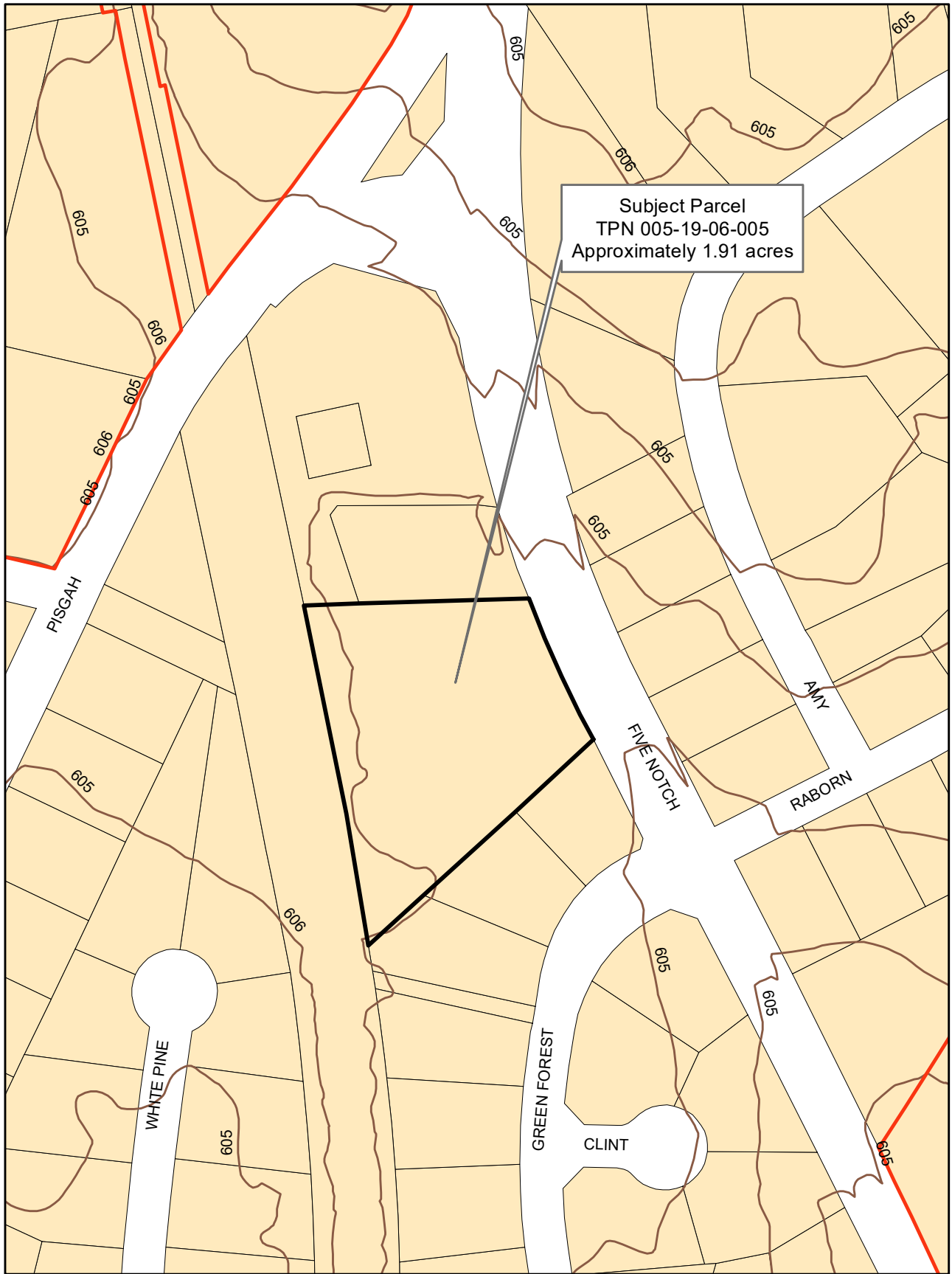
The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

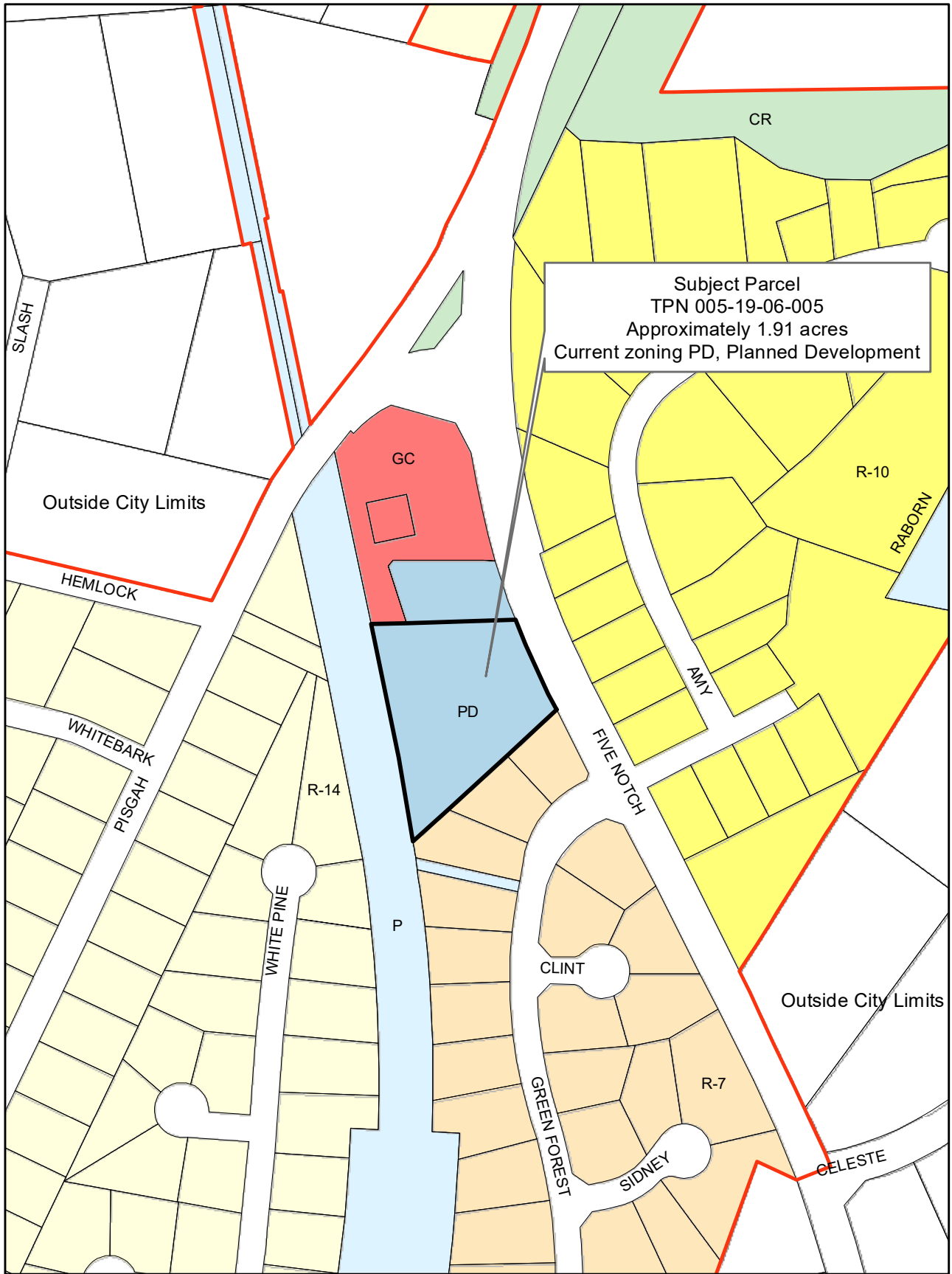
SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Future Land Use
5. Site Pictures
6. Public Hearing Notice
7. Ord. 2000-022
8. Application Documents

cc Glynn Bruker, gbrucker@aol.com
Bo Slaughter, James G. Swift & Associates, bo@jgswift.com







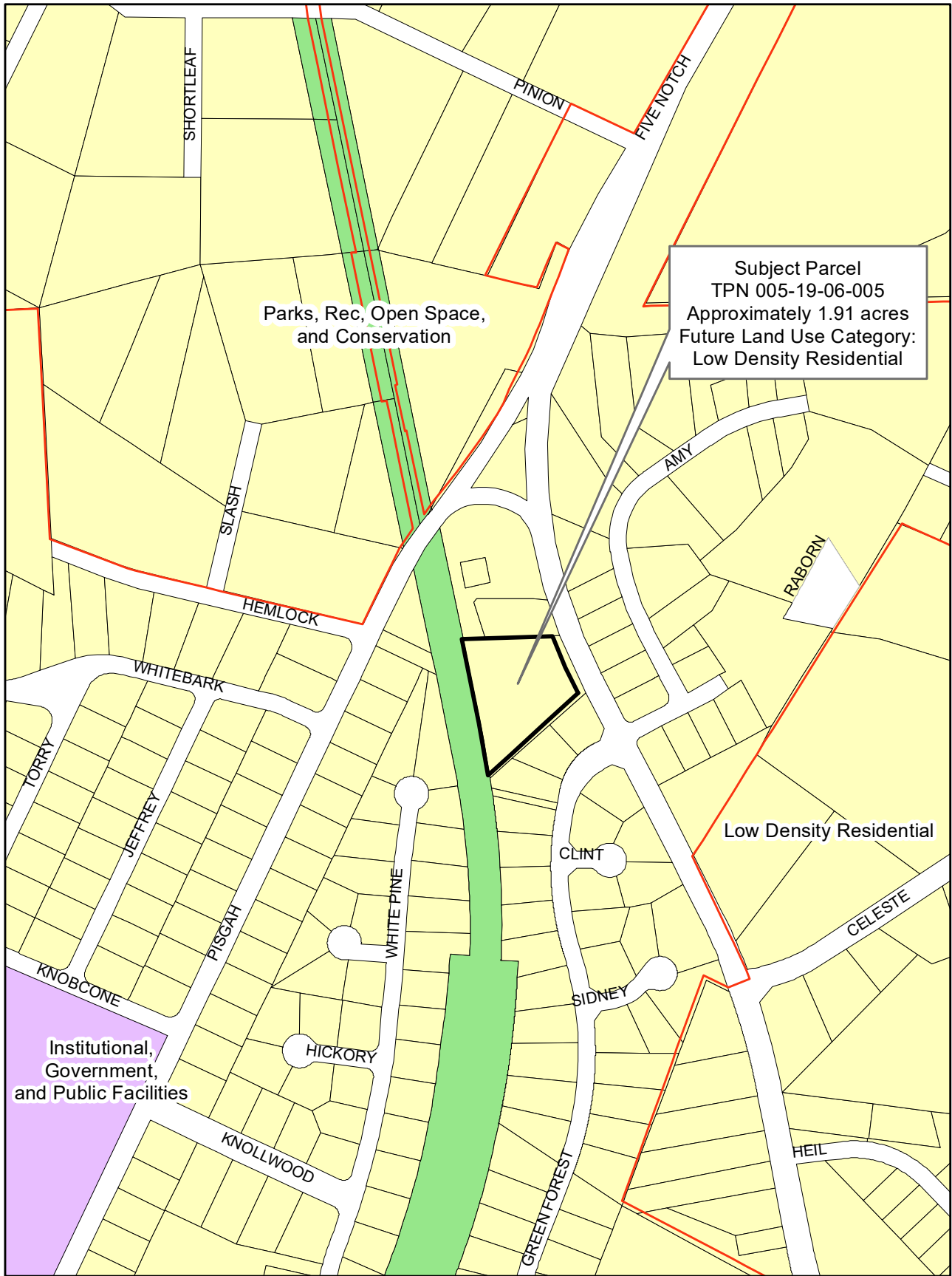




Figure 1: Entry view looking south along Five Notch Rd.



Figure 2: Site picture from existing car wash

August 3, 2020

RE: Requested rezoning of ± 2.02 acres of land located along West Five Notch Road, Tax Parcel Number 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within the notification area of the proposed project.

Dear North Augusta Property Owner:

Glynn Bruker has requested to rezone ±2.02 acres of land located along West Five Notch Road, Tax Parcel Number 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

The North Augusta Planning Commission will hold a public hearing to consider the rezoning application at 7pm, on Thursday, August 20, 2020, in the Council Chambers located on the 3rd Floor of the North Augusta Municipal Center, 100 Georgia Avenue. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, August 20, 2020. Documents related to the application will be available after August 13, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/planning-commission>. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action.

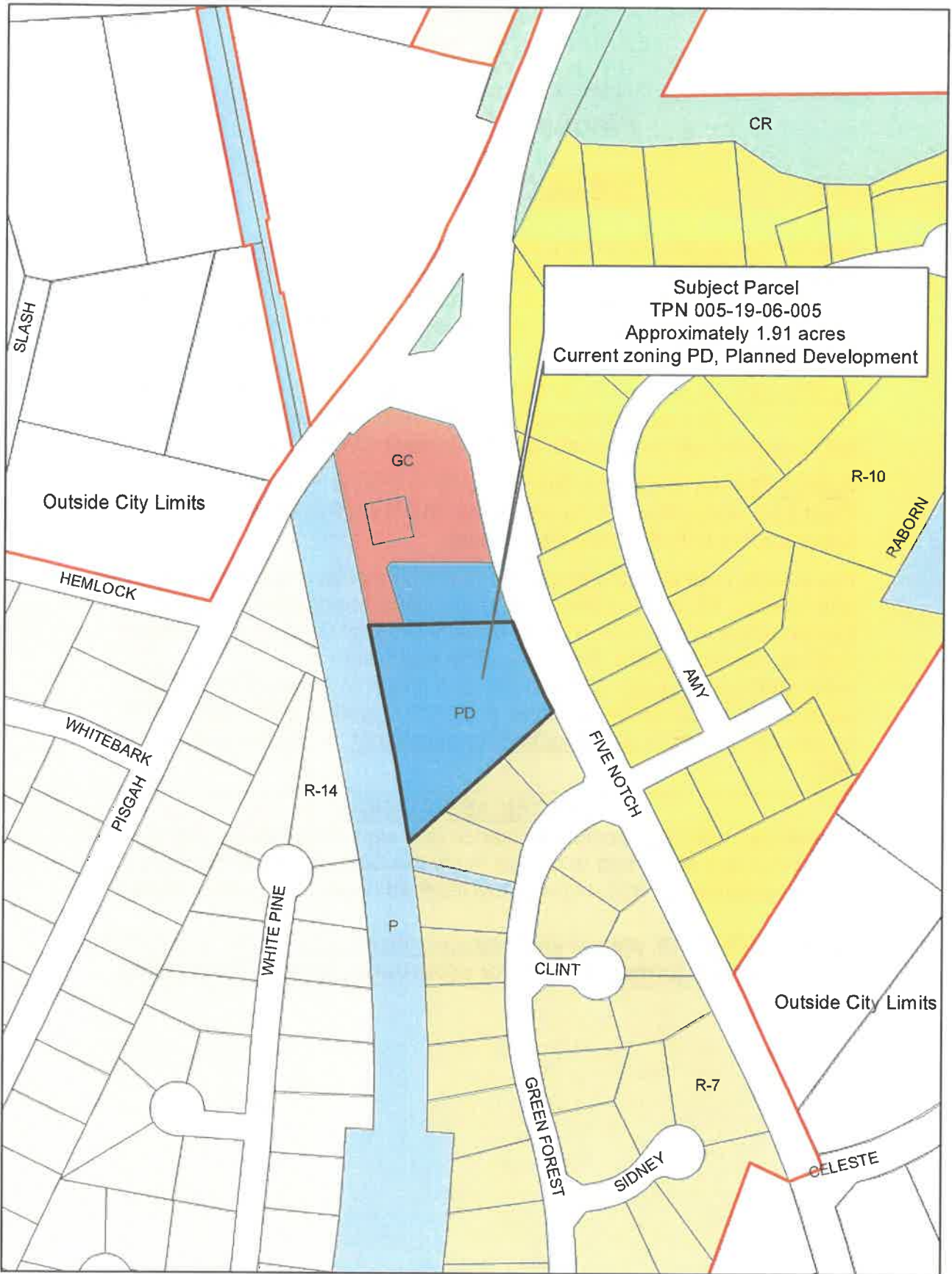
Please check www.northaugusta.net for updates regarding the ongoing public health crisis and any procedural changes related to this meeting.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on August 5, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

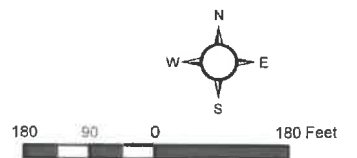
Sincerely,



Libby Hodges, AICP
Director of Planning and Development



Zoning Map
 Application RZM20-004
 Tax Parcel Number 005-19-06-005



Date: 7/31/2020

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 August 20, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZM20-003—A request by WTC of Martintown, LLC to rezone ±.45 acres located at 1132 Frances Street, TPN 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

RZM20-004—A request by Glynn Bruker to rezone ±2.02 acres located on West Five Notch Road, TPN 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Documents related to the applications will be available for public inspection after August 13, 2020 in the office 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.

