

Planning Commission



Minutes of the Thursday, September 17, 2020 Regular Meeting (VIRTUAL)

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 September 17, 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 Len Carter, JoAnn McKie, Dr. Christine Crawford, Larry Watts, and Bob Clark. Commissioner Key was absent. Also in attendance were Libby Hodges, Director of Planning and Development, Philip Green, Bill Hollingsworth, Walt Yeoman, Mike Woodward, Rett Harbeson, Justin Purucker, and Chip Funderburk.
3. **Approval of Minutes** – The minutes from the Regular Meeting of August 13, 2020 were approved as written with one correction. On page 5, Briton Williams swore in the waiver applicant.
4. **Confirmation of Agenda** – Application MW20-004 Storage Units of North Augusta Parking Waiver, a request by Storage Development, Inc. was removed from the agenda due to conditions granted by the Board of Zoning Appeals at their regular meeting of September 10, 2020.
5. **PDM20-001** – A request by Snelling Properties, LLP for approval of a Planned Development Minor Modification for the Sweetwater Planned Development. The request affects approximately 8.18 acres, TPN 010-15-07-002.
 - a. Consideration of the Planned Development Minor Modification request by the Planning Commission

Mrs. Hodges briefly described the modification request and explained the Planning Commission's authority to review minor modifications for certain Planned Developments. The modification is to allow a division of parcels smaller than 10 acres within the Sweetwater Planned Development.

Philip Green, Southern Partners, Inc. on behalf of the applicant explained that the request for smaller parcels is in response to current market demands and that water, sewer, and driveway access are available.

Mrs. Hodges stated that an overall concept plan revision is in progress for the Sweetwater PD and driveway access will be reviewed at that time and through individual site plans.

Commissioner Carter made a motion to approve the modification with a second by Commissioner Clark. The request was approved unanimously.

6. **PP20-005 Sweetwater Townhomes** – A request by Winchester Homebuilders for approval of a Major Subdivision Preliminary Plat for 77 townhouses. The request affects approximately 12.4 acres zoned PD, Planned Development, TPN 010-11-05-001.
 - a. Consideration of the Major Subdivision Preliminary Plat by the Planning Commission

Mrs. Hodges stated that the townhome project is preliminary plat application slated for the Northern end of the Sweetwater Planned Development. The proposal is for 77 townhomes.

Commissioner Watts asked questions regarding the need for a waiver and the notice requirements. Mrs. Hodges stated the Planning Department has not received a waiver for the connectivity ratio issues or a revised concept plan at this time. Due to notice requirements, the waiver cannot be added to the agenda for consideration at the September meeting.

Philip Green, Southern Partners, Inc. described the proposed cul-de-sacs in the subdivision. The cul-de-sacs are planned to connect to future phases at a later date.

There was some discussion among commissioners regarding road access and topographical conditions.

Commissioner Clark made a motion to table the application and Commissioner Crawford offered a second. The Commission voted unanimously to table this request due to the need for a waiver request and approval of a concept plan.

7. **PP20-006 Sibley Bluff Subdivision** – A request by Bill Hollingsworth for approval of a Major Subdivision Preliminary Plat for the Sibley Bluff subdivision. The request affects an

approximately 5.68 acre portion of TPN 003-08-07-001 zoned R-14, Large Lot, Single-Family Residential.

- a. Consideration of the Major Subdivision Preliminary Plat by the Planning Commission

Mrs. Hodges reminded the Planning Commission of the rezoning of the parcel that came before the board last year.

Commissioner Watts asked for clarification on the two waivers that are required for the project including the block length and connectivity ratio. Mrs. Hodges said the length of the road exceeds what is permitted by the code. The waiver requests have not been received by the Planning Department at this time. Commissioner McKie noted that the connectivity issue was brought up during the rezoning process.

Commissioner Watts asked questions regarding grading requirements. Mrs. Hodges stated that grading would be outside of the required buffer. Justin Purucker, JLA stated erosion control would be a priority for this project as it is situated along the Savannah River.

Commissioner Watts made a motion to table the application until a waiver request is received. Commissioner McKie offered a second. The Commission voted unanimously to table the request.

8. **PP20-007 Tract E, Raborn Estate** – A request by Walt Yeoman for approval of a Major Subdivision Preliminary Plat for Tract E of the Raborn Estate. The request affects approximately 8.11 acres located along Scott Drive zoned R-5, Mixed Residential, TPN 005-16-01-025.
 - a. Consideration of the Major Subdivision Preliminary Plat by the Planning Commission

Mrs. Hodges stated the proposed subdivision fronts on an existing right-of-way and is coming before the Planning Commission due to the number of lots. The proposal is for 8 lots. There are outstanding comments related to Engineering and Stormwater that will need to be addressed. Improvements are required for lots fronting Madison Road, a dirt road.

Commissioner Watts asked questions regarding the wetlands noted on the Critical Areas Study done in 2010. The recommendation at that time was for no development to be located on the adjacent lot, TPN 005-16-01-027. Mrs. Hodges stated the developer will be responsible for a wetland delineation as well as maintaining the required buffer around the stream. The R-5, Mixed Residential zoning did not appear to be in error.

Mike Woodward, Woodward & Associates, made comments regarding detention for the project.

There was some discussion regarding the local street standards required for improvement of Madison Road. Mr. Woodward suggested the developer may consider dividing lots 7 and 8 to front on Scott Drive instead of Madison Road. Mrs. Hodges said the development review process would confirm if the lots meet the Dimensional Standards for the Zoning District.

Commissioner Watts made a motion to approve the application with the condition that all other development code and departmental standards are met, as there are no other waivers or special conditions anticipated at this time. Commissioner McKie offered a second. This case was approved unanimously.

9. **MW20-004 Storage Units of North Augusta Parking Waiver** – A request by Storage Development, Inc. for a waiver of the parking requirements of Article 12, Parking, Table 12-1: 5.2 Mini-Warehouse Use. The request affects approval of a miniwarehouse/self-storage facility located at the corner of North Ridge Drive and Market Plaza Drive, approximately 4.61 acres zoned GC, General Commercial, TPN 010-18-10-001.

This request was withdrawn due to the approval of the special exception with corresponding conditions by the Board of Zoning Appeals and the item was removed from the agenda.

10. **SP20-004 Storage Units of North Augusta** – A request by Storage Development, Inc. for approval of a Major Site Plan for a miniwarehouse/self-storage facility located at the corner of North Ridge Drive and Market Plaza Drive, approximately 4.61 acres zoned GC, General Commercial, TPN 010-18-10-001.
 - a. Consideration of the Major Site Plan by the Planning Commission

Mrs. Hodges state that the proposed use is for a miniwarehouse/self-storage facility and that the Board of Zoning Appeals granted the Special Exception with conditions at their meeting of Thursday, September 10, 2020. Staff will verify that the final site plan meets the required conditions.

Chip Funderburk, Heaner Design Group, introduced the project as part of the overall Walnut Village development. He stated some of the proposed buildings have been reconfigured from previous iterations. Stormwater will be provided through detention to the rear of the site. He briefly described how the Special Exception conditions affect the overall site layout.

Commissioner McKie asked for examples of similar designs in the CSRA.

Commissioner Crawford made a motion to approve the major site plan application with a second by Commissioner Watts. The project was approved unanimously.

11. Staff Report

- a. August Performance Report
- b. Project Updates

Mrs. Hodges stated that the Planning Department remains busy. The Development Code Rewrite Steering Committee held a kick-off meeting on September 16th. A survey will be forwarded to the Planning Commission and City Council to gauge the current Development Code. Budget preparations for next year are underway. The Planning Department has asked for matching funds for transportation improvement projects, additional staff, restructuring of project fees, and various studies.

12. Adjourn

The meeting was adjourned at approximately 8:06 p.m.

Respectfully Submitted,



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

Project Staff Report

RZT20-003 Special Exceptions in Overlay Districts

Prepared by: Libby Hodges

Meeting Date: October 15, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Special Exceptions in Overlay Districts Text Amendment
Applicant	City of North Augusta
Proposed Text Amendment	A request by the City of North Augusta to amend Article 3, Section 3.8.2, Establishment of Corridor Overlay Districts, of the North Augusta Development Code to amend the NP, Neighborhood Preservation Overlay District to allow the Board of Zoning Appeals to grant Special Exceptions in Overlay Districts.

SECTION 2: GENERAL DESCRIPTION

On September 15, 2020, the Planning and Development Department submitted an application on behalf of the City of North Augusta requesting text amendments of the North Augusta Development Code related to Article 3, Section 3.8.2, Establishment of Corridor Overlay Districts. The request is to amend the restrictions of the NP, Neighborhood Preservation Overlay District to allow the Board of Zoning Appeals to grant Special Exceptions in Overlay Districts.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

5.1.4.6 Legislative and Advisory Hearings – The purpose of a legislative public hearing is to provide the public an opportunity to be heard consistent with the adoption procedures provided by statute. Unlike quasi-judicial hearings, a legislative proceeding does not require due process protections such as the right of the parties to offer evidence, cross-examination, sworn testimony; or written findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings such as amendments to a comprehensive plan, amendments to this Chapter

including the zoning provisions of this Chapter and the Official Zoning Map, and applications for a Planned Development. The order of the proceedings for a legislative hearing shall be as set forth in §5.1.4.5.b. Testimony may be presented by any member of the public, but need not be submitted under oath or affirmation. The Planning Commission and Board of Zoning Appeals may establish a time limit for testimony.

5.3.2 Applicability

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map. An amendment to the Official Zoning Map which reclassifies property from one zoning district to another is known as a “rezoning.” A change to the text of this Chapter is referred to as a “text amendment”.

5.3.3 Initiation

This Chapter, including the Official Zoning Map and any supporting map(s), may be amended from time to time by the City Council, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested parties shall be supplied with the proper application form(s) by the Director.

(5.3.3.1 Rezoning, does not apply, removed for brevity)

5.3.3.2 Text Amendment – Any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text. A proceeding for approval of a text amendment may be initiated by filing an application with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a text amendment request. During the conference, the Department will identify the submittal requirements.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as

set forth in §5.1.3. The Planning Commission shall approve or deny the zoning amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

5.3.5.2 At least ten (10) days' notice and opportunity to comment must be given to the public if the applicant is allowed to present oral or written comments pursuant to S.C. Code §6-29-760.

5.3.5.3 The Planning Commission shall submit its recommendation to the City Council within thirty (30) calendar days, or other period required by law, after the initial hearing date (see S.C. Code §6-29-760(A)). A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a rezoning or text amendment application. A recommendation of approval with conditions of a rezoning may be submitted only if a conditional use permit is requested pursuant to §5.5.

5.3.5.4 The City Council shall consider the recommendation of the Planning Commission on each proposed rezoning and text amendment within thirty (30) days of receipt of the Planning Commission report. The City Council is not bound by the recommendation in making a final decision and may call for additional information and/or public hearing(s).

5.3.5.5 No challenge to the adequacy of notice or challenge to the validity of a rezoning or text amendment, whether enacted before or after the effective date of this section, may be made sixty (60) days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with established procedures of the City Council and the Planning Commission and with S.C. Code §6-29.

5.3.6 Approval Criteria

Whenever the public necessity, safety or general welfare justifies such action, the Planning Commission may recommend amendments to the text of this Chapter or changes to zoning district boundaries. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning. **The Planning Commission shall consider the factors specified in §5.3.3.2 in reviewing an application for a text amendment.**

The Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 5.3.3.2 does not require additional standards for analysis to address in this staff report, though analysis and commentary is provided for review.

SECTION 4: PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in *The Aiken Standard* and on the City's website www.northaugusta.net on October 1, 2020.

SECTION 5: HISTORY

The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. The Neighborhood Preservation Overlay District was introduced as part of the new Development Code.

SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

The requested revisions to the Development Code have been modified to show changes as follows:

Underlined Text: text that has been modified or added to the Code.

~~Strike Through Text~~: text proposed to be removed.

The affected section reads as follows:

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

3.8.6.2.1 Permitted nonresidential uses may be located on the first floor only. Upper stories may be used for residential and accessory storage uses only. Parking is not permitted as a principal use.

3.8.6.2.2 Uses that are not permitted are:

- a. Drive-in, drive-up and drive-through facilities;
- b. Indoor or outdoor sales of equipment, motorcycles or automobiles;
- c. Gasoline sales and automobile service stations; or
- d. Automobile and motorcycle repair.

3.8.6.2.3 ~~No use which requires a special exception is permitted.~~ Uses which require a special exception may be granted by the Board of Zoning Appeals with conditions.

3.8.6.2.4 No use may be established unless and until it complies with the standards established in this section and other applicable standards contained in this Chapter.

3.8.6.2.5 No existing structure may be demolished until a site plan for the parcel has been approved. If the demolition of an existing structure is anticipated an evaluation of the economic feasibility of retaining, renovating or expanding the structure for the intended use shall be completed and submitted with the site plan application.

Staff Introduction and Analysis

In reviewing a request for a Special Exception in the Neighborhood Preservation Overlay District, staff has identified several inconsistencies within the current code. This text amendment intends to address those inconsistencies, while recognizing that uses identified as Special Exceptions are uses that have been identified as requiring additional scrutiny under the Development Code.

It is important to note that uses prohibited in the overlay or by zoning district would remain prohibited. The Board of Zoning Appeals is not authorized to allow uses not allowed under the base zoning. For example, the Neighborhood Preservation Overlay (NADC Section 3.8.6.2.2) prohibits drive-in, drive-up and drive-through facilities, indoor or outdoor sales of equipment, motorcycles or automobiles, gasoline sales and automobile service stations, and automobile and motorcycle repair. These would remain prohibited within the overlay. As an example, an R-7 property, inside or outside the overlay, would not be allowed be used as an Outdoor Flea Market per the use matrix (Table 3-2). However, if passed, a GC zoned property within the overlay could request a Special Exception. The Board of Zoning Appeals would then follow the procedures outlined below to review the Special Exception.

Staff has provided the following review of the purpose and procedures related to the Neighborhood Preservation Overlay and Special Exceptions for review.

Review Standards for Special Exceptions

North Augusta Development Code Article 5 provides information about what a “quasi-judicial” decision is and how those reviews are conducted. The Development Code states the following:

“5.1.1.2.b. Quasi-Judicial Decisions: A quasi-judicial decision involves the application of a standard required by this Chapter to an application. Some of the applications require a public hearing. Procedural due process requirements apply as established in §5.1.4. Examples include variances, special exception permits, appeals, adjustments and waivers.

5.1.4.5 Quasi-Judicial Public Hearing Procedures –

a. Generally: This section applies to any application for a variance, appeal, special exception or any other action pursuant to this Chapter which is considered quasi-judicial under South Carolina law. In making quasi-judicial decisions, the decision makers must ascertain the existence of facts, investigate the facts, hold hearings, weigh evidence and draw conclusions from them, as a basis for official action, and exercise discretion of a judicial nature. In the land use context, quasi-judicial decisions involve the application of land use policies to individual situations, such as variances, and appeals of administrative determinations. These decisions involve three key elements: the finding of facts regarding the specific proposal, the exercise of some discretion in applying the standards of the ordinance and reaching conclusions of the applicable law in the case. Due process requirements for quasi-judicial decisions mandate that all fair trial standards be observed when these decisions are made. This includes an evidentiary hearing with the right of the parties to offer evidence; cross-examine adverse witnesses; inspect documents; have sworn testimony; and have written findings of fact and conclusions supported by competent, substantial, and material evidence.”

In addition, Development Code Article 18 outlines the review criteria for Special Exceptions:

“18.4.5.4.3 Special Exception –

a. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.

(continued, next page)

b. Permits for special exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:

1. That the special exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev. 12-1-08; Ord. 2008-18)
2. That the special exception will be in substantial harmony with the area in which it is to be located.
3. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.

c. In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.”

These sections outline that the uses identified as “Special Exceptions” are required to have additional scrutiny under the procedures followed by the Board of Zoning Appeals. The quasi-judicial hearing process must follow the requirements of Article 5 and Article 18. These hearings include public advertisement (both written and online media) and on site (per NADC Table 5-1) and provision for public comment. This process also allows for the application of conditional approvals, which may impose additional conditions on projects on a case-by-case basis. Staff notes that conditions are not allowable though rezoning or most other Planning Commission procedures.

Evaluation of any Special Exception application would require reference to the Neighborhood Preservation Overlay purpose statement, as Special Exception review criteria states in item b. 1. “That the special exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev. 12-1-08; Ord. 2008-18)” Additionally, several Special Exceptions are subject to additional regulations outlined Article 4, Supplemental Use Regulations, such as Bed and Breakfasts and Cell Towers, which staff verifies as part of the site plan approval process. The Neighborhood Preservation Overlay purpose section states:

“3.8.6.1. Purpose - The Neighborhood Preservation Corridor Overlay District applies to areas of the city that are located on collector and arterial streets and are in transition between traditional residential and commercial uses. Structures in the corridor are predominantly if not exclusively residential in character. Parcel size is relatively small. The underlying zoning in the corridor includes a variety of both commercial and residential districts. The continued residential use of some parcels may not be economically feasible.

(continued from page 7)

It is anticipated that conversion of single-family residences to commercial and office establishments will continue. Demolition of existing residential structures is inconsistent with policies expressed in the Comprehensive Plan and contemporary commercial development for new retail uses and office buildings is inappropriate. New high-density residential development is also inappropriate. Alternative uses of existing residential buildings provides a more orderly and reasonable transition for the surrounding neighborhood. With appropriate restrictions, the conversion of houses to office and small personal service uses is suitable and provides for economically feasible uses of parcels in the corridor. This overlay is, therefore, created with an emphasis on preserving the residential character of the corridors, protecting the unique design features and local architecture vernacular, and protecting the property values and health, safety and general welfare of surrounding neighborhoods. The Neighborhood Preservation Corridor Overlay District is established to preserve and protect residential neighborhoods while accommodating some transitional commercial uses at an appropriate scale in locations zoned for commercial uses. It is the intent of the Neighborhood Preservation Overlay Corridor District to maintain the residential appearance of existing structures and the residential setting of any building converted to a nonresidential use so that the converted dwelling will be compatible with neighboring residential property. To maintain residential character, lots shall not be developed or redeveloped solely for the purpose of providing parking.”

The purpose statement recognizes that “The continued residential use of some parcels may not be economically feasible. It is anticipated that conversion of single-family residences to commercial and office establishments will continue. Demolition of existing residential structures is inconsistent with policies expressed in the Comprehensive Plan and contemporary commercial development for new retail uses and office buildings is inappropriate.” Additionally, the purpose states, “With appropriate restrictions, the conversion of houses to office and small personal service uses is suitable and provides for economically feasible uses of parcels in the corridor.” The intent is stated that, “It is the intent of the Neighborhood Preservation Overlay Corridor District to maintain the residential appearance of existing structures and the residential setting of any building converted to a nonresidential use so that the converted dwelling will be compatible with neighboring residential property.”

Staff notes that the Comprehensive Plan echoes this language as well, prioritizing infill and redevelopment (Goal 4). Special Exceptions may also offer an opportunity for adaptive reuse of historic properties (Goal 8), as many of these are not easily maintained as single-family residences. There are several examples of these along Georgia Avenue.

Staff believes these statements would appear to support the general allowance for Special Exceptions within the corridor, as this would allow a uses that could potentially support the adaptive reuse of properties, but would require additional scrutiny and allow for the placement of conditions on the approval that would not be available through rezoning or removal from the overlay district. Staff notes that the number of Special Exceptions uses are very few, with the most exceptions allowed under the General Commercial zoning district. A list of zoning districts and the respective Special Exceptions is provided at the end of this report.

Staff recognizes that the Neighborhood Preservation Overlay was adopted to support and protect existing neighborhoods with the overlay, however, staff also recognizes that the overlay district encompasses several zoning districts and unique situations that may be better served through use of Special Exceptions. By prohibiting any review of these uses, staff believes the purpose of the Special Exception is being circumvented.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Application Documents
3. Neighborhood Preservation Overlay written description and map
4. Parcel Analysis in Overlay
5. List of Special Exceptions by District
6. Revised Development Code Text

cc Jim Clifford, City Administrator
 Rachele Moody, Assistant City Administrator

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 October 15, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RZT20-003- A request by the City of North Augusta to amend Article 3, Zoning Districts, Section 3.8.6.2 Permitted Uses in the NP, Neighborhood Preservation Corridor Overlay District of the North Augusta Development Code to allow Special Exceptions as granted by the Board of Zoning Appeals within Overlay Districts.

Documents related to the application will be available for public inspection after October 8, 2020 in the Department of Planning and Development on the second floor of the North Augusta 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 the case 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 R2T20-003

Date Received 9/15/2020

Review Fee NA

Date Paid NA

1. Project Name Text Amendment - Special Exceptions in Overlay Districts

Project Address/Location City of North Augusta

Total Project Acreage —

Current Zoning G/NP/HC

Tax Parcel Number(s) —

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

Mailing Address P.O. Box 6400

City North Augusta ST SC Zip 29861 Email planning@northaugusta.net

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

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

4. Engineer/Architect/Surveyor _____ License No. _____

Firm Name _____ Firm Phone _____

Firm Mailing Address _____

City _____ ST _____ Zip _____ Email _____

Signature _____ Date _____

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?

(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

9/15/2020

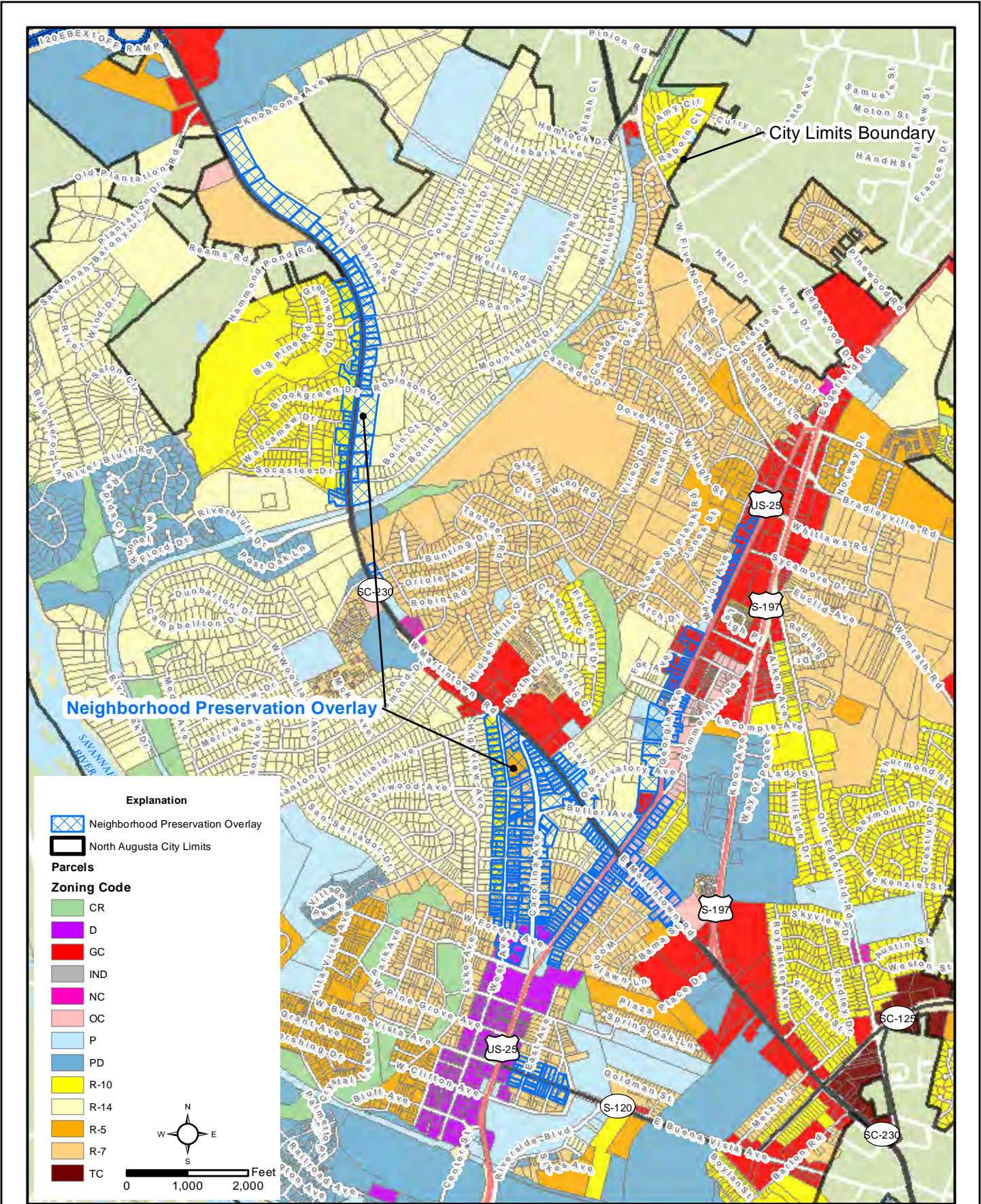
Date

Libby Hodges
Print Applicant or Agent Name

Written Location of the Overlay

Table 3-8, Corridor Districts Established (Rev. 12-19-11; Ord. 2011-16) (Rev. 6-20-16; Ord. 2016-14)
reads as follows:

1. West Avenue between Jackson Avenue and Martintown Road
2. Carolina Avenue between Jackson Avenue and Martintown Road
3. The south side of Martintown Road between Bama Avenue and West Avenue
4. The north side of Martintown Road between Bama Avenue and Hampton Avenue
5. The residentially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive
6. Martintown Road between River Bluff Drive and Hammond Pond Road
7. The east side of Georgia Avenue between Jackson Avenue and Observatory Avenue
8. The east side of Georgia Avenue between Sidereal Avenue and Argyle Avenue
9. The west side of Georgia Avenue between Jackson Avenue and Hugh Street
10. Buena Vista Avenue from the alley located between Georgia Avenue and East Avenue to Brookside Drive



