

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