

Planning Commission



Minutes of the Thursday, March 18, 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 meeting was called to order at 7:00 p.m.
2. **Roll Call**- Members present were Chairman Briton Williams, Commissioners Timothy Key, JoAnn McKie, Larry Watts, Dr. Christine Crawford, Bob Clark, and Leonard Carter.
3. **Approval of Minutes** – February 18, 2021 Study Session and Regular Meeting were approved, as written.
4. **Confirmation of Agenda**- There were no changes to the agenda.
5. **Application MW21-021 Sweetwater Freestanding Emergency Department**- a request by UHS Sweetwater (Aiken Regional) for a waiver from the landscaping requirements of the North Augusta Development Code Section 10.7.
 - a. Consider of the waiver request by the Commission.

Mrs. Hodges stated that the applicant asked for one additional tree relocation to be added to the waiver request. Mrs. Hodges stated that there was a drawing of the revision that would be presented at the end of the discussed section.

The agent for this project, Mr. Ty Cole, was present on the meeting and stated his name and address for the record. Mr. Cole explained that the previous developer of the parcels planted trees around the perimeter of each parcel per the agreement with the City of North Augusta and the landscaping requirements. Mr. Cole stated that there are four trees located at access points for their project that they would like to replant in another location. Mr. Cole said that

there are three additional trees to relocate from Austin Graybill Road to allow a clear view of the Freestanding Emergency Department to patients. Mr. Cole stated that the purpose of the waiver request is to relocate a total of seven trees and replant them in different locations.

Mr. Cole answered questions from the Commissioners and provided more details on the project's relation to Aiken Regional.

Chairman Williams explained each of the five criteria to determine a waiver request to the Commission. With a motion by Chairman Williams and second by Commissioner Watts, the motion to approve waiver MW21-021 was granted unanimously, subject to the four conditions listed on page 8 in the staff report.

6. **Application SP21-001, Sweetwater Freestanding Emergency Department** – a request by UHS Sweetwater (Aiken Regional) for approval of freestanding emergency department on a ±4.5 acre tract parcel 010-10-10-003.
 - a. Consideration of the Major Site Plan by the Commission

Mrs. Hodges stated that this site plan is associated with the waiver that was previously discussed and they are close to receiving approval from all of the review departments in the planning process.

Mr. Cole explained that the plan was the proposed layout that was featured in the presentation and Chairman Williams asked about the proposed timeframe to open. Mr. Cole stated that the proposed timeframe was on a six month schedule and they are looking at being open by the end of the year. Commissioner Carter asked Mr. Cole if the facility would be a 24 hour facility and Mr. Cole stated that it would be a 24 hour facility, seven days a week.

Commissioner Crawford asked about the level of trauma care that the emergency room would provide. Mr. Cole said that he could not answer the question, but Mr. Michael Hall, CEO of Aiken Regional Hospital, could answer it. Chairman Williams asked Mr. Hall to state his name and address for the record. Mr. Hall stated that Aiken Regional is not trauma certified but the hospital is working towards a Level III trauma center, so the Freestanding Emergency Department would not have a trauma department associated with it. Mr. Hall explained that the FED would have emergency physicians that are boarded in Emergency Medicine, with CT diagnostic and lab. Commissioner Key asked if the FED would have a Certificate of Need. Mr. Hall said that the hospital received a Certificate of Need.

Commissioner Key made a motion to approve application SP21-001 with the conditions listed in the Staff Report. Commissioner Clark offered a second and the motion was approved unanimously.

7. **Presentation of Audit Report:** North Augusta Development Code Rewrite project; presented by Orion Planning and Design.
 - a. Request for general endorsement or considerations for revisions prior to City Council review

Mrs. Hodges stated that the North Augusta Development Code Rewrite Steering Committee has provided their initial feedback on the audit report. The Audit Report states the summary of findings, recommendations on how to use the audit, and recommendations for the draft. Mrs. Hodges stated that the consultants are looking for an endorsement or general direction from the Commission or anything that needs to be corrected. Mrs. Hodges said that it will be forwarded to City Council to keep them informed on the progress of the project. Mrs. Hodges said that they are halfway through the North Augusta Development Code Rewrite.