Neighborhood Preservation Overlay Area for the City of North Augusta

Parcel Analysis in Overlay

Within the Overlay area, nine different zoning districts are represented. The zoning and number of parcels within these districts are roughly as follows:

<u>Zoning</u>	<u>Number</u>	<u>% Total</u>
D	11	3%
GC	34	8%
OC	92	22%
P	3	1%
PD	2	0.5%
R-5	10	2%
R-7	143	34%
R-10	56	13%
R-14	74	17%
Total Parcels:	425	
Total Commercial Parcels:	126	30%
Total Residential Parcels:	283	67%
Total Special Districts (D, PD, P):	16	4%

Special Exceptions by District

D - Downtown

- Gasoline stations/ Service Stations (prohibited per 3.8.6.2.2)
- Cell Towers, communication towers, and antennae (subject to Section 4.8)

GC – General Commercial

- Automobile and truck rental
- Car, truck, boat or marine craft sales and/or service
- Fireworks
- Flea Markets (out of doors)
- Trailer rentals
- Carpentry, floor, and tile contractor
- Contractor’s offices with outdoor storage areas (including equipment storage)
- Electrical component assembly operations
- Light assembly of premanufactured parts
- Miniwarehouse/self-storage
- Warehouse and distribution structures
- Freight Terminals and truck terminals
- Gas or electric generation distribution facilities, compressor stations, or substations
- Public utility storage and service yards

OC – Office Commercial

- Gasoline stations, service stations (prohibited per 3.8.6.2.2)

P – Public Use

(uses not listed in Use Matrix)

PD

(uses not listed in Use Matrix)

R-14 – Large Lot, Single Family Residential

- Bed and breakfast
- Cell Towers, communication towers, and antennae (subject to Section 4.8)
- Gas or electric generation distribution facilities, compressor stations, or substations

R-10 – Medium Lot, Single Family Residential

- Bed and breakfast
- Cell Towers, communication towers, and antennae (subject to Section 4.8)
- Gas or electric generation distribution facilities, compressor stations, or substations

R-7 – Small Lot, Single Family Residential

- Bed and breakfast
- Cell Towers, communication towers, and antennae (subject to Section 4.8)
- Gas or electric generation distribution facilities, compressor stations, or substations

R-5 – Mixed Residential

- Bed and breakfast
- Cell Towers, communication towers, and antennae (subject to Section 4.8)
- Gas or electric generation distribution facilities, compressor stations, or substations

ARTICLE 3 – ZONING DISTRICTS DRAFT REVISION FOR 10-15-20 PC

3.8.6 NP, Neighborhood Preservation Corridor Overlay District

3.8.6.1 Purpose – The Neighborhood Preservation Corridor Overlay District applies to areas of the city that are located on collector and arterial streets and are in transition between traditional residential and commercial uses. Structures in the corridor are predominantly if not exclusively residential in character. Parcel size is relatively small. The underlying zoning in the corridor includes a variety of both commercial and residential districts. The continued residential use of some parcels may not be economically feasible. It is anticipated that conversion of single-family residences to commercial and office establishments will continue. Demolition of existing residential structures is inconsistent with policies expressed in the Comprehensive Plan and contemporary commercial development for new retail uses and office buildings is inappropriate. New high-density residential development is also inappropriate. Alternative uses of existing residential buildings provides a more orderly and reasonable transition for the surrounding neighborhood. With appropriate restrictions, the conversion of houses to office and small personal service uses is suitable and provides for economically feasible uses of parcels in the corridor. This overlay is, therefore, created with an emphasis on preserving the residential character of the corridors, protecting the unique design features and local architecture vernacular, and protecting the property values and health, safety and general welfare of surrounding neighborhoods. The Neighborhood Preservation Corridor Overlay District is established to preserve and protect residential neighborhoods while accommodating some transitional commercial uses at an appropriate scale in locations zoned for commercial uses. It is the intent of the Neighborhood Preservation Overlay Corridor District to maintain the residential appearance of existing structures and the residential setting of any building converted to a nonresidential use so that the converted dwelling will be compatible with neighboring residential property. To maintain residential character, lots shall not be developed or redeveloped solely for the purpose of providing parking.

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

3.8.6.2.1 Permitted nonresidential uses may be located on the first floor only. Upper stories may be used for residential and accessory storage uses only. Parking is not permitted as a principal use.

3.8.6.2.2 Uses that are not permitted are:

- a. Drive-in, drive-up and drive-through facilities;
- b. Indoor or outdoor sales of equipment, motorcycles or automobiles;
- c. Gasoline sales and automobile service stations; or
- d. Automobile and motorcycle repair.

3.8.6.2.3 ~~No use which requires a special exception is permitted.~~ Uses which require a special exception may be granted by the Board of Zoning Appeals with conditions.

3.8.6.2.4 No use may be established unless and until it complies with the standards established in this section and other applicable standards contained in this Chapter.

3.8.6.2.5 No existing structure may be demolished until a site plan for the parcel has been approved. If the demolition of an existing structure is anticipated an evaluation of the

Project Staff Report

MW20-005 Sweetwater Townhomes Waiver Request

Prepared by: Kuleigh Baker

Meeting Date: October 15, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Sweetwater Townhomes Waiver Request
Applicant	Winchester Homebuilders
Address/Location	End of Walnut Lane
Parcel Number	010-11-05-001
Total Development Size	±13.4 acres
Existing Zoning	PD, Planned Development (Sweetwater Planned Development)
Proposed Use	Townhomes
Units	77
Overlay	N/A
Waivers Requested	NADC §14.19.1 Connectivity Ratio

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 October 8, 2020.

SECTION 4: SITE HISTORY

The 274± acre site was originally subject to a Planned Development Ordinance 2001-06, approved on March 19, 2001. Ordinance 2007-016 was approved on October 1, 2007 for a modification to the original Sweetwater development. This modification proposed 11 tracts and eight phases and has largely been completed. Ordinance 2015-010 was approved on April 20, 2015, to modify the requirements for buffering along the Colonial Gas line easement. A significant portion of the PD has been completed. There are several out-parcels and small areas remaining to develop.

The Planning Department approved a request for subdivision of this parcel for sale for the purpose of transferring the property to the developer for sale on May 15, 2020.

Current plans propose the development of 77 townhomes, encompassing approximately 10.0 acres of the 13.4 acre parcel.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Vacant	Mixed Use/Low Density Residential	Outside City Limits
South	Residential/Commercial	Mixed Use	PD, Planned Development
East	Vacant/Residential	Mixed Use/Low Density Residential	PD, Planned Development/Outside City Limits
West	Commercial	Mixed Use/Commercial	TC, Thoroughfare Commercial/PD, Planned Development

Access – The site does not have any public road frontage currently. An access road will be built from Walnut Lane.

Topography – The parcel slopes from West to East. The grade change is approximately 90 ft.

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. Several new ponds are proposed as part of the development.

Floodplain – The project area is not located in a federally designated floodway.

Drainage Basin – This property is within the Franklin Branch Basin, which has good water quality rating per the 2014 Water Quality Assessment & Watershed Plan. A more detailed report was not included in the 2007 baseline survey. Storm drainage for Sweetwater has generally been handled through a regional detention pond system for the overall project.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

- 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.
- 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.
- 3) PDM20-01, I.G.8 states, “Site Plans for individual parcels approved in a final plat for any portion of a phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Sweetwater.”

This application does not appear to fall under those articles and is subject to the PDM and development standards and is, therefore, forwarded to the Planning Commission review.

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

NADC Section 14.19.1, Connectivity Ratio, Internal Connectivity

Table 14-8 Required Connectivity Ratio requires subdivisions to have a connectivity ratio of 1.4.

The Planning Commission may waive the required internal connectivity ratio for small subdivisions under the following circumstances:

- a. A one access subdivision of one close where no more than 250 trips are generated and the block length does not exceed the length as permitted in Table 14-2, Street Design Criteria.
- b. A one access subdivision of one cul-de-sac where no more than 250 trips are generated and the block length does not exceed the length as permitted in Table 14-2, Street Design Criteria.

The applicant proposes a one access subdivision with two cul-de-sacs. The ratio of the project at this time is 1.0 (3 nodes and 3 links). The applicant requests a waiver until such time when the future PD development is connected.

Staff has reviewed the applicable requirements of the Development Code for Planning Commission Waivers. Staff presents the following for consideration:

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

The applicant notes that Section 14.19.1 states “All streets within a proposed single-family residential subdivision shall achieve a connectivity ratio of not less than the amount designated in this section.” The required ratio per Table 14-8 is 1.4. The ratio without the future commercial development to the West is 1.0; however, when the remainder of the PD is developed and connected, the ratio will be 3.0. The applicant states that granting the waiver will not conflict with the goals and policies of the Comprehensive Plan or Development Code since the ratio will ultimately be met.

Staff notes that the parcel to the West of the proposed Sweetwater Townhomes subdivision is owned by a different developer. Staff has received no plans for that parcel at this time and there is no known timeline on any connection. An overall Concept Plan showing this connection has not been approved at this time.

- 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 adherence to the ratio could be met by making a close instead of utilizing cul-de-sacs but it would limit the number of access points by providing a single ingress/egress. They also state that because the project is part of an overall PD and the ratio will be met in the future without additional connection points, it meets the purpose of the standard.

Section 14.2.3 and 14.2.4 state:

14.2.3 Connectivity and Cul-de-Sacs

The street system shall balance the public goal of connectivity with market demands for privacy. While this Article does not ban cul-de-sacs, cul-de-sacs and dead-end streets shall be reserved for situations involving unique topography, environmental restrictions or similar considerations. Wherever possible, cul-de-sacs should be designed as closes.

14.2.4 System Design

The road system shall be designed to permit the safe, efficient and orderly movement of traffic; to meet, but not exceed, the needs of the present and future population served; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.

Staff notes that an updated Concept Plan showing future connection has not been approved at this time. Staff also notes that provision of an easement does not provide funds for the future connection construction.

- 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 to provide right of way access to the property lines for future connections to be made within the Planned Development.

Staff notes that any temporary cul-de-sacs must meet the City's Engineering standards.

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

The applicant states the economic burden in lost yield on the property to create the closes outweighs the temporary nature of the ratio not being met.

Staff notes that the economic burden is not the sole purpose of the request, however, economic efficiency is a consideration for the overall development.

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

The applicant states that the road configuration is limited due to the shape and steep topography to the North. To protect the slopes from grading, it is impractical to create additional room for townhomes and roadway. The gas line easement and unknown future development renders it impractical to reach the ratio until the future commercial development is designed.

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 Subdivision Preliminary Plat 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 Concept Plan must be approved by the City Engineer and must show inter-connection to the adjacent parcel.
- 3) Modifications to the cul-de-sacs to provide access to parcel 010-11-05-001 at no cost to the City of North Augusta and must be built to City of North Augusta standards.
- 4) This waiver applies only to this project and will not apply to any future development on the site should this plan not be developed.
- 5) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission approval as determined by the Planning Director.

SECTION 8: ATTACHMENTS

1. Site Location/Aerial
2. Topography
3. Current Zoning
4. Future Land Use
5. Application Materials

cc T. J. Washburn, Winchester Homebuilders, tj@winchesterhomebuilders.com

Philip Green, Southern Partners, Inc., engineering@southernpartners.net



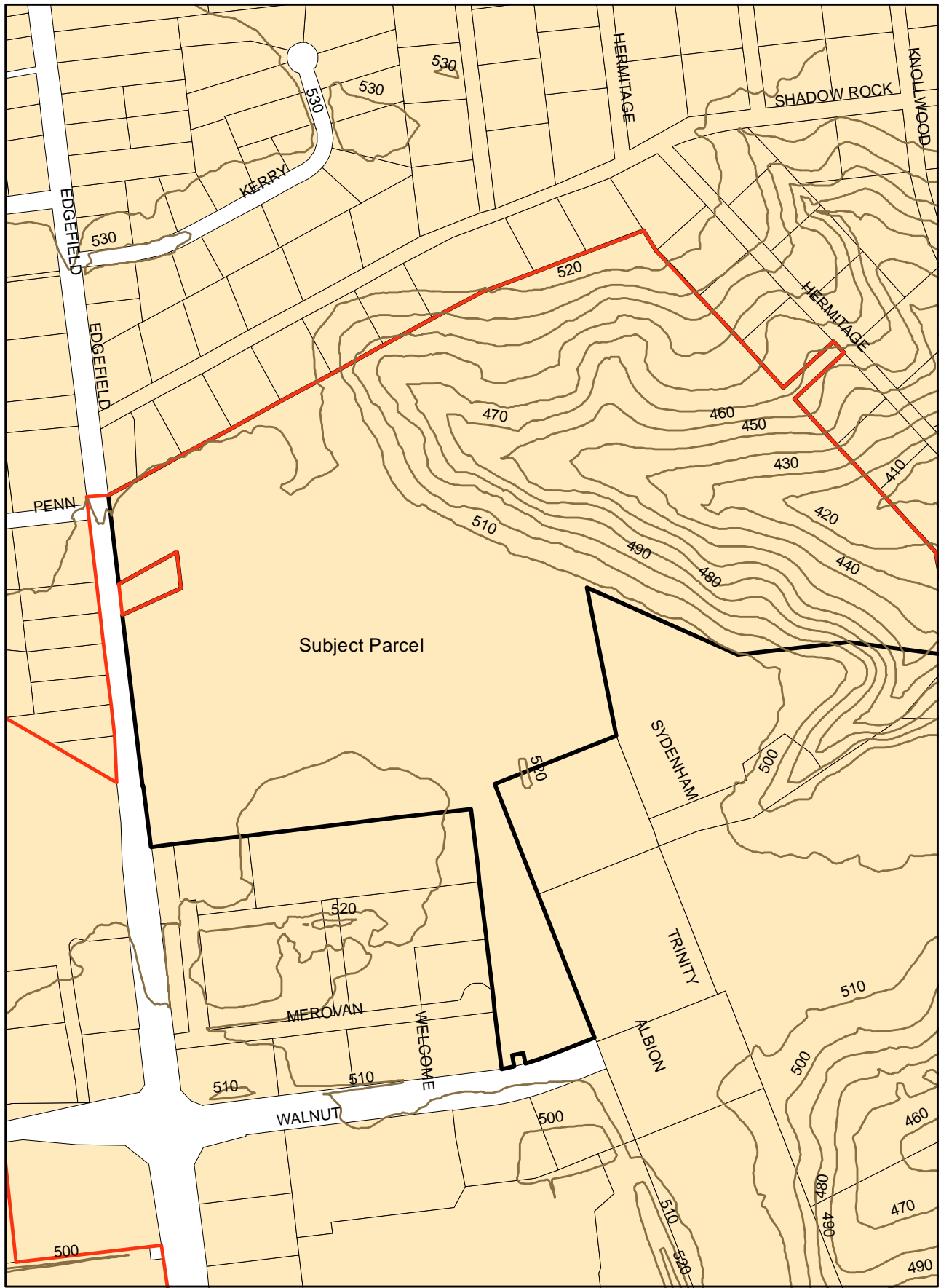
0 180 360 720 1,080 1,440



Date: 9/25/2020

Aerial Map
MW20-005
Sweetwater Townhomes
TPN 010-11-05-001
Approximately 14.3 ac





0 95 190 380 570 760

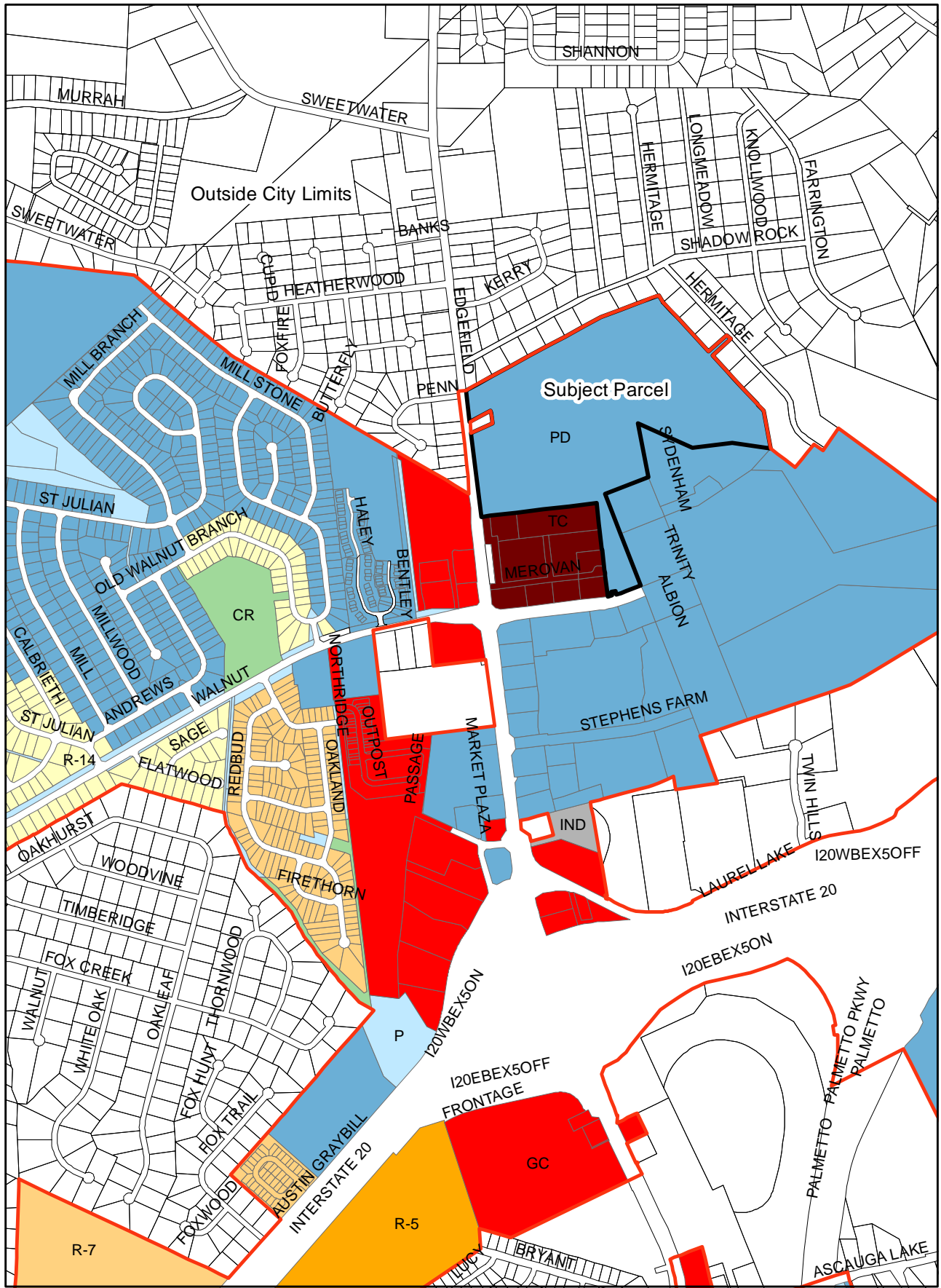
Feet

N



Date: 9/25/2020

Topography Map
 MW20-005
 Sweetwater Townhomes
 TPN 010-11-05-001
 Approximately 14.3 ac

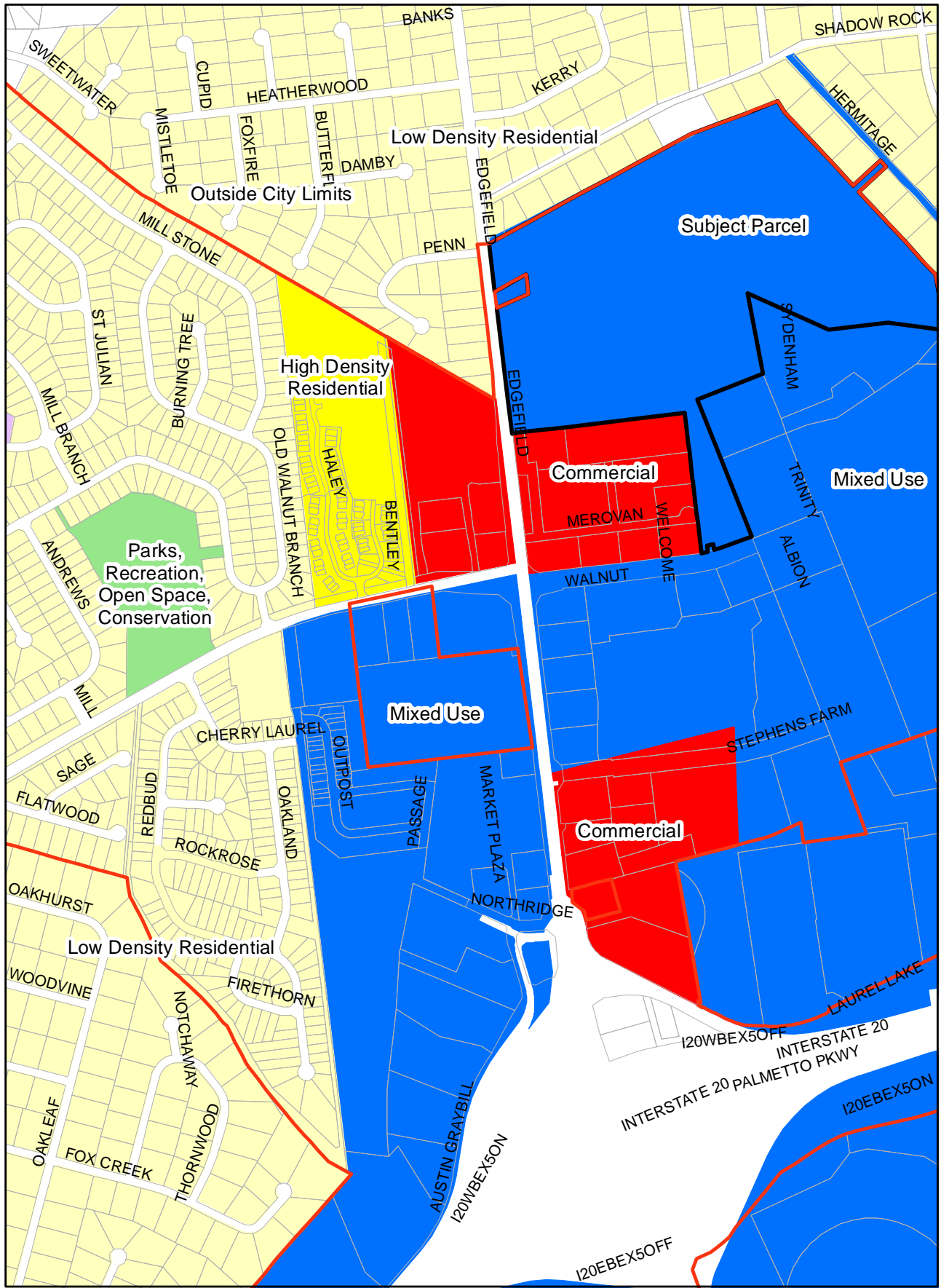


Date: 9/25/2020

Zoning Map
 MW20-005
 Sweetwater Townhomes
 TPN 010-11-05-001
 Approximately 14.3 ac
 Zoned PD, Planned Development

0 270 540 1,080 1,620 2,160





0 180 360 720 1,080 1,440



Date: 9/25/2020

Future Land Use Map
MW20-005
Sweetwater Townhomes
TPN 010-11-05-001
Approximately 14.3 ac
Mixed Use


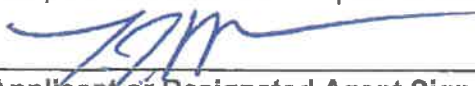
Application for Development Approval

Please type or print all information



Staff Use

Application Number MW20-005 Date Received 9/21/2020
Review Fee \$25 # 5730 Date Paid 9/21/2020

- 1. Project Name** Sweetwater Townhomes - a part of Sweetwater PD
Project Address/Location On the east side of Hwy 25 and Walnut Lane north of I-20
Total Project Acreage 13.39 **Current Zoning** PD
Tax Parcel Number(s) See attached list
- 2. Applicant/Owner Name** Winchester Homebuilders **Applicant Phone** 706-426-7734
Mailing Address 112A Pleasant Home Road
City Augusta **ST** GA **Zip** 30907 **Email** tj@winchesterhomebuilders.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** Philip Green **License No.** 20074
Firm Name Southern Partners, Inc **Firm Phone** 706-855-6000
Firm Mailing Address 1233 Augusta West Pkwy
City Augusta **ST** GA **Zip** 30909 **Email** pgreen@southernpartners.net
Signature  **Date** 6-16-2020
- 5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?**
(Check one.) yes 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**  **Date** 6/14/20
Print Applicant or Agent Name Thomas Washburn

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 MW20-005

Date Received 9/21/2020

1. Project Name Sweetwater Townhomes - a part of Sweetwater PD

Project Address/Location On the east side of Hwy 25 and Walnut Lane north of I-20

Project Parcel Number(s) See attached list

2. Property Owner Name Winchester Homebuilders Owner Phone 706-426-7734

Mailing Address 112A Pleasant Home Road

City Augusta ST GA Zip 30907 Email tj@winchesterhomebuilders.com

3. Designated Agent Philip Green

Relationship to Owner Engineer

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

Agent's Mailing Address 1233 Augusta West Pkwy

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

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

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

[Signature]
Owner Signature

6/16/20
Date

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

[Signature]
Notary Public

Commission Expiration Date





SOUTHERN PARTNERS, INC.
Engineering • Planning • Surveying
1233 Augusta West Parkway
Augusta, Georgia 30909
Phone: (706) 855-6000 Fax: (706) 869-9847
engineering@southernpartners.net

Connectivity Waiver

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

From: Philip R. Green, PE – Southern Partners, Inc. *PRG*
Project Designated Agent

Date: 9/17/2020

RE: Sweetwater Townhomes

Waiver requested from the Connectivity Ratio Requirements on the proposed property. The project is part of an overall PD, parts of which have not yet been developed. The access to the property is from a proposed spine road that will be part of the future commercial phase of the PD. When this road is continued, additional connectivity will be made possible and the ratios will be exceeded. However, until that time, the roadways will not meet the connectivity ratio as defined in 14.17.1. The ratio of the project without the additional PD development is 1.0 (3 nodes and 3 links) and the ratio when the future PD development is connected will be 3 (1 node and 3 links). We are requesting a waiver for the project as submitted until such time as the future commercial is developed within the PD.

