

Planning Commission



Minutes of the Thursday, November 19, 2020 Study Session

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 study session of November 19, 2020, having been duly publicized, was called to order at 6:00 p.m.
2. **Roll Call**– Members present were Chairman Briton Williams, Commissioners JoAnn McKie, Bob Clark, and Timothy Key, and Larry Watts. Commissioners Dr. Christine Crawford and Leonard Carter were absent. Also in attendance were Libby Hodges, Director of Planning and the applicants.
3. **Focus Group: North Augusta Development Code Rewrite** – Findings are aggregated and will be provided at the 12-17 meeting.
4. **Adjourn**

With no objection, Chairman Williams adjourned the meeting at approximately 7:05 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "L. Hodges".

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

Planning Commission



Minutes of the Thursday, November 19, 2020 Regular Meeting

Members of the Planning Commission

Briton Williams

Chair

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Dr. Christine Crawford

1. **Call to Order**– The regular meeting of November 19, 2020, having been duly publicized, was called to order at 7:05 p.m.
2. **Roll Call**– Members present were Chairman Briton Williams, Commissioners JoAnn McKie, Bob Clark, and Timothy Key, and Larry Watts. Commissioners Dr. Christine Crawford and Leonard Carter were absent. Also in attendance were Libby Hodges, Director of Planning and the applicants.
3. **Approval of Minutes** – The minutes from the Regular Meeting of October 15, 2020 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application ANX20-036** – A request by the City of North Augusta to annex ±0.23 acres located along Mayfield Drive, TPN 005-10-05-016. The requested zoning is P, Public Use.

Chairman Williams recused himself and Vice Chairman Clark led discussion on the case.

Mrs. Hodges explained that the Planning Commission should review the appropriateness of the proposed P, Public Use zoning for the Greenway extension.

After some discussion, Commissioner Larry Watts made a motion to recommend to City Council the P, Public Use zoning for Application ANX20-046, a request by the City of North Augusta to annex ±0.23 acres located along Mayfield Drive, TPN 005-10-05-016. Commissioner Key offered a second and the motion passed unanimously.

6. **Application SP19-002 Laurel Lake Drive Jiffy Lube** – A request by AFML, Inc. for Major Site Plan approval for a proposed Jiffy Lube and retail building located on ±1.1 acres along Laurel Lake Drive, TPN 010-18-08-001, zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

Chairman Williams resumed proctoring and introduced the Major Site Plan application for the proposed Jiffy Lube and retail building.

Mrs. Hodges stated that the application has been before the Board of Zoning Appeals and the Conditional Use was previously approved by the Planning Commission.

Lance Cheely, representative for AFML, Inc., was available to answer questions from the Commissioners.

The application was removed from the table and Commissioner Key made a motion to approve the Major Site Plan application. Commissioner Clark made a second and the application was approved unanimously. All of the previous conditions will remain per the waivers and special exceptions.

7. **Application MW20-007 Layman Setback** – A request by Barry and Debbie Layman for approval of a front setback greater than the maximum allowed by the Hammond's Ferry Planned Development General Development Plan.

Chairman Williams read the application description and asked Mrs. Hodges for an explanation of the Planning Commission's role. Mrs. Hodges stated the application comes before the Planning Commission due to the requirements of the Hammond's Ferry Planned Development General Development Plan. The proposed maximum front setback at the midpoint of the lot exceeds what is permitted by the PD Ordinance. She stated this is not the first application the Planning Commission has addressed for Hammond's Ferry and that recent minor modifications to the Planned Development were related to side setbacks.

There was some discussion among commissioners regarding the role of the Hammond's Ferry Design Review Committee and Planning Commission in the Planned Development ordinance.

Commissioner Key made a motion to approve the waiver request. Commissioner Watts offered a second and the request was approved unanimously with the following conditions:

1. The waivers granted apply only to this project and will not apply to any future residential development on the site should the plan not be developed.

2. If the residential site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

8. Business Meeting

a. Election of Officers

Commissioner Key made a motion to nominate Briton Williams as Chairman. Commissioner McKie offered a second. Hearing no other nominations, Mr. Williams was elected unanimously.

Chairman Williams made a motion to nominate Dr. Christine Crawford as Vice Chairman. Commissioner Clark offered a second. Hearing no other nominations, Dr. Crawford was elected unanimously.

b. Adoption of 2021 Calendar

Commissioner Key made a motion to adopt the 2021 Calendar as proposed. Commissioner Watts offered a second and the calendar was adopted unanimously.

9. Staff Report

a. October Performance Report

Mrs. Hodges gave updates on the North Augusta Development Code Rewrite project and focus group meetings and steering committee debriefing. There has been an influx of final plat applications. Staff is working on an annual report for the end of the year. The Martintown Road transportation study is nearing completion. The design for the Knobcone Sidewalk project continues.

10. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 8:40 p.m.

Respectfully Submitted,



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

Project Staff Report

MW20-008 Walnut Grove Sec. 13, Block Length

Prepared by: Libby Hodges

Meeting Date: December 17, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Walnut Grove Section 13
Applicant	Metro Homesites, LLC
Engineer	Luke Martin, PE
Address/Location	Terminus of Mill Stone Way & W. Five Notch Road
Parcel Number	127-00-01-001
Total Development Size	± 70.6 ac
Existing Zoning	PD, Planned Development
Proposed Use	Single-Family Residential
Units	94 detached single family homes, 50 attached townhomes
Overlay	N/A
Waivers Requested	NADC §14.4, Street Types and Design, Table 14-2, Block Length

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 provided.

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 December 10, 2020.

SECTION 4: SITE HISTORY

The subject property was annexed on November 3, 1986 by ordinance No. 86-06. This annexation ordinance changed the corporate limits of the City of North Augusta to include ±542.67 acres of land owned by the Brandenburg family. Zoning for the properties annexed was established at that time. The proposed ±70.3 acre section was zoned PD-R: Planned Development-Residential with an average overall density of 4 dwelling units per acre at the time of annexation. The concept plan was reviewed by the Planning Commission on July 16, 2020. This review was non-binding.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	PD, Planned Development
North	Residential	Low Density Residential/Institutional, Government and Public Facilities	GD, General Agriculture (Edgefield Co.)
South	Single Family Detached Residential	Low Density Residential	PD, Planned Development/ Aiken County
East	Single-Family Residential	Low Density Residential	PD, Planned Development/ Aiken County
West	Single Family Detached Residential	Outside FLU area	GD, General Agriculture (Edgefield Co.)D,

Access – The site currently has access from W. Five Notch Rd. and a road stub out at the end of Mill Stone Ln. in Walnut Grove Phase 12.

Topography – The subject site has variable topography, with some flatter areas and several moderate slopes towards an existing pond in the SW portion of the property. The property does have an apparent stream on site, but would need to be properly delineated.

Utilities – Water and wastewater connections would have to be brought in from neighboring developments.

Floodplain – The subject property is located in an area of minimal flood hazard.

Drainage Basin – The proposed development is located in the Fox Creek Drainage Basin. The basin is located at the edge of the City near the Edgefield County line. Most of the area falls outside the City limits. It is effective at transporting stormwater during light and heavy storm events. Current development along Gregory Lake Road has potential to impact Fox Creek. The Fox Creek basin currently has an overall Good water quality assessment rating but the City continues to monitor the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant is requesting a waiver for the following sections of the Development Code:

Table 14-2 provides the Street Design Criteria for the width and design of all new streets designated on a subdivision (preliminary plat) per NADC 14.4.1. Table 14-2 requires a block length no longer than 500' for Local, Small Streets, and 650' for Local, Street.

Phases 1 and 2 will exceed the allowed block length by approximately 350' on the extension of Mill Stone Way and ~1050' along RD-01. Phase 3 will exceed the required lengths by approximately 950'.

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 standards and is, therefore, forwarded to the Planning Commission for review.

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

TABLE 14-2 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.

The Planning Commission shall review this application based on the following criteria. Applicant responses and staff commentary are provided in *italics*.

- 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 block length would not conflict with the goals and policies of the Comprehensive Plan because the unique topography of the site and preservation of existing natural areas.

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. Strategies in section 7.2 encourages connectivity between neighborhoods within the existing street network and minimizing the use of cul-de-sacs. Section 8.3 encourages preservation and expansion of the tree canopy. Section 8.4 encourages protection of the Savannah River and other natural resources, such as streams and/or other environmentally sensitive areas.

Section 14.2.2 of the Development Code also states the following:

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 appears to preserve an existing pond and drainage-ways between the sections of the developed 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 standard block length is not able to be met due to topographical and environmental concerns on the property.

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 an adjacent property line for Phases 1 & 2; this plan proposes to extend that road. The road at Phase 3 is a new road connecting to W. Five Notch Road.

- 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 constructing the block length to the code standard would fail to protect the natural area surrounding the developed area. The applicant proposes a walking trail to connect the two developments.

Staff notes the provision of the walking trail; it is unclear how this will connect with the larger context of the Greenway or other high-priority bicycle or pedestrian facilities. Future connection to W. Five Notch may be desirable. The portion of Walnut Grove Subdivision along Walnut Drive has access to a Greenway connector path. Current plans to show a connection to this path internal to the property.

- 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 burden would outweigh 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 topography on the site and drainage paths make it difficult to develop roads to City standards.

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.

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 waiver with conditions. However, staff recognizes that this should not set a precedent for development that should provide connectivity, especially for developments that provided stubs in the past. Suggested 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 applications.
- 2) The path connecting the three phases should be developed to the standard and width of the Greenway. A connection to W. Five Notch Road should be provided either along the roadways or along an alternate path. Access should be provided to the existing path in Walnut Grove.
- 3) Screening planting should be provided along the Walker property behind Phase 3. Planting should be evergreen and/or provide year-round screening within five years of planting. The Planning Director will provide a final approval of materials.
- 4) 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.
- 5) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

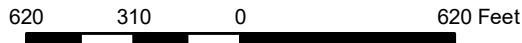
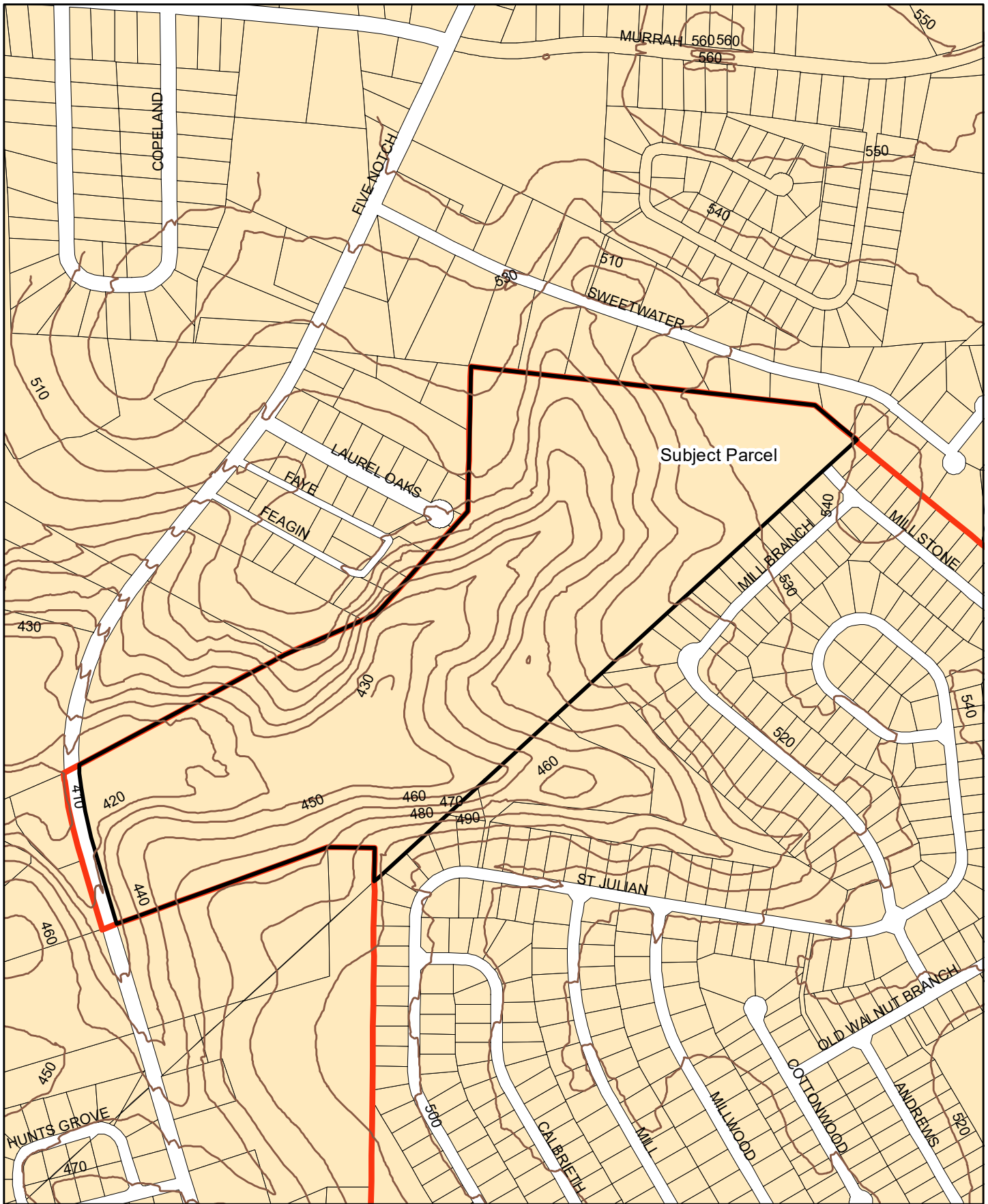
SECTION 8: ATTACHMENTS

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 Mark Gilliam, Metro Homesites, LLC mgilliam@buildkeystone.com

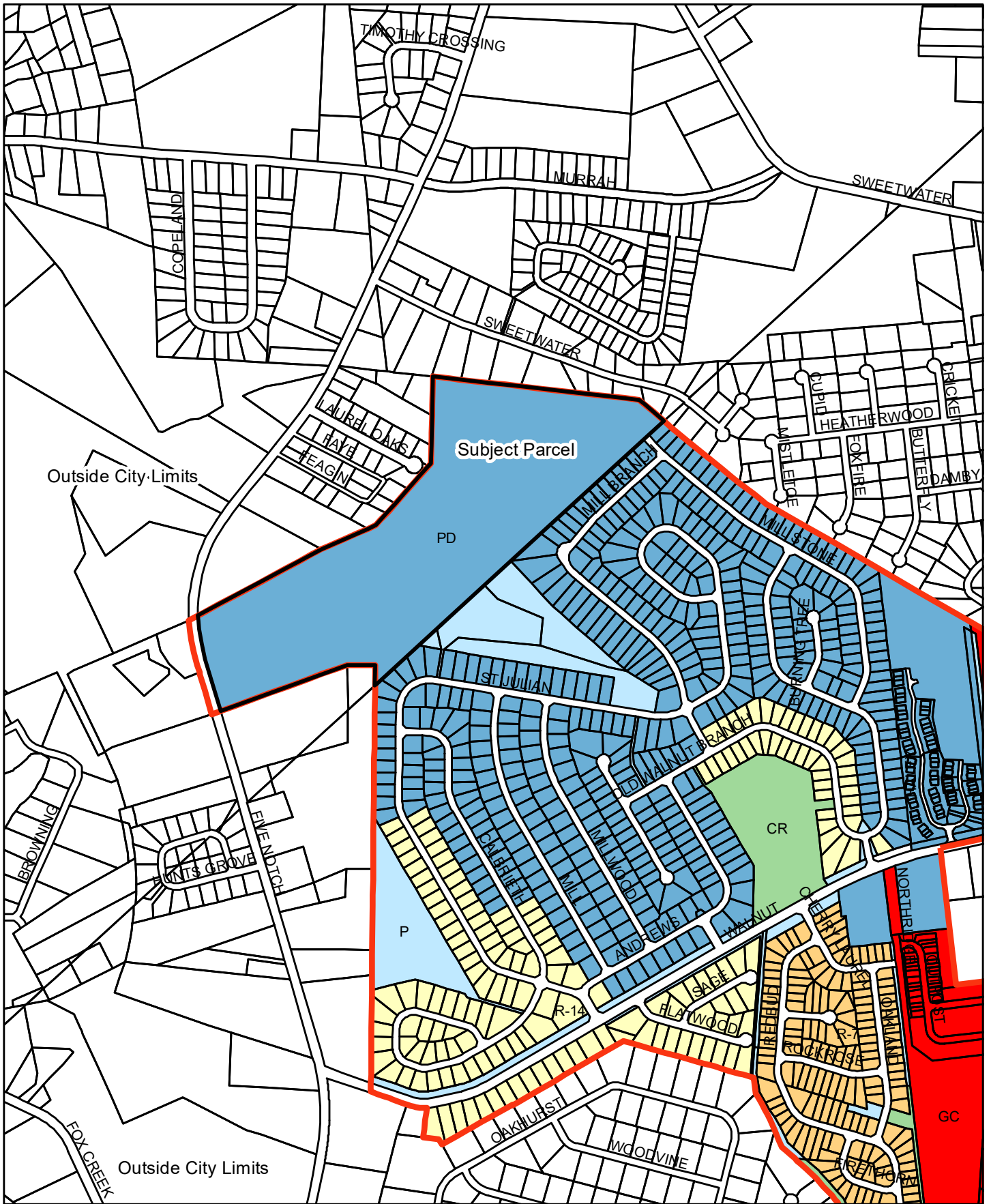
Luke Martin, PE, Southern Partners, Inc. lmartin@southernpartners.net



Topography Map
 Application MW20-008
 Walnut Grove Sec. 13 and Townhomes
 TPN 127-00-01-001

Date: 12/7/2020





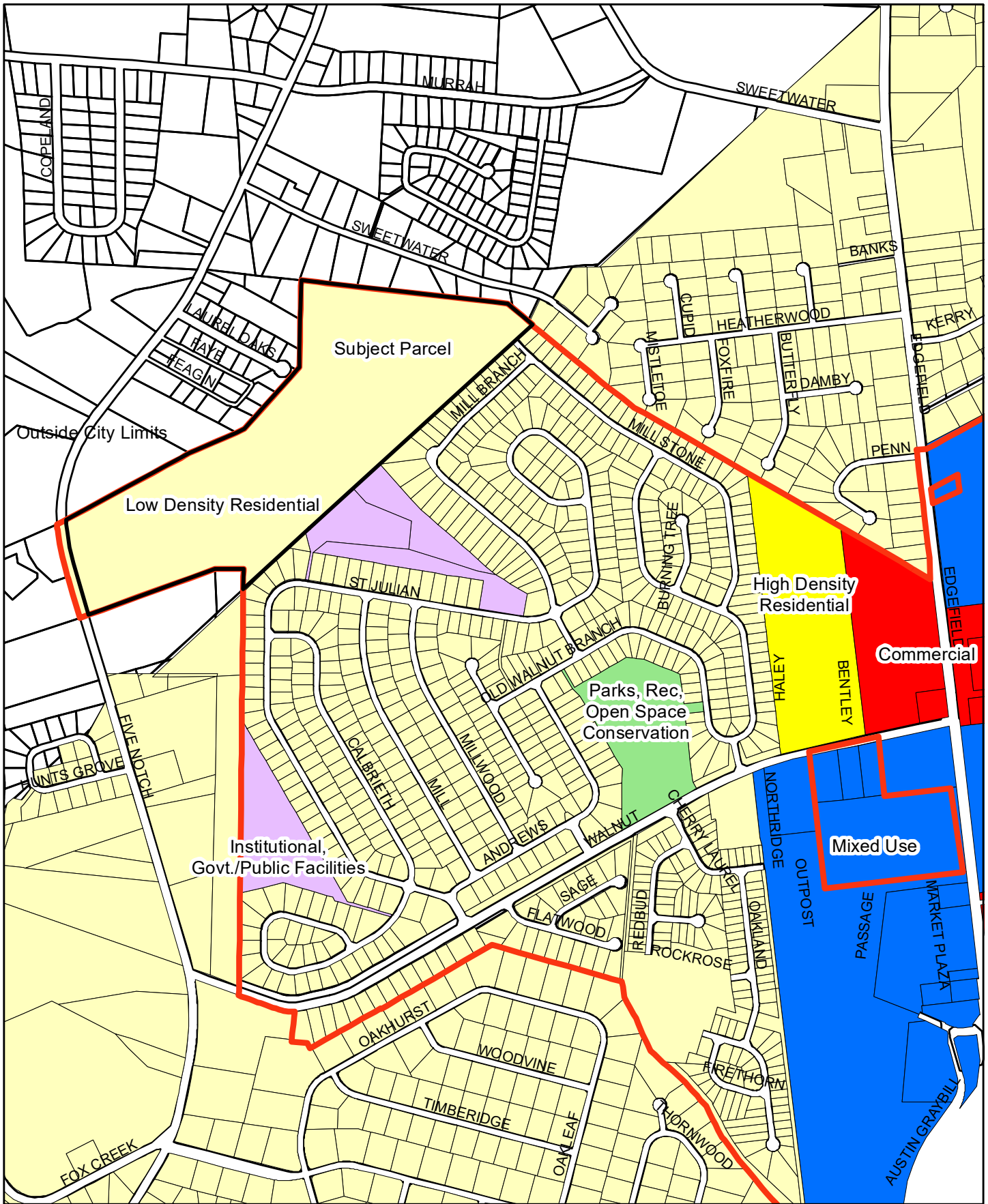
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Zoning Map
Application MW20-008
Walnut Grove Sec. 13 and Townhomes
TPN 127-00-01-001

Date: 12/7/2020





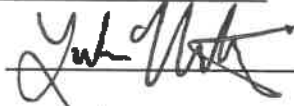
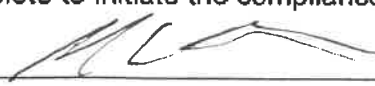
Application for Development Approval

Please type or print all information



Staff Use

Application Number MW20-008 Date Received 11/6/2020
Review Fee \$50 Date Paid 11

1. Project Name Walnut Grove, Section 13
Project Address/Location At the end of Mill Stone Lane.
Total Project Acreage 70.6 Current Zoning PD
Tax Parcel Number(s) 127-00-01-001
2. Applicant/Owner Name Metro Homesites, LLC Applicant Phone 706-855-1099
Mailing Address 924 Stevens Creek Rd
City Augusta ST GA Zip 30909 Email mgilliam@buildkeystone.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 Luke Martin, P.E. License No. 38084
Firm Name Southern Partners, Inc. Firm Phone 706-855-6000
Firm Mailing Address 1233 Augusta West Parkway
City Augusta ST GA Zip 30909 Email lmartin@southernpartners.net
Signature  Date 11-06-2020
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.  11-6-2020
Applicant or Designated Agent Signature Date
MARC GILLIAM
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 MW20-008 Date Received 11/6/2020

1. **Project Name** Walnut Grove, Section 13

Project Address/Location At the end of Mill Stone Lane.