Mr. Bob Barber and Mrs. Carol Rhea from the Orion Group presented a summary of the Audit Report results. Mr. Barber stated that they organized the Audit Report in to two parts: the Code characteristics, with the formatting of the Code and the findings and recommendations and the core findings and the recommendations and findings in relation to the core content of the Code. Mr. Barber explained the table of contents in the audit report and summarized each chapter of the audit report. Mr. Barber explained the language structure and format of the Development Code with abundant redundancies, with examples of abundant footnotes and extraneous materials. Mr. Bob also mentioned a hypothetical situation for a variance and how to navigate the code.

With the core findings and recommendations, Part II is the Regulatory Content, with a portion exposing the use patterns and how they are organized, being difficult to implement because the nature of their organization and their lack of clear purpose on what they are intended to do.

Overlay districts were discussed and a lot of input was received by the community. Mr. Barber stated that in the audit, it was mentioned to convert Overlay Districts to Base districts and to eliminate the complexity of the overlay districts.

Mr. Barber stated that planned developments make up a large portion of North Augusta. Some of those plans have been developed over a long period of time, from the mid 1980's to current, with previous ones having sketchy and limited information. The contemporary planned developments have more precise details. The audit explains how legacy planned developments are handled and addressed in the development code.

Mr. Barber mentioned nonconformity provisions and conditional uses, with conditional use codes scattered about the current code and Mr. Bob states that they iron it out.

Mr. Barber stated that there is a section of emerging trends that is mentioned in the audit, with Housing Choice and Affordability, Transportation Choice, and Communications and Communication Infrastructure.

Audit Implementation is shown during the presentation, with every one of the summary points are listed. One of the columns is the Degree of Difficulty, with each section being marked on the Degree of Difficulty.

The Regulatory Content's Degree of Difficulty increases because if the conversion of overlay districts to base districts, it will be a more involved process.

The Appendix has six appendices that represent the work of the audit, with summarized comments, survey results, and tables.

The end of the audit has an example revised table of contents, if given the greenlight to implement the audit, the revised table of contents will be used with the summary recommendations, to task out workflow for the code rewrite based upon the recommended table of content.

Mr. Barber's final comment is when they begin to write a code, something will shift or change, or additional information will come to light. Mr. Bob stated at the end that the audit is a roadmap for the code rewrite team to move forward in the right direction, but not for every comment mentioned in the audit.

Chairman Williams commended Mr. Barber and Ms. Rhea on putting together the audit. Chairman Williams gave the rest of the Commission an opportunity to ask questions, with no questions asked by the rest of the Commissioners. Chairman Williams asked Mr. Barber a few questions about the Audit and the comprehensive plan. Chairman Williams asked about the comprehensive plan and the matrix and stated there seems to be a missing connection between the comprehensive plan and the code. Mr. Barber stated that the comprehensive plan was implemented after the North Augusta Development Code; the code was written in 2010 and the comprehensive plan was implemented in 2018, so there would be an expectation that the plan would not be as responsive to the Development Code. Mr. Barber said that North Augusta has a comprehensive plan in the future and the development code needs to correspond with the comprehensive plan. Mr. Barber stated that they devised a method to see what the comprehensive plan is calling for that the development code is not implementing.

Commissioner Crawford asked if affordable housing be tackled as a part of the audit because it will be a part of what comes next as an emerging issue. Mrs. Hodges stated that there is a start on the comprehensive plan next year, with contracts being signed to get started, with being incumbent on staff bringing back the information to the Commission.

Commissioner Clark stated that he likes the general approach to the rewrite of the development code is very good.

There were no more questions about the audit for the Development Code rewrite.

Chairman Williams asked for feedback from the Commission to move forward with the Development Code rewrite.

Commissioner Crawford complemented the approach and the thoroughness of the audit. Commissioners Carter, Watts, Clark, Key, McKie joined by Chairman Williams all voted unanimously on moving forward with the Development Code rewrite.