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 14.19.1 states that "All streets within a proposed single-family residential subdivision shall achieve a connectivity ratio of not less than the amount designated in this section." The required ratio per Table 14-8 is 1.4. As stated above the ratio without the future commercial development is 1.0. However, once the remainder of the PD is developed and connected, the ratio will be 3.0. Granting this waiver will not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard since the ratio will be ultimately met.**

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: **Adherence to this ratio could be met by making a close instead of utilizing cul-de-sacs. However, this would limit the number of access points to the project to one street. This poses a greater risk to the public by only providing a single ingress/egress to the development. Because this project is part of an overall PD and the ratio will be met in the future with additional connection points, it will meet the purpose of the standard.**

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 to provide right of way access to the property lines for future connections to be made within the PD.**



SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

1233 Augusta West Parkway

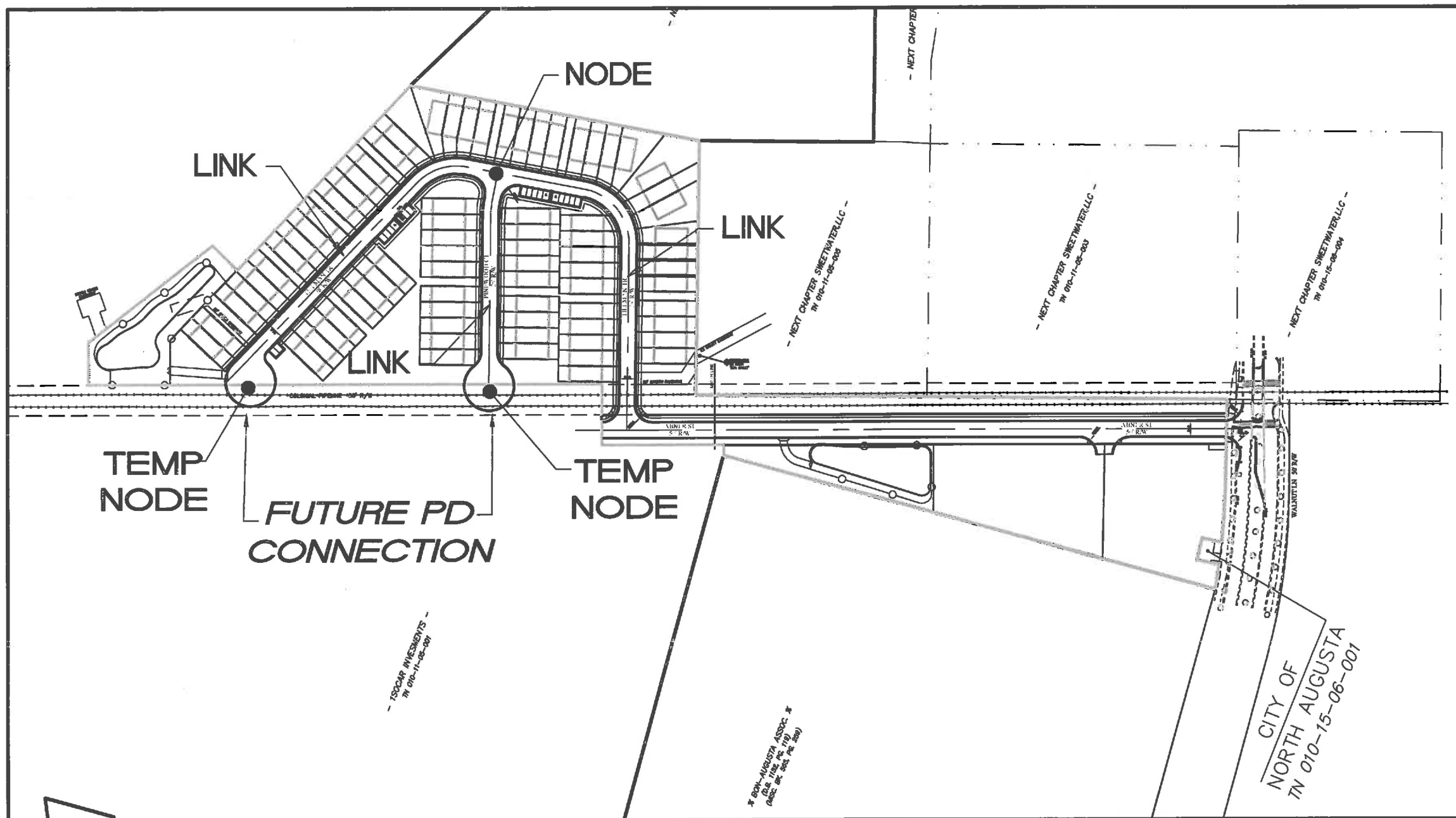
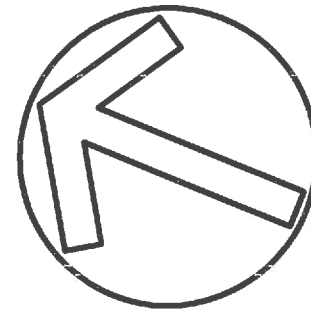
Augusta, Georgia 30909

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

engineering@southernpartners.net

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: **The economic burden in lost yield on the property to create the closes outweighs the temporary nature of the ratio not being met.**

5.9.1.5 Compliance with the generally applicable standard is impracticable due to unique topographical or other site conditions: **The property has an unusual shape and steep topography to the north. To protect the steep slopes from grading, it is impracticable to create additional room for townhomes and roadway. In addition, due to the gas line easement and unknown future development, it is impracticable to reach the ratio until the future commercial development is designed.**

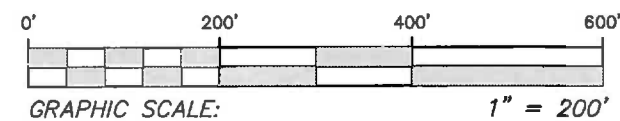


CONNECTIVITY WAIVER EXHIBIT

TEMPORARY RATIO = NODE/LINK = 3/3 = 1.0

FUTURE RATIO = NODE/LINK = 3/1 = 3.0

REQUIRED RATIO = NODE/LINK = 1.4



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

SWEETWATER TOWNHOMES

COMMERCIAL LOT AND TOWNHOME DEVELOPMENT
PROJECT LOCATED WITHIN CITY OF NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

DEVELOPER / CONTACT
**WINCHESTER
HOMEBUILDERS**
112A PLEASANT HOME ROAD
AUGUSTA, GA 30907
(706) 426-7734 ATT: T.J. WASHBURN

Project Staff Report

Major Subdivision (Preliminary Plat)

PP20-005 Sweetwater Townhomes

Prepared by: Kuleigh Baker

Meeting Date: October 15, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Sweetwater Townhomes
Applicant	Winchester Homebuilders
Engineer	Philip Green, Southern Partners, Inc.
Address/Location	End of Walnut Lane
Parcel Number(s)	010-11-05-001
Project Acreage	± 13.4 acres
Existing Zoning	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	Townhouses
Number of Lots	77
Gross Density	5.75 dua
Open Space	1.8 ac

SECTION 2: PLANNING COMMISSION CONSIDERATION

The North Augusta Development Code (NADC) § 5.8.3 specifies the procedures for Planning Commission approval of major subdivisions (preliminary plats) that exceed the minor plat threshold requirements of §5.8.3.1.

The specific references and limits of the approval are provided below in full. The required analysis is provided in Sections 4, 5, and 6 of this document.

NADC 5.8.3.1 Applicability

An application is considered a major subdivision (preliminary plat) if:

- a. The application does not meet the tests for a minor subdivision as set forth in §5.8.2.1;
- b. The application is for property located in a PD District;
- c. The application would otherwise require minor subdivision approval, but a waiver is requested pursuant to §5.9; or

d. The application proposes development in two (2) or more phases.

5.8.3.4.4 At the conclusion of the staff review stage, the Department shall report its findings to the Planning Commission as to:

- a. Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;
- b. Relation to major roads, utilities and other facilities and services;
- c. Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and
- d. Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.

5.8.3.4.5 Based on such findings, the report to the Planning Commission on the application shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the major subdivision application as submitted, if any, with reasons therefore.

5.8.3.4.6 A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a major subdivision application. The decision of the Planning Commission provides the final approval of the application.

5.8.3.5 Scope of Major Subdivision Approval – Preliminary approval of a major subdivision development application shall confer upon the applicant the following rights:

- a. The approval of the major subdivision application constitutes approval of the subdivision or land development as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots, and other planned features. Such approval binds the developer to the general scheme of the subdivision or land development and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.
- b. The approval of the major subdivision application does not constitute approval of a final subdivision plat, and accordingly, does not authorize the sale of lots or the occupancy or use of a parcel of land.
- c. The applicant may request final approval for the whole, or a section, or sections of the major subdivision application upon completion of the subdivision and approval of the development by the city and state agencies with jurisdiction.
- d. A major subdivision application, a site specific development plan for the purposes of this section, approval or conditional approval shall expire two (2) years from said approval unless a grading permit has been issued and construction has commenced. The applicant may apply for and the Planning Commission may grant extensions on such preliminary approval for

additional periods up to one (1) year each but not to exceed five (5) extensions. If an amendment to this Chapter is adopted by the City Council subsequent to the major subdivision development approval that would preclude the initial approval, a request for an extension may not be granted. (Rev. 12-1-08; Ord. 2008-18) (Rev. 8-16-10; Ord. 2010-12)

Planning Commission Action:

A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a major subdivision application. The decision of the Planning Commission provides the final approval of the application. The Planning Commission may approve, approve with conditions, or deny a major subdivision application.

SECTION 3: PUBLIC NOTICE

A notice of the major subdivision application and scheduled date of the Planning Commission meeting was posted on www.northaugusta.net on September 10, 2020.

SECTION 4: SITE HISTORY

The 274± acre site was originally subject to a Planned Development Ordinance 2001-06, approved on March 19, 2001. Ordinance 2007-016 was approved on October 1, 2007 for a modification to the original Sweetwater development. This modification proposed 11 tracts and eight phases and has largely been completed. Ordinance 2015-010 was approved on April 20, 2015, to modify the requirements for buffering along the Colonial Gas line easement. A significant portion of the PD has been completed. There are several out-parcels and small areas remaining to develop.

The Planning Department approved a request for subdivision of this parcel for sale for the purpose of transferring the property to the developer for sale on May 15, 2020.

Current plans propose the development of 77 townhomes, encompassing approximately 10.0 acres of the 13.4 acre parcel.

The Planning Commission tabled a request for subdivision preliminary plat approval at the regular meeting of September 17, 2020 subject to receipt of necessary waivers.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Vacant	Mixed Use/Low Density Residential	Outside City Limits
South	Residential/Commercial	Mixed Use	PD, Planned Development
East	Vacant/Residential	Mixed Use/Low Density Residential	PD, Planned Development/Outside City Limits
West	Commercial	Mixed Use/Commercial	TC, Thoroughfare Commercial/PD, Planned Development

Access – The site does not have any public road frontage currently. An access road will be built from Walnut Lane.

Topography – The parcel slopes from West to East. The grade change is approximately 90 ft.

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. Several new ponds are proposed as part of the development.

Floodplain – The project area is not located in a federally designated floodway.

Drainage Basin – This property is within the Franklin Branch Basin, which has good water quality rating per the 2014 Water Quality Assessment & Watershed Plan. A more detailed report was not included in the 2007 baseline survey. Storm drainage for Sweetwater has generally been handled through a regional detention pond system for the overall project.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

Section §5.8.3.4.4 states at the conclusion of the staff review stage, the Department shall report its findings to the Planning Commission as to:

- a. *Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;*

Townhouses are permitted in the Sweetwater Planned Development with a maximum intensity of 8 dwelling units per acre. This project is previously noted as Phase R4.

The project currently proposes two cul-de-sacs terminating at the property line under the power line easement. These are reflected in revised site plans submitted for MW20-005 and attached for reference. An approved overall concept plan approved by the City Engineer is required prior to approval of the preliminary plat.

- b. *Relation to major roads, utilities and other facilities and services;*

The Planned Development ordinance requires the interior road network including the location of exterior access points and internal access points from the internal road network to be designed in accordance with a traffic study and approved master circulation plan. Some traffic improvements are required along Walnut Lane for the development as part of the current plans. An updated Traffic Study has not been provided. The proposed utility and infrastructure improvements have been reviewed by the Director of Engineering and Public Works. An updated Master Utility and Circulation Plan for the Sweetwater Planned Development has been requested. Staff is not aware of a submittal of this information at this time.

The proposed major subdivision plan provides five (5) foot wide sidewalks on both sides of the street. Road widths are within the prescribed limits of local streets as identified in Table 14-2 of the NADC.

The applicant has proposed the road names Burly Wood Glen, Candleberry Garden, and Broomsedge Way. The names have been approved and reserved by Aiken County E911 Addressing for one year. Final approval of the proposed road names is subject to Planning Commission approval of this application. Road suffixes are subject to the final road layout.

The applicant must receive approval for a Stormwater Management Permit and satisfactorily address review comments and modify plans in response to any outstanding Stormwater, Engineering, and Planning comments.

- c. *Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and;*

As part of the Final Plat process required and prior to the issuance of individual building permits and Certificates of Occupancy for residential lots, the developer shall submit any required Deed of Dedication and/or guarantees for the acceptance or completion of infrastructure prior to individual lot sales.

The Sweetwater General Development Modification PDM20-01 requires proposed or anticipated covenants to be provided in conjunction with the preliminary plat submission for each phase.

Given the difficulty of requiring interconnection to existing stub-outs, additional assurance for future connection may be needed, but may be addressed by MW20-005.

- d. *Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.*

The proposed subdivision road layout does not meet the required connectivity ratio of 1.4. The applicant has submitted application MW20-005, a waiver request for NADC §14.19.1 Connectivity Ratio. Master Utility and Circulations Plans approved by the City Engineer is required by PDM20-01 items I.G. 1 & 2. Revised Concept Plans have not been submitted at this time.

The site is proposed to clear cut and have no, or limited, remaining tree canopy coverage. Installation of the required trees will be at the time of the individual home construction and part of the Certificate of Occupancy inspection procedures. For residential development, open space shall be restricted to natural areas, greenbelts, Greeneways, greens, parks, playgrounds, rotaries, roundabouts and closes. The applicant has provided a landscaping plan that includes natural areas. Natural areas are expected to be undisturbed to meet the open space requirements of the NADC. An overall analysis of open space may be used to justify provision of open space in the PD development.

SECTION 7: STAFF RECOMMENDATION

A staff recommendation is not required by the Development Code.

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

Approval of this application will include approval of the road names Burly Wood Glen, Candleberry Garden, and Broomsedge Way.

SECTION 8: ATTACHMENTS

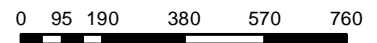
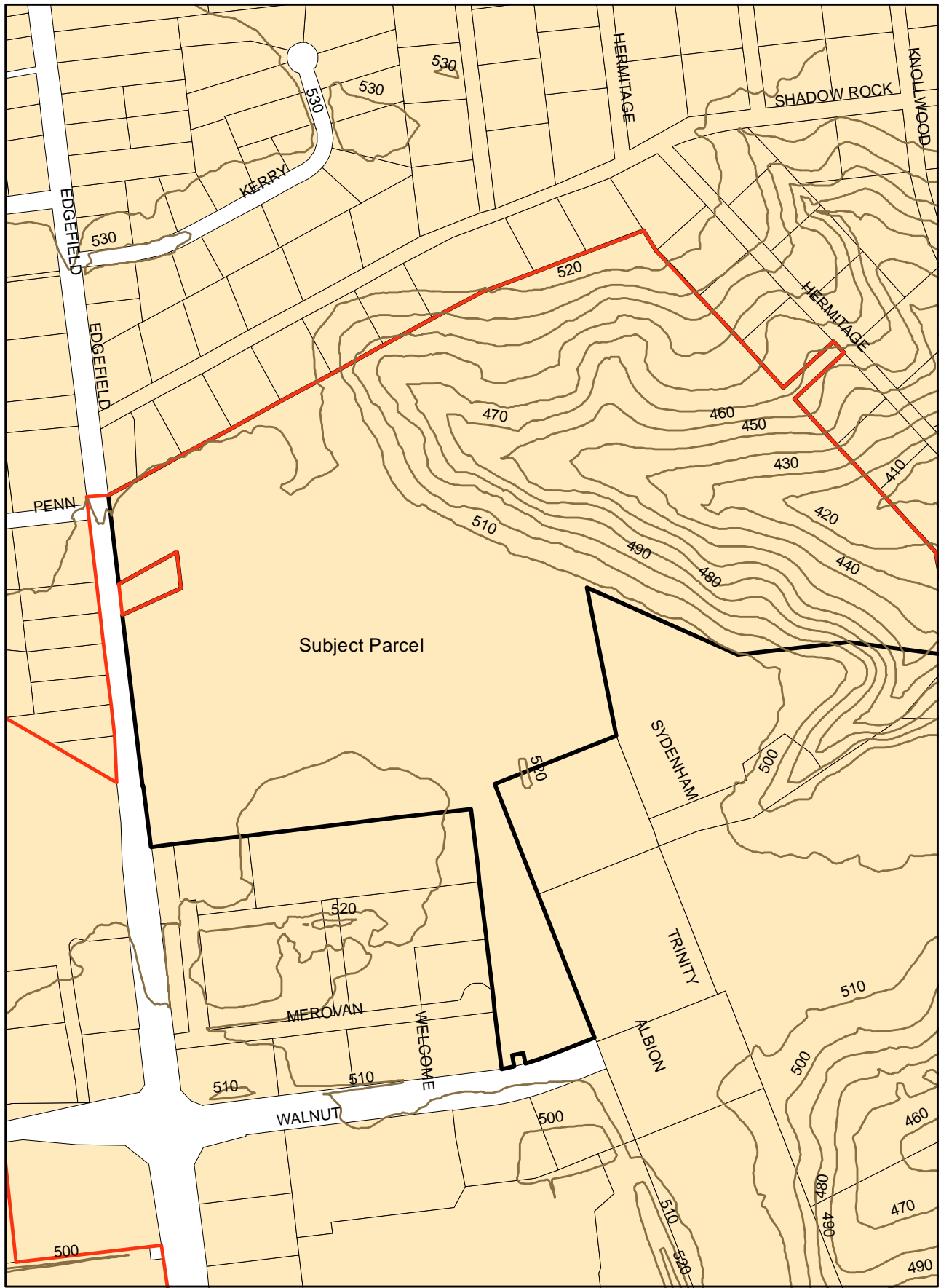
1. Aerial Map
2. Topography Map
3. Current Zoning Map
4. Future Land Use Map
5. Application Materials*

* Please Note: Only selected pages of the full site plan submittal were included. Full size, complete plan sets are available for review upon request.

6. Res. PDM20-01 Sweetwater

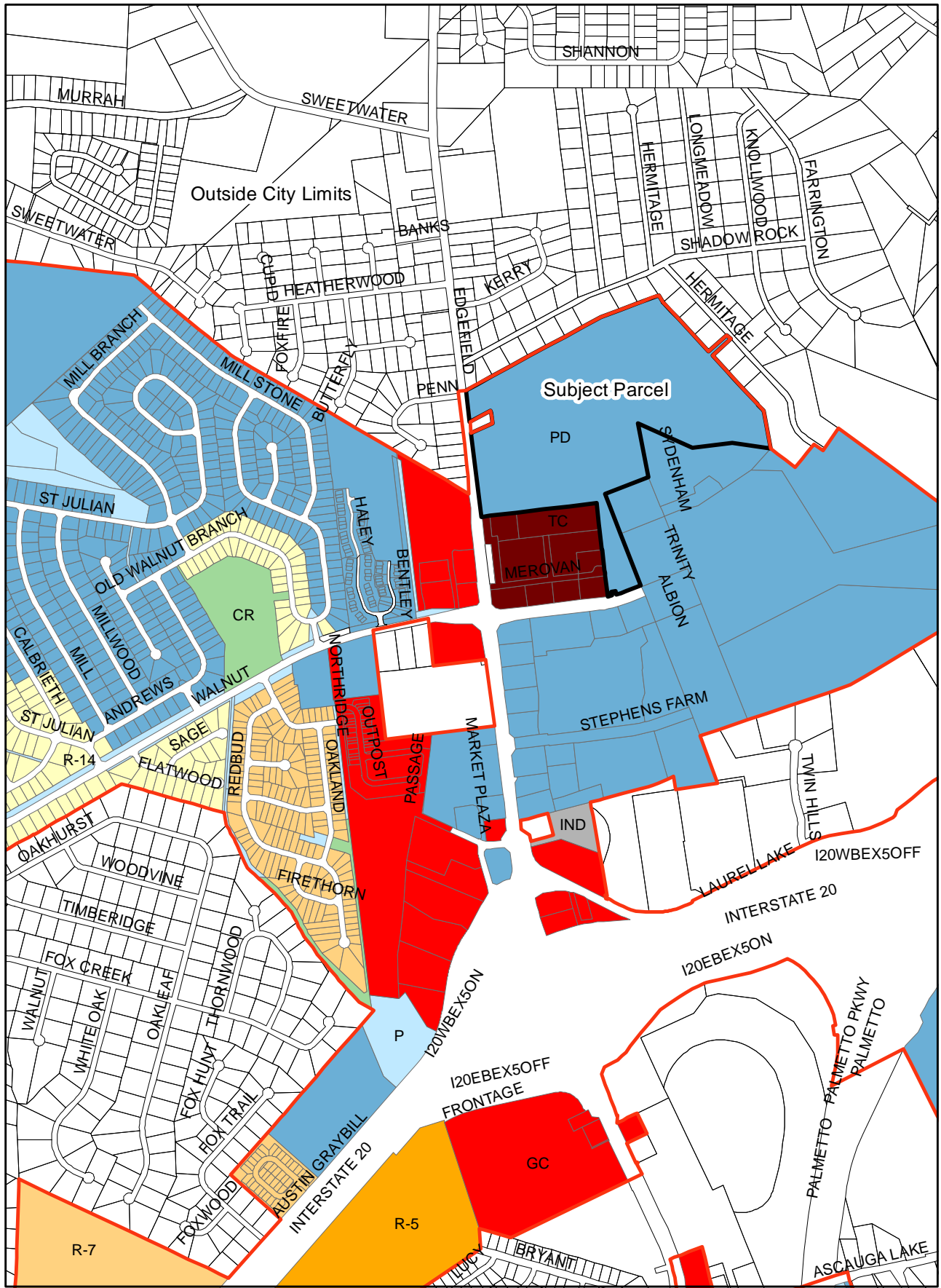
cc T. J. Washburn, Winchester Homebuilders, tj@winchesterhomebuilders.com

Philip Green, Southern Partners, Inc., engineering@southernpartners.net



Date: 9/8/2020

Topography Map
 PP20-005
 Sweetwater Townhomes
 TPN 010-11-05-001
 Approximately 14.3 ac