Project Parcel Number(s) 127-00-01-001

2. **Property Owner Name** Metro Homesites, LLC **Owner Phone** 706-855-1099

Mailing Address 924 Stevens Creek Rd

City Augusta **ST** GA **Zip** 30909 **Email** mgilliam@buildkeystone.com

3. **Designated Agent** Luke Martin, P.E.

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** lmartin@southernpartners.net

Agent's Signature  **Date** 11-06-2020

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


Owner Signature

11-6-2020
Date

5. Sworn and subscribed to before me on this 6th day of November, 2020.


Notary Public

Commission Expires 02/21/2021
Commission Expires





SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

1233 Augusta West Parkway

Augusta, Georgia 30909

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

engineering@southerpartners.net

Block Length Waiver

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

From: Luke Martin, PE – Southern Partners, Inc.
Project Designated Agent

Date: 11/06/2020

RE: Walnut Grove, Section 13

Waiver requested from the Block Length Requirements on the proposed property. The project is the last section of an overall PD. The access to the property is from two roads on opposite sides of the property; however, because of the unusual topography of the property, including an existing wet pond in its center, and large drainage paths, it is infeasible to connect them. Because of this, the roadways will not meet the block length requirement as defined in 14-2. The proposed block lengths are 1700' and 1450'.

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. **This site has unique topography and existing features that makes it very difficult to develop. While it would be possible to adhere to the block length requirement by removing the cul-de-sacs and connecting the townhome development to the single family development, this would require the destruction of a natural drainage feature, which would be in opposition to the overall goals of the comprehensive plan. Because of this, the proposed design using the cul-de-sacs was found to be more in line with the overall goals of the plan than the alternative.**

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 requirement could be met by making a close instead of utilizing cul-de-sacs. However, this would require crossing and filling multiple large draws, which would have negative environmental impacts on the area.**

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 use cul-de-sacs at the ends of the roads rather than connect them, and to protect the natural drainage ways on the property, and to provide walking path access to the development so that the development is more interconnected with the rest of the subdivision by foot.**

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 of placing roads over draws, including filling and rerouting established water drainage paths to go under or around new roads, outweighs the purpose of the length requirement 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 topography in which it is essentially split by the**



SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

1233 Augusta West Parkway

Augusta, Georgia 30909

Phone: (706) 835-6000 Fax: (706) 869-9847

engineering@southernpartners.net

existing pond and the well-defined drainage paths going toward it and from it. It would be impractical to attempt to develop across such drainage paths, which is why the property has been divided as it has been.

WALNUT GROVE SECTION 13
PROJECT LOCATED WITHIN NORTH AUGUSTA, Aiken COUNTY, SC

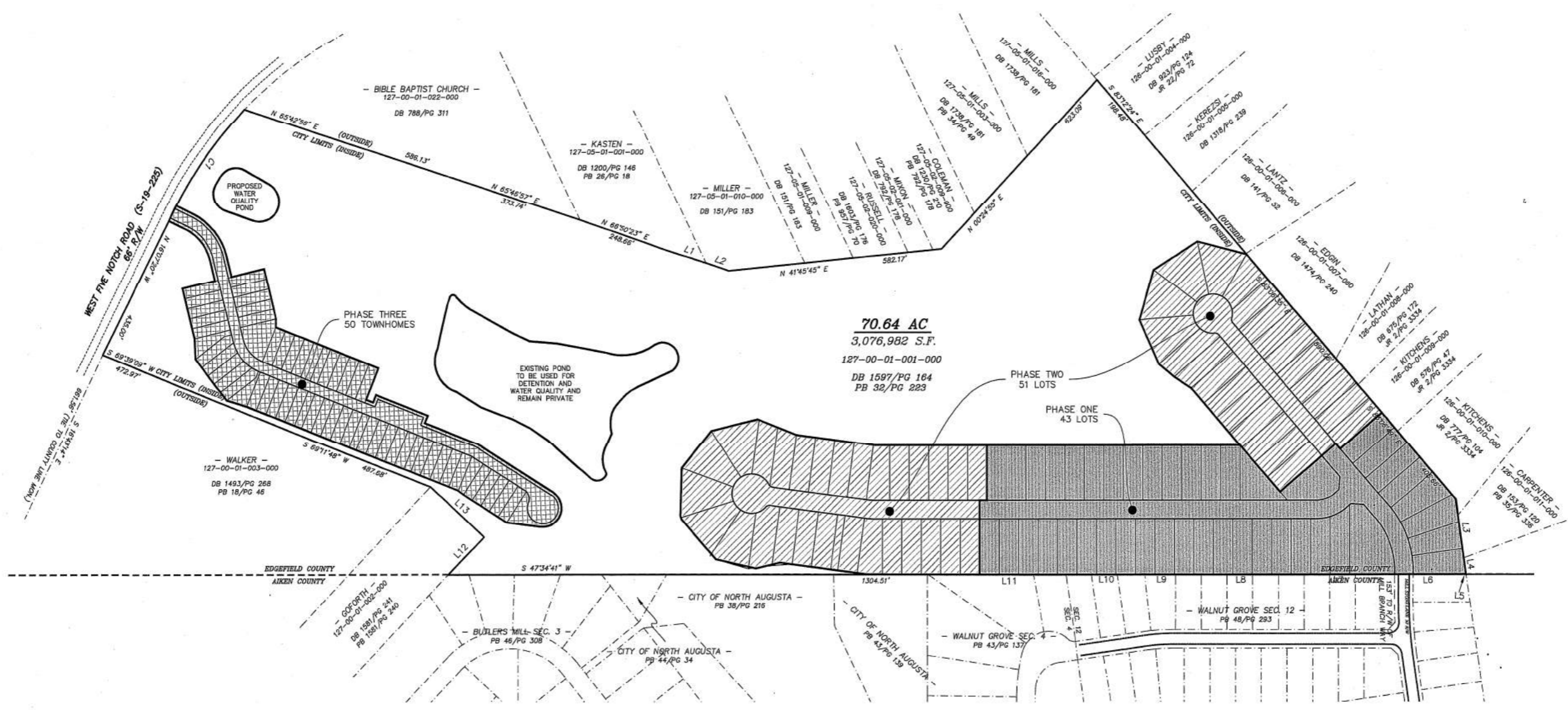
DEVELOPER / CONTACT
METRO HOMESITES LLC
824 STEVENS CREEK RD
AUGUSTA, GA 30609
(706) 855-1000 ATE: MARK OLLAM

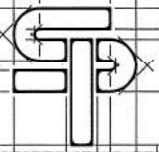
PROJECT DATA

SECTION ACRES	70.64
SECTION LOTS	SINGLE FAMILY: 94
	TOWNHOMES: 50
	TOTAL: 144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS:	
MIN. LOT SIZE	7,679 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,000 SF
SETBACKS MIN./SIDE/REAR	30' / 5' / 20'
TAX MAP / PARCEL #	127 00 01 001
CURRENT ZONING	PD

SHEET INDEX

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



WALNUT GROVE SECTION 13
 PROJECT DESCRIPTION: WYNN NORTH, AUGUSTA, WYNN COUNTY, SC
 PROJECT LOCATED: WYNN NORTH, AUGUSTA, WYNN COUNTY, SC

DEVELOPER / CONTACT
METRO HOMESITES LLC
 824 STEVENS CREEK RD
 AUGUSTA, GA 30909
 (706) 855-1999 ATTN: MARK GILMAN

PROJECT DATA

SECTION ACRES	70.64
SECTION LOTS	SINGLE FAMILY: 94
	TOWNHOMES: 50
	TOTAL: 144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS:	
MIN. LOT SIZE	7,879 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,600 SF
SETBACKS (FRONT/REAR/SIDE/REAR 30'/5'/20')	
TAX MAP / PARCEL #	127 00 01 001
CURRENT ZONING	PD

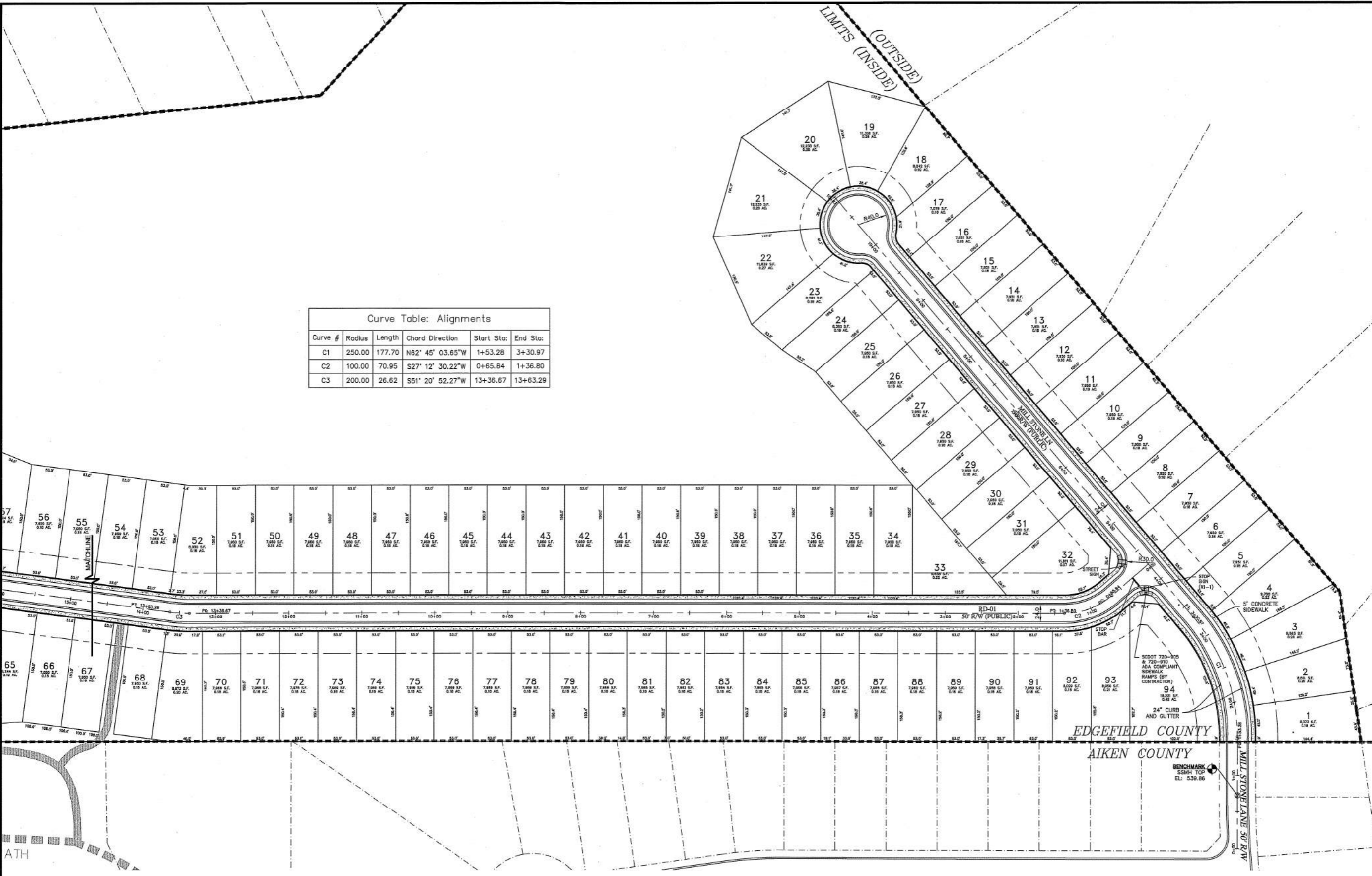
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S.P. No. 20-28492
 DATE: 11-09-2020
 DESIGN: LBM REVISION: PRC

Curve Table: Alignments

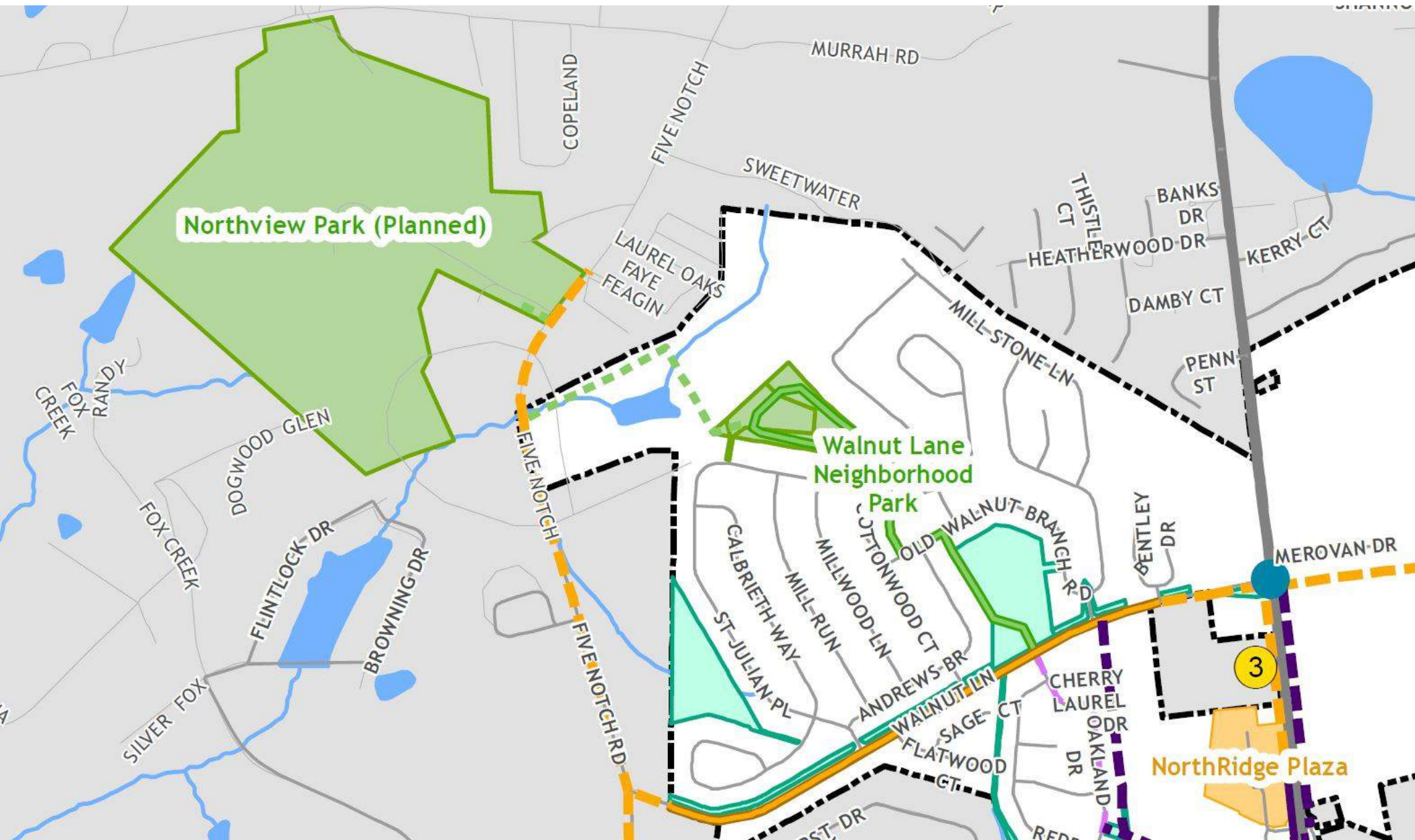
Curve #	Radius	Length	Chord Direction	Start Sta.	End Sta.
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C2	100.00	70.95	S27° 12' 30.22"W	0+65.84	1+36.80
C3	200.00	26.62	S51° 20' 52.27"W	13+36.67	13+63.29



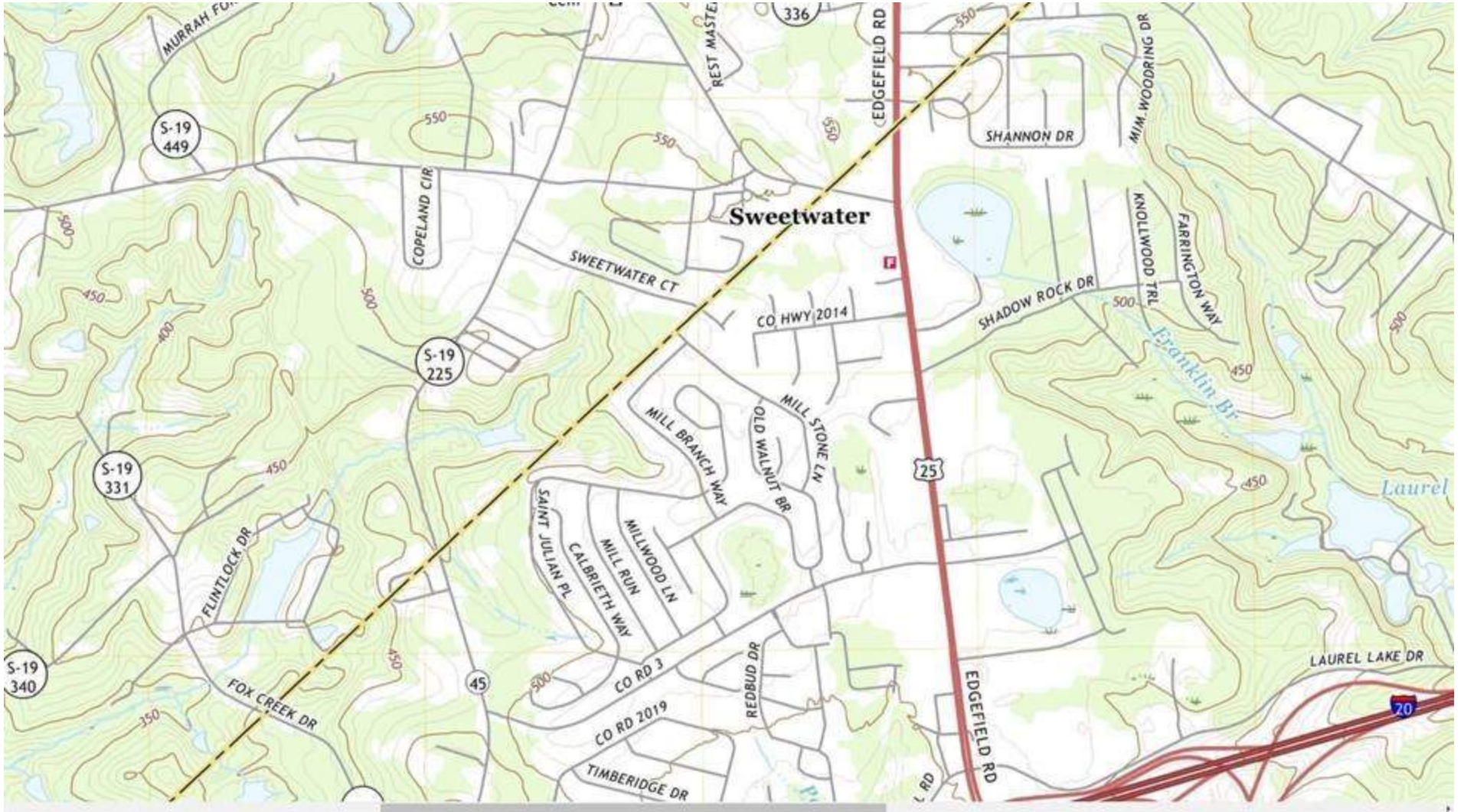
NO.	DATE	REVISION	BY
11-09-20		SUBMITTED FOR GOVERNMENT REVIEW	LBM

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North Augusta Greenway Master Plan



Department of Planning and Development



Project Staff Report

MW20-010 Walnut Grove Sec. 13, Connectivity Ratio

Prepared by: Libby Hodges

Meeting Date: December 17, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Walnut Grove Section 13
Applicant	Metro Homesites, LLC
Engineer	Luke Martin, PE
Address/Location	Terminus of Mill Stone Way & W. Five Notch Road
Parcel Number	127-00-01-001
Total Development Size	± 70.6 ac
Existing Zoning	PD, Planned Development
Proposed Use	Single-Family Residential
Units	94 detached single family homes, 50 attached townhomes
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 provided.