8. Staff Report

a. February Performance Report

Mrs. Hodges stated that the February monthly report was included in the Planning Commission packet. Mrs. Hodges stated there has been positive movement on the SCDOT studies. Mrs. Hodges stated that the comprehensive plan update has been approved, with contracts signed and will be introduced to the Commission at April's meeting. Mrs. Hodges asked the Commission if they wanted to have a meeting to get set up an introduction to the project and delegate priorities or do the Commission want it set up as a study session. The Commission agreed unanimously to have it in a study session to have time to discuss it thoroughly.

Chairman Williams mentioned introducing the new staff, secretary of Planning, La'Stacia Reese. Chairman Williams asked about the planning schedule for next month's meeting. Mrs. Hodges stated that the Planning Commission will have several cases for next month. Commissioner Clark asked about in-person meetings and Ms. Hodges stated that at the last City Council meeting, the month of May might be the month of in-person meetings, pending the public response. Commissioner Clark also asked about how receptive were the City Council to the Martintown Study Corridor. Mrs. Hodges stated that the Council seemed very receptive and there were not many in-depth questions about the study. Mrs. Hodges stated that she hopes that the project will be going in front of City Council at the next meeting. Chairman Williams stated that he listened to the meeting, as well.

9. Adjourn

With no objection, Chairman Williams adjourned the meeting at 8:10pm.

Respectfully Submitted,

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

Project Staff Report

RZM21-001 Highland Springs School

Prepared by: Kuleigh Baker

Meeting Date: April 15, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Highland Springs School
Applicant	Aiken County Public Schools
Address/Location	Off Belvedere Clearwater and Old Sudlow Lake Road
Parcel Number	023-05-01-003
Total Development Size	± 51.2 acres
Existing Zoning	PD, Planned Development
Overlay	NA
Traffic Impact Tier	Tier 3
Proposed Use	School
Proposed Zoning	P, Public Use
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

This application is being forwarded to the Planning Commission according to the following sections of the North Augusta Development Code:

5.3.3.1 Rezoning – Any property owner, city board, commission, department or the City Council may apply for a change in zoning district boundaries (rezoning), excluding applications for conditional use districts as set forth in §5.4. An amendment to the Official Zoning Map may be initiated by filing an application that conforms to Appendix B, Application Documents, with the Department. The application shall be signed and filed by the owner or, with the owner’s specific written consent, a contract purchaser or owner’s agent of property included within the boundaries of a proposed rezoning. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a rezoning request. During the conference, the Department will identify the submittal requirements.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as set forth in §5.1.3. The Planning Commission shall approve or deny the zoning amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

Due to the request for rezoning to P, Public Use, the following criteria for rezoning are required:

3.6.4 P, Public Use District

3.6.4.5 Standards and Review Criteria

3.6.4.5.1 Review Criteria for Rezoning – In reviewing an application for a proposed P, Public Use District, the Planning Commission and City Council shall consider the following:

- a. Inter-jurisdictional Analysis – A review to determine the extent to which an interjurisdictional approach may be appropriate, including consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a citywide, countywide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered.

- b. Financial Analysis – A review to determine if a negative financial impact upon the City of North Augusta can be reduced or avoided by intergovernmental agreement.

- c. Special Purpose Districts – When the public facility is being proposed by a special purpose district including a school district, the city should consider the facility in the context of the district's overall plan and the extent to which the plan and facility are consistent with the Comprehensive Plan.

- d. Measures to Facilitate Siting – The factors that make a particular facility difficult to site should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors including, but not limited to:
 - 1. The availability of land;
 - 2. Access to the transportation network;
 - 3. Compatibility with neighboring uses; and
 - 4. The impact on the physical environment.

Planning Commission Action Requested:

The Planning Commission shall provide a recommendation to the City Council according to NADC §3.6.4.5.1. The Planning Commission’s recommendation will then be forwarded to the City Council for their consideration.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on March 29, 2021. The property was posted with the required public notice on March 31, 2021. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugusta.net on March 31, 2021.