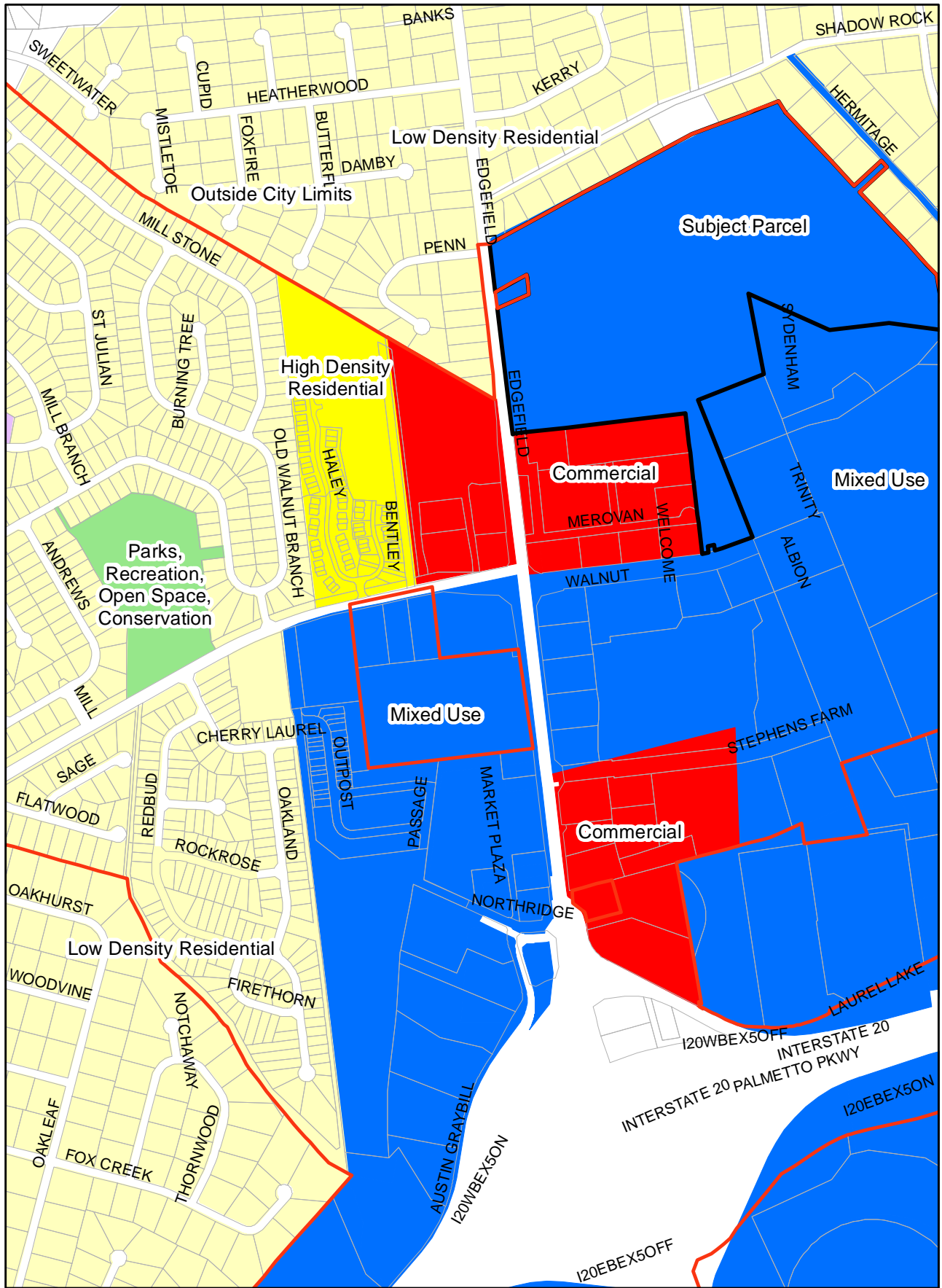


Date: 9/8/2020

Zoning Map
 PP20-005
 Sweetwater Townhomes
 TPN 010-11-05-001
 Approximately 14.3 ac
 Zoned PD, Planned Development

0 270 540 1,080 1,620 2,160





Date: 9/8/2020

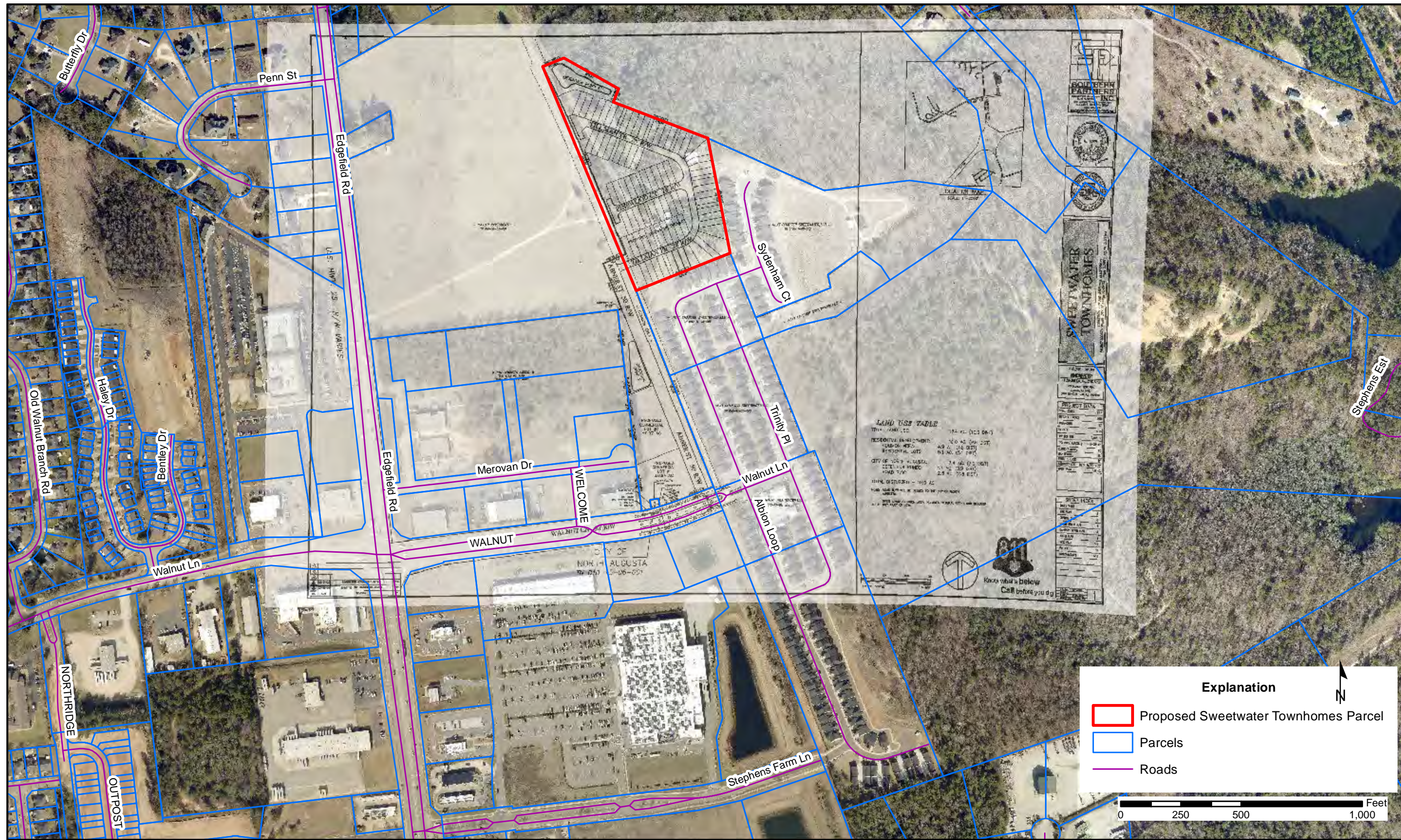
Future Land Use Map
 PP20-005
 Sweetwater Townhomes
 TPN 010-11-05-001
 Approximately 14.3 ac
 Mixed Use

0 180 360 720 1,080 1,440

Feet

N

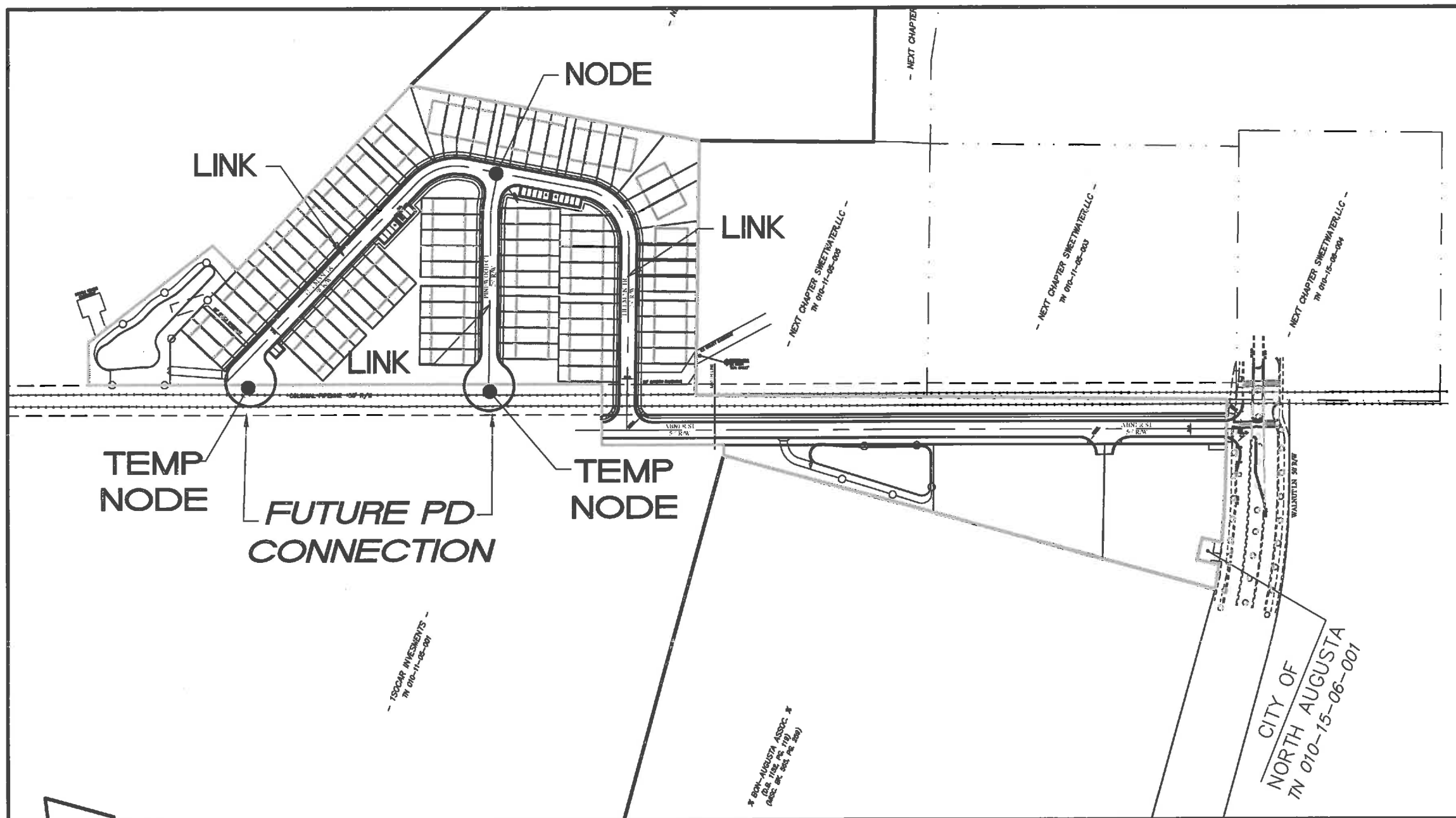
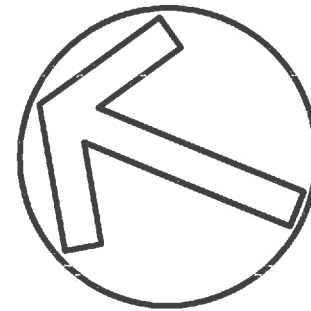




Explanation

- Proposed Sweetwater Townhomes Parcel
- Parcels
- Roads



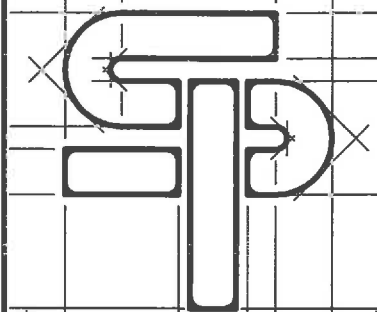
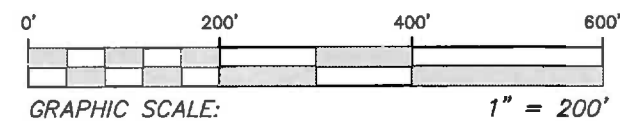


CONNECTIVITY WAIVER EXHIBIT

TEMPORARY RATIO = NODE/LINK = 3/3 = 1.0

FUTURE RATIO = NODE/LINK = 3/1 = 3.0

REQUIRED RATIO = NODE/LINK = 1.4



SOUTHERN PARTNERS INC
ENGINEERING - SURVEYING
LAND PLANNING

1233 AUGUSTA WEST PARKWAY
AUGUSTA, GEORGIA 30909
(706) 855-6000
engineering@southernpartners.net

SWEETWATER TOWNHOMES

COMMERCIAL LOT AND TOWNHOME DEVELOPMENT
PROJECT LOCATED WITHIN CITY OF NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

DEVELOPER / CONTACT
**WINCHESTER
HOMEBUILDERS**

112A PLEASANT HOME ROAD
AUGUSTA, GA 30907
(706) 426-7734 ATT: T.J. WASHBURN

Application for Development Approval

Please type or print all information



Staff Use

Application Number PP20-005

Date Received 03-19-2020

Review Fee \$ 2,000⁰⁰

Date Paid 03-19-2020

- 1. Project Name** Sweetwater Townhomes

Project Address/Location Walnut Lane, between Edgefield Road and Albion Loop

Total Project Acreage 14.3 **Current Zoning** PD

Tax Parcel Number(s) 010-11-05-001
- 2. Applicant/Owner Name** Winchester Homebuilders **Applicant Phone** 706-426-7734



Mailing Address 112A Pleasant Home Road

City Augusta **ST** GA **Zip** 30907 **Email** tj@winchesterhomebuilders.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** Philip Green, P.E. **License No.** 20074

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

Firm Mailing Address 1233 Augusta West Parkway

City Augusta **ST** GA **Zip** 30909 **Email** engineering@southernpartners.net

Signature  **Date** 3-18-2020
- 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**  **Date** 3/19/20

Print Applicant or Agent Name T. J. Washburn

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>PP20-005</u>	Date Received <u>03-19-2020</u>

1. **Project Name** Sweetwater Townhomes

Project Address/Location Walnut Lane, between Edgefield Road and Albion Loop

Project Parcel Number(s) 010-11-05-001

2. **Property Owner Name** Winchester Homebuilders **Owner Phone** 706-426-7734

Mailing Address 112A Pleasant Home Road

City Augusta **ST** GA **Zip** 30907 **Email** tj@winchesterhomebuilders.com

3. **Designated Agent** Philip Green

Relationship to Owner Agent

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

Agent's Mailing Address 1233 Augusta West Parkway

City Augusta **ST** GA **Zip** 30909 **Email** engineering@southernpartners.net

Agent's Signature *Philip Green* **Date** 3-19-20

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

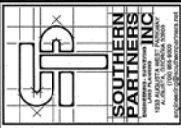
Owner Signature *[Signature]* **Date** 3/19/20

5. Sworn and subscribed to before me on this 19th day of March, 2020.

Notary Public *[Signature]*

Commission Expiration Date _____





SWEETWATER TOWNHOMES

CONCEPT LAYOUT AND PRELIMINARY DEVELOPMENT
PROJECT LOCATED WITHIN CITY OF NORTH AUGUSTA, GEORGIA
LAWRENCE COUNTY, NORTH CAROLINA

DESIGNER / CONTRACTOR
MOORE ENGINEERS
 1314 FLEMING ROAD
 AUGUSTA, GA 30904
 (706) 733-1100

PROJECT DATA	
TOTAL LOTS	124
ESTIMATED PLOTS	103
TOWNHOMES	77
CONDOS	27
TRIPLES	20
TRIPLES WITH GARAGE	20
COMMON AREAS	10.0 AC. (10.0 DIST)
RESIDENTIAL DEVELOPMENT	13.4 AC. (10.0 DIST)
TOTAL DISTURBED	10.0 AC

SHEET INDEX	
COVER SHEET	1
LOT PLAN	2
ROADWAY PLAN	3
UTILITIES PLAN	4
PROPOSED DEVELOPMENT	5
PROPOSED COMMON AREA	6
PROPOSED DETENTION POND	7
PROPOSED DETENTION POND	8
PROPOSED DETENTION POND	9
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PROPOSED DETENTION POND	100



LAND USE TABLE

TOTAL LAND USE: 13.4 AC. (10.0 DIST)

RESIDENTIAL DEVELOPMENT: 10.0 AC. (6.8 DIST)

COMMON AREA: 4.9 AC. (1.5 DIST)

RESIDENTIAL LOTS: 5.1 AC. (5.1 DIST)

CITY OF NORTH AUGUSTA: 3.4 AC. (3.2 DIST)

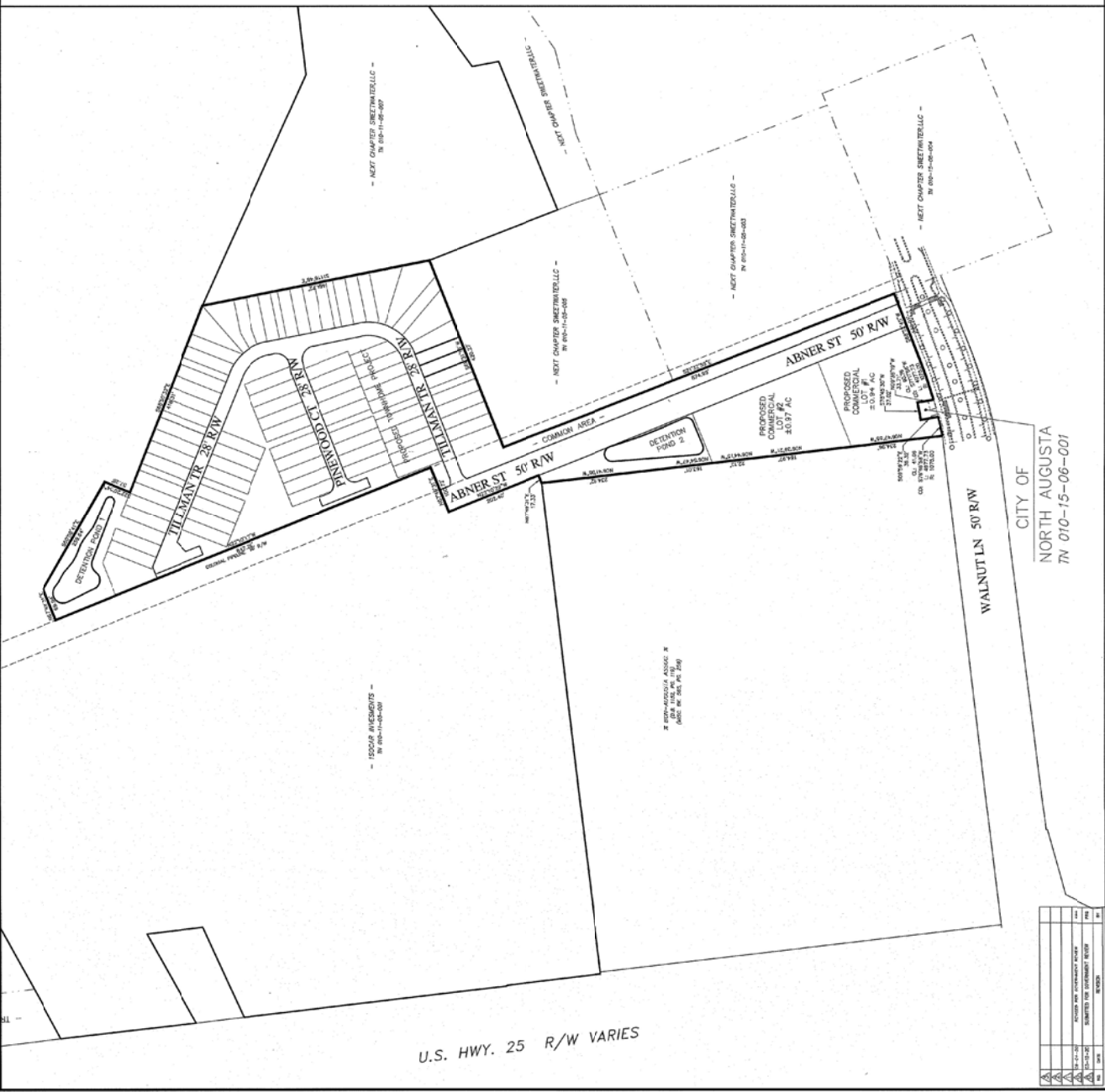
DEFENTION PONDS: 1.1 AC. (0.8 DIST)

ROAD R/W: 2.5 AC. (2.5 DIST)

TOTAL DISTURBED = 10.0 AC

NOTE: ROAD R/W WILL BE DEDED TO THE CITY OF NORTH AUGUSTA.

OPEN SPACE/COMMON AREA INCLUDES NATURAL WEAAS AND GRASSES AREAS NOT PART OF LOTS.



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	06-15-06	MM
2	ISSUED FOR PERMITTING	06-15-06	MM
3	ISSUED FOR PERMITTING	06-15-06	MM
4	ISSUED FOR PERMITTING	06-15-06	MM
5	ISSUED FOR PERMITTING	06-15-06	MM
6	ISSUED FOR PERMITTING	06-15-06	MM
7	ISSUED FOR PERMITTING	06-15-06	MM
8	ISSUED FOR PERMITTING	06-15-06	MM
9	ISSUED FOR PERMITTING	06-15-06	MM
10	ISSUED FOR PERMITTING	06-15-06	MM

U.S. HWY. 25 R/W VARIES

Curve Table: Alignments

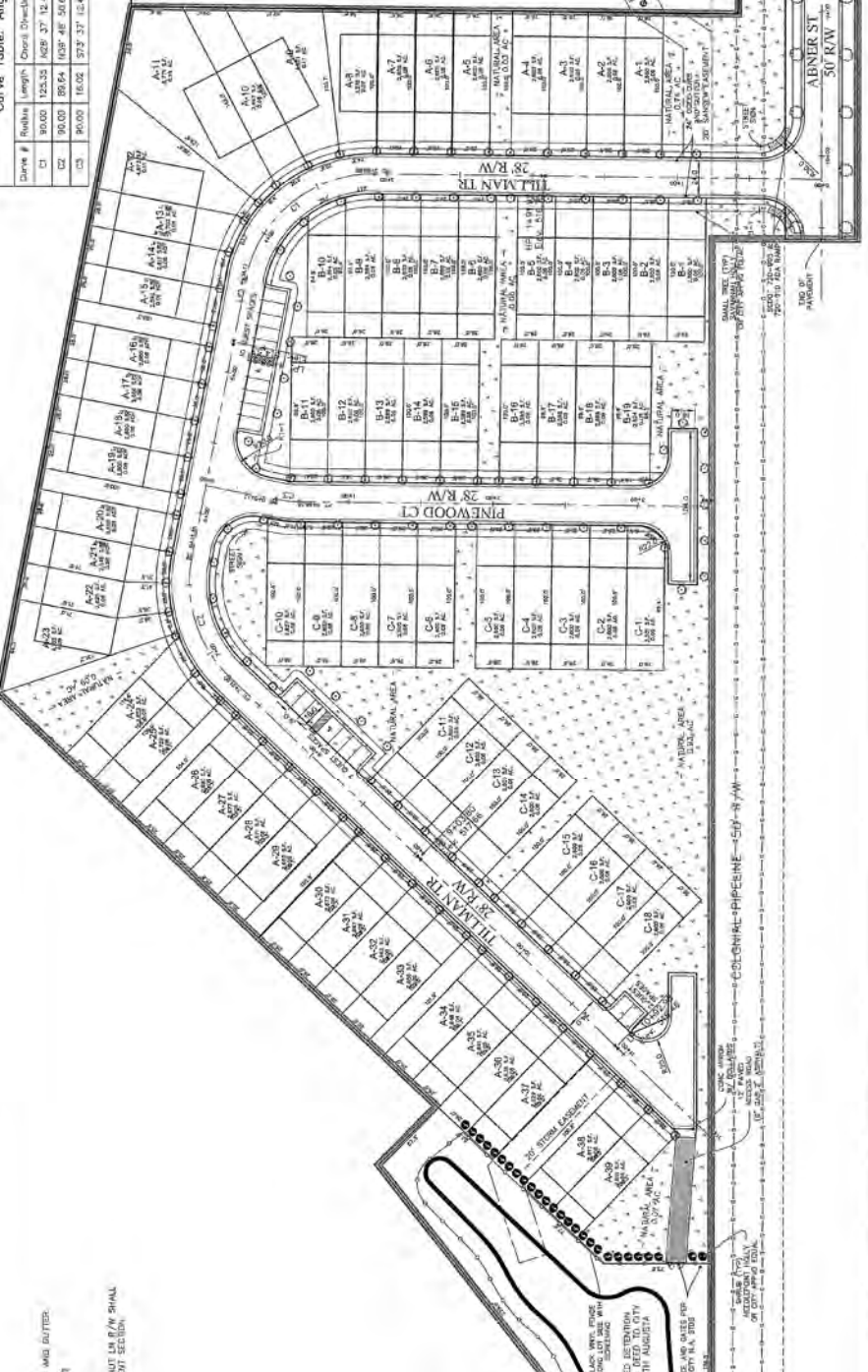
Curve #	Radius	Length	Overall Dimensions	Start Sta	End Sta
C1	30.00	120.33	102' 3" x 12.43'	54+88.82	54+117
C2	30.00	100.64	103' 4" x 30.67'	54+31.35	74+10.00
C3	30.00	116.02	87' 3" x 14.47'	54+50.13	54+65.18

STREET DETAILS

THE FOLLOWING DETAILS APPLY:

- 7.03 CONCRETE CURB AND GUTTER
- 7.04 CONCRETE CURB AND GUTTER
- 7.05 TYPICAL UTILITY ARRANGEMENT
- 7.07 STOP SIGN
- 7.08 STREET NAME SIGN

NOTES: ALL TYPICAL DETAILS SHALL MATCH OR EXCEED DETAIL PALETTE SECTION.