ORDINANCE NO.2000-22
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 2.63± ACRE PLANNED DEVELOPMENT LOCATED ON THE WEST SIDE
OF WEST FIVE NOTCH ROAD APPROXIMATELY 500 FEET SOUTH OF THE
INTERSECTION OF WEST FIVE NOTCH ROAD AND PISGAH ROAD

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

WHEREAS, an application has been received from George O. McKie, Jr., requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 2.63± acres located on the west side of West Five Notch Road approximately 500 feet south of the intersection of West Five Notch Road and Pisgah Road; and

WHEREAS, the developer, George O. McKie, Jr., of North Augusta, proposes two commercial sites in one phase; and

WHEREAS, the North Augusta Planning Commission, at its August 24, 2000 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 2.63± acre McKie Five Notch Road Planned Development.

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 General Development Plan for the 2.63± acre McKie Five Notch Road Planned Development is hereby approved as outlined below and as shown on the attached plat and identified as 'Exhibit A' as prepared by Besson and Gore., dated August 4, 2000:

A. Scope:

The scope of development described in the General Development Plan for the McKie Five Notch Road Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the McKie Five Notch Road Planned Development shall be limited to those described in this ordinance. Minor modifications to the development plan and program, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, may be approved by the Planning Commission at the time of site plan approval for a parcel.

B. Development Program:

1. The permitted use on Parcel A is a multiple bay car wash.
2. Permitted uses on Parcel B are limited to those uses permitted in the R-4, C-1, C-2 and C-3 districts as defined in the Zoning and Development Standards Ordinance as of the date of the enactment of this ordinance except:
 - a. Single-family, patio home and duplex residential uses,
 - b. Large scale convenience retail establishments,
 - c. Secondary retail establishments,
 - d. Funeral homes,
 - e. Kennels,
 - f. Automobile service and repair,
 - g. Transportation services and facilities,
 - h. All uses that require a special exception permit.
3. Maximum Building Height 45 feet
4. Maximum Density 16 (units per acre)
5. Required Open Space (% of project area) 25%
6. Maximum Impervious Surface Ratio 60%
7. Front Property Line Setbacks 35 feet
8. Side Property Line Setbacks 35 feet from residential districts
10 feet from all other districts
9. Rear Property Line Setbacks 35 feet

C. Other development conditions:

1. A single shared access to the development from Five Notch Road is permitted.
2. No vehicular access across the front or rear property lines other than the shared access will be permitted.
3. Internal cross access between the parcels and from the adjacent property on the north will be permitted.
4. Pedestrian access from the North Augusta Greenway will be permitted and is encouraged.
5. Landscaped buffers on the east, south, and west perimeter of the development are required as shown on the plat.
6. The City will record the plat of the property after the adoption of this ordinance on third and final reading.

D. Design Criteria and Development Standards:

General design criteria and development standards applicable to each phase of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in Sections 3.h.7., 7.d. and 7.f., and as may be amended, of the Zoning and Development Standards Ordinance.

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

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 16 DAY OF October, 2000.

First Reading 10/2/00

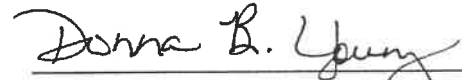
Second Reading 10/2/00

Third Reading 10/16/00



Lark W. Jones, Mayor

ATTEST:



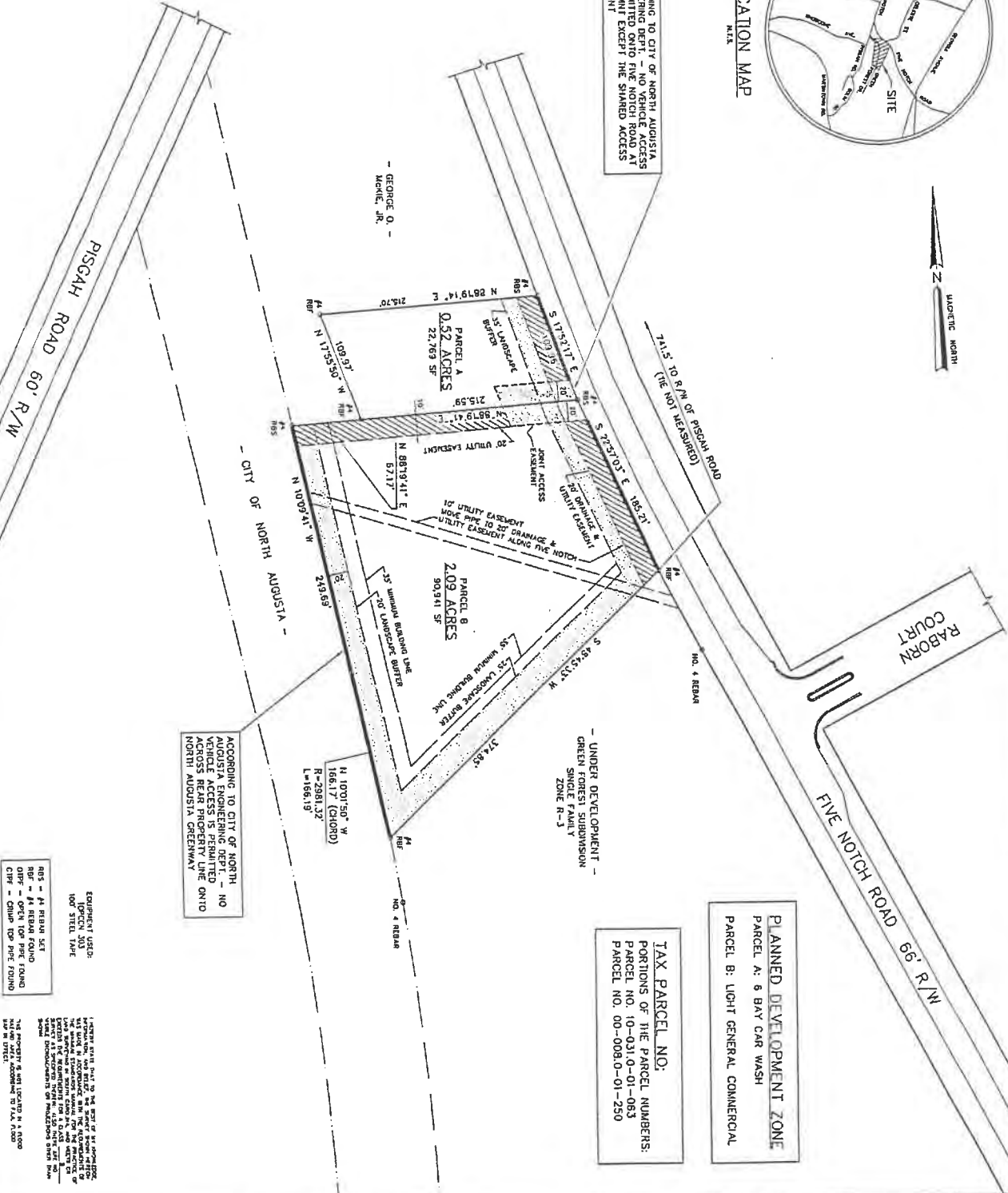
Donna B. Young, City Clerk



LOCATION MAP
N.T.S.

ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT. - NO VEHICLE ACCESS IS PERMITTED ONTO THE SHARED ACCESS EASEMENT

- GEORGE O. MCKIE, JR.



- CITY OF NORTH AUGUSTA -

- UNDER DEVELOPMENT -
CREED E. ELLIOTSON
SINGLE FAMILY
ZONE R-3

PLANNED DEVELOPMENT ZONE
PARCEL A: 6 BAY CAR WASH
PARCEL B: LIGHT GENERAL COMMERCIAL

TAX PARCEL NO:
PORTIONS OF THE PARCEL NUMBERS:
PARCEL NO. 10-0317-01-083
PARCEL NO. 00-008-01-250

ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT. NO VEHICLE ACCESS IS PERMITTED ACROSS REAR PROPERTY LINE ONTO NORTH AUGUSTA GREENWAY

EQIPMENTS USED:
TOPCON 300
100 3" BALL 1/4" E
RBS - #1 REBAR SET
RBS - #4 REBAR SET
CIPF - OPEN TOP PIPE FOUND
CIPF - SHIP TOP PIPE FOUND

GENERAL NOTE: THIS PLAN IS A REVISION OF THE PREVIOUS PLAN AND IS TO BE CONSIDERED AS SUCH. ANY CHANGES TO THE PREVIOUS PLAN ARE SHOWN BY THE CHANGES TO THE DIMENSIONS AND BEARING THEREON. THE SURVEYOR'S NAME AND FIRM ARE SHOWN ON THIS PLAN. THE SURVEYOR'S NAME AND FIRM ARE SHOWN ON THIS PLAN. THE SURVEYOR'S NAME AND FIRM ARE SHOWN ON THIS PLAN.

BESSON AND GORE
PROFESSIONAL LAND SURVEYORS
1003 EMMETT ST., AUGUSTA, GEORGIA 30904
TEL: (706) 736-8771 FAX: (706) 636-6249

William R. Gore

SOUTH CAROLINA
REGISTERED PROFESSIONAL LAND SURVEYORS INC.
WILLIAM R. GORE
NO. 000004
STATE OF SOUTH CAROLINA

GENERAL DEVELOPMENT PLAN
McKIE FIVE NOTCH ROAD PROJECT

GEORGE O. MCKIE, JR.
PROPERTY LOCATED ON FIVE NOTCH ROAD
NEAR INTERSECTION W/ RABORN COURT

COUNTY OF: AIKEN STATE OF: SOUTH CAROLINA

| | | |
|---------------|------------------|------------------|
| DATE: 4-27-00 | REVISED: 8-4-00 | DRAWN BY: E.H.T. |
| SCALE: 1"=60' | JOB NO. 99102ANX | SHEET NO. |
| | | 1 OF 1 |

Application for Development Approval



Please type or print all information

| Staff Use | |
|---------------------------------------|---------------------------------|
| Application Number <u>RZMA0-004</u> | Date Received <u>07-21-2020</u> |
| Review Fee <u>\$ 250⁰⁰</u> | Date Paid <u>07-21-2020</u> |

1. Project Name West Five Notch Townhomes
Project Address/Location W Five Notch Rd
Total Project Acreage 2.02 Current Zoning PD
Tax Parcel Number(s) 005-19-06-005

2. Applicant / Owner Name Glynn Bruker Applicant Phone 706-564-6099
Mailing Address 699 Heggies Ridge Dr
City Appling ST GA ZIP 30802 Email gbrucker@aol.com

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

4. Engineer/Architect/Surveyor G.F. "Bo" Slaughter License No. 23301
Firm Name James G. Swift & Associates Firm Phone 706-868-8803
Firm Mailing Address 1206 Interstate Pkwy
City Augusta ST GA Zip 30909 Email bo@jgswift.com
Signature [Signature] Date 7/21/2020

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 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. [Signature] 7/21/2020
Applicant or Designated Agent Signature Date

Glynn Bruker
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the owner is not the applicant.

| | |
|-------------------------------------|---------------------------------|
| Staff Use Only | |
| Application Number <u>RZM20-004</u> | Date Received <u>07-21-2020</u> |

1. Project Name West Five Notch Townhomes

Project Address/Location W Five Notch Rd

Project Parcel Number(s) 005-19-006-05

2. Property Owner Name Hardy Land LLC Owner Phone 706-564-6099

Mailing Address 699 Heggies Ridge Dr

City Appling ST GA Zip 30802 Email gbrucker@aol.com

3. Designated Agent G.F. "Bo" Slaughter

Relationship to Owner Engineer

Firm Name James G. Swift & Associates Phone 706-868-8803

Agent's Mailing Address 1206 Interstate Pkwy

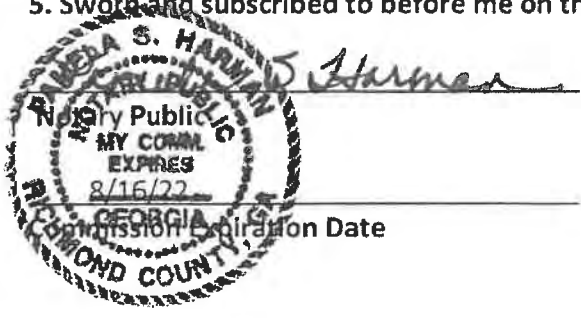
City Augusta ST GA Zip 30909 Email bo@jgswift.com