SECTION 4: SITE HISTORY

The subject parcel was annexed by Ordinance 84-17 on October 1, 1984. At the time of annexation, the parcels were zoned R-3, Residential and OSP, Open Space Preservation. On January 8, 2001, The Mayor and City Council adopted Ordinance 2000-30 rezoning ±1485 ac from R-3, Small Lot, Single-Family Residential to PD, Planned Development. Ordinance 2001-05 created the PD General Development Plan for the “Blanchard Park Planned Development”. Modifications have been reviewed but none have been approved since that time.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Vacant	Mixed Use	PD, Planned Development
South	Single-Family Residential	Mixed Use/Low Density Residential	RD, Residential Multi-Family Development; RUD, Rural Development, RC, Residential Single-Family Conservation (Aiken County, Outside City Limits)
East	Single-Family Residential	Low Density Residential	AP, Agricultural Preservation; RUD, Rural Development (Aiken County, Outside City Limits)
West	Single-Family Residential	Low Density Residential	UD, Urban Development (Aiken County, Outside City Limits)

Access – The subject parcel has access from Belvedere Clearwater and Old Sudlow Lake Road.

Topography – The subject parcel slopes towards the South with the highest elevations lying at the North of the property.

Utilities – Water and wastewater lines will have to be extended to the site. Utilities are served by the City of North Augusta.

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

Drainage Basin – The parcel is located in the Mims Branch Basin, the only remaining semi-undeveloped natural basin in North Augusta. The Mims Branch basin drains a large undeveloped area located off of Highway 25 from Ascauga Lake Road to Blanchard Road and is bordered by Old Sudlow Lake Road. This basin is considered a “representative basin” for City Stormwater sampling since it is in a relatively undeveloped area and is not impacted by industrial, commercial or residential use. The preliminary physical stream assessments at Mims Branch indicated that it effectively transports the current load of stormwater. Each segment assessed scored higher than other streams in the city due to the location of the stream, topography, and current land use which is mostly “undeveloped” wooded terrain. Water quality sampling results indicated that pollutant loads entering the stream were minimal.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission’s deliberation. Descriptions and commentary added by staff will be *italicized*.

The Public Use District is described as the following in Article 3 of the North Augusta Development Code:

3.6.4 P, Public Use District

3.6.4.1 Purpose – The purpose of this district is to provide suitable locations for land and structures in the city of North Augusta used exclusively by the city of North Augusta, Aiken County, the State of South Carolina, the United States, or other governmental jurisdictions and their instrumentalities; and as such shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property. This district is also applicable to land owned by public utilities and public service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.). Property owned by public utilities and utilized primarily for office, customer service or retail sales is not appropriate for the Public Use district. If Public Use zoned property is sold to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area. (Rev. 12-1-08; Ord. 2008-18)

3.6.4.2 Applicability – A P, Public Use District, designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P, Public Use District designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

3.6.4.3 Permitted Uses – The uses listed in Table 3-7 are permitted in the P, Public Use District, subject to the issuance of a conditional use permit as required by Article 5, Approval Procedures. Public lands that are reserved or designated for environmental protection, open space or other natural state should be zoned in the CR, Critical Areas District, rather than the P, Public Use District.

3.6.4.4 Procedures – A site plan is required for uses permitted in the P, Public Use District, to the extent required by law. The site plan may be submitted concurrent with an application for rezoning. However, the Planning Commission and City Council may attach additional conditions to the approval of the district subject to a development agreement. In lieu of the application submittal requirements specified in Article 5, Approval Procedures, the applicant for rezoning to a P, Public Use District, shall address each of the review criteria of this section in their application materials.

3.6.4.5 Standards and Review Criteria

3.6.4.5.1 Review Criteria for Rezoning – In reviewing an application for a proposed P, Public Use District, the Planning Commission and City Council shall consider the following:

- a. **Inter-jurisdictional Analysis** – A review to determine the extent to which an interjurisdictional approach may be appropriate, including consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a citywide, countywide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered.

Aiken County voters passed a bond referendum on May 1, 2018. The proposal was made based on current capacity limits in Aiken County schools and planned growth in the area. The bond referendum included several other school improvements within Aiken County which are also experiencing capacity issues.

The applicant states that the proposed middle and elementary school site is regional based on current population and projected growth.

