

Planning Commission



Minutes of the Thursday, January 21, 2021 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 was called to order at 6:00 p.m.

Chairman Williams, Commissioners JoAnn McKie, Larry Watts, Len Carter, and Bob Clark were present along with Libby Hodges, Director of Planning and Development.

2. **Update on NADC Rewrite**: summary of survey and initial feedback, next steps

Mrs. Hodges stated the community surveys closed January 10th and a follow-up survey about small business closes on January 31st. Code Audit recommendations are expected in the coming weeks and will be presented to the Planning Commission. There was some brief discussion about the external survey results.

3. **Martintown Road Corridor**: summary of study results and recommendations, next steps

Mrs. Hodges reviewed a list of traffic improvement projects recommended by the consultants. She provided clarification on the location of the Hamrick Farms PD and addressed questions from the Commissioners about the details of specific project recommendations. The Planning Commission is tasked with ranking the priority of projects and making recommendations for funding to City Council. City Council will adopt a plan that will then be forwarded to SCDOT and regional transportation groups.

4. **Annual Report and Comprehensive Plan Update**

Mrs. Hodges stated that the report has a list of statistics and projects from the previous year that includes information about some internal projects the Planning Commission

may not be directly involved in. The report includes the 2021 revised departmental fee schedule. The Planning Department is also working with the Augusta University MPA program on an annexation research project.

5. Electronic Packet Distribution

The Planning Department purchased Surface tablets for the Planning Commissioners. Planning Commission agendas and packets will be distributed electronically in the coming months in an effort to conserve resources and staff time.

6. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 6:50 p.m.

Respectfully Submitted,



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

Planning Commission



Minutes of the Thursday, January 21, 2021 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 January 21, 2021, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call**– Members present were Chairman Briton Williams, Commissioners Tim Key, JoAnn McKie, Larry Watts, Bob Clark, and Len Carter. Dr. Christine Crawford arrived late. Also in attendance were Libby Hodges, Director of Planning and the applicants.
3. **Approval of Minutes** – The minutes from the Regular Meeting of December 17, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application PP20-009 Rushing Waters, Phase III**—A request by Rushing Waters, LLC for Major Subdivision Preliminary Plat approval of 178 townhomes located on approximately 37.5 acres in Rushing Waters, Phase III, TPN 011-09-01-049, zoned R-5, Mixed Residential.

Chairman Williams read the request for the major subdivision preliminary plat application and asked Mrs. Hodges for information. She stated this phase was previously presented with Phases II and III together and that this application is for a revision to Phase III.

Commissioner Key asked if traffic improvements were installed for previous phases. Mrs. Hodges stated that the turn lanes on West Five Notch Road are completed.

Luke Martin, Southern Partners, Inc., 1233 Augusta West Pkwy introduced the third and final phase of the Rushing Waters subdivision. The project proposes 178 townhomes instead of single-family detached dwellings built in the first and second phases.

Chairman Williams asked about the Clearmont Drive and Wooden Drive improvements. Mr. Martin stated there have been some road improvements on Wooden Drive but they have not been completed by the developer of the Rushing Waters project but there will be a four-way stop at that intersection leading into Phase III of the project.

Commissioner Carter asked for the total number of units of all phases.

Chairman Williams asked if they would be able to address the issues with the Stormwater Department's comments. Mr. Martin said most have been addressed.

Commissioner Key asked for clarification on the floodplain insurance required for this phase of the development. Mr. Martin said they are in the process of working with FEMA to get the required documentation.

Commissioner Carter asked for clarification on the impact of the traffic with the increased units. Mrs. Hodges stated that the improvements on Five Notch are complete and the additional Clearmont Drive improvements are required for this phase.

With no further questions, Chairman Williams asked for a motion. Commissioner Clark made a motion to approve the major subdivision preliminary plat application subject to the following conditions:

1. This approval includes certification of the use of the road names Prospector, Montana, Whitewater, and Bonanza.
2. Any outstanding comments will be addressed to the satisfaction of City staff. There are outstanding comments related to open space, townhome elevations, stormwater, parking, sidewalks, etc.