Agent's Signature _____ Date 7/21/2020

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

[Signature] _____ Date 7/21/2020
Owner Signature _____ Date

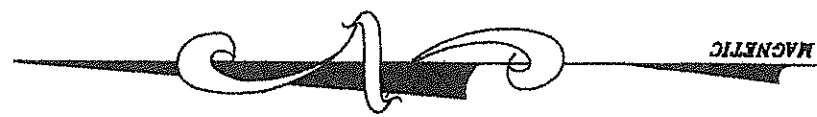
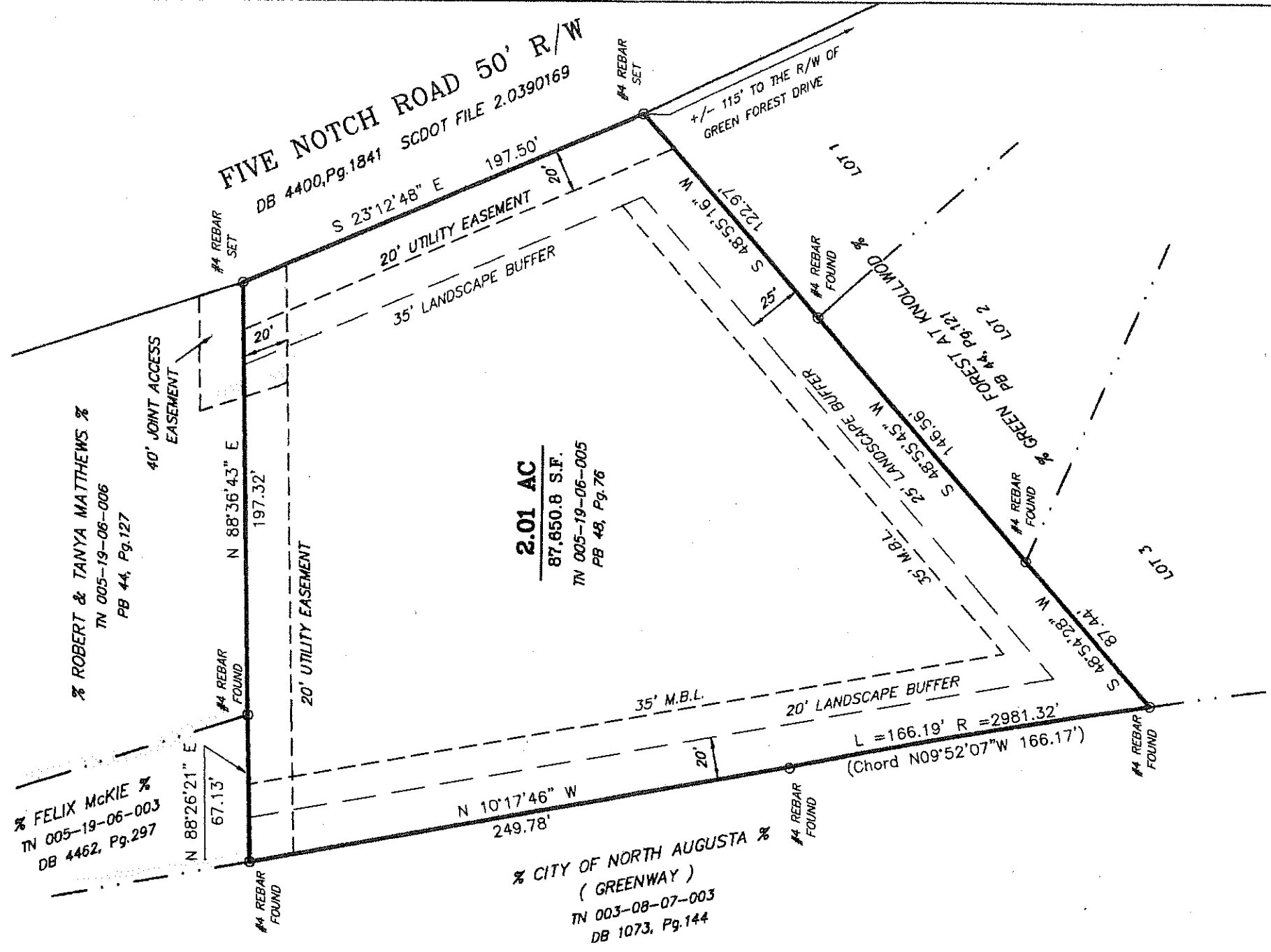
5. Sworn and subscribed to before me on this 21st day of July, 2020.



Commission Expiration Date

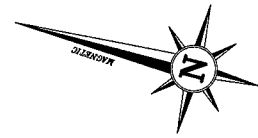
NOTES:

1. ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT.
 - NO VEHICLE ACCESS IS PERMITTED ON FILE NOTCH ROAD AT ANY POINT EXCEPT THE JOINT ACCESS EASEMENT
2. ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT.
 - NO VEHICLE ACCESS IS PERMITTED ACROSS REAR PROPERTY LINT ONTO THE NORTH AUGUSTA GREENWAY



WE HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN; ALSO THAT THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY THE OFFICIAL F.I.A. FLOOD HAZARD MAPS IN EFFECT AT THIS TIME.

| | | |
|---|--|---------------------------------------|
| <p>PLAT FOR</p> <p>ADAMS BROTHERS PROPERTIES, LLC</p> <p>PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA</p> <p>AIKEN COUNTY - SOUTH CAROLINA</p> | | <p>GRAPHIC SCALE:</p> |
| | | <p>SCALE:</p> <p>1" = 60'</p> |
| <p>SOUTH CAROLINA</p> <p>REGISTERED</p> <p>No. 7259</p> <p>LAND</p> <p>SURVEYOR</p> <p>WILLIAM H. MCKIE, III</p> | | <p>DATE:</p> <p>3-07-2020</p> |
| <p>WILLIAM H. MCKIE, III P.L.S.</p> <p>P.O. BOX 6812 N. AUGUSTA, S.C. 29841</p> <p>PHONE: (803) 279-6277</p> | | <p>DWN. BY:</p> <p>KRK 803-TM.DWG</p> |



WEST FIVE NOTCH RD 80' R/W

~N/F MOKE~

2.01 AC

PROPOSED 28' PAVED DRIVE

40' INGRESS/EGRESS ESMT

EXIST. SANITARY SEWER (APPROXIMATE)

20' LANDSCAPED BUFFER

N10°09'41"W 249.69'

R=2081.32
L=166.19'
N10°01'50"W
CH=166.17'

~N/F THE-CITY-OF-NORTH-AUGUSTA~

A
LAYOUT
FOR
GLYNN BRUKER
PROPERTY LOCATED OFF WEST FIVE NOTCH RD
NORTH AUGUSTA, SOUTH CAROLINA
SCALE: 1" = 30' APRIL 29, 2020

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
Phone: (706) 888-8803 Fax: (706) 868-5464
TAX MAP: PARCEL NO. 20-115-9K

Project Staff Report

MW20-003 Arby's/Starbucks Landscape Waiver

Prepared by: Libby Hodges

Meeting Date: August 20, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---|
| Project Name | Arby's Starbucks Landscaping Waiver |
| Applicant | HR Developers, LLC |
| Address/Location | 1062 and 1066 Edgefield Road |
| Engineer | David Banks, Southern Partners, Inc. |
| Parcel Number(s) | 010-10-04-062 |
| Total Development Size | ±1.43 acres |
| Existing Zoning | GC, General Commercial |
| Proposed Use | Fast Food Restaurants with Drive-thru |
| Overlay | HC, Highway Corridor Overlay District |
| Waivers Requested | NADC Article 10, Landscaping, Buffer Requirements |

SECTION 2: PLANNING COMMISSION CONSIDERATION

This application has been forwarded to the Planning Commission to consider the following:

§ 5.9.1 Planning Commission Waivers

The Planning Commission may approve waivers to the development standards contained in this Chapter except where the authority to grant waivers, variances and adjustments is vested in the Board of Zoning Appeals. Such waivers shall be approved as part of the underlying application for development approval upon a written finding, supported by substantial competent evidence. The Planning Commission may waive such standards where:

5.9.1.1 After obtaining the recommendation of the Director, the Planning Commission determines that the proposed waiver does not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard; and

5.9.1.2 The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard; and

5.9.1.3 The applicant consents to an alternative standard, and the Planning Commission finds that such standard is consistent with the Comprehensive Plan, will protect the public health, safety and general welfare, and is consistent with the purposes underlying the standard; and

5.9.1.4 The economic burden imposed on the applicant to comply with the generally applicable standard outweighs the public purpose for such standard; and

5.9.1.5 Compliance with the generally applicable standard is impracticable due to unique topographical or other site conditions.

Planning Commission Action: The Planning Commission may recommend approval, approval with conditions or denial of this request according to NADC § 5.1.3. Each waiver should be considered individually per the standards.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 14. Planning Commission Waiver of Development Standard does not require additional public notice. The Planning Commission agenda was published online August 13, 2020.

SECTION 4: SITE HISTORY

The subject property is currently vacant. The property was part of the Brandenburg tract annexed on November 3, 1986. At the time of annexation, the property was zoned TC, Thoroughfare Commercial. The property was zoned GC, General Commercial with the adoption of the 2008 Zoning Map and North Augusta Development Code. Portions of the site have been subdivided and developed as commercial properties over time, including the auto parts store, credit union, and prompt care facility. The overall site plan is presented for review under SP20-003.

A variance (ZV20-003) was issued on June 11, 2020, by the Board of Zoning Appeals to allow for a smaller frontage buildout than the 30% required by the Highway Corridor Overlay. The following conditions were applied to the project:

1. The property will be developed in general conformance with the layout provided. Minor changes to the layout may be allowed as determined by the Planning & Development Director. In no case will a less conforming layout be allowed.
2. No additional curb cuts onto Edgefield Road/Highway 25 will be allowed.

A copy of the recorded order is attached to this staff report.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|--------------------------|-------------------------------------|---|
| Subject Parcel | Vacant | Commercial | GC, General Commercial |
| North | Office/Commercial | Commercial/Low Density Residential | GC, General Commercial |
| South | Vacant | Mixed Use | R-10, Medium Lot, Single-Family Residential |
| East | Office/Commercial | Commercial/Mixed Use | TC, Thoroughfare Commercial/PD, Planned Development |
| West | Office/Residential | Commercial/High Density Residential | GC, General Commercial/PD, Planned Development |

Access – The site currently has access from Edgefield Road and two unnamed access driveways to the existing SRP Federal Credit Union off Walnut Lane.

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

Utilities – Water and wastewater service are available. The property is served by the City of North Augusta sewer and water is provided by the Edgefield County Water and Sewer Authority. Detention is handled by a regional detention pond.

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

Drainage Basin – The property is located within the Pole Branch Basin. The basin has an overall poor water quality rating. Pole Branch basin is one of the city's largest basins. The basin borders along Highway 25 at I-20 to Arbor Place off of Walnut Lane and then encompasses Bergen Road and its communities. The Pole Branch watershed includes high density residential, high density commercial, and some industrial areas. Major traffic corridors including Highway 25, I-20, Five Notch Road, and all the neighboring communities impact this watershed. The preliminary physical stream assessments at Pole Branch indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. Due to the high nutrient concentrations identified after the first sample event, Pole Branch has been a focus of the city monitoring program and attempts to identify sources of pollution will continue in the basin. As problems are identified, solutions will be implemented in conjunction with increased public education and outreach about the problems in this basin. Stream segment assessments throughout the basin are needed.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The Planning Commission is being asked to review this application based on the following:

- 1) Per NADC §5.9.2, this request is not a “Minor Waiver,” as the request does not apply to a change in the mix of uses, number and relationship of buildings, parking spaces, or landscaping in an amount allowed in Article 10.
- 2) NADC §18.4.5.4 allows the Board of Zoning Appeals to decide on Appeals of Administrative Decisions, grant variances from Article 3 and Article 13, or to review Special Exceptions.

This application does not appear to fall under those articles and is, therefore, forwarded to the Planning Commission for their review.

The requirements of the North Augusta Development Code that are requested to be waived are as follows:

NADC Article 10, Landscape Buffers, Table 10-6, Buffer Width and Landscape Requirements Amount of Open Space Required

10.5 LANDSCAPE BUFFERS

Table 10-3 classifies the proposed uses as “Class 3” uses (OC, NC, GC, TC, General Commercial Uses).

Table 10-4 requires adjacent “Class 3” uses to have a Class A buffer.

Table 10-5 provides the points assigned to each category of large or small trees and shrubs.

Table 10-6 shows that a “Class A” buffer is required to be 8’ in width and provide 1+1 large trees per 60 feet, small trees are optional, and an overall buffer point provision of 0.2 points per linear foot of the buffer.

Copies of the applicable pages of Article 10 are provided in the attachments.

The applicant has requested that the requirement for the buffer between the properties be waived.

The Planning Commission must consider the following:

- 1) *The proposed waivers do not appear to conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard.*

The applicant states that the proposal is in coordination with the goals and policies of the comprehensive plan due to the same use being on both properties.

Staff notes a priority of the Comprehensive Plan is to prioritize infill development and sustainable development. Staff also notes that the project is within a well-developed commercial corridor with access to several different uses within walking distance, assisting with development of a mixed use area. Multi-modal transportation and multiple uses within an area are encouraged by the Comprehensive Plan.

- 2) *The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard.*

The applicant states that not having the buffer would provide a more efficient use of the property. The plans show a pedestrian path between the restaurants and to Edgefield Road.

Staff notes that all other landscaping requirements appear to be met. Tree coverage for parking spaces appear to be sufficient and will provide shade if they reach maturity.

- 3) *The applicant consents to alternative standards, and the Planning Commission finds that such standard is consistent with the Comprehensive plan will protect the public health, safety, and general welfare and is consistent with the purposes underlying the standards.*

The applicant states that interlocking double row parking is a standard parking layout and meets other parking standards in the Development Code.

Staff notes that these parking stalls allow the applicant to meet parking minimums required by the code. Staff also notes that permeable paving is used on some portions of the parking to meet impervious surface and stormwater management requirements.

- 4) *The economic burden imposed on the applicant to comply with the generally applicable standards outweighs the public purpose for such standard.*

The applicant states there is no way to accommodate the development and provide the buffer as required.

Staff notes the landscaping and stormwater comments above, and that the appropriate buffers appear to be shown between the project limits and adjacent non-residential uses.

- 5) *Compliance with the generally applicable standards is impracticable due to unique topographical or other site conditions.*

The applicant states that due to the interconnectivity of the project, compliance with the buffer standards would be impractical.

SECTION 7: STAFF RECOMMENDATION

Based on the analysis and evaluation of each review criteria outlined above, the Department has determined the application is complete.