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 December 10, 2020.

SECTION 4: SITE HISTORY

The subject property was annexed on November 3, 1986 by ordinance No. 86-06. This annexation ordinance changed the corporate limits of the City of North Augusta to include ±542.67 acres of land owned by the Brandenburg family. Zoning for the properties annexed was established at that time. The proposed ±70.3 acre section was zoned PD-R: Planned Development-Residential with an average overall density of 4 dwelling units per acre at the time of annexation. The concept plan was reviewed by the Planning Commission on July 16, 2020. This review was non-binding.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	PD, Planned Development
North	Residential	Low Density Residential/Institutional, Government and Public Facilities	GD, General Agriculture (Edgefield Co.)
South	Single Family Detached Residential	Low Density Residential	PD, Planned Development/ Aiken County
East	Single-Family Residential	Low Density Residential	PD, Planned Development/ Aiken County
West	Single Family Detached Residential	Outside FLU area	GD, General Agriculture (Edgefield Co.)D,

Access – The site currently has access from W. Five Notch Rd. and a road stub out at the end of Mill Stone Ln. in Walnut Grove Phase 12.

Topography – The subject site has variable topography, with some flatter areas and several moderate slopes towards an existing pond in the SW portion of the property. The property does have an apparent stream on site, but would need to be properly delineated.

Utilities – Water and wastewater connections would have to be brought in from neighboring developments.

Floodplain – The subject property is located in an area of minimal flood hazard.

Drainage Basin – The proposed development is located in the Fox Creek Drainage Basin. The basin is located at the edge of the City near the Edgefield County line. Most of the area falls outside the City limits. It is effective at transporting stormwater during light and heavy storm events. Current development along Gregory Lake Road has potential to impact Fox Creek. The Fox Creek basin currently has an overall Good water quality assessment rating but the City continues to monitor the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant is requesting a waiver for the following sections of the Development Code:

NADC Section 14.19.1, Connectivity Ratio, Internal Connectivity. All subdivisions are required to provide a connectivity ratio of at least 1.4.

The applicant proposes a one access subdivision with two cul-de-sacs in Walnut Grove Section 13 and a one access subdivision with a cul-de-sac in the Walnut Grove townhomes portion of the development. The ratio of the single-family detached project (Phase 1 & 2) at this time is 1.0 (3 nodes and 3 links). The ratio of the townhouse project (Phase 3) at this time is 0.5 (2 nodes and 1 link).

The Development Code provides another avenue for “Small Subdivision Connectivity” in Section 14.19.3, however, these plans do not qualify under this section. The waiver is being forwarded to the Planning Commission to waive the entire required internal connectivity ratio per Section 14.19.

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 standards and is, therefore, forwarded to the Planning Commission for review.

The applicable standards for Internal Connectivity in the Development Code are as follows:

14.19 INTERNAL CONNECTIVITY

14.19.1 Connectivity Ratio

All streets within a proposed single-family residential subdivision shall achieve a connectivity ratio of not less than the amount designated in this section. For purposes of this section, “connectivity ratio” is the number of street links divided by the number of nodes. A “link” is each portion of a street defined by a node at both ends or at one end. A “node” is the intersection of two (2) or more streets, a close or cul-de-sac head or a dead-end. Connections with existing streets and stubouts for future street connections to adjacent properties shall not be considered nodes. This section shall not apply to a Conservation Subdivision.

TABLE 14-8 REQUIRED CONNECTIVITY RATIO

A		B
Type of Subdivision		Ratio
1.	Traditional Neighborhood Development	1.8
2.	Conservation Subdivision	Not applicable
3.	All other Subdivisions	1.4

The Planning Commission shall review this application based on the following criteria. Applicant responses and staff commentary are provided in *italics*.

- 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.

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. Strategies in section 7.2 encourages connectivity between neighborhoods within the existing street network and minimizing the use of cul-de-sacs. Section 8.3 encourages preservation and expansion of the tree canopy. Section 8.4 encourages protection of the Savannah River and other natural resources, such as streams and/or other environmentally sensitive areas.

Section 14.2.2 of the Development Code also states the following:

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 appears to preserve an existing pond and drainage-ways between the sections of the developed 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.

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 one proposed street connects to an existing stub out for Phases 1 & 2. The road at Phase 3 is a new road connecting to W. Five Notch Road. No other stub outs or connections are proposed.

- 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 Development Code.

Staff notes the provision of the walking trail; it is unclear how this will connect with the larger context of the Greenway or other high-priority bicycle or pedestrian facilities. Future connection to W. Five Notch may be desirable. The portion of Walnut Grove Subdivision along Walnut Drive has access to a Greenway connector path. Current plans to show a connection to this path internal to the property.

- 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 sensitive areas.

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. Staff notes that the proposed configuration appears to preserve an existing pond and drainage-ways between the sections of the developed 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) Previous conditions of MW20-008 should be adhered to for the entirety of the project.
- 2) The waiver 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. Maps – See attachments for MW20-008 Walnut Grove Sec. 13, Block Length Waiver
2. 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 Mark Gilliam, Metro Homesites, LLC mgilliam@buildkeystone.com

Luke Martin, PE, Southern Partners, Inc. lmartin@southernpartners.net

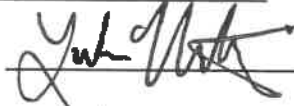
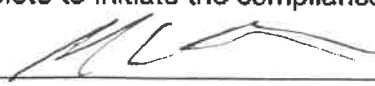
Application for Development Approval

Please type or print all information



Staff Use

Application Number MW20-008 Date Received 11/6/2020
Review Fee \$50 Date Paid 11

1. Project Name Walnut Grove, Section 13
Project Address/Location At the end of Mill Stone Lane.
Total Project Acreage 70.6 Current Zoning PD
Tax Parcel Number(s) 127-00-01-001
2. Applicant/Owner Name Metro Homesites, LLC Applicant Phone 706-855-1099
Mailing Address 924 Stevens Creek Rd
City Augusta ST GA Zip 30909 Email mgilliam@buildkeystone.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 Luke Martin, P.E. License No. 38084
Firm Name Southern Partners, Inc. Firm Phone 706-855-6000
Firm Mailing Address 1233 Augusta West Parkway
City Augusta ST GA Zip 30909 Email lmartin@southernpartners.net
Signature  Date 11-06-2020
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.  11-6-2020
Applicant or Designated Agent Signature Date
MARC GILLIAM
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 MW20-008 Date Received 11/6/2020

1. **Project Name** Walnut Grove, Section 13

Project Address/Location At the end of Mill Stone Lane.

Project Parcel Number(s) 127-00-01-001

2. **Property Owner Name** Metro Homesites, LLC **Owner Phone** 706-855-1099

Mailing Address 924 Stevens Creek Rd

City Augusta **ST** GA **Zip** 30909 **Email** mgilliam@buildkeystone.com

3. **Designated Agent** Luke Martin, P.E.

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** lmartin@southernpartners.net

Agent's Signature  **Date** 11-06-2020

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

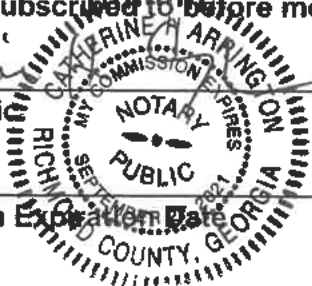

Owner Signature

11-6-2020
Date

5. Sworn and subscribed to before me on this 6th day of November, 2020.


Notary Public

Commission Expires 02/21/2021
Commission Expires





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: Luke Martin, PE – Southern Partners, Inc.
Project Designated Agent

Date: 11/06/2020

RE: Walnut Grove, Section 13

Waiver requested from the Connectivity Ratio Requirements on the proposed property. The project is the last section of an overall PD. The access to the property is from two roads on opposite sides of the property; however, because of the unusual topography of the property, including an existing wet pond in its center, and large drainage paths, it is infeasible to connect them. Because of this, the roadways will not meet the connectivity ratio as defined in 14.17.1. The ratio of the project is 1.0 (4 nodes and 4 links).

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 is 1.0. However, the entire Walnut Grove subdivision (including this development) has a connectivity of 1.4. Additionally, this development, while not granting the required vehicular connectivity, will provide increased walking connectivity through proposed trails that will connect to existing trails in other sections of the subdivision. Granting this waiver will not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard since the ratio met for the entire subdivision, and other forms of connectivity will be provided.**

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 require crossing and filling multiple large draws, which would have negative environmental impacts on the area.**

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 use cul-de-sacs at the ends of the roads rather than connect them, and to protect the natural drainage ways on the property, and to provide walking path access to the development so that the development is more interconnected with the rest of the subdivision by foot.**

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 of placing roads over draws, including filling and rerouting established water drainage paths to go under or around new roads, outweighs the purpose of the ratio not being met.**



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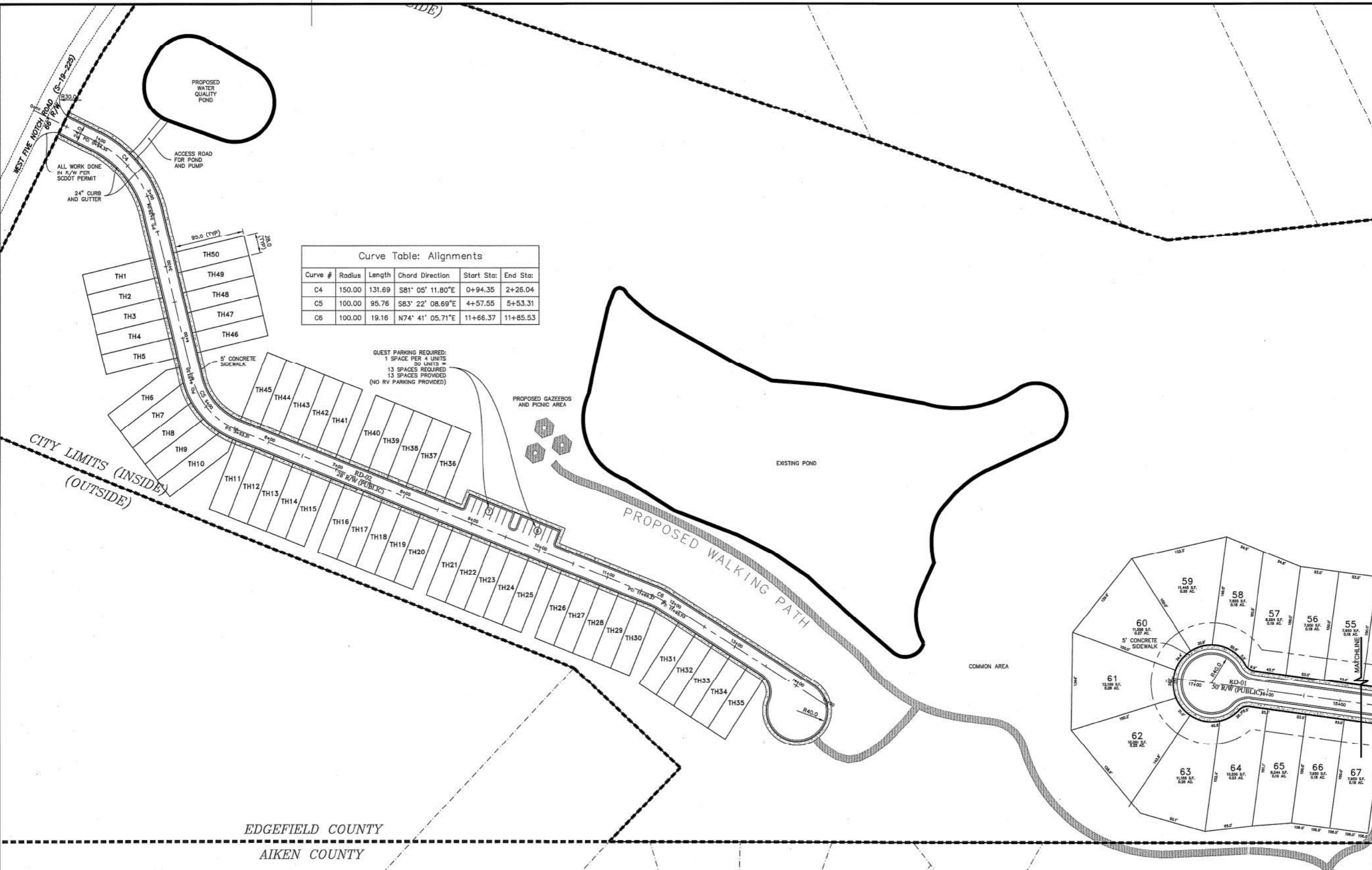
1233 Augusta West Parkway

Augusta, Georgia 30909

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

engineering@southernpartners.net

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 topography in which it is essentially split by the existing pond and the well-defined drainage paths going toward it and from it. It would be impractical to attempt to develop across such drainage paths, which is why the property has been divided as it has been.**



Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Sta:	End Sta:
C4	150.00	131.69	S81° 05' 11.80"E	0+94.35	2+26.04
C5	100.00	95.76	S83° 22' 08.69"E	4+57.55	5+53.31
C6	100.00	19.16	N74° 41' 05.71"E	11+66.37	11+85.53

GUEST PARKING REQUIRED:
 1 SPACE PER 4 UNITS
 50 UNITS =
 13 SPACES REQUIRED
 13 SPACES PROVIDED
 (NO RV PARKING PROVIDED)



WALNUT GROVE SECTION 13
 PROJECT DESCRIPTION
 PROJECT LOCATED WITHIN NORTH AUGUSTA, AIKEN COUNTY, SC

DEVELOPER / CONTACT
METRO HOMESITES LLC
 924 STEVENS CREEK RD
 AUGUSTA, GA 30909
 (706) 855-1099 ATR WARRILLAM

PROJECT DATA

SECTION ACRES	70.64
SECTION LOTS	94
SINGLE FAMILY	94
TOWNHOMES	50
TOTAL	144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS:	
MIN. LOT SIZE	7,879 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,600 SF
SETBACKS: MFL/SIDE/REAR 30'/5'/20'	
TAX MAP / PARCEL #	127.00.01.001
CURRENT ZONING	PD

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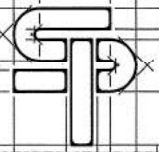
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 DATE: 11-09-2020
 DESIGN: LHM REVIEW: PFG

NO.	DATE	REVISION	BY
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SOUTHERN PARTNERS INC.
 ENGINEERING - SURVEYING
 LAND PLANNING
 1233 AUGUSTA WEST PARKWAY
 AUGUSTA, GEORGIA 30909
 (706) 855-6000
 engineering@southernpartners.net



WALNUT GROVE SECTION 13
 PROJECT DESCRIPTION: WPA# NORTH AUGUSTA, Aiken County, SC
 PROJECT LOCATED: WPA# NORTH AUGUSTA, Aiken County, SC

DEVELOPER / CONTACT
METRO HOMESITES LLC
 824 STEVENS CREEK RD
 AUGUSTA, GA 30909
 (706) 855-1999 ATTN: MARK GILMAN

PROJECT DATA

SECTION ACRES	70.64
SECTION LOTS	SINGLE FAMILY: 94
	TOWNHOMES: 50
	TOTAL: 144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS:	
MIN. LOT SIZE	7,879 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,600 SF
SETBACKS (FRONT/REAR/SIDE/REAR 30'/5'/20')	
TAX MAP / PARCEL #	127 00 01 001
CURRENT ZONING	PD

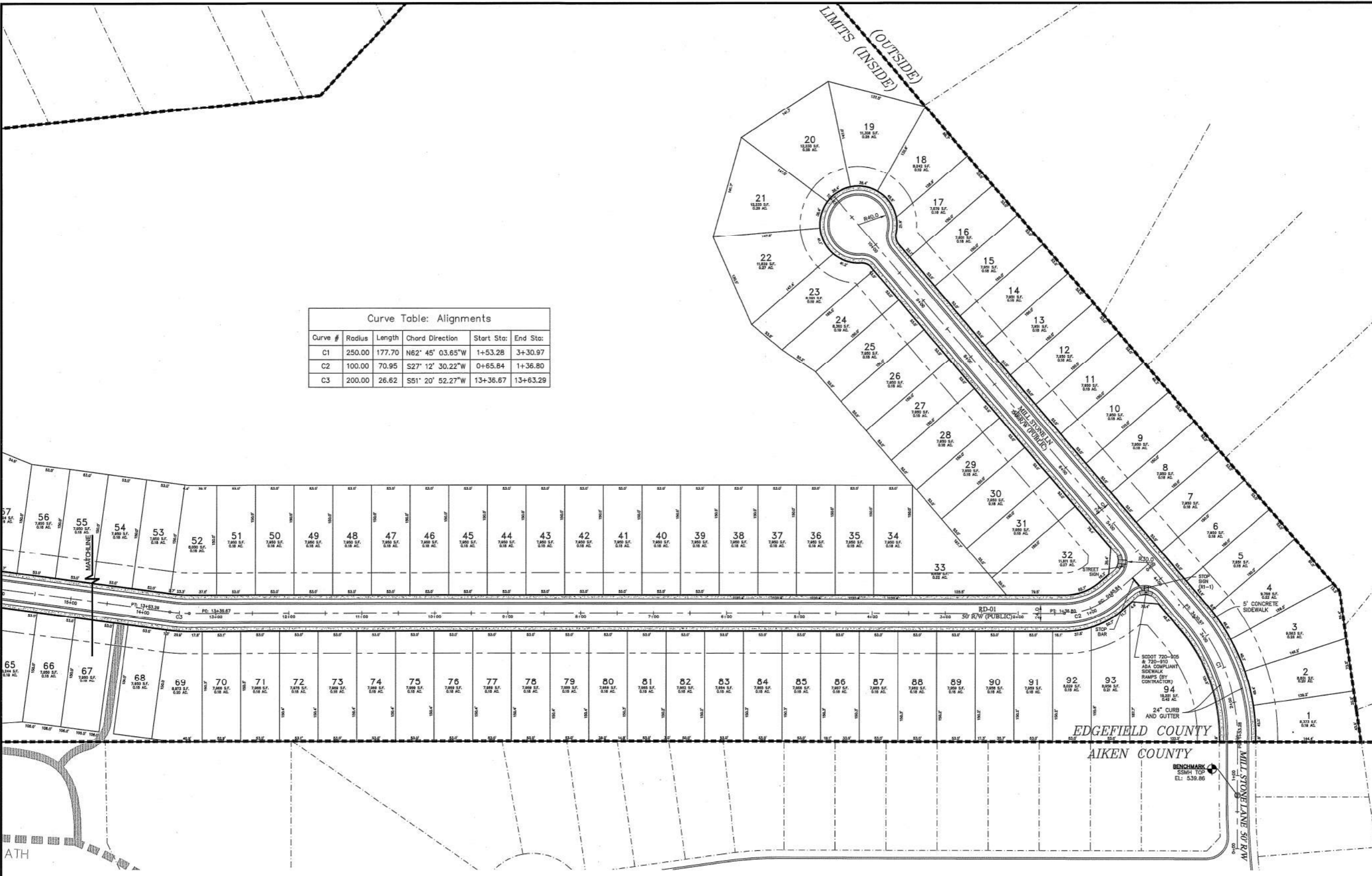
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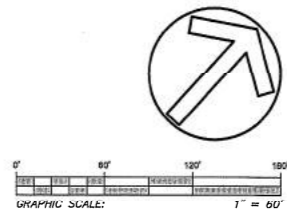
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 REVIEWED: PFG
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Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Sta.	End Sta.
C1	250.00	177.70	N62° 45' 03.65"W	1+53.28	3+30.97
C2	100.00	70.95	S27° 12' 30.22"W	0+65.84	1+36.80
C3	200.00	26.62	S51° 20' 52.27"W	13+36.67	13+63.29



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Department of Planning and Development



Project Staff Report

Major Subdivision (Preliminary Plat)

PP20-008 Walnut Grove Section 13 and Townhomes

Prepared by: Kuleigh Baker

Meeting Date: December 17, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Walnut Grove Phase 13/Townhomes
Applicant	Keystone Homes, Inc.
Address/Location	Extension of Mill Stone Ln. and W. Five Notch Rd. in Edgefield County
Parcel Numbers	127-00-01-001
Total Development Size	±70.3
Zoning	PD, Planned Development
Overlay	NA
Traffic Impact Tier	3
Proposed Use	50 Townhouses/94 single-family residential
Density	2.04 DU/acre
Future Land Use	Low Density Residential

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.