Commissioner Key offered a second and the motion passed unanimously.

6. **Application SP20-006 QuikTrip #1197** – A request by QuikTrip Corporation for Major Site Plan approval of a gas station and convenience store located on approximately 14.28 acres along Edgefield Road, TPN 011-07-01-003 to be zoned GC, General Commercial subject to annexation.

Chairman Williams read the request for the major site plan application and asked Mrs. Hodges for information. She stated the applicant wished to receive Planning Commission approval on the application prior to completion of the annexation. The site is contiguous to the City limits and eligible for annexation. She also verified that the site received a variance from the Board of Zoning Appeals.

Paulette Morin, QuikTrip, 3701 Arco Corporate Drive, Charlotte gave a brief history of the QuikTrip Corporation.

Chairman Williams asked for details about the current basin load and associated Stormwater Department comments. Ms. Morin stated that the stormwater detention pond has been designed to be oversized to handle any potential negative impacts. Duane Ensor, Freeland & Kauffman, Inc., 209 West Stone Ave, Greenville confirmed Ms. Morin's assessment.

Commissioner Key asked what made QuikTrip choose this location. Ms. Morin stated that the company was motivated by the commercial corridor and potential for customers driving to and from work and home.

Commissioner Carter asked if the size of the tract was typical for QuikTrip. She stated over half of the property will be used for stormwater detention and the rest marketed as surplus for subdivision.

Commissioner Clark clarified that the annexation would have to be approved with the GC, General Commercial zoning as proposed in order for the Planning Commission's approval to move the project forward.

Chairman Williams entertained a motion for approval. Commissioner Key made a motion to approve the major site plan application with the following conditions:

1. The Stormwater Management Department, in conjunction with SCDHEC, must issue a grading permit. Site plans that deviate significantly from the approved stormwater plans will require additional review. The stormwater submittal is incomplete at this time.
2. Conditions for the Variance ZV20-007 will be applied to the case (hearing on October 8, 2020).
3. There are outstanding staff comments regarding notes on open space, impervious area, and canopy lighting. Final approvals will be issued when all comments from staff reviews are addressed and the annexation and adoption of the GC, General Commercial zoning designation by City Council is complete.
4. All other development code standards must be met and the annexation must be complete.

Commissioner Carter offered a second and the motion passed unanimously.

7. Staff Report

a. December Performance Report

Mrs. Hodges stated that the annual report presented at the Study Session encapsulated the typical monthly updates.

The Planning Department will distribute tablets and provide training to Commissioners for future electronic transmittal of agenda packets.

A spreadsheet will be sent to rank the prioritization of projects recommended by the Martintown Road Corridor Study.

As requested by Chairman Williams, Mrs. Hodges provided a brief status update on various projects previously approved by the Planning Commission in the Exit 5 vicinity.

8. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 7:30 p.m.