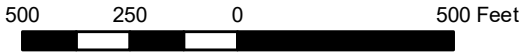
Staff recommends approval of the waivers with conditions. The conditions are as follows:

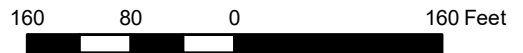
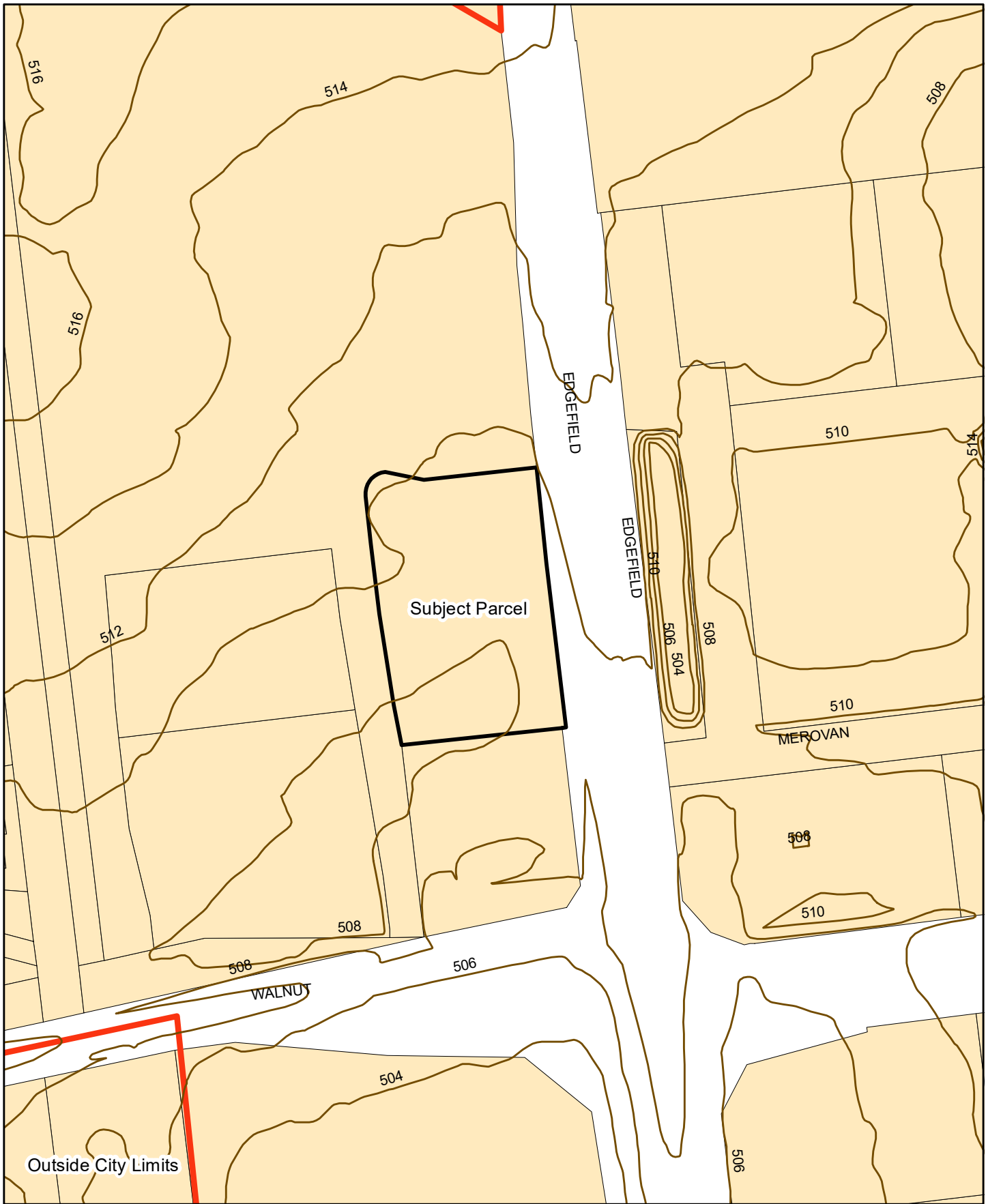
- 1) Final approval of the Major Site Plan application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver application.
- 2) The waivers granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 3) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.
- 4) Minor alterations to the site plan, as determined by the Planning Director, will adhere as closely as possible to the requirements of the Development Code and this waiver.

SECTION 8: ATTACHMENTS

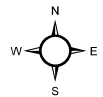
1. Aerial/Site Map
2. Topography
3. Current Zoning
4. Future Land Use
5. Application Materials
6. BZA Order
7. Article 10 Buffer Requirements

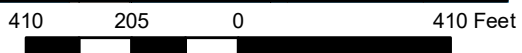
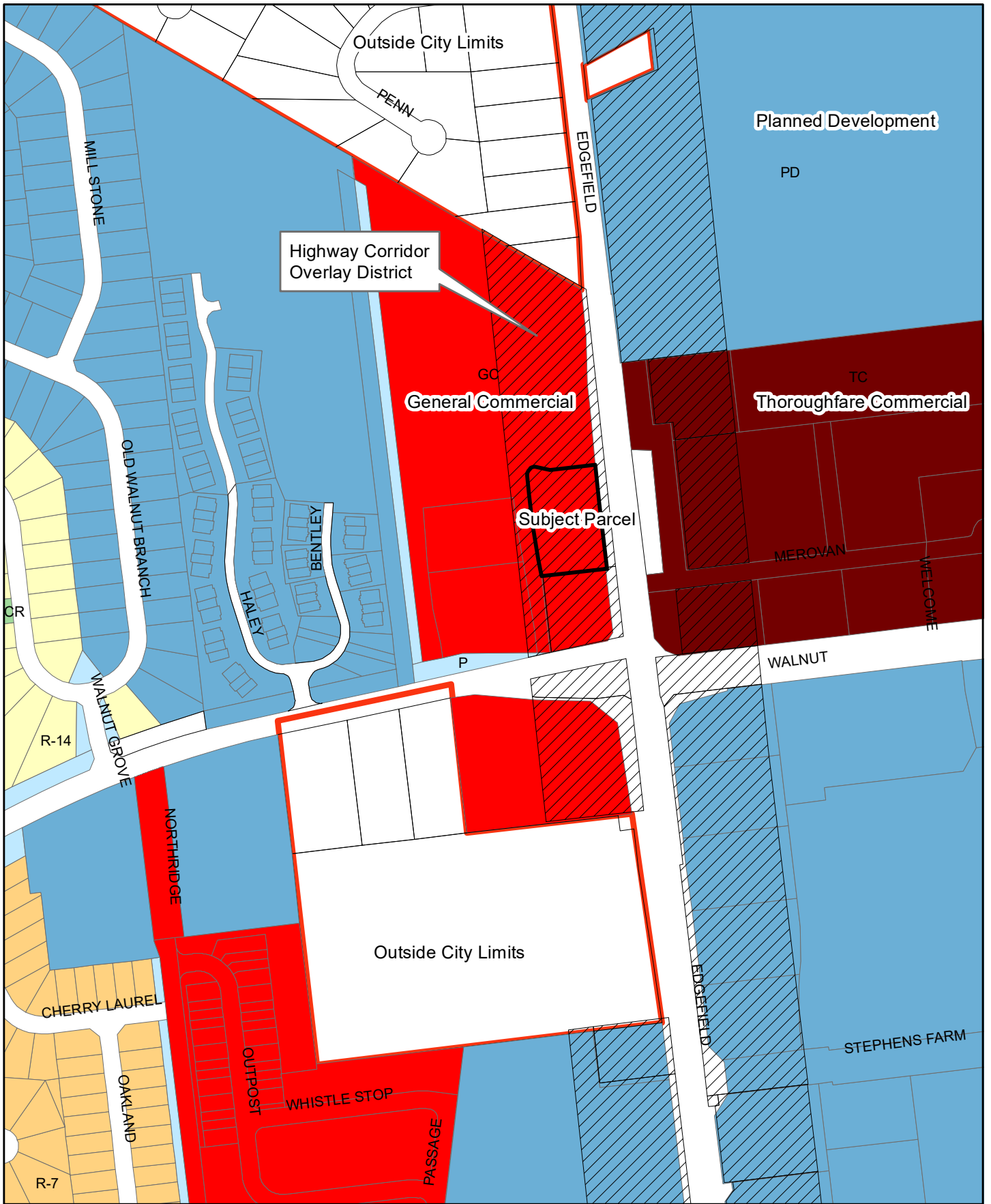
cc Stan Harpe, HR Developers, LLC, stan.harpe@hr-developers.com
David Banks, Southern Partners, Inc. dbanks@southernpartners.net





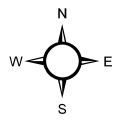
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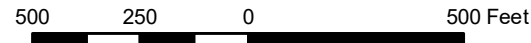
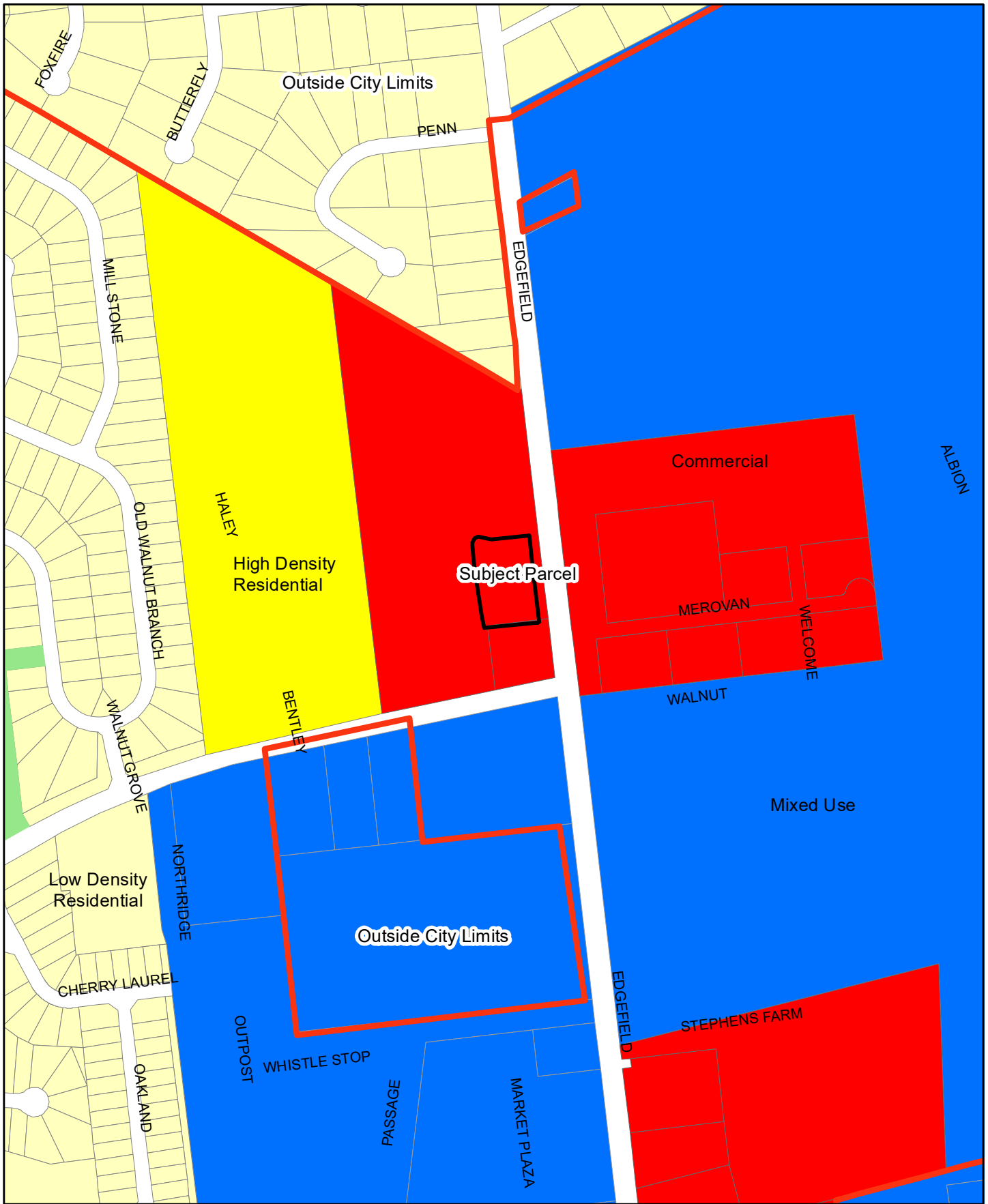




Current Zoning Map
Application MW20-003
TPN 010-10-04-062

Date: 8/6/2020





Future Land Use Map
 Application MW20-003
 TPN 010-10-04-062

Date: 5/28/2020



Application for Development Approval

Please type or print all information



Staff Use

Application Number MW20-003

Date Received 07-21-2020

Review Fee \$50⁰⁰

Date Paid 07-21-2020

1. Project Name Arby's / Starbucks - US 25 - Waivers

Project Address/Location 400' north of Walnut Lane on the west side of Edgefield Road (US25)

Total Project Acreage 1.43 Current Zoning GC - HCOD

Tax Parcel Number(s) 010-10-04-062

2. Applicant/Owner Name HR Developers, LLC Applicant Phone 803-799-4321

Mailing Address 2445 Devine Street

City Columbia ST SC Zip 29205 Email Stan.Harpe@HR-Developers.com

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

4. Engineer/Architect/Surveyor David D. Banks License No. 17236

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

Firm Mailing Address 1233 Augusta West Parkway

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

Signature  Date July 21, 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 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.  7/17/2020
Applicant or Designated Agent Signature Date

A.S. HARPE, II
Print Applicant or Agent Name



SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

1233 Augusta West Parkway

Augusta, Georgia 30909

Phone: (706) 855-6000 Fax: (706) 869-9847

engineering@southernpartners.net

Buffer Waiver

To: North Augusta Planning Commission
c/o Libby Hodges, AICP
Planning & Development Department Director
City of North Augusta

From: David D. Banks, PE – Southern Partners, Inc. *DDB*
Project Designated Agent

Date: 7/21/2020

RE: Arby's / Starbucks US Hwy 25 Site (Parcels 010-10-04-062)

Waiver request from the Buffer Requirements on the proposed property line when the parcel is subdivided to become two individual lots for the two restaurants.