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, or deny a major subdivision application. The decision of the Planning Commission provides the final approval of the 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 December 10, 2020.

SECTION 4: SITE HISTORY

The subject property was annexed on November 3, 1986 by ordinance No. 86-06. This annexation ordinance changed the corporate limits of the City of North Augusta to include ±542.67 acres of land owned by the Brandenburg family. Zoning for the properties annexed was established at that time. The proposed ±70.3 acre section was zoned PD-R: Planned Development-Residential with an average overall density of 4 dwelling units per acre at the time of annexation. The concept plan was reviewed by the Planning Commission on July 16, 2020. This review was non-binding.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	PD, Planned Development
North	Residential	Outside FLU Area	GD, General-Agricultural Development (Edgefield County)
South	Single-Family Detached Residential	Low Density Residential/Institutional, Government, and Public Facilities	PD, Planned Development
East	Single-Family Residential	Low Density Residential	PD, Planned Development/Aiken County
West	Single-Family Detached Residential	Outside FLU Area	GD, General-Agricultural Development (Edgefield County)

Access – The site currently has access from W. Five Notch Rd. and a road stub out at the end of Mill Stone Ln. in Walnut Grove Phase 12.

Topography – The subject site has variable topography, with some flatter areas and several moderate slopes towards an existing pond in the SW portion of the property. The property does have an apparent stream on site, but would need to be properly delineated.

Utilities – Water and wastewater connections would have to be brought in from neighboring developments.

Floodplain and Environmental Conditions – The subject property is located in an area of minimal flood hazard.

Drainage Basin – The proposed development is located in the Fox Creek Drainage Basin. The basin is located at the edge of the City near the Edgefield County line. Most of the area falls outside the City limits. It is effective at transporting stormwater during light and heavy storm events. Current development along Gregory Lake Road has potential to impact Fox Creek. The Fox Creek basin currently has an overall Good water quality assessment rating but the City continues to monitor the basin.

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;*

The applicant is proposing two areas of development with shared open space and recreation amenities on the subject property. Phases 1 & 2 would consist of 94 single-family detached dwellings as an extension of Walnut Grove off Mill Stone Ln. Phase 3 is for 50 townhomes that are accessed from W. Five Notch Rd. The proposed application is submitted as a single subdivision, but no road connection between the two housing types is proposed. A project narrative is included in the attachments.

Two variances have been submitted for review by the Planning Commission. These are cases MW20-008 and MW20-010.

Existing stub-outs are utilized to Walnut Grove. No other connections will serve Phase 3. Surrounding uses are well-developed subdivisions along the north side of the property and vacant or low-density residential uses to the southeast along W. Five Notch Road. Most of the property to the north and west of the property are outside the municipal limits in Edgefield County.

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

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 Beautiful Pond Park and Lovebird Lane. The names have been approved by Edgefield County 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 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 MW20-010 for review.

The maximum block length permitted on a local street is 650 feet. Table 14-2, Street Design Criteria. The proposed subdivision road layout exceeds the required block length. This will require approval of a waiver request to the Planning Commission. The developer has submitted application MW20-008 for review.

The development as shown appears to meet standards for Open Space. This is limited to natural areas, greenbelts, Greenways, greens, parks, playgrounds, rotaries, roundabouts and closes for subdivisions. The proposed open space includes 2,000 feet of pedestrian trails, gazebos, and picnic areas. The portion of the property not required to be disturbed to build the residential lots and infrastructure is to remain wooded. There are no public parks within 1000 feet of the development; however, the proposed trail creates a connection to the existing Greenway and Walnut Lane Neighborhood Park.

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 and ability to meet any conditions from those waivers.

Approval of this application will include approval of the road names Beautiful Pond Park and Lovebird Lane.

SECTION 8: ATTACHMENTS

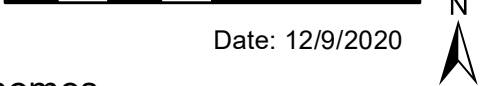
1. Site/Aerial Map
2. Topography Map
3. Current Zoning Map
4. Future Land Use Map
5. Application Documents
6. Site Plan
7. ANX86-005

cc. Mark Gilliam, Keystone Homes, Inc.; mgilliam@buildkeystone.com

Philip Green, Southern Partners, Inc.; pgreen@southernpartners.net

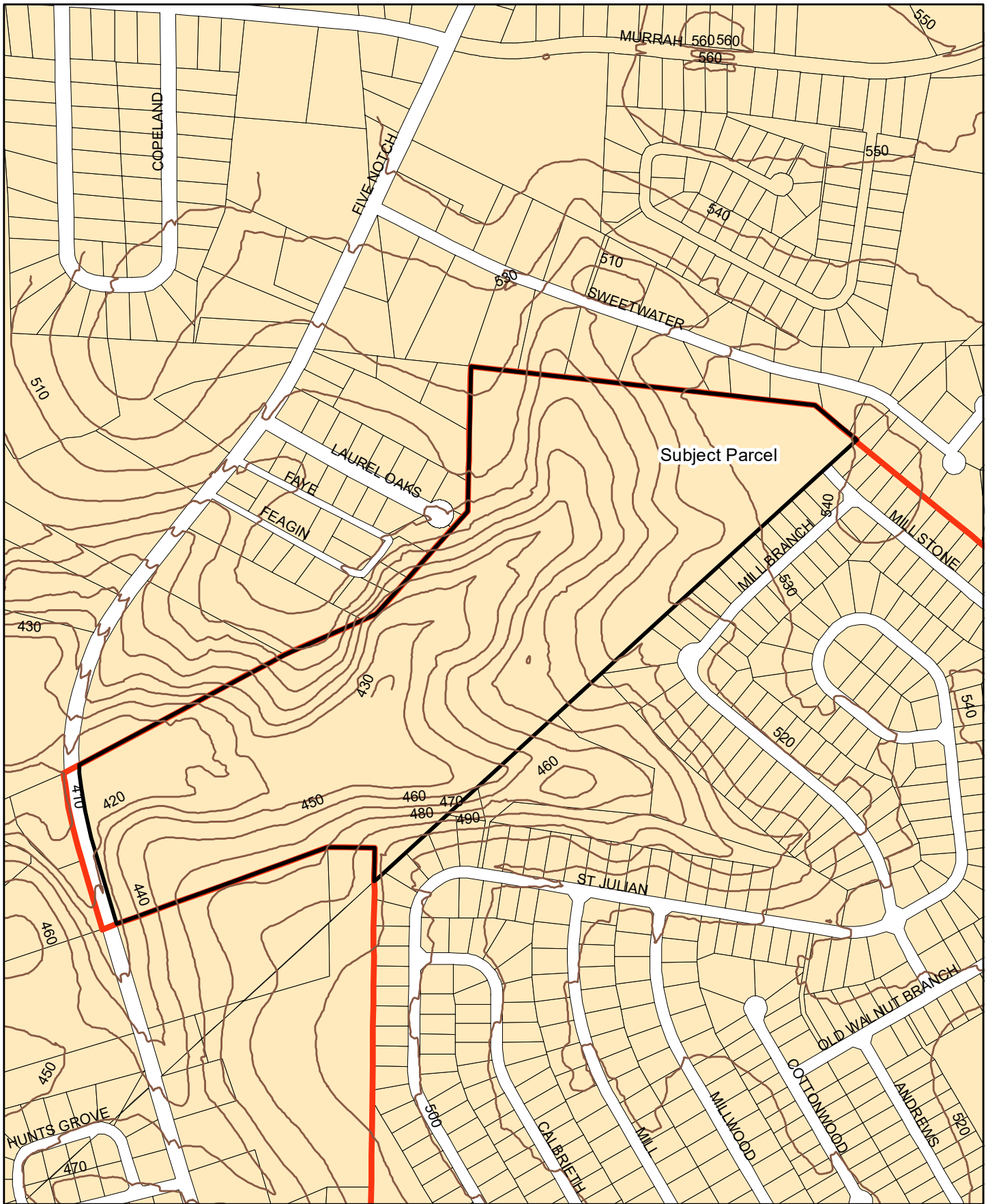


1,000 500 0 1,000 Feet



Aerial Map
Application PP20-008
Walnut Grove Sec. 13 and Townhomes
TPN 127-00-01-001

Date: 12/9/2020

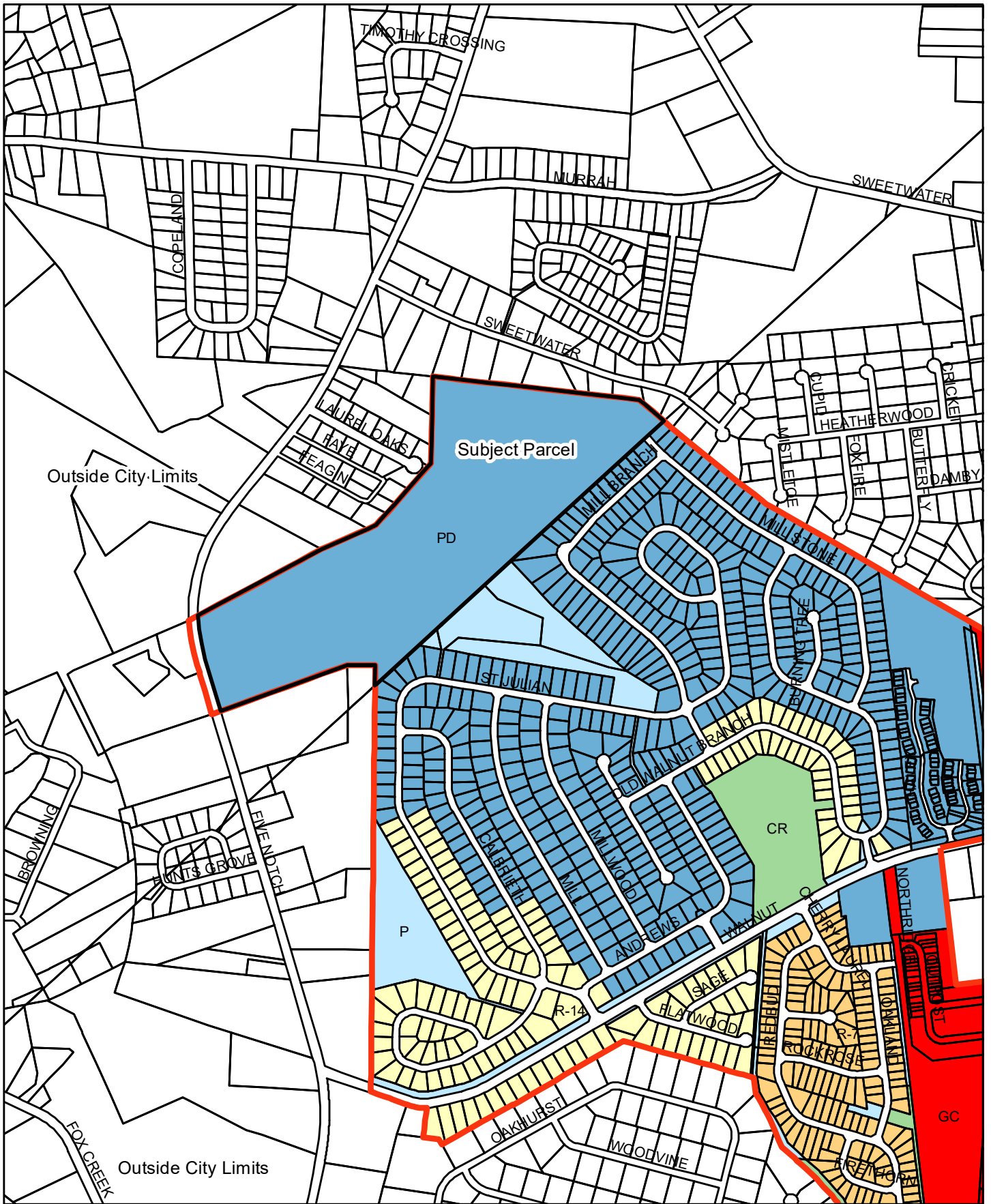


Topography Map
 Application PP20-008
 Walnut Grove Sec. 13 and Townhomes
 TPN 127-00-01-001

620 310 0 620 Feet

Date: 12/9/2020





Zoning Map
 Application PP20-008
 Walnut Grove Sec. 13 and Townhomes
 TPN 127-00-01-001

Date: 12/9/2020



Application for Development Approval

Please type or print all information



Staff Use

Application Number PP 20-008

Date Received 11/6/2020

Review Fee \$2000

Date Paid 11/6/2020

1. Project Name Walnut Grove, Section 13

Project Address/Location At the end of Mill Stone Lane.

Total Project Acreage 70.6 Current Zoning PD

Tax Parcel Number(s) 127-00-01-001

2. Applicant/Owner Name Metro Homesites, LLC Applicant Phone 706-855-1099

Mailing Address 924 Stevens Creek Rd

City Augusta ST GA Zip 30909 Email mgilliam@buildkeystone.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 Luke Martin, P.E. License No. 38084

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

Firm Mailing Address 1233 Augusta West Parkway

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

Signature  Date 11-06-2020

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.  11-6-2020
Applicant or Designated Agent Signature Date

MARC GILLIAM
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 PP20-008

Date Received 11/10/2020

1. **Project Name** Walnut Grove, Section 13

Project Address/Location At the end of Mill Stone Lane.

Project Parcel Number(s) 127-00-01-001

2. **Property Owner Name** Metro Homesites, LLC **Owner Phone** 706-855-1099

Mailing Address 924 Stevens Creek Rd

City Augusta **ST** GA **Zip** 30909 **Email** mgilliam@buildkeystone.com

3. **Designated Agent** Luke Martin, P.E.

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** lmartin@southernpartners.net

Agent's Signature  **Date** 11-06-2020

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

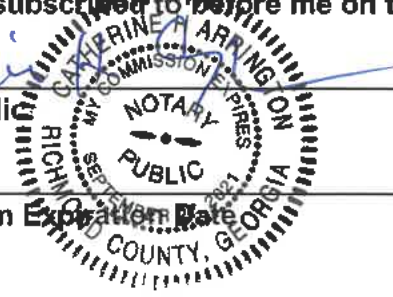

Owner Signature

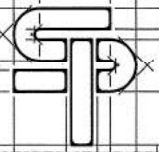
11-6-2020
Date

5. Sworn and subscribed to before me on this 6th day of November, 2020.


Notary Public

Commission Expires 11/11/2021





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



WALNUT GROVE SECTION 13
 PROJECT DESCRIPTION: WPA# NORTH AUGUSTA, Aiken County, SC
 PROJECT LOCATED: WPA# NORTH AUGUSTA, Aiken County, SC

DEVELOPER / CONTACT
METRO HOMESITES LLC
 824 STEVENS CREEK RD
 AUGUSTA, GA 30909
 (706) 855-1999 ATTN: MARK GILMAN

PROJECT DATA

SECTION ACRES	70.64
SECTION LOTS	SINGLE FAMILY: 94
	TOWNHOMES: 50
	TOTAL: 144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS:	
MIN. LOT SIZE	7,879 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,600 SF
SETBACKS (FRONT/REAR/SIDE/REAR 30'/5'/20')	
TAX MAP / PARCEL #	127 00 01 001
CURRENT ZONING	PD

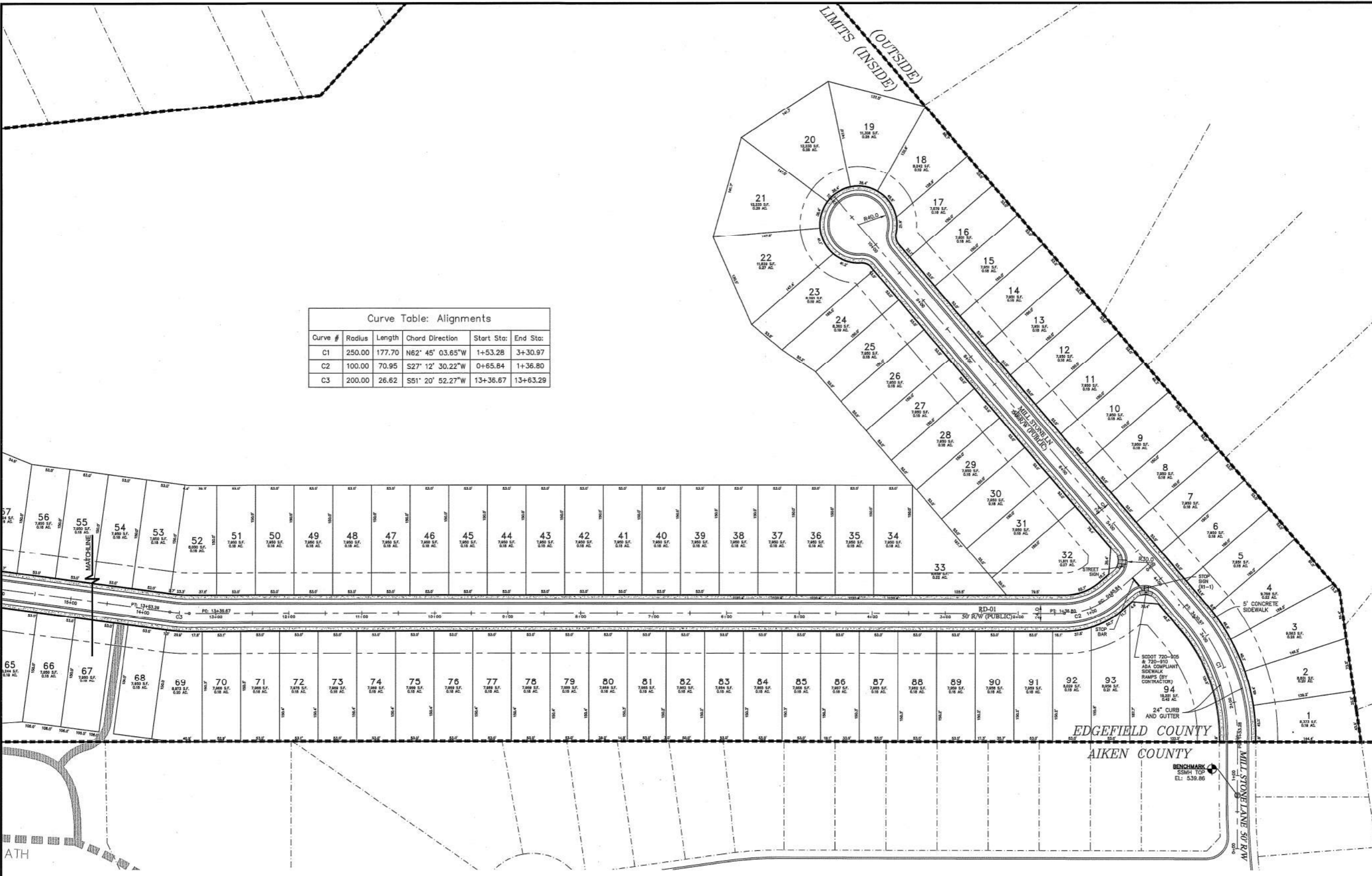
SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SANITARY SEWER PLAN	5
WATER PLAN	6
SESC PLAN	7-9
PROFILES	10-11
FORCEMAIN PLAN/PROFILE	12-14
SESC NOTES/DETAILS	15-18
NOTES/DETAILS	19
LANDSCAPING PLAN	20

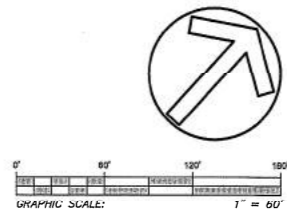
S.P. No. 20-28492
 DATE: 11-08-2020
 DESIGN: LBM REVISION: PRC

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Sta.	End Sta.
C1	250.00	177.70	N62° 45' 03.65"W	1+53.28	3+30.97
C2	100.00	70.95	S27° 12' 30.22"W	0+65.84	1+36.80
C3	200.00	26.62	S51° 20' 52.27"W	13+36.67	13+63.29



NO.	DATE	REVISION	BY
11-08-20		EXEMPTED FOR GOVERNMENT REVIEW	LBM



811
 Know what's below
 Call before you dig

K:\Data\AUGUSTA\2020\28492-WEB\Design\28492-157.dwg, 11/5/2020 7:07:09 PM, lmartin, LT

AN ORDINANCE TO CHANGE THE CORPORATE LIMITS

OF THE CITY OF NORTH AUGUSTA

BY ANNEXING BRANDENBURG PROPERTIES ALONG I-20 & U. S. 25

ORDINANCE NO. 86-06

WHEREAS, Section 5-3-150 of the Code of Laws of the State of South Carolina provides that: "Any area or property which is contiguous to a city or town may be annexed to the city or town by filing with the municipal governing body a petition signed by seventy-five percent or more of the freeholders owning seventy-five percent or more of the assessed valuation of the real property in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the city or town, the annexation shall be complete;" and

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 86-24, dated September 29, 1986, wish to annex the below described property.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that:

I. The corporate limits of the City of North Augusta, South Carolina, shall be expanded by annexing the following property:

All those pieces, parcels or tracts of land with improvements thereon, situate, lying and being in the County of Aiken and the County of Edgefield, State of South Carolina, adjacent to the present City limits of North Augusta, and identified by the following Plat References and Tax Map Parcel Numbers.