SWEETWATER TOWNHOMES

COMMUNITY LOT AND TOWNHOMES PROJECT
 PROJECT LOCATION: WEST OF NORTH AVENUE, SOUTH OF TOWNHOMES



DEVELOPER / CLIENT
HOMEBUILDERS
 1000 NORTH AVENUE
 SUITE 1000
 ATLANTA, GA 30309

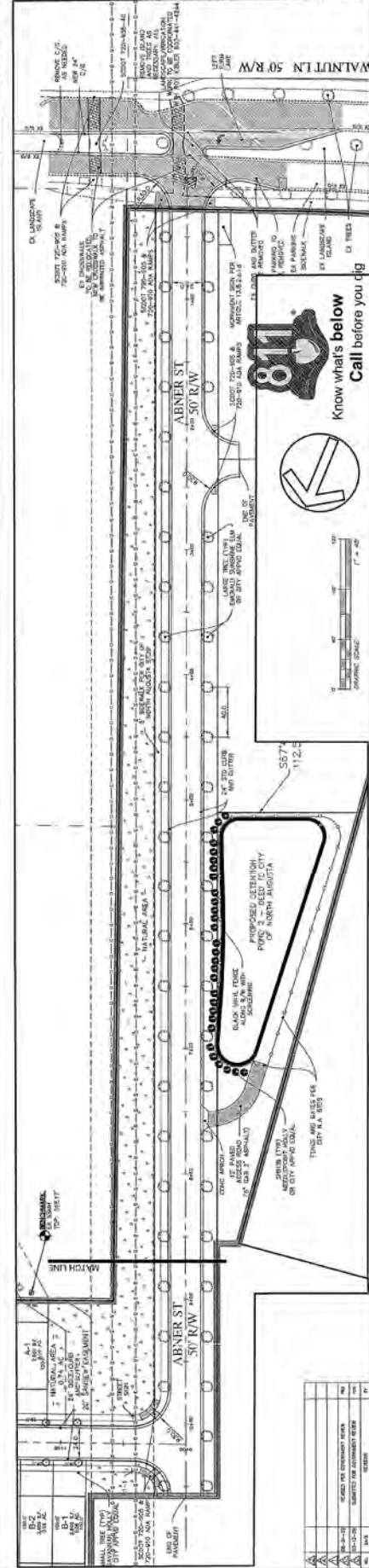
PROJECT DATA
 SHEET NO. 01
 TOTAL SHEETS 04

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/17	ISSUED FOR PERMITS
2	08/14/17	ISSUED FOR PERMITS
3	08/14/17	ISSUED FOR PERMITS
4	08/14/17	ISSUED FOR PERMITS
5	08/14/17	ISSUED FOR PERMITS
6	08/14/17	ISSUED FOR PERMITS
7	08/14/17	ISSUED FOR PERMITS
8	08/14/17	ISSUED FOR PERMITS
9	08/14/17	ISSUED FOR PERMITS
10	08/14/17	ISSUED FOR PERMITS

SHEET INDEX

SHEET NO.	TITLE
01	GENERAL NOTES
02	PLAN
03	SECTION
04	SECTION



811
 Know what's below
 Call before you dig



REVISIONS

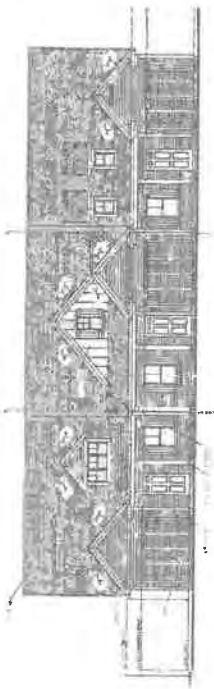
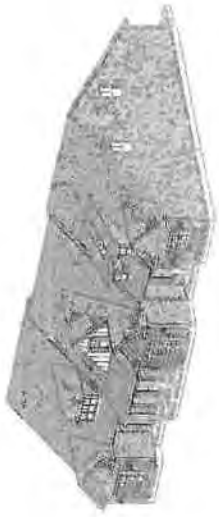
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3	08/14/17	ISSUED FOR PERMITS
4	08/14/17	ISSUED FOR PERMITS
5	08/14/17	ISSUED FOR PERMITS
6	08/14/17	ISSUED FOR PERMITS
7	08/14/17	ISSUED FOR PERMITS
8	08/14/17	ISSUED FOR PERMITS
9	08/14/17	ISSUED FOR PERMITS
10	08/14/17	ISSUED FOR PERMITS

FOR: Wincheste Homebuilders	A-01
LOT: 013-015 GOVERNOR'S PLACE	
LOCATION:	
PRINT DATE: 05/04/2020	

WINCHESTER


--

FILE
 1. 1/20/2020
 2. 1/21/2020
 3. 1/22/2020
 4. 1/23/2020
 5. 1/24/2020
 6. 1/25/2020
 7. 1/26/2020
 8. 1/27/2020



LOT 13
MAGNOLIA

LOT 14
DOGWOOD

LOT 15
MAGNOLIA

FRONT ELEVATION

WINCHESTER

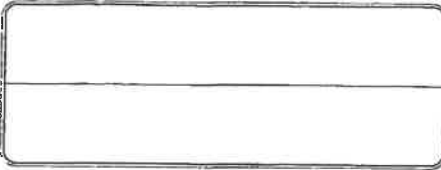
PRINT DATE:
05/04/2020

LOT: 013-015 GOVERNOR'S PLACE

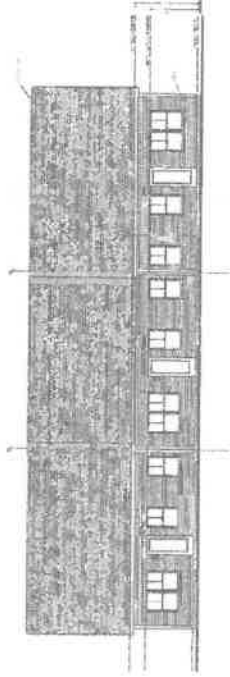
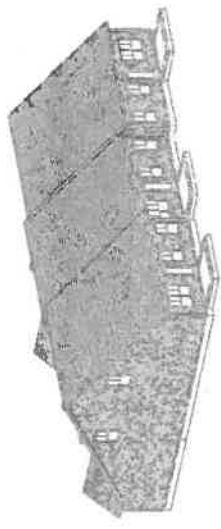
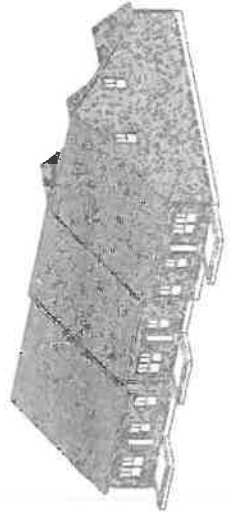
FOR:
Winchester Homebuilders

SHEET NUMBER:
A-02

WINCHESTER
HOMEBUILDERS

- 1. ARCHITECT
- 2. WINCHESTER
- 3. INTERIORS
- 4. EXTERIORS
- 5. LANDSCAPE
- 6. SITEWORK
- 7. CONSTRUCTION



LOT 15 LOT 14 LOT 13

REAR ELEVATION

3000 WEST 5TH

PRINT DATE: 05/04/2020	LOT: 013-015 GOVERNORS PLACE
LOCATION: Winchester Homebuilders	
P/N: Winchester Homebuilders	
STREET NAME: A-03	

WINCHESTER
HOMEBUILDERS



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- 1. PLAN SET
- 2. WALLS
- 3. FLOORING
- 4. ROOFING
- 5. EXTERIOR FINISHES
- 6. INTERIOR FINISHES
- 7. PAINTS
- 8. LIGHTING
- 9. MECHANICAL
- 10. ELECTRICAL
- 11. PLUMBING
- 12. HVAC
- 13. INSULATION
- 14. GLAZING
- 15. STAIRS
- 16. ELEVATORS
- 17. RAMP
- 18. DRIVEWAY
- 19. GARAGE
- 20. PORCH
- 21. PATIO
- 22. DECK
- 23. FENCE
- 24. LANDSCAPE
- 25. UTILITY
- 26. SINK
- 27. TUB
- 28. SHOWER
- 29. TOILET
- 30. VANITY
- 31. CUPBOARD
- 32. COUNTERTOP
- 33. SINK
- 34. STOVE
- 35. REFRIG
- 36. DISHWASHER
- 37. RANGE HOOD
- 38. RANGE
- 39. SINK
- 40. TUB
- 41. SHOWER
- 42. TOILET
- 43. VANITY
- 44. CUPBOARD
- 45. COUNTERTOP
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- 133. TOILET
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- 135. CUPBOARD
- 136. COUNTERTOP
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RESOLUTION TO MODIFY THE PROVISIONS OF
ORDINANCE 2015-10 AND ORDINANCE NO. 2007-16
CASE PDM20-001

WHEREAS, the original general development plan for the 277.5± acre Sweetwater Junction Planned Development proposed by B&H Land Company was approved by the City Council on March 19, 2001 via Ordinance 2001-06; and

WHEREAS, an application for a major modification to this plan was received from Development Group of North Augusta, LLC, for the Sweetwater Junction Planned Development (PD) containing 274± acres located on the east side of US 25 approximately one-quarter Mile north of Interstate 20; and

WHEREAS, Ordinance 2007-016 was approved by the City Council on October 1, 2007, application was approved as "Sweetwater," a mixed use development on eleven tracts in eight phases; and

WHEREAS, the Planning Commission approved a minor modification to the Sweetwater Junction General Development Plan submitted by B&H Land Company on July 15, 2004; and

WHEREAS, Ordinance 2015-10 was approved by the City Council on April 20, 2015 amending specific sections of Ordinance 2007-16 related to the Colonial Gas line easement buffers; and

WHEREAS, within the guidelines of the North Augusta Development Code, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and approval of minor modifications of the Planned Development Ordinance; and

WHEREAS, an application has been received from Snelling Properties, LLC, requesting approval of a modification of specific development standards within the approved Sweetwater Planned Development Ordinance; and

WHEREAS, the North Augusta Planning Commission, at a September 17, 2020, meeting, reviewed the subject application and voted unanimously to approve the request for minor modifications to the development standards within the Sweetwater Planned Development.

WHEREAS, the conditions specified by the Planning Commission have been addressed in this ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION 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 274± acre Sweetwater Planned Development for the property shown on the attached map, 'Exhibit A' as prepared by the City of North Augusta dated September 10, 2007, is hereby approved as outlined below and as shown on the general development plan sheets attached hereto as 'Exhibit B' as prepared by W.R. Toole Engineers, Inc. dated July 24, 2007. The General Development Plan Major Modification Narrative for Sweetwater as prepared by W. R. Toole Engineers, Inc., dated July 30, 2007, attached hereto as 'Exhibit C', represents the intent of Development Group of North Augusta, LLC, and addresses the requirements of the Zoning and Development Standards Ordinance for a Planned Development.

A. Scope of Development: The scope of development described in the General Development Plan for the Sweetwater Junction Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Sweetwater Junction Planned Development shall be limited to those described in this ordinance.

1. Minor Modifications: 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 concept plan approval for a phase, subdivision approval for any portion of a phase or site plan approval for an individual parcel.
2. Residential Maximum: The maximum number of residential units that may be permitted to be developed is eight hundred seventy-five (875) as shown in the Development Program. Of that amount 47 may be constructed as live work units in any phase. The development program also includes one hundred (100) residential flex units that may be included in the development plan in any phase. The maximum density for any phase may not exceed sixteen (16) dwelling units per acre (dua).
3. Commercial Maximum: The maximum amount of commercial space that may be permitted to be developed is 974,715 gross square feet as shown in the Development Program.

B. Development Program:

<u>Phase</u>	<u>Description</u>	<u>Area in Acres</u>	<u>Total Units / Square Feet</u>	<u>Average Density / Intensity</u>	<u>Maximum Density / Intensity</u>
R1	Single-Family Residential	20.24	100	4.94 dua	8 dua
R2	Single-Family Residential	19.09	112	5.87 dua	8 dua
R3	Single-Family Residential	24.96	100	4.01 dua	8 dua
R4	Single-Family Residential	10.16	53	5.22 dua	8 dua
R5	Single-Family Residential	16.41	63	3.84 dua	8 dua

R6	Multi-family Residential	28.02	300	10.71 dua	16 dua
--	Residential Live Work and Flex Units	--	147	--	--
C1	Commercial	62.48	656,040	10,500 sf/ac	10,500 sf/ac
C2	Commercial	30.35	318,675	10,500 sf/ac	10,500 sf/ac
--	Open Space (3 parcels)	62.29	--	--	--

Development Program Definitions:

Dua – dwelling units per acre. Residential units are expressed as number of dwelling units.

Maximum density – The maximum number of units that may be constructed per acre on a parcel or in a single subdivision excluding open space.

Average Density – The total number of units that may be constructed per gross acre.

Total Density – The total number of units that may be constructed in a phase.

Intensity – The total number of gross square feet of non-residential building that may be constructed per acre. Intensity is expressed as gross square feet.

C. Permitted Uses:

<u>Phase</u>	<u>Description</u>	<u>Uses</u>
R1 through R5	Single-Family Residential	<u>Permitted</u> – Single-family residential including detached patio homes and townhouses, parks, schools, meeting facilities, recreation areas, and churches. Neighborhood commercial as permitted in the C-2 zone provided the use is located on an intersection of a collector road. Accessory uses to any permitted use. The Highway Corridor Overlay District standards shall apply to all parcels containing commercial uses.
C1 and C2	Commercial	<u>Permitted</u> – Any use permitted in the C-3, General Commercial, District and accessory uses thereto. Residential flex units above the first floor are permitted if allocated. The Highway corridor Overlay district standards shall apply to all parcels fronting on US 25, Walnut Lane, Sweetwater Boulevard and internal collectors.
--	Open Space	<u>Permitted</u> – Open space, forest and wetland areas, stormwater detention, recreation, trails, etc.

Outdoor Display and Sales on Commercial Sites – Any area to be used for the outdoor display or sale of merchandise on a commercial parcel in any phase shall be designated on the subdivision plat or site plan for each use anticipating outdoor display or sales. No outdoor display or sales will be permitted without such designation.

- F. General Development Standards: Applicable to individual parcel site plans unless specified elsewhere or affected by location on a specified roadway, buffer requirement, separation from a different use or location in the Highway Corridor Overlay District. Modifications to development standards may be approved by the Planning Commission at the time of concept plan approval for a phase or preliminary plat approval for any portion of a phase.

Use	Minimum Setbacks					
	Front (Feet)	Rear (Feet)	Side (Feet)	Height (Feet) (Max.)	Impervious Area (Max.)	Landscaped Open Space (Min.)
General Commercial - Retail	20	20	20	45	75%	25%
General Commercial - Hotel	40	20	20	75	75%	25%
Single Family Residential	10	20	5	35	N/A	25%
Patio Home Residential	10	20	0/8	35	50%	25%
Duplex Residential	10	20	0/8	35	50%	25%
Townhouse Residential	10	20	0/10	35	60%	25%
Apartment / Condominium Residential	20	20	0/20	75	60%	25%

- G. Plan Approval Process: Subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of any development permits

1. Master Utility Plans –Master plans for water distribution; sewage collection; and stormwater quality, detention and drainage, to the extent that they are currently incomplete or inconsistent with the current plan, shall be developed and approved prior to or coincidental with the initial phase concept plan. The level of detail provided in the master utility plans shall be determined by the Project Engineer and City Engineer.
2. Master Circulation Plan – A master circulation plan that incorporates the conclusions of the Gresham Smith and Partners traffic study as reviewed and approved by the city based on a more development intensive layout than the proposed General Development Plan shall be developed and approved prior to or coincidental with the initial phase concept plan. The Master Circulation Plan shall include and depict the lane lengths, taper lengths and road designs for all off-site improvements, internal roadways and proposed signal locations. The Master Circulation Plan shall include a master pedestrian circulation plan that shows the general alignment of Greenway extensions and connections through the property and to the property lines and shall show the locations of sidewalks.

3. Wetlands Delineation and Mitigation – Wetlands Delineation and Mitigation – A wetlands delineation, permit and any mitigation plans approved by SCDHEC and the US Army Corps of Engineers shall be submitted prior to or coincidental with a Concept Plan for any phase that contains jurisdictional wetlands. Development Group of North Augusta, LLC, will cooperate with the City in determining the best solution to protect wetland areas within the development and on neighboring properties. The wetland areas and surrounding open space buffers will be dedicated to either the City or an acceptable conservation trust.
 4. Phase Concept Plan – A concept plan for each phase identified in the General Development Plan shall be prepared for Planning Commission review and approval prior to or coincidental with the first preliminary plat application for each phase. The phase concept plan shall include an overall circulation system design, utility systems designs, anticipated mix and intensity/density of uses, proposed or draft master covenants and restrictions for the phase, and buffer delineation. The phase concept plan must indicate how the development of the phase will interrelate with the other phases in the Sweetwater development. Each Phase Concept Plan will provide an explanation or description of the form, extent, structure and interrelationships of commercial and residential property owners associations and any protective or restrictive covenants for each phase. The consistency of design between phases and sites and the consistency of management and maintenance of common areas will be addressed.
 5. Preliminary Plat – Preliminary plats for sections or sub-phases of each phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Sweetwater Junction.
 6. Covenants – Proposed or anticipated covenants and deed restrictions on the parcels to be sold, property management arrangements for leased areas and the management of common areas shall be described in accordance with the approved conditions on the General Development Plan and provided in conjunction with the phase concept plan or preliminary plat submission for each phase.
 7. Final Plat – Final plats for sections or sub-phases of each phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance and the approved preliminary plat.
 8. Site Plan – Site Plans for individual parcels approved in a final plat for any portion of a phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Sweetwater.
- H. Subdivision for Sale: The city may approve the subdivision of parcels for the purpose of transferring the property to an individual or entity desiring to develop the subdivided parcel in accordance with the approved general development plan and this ordinance. The subdivided parcels will not be vested with any site development approvals. All necessary infrastructure

improvements must comply with the approved general development plan and approved master utility and circulation plans, be approved by the city and constructed prior to or concurrent with any individual parcel development. Concurrent development of parcels and infrastructure will only be allowed after an acceptable performance guarantee and letter of credit are provided to and approved by the City of North Augusta. Approval of a plat pursuant to this section does not guarantee or imply city approval of development or occupancy of any structures subsequently developed on the parcel.

- I. Conditional Final Plat Approval: The Director of Economic and Community Development and the City Engineer may approve conditional final plats under the following conditions:
 1. When all subsurface infrastructure improvements (water lines, sewer lines and manholes, storm drainage lines, etc.) have been installed in a proposed subdivision, inspected and approved by the City Engineer, a conditional final plat may be approved and recorded to permit the sale or conveyance of individual lots.
 2. The conditional final plat will not be approved and recorded until the Developer has submitted a performance guarantee supported by a letter of credit for an amount equal to one hundred twenty five percent (125%) of the cost of the unfinished improvements as determined by the City Engineer. The performance guarantee must be for a specific period that is reasonable for the completion of the required infrastructure improvements. In no case shall the period of the performance guarantee exceed one (1) year. The City Attorney shall approve the form and content of the performance guarantee and letter of credit prior to acceptance.
 3. In the event the Developer fails to properly construct the required infrastructure improvements during the period of the performance guarantee, the City may exercise its rights pursuant to the letter of credit to fund the completion of the improvements.
 4. Building permits for individual lots may be issued only after the conditional plat has been recorded and individual lots have been properly delineated on the ground by stakes, pins, flagging, or other acceptable means to adequately locate each lot line.
 5. No property included in the conditional final plat may be occupied and no certificates of occupancy shall be issued for any structure on a lot included in the conditional final plat until all remaining infrastructure improvements (road base, curb and gutter, sidewalks, asphalt and concrete paving, public space landscaping, etc.) have been completed, inspected and approved by the City Engineer.
 6. Approval of a conditional final plat does not obligate the City to accept any land, easements, roads, utility infrastructure, or other improvements for maintenance or for the purpose of providing municipal services.
 7. The performance guarantee and associated letter of credit shall be released and returned to the Developer only after all of the improvements covered under the performance guarantee have been

completed, inspected and approved by the City Engineer and the maintenance guarantee and letter of credit required by City development standards have been submitted and approved by the City Attorney.

8. It shall be the duty of the Developer or any attorney, surveyor, real estate agent or real estate broker representing the Developer or involved in the surveying, platting or sale of any property subdivided or included in the conditional final plat to bring notice of all of the conditions on the conditional final plat to prospective purchasers of any lot or parcel included in the conditional final plat.
 9. After all of the improvements covered under the performance guarantee have been completed, inspected and approved by the City Engineer and the required maintenance guarantee and letter of credit have been submitted and approved, the conditional final plat shall become the final plat. Provided, however, that if the Director of Economic and Community Development or the City Engineer concludes that a discrepancy in parcel lines, lot sizes, rights of way or easement locations may exist, the Developer will cause the property to be resurveyed to correct the discrepancy and the City will record the adjusted final plat. The Developer shall provide the approval and concurrence of all affected owners of property subdivided in the conditional final plat for the revised final plat.
 10. Failure to comply with any conditions of approval of a conditional final plat constitutes cause for refusal to issue or the revocation of any certificate of occupancy issued for a structure on land included in the conditional final plat.
- J. Utility Extensions: Development Group of North Augusta, LLC, or its successors in any Phase of the Sweetwater Planned Development shall be responsible for all utility installations. In the event the City initiates a utility extension to or through the property, City Code provisions related to utility extensions shall govern the provision of water and sewer utility extensions to the development and the calculation of utility extension fees.
- K. Land Dedication: Land dedicated to the City in conjunction with the development will include road rights of way, riparian buffers, utility lift stations, and utility easements in accordance with the applicable provisions of the Zoning and Development Standards Ordinance and required for utility extensions necessary to serve the development. An additional dedication, either to the city or a homeowners association, will be two and one-half (2½) acres for a neighborhood park to be developed concurrently with Phase R1. The location of the park shall be determined mutually by the City and Development Group of North Augusta, LLC, at the time of the Phase R1 Concept Plan submission.

- L. Vehicular Access and Circulation: Upon completion and approval of the master circulation plan, the applicant shall implement the mitigation recommendations of such plan in conjunction with each development phase when the trips generated by the phase (or the sum of trips generated by all approved phases) create the impacts requiring mitigation.
1. The interior road network, number and location of exterior access points, full turning intersections, right-in/right-out access points or other limited movement access points, and internal access points to individual parcels from the internal road network to be dedicated to the city shall be designed in accordance with the traffic study and approved master circulation plan, reviewed and approved by the city.
 2. Shared access points shall be encouraged and expected wherever possible and practicable.
 3. Interconnectivity between the various phases of the development and between the development and neighboring tracts and subdivisions shall be provided wherever feasible and practicable.
 4. Off site traffic improvements including the modifications to the primary access intersection on Edgefield Road at Walnut Lane, modifications to the medians in Edgefield Road, installation of deceleration lanes and medians shall be the responsibility of the developer. Implementation of required off site traffic improvements may coincide with the construction of the phase or parcel generating the need for the off site improvement.
 5. Required signal and intersection improvements at Edgefield Road and Walnut Lane, Phase C2 (north commercial area) and Sweetwater Boulevard will be the responsibility of the developer.
 6. Signal standards at all three locations including poles and mastarms shall be in the style specified by city policy.
 7. Vehicular cross-access shall be provided between all commercial parcels, where permitted by topography.
- M. Pedestrian Circulation: Pedestrian sidewalks or walkways will be provided throughout the development connecting the residential phases with each other and with the commercial phases, parks, and any other pedestrian trails in the vicinity.
1. Sidewalks not less than five (5) feet in width shall be provided on both sides of the street in residential and commercial areas.
 2. A new sidewalk shall be constructed along the Edgefield Road right of way six (6) feet in width and shall be installed no closer than six (6) feet from the back of the relocated curb. The sidewalk may meander through the length of the buffer strip between newly installed trees and landscaping.
 3. Pedestrian walkways consisting of five (5) foot sidewalks shall be provided between all adjacent commercial parcels to provide as short and direct an access as practicable between commercial buildings. Where grade differences require, stairs or steps shall be installed.

4. Pedestrian crossings of all roads, driveways, and internal circulation ways, both public and private, shall be treated with a differentiating pavement treatment.
 5. Greenway links and connections shall be installed in accordance with the master circulation plan in conjunction with each phase or preliminary plat.
- N. Buffers and Landscaping: Landscaped buffers, site landscaping and parking lot landscaping shall be provided in the development as shown on the General Development Plan and described herein. Landscaping and buffer requirements and standards applicable to each use and phase of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance.
1. One (1) street tree shall be provided per forty (40) feet of street frontage on both sides of the street either within the right of way or within the front setback of each parcel. The species will be determined at the Preliminary Plat stage.
 2. A landscape plan will be submitted with each Phase Concept Plan or preliminary plat for section of a phase showing street tree location and landscaping plans.
 3. All buffers shall be landscaped with existing natural vegetation or new plant material or both.
 4. Title to the required buffers shall be retained by a property owners association or deed-restricted to prevent a change of use.
 5. A twenty-five (25) foot landscaped buffer, as required in the Highway Corridor Overlay District, shall be provided on the Edgefield Road frontage and shall be measured from the property line in the final build-out scenario. Where off-site deceleration lanes or other road improvements are required that may modify the existing property line, the buffer shall be measured from the back of the new property line. An approved landscape plan pursuant to the Highway Corridor Overlay District requirements shall be submitted. The buffer shall be planted with an appropriate species of street tree with a minimum caliper of two (2) inches on no more than forty (40) foot centers
 6. A thirty-five (35) foot wide landscape buffer shall be provided along the northern property line adjacent to the lots on Shadow Rock Drive and Hermitage Lane (Pinewood Plantation subdivision).
 7. A minimum twenty-five (25) foot wide landscape buffer shall be provided on the commercial side of the Colonial Gas line easement. A minimum ten (10) foot wide landscape buffer shall be provided on the residential side of the Colonial Gas line easement. (per Ord. 2015-010, approved 4-20-2015)

8. Fencing provided within the buffers located on or near the property lines between the commercial and residential uses may be permitted. Fences shall be no less than five (5) feet in height. A solid fence made of wood, vinyl, metal, or masonry may be constructed. Alternatively, a vinyl coated black chain link fence may be proposed provided that a climbing vine will be required to be planted at the base of the fence to provide a vegetation screen.
 9. Parking lot landscaping shall be designed to maximize the impervious surface area within the parking area and provide for no less than one tree for every ten spaces. Additionally, the parking lot shall be landscaped to provide that no parking space shall be located more than sixty (60) feet from a landscaped island measured from the closet point on the parking space. No landscaped island shall be less than three hundred (300) square feet in size.
 10. The developer shall provide a maintenance guarantee supported by a letter of credit for the site landscaping on a commercial parcel after the landscaping is complete but prior to the issuance of a certificate of occupancy. Such maintenance guarantee and letter of credit shall be valid for a period of not less than one year from the date of the final certificate of occupancy and shall equal 20% of the cost of the installed landscaping as determined by the city.
 11. Each commercial structure developed shall be provided with foundation/perimeter landscaping not less than five (5) feet in width between the structure and access drives and sidewalks (excluding loading and pedestrian access areas). Landscaping material installed along walls that include fenestration shall be maintained at a height below windows. Landscaping along walls with no fenestration shall be selected and maintained to screen large expanses of blank wall.
- O. Parking Requirements: All uses shall provide on-site parking as required by the Zoning and Development Standards Ordinance unless specified otherwise in this ordinance. The Planning Commission may approve or require less than the minimum specified by this ordinance or the Zoning and Development Standards Ordinance when an adequate shared parking supply is available and when desirable to minimize or reduce impervious surfaces.
1. Parking ratios for each commercial parcel in the project shall be no less than three (3.0) per thousand square feet. The maximum parking ratio permitted for all uses except restaurant shall be four (4.0) per thousand square feet. The maximum parking ratio for restaurants shall not exceed six (6.0) per thousand square feet.
 2. Any parking provided in excess of the maximum ratios shall be on an impervious surface approved by the Planning Commission at the site plan stage. Loose gravel and compacted crusher run will not be approved. Appropriate sod over a stabilized surface will be considered.
 3. Shared parking between parcels will be considered and is encouraged.