- b. **Financial Analysis** – A review to determine if a negative financial impact upon the City of North Augusta can be reduced or avoided by intergovernmental agreement.

There is not another partner agency that will reduce the need for this facility. The Aiken County school district provides public education for all residents of Aiken County.

The applicant states that schools are tax-exempt but the school district will pay for utilities and infrastructure that may be utilized by future residential and commercial development in the area.

- c. **Special Purpose Districts** – When the public facility is being proposed by a special purpose district including a school district, the city should consider the facility in the context of the district's overall plan and the extent to which the plan and facility are consistent with the Comprehensive Plan.

The parcel is not located within any special purpose district or any special district plans that would be affected by a public facility.

There are two portions of the 2017 North Augusta Comprehensive Plan that have been reviewed for this report: The Future Land Use Map and the written goals and objectives.

The 2017 Comprehensive Plan Future Land Use Map classifies the subject property as Mixed Use. However, it should be noted that the Future Land Use Plan does not appear to designate any additional land in the P, Public Use District, anywhere on the map. Failure to designate tracts of land with this designation appears to be an oversight, however, the need to rezone any property to “P” would not necessarily have been anticipated at the time the map was made.

Given that the map does not designate additional land for institutional uses, the Comprehensive Plan does seem to anticipate the possibility of locating public facilities in residential districts. Chapter 11, Implementation Strategies, Future Land Use Categories (p.189) states in the description of Institutional, Government and Public Facilities that some facilities “... may be developed in some residential, most commercial and mixed use districts including planned developments and traditional neighborhood developments.”

- d. **Measures to Facilitate Siting** – The factors that make a particular facility difficult to site should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors including, but not limited to:

1. The availability of land;

P, Public Use, zoning is intended to provide suitable locations for land and structures in the City used exclusively by governmental jurisdictions. Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools uses are allowed in the P, Public Use District.

2. Access to the transportation network;

The proposal should have limited effects on the existing road network. Any negative effects will be mitigated prior to construction. The property has direct access to both Belvedere Clearwater Road and Old Sudlow Lake Road.

Safety reviews of traffic and any signalization that may be needed will be coordinated with SCDOT at the time of construction. This is similar to requirements for any other developer.

3. Compatibility with neighboring uses; and

While the surrounding properties are mostly zoned residential, there are very few available properties within North Augusta that will not have some impact on

existing residential properties. The surrounding area includes a mix of residential, institutional, and commercial uses at differing intensities and densities.

4. The impact on the physical environment.

Any development will be required to meet all state standards for runoff capture and treatment.

The following development standards and uses are permitted in the P, Public Use, district:

§ 3.6.4.5.2 Development Standards – Uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12. (Rev. 7/15/19, Ord. 19-06)

TABLE 3-7 USES PERMITTED IN THE P, PUBLIC USE DISTRICT

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
1.	Fire, sheriff, and emergency services	6400-6430	4500-4530	922120
2.	Government offices or other governmental civic uses or facilities such as courts and city halls	6200 - 6221		92
3.	Libraries	4242	4300	519120
4.	Museums, galleries			712110
5.	Maintenance of government buildings and grounds, including equipment storage	2450		561210
6.	Open space, park or active recreational uses operated on a non-commercial basis		5500	712190
7.	Post office	6310		491
8.	Recreation centers	5380	3200	713940
9.	Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	6124-6140	4220	6113
10.	Public utility storage and service yards	2450		2211 2212 2213
11.	Sewage treatment plant, pump stations, or lift stations	4340	6300-6314 6350-6356	22132

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
12.	Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items	4343		562111 562119
13.	Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities		6200-6290	221310
14.	Service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.)	4300	6000	221 517

