

Planning Commission



Minutes of the Thursday, October 15, 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 October 15, 2020, having been duly publicized, was called to order at 7:00 p.m. and conducted via teleconference.
2. **Roll Call**– Members present via teleconference were Chairman Briton Williams, Commissioners JoAnn McKie, Dr. Christine Crawford, Leonard Carter, Bob Clark, and Timothy Key. Commissioner Larry Watts was absent. Also in attendance were Libby Hodges, Director of Planning and Development, Justin Purucker, and Philip Green.
3. **Approval of Minutes** – The minutes from the Regular Meeting of September 17, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **RZT20-003 Special Exceptions in Overlay Districts** – A request by the City of North Augusta to amend Article 3, Zoning Districts, Section 3.8.6.2 Permitted Uses in the NP, Neighborhood Preservation Corridor Overlay District of the North Augusta Development Code to allow Special Exceptions as granted by the Board of Zoning Appeals within Overlay Districts.
 - a. Public Hearing
 - b. Consideration of the Text Amendment request by the Planning Commission
 - c. Recommendation to City Council

Chairman Williams read the application summary for Application RZT20-003. He opened the public hearing at 7:13 p.m. and asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges explained there was a case that came to the Board of Zoning Appeals that was within the Neighborhood Preservation Overlay District and, in doing further research, it came to Staff's attention that certain Special Exceptions were not allowed in the Neighborhood Preservation District. Staff has proposed this Text Amendment to rectify inconsistencies between the Comprehensive Plan, the Development Code, and the stated intentions of the Neighborhood Preservation Overlay.

Chairman Williams asked Mrs. Hodges if she is representing the City as the applicant. Mrs. Hodges answered yes.

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

Commissioner Key questioned where the edits were noted in the Text Amendment. Mrs. Hodges stated the edit is one line in the staff report noted as Section 3.8.6.2.3.

Commissioner McKie questioned what was being removed from the Text Amendment. Mrs. Hodges stated what is proposed to be removed is Section 3.8.6.2.3 which states that no use which requires a Special Exception is permitted. Mrs. McKie asked if the use can be only on the first floor. Mrs. Hodges replied yes and that it is her understanding that it is in response to existing properties that are changing over to a new use. Mrs. McKie questioned if having a bar on the upper floor and a restaurant on the first floor would be impossible. Mrs. Hodges replied she could see where this would be interpreted that way and if this was intended for use in some of the older houses it could be problematic on the second floor.

Chairman Williams stated the Development Code rewrite will get into the specifics of the overlays. Mrs. Hodges stated that bed and breakfasts are under the residential use portion of our code currently and the proposed change would not classify bed and breakfasts as a non-residential use, but the argument could be made if the owner is not living there it is not a residential use.

Commissioner McKie questioned if a bed and breakfast would qualify as a motel room. Mrs. Hodges explained the Commission could add language that states "except for permitted special exceptions".

Commissioner Clark stated we have a Steering Committee for the Development Code rewrite and these are the types of items that need to be seen by the Committee so the consultant can look at them and change them all at one time.

Chairman Williams asked if there were any comments submitted from the public. Mrs. Hodges replied no.

There being no further questions, Chairman Williams closed the public hearing at 7:16 p.m. and asked the Commissioners for any further comments.

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

Commissioner Crawford motioned to recommend that the City Council approve application RZT20-003, a request by the City of North Augusta to amend Article 3, Zoning Districts, Section 3.8.6.2 Permitted Uses in the NP, Neighborhood Preservation Corridor Overlay District of the North Augusta Development Code to allow Special Exceptions as granted by the Board of Zoning Appeals within Overlay Districts with the following edits:

- Edit Section 3.8.6.2.1 which permits non-residential uses being located on the first floor only to include an allowance with approval of the Board of Zoning Appeals.
- Edit Section 3.8.6.2.3 to state uses which require a Special Exception may be granted by the Board of Zoning Appeals with conditions.

Commissioner McKie offered a second and the motion passed unanimously.

6. MW20-005 Sweetwater Townhomes Connectivity Waiver— A Request by Winchester Homebuilders for approval of a waiver to the connectivity standards of Section 14.19.1 Connectivity Ratio of the NADC for the proposed Sweetwater Townhomes subdivision. The request affects approximately 12.4 acres zoned PD, Planned Development, TPN 010-11-05-001.