P. Signs: Signs shall conform to the provisions of the Zoning and Development Standards Ordinance unless specified otherwise herein.

1. Wall signage size shall be permitted as provided for in the ZDSO. The sign panels shall be darker in color than the lettering and graphics.
2. One freestanding monument sign may be permitted for each parcel. Monument signs shall not exceed 100 square feet in area or 10 feet in height and may advertise only the business or businesses located on the parcel. The sign panels shall be darker in color than the lettering and graphics.
3. One freestanding "Shopping Center" sign may be located at each of the three Edgefield Road intersections. Each sign shall not exceed 120 square feet in area or 20 feet in height. The sign panels shall be darker in color than the lettering and graphics.

Q. Additional Provisions:

1. The architectural design of structures shall provide finish masonry walls and traditional masonry detailing on all elevations unless waived by the Planning Commission. Waivers may be approved for loading, maintenance, screened storage and other areas shielded from public view.
2. The elevation of structures on parcels fronting Edgefield Road shall be located as close as possible to the twenty-five (25) foot landscape buffer. All of the buildings shall be located on generally the same front setback line. However, a drive aisle and one row of parking will be permitted between any building and the twenty-five (25) foot landscape buffer. No loading areas, dumpster pads, mechanical equipment or storage facilities may be located on the Edgefield Road frontage.
3. The impervious surface area for any one parcel shall not exceed eighty (80%) percent. The overall impervious surface area for the project shall not exceed sixty (60%) percent.
4. Stormwater detention areas shall be fenced for safety and landscaped to shield the fencing, rip rap, and drainage structures. Black vinyl clad chain link fence shall be installed below the upper edge of each detention area in a manner as to be obscured by the landscaping on top of the detention area or both.
5. Commercial area and parking lot lighting shall be kept to as low a height as possible and screened or "cut-off" from adjacent residential areas or public streets to avoid illumination of and glare onto residential property or public streets. Exterior lighting details shall be included with each site plan application, including a description of the lighting levels during business versus non-business hours.
6. Mechanical equipment located adjacent to buildings shall be screened from public view.
7. Excessive noise associated with any use in the development including, loading, unloading, trash compaction, building maintenance, parking lot or landscaping maintenance or any other activity shall be prohibited between the hours of 11:00 pm and 6:00 am.

8. Outdoor display and sale of merchandise is prohibited on any commercial parcel within the development. However, outdoor merchandise display and sales area associated with retail or any other use may be approved by the Planning Commission as part of a site plan.
 9. Overnight or extended parking of tractors, trailers, or railroad/truck shipping containers shall be confined to designated areas behind buildings. No tractor, trailer, container, or recreational vehicle parking shall be permitted on or in any parking area, circulation corridor or outdoor sales and display area.
- R. Annexation: The 0.49± acre 'Smith' parcel that fronts on US 25 north of Sweetwater Boulevard is specifically included in the General Development Plan although it has not been acquired by either B&H Land Co. or the Development Group of North Augusta, LLC and is not located within the City limits. If the 'Smith' parcel has not been acquired by the developer or its successors the design of Phase C2 will recognize the parcel and provide appropriate setbacks and buffers. If it has been acquired it will be annexed into the City. At the time of annexation the 'Smith' parcel will be zoned Planned Development as a portion of the Sweetwater Planned Development and no amendment of the General Development Plan will be necessary.
- S. Applicable Standards for Review: The information contained in the General Development Plan and the General Development Plan Narrative for Sweetwater shall supplement the provisions of this ordinance and shall be used in the review of phase concept, subdivision and site plans for projects within Sweetwater. In the event of a conflict between the provisions of this ordinance and the content of the General Development Plan or the General Development Plan Narrative for Sweetwater, the provisions of this ordinance shall prevail. General design criteria and development standards (parking, landscaping, etc.) applicable to each phase of the development and not otherwise prescribed in the General Development Plan, the General Development Plan Narrative or this ordinance shall be as prescribed in 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.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA, ON THIS 17 DAY OF SEPTEMBER, 2020.



Briton Williams, Chair

ATTEST:



Libby Hodges, Secretary to the
Planning Commission

Project Staff Report

MW20-006 Sibley Bluff Waiver Requests

Prepared by: Kuleigh Baker

Meeting Date: October 15, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Sibley Bluff Waiver Requests
Applicant	Bill Hollingsworth
Engineer	Justin Purucker, JLA
Address/Location	River Oak Drive terminus
Parcel Number	003-08-07-001
Total Development Size	± 31.55 ac (±5.68 ac portion)
Existing Zoning	R-14, Large Lot Single-Family Residential/ CR, Critical Area
Proposed Use	Single-Family Residential
Units	5
Overlay	NA
Waivers Requested	Waiver A: NADC §14.4, Street Types and Design, Table 14-2, Block Length Waiver B: NADC §14.19.1 Connectivity Ratio

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 October 8, 2020.

SECTION 4: SITE HISTORY

The subject property was annexed into the City on October 3, 1951 as part of a legislatively authorized referendum. There does not appear to be any zoning designation that was applied to the property prior to the 1966 zoning map.

In 2007, there was a request to rezone a ±15.78 acre portion of TPN 003-08-07-001 from OSP, Open Space Preservation to PD, Planned Development. During the review period, the 2008 North Augusta Development Code was adopted and the OSP, Open Space Preservation zoning district was changed to reflect the new zoning designation of CR, Critical Area. The ordinance to rezone the property from CR, Critical Area to PD, Planned Development was not adopted by City Council.

On September 16, 2019, City Council adopted Ordinance 2019-12, rezoning a ±5.02 acre portion of the property from CR, Critical Area to R-14, Large Lot, Single-Family Residential. Current plans propose the development of 5 single-family detached dwellings, encompassing approximately 5.08 acres.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Parks, Recreation, open Space, and Conservation	CR, Critical Area
North	Single Family Residential/Vacant	Parks, Recreation, open Space, and Conservation/Low Density Residential	CR, Critical Area/R-14, Large Lot Single-Family Residential
South	Public Park	Parks, Recreation, open Space, and Conservation	P, Public Use
East	Single-Family Residential	Low Density Residential	R-14, Large Lot Single-Family Residential
West	Savannah River	NA	NA

Access – The site currently has access from River Oak Drive. It is bisected by the North Augusta Greenway.

Topography – The site has significant topographical issues across the parcel. Generally, the highest elevations are at the north and east sides of the property. A portion of the site is on bluffs overlooking the river, with an elevation change of 100 feet between the Greenway and the Savannah River. Slope percentages exceed 50% in several places.

Utilities – The property has access to existing water and wastewater lines. A wastewater line runs through the extent of the length of the property. Water connection would have to be made from River Oak Drive.

Floodplain – Approximately ¼ of the site falls within the 100 year floodplain. Development is not proposed within the floodplain.

Drainage Basin – This site is located within the Hammond Hills Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. Two major drainages cross the property from the Hammond Hills subdivision to the Savannah River. These drainages incorporate stormwater flowing from Stanton Drive to Bunting Drive near Hammond Hills Elementary School as well as from Campbellton Drive.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

- 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.
- 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:

Waiver A: NADC §14.4, Street Types and Design, Table 14-2, Block Length

Waiver B: NADC §14.19.1 Connectivity Ratio

The applicable standards for street design in the Development Code are as follows:

TABLE 14-1 STREET DESIGN CRITERIA (Rev. 12-1-08; Ord. 2008-18)

A	Local				Subcollector			Collector		Arterial	
	B	C	D	E	F	G	H	I	J	K	L
Design Factor	Alley	Lane	Small Street	Street	Large Street	Rural Street	Boulevard Street	Collector 1	Collector 2	Arterial 1	Arterial 2
1. Right of Way (ft)	20	17-23	24-40	36-50	42-52	38	50-156	56-78	62-100	62-180	80-200
2. Travel Lanes	1	1	2	2	2	2	2-4	2-4	4-6	4-6	4-7
3. Parking Lanes	0	0	0-1	0-1	0-2	0	2	2	0-2	0	0
4. Pavement Width (ft)	12	16-18	18-24	20-30	30-36	22	30-56	38-60	44-82	44-66	44-80
5. Corner Radius (ft)	10	10	10	15	15	15	15	15	25	25	25
6. Centerline Radius (ft)	50	90	90	90	100	100	250	600	500	1,000	1,000
7. Drainage	SH	CG (SH) (SW)	CG (SH) (SW)	CG	CG	CG (SH) (SW)	CG	CG	CG	CG or SH	CG or SH
8. Median	-	-	-	-	-	-	Yes	Yes	Yes	Yes	Yes
9. Block Length (ft)	400	200	500	650	750	-	750	850	1,000	-	-
10. Sidewalks	-	-	2	2	2	-	2	2	2	2	2
11. Planting Strip (ft)	-	4	4	5	5	-	-	6	8	10	10
12. Bike Lanes	-	-	-	-	-	Yes	-	Yes	Yes	Yes	Yes
13. Trees	-	-	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
14. Grade (%)	6	8	12	12	12	15	8	8	8	8	8

Block Length – Refers to the maximum block length permitted, in feet, for each street type. Block length is determined by the distance between the rights of way of intersecting streets. For the purposes of block length, lanes and alleys are not considered intersecting streets.

Staff has reviewed the applicable requirements of the Development Code for Planning Commission Waivers. Staff presents the following for consideration:

Waiver A: NADC §14.4, Street Types and Design, Table 14-2, Block Length

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

The applicant states that exceeding the allowed 650 ft block length would not conflict with the goals and policies of the Comprehensive Plan because the proposed low density residential use matches the adjacent land use.

Staff notes the Comprehensive Plan Goals and Strategies item 6.1.5 encourages more compact development patterns. Strategy 7.1.1 recommends that roadways be designed with the “surrounding context” in mind.

Section 14.2.2 of the NADC states:

14.2.2 Land Use Context

The street network shall respect the context of the land use and design of the neighborhood it serves. Streets in new urban and suburban neighborhoods, including conventional subdivisions, Traditional Neighborhood Developments (TNDs) and Planned Developments (PDs), shall provide a high level of access, connectivity and a sense of enclosure in urban design. Streets in rural areas and CR, Critical Areas, shall minimize negative impacts on the land and maximize the preservation of environmental resources.

Staff notes that the proposed configuration will preserve the buffer between Hammond Hills and the Greenway.

- 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 the standard block length is affected by topographic constraints and that internal connectivity would disturb the surrounding Critical Area.

Section 14.2.3 and 14.2.4 state:

14.2.3 Connectivity and Cul-de-Sacs

The street system shall balance the public goal of connectivity with market demands for privacy. While this Article does not ban cul-de-sacs, cul-de-sacs and dead-end streets shall be reserved for situations involving unique topography, environmental restrictions or similar considerations. Wherever possible, cul-de-sacs should be designed as closes.

14.2.4 System Design

The road system shall be designed to permit the safe, efficient and orderly movement of traffic; to meet, but not exceed, the needs of the present and future population served; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.

Staff notes the existing street ends at the property line; this plan proposes to extend an existing non-conforming road. Staff and the developer note that the existing River Oak Drive exceeds the 650 ft block length as built.

- 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 states that the block length would not affect public health, safety, and general welfare and is consistent with the purposes of the underlying standard.

As stated in Sections 14.2.2. and 14.2.3 above, the overall street design will provide a high level of access, connectivity, and enclosure while taking into consideration the unique topography and environmental restrictions of the site.

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

The applicant states the standards hinder the ability of any development.

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

The applicant states that the extensive topographical changes on-site and the existing block length render compliance with the standards of the Development Code impracticable.

Staff notes that Section 14.2.2 states that the existing land context should be taken into consideration for design. Strategy 7.1.1 of the 2017 Comprehensive Plan recommends that roadways be designed with the “surrounding context” in mind.

Waiver B: NADC §14.19.1 Connectivity Ratio

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

The applicant states that the use of a cul-de-sac would not conflict with the goals and policies of the Comprehensive Plan because the use limits the amount of disturbance to the surrounding area.

- 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 the use of a cul-de-sac will not pose a threat to the general health and safety guidelines set forth in the City’s Comprehensive Plan.

- 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 has presented an alternative standard for block length and internal connectivity but the intent of the design is to otherwise meet all standards of the Comprehensive Plan.

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

The applicant states the economic burden imposed on the development far outweighs the purpose of the standard.

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

The applicant states that the cul-de-sac is necessitated by the topographic changes on-site and the surrounding Critical Area.

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 Subdivision Preliminary Plat 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.

SECTION 8: ATTACHMENTS

1. Aerial Map
2. Topography Map
3. Current Zoning Map
4. Future Land Use Map
5. Application Materials*

* Please Note: Only selected pages of the full site plan submittal were included. Full size, complete plan sets are available for review upon request.

cc Bill Hollingsworth, billhollingsworth@comcast.net

Justin Purucker, JLA, jpurucker@thejlagroup.com



Subject Parcel

Savannah River

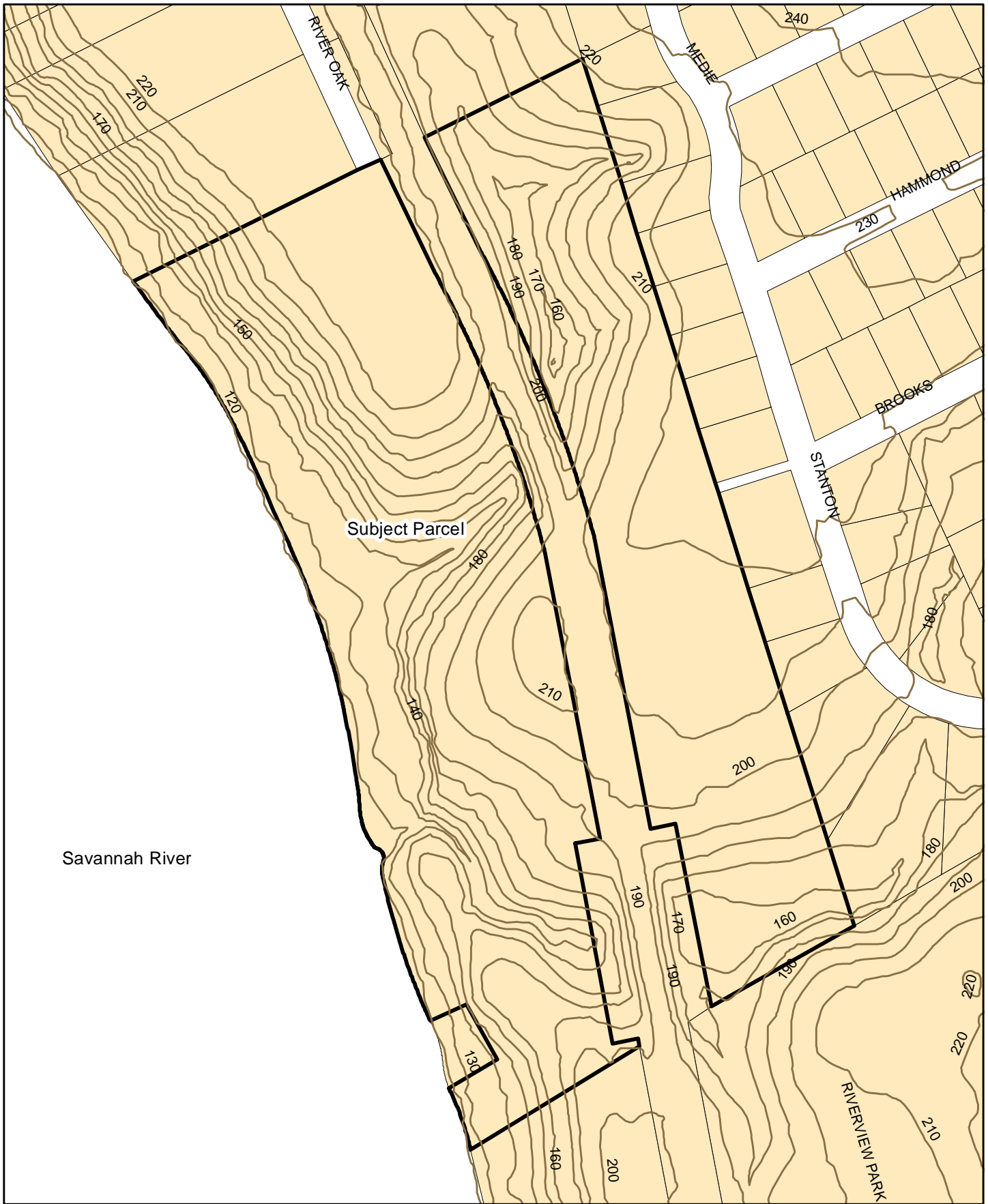
280 140 0 280 Feet



Aerial Map
Application MW20-006
5.68 ac portion of
TPN 003-08-07-001
Zoned R-14, Large Lot
Single-Family Residential

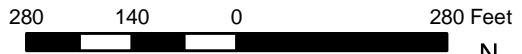
Date: 9/25/2020





Savannah River

Subject Parcel



Date: 9/25/2020



Topography Map
Application MW20-006
5.68 ac portion of
TPN 003-08-07-001
Zoned R-14, Large Lot
Single-Family Residential



Savannah River

R-14

Subject Parcel

CR

MERRIVEATHER

HAMMOND

BROOKS

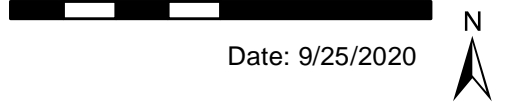
STANTON

RIVER VIEW PARK



Zoning Map
Application MW20-006
5.68 ac portion of
TPN 003-08-07-001
Zoned R-14, Large Lot
Single-Family Residential

280 140 0 280 Feet



Date: 9/25/2020



Future Land Use Map
 Application MW20-006
 5.68 ac portion of
 TPN 003-08-07-001
 Zoned R-14, Large Lot
 Single-Family Residential



Date: 9/25/2020



Application for Development Approval

Please type or print all information



Staff Use	
Application Number _____	Date Received _____
Review Fee _____	Date Paid _____

- Project Name RIVER OAK
Project Address/Location RIVER OAK DRIVE, 33°30'16.4"N 81°59'23.8"W
Total Project Acreage 31.55 ACRES, Current Zoning CR
Tax Parcel Number(s) 003-08-07-001
- Applicant/Owner Name MARGARET B. COPENHAVER Applicant Phone 706-722-5561
Mailing Address ~~XXXXXXXXXX~~ P.O BOX 4850
City AUGUSTA ST GA Zip 30903 Email mebcopen@aol.com
- 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)
JUSTIN PURUCKER
- Engineer/Architect/Surveyor ~~XXXXXXXXXX~~ License No. _____
Firm Name JOHNSON, LASCHOBBER + ASSOCIATES Firm Phone 706-724-5756
Firm Mailing Address 1296 BROAD STREET
City AUGUSTA ST GA Zip 30901 Email JPURUCKER@THEJLAGROUP.COM
Signature Justin Puruck Date 5/16/19
- 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
- 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.
- William E. Hollingsworth III 5-16-19
Applicant or Designated Agent Signature Date
William E Hollingsworth III
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 _____	Date Received _____

- 1. Project Name RIVER OAK
Project Address/Location RIVER OAK DRIVE, 33°30'16.4"N, 81°59'23.8"W
Project Parcel Number(s) 003-08-07-001

- 2. Property Owner Name MARGARET B. COPENHAVER Owner Phone 706-722-5561
Mailing Address ~~██████████~~ P.O. Box 850
City AUGUSTA ST GA Zip 30908 Email mcbcop@aol.com

- 3. Designated Agent WILLIAM HOLLINGSWORTH
Relationship to Owner REAL ESTATE CONSULTANT
Firm Name HOLLINGSWORTH APPRAISAL CO. Phone 706-828-6500
Agent's Mailing Address 1524 MONTE SAND AVENUE AUGUSTA, GA 30904
City AUGUSTA ST GA Zip 30904 Email BILL.HOLLINGSWORTH@COMCAST.NET
Agent's Signature *William Hollingsworth* Date 5-16-19

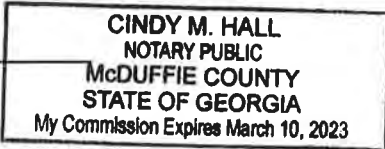
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

M B Cope _____ Date 5-16-19
Owner Signature _____ Date _____

5. Sworn and subscribed to before me on this 16th day of May, 2019.

Cindy M. Hall
Notary Public

Commission Expiration Date _____



JOHNSON, LASCHOBER & ASSOCIATES, P.C.



Date: September 22, 2020
JLA No: 6223.1902
Re: **Sibley Bluff Neighborhood Development**
Subject: **Planning Commission Waiver**

Dear Planning Commissioners:

It is the intent of Mrs. Margaret B. Copenhaver (Owner) to develop five lots at the terminus of River Oak Drive (local roadway). Johnson, Laschober and Associates, P.C. (JLA) is submitting this letter in hopes of attaining waiver approval for the extension of River Oak Drive. Requested waivers are described as:

1. Table 14-2: Block Length Maximum for local street set at 650 LF. Proposed development length of 650 LF.
2. Table 14-3: Internal Connectivity cannot be attained, and a cul-de-sac will be used at the terminus.

Below is our response to section 5.9.1 of the North Augusta Development Code in regard to Planning Commission Waivers:

5.9.1.1 - The proposed development does not conflict with the goals and policies of the North Augusta Comprehensive Plan because its proposed use is low density residential which matches the existing adjacent land use along River Oak Drive.

5.9.1.2 - JLA has considered a number of design options and has finalized the development plan based on best engineering principles. Topographic constraints prevent the proposed street from having internal connectivity that complies with the overall subdivision Development Code. JLA requests a waiver per section 14-3 to terminate the roadway with a cul-de-sac. Internal connectivity would require significant disturbance of the site and be detrimental to the critical area. The length of River Oak Drive already exceeds the maximum 650 lf block length set forth in table 14-2 of the Development Code. The aforementioned cul-de-sac will not pose a threat to the general health and safety set forth in the Comprehensive Plan.

5.9.1.3 – As a result of the two elements above, JLA is presenting the proposed development as designed to an alternative standard for block length and internal connectivity. It is the intent of the design to otherwise meet all standards of the Comprehensive Plan and protect the public health, safety and general welfare.

5.9.1.4 – The standards of block length and internal connectivity that apply to this parcel of land hinder the ability of any development; thus, the economic burden imposed on the applicant far outweighs the public purpose for the standards.

5.9.1.5 – Compliance with the standards set forth in the Development Code on this parcel is impracticable due to the extensive topographical changes on-site, as well as the fact that the length of River Oak Drive already exceeds the maximum block length specified in table 14-2.

We appreciate your time and hope this waiver will suffice for your approval. If there is anything you need, please do not hesitate to ask.

Sincerely,

JOHNSON, LASCHOBER & ASSOCIATES, P.C.