<u>Plat Reference</u>	<u>Tax Map Parcel Number</u>	<u>Acres +/-</u>
Tract A (part)	Aiken County - 00-015-01-001}	010-1404-007
Tract A (part)	Edgefield Co. - 127-00-01-001}	346.42
Tract B	Aiken County - 00-015-01-001	144.94
Tract C	Aiken County - 00-015-01-001	4.69
Tract D	Aiken County - 00-014-01-135	40.98
Tract E	Aiken County - 00-015-01-044	0.22
Tract F	Aiken County - 00-014-01-135	0.24
Tract G	Aiken County - 00-015-01-044	5.18
		542.67

Such property to be annexed is delineated on the plat attached hereto, marked Exhibit "A" entitled "Plat of Brandenburg Properties," dated January 8, 1986, revised January 9, 1986, prepared by Cranston, Robertson & Whitehurst, P.C., and on the plat attached hereto marked

Exhibit "B" entitled "Area Petitioned for Annexation into the City of North Augusta, South Carolina" dated July, 1986.

Also included within such Petition for Annexation is U. S Highway 25, Interstate 20, Interstate Frontage Road (S 1445), Five Notch Road (S. C. 45), and Walnut Lane adjacent to the property heretofore referred and specifically delineated by the plat attached hereto as Exhibit "B" entitled "Area Petitioned for Annexation into the City of North Augusta, South Carolina," and incorporated by reference.

II. Zoning for the properties sought to be annexed to the City of North Augusta, South Carolina, shall be as follows and as more specifically delineated on the plat attached hereto entitled Exhibit "C", Zoning for Area Petitioned for Annexation into the City of North Augusta, South Carolina, prepared by City of North Augusta, and incorporated by reference.

<u>Zoning Plat Reference No.</u>	<u>Zoning</u>
#1	PD-R - Planned Development-Residential with Average Overall Density of Four Units/Acre
#2	R-3 - Residential
#3	TC - Thoroughfare-Commercial
#4	PD-G - Planned Development-General with Thoroughfare-Commercial, TC, Uses Permitted
#5	OSP - Open Space Preservation

AN ORDINANCE TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA BY ANNEXING
BRANDENBURG PROPERTIES ALONG I-20 & U. S. 25

Page 3

- 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 3rd
DAY OF November, 1986.

First Reading 9-29-86

Second Reading 10-6-86

Third Reading 11-3-86



ATTEST:

Leona J. Lewis
City Clerk

Voted Against

Thomas W. Greene
Thomas W. Greene, Mayor

William L. Gray
William L. Gray, Mayor Pro Tem

Edward O. Ergle
Edward O. Ergle, Councilman

Lark W. Jones (Voted No)
Lark W. Jones, Councilman

Earl Sasser
Earl Sasser, Councilman

Ellen S. Smith
Ellen S. Smith, Councilwoman

Alexander A. Valois
Alexander A. Valois, Councilman

- REFERENCES**
1. PLAT FOR FLOYD S. BEARLEY TRANSFER CO., BALDWIN & GRANSTON ASSOC., INC. DATED MAY 2, 1978.
 2. PLAT FOR F. BEARLEY TRANSFER CO., INC. BY BALDWIN & GRANSTON ASSOC., INC. DATED MAY 2, 1978.
 3. PLAT FOR SOUTHEASTERN FREIGHT LINES BY BALDWIN & GRANSTON ASSOC., INC. DATED AUG. 21, 1978.
 4. PLAT FOR CHARLES LOGAN, SR. BY BALDWIN & GRANSTON ASSOC., INC. DATED JUNE 21, 1978.
 5. PLAT FOR RETAIN. CERTENA, LTD. BY BALDWIN & GRANSTON ASSOC., INC. DATED JUNE 21, 1978.
 6. COMPLETED PLAT FOR EV. HASTINGS ET AL. BY BALDWIN & GRANSTON ASSOC., INC. DATED MAY 21, 1978, LAST REV. JAN. 24, 1980.
 7. PLAT FOR HODDGE HOUSE, INC. BY BALDWIN & GRANSTON ASSOC., INC. DATED APRIL 11, 1978.
 8. PLAT FOR KENNETH A. SHUBLET, INC. BY BALDWIN & GRANSTON ASSOC., INC. DATED JUNE 21, 1978.
 9. PLAT FOR STEVE ALTMAN BY WILLIAM H. MCGEE III DATED APRIL 30, 1984.
 10. PLAT FOR SOUTHEASTERN LABORATORY APPARATUS, INC. BY BALDWIN & GRANSTON ASSOC., INC. DATED AUGUST 22, 1984.
 11. PLAT FOR AIKEN OVERHEAD DOOR BY WILLIAM H. MCGEE III DATED MARCH 30, 1984.
 12. PLAT SHOWING WALNUT LAKE BY JOE L. GRANT DATED MAY 11, 1985.
 13. PLAT SHOWING WALNUT LAKE BY JOE L. GRANT DATED MAY 11, 1985.
 14. PLAT OF HEATHERWOOD PHASE III BY E.A.R.A. CONSULTING ENGR. DATED APRIL 1975.
 15. VARIOUS TAKING MAPS BY SOUTH CAROLINA HWY DEPT.

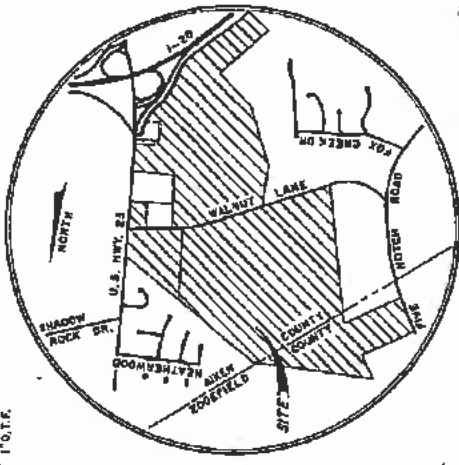
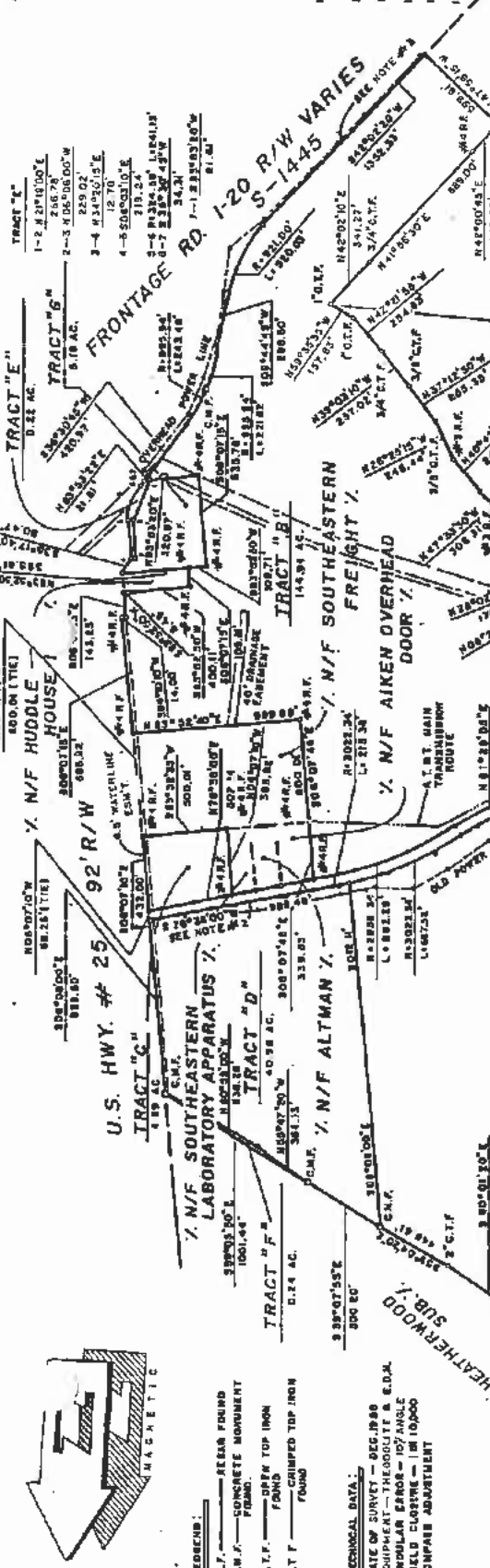


EXHIBIT "A" " PLAT FOR

BRANDENBURG PROPERTIES

SHOWING VARIOUS TRACTS LOCATED IN SWEETWATER COMMUNITY. . . .
 AIKEN COUNTY, SOUTH CAROLINA
 EDGEFIELD COUNTY, SOUTH CAROLINA

SCALE: 1" = 500' 0" 330' 0" 99' 0" 1000' 0" FEET
 PREPARED BY
Cranston, Robertson & Whitehurst, P.C.
 AUGUSTA, GEORGIA
 P.O. DRAWER 2546



N/I F RO-LA ENTERPRISES, INC. V.

- NOTES:**
1. ALL CORNERS ARE 4" BENCH UNLESS OTHERWISE SHOWN.
 2. USED TO SOUTH CAROLINA ELECTRIC & GAS COMPANY FOR A 11' FOOT STRIP ACCORDING TO DEED BOOK # 68 P 6 & 102.
 3. ALL UTILITIES ARE SHOWN AS SHOWN IN ELECTRICAL & GAS COMPANY RECORDS IN DEED BOOK # 287.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS AS SHOWN IN TECHNICAL DATA AND THE METHOD OF CALCULATION IS THE MOST APPROPRIATE AND ACCURATE METHOD OF CALCULATION.

Thomas Heiler
 Surveyor

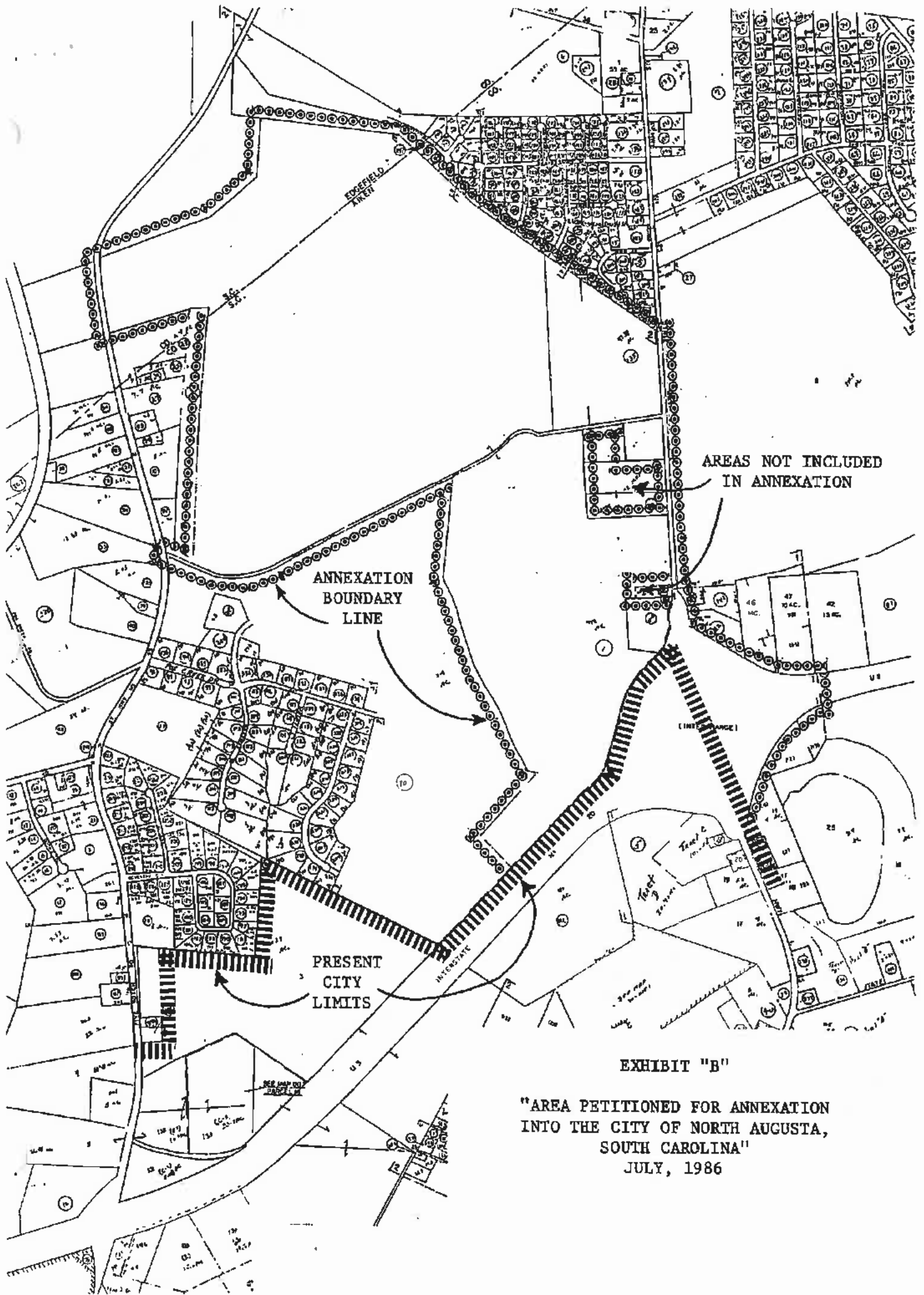
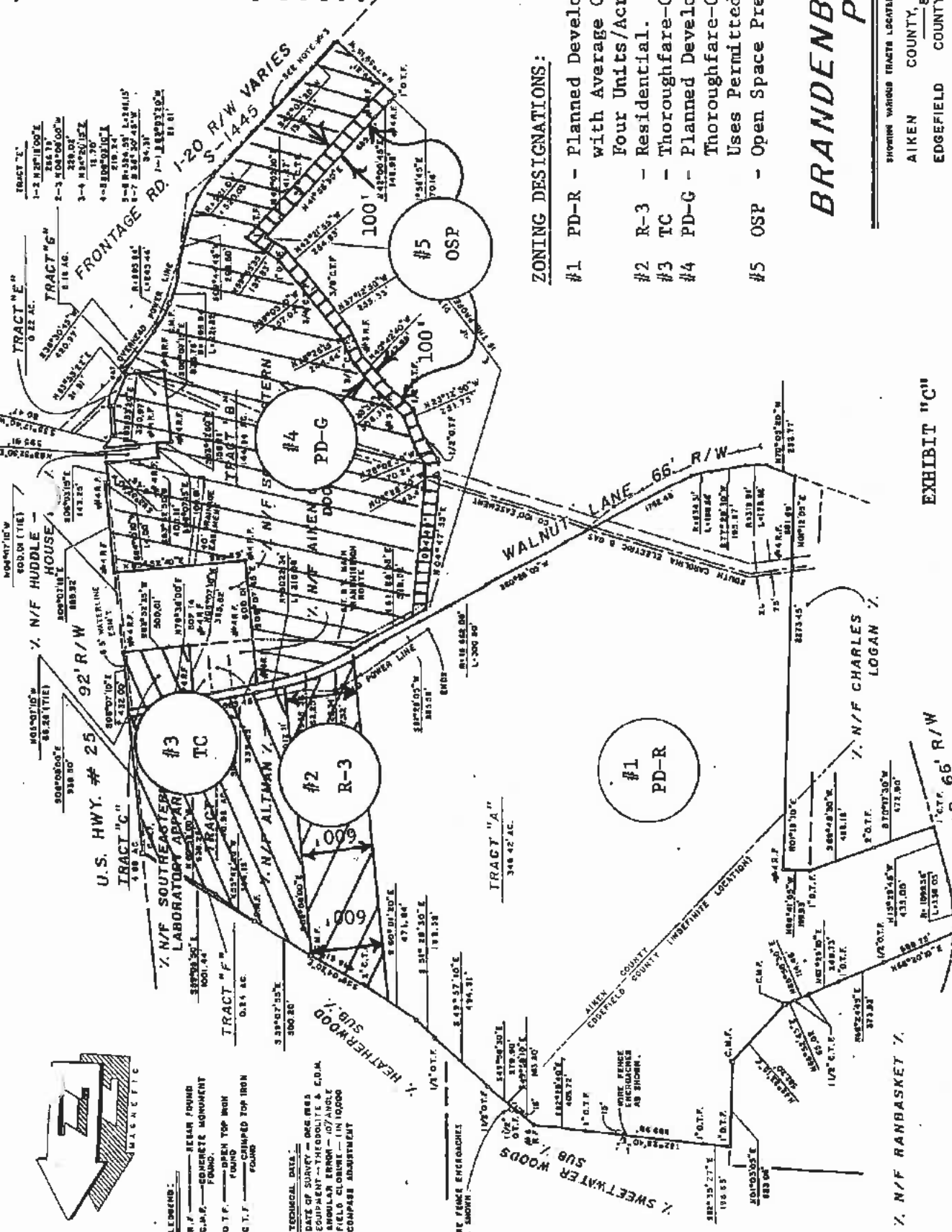


EXHIBIT "B"

"AREA PETITIONED FOR ANNEXATION
INTO THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA"
JULY, 1986

- REFERENCES**
1. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977
 2. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977
 3. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977
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 16. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977
 17. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977
 18. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977
 19. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977
 20. PLAT FOR SWEETWATER COMMUNITY, INC. BY BAL CRANSTON ASSOC. INC. LAST REV. JULY 1, 1977



ZONING DESIGNATIONS:

- #1 PD-R - Planned Development-Residential with Average Overall Density of Four Units/Acre.
- #2 R-3 - Residential.
- #3 TC - Thoroughfare-Commercial.
- #4 PD-G - Planned Development-General with Thoroughfare-Commercial, TC, Uses Permitted.
- #5 OSP - Open Space Preservation

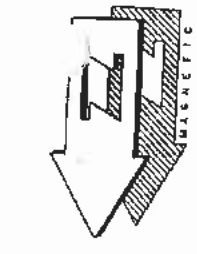
BRANDENBURG PROPERTIES

SHOWING VARIOUS TRACTS LOCATED IN SWEETWATER COMMUNITY
 AIKEN COUNTY, SOUTH CAROLINA
 EDGEFIELD COUNTY, SOUTH CAROLINA
 SCALE: 1" = 500' 0" 10' 200' 300' 400' 500' 600' 700' 800' 900' 1000'
 PREPARED BY
 Cranston, Robertson & Whitehurst, P.C.
 AUGUSTA, GEORGIA
 P.D. DRAWN 2546

"ZONING FOR AREA PETITIONED FOR ANNEXATION INTO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA"

EXHIBIT "C"

FIVE NOTCH ROAD



LEGEND:
 R/W - REAR FENCE
 C.M.F. - CONCRETE MONUMENT
 D.T.F. - OPEN TOP IRON FOUND
 C.T.F. - CAPPED TOP IRON FOUND

TECHNICAL DATA:
 DATE OF SURVEY - DEC 1983
 EQUIPMENT - THEODOLITE & C.O.M.
 ANGULAR ERROR - 07" ANGLE
 FIELD CLOSURE - IN 10,000
 COMPASS ADJUSTMENT

WARE FENCE ENCROACHES AS SHOWN

WIRE FENCE ENCROACHES AS SHOWN

N/F RANBASKET

N/F CHARLES LOGAN

N/F ALTMAN

N/F HUDDLE

N/F SOUTHEASTERN LABORATORY

N/F ALTMAN

N/F HUDDLE

N/F HUDDLE

N/F HUDDLE

Department of Planning and Development



Project Staff Report

MW20-009 Insulation by Cohen's Landscaping

Prepared by: Kuleigh Baker

Meeting Date: December 17, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Insulation by Cohen's Landscaping
Applicant	Insulation by Cohen's
Address/Location	154 Bergen Rd. W.
Engineer	Erik Horton, Blue Line Consulting, LLC
Parcel Number	001-19-01-001
Total Development Size	± 6.07 acres
Existing Zoning	TC, Thoroughfare Commercial
Proposed Use	Contractor's office and indoor storage warehouse
Overlay	N/A
Waivers Requested	NADC Section 10.7, Table 10-10, Street trees

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 December 10, 2020.

SECTION 4: SITE HISTORY

Prior to the start of construction, the project site was a wooded, undeveloped property located off W. Bergen Rd. near the Edgefield County line. The in-progress development consists of a ±20,000 sq ft office and warehouse space for an insulation contractor on ±3.8 acres of the ±6.1 acre site. A water main extension was required for the project. The Minor Site Plan was approved by Staff on March 13, 2020 with stormwater modifications. An endangered wildflower known as Relict Trillium was discovered on site and moved to an offsite preserve in cooperation with SC DNR. A portion of the rear of the site is part of the Fox Creek Basin floodway that flows towards the Savannah River. At the July 9, 2020 meeting of the Board of Zoning Appeals, the Board granted a variance to the requirements of Article 13, Signs, of the North Augusta Development Code with the following conditions:

- 1) The maximum pole height allowed is 50 feet with a maximum sign height of 63 feet above grade.