- a. Public Hearing
- b. Consideration of the Waiver request by the Planning Commission

Chairman Williams read the application summary for Application MW20-005 and reminded the Commissioners that a quasi-judicial protocol for the application request will be followed and speakers will be sworn in.

Chairman Williams opened the public hearing at 7:22 p.m. and Mr. Philip Green, Engineer for Southern Partners, Inc., representing the applicant was sworn in. Chairman Williams asked Mrs. Hodges if she had any information she would like to share.

Mrs. Hodges stated the waiver request is related to the preliminary plat application that was received at the last Commission meeting and additional information and the application has been provided.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges. There were none.

Chairman Williams asked if the applicant had any comments. Mr. Philip Green gave a brief description of the proposed project.

Chairman Williams asked for questions from the Planning Commission for the applicant. Commissioner McKie asked for clarification of the development area based on the topography map. Mr. Green explained that the topography located behind the proposed

development is a residential portion of the PD and it is outside of the property owned by Winchester Homebuilders.

Commissioner Key questioned if there was consideration made for emergency egress. Mr. Green answered yes.

Chairman Williams asked if there were any comments submitted from the public. Mrs. Hodges replied no.

There being no further questions, Chairman Williams closed the public hearing at 7:31 p.m. and asked the Commissioners for any further comments.

After some discussion and reviewing the findings of fact, the Commission found in the affirmative that the five criteria requirements are met to issue the waiver. There being no further comments Chairman Williams invited the Planning Commission to make a motion.

Chairman Williams motioned that Application MW20-005 Sweetwater Townhomes Connectivity Waiver, a Request by Winchester Homebuilders for approval of a waiver to the connectivity standards of Section §.19.1 Connectivity Ratio of the NADC for the proposed Sweetwater Townhomes subdivision, be granted with the following agreements and/or conditions:

- 1) Final approval of the Major Subdivision Preliminary Plat application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver application.
- 2) The Concept Plan must be approved by the City Engineer and must show inter-connection to the adjacent parcel.
- 3) Modifications to the cul-de-sacs to provide access to parcel 010-11-05-001 at no cost to the City of North Augusta and must be built to City of North Augusta standards.
- 4) This waiver applies only to this project and will not apply to any future development on the site should this plan not be developed.
- 5) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission approval as determined by the Planning Director.

Commissioner Crawford offered a second and the motion passed unanimously.

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

Chairman Williams read the application summary for Application PP20-005 and requested a motion from the Commission to remove the application from the table. Commissioner Key motioned that the application be removed from the table. Commissioner Clark offered a second and the motion passed unanimously.

Chairman Williams opened the public hearing at 7:38 p.m. and asked Mrs. Hodges if she had any information she would like to share. Mrs. Hodges stated one of the major concerns from the previous presentation to the Planning Commission has been covered with this application.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges. There were none.

Chairman Williams asked if the applicant had any comments. Mr. Philip Green, Southern Partners, Inc., representing the applicant, gave a brief description of the proposed project.

Chairman Williams questioned what the circulation plan entails. Mrs. Hodges explained that it is a plan that is required by the PD that specifically shows how the proposed phase will connect to the larger development. She said there are also some breaks in access on the other side of the property where Stowaway Storage was proposed to be and there are other items that need to be addressed in an overall plan for the Sweetwater PD.

Chairman Williams asked for questions from the Planning Commission for the applicant. There were none.

There being no further questions, Chairman Williams closed the public hearing at 7:42 p.m. and invited the Planning Commission to make a motion.

Commissioner Carter motioned to approve Application PP20-005 Sweetwater Townhomes, a request by Winchester Homebuilders for approval of a Major Subdivision Preliminary Plat for 77 townhouses. Commissioner Crawford offered a second and the motion passed unanimously with the condition that all other staff comments are addressed.