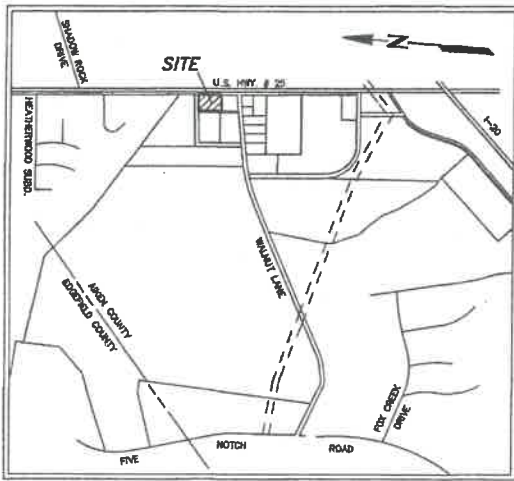
5.9.1.1 After obtaining the recommendation of the Director, the Planning Commission determines that the proposed waiver does not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard. **Section 10.5.1 states that the "Required landscaped buffers are intended to ensure that a natural area of appropriate size and density of plantings is installed or preserved between zoning districts and/or uses." Since the zoning and use of the two parcels will be the same, granting this waiver will not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard.**

5.9.1.2 The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard: **Because the two restaurants will have a cross access and parking agreement since their peak traffic occur at different time of the day, placing a 8 foot would pose a threat to the safety of the pedestrians attempting to park on the adjacent parcel because the pedestrian would have to traverse an extend length parallel to the travel way instead of crossing perpendicular to the travel way.**

5.9.1.3 The applicant consents to an alternative standard, and the Planning Commission finds that such standard is consistent with the Comprehensive Plan, will protect the public health, safety and general welfare, and is consistent with the purposes underlying the standard: **The applicant proposes a single interlocking double row parking which is an accepted parking for ease of ingress/egress the parking stall.**

5.9.1.4 The economic burden imposed on the applicant to comply with the generally applicable standard outweighs the public purpose for such standard: **Since there is no adjacent property available to create enough width to install a buffer between the interlocking park stalls, the economic burden to meet the standard is unsurmountable.**

5.9.1.5 Compliance with the generally applicable standard is impracticable due to unique topographical or other site conditions: **To accommodate the interconnectivity both the applicant and Planning Staff prefer to limit vehicular movements on adjacent streets. generating space for this buffer has become impractical due to these site conditions.**

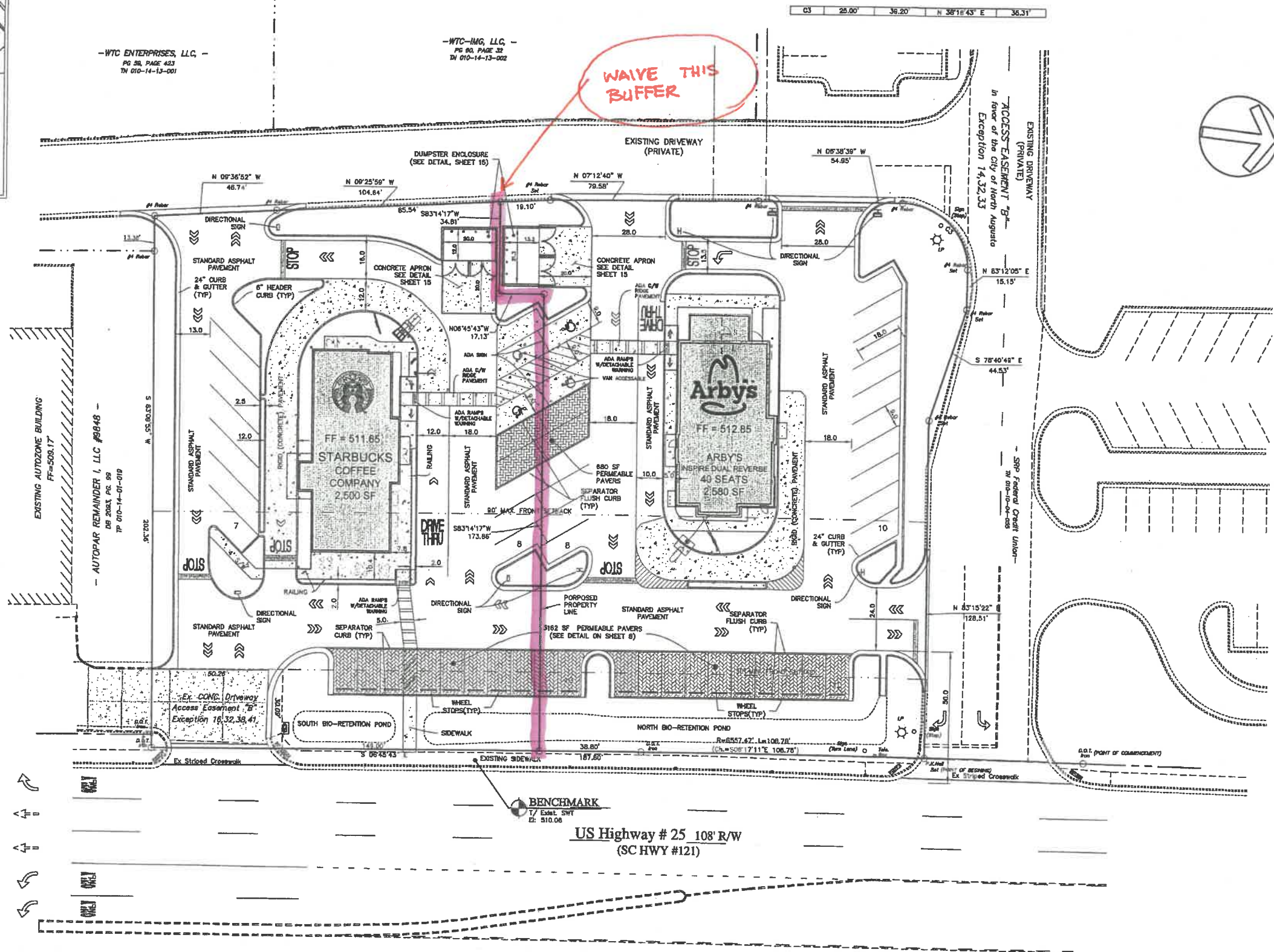


LOCATION MAP
N.T.S.

-WTC ENTERPRISES, LLC.-
PG 20, PAGE 423
TN 010-14-13-001

-WTC-IMG, LLC.-
PG 80, PAGE 32
TN 010-14-13-002

WAIVE THIS BUFFER



STARBUCK PARCEL
AREA = 0.69 AC
PROPOSED BLDG SF = 2500
USE: DRIVE THROUGH
MIN. PARKING = 8
MAX. PARKING = 33
PROVIDED = 23

ARBY'S PARCEL
AREA = 0.74 AC
PROPOSED BLDG SF = 2580
USE: DRIVE THROUGH
MIN. PARKING = 8
MAX. PARKING = 34
PROVIDED = 30

SITE SIGNAGE MUST BE SUBMITTED FOR REVIEW AND PERMITTED SEPARATELY PRIOR TO INSTALLATION.

PER FIRM PANEL NUMBER 45003C305E (JUNE 19, 2012)
THIS PROPERTY IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA

SEE SITE SPECIFIC NOTES ON PLAN SHEET 12.



ARBY'S / STARBUCKS
US HIGHWAY 25
SITE PLAN
COMMERCIAL DEVELOPMENT
PROJECT LOCATED WITHIN NORTH AUGUSTA, SOUTH CAROLINA

APPLICANT / DEVELOPER
HR Developers, LLC
3416 BERRY STREET
COLUMBIA, SC 29205
(803) 799-4321 A/E: STAN HAMPE

PROJECT DATA

| | |
|---------------------------|---|
| TOTAL ACRES | 1.43 |
| TOTAL BLDG SQ FT | 5,080 |
| MIN. PARKING PER IIA CODE | 15 |
| 1 SPACE PER 350 SF | |
| MAX. PARKING PER IIA CODE | 47 |
| 1 SPACE PER 75 SF | |
| PARKING PROVIDED | 53 |
| SITE IMPERVIOUS AREA | 76.7% |
| SETBACKS: | |
| MAX./MIN HEIGHT | 70/14 |
| MAX./MIN FRONT | 90/30 |
| SIDE/REAR SETBACK | 8/8 |
| TAX MAP / PARCEL # | 010-10-04-082 |
| CURRENT ZONING | GC Highway Corridor Overlay District |
| MAX. IMPERVIOUS (70%) | 43,718 SF |
| MIN. PERVIOUS (30%) | 18,738 SF |
| PERVIOUS - NATURAL | 14,922 SF |
| PERVIOUS - PAVERS | 3,842 SF |
| PERVIOUS AREA PROVIDED | 18,784 SF (30%) |

SHEET INDEX

| | |
|----------------------|-------|
| SITE PLAN | 1 |
| STU/ DEMO PLAN | 2 |
| GRADING PLAN | 3 |
| STORM SEWER PLAN | 4 |
| WATER PLAN | 5 |
| SANITARY SEWER PLAN | 6 |
| LANDSCAPE PLAN | 7 |
| SESC PLAN | 8-10 |
| SOIL EROSION DETAILS | 11-13 |
| SITE DETAILS | 14-15 |



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4.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF AIKEN)
)
 In Re: Arby's/Starbucks)
 Frontage Buildout)
 Variance Application)

BEFORE THE
 CITY OF NORTH AUGUSTA
 BOARD OF ZONING APPEALS

ORDER

Application Number: ZV20-003
 Parcel Number: 010-10-04-062

2020015213



ORDER
 RECORDING FEES \$25.00
 PRESENTED & RECORDED:

07-01-2020 11:13 AM

JUDITH WARNER
 REGISTER OF MESNE CONVEYANCE
 AIKEN COUNTY, SC
 BY: JENNIFER YOUNG DEPUTY

BK: RB 4854

PG: 2264 - 2267

Request

JRHuang, LLC filed an appeal for a variance pursuant to Article 3, Zoning Districts, Table 3-9 Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code. The appeal was a request for a variance to allow for a smaller minimum frontage build-out than permitted as required in the HC, Highway Corridor Overlay District by Article 3, Zoning Districts, Table 3-9 Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code. The application affects ±1.43 acres located near the corner of Edgefield Road and Walnut Lane, Tax Parcel Number 010-10-04-062.

Public Notice

A public notice describing the request and advertising the scheduled date of the Board of Zoning Appeals (Board) public hearing was published in *The Star* and on www.northaugusta.net on May 27, 2020. A written notice of the variance request and scheduled date of the Board hearing was mailed to the owners of property within 200 feet of the subject property on May 22, 2020. The property was posted with the required public notice on May 27, 2020.

Findings of Fact and Decision

Section 18.4.5.4.2 of the North Augusta Development Code defines the Board's powers and duties related to hearing and deciding upon appeals for variances and provides the criteria which the Board must use in reviewing each variance request. To grant a variance, the Board must find and explain in writing that the evidence and facts of the case prove that each of the following mandatory factors applies:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals does not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.

8. That the unnecessary hardship is not self-imposed.
9. That using the property more profitably was not grounds for granting the variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based upon these factors, the Board's review of this application, consideration of the staff report as well as testimony and evidence submitted by the applicant, and providing the opportunity for public comment at the hearing, the Board has found in the affirmative that the appeal meets all of the standards required to issue the variance.

After a motion made by Mr. Kevin Scaggs, and duly seconded by Ms. Lynn Stembridge, joined by Chairman Wes Summers, and member Jim Newman, voted unanimously to approve the application with the following conditions:

1. The property will be developed in general conformance with the layout provided. Minor changes to the layout may be allowed as determined by the Planning & Development Director. In no case will a less conforming layout be allowed.
2. No additional curb cuts onto Edgefield Road/Highway 25 will be allowed.

Therefore, based upon these findings of fact and conclusions of law; it is:

ORDERED that subject to the conditions enumerated herein, the applicant's request for a variance to allow a smaller minimum frontage buildout than permitted as required by Article 3, Zoning Districts, Table 3-9 Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code which affects ±1.43 acres zoned GC, General Commercial located near the corner of Walnut Lane and Edgefield Road, Tax Parcel Number 010-10-04-062, is GRANTED; and further

Board of Zoning Appeals
Application ZV20-003
JRHuang, LLC -- Arby's/Starbucks

ORDERED that the executed Order be given to the North Augusta City Clerk and that copies be provided to the applicant and the North Augusta Department of Planning and Development.


IT IS SO ORDERED



O. Wesley Summers, Chairman
Board of Zoning Appeals

June 26, 2020
North Augusta, South Carolina

Copy of this order sent to the applicants **BY CERTIFIED MAIL** on July 13, 2020.



Libby Hodges, AICP, Director
Department of Planning & Development
Secretary to the Board of Zoning Appeals

ARTICLE 10 – LANDSCAPING

10.4.4.5 The performance guarantee shall be released after the landscape improvements, as guaranteed, have been installed, inspected and determined to be in full compliance with the approved Landscape Plan.

10.4.4.6 If the required landscape improvements have not been installed after a period of twelve (12) months, the Director shall notify the applicant of a failure to complete the landscape improvements. If the required improvements have not been completed within thirty (30) days of notification, the Director shall utilize the performance guarantee to implement the required landscape improvements.

10.4.4.7 **Violations** – Failure to maintain required landscaping subsequent to the issuance of a certificate of occupancy or to adhere to an approved landscaping plan is a violation of the requirements of this Chapter and subject to any and all remedies.

10.5 LANDSCAPE BUFFERS

10.5.1 Purpose

The purpose of buffers is to provide a transitional area between uses that may differ in development intensity and density, or to provide a separation between uses of similar intensity and density. Required landscaped buffers are intended to ensure that a natural area of appropriate size and density of plantings is installed or preserved between zoning districts and/or uses. The type of buffer varies based upon the type and relationship between the adjacent land uses. The width of the buffer and the density of plantings increases as the difference between adjacent land uses increases.

10.5.2 Applicability

In addition to the exemptions as set forth in §10.2.3, the following uses are exempt from the buffer requirements as described in this section:

10.5.2.1 Lots or parcels separated by a public right of way equal to or greater than twenty (20) feet wide;

10.5.2.2 Lots or parcels separated by a railroad right of way, power line easement or other utility or transportation easement that is equal to or greater than twenty (20) feet wide except for the width requirements of Type D buffers.

10.5.2.3 Lots or parcels separated by designated and maintained property used for natural open space, park including the Greenway, drainage way, stormwater treatment and detention, or other acceptable undevelopable use with a minimum width of thirty (30) feet at the narrowest except for the width requirements of Type D buffers where the minimum width of the open space is less than forty (40) feet. Designated and maintained shall mean land platted for the specific purpose, owned by the city or other public agency and restricted to the specific purpose or subject to a recorded conservation easement.

10.5.3 Buffer Types

10.5.3.1 There are four (4) different classes of land uses that determine the buffer type. Land use classes are based upon the zoning classification of the parcel, the proposed use of the development or the existing use of land. The zoning classification will be used only when the existing land use is 'vacant' and there is no use proposed for

ARTICLE 10 – LANDSCAPING

the parcel. The classes of land use are shown in Table 10-3. (Rev. 12-1-08; Ord. 2008-18)

TABLE 10-3 LAND USE CLASS FOR DETERMINING BUFFER REQUIREMENTS

| | A | Land Use Class | | | |
|----|-------------------------|---|---------------------------------------|--|---|
| | | B | C | D | E |
| | | Class 1 | Class 2 | Class 3 | Class 4 |
| 1. | Zoning District | R-14, R-10, R-7 | R-5, R-MH, PD | OC, NC, GC, TC | IND |
| 2. | Type of Land Use | Residential uses – single-family detached homes and duplex only | Residential uses – other than Class 1 | Commercial, Office, Institutional, Public and Civic uses | Manufacturing, Industrial, Transportation, Warehousing and Utilities uses |

10.5.3.2 Table 10-3 identifies the buffer type required for a proposed development based on the adjacent land use class. Buffer types are designated by A, B, C or D and are identified in Table 10-4. If an adjacent parcel is undeveloped, the minimum buffer is based on the zoning district on the adjacent property.