- 2) The sign area shall be limited to a maximum of 300 square feet.
- 3) No other signage shall be allowed on the property, including on the building.
- 4) Electronic readerboards shall not be allowed on any portion of the sign.
- 5) The sign must comply with all other requirements of Article 13, Signs.

The applicant is requesting a modification to the approved Minor Site Plan with a waiver from the requirements of NADC Section 10.7, Table 10-10, Street Tree Landscaping Requirements. Staff review confirms that no waiver is required to use existing mature trees within the required bufferyard.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	TC, Thoroughfare Commercial
North	Vacant/Conservation	Mixed Use	CR, Critical Areas
South	Interstate	Transportation, Communication, and Utilities	Transportation
East	Vacant	Mixed Use	PD, Planned Development
West	Vacant/Residential	Mixed Use	CR, Critical Areas/Outside City Limits

Access – The site currently has access from W. Bergen Rd.

Topography – The site slopes toward the North. The higher elevations will be cleared and developed, leaving a significant amount of existing vegetation untouched for stormwater and buffering purposes.

Utilities – Water and sewer will be brought to the site from W. Martintown Rd.

Floodplain – Portions of the rear of the property fall within a federally designated floodway Zone AE (100 Year Floodway) as show on FEMA panel 45003CO311E.

Drainage Basin – The subject property falls within the Fox Creek basin. This basin is located at the edge of the city near the Edgefield County line. Most of this area is outside the city limits. The preliminary physical stream assessment at Fox Creek (observed at Martintown Road just before its confluence with Pole Branch) indicates that this stream channel is currently effective at transporting stormwater during light or heavy storm events. The assessment conducted along the stream channel resulted in a good condition rating. This stream channel is currently located

in an area of the city that is undergoing rapid development. Historically, the residential area located adjacent to this channel has been large lot, low density with a small block of commercial facilities. The City continues to monitor the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Waiver Request: Table 10-10, Street Tree Landscaping Requirements for Land Use Class 4.

The applicant has requested a waiver for street trees along Bergen Road and install remaining canopy trees within elevated planters. Based on Table 10-3, Land Use Class for Determining Buffer Requirements, the Type of Land Use is Class 4: Manufacturing, Industrial, Transportation, Warehousing, and Utilities uses.

The Bergen Road frontage length is 811 ft. which requires either 15 large trees or 28 small trees. The applicant provided 21 large trees in the approved Minor Site Plan. The applicant is requesting removal of all street trees from Bergen Road due to soil conditions.

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

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

The requirements of the North Augusta Development Code are as follows:

TABLE 10-10 STREET TREE LANDSCAPING REQUIREMENTS
(Rev. 12-1-08; Ord. 2008-18)

A	B	C	D
Land Use Class (Table 10-3)	Minimum Width of Planting Area	Large Trees Required per length of Frontage in feet	Small Trees Required per length of Frontage in feet
1	See Table 14-2	1 plus 1 per 40	1 plus 1 per 30
2	See Table 14-2	1 plus 1 per 50	1 plus 1 per 35
3	See Table 14-2	1 plus 1 per 40	1 plus 1 per 30
4	See Table 14-2	1 plus 1 per 60	1 plus 1 per 30
Corridor Overlay Districts	See Table 14-2	1 plus 1 per 40	--

The Planning Commission shall consider the following standards required by the Development Code. Applicant and staff commentary is provided in *italics*.

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

The applicant states that there is shale and granite rock 4-6” under the soil base, which is incompatible with long-term survival of trees.

The Comprehensive Plan does not specifically address landscaping standards, however, Stewardship of Cultural and Natural Resources is a Core Principle. This principle states a goal to preserve, uncover and elevate these resources. Staff notes that trees are a natural resource and should be planted in a way that ensures they may grow properly.

- 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, based on generally accepted engineering principles,

planting of large trees in improper soil is discouraged and would pose a threat to landscaping crews and linemen performing maintenance.

Staff notes that landscaping installed below the soil layer is unlikely to survive in improper soil conditions.

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

The applicant states that they consent to the proposed layout included in the application submittal as an alternative.

Staff recognizes that a large portion of the site remains undeveloped.

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

The applicant states that the installation of trees in shale and granite rock would require significant use of hydraulic hammers and other equipment.

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

The applicant states that "non-rippable" earth material consisting of shale and granite rock is located 4 in. to 6 in. below the surface throughout the disturbed area and that topsoil was brought in to provide an adequate base for construction.

Staff acknowledges that there are significant topographical and other site conditions that complicate development.

SECTION 7: STAFF RECOMMENDATION

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

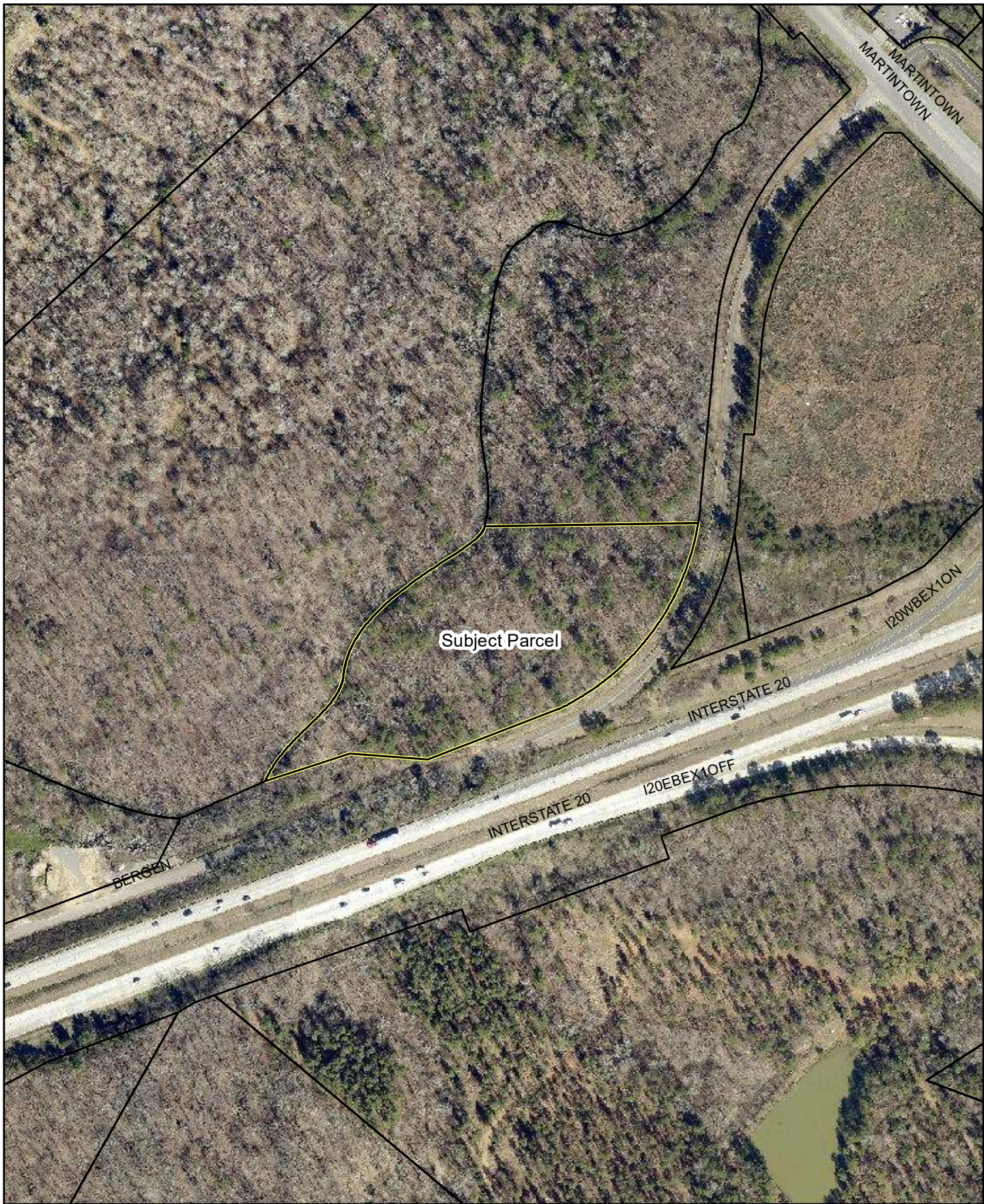
Staff recommends approval of the waivers with conditions. The conditions are as follows:

- 1) Final approval of the Site Plan Modification 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 or future portions of the lot be developed.
- 3) 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.
- 4) Minor alterations to the site plan, as determined by the Planning Director, will adhere as closely as possible to the requirements of the Development Code and this waiver.

SECTION 8: ATTACHMENTS

- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Site Photos
- 6) Application Materials

cc. Ethan Gaskins, VP of Insulation by Cohen's, LLC; ethan@insulationbycohens.com



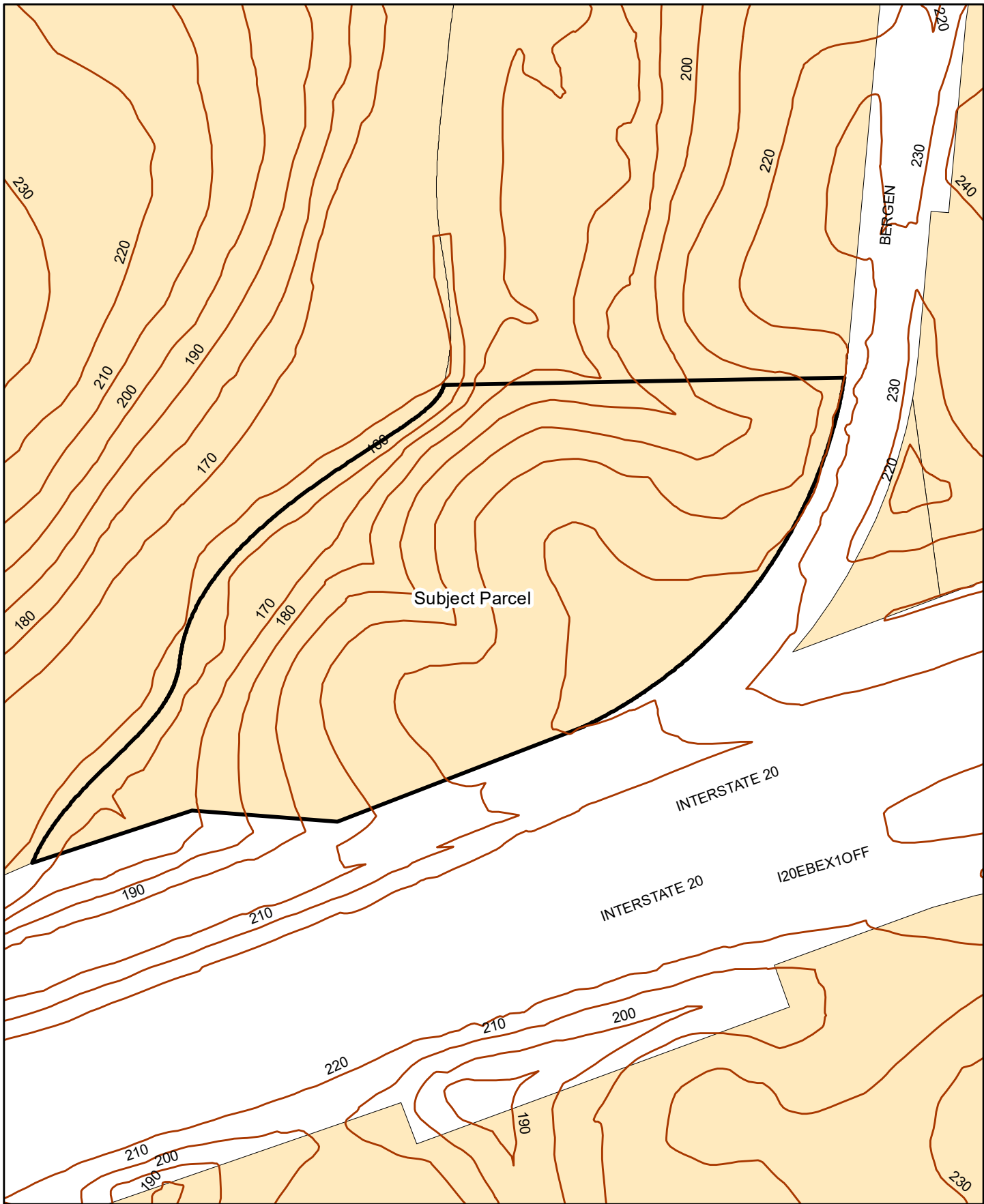
310 155 0 310 Feet



Aerial Map
Application MW20-009
Insulation by Cohen's
154 W. Bergen Rd.
TPN 001-19-01-001

Date: 12/7/2020

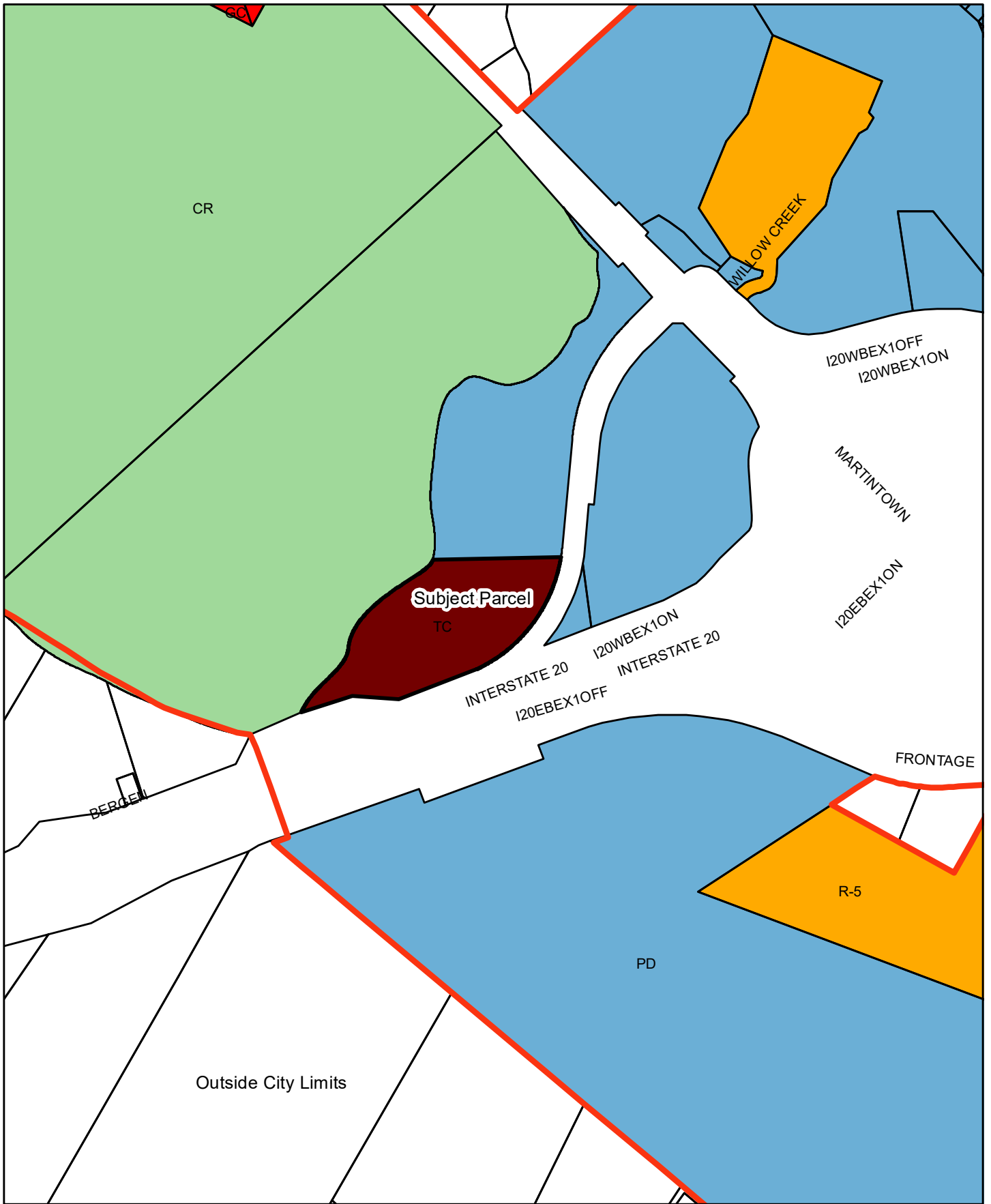




Topography Map
Application MW20-009
Insulation by Cohen's
154 W. Bergen Rd.
TPN 001-19-01-001

Date: 12/7/2020

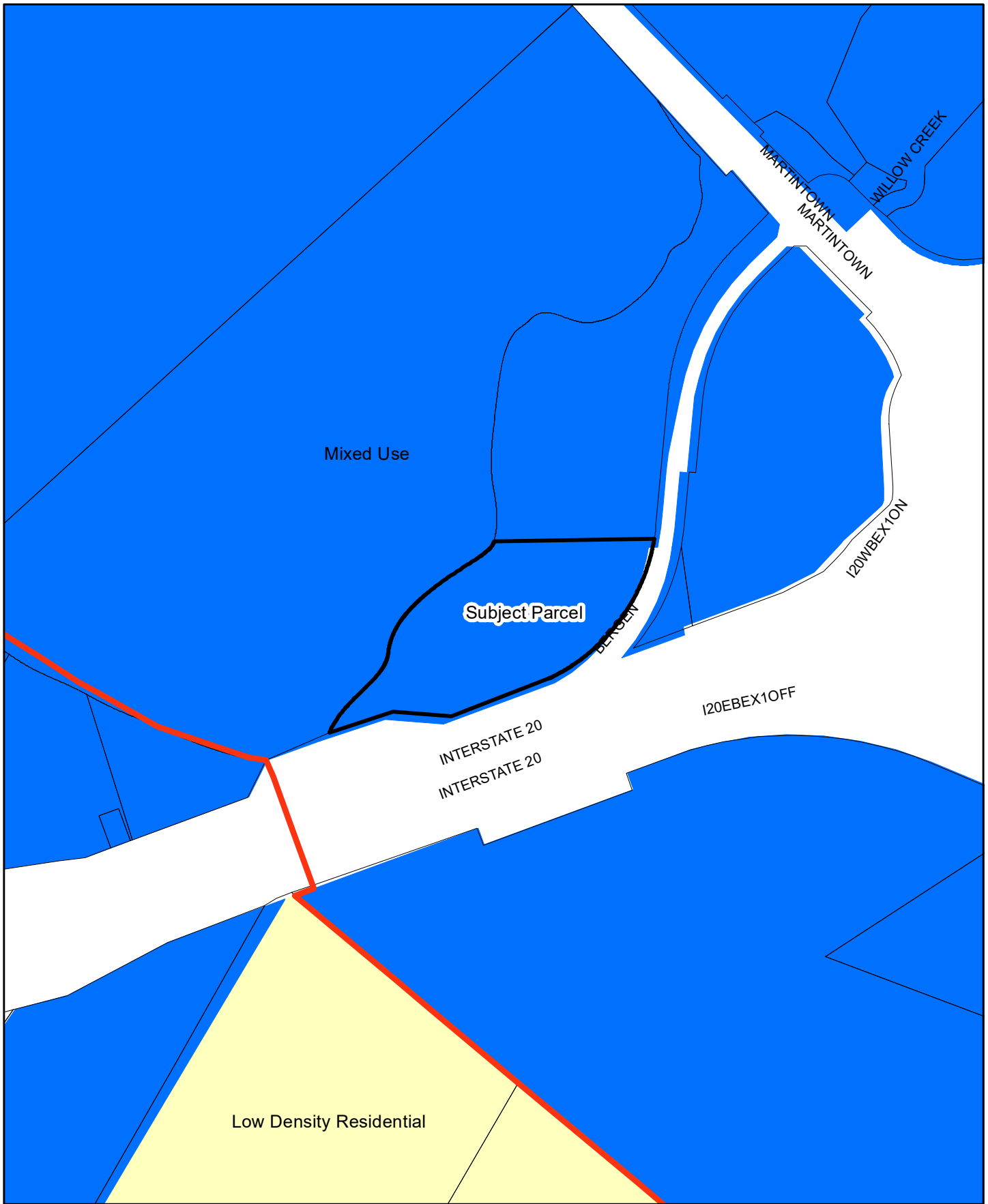




Zoning Map
 Application MW20-009
 Insulation by Cohen's
 154 W. Bergen Rd.
 TPN 001-19-01-001

Date: 12/7/2020





410 205 0 410 Feet



Date: 12/7/2020



Future Land Use Map
 Application MW20-009
 Insulation by Cohen's
 154 W. Bergen Rd.
 TPN 001-19-01-001

Application for Development Approval

Please type or print all information



Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name Insulation by Cohen's

Project Address/Location Bergen Rd. W.