SECTION 7: RECOMMENDATION

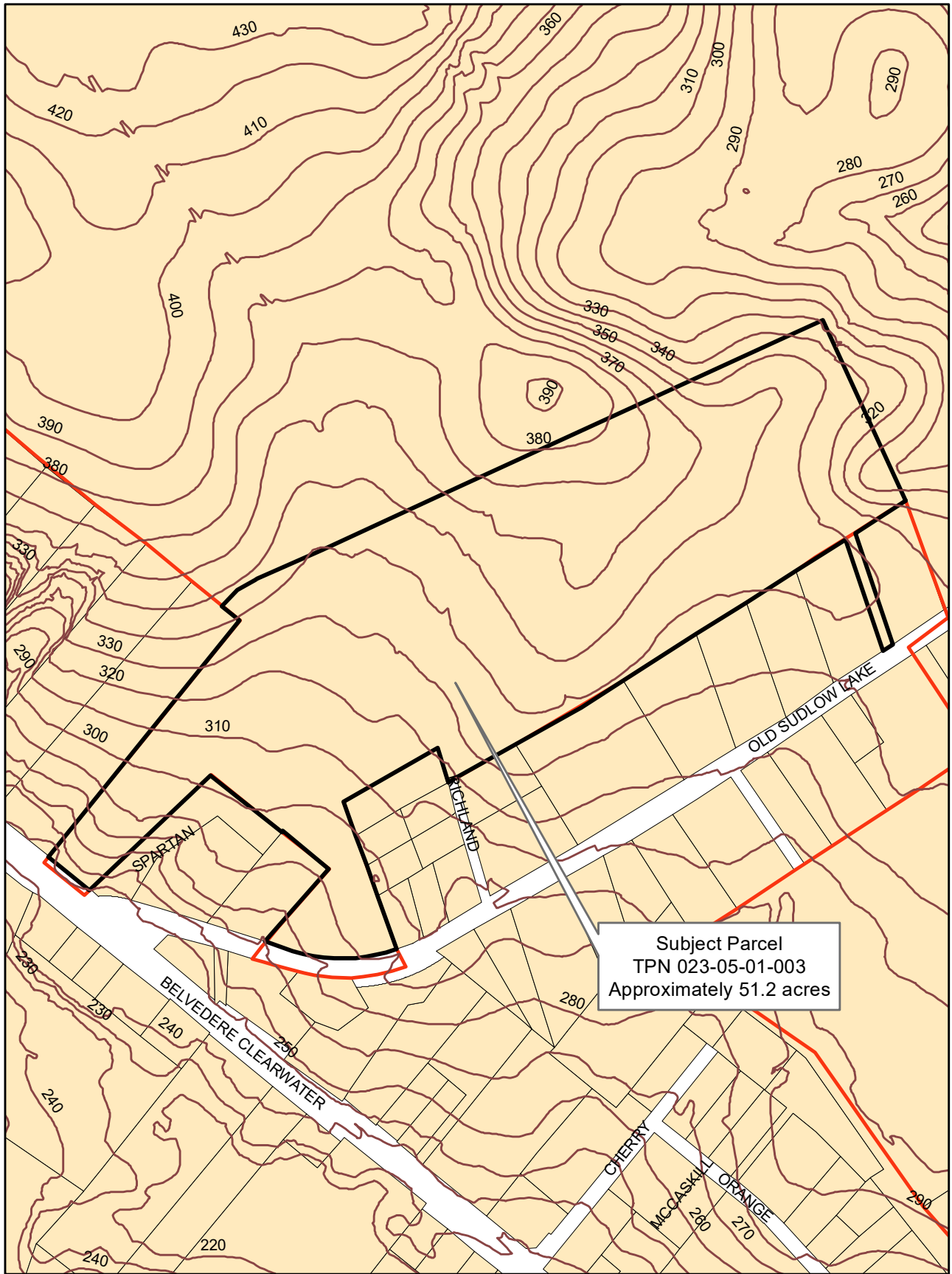
Staff is not required to make a recommendation to the Planning Commission regarding rezoning requests. The Department has determined the application is complete. The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