Respectfully Submitted,



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

Near Term: 2020-2025

Project # (Figure #)	Location	Consideration	Notes	Cost	BW	JM	BC	LC	Comments
N-1 (Figure 7B)	Bergen Road	Install a traffic signal	In progress	\$100,000					
N-2 (Figure 7C)	I-20 EB Off Ramp	Install a Traffic Signal – Includes dual eastbound left-turn lanes and maintains free flow right-turn lane	In progress	\$150,000					
N-3 (Figure 7C)	I-20 EB Off Ramp / Hamrick Farms Site Driveway #1	With proposed development, install a 4th leg for the Site Driveway for Hamrick Farms Development to include dual westbound left-turn lanes and one single right-turn lane. I-20 EB Off Ramp approach should have a through lane constructed to access Hamrick Farms driveway and the free flow right-turn lane should be replaced with dual right-turn lanes (350 feet storage). On West Martintown Road, a northbound right-turn lane (250 feet storage) and southbound left-turn lane (200 feet storage) should be provided.	In conjunction with Hamrick Farms development schedule	\$2,000,000	6			4	1) This comment applies to all the items except the first priority I have listed. We need to look at multiple funding sources of the Developer with impact fees, the ARTS, possible grants and City by putting in to the one cent local option sales tax project list in the next round. 2) Developer along with local and state funds.
N-4 (Figure 7B / Figure 7C)	I-20 EB On Ramp to I-20 WB Loop Ramp	Restripe West Martintown Road northbound right-turn lane onto I-20 EB On Ramp to a shared / through-right-turn lane that end at I-20 WB Loop On Ramp.	In conjunction with Hamrick Farms development schedule	\$10,000	1	1	1	1	All Hamrick Farms projects to be part of the larger project if/when this happens.
N-5 (Figure 7C)	Hamrick Farms Site Driveway #2	Provide a northbound right-turn lane with 150 feet of storage and access to / from Hamrick Farms Driveway #2 should be right-in / right-out (Overhead Utilities will have to be relocated)	In conjunction with Hamrick Farms development schedule	\$300,000	6			2	Developer along with local and state funds.
N-6 (Figure 7C)	Hamrick Farms Site Driveway #3	Provide a northbound right-turn lane with 150 feet of storage and access to / from Hamrick Farms Driveway #3 should be right-in / right-out. Old Plantation Road should remain full access. (Overhead Utilities will have to be relocated)	In conjunction with Hamrick Farms development schedule	\$300,000	6	4		3	Developer along with local and state funds.

Intermediate Term: 2025-2035

Project # (Figure #)	Location	Consideration	Notes	Cost					Comments
I-1 (Figure 7A)	Gregory Lake Road	Install a single lane roundabout	Constructed by 2030 or completion of Saunders Place PD	\$2,250,000	3			3	1) I don't know if around about make since due to logging trucks but we need to address what other ways to accomplish this item. 2) Local option taxes
I-2 (Figure 7B)	I-20 WB Off Ramp	Install a dual lane roundabout	Constructed by 2027 or completion of Hamrick Farms Development	\$2,750,000		3		2	Federal, State and Local
I-3 (Figure 7C)	Frontage Road / Hamrick Farms Site Driveway #2	Reconfigure Frontage to a reduced conflict intersection (RCI) and provide a flare out to make northbound U-turns	Constructed with completion of Rivers Falls Apartment Phase 2 or Hamrick Farms Development	\$300,000				4	1) All Hamrick Farms projects to be part of the larger project if/when this happens. 2) Developer, local and state.
I-4 (Figure 7C)	Knobcone Avenue	Install a traffic signal with dual southbound left-turn lanes and northbound right-turn lane on West Martintown Road.	Constructed in conjunction with Hamrick Farms development schedule	\$1,500,000	2			1	State & Local
I-5 (Figure 7C)	Knobcone Avenue to Hammond Pond Rd	Build a sidewalk on both sides of the road connecting the two intersections (2500 centerline ft, 5000 linear ft of sidewalk, Needs Right of Way)	Provides a connection to multimodal facilities but not directly attributed to one particular development	\$800,000	8			5	State & Local

Long Term: 2035-2040

Project # (Figure #)	Location	Consideration	Notes	Cost					Comments
L-1 (Figure 7C)	Knobcone Avenue	Install a 4th leg connecting to Old Plantation Road	Needed to improve operation at Old Plantation Road once 75% of Hamrick Farms is built out; however Old Plantation Road users could turn right out and U-turn at Knobcone Avenue	\$800,000	7			2	Local
L-2 (Figure 7C)	Old Plantation Road	Restrict access to Old Plantation Road to right-in / right-out after completing a new connector road to Knobcone Avenue by installing a median that connects to RCI at Frontage Road.	Desirably to install with the new connector from Old Plantation Road to Knobcone Avenue	\$100,000	5			3	Local
L-3 (Figure 7C)	Frontage Road to Old Plantation Road	Develop a parallel road to the west side West Martintown Road that provides access to River Falls Apartments and Circle K that connects to Old Plantation Road and eventually to the new signal at Knobcone Avenue (approximately 1700 ft)	Should be considered with any future development in the vicinity to help reduce the number of vehicles U- turning / taking left onto Frontage Road	\$1,000,000	4		2	1	Local