Total Project Acreage 6.07 Current Zoning TC

Tax Parcel Number(s) 001 19 01 001

2. Applicant/Owner Name Insulation by Cohen's Applicant Phone 843-761-6587

Mailing Address 1415 Old Hwy. 52

City Moncks Corner ST SC Zip 29641 Email ethan@insulationbycohens.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 Erik Horton License No. SC 26156

Firm Name Blue Line Consulting, LLC Firm Phone 864-884-2158

Firm Mailing Address 108 Ridge Rd.

City Landrum ST SC Zip 29356 Email erik-blc@outlook.com

Signature  Date 3-3-2020

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? no
(Check one.) yes

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. 

11-16-2020

Applicant or Designated Agent Signature

Date

Ethan Gaskins

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 Insulation by Cohen's
Project Address/Location Bergen Rd. W.
Project Parcel Number(s) 001 19 01 001

2. Property Owner Name Insulation by Cohen's LLC Owner Phone _____
Mailing Address 1415 Old Hwy 52
City Moncks Corner ST SC Zip 29461 Email ethan@insulationbycohens.com

3. Designated Agent Ethan Gaskins
Relationship to Owner Developer
Firm Name Insulation by Cohen's Phone 843-761-6587
Agent's Mailing Address 1415 Old Hwy. 52
City Moncks Corner ST SC Zip 29641 Email ethan@insulationbycohens.com
Agent's Signature *Ethan Gaskins* Date 11-27-2019

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.
David L. Goh 11/27/2019
Owner Signature Date

5. Sworn and subscribed to before me on this 27 day of November, 20 19.
Edith E. Blackmon
Notary Public
6/28/2027
Commission Expiration Date



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 Insulation by Cohen's
Project Address/Location Bergen Rd. W.
Project Parcel Number(s) 001 19 01 001

2. Property Owner Name Insulation by Cohen's LLC Owner Phone _____
Mailing Address 1415 Old Hwy 52
City Moncks Corner ST SC Zip 29461 Email _____

3. Designated Agent Erik Horton
Relationship to Owner Engineer
Firm Name Blue Line Consulting, LLC Phone 864-884-2158
Agent's Mailing Address 108 Ridge Rd.
City Landrum ST SC Zip 29356 Email erik-blc@outlook.com
Agent's Signature _____ Date 11-27-2019

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

David L. Goetz
Owner Signature

11/27/2019
Date

5. Sworn and subscribed to before me on this 27 day of November, 20 19.

Edith E. Blackmon
Notary Public

6/28/2027
Commission Expiration Date



MEMORANDUM

1 Hindman Street
Pelzer, SC 29669
P. 864.617.0347
E. blake@studiomainllc.com

To: Erik Horton, PE – Blue Line Consulting
Cc: Ethan Gaskin – Insulation by Cohen’s
From: Blake Sanders, PLA, ASLA – Studio Main LLC
Date: November 11, 2020
Re: Insulation by Cohen’s Landscape Variance Request

Landscape Variance Request

Erik:

Please find the attached revised Landscape Plan and Schedule for submission to the City of North Augusta Planning Commission. Based on the factors noted below, the Landscape Plan and Schedule have been revised to reflect a request in reduction of planting materials.

- Non-rippable earth material consisting of shale and granite rock is located 4”-6” below the surface throughout the disturbed area. During construction 4” of topsoil was brought in to cover the rock and allow for an adequate soil base for construction. Stormwater and utilities were installed utilizing hydraulic hammers. Installation of trees in shale and granite rock would require significant use of hydraulic hammers and it is anticipated the installed trees would not survive through a growing season. Variance request is to not require the installation of street trees along Bergen Road and install remaining canopy trees in elevated planters.
- The limits of disturbance were minimized to reduce tree removal. Approximately 50’ of undisturbed area with adequate tree cover existing within the bufferyard located adjacent to Tax Parcel No. 001-15-02-001. Installation of bufferyard would require removal of mature vegetation. Variance request is to allow existing mature trees to remain as bufferyard.

If you have any questions or comments, please do not hesitate to contact me by phone at 864.617.0347 or by email at blake@studiomainllc.com. Thanks.



Blake Sanders, PLA, ASLA
President - Studio Main LLC

LANDSCAPE ANALYSIS

BUFFERYARD:

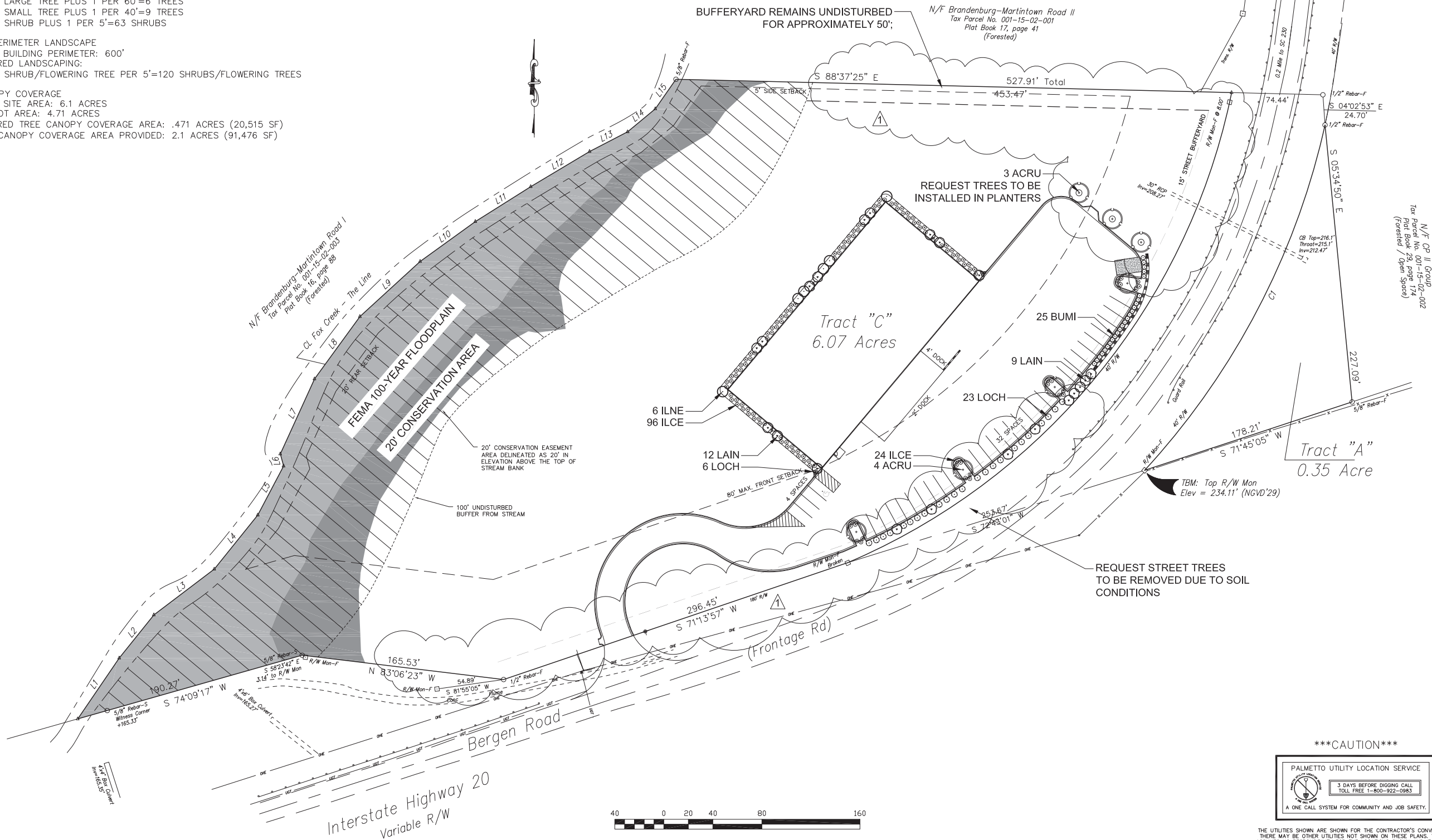
CLASS B BUFFERYARD
 TOTAL DISTANCE: 325'
 REQUIRED LANDSCAPING (PLUS 52 SHRUBS):
 1 LARGE TREE PLUS 1 PER 50'=13 TREES
 1 SMALL TREE PLUS 1 PER 50'=9 TREES

STREET BUFFERYARD
 TOTAL DISTANCE: 811'
 REQUIRED LANDSCAPING:
 1 LARGE TREE PLUS 1 PER 40'=21 TREES

PERMITER PARKING LANDSCAPING
 TOTAL DISTANCE: 311'
 REQUIRED LANDSCAPING ADJACENT TO STREETS:
 1 LARGE TREE PLUS 1 PER 60'=6 TREES
 1 SMALL TREE PLUS 1 PER 40'=9 TREES
 1 SHRUB PLUS 1 PER 5'=63 SHRUBS

BUILDING PERIMETER LANDSCAPE
 TOTAL BUILDING PERIMETER: 600'
 REQUIRED LANDSCAPING:
 1 SHRUB/FLOWERING TREE PER 5'=120 SHRUBS/FLOWERING TREES

TREE CANOPY COVERAGE
 TOTAL SITE AREA: 6.1 ACRES
 NET LOT AREA: 4.71 ACRES
 REQUIRED TREE CANOPY COVERAGE AREA: .471 ACRES (20,515 SF)
 TREE CANOPY COVERAGE AREA PROVIDED: 2.1 ACRES (91,476 SF)



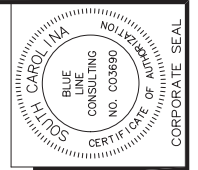
CAUTION

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
 TOLL FREE 1-800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



BLUE LINE CONSULTING, LLC
 108 RIDGE RD.
 LANDRUM, SC 29356
 (864) 884-2158

NO.	DATE	REVISION
1	11.11.20	LANDSCAPE VARIANCE REQUEST
2		
3		
4		
5		
6		
7		

Insulation by Cohen's
 North Augusta, South Carolina

SHEET TITLE: Landscape Plan
 SCALE: 1"=40' PROJECT NO. 19021
 DRAWN: MEH SHEET NO. 12-3-2019

LS-1

Project Staff Report

SPM20-003 Insulation by Cohen's

Prepared by: Kuleigh Baker

Meeting Date: December 17, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Insulation by Cohen's Landscaping Modification
Applicant	Insulation by Cohen's
Address/Location	154 Bergen Rd. W.
Engineer	Erik Horton, Blue Line Consulting, LLC
Parcel Number	001-19-01-001
Total Development Size	± 6.07 acres
Existing Zoning	TC, Thoroughfare Commercial
Proposed Use	Contractor's office and indoor storage warehouse
Overlay	N/A
Waivers Requested	NADC Section 10.7, Table 10-10, Street trees

SECTION 2: PLANNING COMMISSION CONSIDERATION

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

5.6.1 Purpose

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

5.6.2 Major and Minor Site Plans

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

5.6.6 Major Site Plan Approval Procedure

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

5.6.6.2 Preliminary Site Plan –

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

5.6.6.3 Final Site Plan

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

and resubmission. If the applicant disagrees with the decision of the Director, an appeal may be filed in accordance with the procedures set forth in §18.4. (Rev. 12-1-08; Ord. 2008-18)

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

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no public notice is required for a major site plan. A notice for the Planning Commission meeting was placed on the City website, www.northaugusta.net, on December 10, 2020.

SECTION 4: SITE HISTORY

Prior to the start of construction, the project site was a wooded, undeveloped property located off W. Bergen Rd. near the Edgefield County line. The in-progress development consists of a ±20,000 sq ft office and warehouse space for an insulation contractor on ±3.8 acres of the ±6.1 acre site. A water main extension was required for the project. The Minor Site Plan was approved by Staff on March 13, 2020 with stormwater modifications. An endangered wildflower known as Relict Trillium was discovered on site and moved to an offsite preserve in cooperation with SC DNR. A portion of the rear of the site is part of the Fox Creek Basin floodway that flows towards the Savannah River. At the July 9, 2020 meeting of the Board of Zoning Appeals, the Board granted a variance to the requirements of Article 13, Signs, of the North Augusta Development Code with the following conditions:

- 1) The maximum pole height allowed is 50 feet with a maximum sign height of 63 feet above grade.
- 2) The sign area shall be limited to a maximum of 300 square feet.
- 3) No other signage shall be allowed on the property, including on the building.
- 4) Electronic readerboards shall not be allowed on any portion of the sign.
- 5) The sign must comply with all other requirements of Article 13, Signs.

The applicant has submitted a request for a waiver from the requirements of NADC Section 10.7, Table 10-10, Street Tree Landscaping Requirements. Because the waiver request modifies the previously approved Minor Site Plan, the Site Plan Modification is being presented to the Planning Commission for review.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	TC, Thoroughfare Commercial
North	Vacant/Conservation	Mixed Use	CR, Critical Areas
South	Interstate	Transportation, Communication, and Utilities	Transportation
East	Vacant	Mixed Use	PD, Planned Development
West	Vacant/Residential	Mixed Use	CR, Critical Areas/Outside City Limits

Access – The site currently has access from W. Bergen Rd.

Topography – The site slopes toward the North. The higher elevations will be cleared and developed, leaving a significant amount of existing vegetation untouched for stormwater and buffering purposes.

Utilities – Water and sewer will be brought to the site from W. Martintown Rd.

Floodplain – Portions of the rear of the property fall within a federally designated floodway Zone AE (100 Year Floodway) as show on FEMA panel 45003CO311E.

Drainage Basin – The subject property falls within the Fox Creek basin. This basin is located at the edge of the city near the Edgefield County line. Most of this area is outside the city limits. The preliminary physical stream assessment at Fox Creek (observed at Martintown Road just before its confluence with Pole Branch) indicates that this stream channel is currently effective at transporting stormwater during light or heavy storm events. The assessment conducted along the stream channel resulted in a good condition rating. This stream channel is currently located in an area of the city that is undergoing rapid development. Historically, the residential area located adjacent to this channel has been large lot, low density with a small block of commercial facilities. The City continues to monitor the basin.

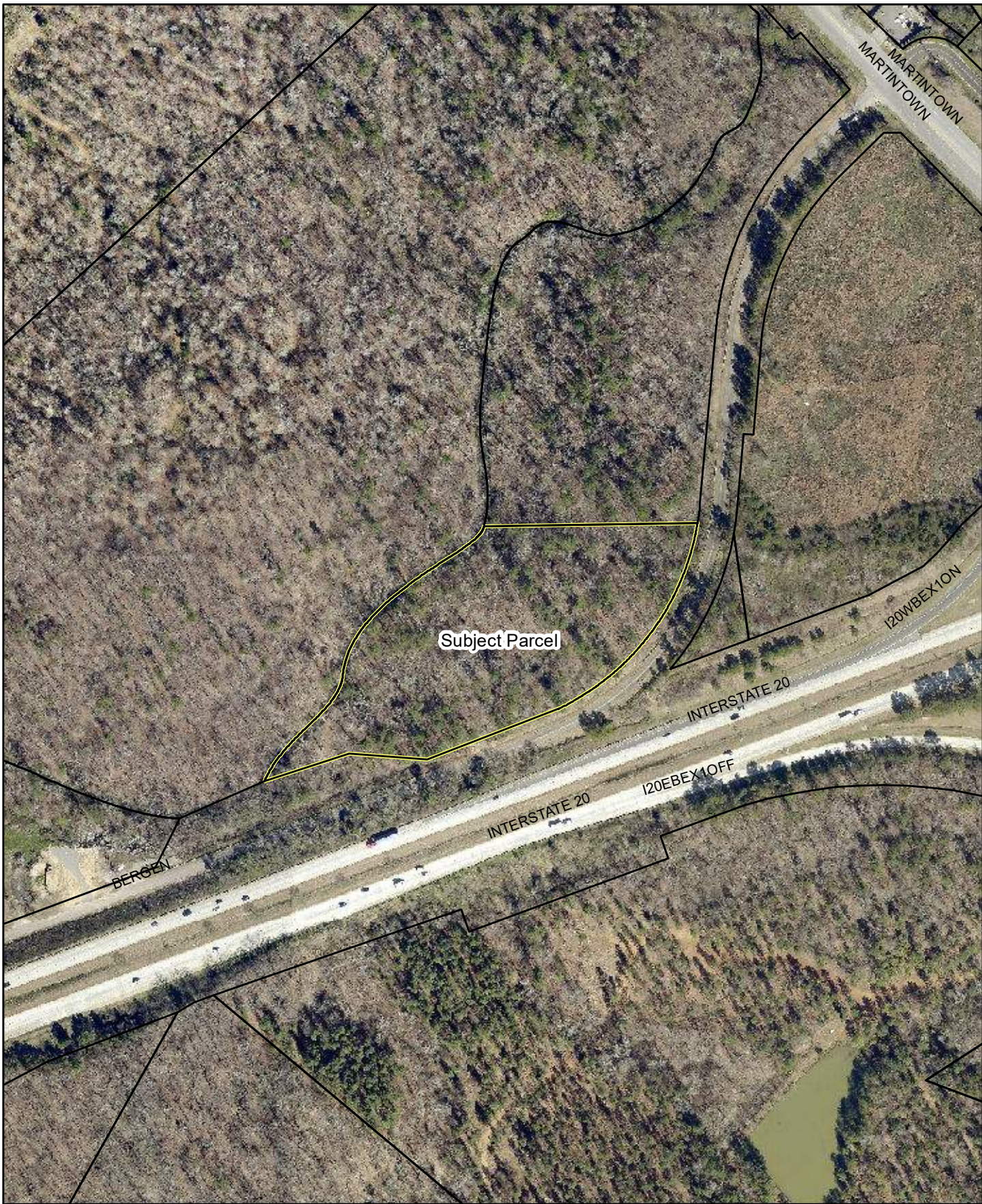
SECTION 6: STAFF EVALUATION AND ANALYSIS

1. The future land use classification for the site is Mixed Use. The proposed is appropriate for the future land use classification.
2. Final approval of the Site Plan Modification 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.