TABLE 10-4 BUFFER TYPES REQUIRED BETWEEN ADJACENT LAND USE CLASSES

| | | Existing | | | | |
|-----------------|----|----------------|---------|---------|---------|---------|
| | | A | B | C | D | E |
| | | Land Use | Class 1 | Class 2 | Class 3 | Class 4 |
| Proposed | 1. | Class 1 | -- | -- | -- | -- |
| | 2. | Class 2 | A | A | B | D |
| | 3. | Class 3 | B | B | A | C |
| | 4. | Class 4 | D | D | C | -- |

10.5.3.3 Table 10-6 defines buffer types by the required plantings and dimensions. The width of the buffer and the density of plantings increases as the difference in the nature and intensity of development between adjacent land use classes increases. Each buffer type must provide a minimum density of landscaping as calculated by buffer points prescribed in Table 10-5. Buffer points are assigned to plantings as follows:

ARTICLE 10 – LANDSCAPING

TABLE 10-5 BUFFER POINTS

| | A | B |
|-----------|-----------------------|---------------|
| | Plant Category | Points |
| 1. | Large Tree | 10.0 |
| 2. | Small Tree | 5.0 |
| 3. | Shrub | 2.5 |

TABLE 10-6 BUFFER WIDTH AND LANDSCAPING REQUIREMENTS

| | A | B | C | D | E |
|-----------|--------------------|--|---|---|---|
| | Buffer Type | Minimum Buffer Width (feet) | Minimum Required Large Trees per Linear Foot | Minimum Required Small Trees per Linear Foot | Minimum Required Buffer Points per Linear Foot |
| 1. | A | 8 | 1 plus 1 per 60 feet | Optional | 0.2 |
| 2. | B | 15 | 1 plus 1 per 50 feet | 1 plus 1 per 50 feet | 0.7 |
| 3. | C | 20 | 1 plus 1 per 40 feet | 1 plus 1 per 50 feet | 1.0 |
| 4. | D | 40 May be 20 if a 6 foot high berm or decorative masonry wall is included | 1 plus 1 per 40 feet | 1 plus 1 per 40 feet | 1.2 May be 0.9 with 6 foot high berm or wall |

10.5.4 Standards for Buffer Development

10.5.4.1 Prohibited Uses – The construction of any building or the placement of any mechanical equipment within the buffer is not permitted except for items specified in §10.5.4.2. Signs may be placed within the buffer consistent with the sign regulations specified in Article 13, Signs. Active open space, circulation drives other than required access drives, parking lots and other impervious surfaces are not permitted in the buffer.

10.5.4.2 Permitted Uses – The following uses are permitted in a buffer if none of the required plant material is eliminated, the intended screening is accomplished, the total width of the buffer is maintained and all other requirements of §10.5 are met:

- a. Passive open space (not active open space);
- b. Sculpture, outdoor furniture, picnic areas;
- c. Pedestrian, bike or equestrian Greenways;
- d. Golf courses;
- e. Storm water retention basins;
- f. Equipment necessary to provide utilities; and
- g. Fences and walls.

10.5.4.3 Buffer on Property Line – When platting abutting lots, the applicant may establish a buffer that straddles the property line if the cumulative buffer width is maintained for both Landscape Areas.

ARTICLE 10 – LANDSCAPING

10.5.4.4 Visual Separation – Where a section of this Chapter requires complete visual separation, this may be accomplished through the use of landscaping which provides year-round opaque screening, earth berms, masonry walls or fences constructed of pressure-treated wood or other wood resistant to deterioration due to exposure to weather, moisture and insects or a combination of two or more of these techniques. Even where complete visual separation is achieved, the landscaping and buffer requirements still apply.

10.6 PARKING LOT LANDSCAPE AREAS

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

10.6.1 Applicability

This section applies to:

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

10.6.2 Generally

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

10.6.3 Perimeter Landscaping

10.6.3.1 Applicability – Perimeter landscaping is the portion of the landscaped area that encircles the area improved for parking. Perimeter landscaping is required on

Project Staff Report

SP20-003 Arby's/Starbucks

Prepared by: Kuleigh Baker

Meeting Date: August 20, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---------------------------------------|
| Project Name | Arby's/Starbucks |
| Applicant | HR Developers, LLC |
| Address/Location | 1062 and 1066 Edgefield Road |
| Parcel Number(s) | 010-10-04-062 |
| Total Development Size | ±1.43 acres |
| Existing Zoning | GC, General Commercial |
| Overlay | HC, Highway Corridor Overlay District |
| Traffic Impact Tier | Tier 3 |
| Proposed Use | Fast food restaurants with drive-thru |
| Future Land Use | Commercial |

SECTION 2: PLANNING COMMISSION CONSIDERATION

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

5.6.1 Purpose

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

5.6.2 Major and Minor Site Plans

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

5.6.6 Major Site Plan Approval Procedure

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

5.6.6.2 Preliminary Site Plan –

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

5.6.6.3 Final Site Plan

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

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

Final approval will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no public notice is required for a major site plan. A notice for the Planning Commission meeting was placed on the City website, www.northaugusta.net, on August 13, 2020.

SECTION 4: SITE HISTORY

The subject property is currently vacant. The property was part of the Brandenburg tract annexed on November 3, 1986. At the time of annexation, the property was zoned TC, Thoroughfare Commercial. The property was zoned GC, General Commercial with the adoption of the 2008 Zoning Map and North Augusta Development Code. Portions of the site have been subdivided and developed as commercial properties over time, including the auto parts store, credit union, and prompt care facility. A waiver for buffer landscaping is submitted under MW20-003.

A variance (ZV20-003) was issued on June 11, 2020, by the Board of Zoning Appeals to allow for a smaller frontage buildout than the 30% required by the Highway Corridor Overlay. The following conditions were applied to the project:

1. The property will be developed in general conformance with the layout provided. Minor changes to the layout may be allowed as determined by the Planning & Development Director. In no case will a less conforming layout be allowed.
2. No additional curb cuts onto Edgefield Road/Highway 25 will be allowed.

A copy of the recorded order is attached to this staff report.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|--------------------------|-------------------------------------|---|
| Subject Parcel | Vacant | Commercial | GC, General Commercial |
| North | Office/Commercial | Commercial/Low Density Residential | GC, General Commercial |
| South | Commercial | Mixed Use | GC, General Commercial |
| East | Office/Commercial | Commercial/Mixed Use | TC, Thoroughfare Commercial/PD, Planned Development |
| West | Office/Residential | Commercial/High Density Residential | GC, General Commercial/PD, Planned Development |

Access – The site currently has access from Edgefield Road and two unnamed access driveways to the existing SRP Federal Credit Union off Walnut Lane.

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

Utilities – Water and wastewater service are available. The property is served by the City of North Augusta sewer and water is provided by the Edgefield County Water and Sewer Authority. Detention is handled by a regional detention pond.

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

Drainage Basin – The property is located within the Pole Branch Basin. The basin has an overall poor water quality rating. Pole Branch basin is one of the city’s largest basins. The basin borders along Highway 25 at I-20 to Arbor Place off of Walnut Lane and then encompasses Bergen Road and its communities. The Pole Branch watershed includes high density residential, high density commercial, and some industrial areas. Major traffic corridors including Highway 25, I-20, Five Notch Road, and all the neighboring communities impact this watershed. The preliminary physical stream assessments at Pole Branch indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. Due to the high nutrient concentrations identified after the first sample event, Pole Branch has been a focus of the city monitoring program and attempts to identify sources of pollution will continue in the basin. As problems are identified, solutions will be implemented in conjunction with increased public education and outreach about the problems in this basin. Stream segment assessments throughout the basin are needed.

SECTION 6: STAFF EVALUATION AND ANALYSIS

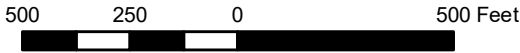
1. The future land use classification for the site is Commercial. The proposed use is appropriate for the future land use classification.
2. Approval of the site plan will depend on the status of MW20-003, Arby's /Starbucks Landscape Buffer Waiver and any conditions imposed as a result of that waiver.
3. Additional Staff review comments have been issued for the project related to Open Space, impervious surfaces, landscaping and site lighting. Final approvals will be issued when these comments are addressed.
4. Conditions from ZV20-003 will continue to be applied to the project.

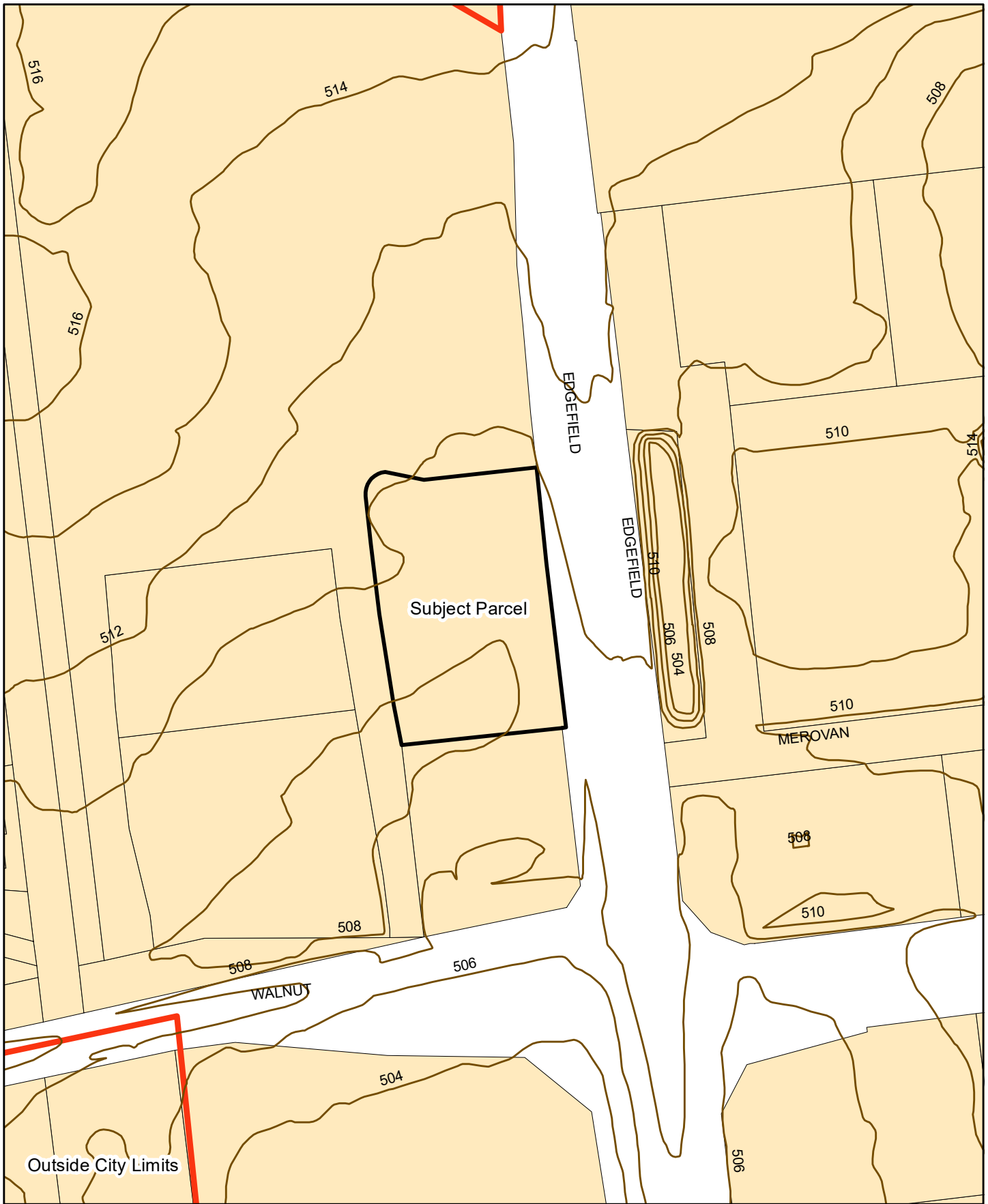
SECTION 7: ATTACHMENTS

1. Aerial/Site Map
2. Topography
3. Future Land Use
4. Application Materials
5. BZA Order

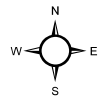
cc Stan Harpe, HR Developers, LLC stan.harpe@hr-developers.com

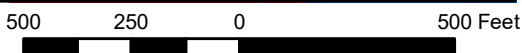
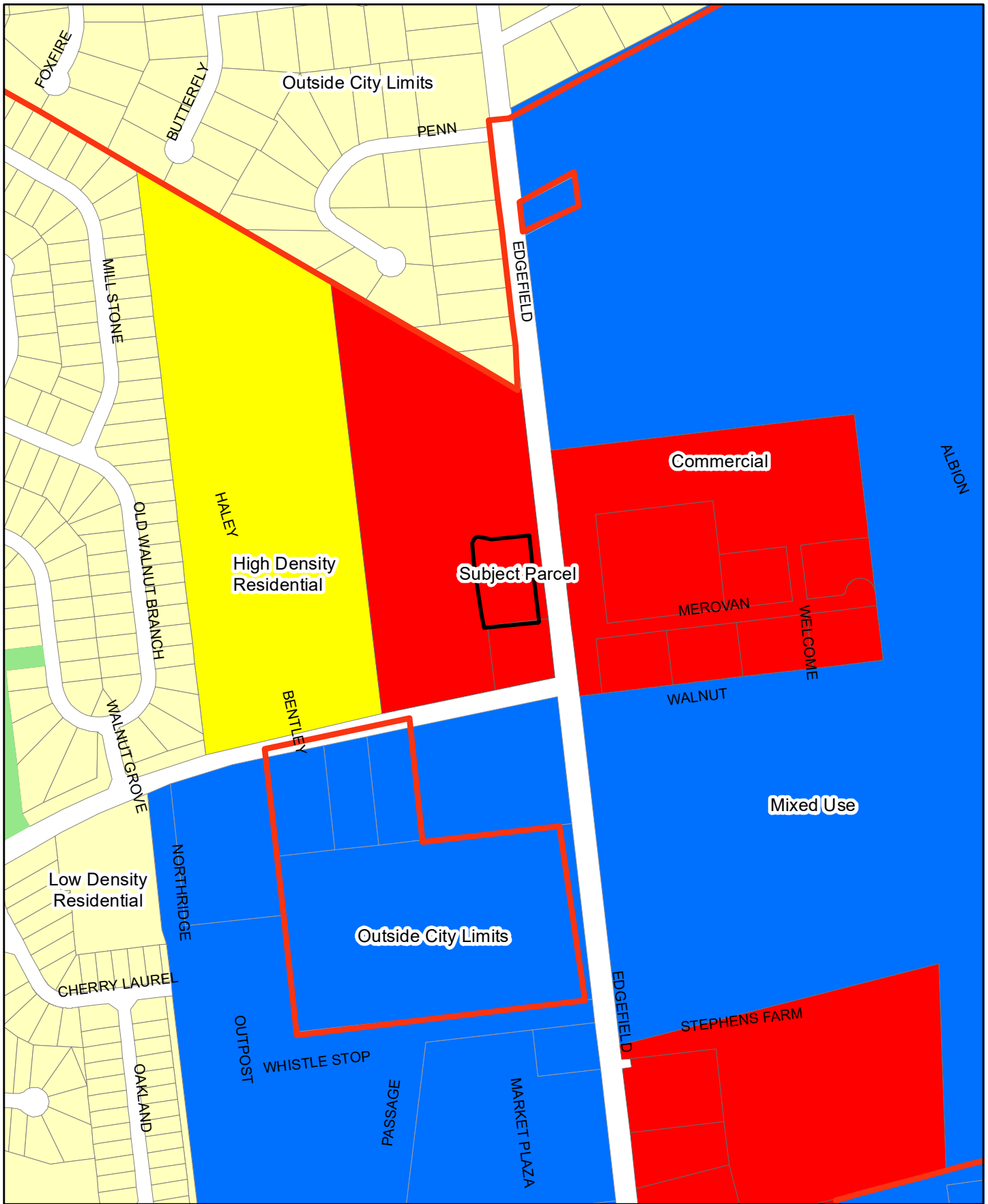
David Banks, Southern Partners, Inc. dbanks@southernpartners.net