8. **MW20-006 Sibley Bluff Connectivity and Block Length Waivers** – A request by Bill Hollingsworth for approval of waivers for connectivity and block length of Section §14.4 Street Types and Design and Section §14.19.1 Connectivity Ratio of the NADC for the proposed Sibley Bluff subdivision. The request affects an approximately 5.68 acre portion of TPN 003-08-07-001 zoned R-14, Large Lot, Single-Family Residential.
 - a. Public Hearing
 - b. Consideration of the Waiver request by the Planning Commission

Chairman Williams read the application summary for Application MW20-006. He stated that a quasi-judicial protocol for the application request will be followed and speakers will be sworn in.

Chairman Williams opened the public hearing at 7:44 p.m. and Mr. Justin Purucker, Civil Engineer with Johnson, Laschober & Associates, representing the applicant, was sworn in.

Chairman Williams asked Mrs. Hodges if she had any information she would like to share. Mrs. Hodges stated this is a return of a project that the Commission saw a Preliminary Plat application for last month and this is the waiver request that goes with that report.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges. There were none.

Chairman Williams asked for questions from the Planning Commission for the applicant. There were none.

There being no further questions, Chairman Williams closed the public hearing at 7:48 p.m.

After some discussion and reviewing the findings of fact, the Commission found in the affirmative that the five criteria requirements are met to issue Waiver A: §14.4 Street Types and Design and Waiver B: §14.19.1 Connectivity Ratio.

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

Chairman Williams motioned that Application MW20-006, a request by Bill Hollingsworth for approval of waivers for connectivity and block length of Section §14.4 Street Types and Design and Section §14.19.1 Connectivity Ratio of the NADC for the proposed Sibley Bluff subdivision be granted with the following agreements and/or conditions:

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

Commissioner Carter offered a second and the motion passed unanimously.

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

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

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

Chairman Williams read the application summary for Application PP20-006 and requested a motion from the Commission to remove the application from the table. Commissioner Carter motioned that the application be removed from the table. Commissioner Crawford offered a second and the motion passed unanimously.

Chairman Williams asked Mrs. Hodges if she had any information she would like to share. Mrs. Hodges replied that she had no additional information.

Chairman Williams asked for questions from the Planning Commission for Mrs. Hodges. There were none.

Chairman Williams asked for questions from the Planning Commission for the applicant. There were none.

There being no further questions or comments Chairman Williams asked for a motion from the Planning Commission.

Commissioner Crawford motioned for approval of Application PP20-006 Sibley Bluff Subdivision a request by Bill Hollingsworth for approval of a Major Subdivision Preliminary Plat for the Sibley Bluff subdivision. Commissioner Carter offered a second and the motion passed unanimously.

10. Staff Report

- a. September Performance Report
- b. Project Updates

Mrs. Hodges presented the September Performance Report.

Mrs. Hodges stated the Fire House #1 relocation on Martintown Road went out for RFP the end of last week and she does not anticipate it having to come back to the Planning Commission for any approvals since it is classified as a Minor Site Plan. Mrs. Hodges stated she will be scheduling a Conditional Use Hearing for it in the next couple of weeks.

Mrs. Hodges stated the Martintown Road Corridor project study is still in progress and she received some preliminary information from the consultant this week and she will be meeting with them on Monday to discuss.

Mrs. Hodges stated the City budget hearings are scheduled for next week. She said the Development Code Rewrite is in progress. Mrs. Hodges stated there was a Steering

Committee meeting on Tuesday and there was discussion about focus groups and who to invite to those focus groups. She explained that they want the groups to be relatively small and to be of people that have experience working with the Development Code that can offer some insight to what it is like from an applicant's perspective. She asked the Commissioners if they have any recommendations they may send them to her and the information will be forwarded to the consultant.

Mrs. Hodges stated the consultants will be here November 17th, 18th, and 19th. She said there is a Planning Commission meeting that week and a Study Session prior to the meeting will function as a focus group for the consultants.

Mrs. Hodges stated the next Planning Commission meeting will be the business meeting for the year where a 2020 meeting scheduled will be adopted and leadership elected for next year.

Mrs. Hodges announced that the new website has been activated for the Development Code rewrite project on the City website at <https://www.northaugusta.net> .

Mrs. Hodges stated the Knobcone Sidewalk project is being worked on internally. She said the City Engineer reported that Conditional Local Project Approval was granted by SCDOT.

11. Adjourn:

With no objection, Chairman Williams adjourned the meeting at approximately 8:05 p.m.

Respectfully Submitted,



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