

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.

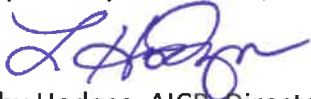
Chairman Williams questioned what type of information is needed for the McKnight property. Mrs. Hodges explained the original PD is a little different than from the newest concept that they want to go forward with and are awaiting some traffic generation numbers and looking at the Concept Plan.

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