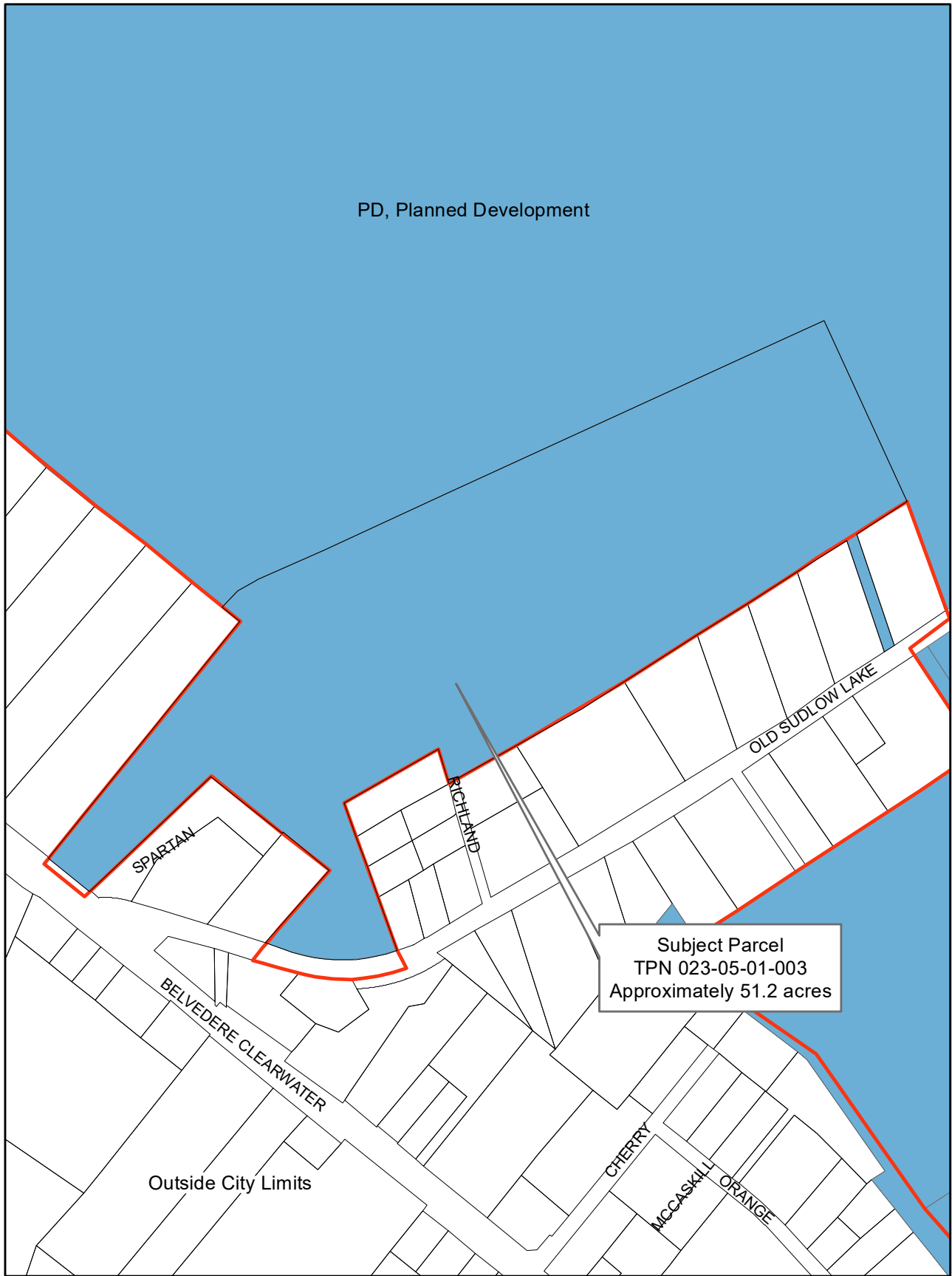
SECTION 8: ATTACHMENTS

1. Aerial Map
2. Topography Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Future Land Use Map
6. Public Hearing Notice
7. Ord. 2001-05
8. Application Documents

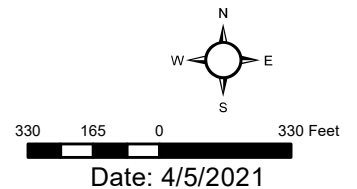
cc Kevin Chipman, Aiken County Public Schools, via email
Tilden Hilderbrand, Hass & Hilderbrand, Inc., via email