Jillian Ready, PLA
Landscape Architect



CLIENT: BOARDMAN PROPERTIES
1524 MONTE SAURO AVENUE, AUGUSTA, GA 30903

PROJECT NAME: SIBLEY BLUFF NEIGHBORHOOD DEVELOPMENT

PROJECT LOCATION: RIVER OAK DRIVE, NORTH AUGUSTA, SOUTH CAROLINA



REV	DATE	DESCRIPTION
1	06/20/20	ISSUED FOR PRELIMINARY OWNER REVIEW
2	08/02/20	ISSUED FOR PERMIT
3	09/03/20	ISSUED FOR PERMIT

PROJECT NO.: 6223_1902

DRAWN BY: JLR

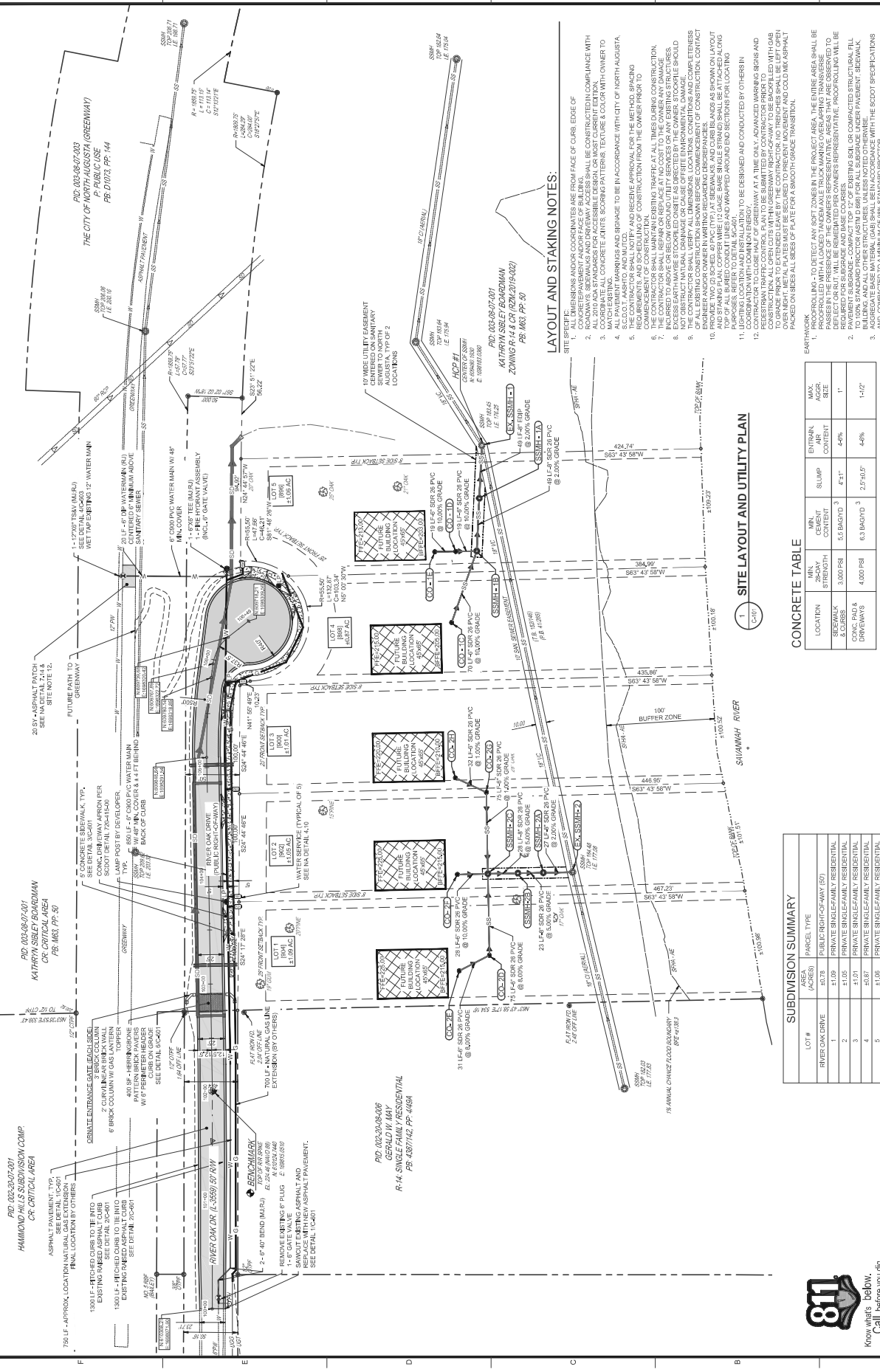
CHECKED BY: JDC

DATE: 08/02/20

SHEET TITLE: SITE LAYOUT AND UTILITY PLAN

SCALE: AS SHOWN 1" = 40'

C-101



1. SITE LAYOUT AND UTILITY PLAN

LAYOUT AND STAKING NOTES:

1. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB EDGE OF CONCRETE PAVEMENT AND/OR FACE OF BUILDING.

2. ALL 20' ADA STANDARDS FOR ACCESSIBLE DESIGN, OR MOST CURRENT EDITION.

3. MATCH EXISTING CONCRETE JAMBS, SPOKING PATTERNS, TEXTURE COLOR WITH OWNER TO.

4. ALL PAVER MARKINGS AND SIGNAGE TO BE IN ACCORDANCE WITH CITY OF NORTH AUGUSTA.

5. THE CONTRACTOR SHALL NOTIFY AND RECEIVE APPROVAL FOR THE METHOD SPACING FROM THE CITY OF NORTH AUGUSTA FOR ALL SPACINGS.

6. THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC AT ALL TIMES DURING CONSTRUCTION, AND SHALL MAINTAIN ADEQUATE CONSTRUCTION FROM THE OWNER PRIOR TO ANY CONSTRUCTION.

7. EXCESS EARTH SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE OWNER. STOCKPILE SHOULD BE MINIMUM 5 FEET HIGH AND 10 FEET WIDE TO PREVENT SPILLAGE AND EROSION.

8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, CONDITIONS AND COMPLETE ALL CONSTRUCTION AND VERIFY ALL DIMENSIONS AND CONDITIONS OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF CONSTRUCTION.

9. PROVIDE TWO (2) SETS OF P.V.C. (TYPE) AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT. PROVIDE ONE SET OF P.V.C. AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT AND ONE SET OF P.V.C. AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT AND ONE SET OF P.V.C. AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT.

10. COORDINATION WITH OWNER ENERGY, AT ALL TIMES, SHALL BE REQUIRED. ALL SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH AUGUSTA. ALL SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH AUGUSTA.

11. ALL CONDUIT SHALL BE 1/2" MINIMUM OD WITH 1/4" MINIMUM WALL THICKNESS AND SHALL BE PROTECTED WITH 2" MINIMUM CONCRETE SURROUND. ALL CONDUIT SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH AUGUSTA.

12. EXISTING TRAFFIC CONTROL PLAN TO BE SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION. ALL CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY OF NORTH AUGUSTA.

CONCRETE TABLE

LOCATION	MIN. DEPTH	MIN. CEMENT	MIN. SAND	MIN. GRIT	MAX. ASPHALT
SIDEWALK & CURBS	3.00" PSI	5.5 BAG/CYD	3	41#	4.9%
CURB, P.A.D. & DRIVEWAYS	4.00" PSI	6.0 BAG/CYD	3	25.5" @	4.6%

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

A. ALL CONCRETE FIBERS SHALL BE PER ASTM C1115.

B. ALL CONCRETE SHALL BE PROTECTED WITH 2" MINIMUM CONCRETE SURROUND.

C. CONCRETE TABLE PROVIDED ON THIS SHEET.

SUBMISSION SUMMARY

LOT #	ADDRESS	PARCEL TYPE	TOTAL
1	RIVER OAK DRIVE	PUBLIC RIGHT-OF-WAY (50')	4078
2	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-09	1-09
3	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-05	1-05
4	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-01	1-01
5	PRIVATE SINGLE-FAMILY RESIDENTIAL	0-87	0-87
6	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-08	1-08
7	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-07	1-07
8	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-07	1-07
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14	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-07	1-07
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97	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-07	1-07
98	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-07	1-07
99	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-07	1-07
100	PRIVATE SINGLE-FAMILY RESIDENTIAL	1-07	1-07

UTILITY WARNING

The underground utilities shown on this plan have been located based on field surveys. It is the responsibility of the contractor to verify the location and depth of all underground utilities shown on this plan. The contractor shall be responsible for all damages to existing or proposed utilities caused by the contractor's operations. The contractor shall be responsible for all damages to existing or proposed utilities caused by the contractor's operations.

811

Know what's below. Call before you dig.

Project Staff Report

Major Subdivision (Preliminary Plat)

PP20-006 Sibley Bluff Subdivision

Prepared by: Kuleigh Baker

Meeting Date: October 15, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Sibley Bluff
Applicant	Bill Hollingsworth
Engineer	Justin Purucker, JLA
Address/Location	End of River Oak Drive
Parcel Number(s)	003-08-07-001
Project Acreage	± 31.55 ac (±5.68 ac portion)
Existing Zoning	R-14, Large Lot, Single-Family Residential/CR, Critical Area
Future Land Use	Low Density Residential
Proposed Use	Single-Family Detached Dwellings
Number of Lots	5
Gross Density	±0.15 dua
Open Space	±25.87 ac

SECTION 2: PLANNING COMMISSION CONSIDERATION

The North Augusta Development Code (NADC) § 5.8.3 specifies the procedures for Planning Commission approval of major subdivisions (preliminary plats) that exceed the minor plat threshold requirements of §5.8.3.1.

The specific references and limits of the approval are provided below in full. The required analysis is provided in Sections 4, 5, and 6 of this document.

NADC 5.8.3.1 Applicability

An application is considered a major subdivision (preliminary plat) if:

- a. The application does not meet the tests for a minor subdivision as set forth in §5.8.2.1;
- b. The application is for property located in a PD District;
- c. The application would otherwise require minor subdivision approval, but a waiver is requested pursuant to §5.9; or

d. The application proposes development in two (2) or more phases.

5.8.3.4.4 At the conclusion of the staff review stage, the Department shall report its findings to the Planning Commission as to:

- a. Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;
- b. Relation to major roads, utilities and other facilities and services;
- c. Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and
- d. Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.

5.8.3.4.5 Based on such findings, the report to the Planning Commission on the application shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the major subdivision application as submitted, if any, with reasons therefore.

5.8.3.4.6 A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a major subdivision application. The decision of the Planning Commission provides the final approval of the application.

5.8.3.5 Scope of Major Subdivision Approval – Preliminary approval of a major subdivision development application shall confer upon the applicant the following rights:

- a. The approval of the major subdivision application constitutes approval of the subdivision or land development as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots, and other planned features. Such approval binds the developer to the general scheme of the subdivision or land development and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.
- b. The approval of the major subdivision application does not constitute approval of a final subdivision plat, and accordingly, does not authorize the sale of lots or the occupancy or use of a parcel of land.
- c. The applicant may request final approval for the whole, or a section, or sections of the major subdivision application upon completion of the subdivision and approval of the development by the city and state agencies with jurisdiction.
- d. A major subdivision application, a site specific development plan for the purposes of this section, approval or conditional approval shall expire two (2) years from said approval unless a grading permit has been issued and construction has commenced. The applicant may apply

for and the Planning Commission may grant extensions on such preliminary approval for additional periods up to one (1) year each but not to exceed five (5) extensions. If an amendment to this Chapter is adopted by the City Council subsequent to the major subdivision development approval that would preclude the initial approval, a request for an extension may not be granted. (Rev. 12-1-08; Ord. 2008-18) (Rev. 8-16-10; Ord. 2010-12)

Planning Commission Action:

A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a major subdivision application. The decision of the Planning Commission provides the final approval of the application. The Planning Commission may approve, approve with conditions, or deny a major subdivision application.

SECTION 3: PUBLIC NOTICE

A notice of the major subdivision application and scheduled date of the Planning Commission meeting was posted on www.northaugusta.net on October 8, 2020.

SECTION 4: SITE HISTORY

The subject property was annexed into the City on October 3, 1951 as part of a legislatively authorized referendum. There does not appear to be any zoning designation that was applied to the property prior to the 1966 zoning map.

In 2007, there was a request to rezone a ±15.78 acre portion of TPN 003-08-07-001 from OSP, Open Space Preservation to PD, Planned Development. During the review period, the 2008 North Augusta Development Code was adopted and the OSP, Open Space Preservation zoning district was changed to reflect the new zoning designation of CR, Critical Area. The ordinance to rezone the property from CR, Critical Area to PD, Planned Development was not adopted by City Council.

On September 16, 2019, City Council adopted Ordinance 2019-12, rezoning a ±5.02 acre portion of the property from CR, Critical Area to R-14, Large Lot, Single-Family Residential. Current plans propose the development of 5 single-family detached dwellings, encompassing approximately 5.08 acres.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Parks, Recreation, open Space, and Conservation	CR, Critical Area
North	Single Family Residential/Vacant	Parks, Recreation, open Space, and Conservation/Low Density Residential	CR, Critical Area/R-14, Large Lot Single-Family Residential
South	Public Park	Parks, Recreation, open Space, and Conservation	P, Public Use
East	Single-Family Residential	Low Density Residential	R-14, Large Lot Single-Family Residential
West	Savannah River	NA	NA

Access – The site currently has access from River Oak Drive. It is bisected by the North Augusta Greenway.

Topography – The site has significant topographical issues across the parcel. Generally, the highest elevations are at the north and east sides of the property. A portion of the site is on bluffs overlooking the river, with an elevation change of 100 feet between the Greenway and the Savannah River. Slope percentages exceed 50% in several places.

Utilities – The property has access to existing water and wastewater lines. A wastewater line runs through the extent of the length of the property. Water connection would have to be made from River Oak Drive.

Floodplain – Approximately ¼ of the site falls within the 100 year floodplain. Development is not proposed within the floodplain.

Drainage Basin – This site is located within the Hammond Hills Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. Two major drainages cross the property from the Hammond Hills subdivision to the Savannah River. These drainages incorporate stormwater flowing from Stanton Drive to Bunting Drive near Hammond Hills Elementary School as well as from Campbellton Drive.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

Section §5.8.3.4.4 states at the conclusion of the staff review stage, the Department shall report its findings to the Planning Commission as to:

- a. Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;*

Detached single-family residential dwellings are permitted in the R-14, Large Lot, Single-Family Residential Zoning District.

The developer proposes an extension of the existing River Oak Lane towards the South. Article 14.2 of the Development Code and Comprehensive Plan Section 7.2 supports connecting to existing right-of-ways. Due to the configuration of the existing street, the extension of the cul-de-sac will require approval of a waiver request from the Planning Commission for the connectivity ratio and exceeding the maximum block length permitted for local streets. The developer has submitted application MW20-006 for review.

- b. Relation to major roads, utilities and other facilities and services;*

The proposed major subdivision plan provides five (5) foot wide sidewalks on the west side of the street. There are no improvements proposed on the east side of the parcel. The applicant has not provided a Traffic Impact Analysis, but that may not be necessary given the limited development on the road. Road widths are within the prescribed limits of local streets as identified in Table 14-2 of the NADC.

No new road names are proposed for the Sibley Bluff subdivision. The development will extend the existing River Oak Drive.

The proposed utility and infrastructure improvements have been reviewed and by the Director of Engineering and Public Works. The applicant must receive approval for a Stormwater Management Permit and satisfactorily address review comments and modify plans in response to any outstanding Stormwater, Engineering, and Planning comments.

- c. Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and;*

As part of the Final Plat process required prior to the issuance of individual building permits and Certificates of Occupancy for residential lots, the developer shall submit a

Deed of Dedication, Maintenance Guarantee and any required guarantees for the acceptance of infrastructure. If needed, the Planning Department will also require a Performance Guarantee for any incomplete infrastructure to allow the applicant to construct homes prior to completion of all site improvements.

- d. *Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.*

The proposed subdivision road layout does not meet the required connectivity ratio of 1.4. This will require approval of a waiver request to the Planning Commission. The developer has submitted application MW20-006 for review.

The lots are proposed to clear cut to the limits of disturbance east of the 10 ft sanitary sewer easement. Plans note a few large pine trees will remain. Subdivision trees are proposed in lieu of street trees. Installation of the required trees will be at the time of the individual home construction and part of the Certificate of Occupancy inspection procedures.

The development as shown appears to meet standards for Open Space. This is limited to natural areas, greenbelts, Greeneways, greens, parks, playgrounds, rotaries, roundabouts and closes for subdivisions. The applicant has provided a landscaping plan that includes undisturbed natural areas and a connection to the Greenway.

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 subject to Planning Commission action on the waiver requests.

SECTION 8: ATTACHMENTS

1. Aerial Map
2. Topography Map
3. Current Zoning Map
4. Future Land Use Map
5. Application Materials*

* Please Note: Only selected pages of the full site plan submittal were included. Full size, complete plan sets are available for review upon request.

cc Bill Hollingsworth, billhollingsworth@comcast.net

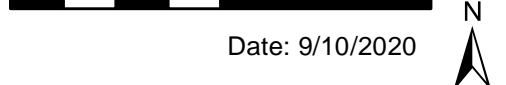
Justin Purucker, JLA, jpurucker@thejlagroup.com



Savannah River

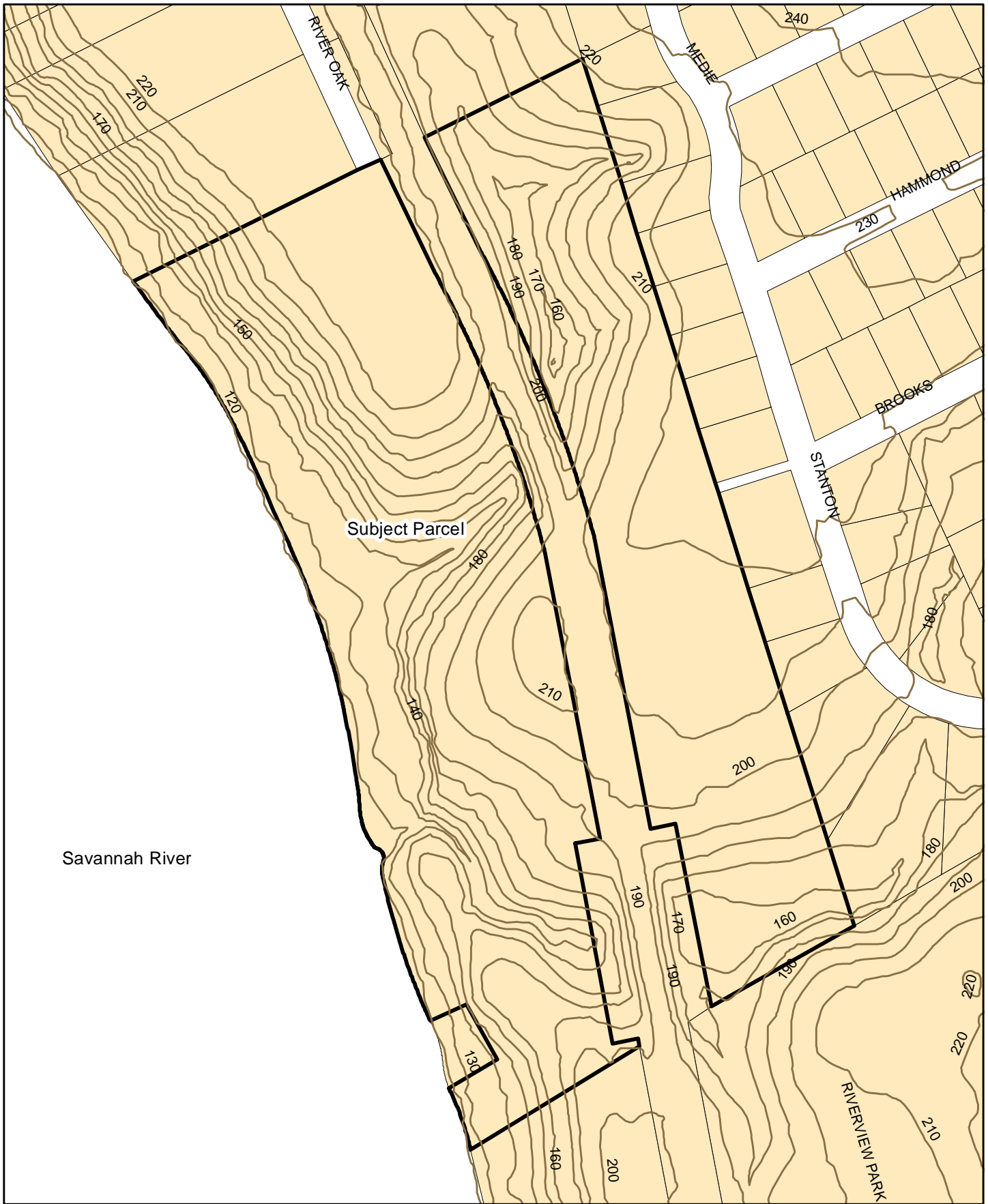
Subject Parcel

280 140 0 280 Feet



Aerial Map
Application SP20-006
5.68 ac portion of
TPN 003-08-07-001
Zoned R-14, Large Lot
Single-Family Residential

Date: 9/10/2020



Savannah River

Subject Parcel

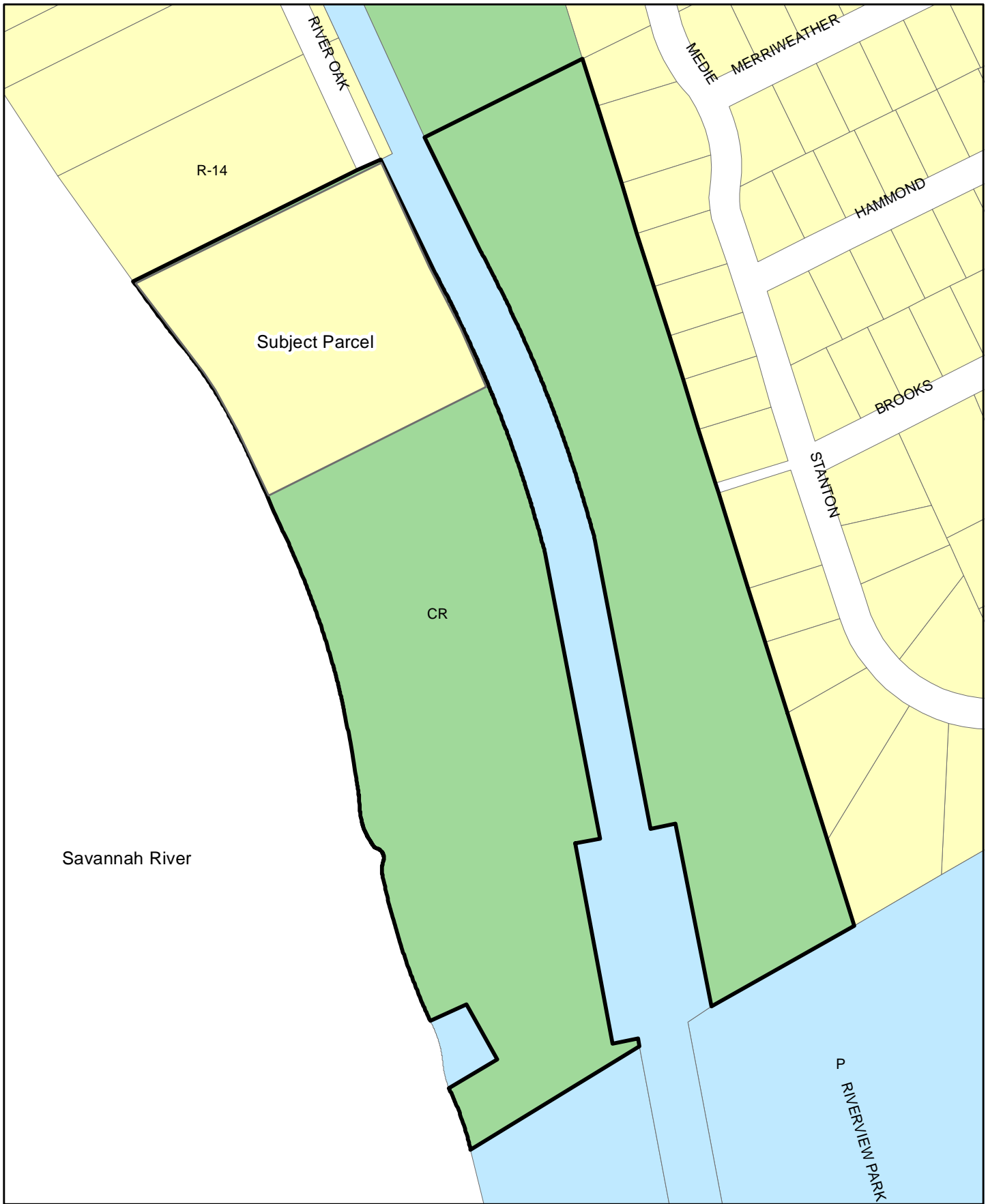
280 140 0 280 Feet



Date: 9/8/2020



Topography Map
Application SP20-006
5.68 ac portion of
TPN 003-08-07-001
Zoned R-14, Large Lot
Single-Family Residential



Zoning Map
 Application SP20-006
 5.68 ac portion of
 TPN 003-08-07-001
 Zoned R-14, Large Lot
 Single-Family Residential



Date: 9/10/2020





Future Land Use Map
Application SP20-006
5.68 ac portion of
TPN 003-08-07-001
Zoned R-14, Large Lot
Single-Family Residential



Date: 9/8/2020



Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>PP20-006</u>	Date Received <u>08-05-2020</u>
Review Fee <u>\$852.00</u>	Date Paid <u>08-05-2020</u>

1. Project Name SIBLEY BLUFF SUBDIVISION
Project Address/Location RIVER OAK DRIVE, NORTH AUGUSTA, SC, 29841
Total Project Acreage 29.33 ACRES (5.68 ACRES) Current Zoning R-14 & CR (RZM: 2019-002)
Tax Parcel Number(s) 003-08-07-001

2. Applicant/Owner Name BILL HOLLINGSWORTH Applicant Phone 706-868-6500
Mailing Address 1524 MONTE SANO AVENUE
City AUGUSTA ST GA Zip 30903 Email billhollingsworth@comcast.net