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
JANUARY 2021***

City of North Augusta
Department of Planning and Development
Monthly Report for January 2021

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$2,110.00	\$2,110.00	\$6,228.00	\$6,228.00
Appeals	\$250.00	\$250.00	\$0.00	\$0.00
Maps/Publications	\$30.00	\$30.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$2,390.00	\$2,390.00	\$6,228.00	\$6,228.00

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed
Property Maintenance	6	1	6	1	14	9	14	9
Property Leins/Contractor Mitigation	2	2	2	2	1	2	1	2
Swimming Pools	0	0	0	0	0	0	0	0
Recreational Vehicles/RV/Boat/Utility Trailers	7	0	7	0	*	*	*	*
Illegal Vehicles	3	2	3	2	7	6	7	6
Commercial Vehicles/Equipment	0	0	0	0	*	*	*	*
Temporary Signs	64	64	64	64	2	2	2	2
Landscape Inspections	10	10	10	10	27	23	27	23
Structure Demolitions	2	2	2	2	0	0	0	0
Citation/Summons Issued	0	0	0	0	0	0	0	0

* Not yet recorded

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

January 2021 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B21-0006	006-11-03-052	WINDLEY, WILLIAM & PAM	1895 GREEN FOREST DR	R-7	1/7/2021	ENCLOSE EXISTING DECK/ADD NEW DECK
B21-0009	003-16-11-007	WESTO DEVELOPMENT GROUP	680 RAILROAD AVE	PD	1/13/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0010	005-10-18-011	WOODSTONE DEVELOPMENT LLC	111 RIPPLING CREEK LN	PD	1/11/2021	NEW RESID SFD
B21-0011	001-12-11-014	WANDO PARTNERS, LP	734 OTTO RUN	PD	1/11/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0012	001-12-11-015	WANDO PARTNERS, LP	726 OTTO RUN	PD	1/11/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0013	001-12-11-016	WANDO PARTNERS, LP	720 OTTO RUN	PD	1/11/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0014	001-12-11-013	WANDO PARTNERS, LP	742 OTTO RUN	PD	1/11/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0015	001-12-11-012	WANDO PARTNERS, LP	748 OTTO RUN	PD	1/11/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0016	001-12-10-015	WANDO PARTNERS, LP	721 OTTO RUN	PD	1/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0017	001-12-10-013	WANDO PARTNERS, LP	727 OTTO RUN	PD	1/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0018	001-12-10-012	WANDO PARTNERS, LP	733 OTTO RUN	PD	1/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0019	001-12-10-011	WANDO PARTNERS, LP	741 OTTO RUN	PD	1/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0020	001-12-10-010	WANDO PARTNERS, LP	747 OTTO RUN	PD	1/12/2021	NEW RESIDENTIAL CONSTRUCTION

City of North Augusta
Department of Planning and Development

B21-0022	005-09-18-001	BEAZLEY DEVELOPMENT CO., INC.	157 BONHILL ST	PD	1/13/2021	NEW RESID CONST
B21-0023	005-09-20-003	BEAZLEY DEVELOPMENT CO., INC.	246 PRESTON CT	PD	1/13/2021	NEW RESID CONST
B21-0024	005-09-20-002	BEAZLEY DEVELOPMENT CO., INC.	252 PRESTON CT	PD	1/13/2021	NEW RESID CONST
B21-0035	006-15-04-002	KEATHY GRAHAM	1833 MARION AVE	R-7	1/26/2021	ADD 12X24 CARPORT & 10X8 SHED
B21-0039	001-12-04-023	BUTLER, PATRICK	129 JOURNEY RUN	PD	1/26/2021	STORAGE BUILDING 10' X 10'
B21-0040	005-09-20-001	BEAZLEY DEVELOPMENT CO., INC.	258 PRESTON CT	PD	2/1/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0048	006-12-12-005	ANDERSON KENNETH SCOTT	138 ROSEMARY LN	R-7	1/28/2021	CONCRETE SLAB-FUTURE STORAGE BLD
B21-0049	007-05-15-004	BARBER ELBERT EARL JR	801 ALTA VISTA AVE	R-7	1/28/2021	16x16 CARPORT/SHED
B21-0050	007-06-02-001	VENUTI, JOHN	1207 CRESTVIEW AVE	R-14	1/28/2021	STORAGE BUILDING 12' X 18'
SP21-0001	006-11-03-049	COUTTS DAVID ALLAN & NANCY C	205 SPRINGWOOD CT	R-7	1/26/2021	SWIMMING POOL