SECTION 7: ATTACHMENTS

Aerial/Site Map
Topography
Current Zoning
Future Land Use
Application Materials

cc. Ethan Gaskins, VP of Insulation by Cohen's, LLC; ethan@insulationbycohens.com



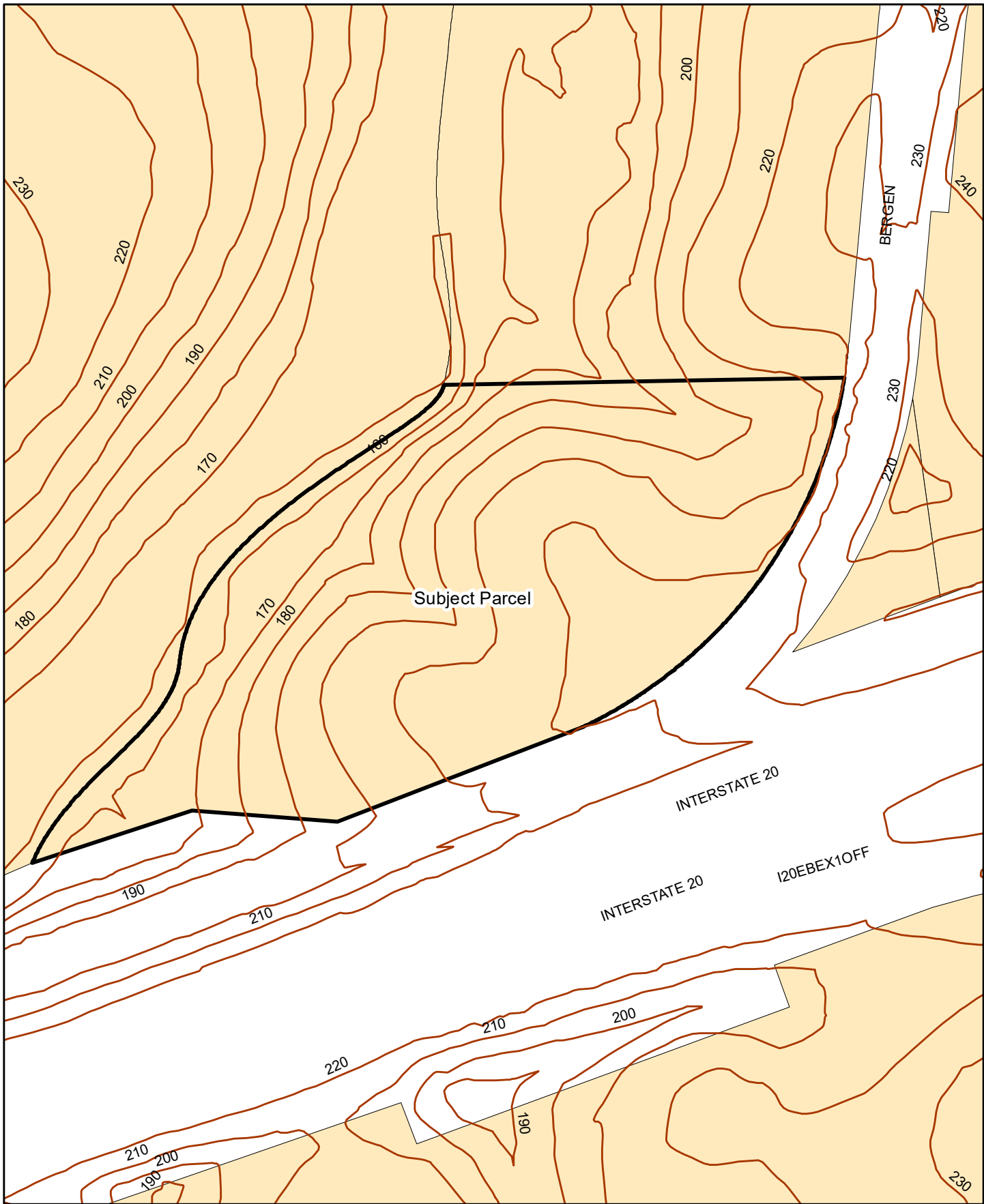
310 155 0 310 Feet



Aerial Map
Application SPM20-003
Insulation by Cohen's
154 W. Bergen Rd.
TPN 001-19-01-001

Date: 12/7/2020

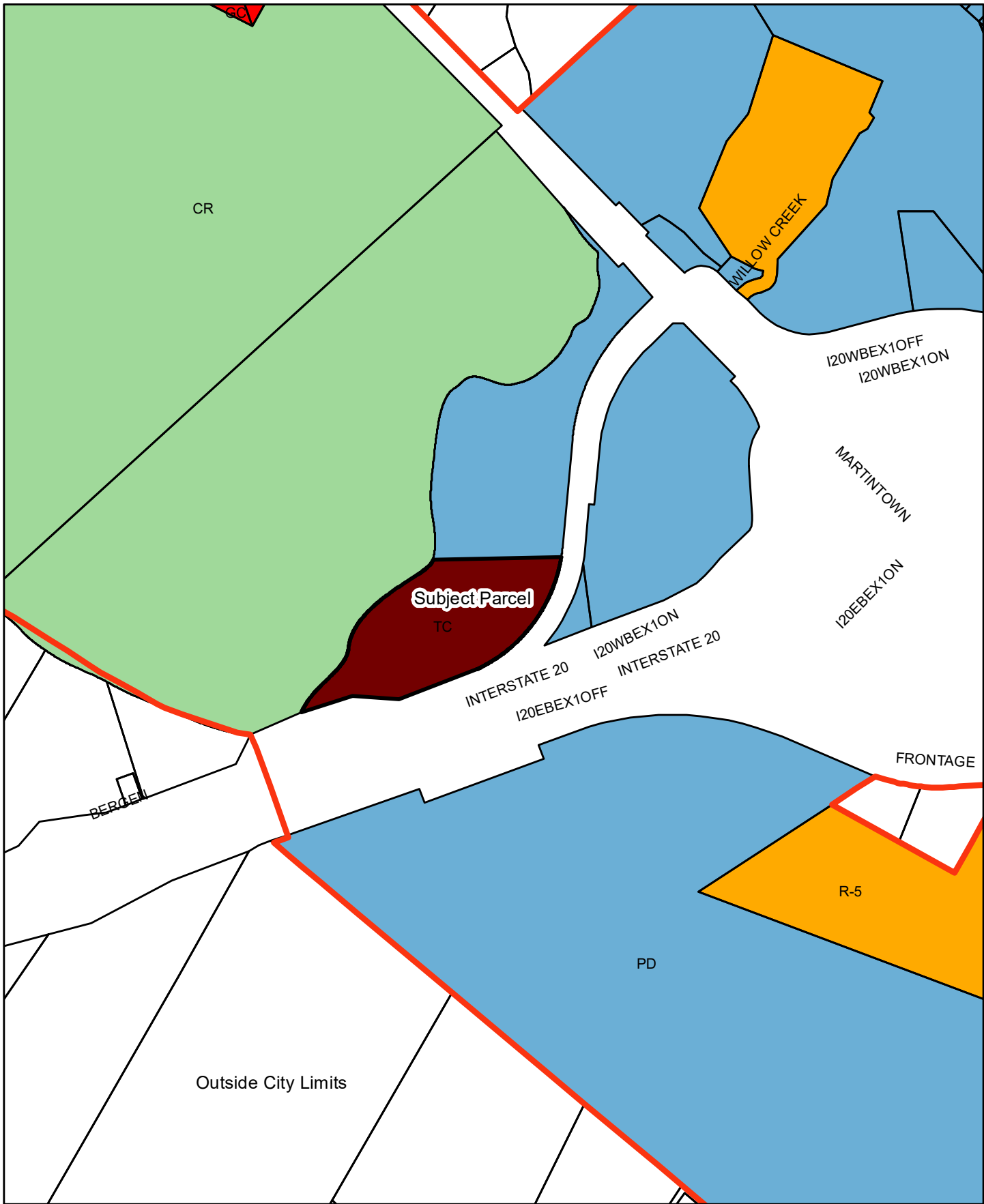




Topography Map
Application SPM20-003
Insulation by Cohen's
154 W. Bergen Rd.
TPN 001-19-01-001

Date: 12/7/2020



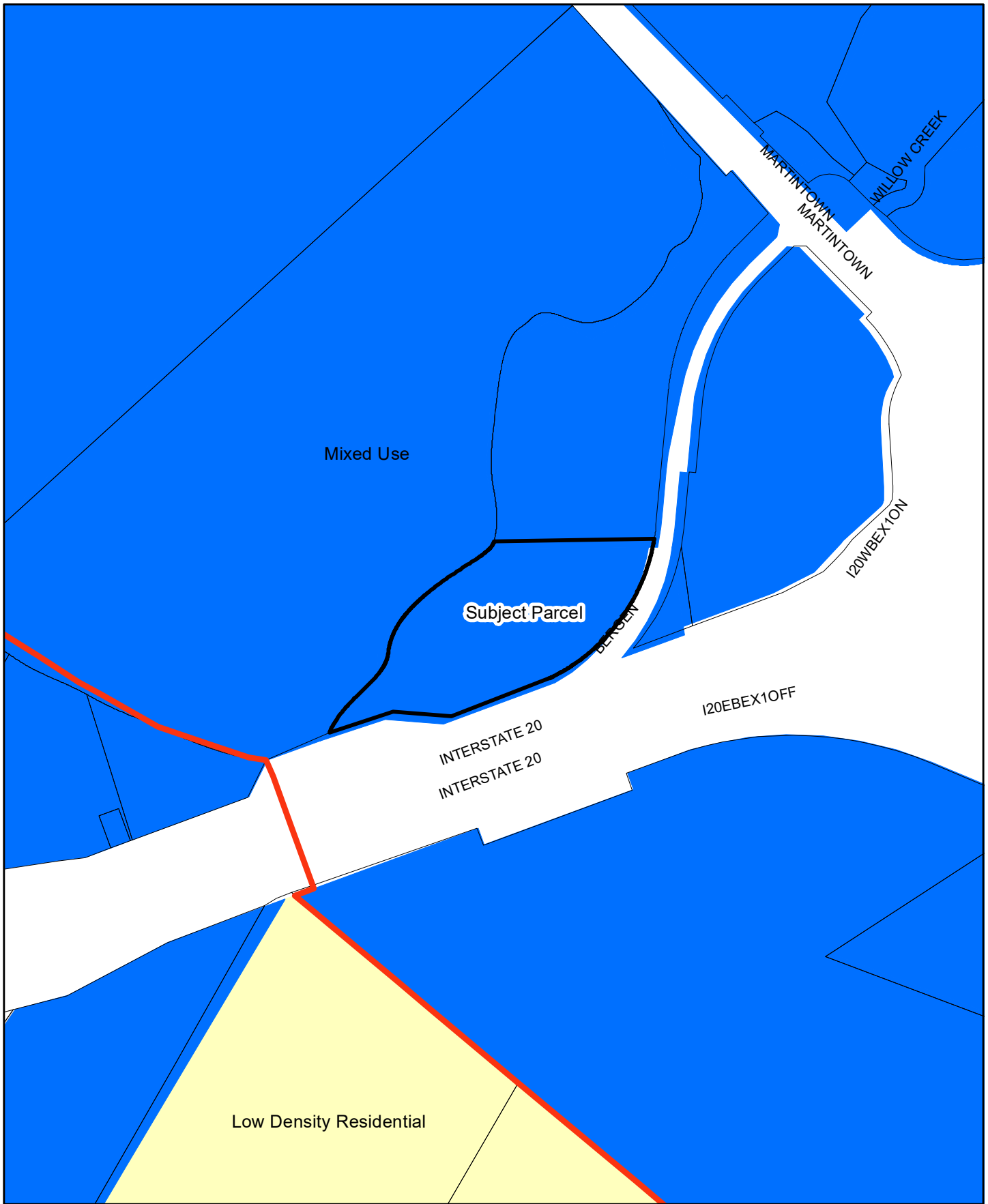


520 260 0 520 Feet



Zoning Map
 Application SPM20-003
 Insulation by Cohen's
 154 W. Bergen Rd.
 TPN 001-19-01-001

Date: 12/7/2020



410 205 0 410 Feet



Future Land Use Map
 Application SPM20-003
 Insulation by Cohen's
 154 W. Bergen Rd.
 TPN 001-19-01-001

Date: 12/7/2020

Application for Development Approval

Please type or print all information



Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name Insulation by Cohen's

Project Address/Location Bergen Rd. W.

Total Project Acreage 6.07 Current Zoning TC

Tax Parcel Number(s) 001 19 01 001

2. Applicant/Owner Name Insulation by Cohen's Applicant Phone 843-761-6587

Mailing Address 1415 Old Hwy. 52

City Moncks Corner ST SC Zip 29641 Email ethan@insulationbycohens.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 Erik Horton License No. SC 26156

Firm Name Blue Line Consulting, LLC Firm Phone 864-884-2158

Firm Mailing Address 108 Ridge Rd.

City Landrum ST SC Zip 29356 Email erik-blc@outlook.com

Signature  Date 3-3-2020

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? no
(Check one.) yes

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. 

11-16-2020

Applicant or Designated Agent Signature

Date

Ethan Gaskins

Print Applicant or Agent Name

Designation of Agent

Please type or print all information



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

Staff Use Only	
Application Number <u>SPM20-003</u>	Date Received <u>11/30/2020</u>

1. Project Name Insulation by Cohen's
Project Address/Location 154 Bergen Rd. W.
Project Parcel Number(s) 001 19 01 001

2. Property Owner Name insulation by Cohen's Owner Phone _____
Mailing Address 1415 Old Hwy 52
City Moncks Corner ST SC Zip 29461 Email _____

3. Designated Agent Erik Horton
Relationship to Owner Engineer
Firm Name Blue Line Consulting, LLC Phone 864-884-2158
Agent's Mailing Address 108 Ridge Rd.
City Landrum ST SC Zip 29356 Email erik-blc@outlook.com
Agent's Signature [Signature] Date 11-17-2020

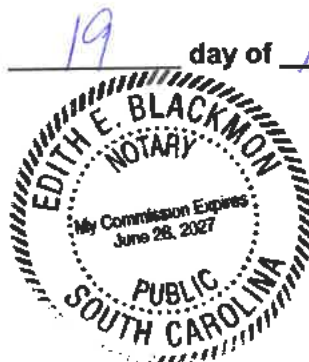
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature] Member Date 11/19/2020
Owner Signature

5. Sworn and subscribed to before me on this 19 day of November, 20 20.

Edith E. Blackmon
Notary Public

6-28-2027
Commission Expiration Date



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 SPM 20-003

Date Received 11/30/2020

1. Project Name Insulation by Cohen's

Project Address/Location 154 Bergen Rd. W.

Project Parcel Number(s) 001 19 01 001

2. Property Owner Name Insultion by Cohen's Owner Phone _____

Mailing Address 1415 Old Hwy 52

City Moncks Corner ST SC Zip 29461 Email _____

3. Designated Agent Ethan Gaskins

Relationship to Owner Developer

Firm Name Insulation by Cohen's Phone 843-761-6587

Agent's Mailing Address 1415 Old Hwy. 52

City Moncks Corner ST SC Zip 29641 Email ethan@insulationbycohens.com

Agent's Signature [Signature] Date 11-17-2020

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

[Signature] Member
Owner Signature

11/19/2020
Date

5. Sworn and subscribed to before me on this 19 day of November, 20 20.

Edith E. Blackmon
Notary Public

6-28-2027
Commission Expiration Date



LANDSCAPE ANALYSIS

BUFFERYARD:

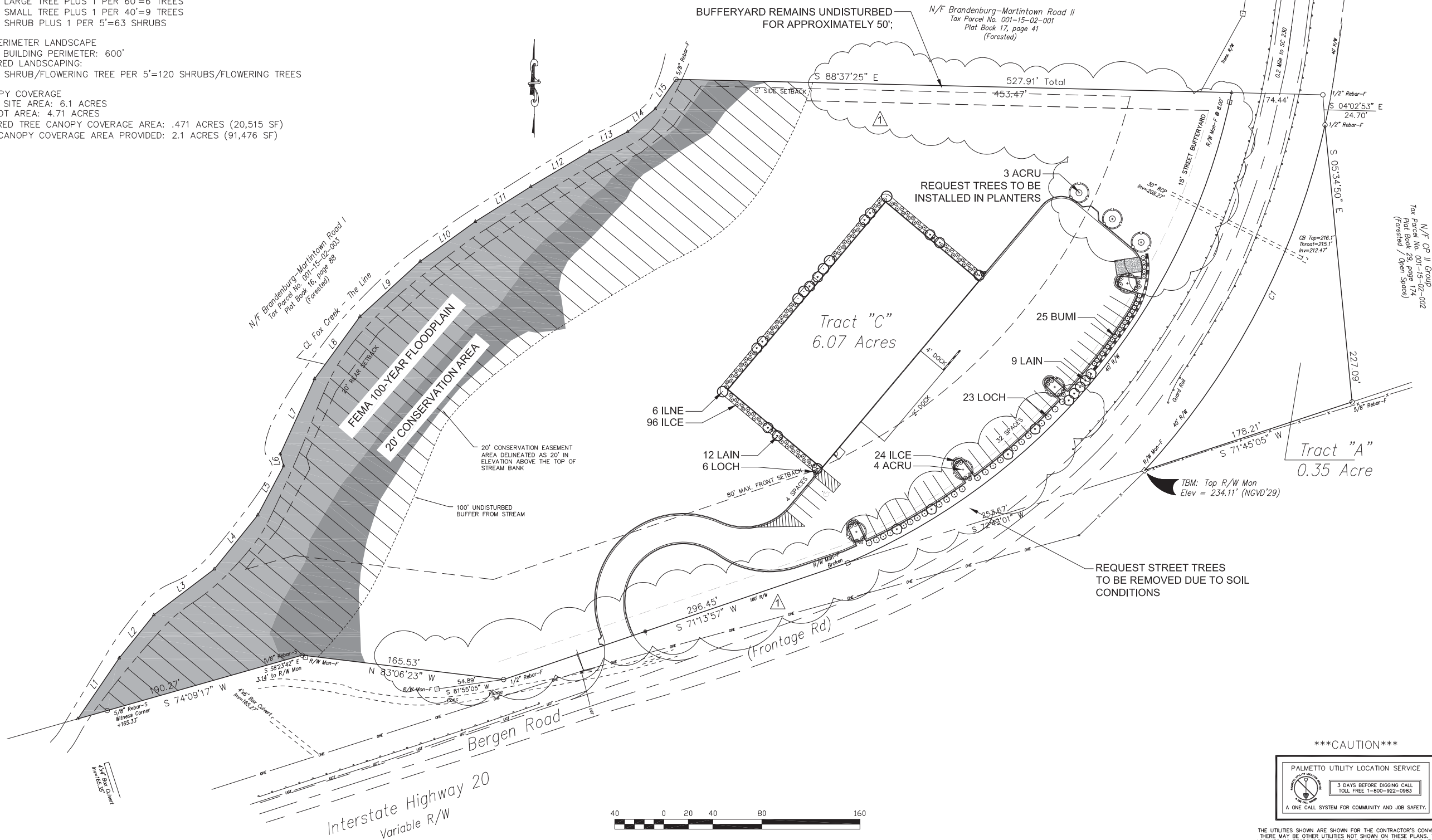
CLASS B BUFFERYARD
 TOTAL DISTANCE: 325'
 REQUIRED LANDSCAPING (PLUS 52 SHRUBS):
 1 LARGE TREE PLUS 1 PER 50'=13 TREES
 1 SMALL TREE PLUS 1 PER 50'=9 TREES

STREET BUFFERYARD
 TOTAL DISTANCE: 811'
 REQUIRED LANDSCAPING:
 1 LARGE TREE PLUS 1 PER 40'=21 TREES

PERMITER PARKING LANDSCAPING
 TOTAL DISTANCE: 311'
 REQUIRED LANDSCAPING ADJACENT TO STREETS:
 1 LARGE TREE PLUS 1 PER 60'=6 TREES
 1 SMALL TREE PLUS 1 PER 40'=9 TREES
 1 SHRUB PLUS 1 PER 5'=63 SHRUBS

BUILDING PERIMETER LANDSCAPE
 TOTAL BUILDING PERIMETER: 600'
 REQUIRED LANDSCAPING:
 1 SHRUB/FLOWERING TREE PER 5'=120 SHRUBS/FLOWERING TREES

TREE CANOPY COVERAGE
 TOTAL SITE AREA: 6.1 ACRES
 NET LOT AREA: 4.71 ACRES
 REQUIRED TREE CANOPY COVERAGE AREA: .471 ACRES (20,515 SF)
 TREE CANOPY COVERAGE AREA PROVIDED: 2.1 ACRES (91,476 SF)



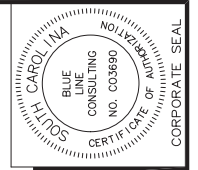
CAUTION

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



BLUE LINE CONSULTING, LLC
 108 RIDGE RD.
 LANDRUM, SC 29356
 (864) 884-2158

NO.	DATE	REVISION
1	11.11.20	LANDSCAPE VARIANCE REQUEST
2		
3		
4		
5		
6		
7		

Insulation by Cohen's
 North Augusta, South Carolina

SHEET TITLE: Landscape Plan
 SCALE: 1"=40' PROJECT NO. 19021
 DRAWN: MEH SHEET NO. 12-3-2019

LS-1

Planning Commission



The Planning Commission (PC) generally meets on the third Thursday of each month at 7:00 PM in the City Council Chambers, 3rd floor, North Augusta Municipal Center, 100 Georgia Avenue.

2021 Planning Commission Meeting Schedule

Application Due Date	Agenda Issued	Meeting Date
December 14, 2020	January 14	January 21
January 18	February 11	February 18
February 18	March 11	March 18
March 15	April 8	April 15
April 20	May 13	May 20
May 17	June 10	June 17
June 15	July 8	July 15
July 19	August 12	August 19
August 16	September 9	September 16
September 21	October 14	October 21
October 18	November 11	November 18
November 16	December 9	December 16 (Business Mtg)
December 20	January 13, 2022	January 20, 2022

Submitting an Application to the Planning Commission

The application process begins with an initial application submittal followed by a completeness review. The initial application and supporting documents are submitted to the Department of Planning and Development on the 2nd floor of the Municipal Center. Information required at initial submittal is listed by application type on the application checklist and in the North Augusta Development Code (NADC), both available in the Document Library on the City website, www.northaugusta.net.

*Some application types may have alternate due dates. Please contact the Planning & Development staff if you need assistance with your application or have questions about the submittal deadlines.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
NOVEMBER 2020***

City of North Augusta
Department of Planning and Development
Monthly Report for November 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	397	183	3637	2678	629	389	5743	4048
Development Applications								
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	2	1	9	5	0	0	0	3
Planned Acres	169.04	5.68	338.91	175.23	--	0.00	--	108.07
Planned Lots	322	5	617	156	--	0	--	156
Minor Subdivision Plans (MP)	1	2	12	12	0	2	0	15
Platted New Lots	1	0	-	-2	--	1	--	5
Major Subdivision Plans (FP)	2	0	7	5	0	0	0	6
Platted Acres	47.40	0.00	117.98	59.62	0.00	0.00	0.00	64.77
Platted Lots	132	0	208	90	--	0	--	42
Site Plans								
Minor Site Plans (MSP)	0	0	5	4	0	1	0	13
Major Site Plans (SP)	1	1	5	4	0	0	0	3
Site Plan Modification (SPM)	1	0	3	1	0	0	0	0
Total Site Plan Acres	6.06	0.00	6.06	12.99	0.00	0.00	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	0	0
Development Plan Modification (PDM)	0	0	1	0	0	0	0	0
Annexations								
Annexation Agreements Received	0	0	1	0	--	--	--	--
Annexation Cases (ANX)	0	0	37	0	0	0	0	2
Approved by City Council	0	0	1	3	--	0	--	0
Parcels	--	0	-	3	0	0	--	20
Acres	--	0	-	152.95	0	0	0	6.05