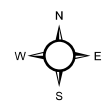
Date: 8/6/2020

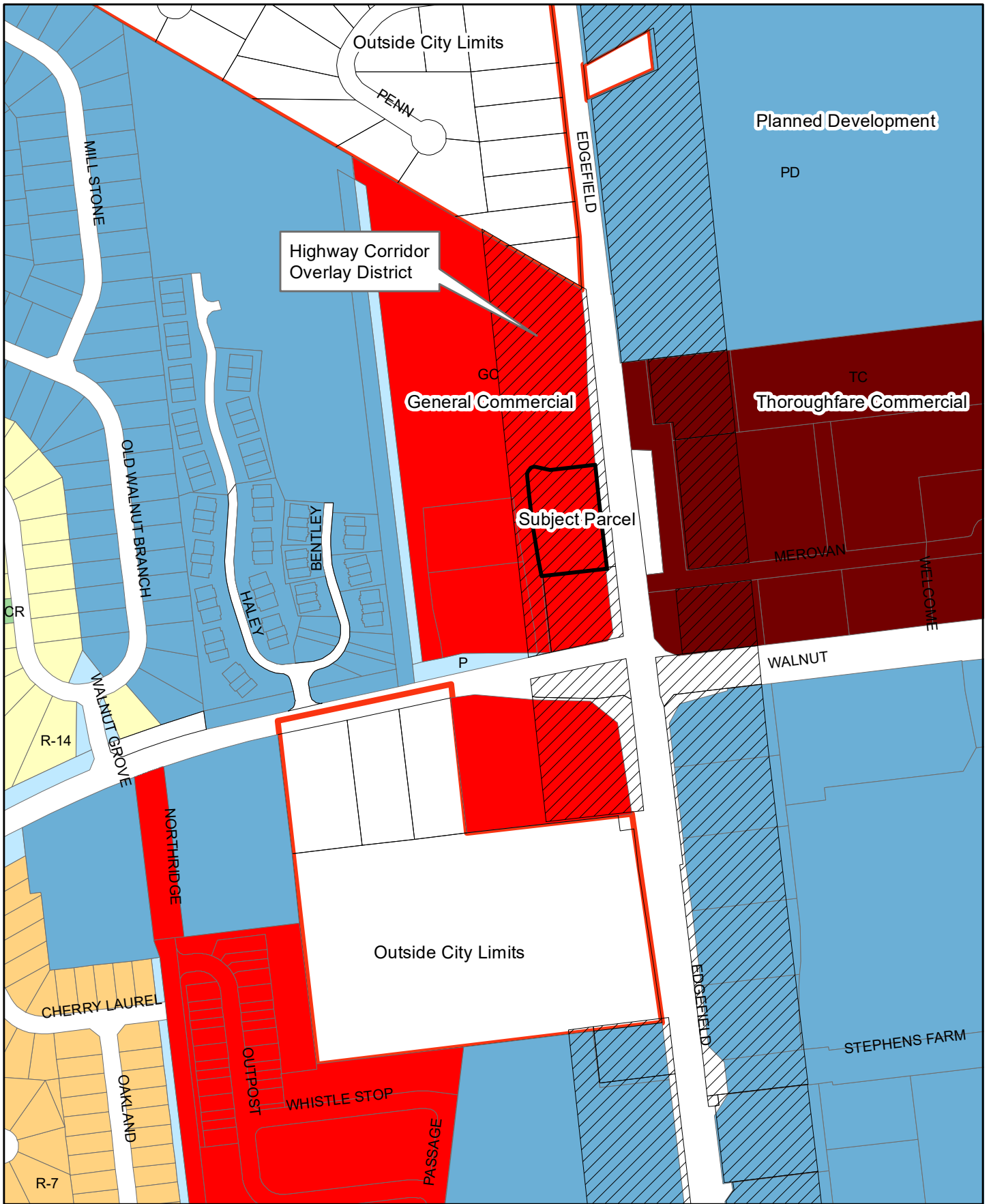




Future Land Use Map
 Application SP20-003
 TPN 010-10-04-062

Date: 8/6/2020





Highway Corridor
Overlay District

GC
General Commercial

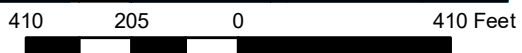
Planned Development

PD

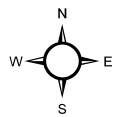
TC
Thoroughfare Commercial

Subject Parcel

Outside City Limits



Date: 8/6/2020



Current Zoning Map
Application SP20-003
TPN 010-10-04-062

Application for Development Approval

Please type or print all information



Staff Use

Application Number SP20-003

Date Received 07-21-2020

Review Fee \$300⁰⁰

Date Paid 07-21-2020

1. Project Name Arby's / Starbucks - US 25

Project Address/Location 400' north of Walnut Lane on the west side of Edgefield Road (US25)

Total Project Acreage 1.43

Current Zoning GC - HCOD

Tax Parcel Number(s) 010-10-04-062

2. Applicant/Owner Name HR Developers, LLC

Applicant Phone 803-799-4321

Mailing Address 2445 Devine Street

City Columbia

ST SC

Zip 29205

Email Stan.Harpe@HR-Developers.com

3. Is there a Designated Agent for this project? Yes No

If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor David D. Banks

License No. 17236

Firm Name Southern Partners, Inc.

Firm Phone 706-855-6000

Firm Mailing Address 1233 Augusta West Parkway

City Augusta

ST GA

Zip 30909

Email dbanks@southernpartners.net

Signature 

Date July 21, 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

no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. 
Applicant or Designated Agent Signature

7/17/2020
Date

A.S. Harpe, II
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 <u>SP20-003</u> | Date Received <u>07-21-2020</u> |

1. Project Name Arby's / Starbucks - US 25

Project Address/Location 400' north of Walnut Lane on the west side of Edgefield Road (US25)

Project Parcel Number(s) 010-10-04-062

2. Property Owner Name JRHUANG LLC Owner Phone 803-840-2553

Mailing Address 3693 Dwyer Lane

City Aiken ST SC Zip 29801 Email jrhuang07@gmail.com

3. Designated Agent David D. Banks, PE

Relationship to Owner Applicant (purchaser's) Site Engineer

Firm Name Southern Partners, Inc. Phone 706-495-3636

Agent's Mailing Address 1233 Augusta West Parkway

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

Agent's Signature [Signature] Date July 21, 2020

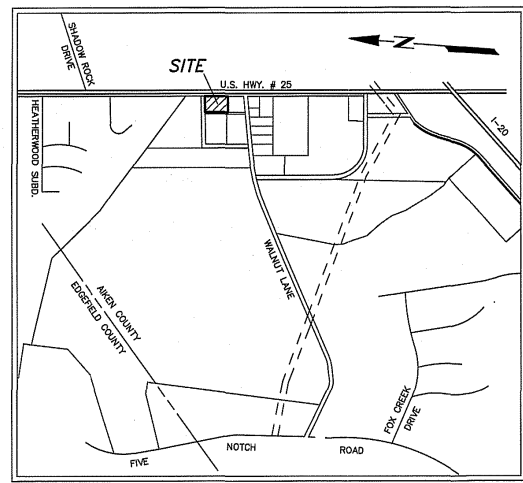
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature [Signature] Date 5/11/2020

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

[Signature]
Notary Public

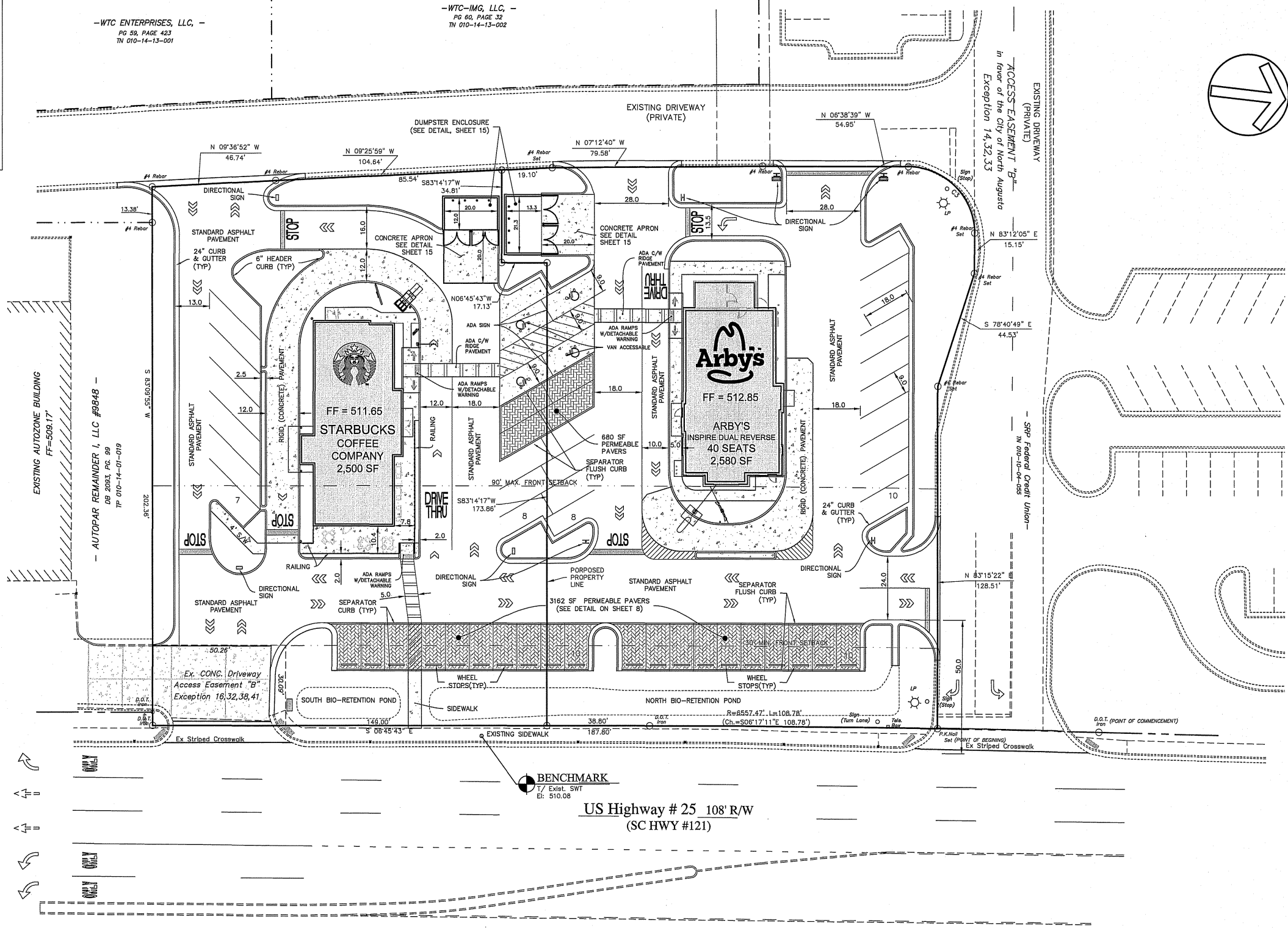
9/18/2024
Commission Expiration Date



LOCATION MAP
N.T.S.

-WTC ENTERPRISES, LLC,-
PG 59, PAGE 423
TN 010-14-13-001

-WTC-IMG, LLC,-
PG 60, PAGE 32
TN 010-14-13-002



STARBUCK PARCEL
AREA = 0.69 AC
PROPOSED BLDG SF = 2500
USE: DRIVE THROUGH
MIN. PARKING = 8
MAX. PARKING = 33
PROVIDED = 23

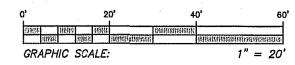
ARBY'S PARCEL
AREA = 0.74 AC
PROPOSED BLDG SF = 2580
USE: DRIVE THROUGH
MIN. PARKING = 8
MAX. PARKING = 34
PROVIDED = 30

SITE SIGNAGE MUST BE SUBMITTED FOR REVIEW AND PERMITTED SEPARATELY PRIOR TO INSTALLATION.