Major Subdivision Preliminary Plats

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres/Lots
PP20-005	010-11-05-001	WINCHESTER HOMEBUILDERS	Sweetwater Townhomes	PD	1/22/2021	14.3 ac/77 lots
PPM21-001	011-05-01-001	SUMMERFIELD SC, LLC	Austin Heights Landscaping Modification	R-7	1/26/2021	40.1 ac/76 lots

Major Subdivision Final Plats

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres/Lots
FP20-005	003-16-11-001	R D BROWN	Hammond's Ferry, Phase D - Section 5	PD	1/5/2021	1.69 ac/12 lots
FP20-004	106-00-00-009	Metro Homesites, LLC	Gregory Landing Section 2	R-10	1/29/2021	21.06 ac/45 lots

City of North Augusta
Department of Planning and Development

FP20-008	010-14-04-022	Blackson & Associates	The Retreat at Walnut Village, Ph. 3	GC	1/29/2021	2.12 ac/27 lots
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Major Site Plan Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres
SP19-002	010-18-08-001	AFML INC	North Augusta Jiffy Lube	GC	1/26/2021	1.1 ac

Minor Subdivision Plats

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres/Net Lots
MP21-001	013-18-01-001	RIVERSIDE PARTNERS LP	S&H Enterprises Boundary Survey	TC	1/7/2021	16.82 ac/+1 lot
MP21-003	005-13-05-047	WANDO PARTNERS LP	Wando Woodlands Lot 45-A	PD	1/29/2021	.14 ac/-1 lot

Minor Site Plan Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres
MSP20-007	007-10-15-001	Grace United Methodist Church Columbarium Garden	639 GEORGIA AVE	D	1/19/2021	1.2 ac
MSP21-001	007-16-02-005	SRP FCU Drive-Thru	605 E MARTINTOWN RD	TC	1/27/2021	.99 ac

Sign Zoning Review Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN21-001	012-13-03-027	Whispering Woods	419 BRADLEYVILLE RD	R-5	1/4/2021	Apartments
SN21-002	006-12-12-027	Champ's and Kyng's Kicks	1832 GEORGIA AVE	GC	1/20/2021	Shoe Store
SN21-003	007-14-10-009	Morris Creations & Dancewear	211 WEST AVE	D	1/21/2021	Dancewear Store

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
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City of North Augusta
Department of Planning and Development

CZC21-001	007-12-06-030	PMTD Restaurants LLC DBA KFC	435 E MARTINTOWN RD	GC	1/7/2021	Restaurant
CZC21-002	106-00-00-071	West Haven Pediatric Dentistry	133 ALLEN CT	GC	1/8/2021	Dentist Office
CZC21-003	012-09-02-046	Yard Guys	330 BELAIR RD	R-10	1/8/2021	Lawn Care
CZC21-004	007-16-05-004	Tres Coronas	616 E MARTINTOWN RD	GC	1/11/2021	Restaurant
CZC21-005	007-14-03-002	Carolina Coffee Partners LLC DBA Cavalier's Coffeeshouse	336 GEORGIA AVE STE 107	D	1/14/2021	Restaurant
CZC21-007	007-09-17-004	PLAN Media, LLC	530 GRANT AVE	R-5	1/21/2021	Photographer
CZC21-008	007-16-02-005	SRP FCU Drive-Thru	605 E MARTINTOWN RD	TC	1/26/2021	Bank
CZC21-009	006-19-13-006	Guardian Mortuary Transport	107 SIDEREAL AVE	OC	1/28/2021	Funeral Service