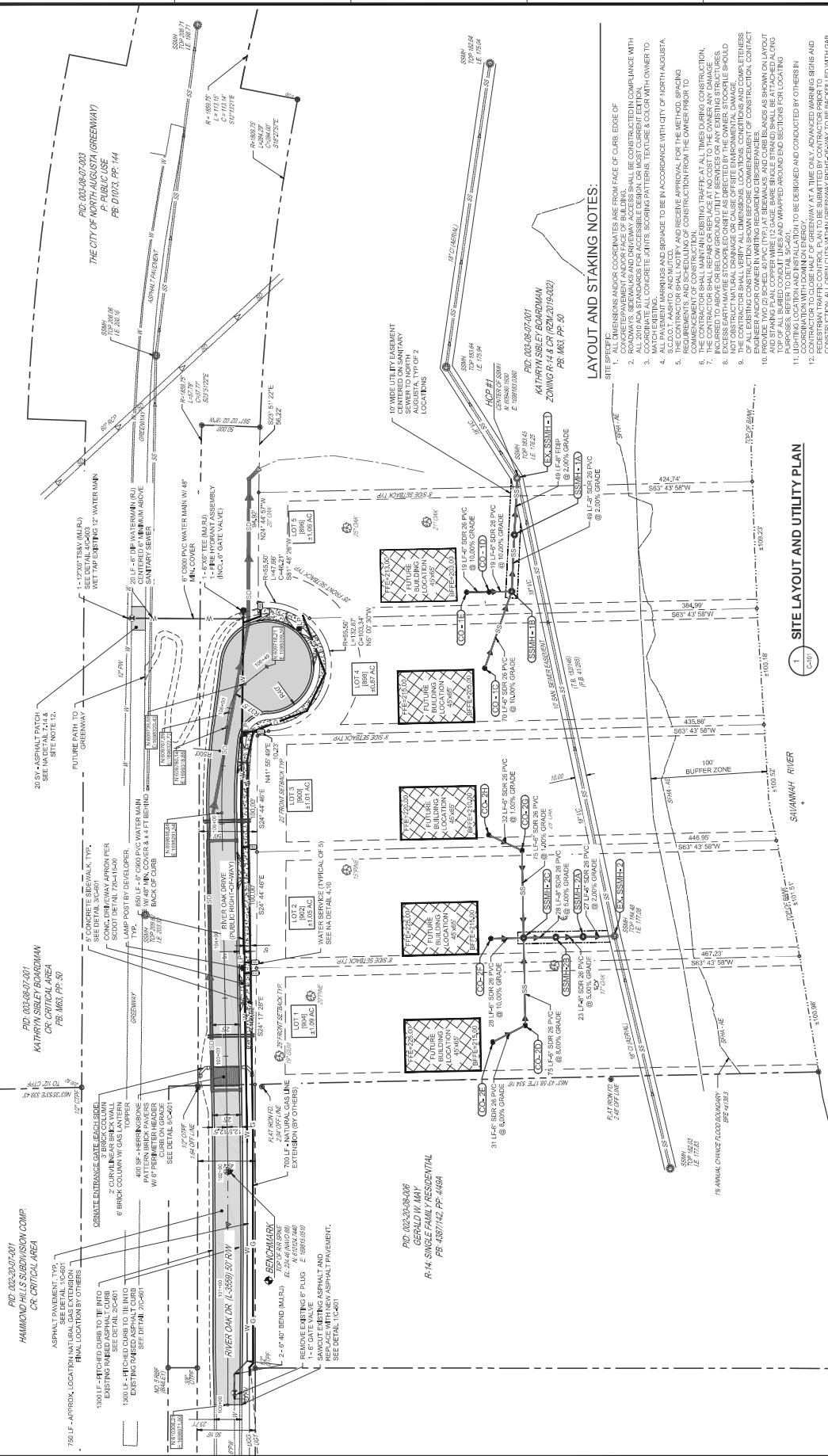
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor JUSTIN PURUCKER License No. 34654
Firm Name JLA Firm Phone 706-724-5756
Firm Mailing Address 1296 BROAD STREET
City AUGUSTA ST GA Zip 30901 Email jpurucker@thejlagroup.com
Signature *Justin Purucker* Date 8/3/2020

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. *Bill Hollingsworth* 8-3-20
Applicant or Designated Agent Signature Date
BILL HOLLINGSWORTH
Print Applicant or Agent Name



- ### LAYOUT AND STAKING NOTES:
1. ALL DIMENSIONS AND CORNER POINTS ARE FROM FACE OF CURB EDGE OF CONCRETE DRIVEWAY AND FACE OF BUILDING.
 2. ALL 200 A.S.D. STANDARDS FOR ACCESSIBLE DESIGN OR LATEST CURRENT EDITION.
 3. MATCH GENERAL CONCRETE FINISH, SLOPING PATTERNS, TEXTURE COLOR WITH OWNER TO MATCH EXISTING.
 4. ALL PAVED DRIVEWAYS AND DRIVEWAYS TO BE IN ACCORDANCE WITH CITY OF NORTH AUGUSTA.
 5. THE CONTRACTOR SHALL NOTIFY AND RECEIVE APPROVAL FROM THE METHOD SPACING INSPECTOR BEFORE CONSTRUCTION OF ANY DRIVEWAY OR DRIVEWAYS.
 6. THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES.
 7. INCREASE TO ABOVE OR BELOW GROUND UTILITY SERVICES OF ANY EXISTING UTILITIES.
 8. EXCESS EARTH SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE OWNER. STOCKPILES SHOULD BE AT LEAST 100 FEET FROM EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, CONDITIONS AND COMPLETIONS OF ALL UTILITIES BEFORE CONSTRUCTION.
 10. PROVIDE TWO (2) SCHED. 40 PVC (TYPE) AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT. PROVIDE ONE (1) SCHED. 40 PVC (TYPE) AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT. PROVIDE ONE (1) SCHED. 40 PVC (TYPE) AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT. PROVIDE ONE (1) SCHED. 40 PVC (TYPE) AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT. PROVIDE ONE (1) SCHED. 40 PVC (TYPE) AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT. PROVIDE ONE (1) SCHED. 40 PVC (TYPE) AT SIDEWALKS AND CURB BANDS AS SHOWN ON LAYOUT.
 11. COORDINATION WITH COMMUNITY ENERGY.
 12. COORDINATION WITH COMMUNITY ENERGY.

CONCRETE TABLE

LOCATION	MIN. 20-MIN. DEPTH	MIN. CEMENT CONTENT	MIN. AIR CONTENT	MAX. AGGR. SIZE
DRIVEWAYS	3.000 PSI	5.5 BAYD/3	4%	1"
CONC. PAV. & DRIVEWAYS	4.000 PSI	6.0 BAYD/3	4.6%	1 1/2"
CONC. PAV. & DRIVEWAYS	4.000 PSI	6.0 BAYD/3	4.6%	1 1/2"

UTILITY WARNING:
The underground utility shown on this plan has been located by field survey. The contractor shall verify the location of all utilities shown on this plan before construction. The contractor shall be responsible for the location and depth of all utilities shown on this plan. The contractor shall be responsible for the location and depth of all utilities shown on this plan. The contractor shall be responsible for the location and depth of all utilities shown on this plan.

CONCRETE TABLE:

- A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING.
- B. ALL CONCRETE MIXTURES SHALL BE PER ASTM C1118.
- C. CONCRETE TABLE PROVIDED ON THIS SHEET.

JOHNSON, LASHROBER & ASSOCIATES, P.C.
1524 MONTE SAUNO AVENUE, AUGUSTA, GA 30903
(706) 725-3333
WWW.JLA-ENGINEERS.COM

SIBLEY BLUFF NEIGHBORHOOD DEVELOPMENT

PROJECT NAME: SIBLEY BLUFF NEIGHBORHOOD DEVELOPMENT
PROJECT LOCATION: RIVER OAK DRIVE, NORTH AUGUSTA, SOUTH CAROLINA

PROJECT NO. 2223, 1902

DRAWN BY: JDR

CHECKED BY: JDR

DATE: 08/03/2020

SHEET TITLE: SITE LAYOUT AND UTILITY PLAN

C-101

SCALE: 1" = 40'

SC. GRID NORTH

SUBMISSION SUMMARY

LOT #	ADDRESS	PARCEL TYPE
1	RIVER OAK DRIVE	PUBLIC RIGHT-OF-WAY (50)
2	1-09	PRIVATE SINGLE-FAMILY RESIDENTIAL
3	1-05	PRIVATE SINGLE-FAMILY RESIDENTIAL
4	1-01	PRIVATE SINGLE-FAMILY RESIDENTIAL
5	1-07	PRIVATE SINGLE-FAMILY RESIDENTIAL
6	1-03	PRIVATE SINGLE-FAMILY RESIDENTIAL
7	1-04	PRIVATE SINGLE-FAMILY RESIDENTIAL
8	1-02	PRIVATE SINGLE-FAMILY RESIDENTIAL
9	1-06	PRIVATE SINGLE-FAMILY RESIDENTIAL
10	1-08	PRIVATE SINGLE-FAMILY RESIDENTIAL
TOTAL	1-14	PRIVATE SINGLE-FAMILY RESIDENTIAL (ZONING R-14)

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DRAWN BY: JDR

CHECKED BY: JDR

DATE: 08/03/2020

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C-101

SCALE: 1" = 40'

SC. GRID NORTH

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- C. CONCRETE TABLE PROVIDED ON THIS SHEET.



100 Georgia Avenue
North Augusta, SC
29841-3843

Post Office Box 6400
North Augusta, SC
29861-6400

City of North Augusta

September 20, 2019

Ms. Margaret B. Copenhaver
P.O. Box 850
Augusta, GA 30903

Re: Application RZM 19-002 -- A request by Margaret B. Copenhaver to rezone \pm 31.55 acres of land located on River Oak Drive, Aiken County Tax Parcel Number 003-08-07-001 from CR, Critical Area to R-14, Large Lot Single-Family Residential.

Dear Ms. Copenhaver:

On September 16, 2019, the North Augusta City Council adopted on third and final reading Ordinance 2019-12 approving the modified request to rezone \pm 5.02 acres located East of the Savannah River, West of the North Augusta Greenway, South of River Oak Drive, and North of Riverview Park, a portion of Tax Parcel Number #003-08-07-001 from CR, Critical Area to R-14, Large Lot, Single-Family Residential. A copy of the ordinance is enclosed.

Thank you for your responsiveness and patience as we moved through the rezoning process. Please contact us if we can assist you further.

Sincerely,

Libby Hodges, AICP, Director
Department of Planning and Development

Enclosures

cc Rett Harbeson, JLA

Administration
Office 803.441.4202
Fax 803.441.4203

Planning & Development
Office 803.441.4221
Fax 803.441.4232

Engineering & Public Works
Office 803.441.4223
Fax 803.441.4208

Building Standards
Office 803.441.4227
Fax 803.441.4122

Finance
Office 803.441.4215
Fax 803.441.4189

Parks, Recreation
& Tourism
Office 803.441.4300
Fax 803.441.4319

Human Resources
Office 803.441.4205
Fax 803.441.3921

Public Utilities
Office 803.441.4240
Fax 803.441.4243

ORDINANCE NO. 2019-12
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 5.02 ACRES OF LAND OWNED BY
MARGARET B. COPENHAVER, AND LOCATED EAST OF THE SAVANNAH RIVER,
WEST OF THE NORTH AUGUSTA GREENEWAY, SOUTH OF RIVER OAK DRIVE,
AND NORTH OF RIVERVIEW PARK, A PORTION OF AIKEN COUNTY TAX PARCEL
#003-08-07-001, FROM CR, CRITICAL AREA,
TO R-14, LARGE LOT, SINGLE-FAMILY RESIDENTIAL.

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, pursuant to Section 5.3, North Augusta Development Code, the North Augusta Planning Commission may recommend amendments to the Zoning Map, provided such amendments are consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following an July 18, 2019, public hearing, reviewed and considered a request by Margaret B. Copenhaver, to amend the Official Zoning Map of North Augusta from Critical Area (CR) to Large Lot, Single-Family Residential (R-14). The Planning Commission report has been provided to City Council.

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:

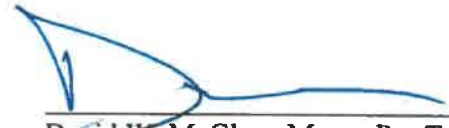
- I. A parcel consisting of ±5.02 acres owned by Margaret B. Copenhaver, located East of the Savannah River, West of the Greeneway, South of River Oak Drive and North of Riverview Park is hereby rezoned from CR, Critical Area to R-14, Large Lot, Single-Family Residential. Said property is a portion of Aiken County tax map parcel # 003-08-07-001 and specifically identified on Exhibit "A" attached hereto.
- II. The Official Zoning Map for the City of North Augusta is hereby amended to reflect this rezoning.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 16th
DAY OF September, 2019.

First Reading August 19, 2019

Second Reading August 19, 2019

Third and Final Reading September 16, 2019



David W. McGhee, Mayor Pro Tem

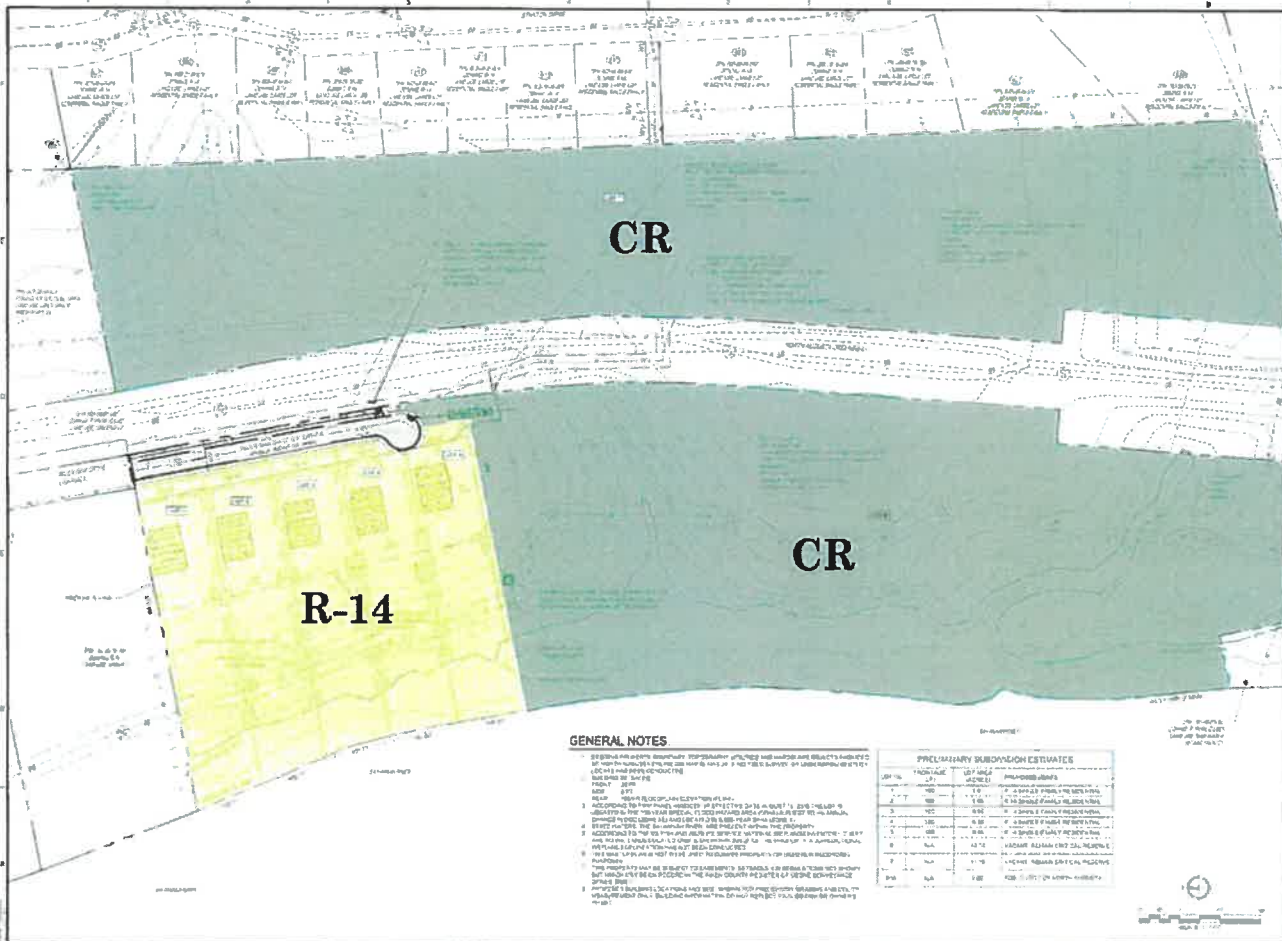
ATTEST:



Sharon Lamar, City Clerk



**RIVER OAK DRIVE
10000 RIVER OAK DRIVE, NORTH AVENUE, SUITE 100, FORT WORTH, TEXAS 76116
REZONING CONCEPT PLAN**



GENERAL NOTES

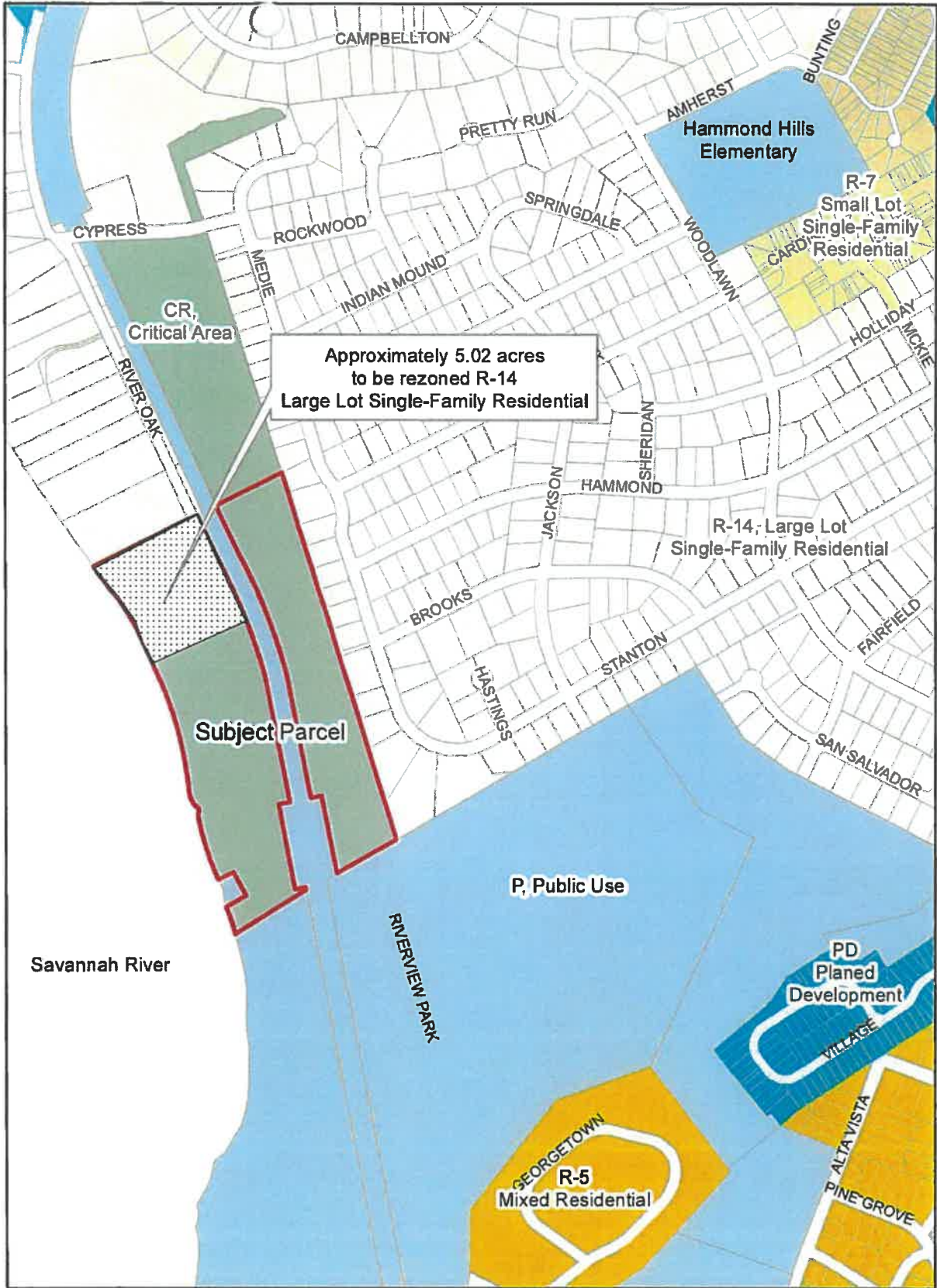
1. ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO VERIFICATION BY THE ENGINEER.
2. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
3. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS.
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PRELIMINARY SUBDIVISION ESTIMATE

LOT NO.	ACRES	EST. VALUE	REMARKS
1	1.00	100,000	1.00 ACRES
2	1.00	100,000	1.00 ACRES
3	1.00	100,000	1.00 ACRES
4	1.00	100,000	1.00 ACRES
5	1.00	100,000	1.00 ACRES
6	1.00	100,000	1.00 ACRES
7	1.00	100,000	1.00 ACRES
8	1.00	100,000	1.00 ACRES
9	1.00	100,000	1.00 ACRES
10	1.00	100,000	1.00 ACRES

PRELIMINARY MASTER PLAN CONCEPT 4

C-203 A



Approximately 5.02 acres
to be rezoned R-14
Large Lot Single-Family Residential

Subject Parcel

P, Public Use

Savannah River

RIVERVIEW PARK

PD
Planned
Development

GEORGETOWN
R-5
Mixed Residential

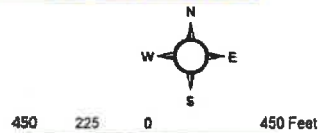
VILLAGE

ALTA VISTA

PINE GROVE



Application RZM19-002
An approximately 5.02 acre portion of
Tax Parcel Number 003-08-07-001
A request to Rezone from CR, Critical Area
to R-14, Large Lot Single-Family Residential



Date: 7/31/2019

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
SEPTEMBER 2020***

City of North Septemбера
Department of Planning and Development
Monthly Report for September 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	603	354	3301	2474	763	570	3845	2948
Development Applications	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	0	0	7	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)	3	2	9	9	0	1	0	11
Platted New Lots	--	1	--	-1	0	-1	0	4
Major Subdivision Plans (FP)	0	0	3	2	0	1	0	3
Platted Acres	--	0.00	--	2.60	0.00	1.68	0.00	5.81
Platted Lots	--	0	--	32	0	10	0	29
Site Plans								
Minor Site Plans (MSP)	1	0	5	3	0	5	0	12
Major Site Plans (SP)	1	0	5	1	0	1	0	3
Site Plan Modification (SPM)	0	0	2	0	0	0	0	0
Total Site Plan Acres	--	0.00	--	12.99	0.00	87.24	0.00	89.57
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)	1	0	1	0	0	0	0	0
Annexations								
Annexation Agreements Received	0	0	1	0	0	0	0	0
Annexation Cases (ANX) Approved by City Council	1	3	38	3	0	0	0	2
Parcels	3	3	1	4	0	0	0	0
Acres	--	3	--	3	0	0	0	20
	--	0.91	--	153.86	0	0	0	6.05

City of North Septemбера
Department of Planning and Development
Monthly Report for September 2020

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Zoning/Text Amendments								
Rezoning (RZM)	0	0	3	1	0	0	0	1
Parcels	0	0	1	1	0	0	0	11
Acres	0	0.00	88.20	2.43	0.00	0.00	0.00	9.58
Conditional Zoning (RZC)	0	0	0	0	0	0	0	0
Parcels	0	0	0	0	0	0	0	0
Acres	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Text Amendments (RZT)	1	1	3	1	0	0	0	2
Other								
Certificates of Zoning Compliance (CZC)	10	11	120	98	0	14	0	111
Zoning Confirmation Letters (LZC)	3	3	13	13	0	2	0	26
Residential Site Reviews	20	28	191	134	0	19	0	133
Sign Permits (SN)	3	3	30	27	0	9	0	34
Right of Way Naming (RWN)	0	0	0	0	0	0	0	0
Right of Way Abandonment (RWA)	0	0	2	1	0	0	0	0
Planning Projects (PROJ)	0	0	6	0	0	0	0	4
Communications Towers (CT)	0	0	0	0	0	0	0	0
Conditional Use Permits (CU)	0	1	4	4	0	0	0	4
Appeals								
Variances (ZV)	1	0	7	4	0	2	0	7
Special Exceptions (ZE)	0	1	2	1	0	0	0	2
Administrative Decisions (ZD)	0	0	0	0	0	0	0	0
Waivers (MW)	2	0	5	3	0	1	0	3

City of North Septemera
Department of Planning and Development
Monthly Report for September 2020

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$355.00	\$16,064.00	\$3,959.75	\$12,531.25
Appeals	\$200.00	\$1,800.00	\$200.00	\$2,000.00
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$555.00	\$17,864.00	\$4,159.75	\$14,531.25

* 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
Code Enforcement								
Property Maintenance	14	16	137	78	27	*	174	*
Property Leins/Contractor Mitigation	0	0	0	0	2	*	13	*
Swimming Pools	1	0	5	7	1	*	7	*
Recreational Vehicles/RV/Boat/Utility Trailers	3	0	5	2	7	*	40	*
Illegal Vehicles	9	16	52	30	14	*	91	*
Commercial Vehicles/Equipment	0	0	2	0	1	*	5	*
Temporary Signs	15	2	71	15	21	*	482	*
Landscape Inspections	14	--	135	--	15	*	63	*
Structure Demolitions	0	0	0	0	0	*	3	*
Citation/Summons Issued	0	0	0	0	0	*	0	*