PER FIRM PANEL NUMBER 45003C305E (JUNE 19, 2012) THIS PROPERTY IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA

SEE SITE SPECIFIC NOTES ON PLAN SHEET 12.

| NO. | DATE | REVISION | BY |
|----------|------|---------------------------------|-----|
| 07-21-20 | | SUBMITTED FOR GOVERNMENT REVIEW | DOB |



Know what's below
Call before you dig

SOUTHERN PARTNERS INC
ENGINEERING - SURVEYING
LAND PLANNING
1233 AUGUSTA WEST PARKWAY
AUGUSTA, GEORGIA 30909
(706) 855-6000
engineering@southernpartners.net

SOUTH CAROLINA
SOUTHERN PARTNERS
ENGINEERING &
LAND SURVEYING
COMPANY, INC.
CROSS
STATE BOARD OF AUTHORITY

SOUTH CAROLINA
SOUTHERN PARTNERS
ENGINEERING &
LAND SURVEYING
COMPANY, INC.
CROSS
STATE BOARD OF AUTHORITY
WALD D. BAIN
7/2/20

ARBY'S / STARBUCKS
US HIGHWAY 25
SITE PLAN
COMMERCIAL DEVELOPMENT
PROJECT LOCATED WITHIN NORTH AUGUSTA, SOUTH CAROLINA

APPLICANT / DEVELOPER
HR Developers, LLC
2445 DEVINE STREET
COLUMBIA, SC 29205
(803) 799-4321 ATTN: STAN HARPE

PROJECT DATA

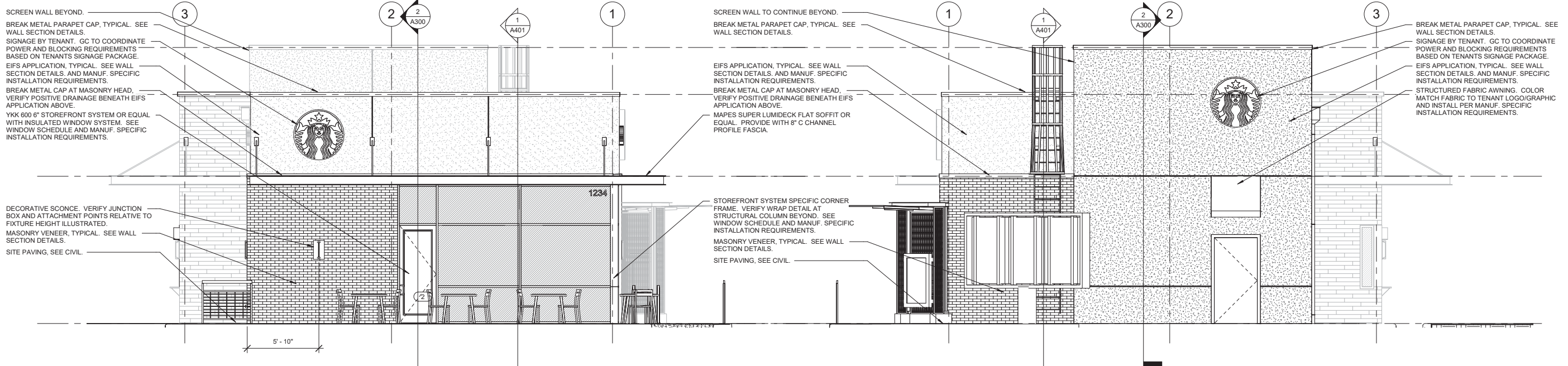
| | |
|-----------------------------------|-----------------|
| TOTAL ACRES | 1.43 |
| TOTAL BLDG SQ FT | 5,080 |
| MIN. PARKING PER NA CODE | 15 |
| 1 SPACE PER 350 SF | |
| MAX. PARKING PER NA CODE | 67 |
| 1 SPACE PER 75 SF | |
| PARKING PROVIDED | 53 |
| SITE IMPERVIOUS AREA | 76.7% |
| SETBACKS: | |
| MAX./MIN HEIGHT | 70/14 |
| MAX./MIN FRONT | 90/30 |
| SIDE/REAR SETBACK | 8/8 |
| TAX MAP / PARCEL # | 010-10-04-062 |
| CURRENT ZONING | GC |
| Highway Corridor Overlay District | |
| MAX. IMPERVIOUS (70%) | 43,718 SF |
| MIN. PERVIOUS (30%) | 18,736 SF |
| PERVIOUS - NATURAL | 14,922 SF |
| PERVIOUS - PAVERS | 3,842 SF |
| PERVIOUS AREA PROVIDED | 18,764 SF (30%) |

SHEET INDEX

| | |
|----------------------|-------|
| SITE PLAN | 1 |
| BTU/ DEMO PLAN | 2 |
| GRADING PLAN | 3 |
| STORM SEWER PLAN | 4 |
| WATER PLAN | 5 |
| SANITARY SEWER PLAN | 6 |
| LANDSCAPE PLAN | 7 |
| SESC PLAN | 8-10 |
| SOIL EROSION DETAILS | 11-13 |
| SITE DETAILS | 14-15 |

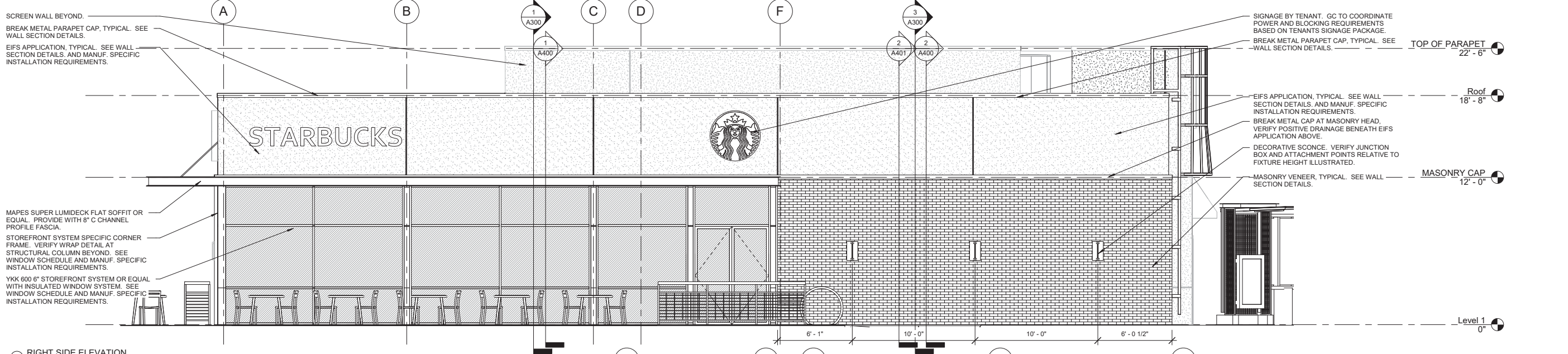
Scale: 1" = 20'
DATE: 05-23-20
DESIGN: MHW REVIEW: DDB

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF SEED ARCHITECTURE, LLC. THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT OF SEED ARCHITECTURE, LLC. IS PROHIBITED AND INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

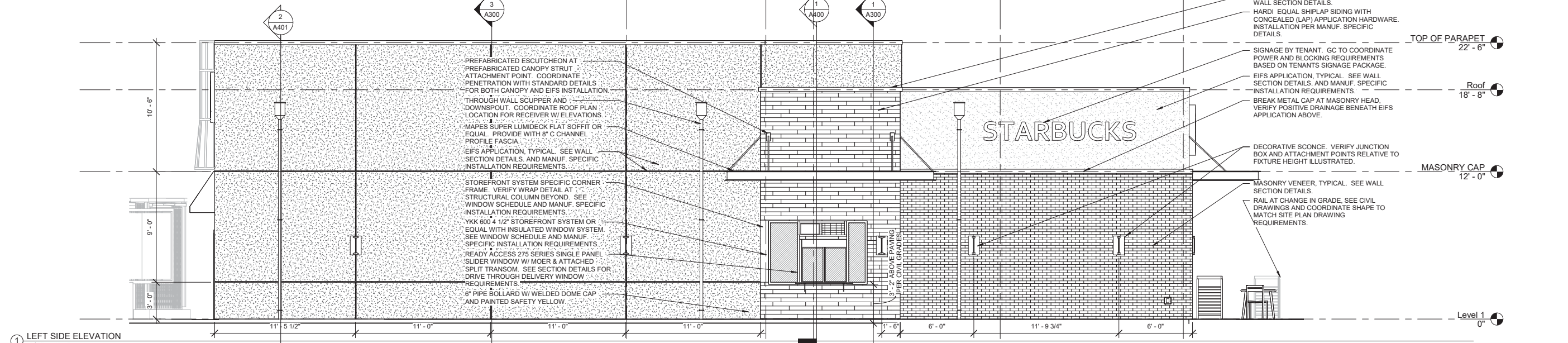


4 FRONT ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 LEFT SIDE ELEVATION
1/4" = 1'-0"



SEEDARCHITECT.COM
2144 SUMTER STREET
COLUMBIA, SC 29201
803.727.2098

SHELL DESIGN PACKAGE
STARBUCKS - EDGEFIELD ROAD
NORTH AUGUSTA, SOUTH CAROLINA
EXTERIOR ELEVATIONS
6 PACK DOCUMENTS

PROJECT SHEET

REVISIONS

A200
JOB #18099
DATE 07.6.20

4.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF AIKEN)
)
 In Re: Arby's/Starbucks)
 Frontage Buildout)
 Variance Application)

BEFORE THE
 CITY OF NORTH AUGUSTA
 BOARD OF ZONING APPEALS

ORDER

Application Number: ZV20-003
 Parcel Number: 010-10-04-062

2020015213



ORDER
 RECORDING FEES \$25.00
 PRESENTED & RECORDED:

07-01-2020 11:13 AM

JUDITH WARNER
 REGISTER OF MESNE CONVEYANCE
 AIKEN COUNTY, SC
 BY: JENNIFER YOUNG DEPUTY

BK: RB 4854

PG: 2264 - 2267

Request

JRHuang, LLC filed an appeal for a variance pursuant to Article 3, Zoning Districts, Table 3-9 Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code. The appeal was a request for a variance to allow for a smaller minimum frontage build-out than permitted as required in the HC, Highway Corridor Overlay District by Article 3, Zoning Districts, Table 3-9 Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code. The application affects ±1.43 acres located near the corner of Edgefield Road and Walnut Lane, Tax Parcel Number 010-10-04-062.

Public Notice

A public notice describing the request and advertising the scheduled date of the Board of Zoning Appeals (Board) public hearing was published in *The Star* and on www.northaugusta.net on May 27, 2020. A written notice of the variance request and scheduled date of the Board hearing was mailed to the owners of property within 200 feet of the subject property on May 22, 2020. The property was posted with the required public notice on May 27, 2020.

Findings of Fact and Decision

Section 18.4.5.4.2 of the North Augusta Development Code defines the Board's powers and duties related to hearing and deciding upon appeals for variances and provides the criteria which the Board must use in reviewing each variance request. To grant a variance, the Board must find and explain in writing that the evidence and facts of the case prove that each of the following mandatory factors applies:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals does not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.

8. That the unnecessary hardship is not self-imposed.
9. That using the property more profitably was not grounds for granting the variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based upon these factors, the Board's review of this application, consideration of the staff report as well as testimony and evidence submitted by the applicant, and providing the opportunity for public comment at the hearing, the Board has found in the affirmative that the appeal meets all of the standards required to issue the variance.

After a motion made by Mr. Kevin Scaggs, and duly seconded by Ms. Lynn Stembridge, joined by Chairman Wes Summers, and member Jim Newman, voted unanimously to approve the application with the following conditions:

1. The property will be developed in general conformance with the layout provided. Minor changes to the layout may be allowed as determined by the Planning & Development Director. In no case will a less conforming layout be allowed.
2. No additional curb cuts onto Edgefield Road/Highway 25 will be allowed.

Therefore, based upon these findings of fact and conclusions of law; it is:

ORDERED that subject to the conditions enumerated herein, the applicant's request for a variance to allow a smaller minimum frontage buildout than permitted as required by Article 3, Zoning Districts, Table 3-9 Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code which affects ±1.43 acres zoned GC, General Commercial located near the corner of Walnut Lane and Edgefield Road, Tax Parcel Number 010-10-04-062, is GRANTED; and further

Board of Zoning Appeals
Application ZV20-003
JRHuang, LLC -- Arby's/Starbucks

ORDERED that the executed Order be given to the North Augusta City Clerk and that copies be provided to the applicant and the North Augusta Department of Planning and Development.

IT IS SO ORDERED



O. Wesley Summers, Chairman
Board of Zoning Appeals

June 26, 2020
North Augusta, South Carolina

Copy of this order sent to the applicants **BY CERTIFIED MAIL** on July 13, 2020.



Libby Hodges, AICP, Director
Department of Planning & Development
Secretary to the Board of Zoning Appeals

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
JULY 2020***

City of North Augusta
Department of Planning and Development
Monthly Report for July 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 | 581 | 852 | 2083 | 1771 | * | * | * | * |
| Development Applications | | | | | | | | |
| | Received | Approved | Received | Approved | Received | Approved | Received | Approved |
| Subdivisions | | | | | | | | |
| Major Subdivision Plans (PP) | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 1 |
| Planned Acres | -- | 0 | -- | 0 | 0.00 | 0.00 | 0.00 | 0.48 |
| Planned Lots | -- | 0 | -- | 0 | 0 | 0 | 0 | 6 |
| Minor Subdivision Plans (MP) | 0 | 0 | 5 | 6 | 0 | 1 | 0 | 10 |
| Platted New Lots | 0 | 0 | 7 | -1 | 0 | 1 | 0 | 5 |
| Major Subdivision Plans (FP) | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 2 |
| Platted Acres | -- | 0.00 | -- | 2.60 | 0.00 | 0.00 | 0.00 | 4.13 |
| Platted Lots | -- | 0 | -- | 32 | 0 | 0 | 0 | 19 |
| Site Plans | | | | | | | | |
| Minor Site Plans (MSP) | 1 | 0 | 2 | 3 | 0 | 1 | 0 | 7 |
| Major Site Plans (SP) | 1 | 0 | 4 | 1 | 0 | 1 | 0 | 2 |
| Site Plan Modification (SPM) | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Total Site Plan Acres | -- | 0.00 | -- | 12.99 | 0.00 | 0.64 | 0.00 | 2.33 |
| Planned Developments | | | | | | | | |
| PD Gen Dev Plans/Major Mod. (PD) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PD Acres | -- | 0 | -- | 0 | 0 | 0 | 0 | 0 |
| Development Plan Modification (PDM) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Annexations | | | | | | | | |
| Annexation Agreements Received | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Annexation Cases (ANX) | 1 | 0 | 37 | 0 | 0 | 0 | 0 | 0 |
| Approved by City Council | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 0 |
| Parcels | -- | 0 | -- | 3 | 0 | 20 | 0 | 20 |
| Acres | -- | 0.00 | -- | 152.95 | 0 | 5.42 | 0 | 6.05 |

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

| Item | This Month | Year To Date | Same Month Last Year | Last Year To Date |
|--------------------------|-------------------|--------------------|----------------------|--------------------|
| Fees Collected | | | | |
| Development Applications | \$1,580.00 | \$12,722.00 | \$1,553.50 | \$8,571.50 |
| Appeals | \$0.00 | \$1,000.00 | \$600.00 | \$1,800.00 |
| Maps/Publications | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Special Review Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total Fees | \$1,580.00 | \$13,722.00 | \$2,153.50 | \$10,371.50 |

* 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 | 19 | 10 | 120 | 74 | 40 | * | 147 | * |
| Property Leins/Contractor Mitigation | 0 | 0 | 0 | 0 | 2 | * | 11 | * |
| Swimming Pools | 1 | 1 | 5 | 7 | 2 | * | 6 | * |
| Recreational Vehicles/RV/Boat/Utility Trailers | 2 | 1 | 5 | 2 | 8 | * | 33 | * |
| Illegal Vehicles | 4 | 2 | 51 | 29 | 7 | * | 77 | * |
| Commercial Vehicles/Equipment | 0 | 0 | 2 | 0 | 2 | * | 4 | * |
| Temporary Signs | 5 | 2 | 63 | 15 | 31 | * | 461 | * |
| Landscape Inspections | 8 | -- | 127 | -- | 10 | * | 48 | * |
| Structure Demolitions | 0 | 0 | 0 | 0 | 0 | * | 3 | * |
| Citation/Summons Issued | 0 | 0 | 0 | 0 | 0 | * | 0 | * |