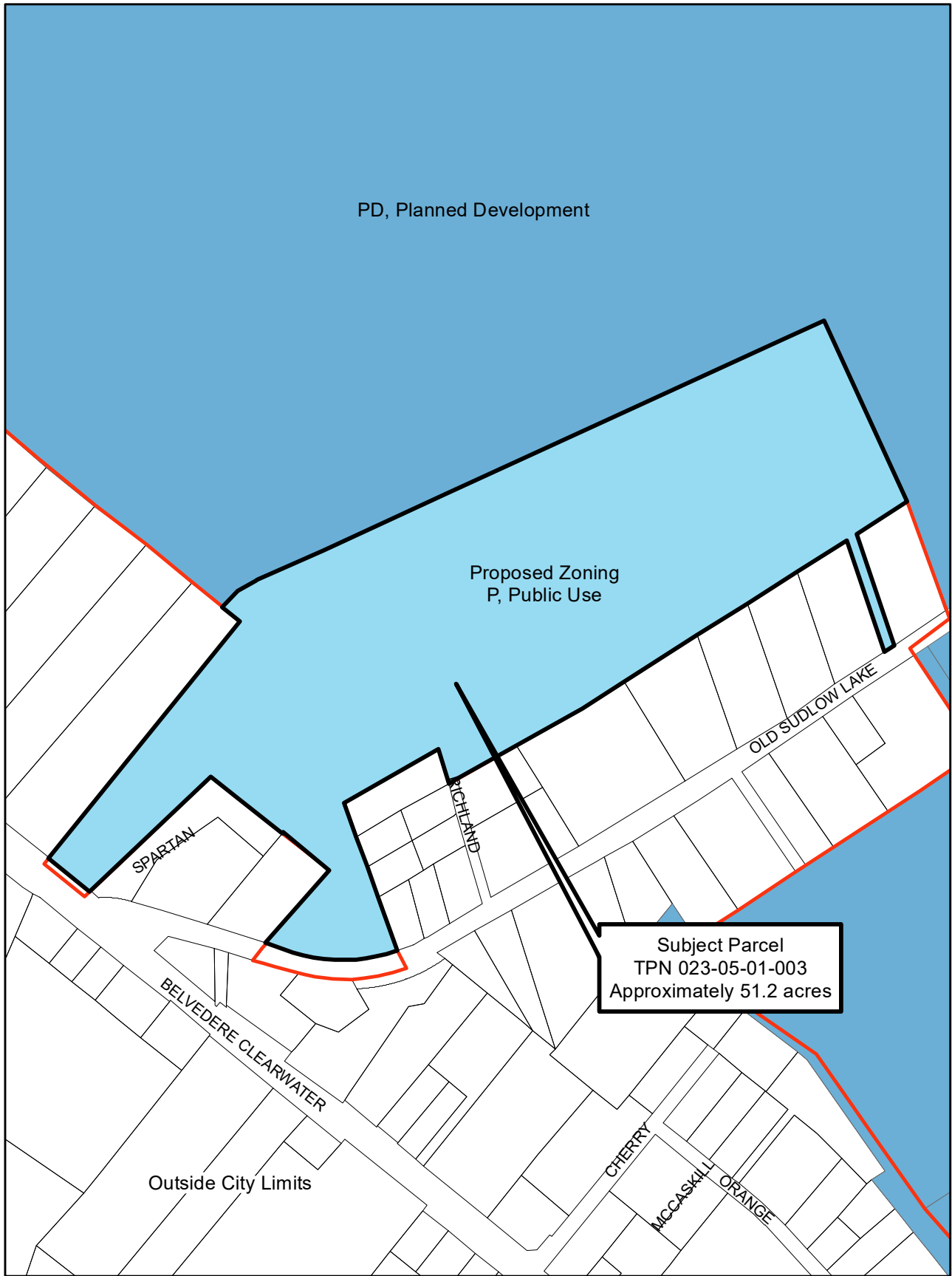




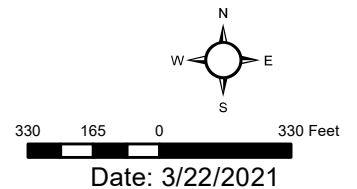


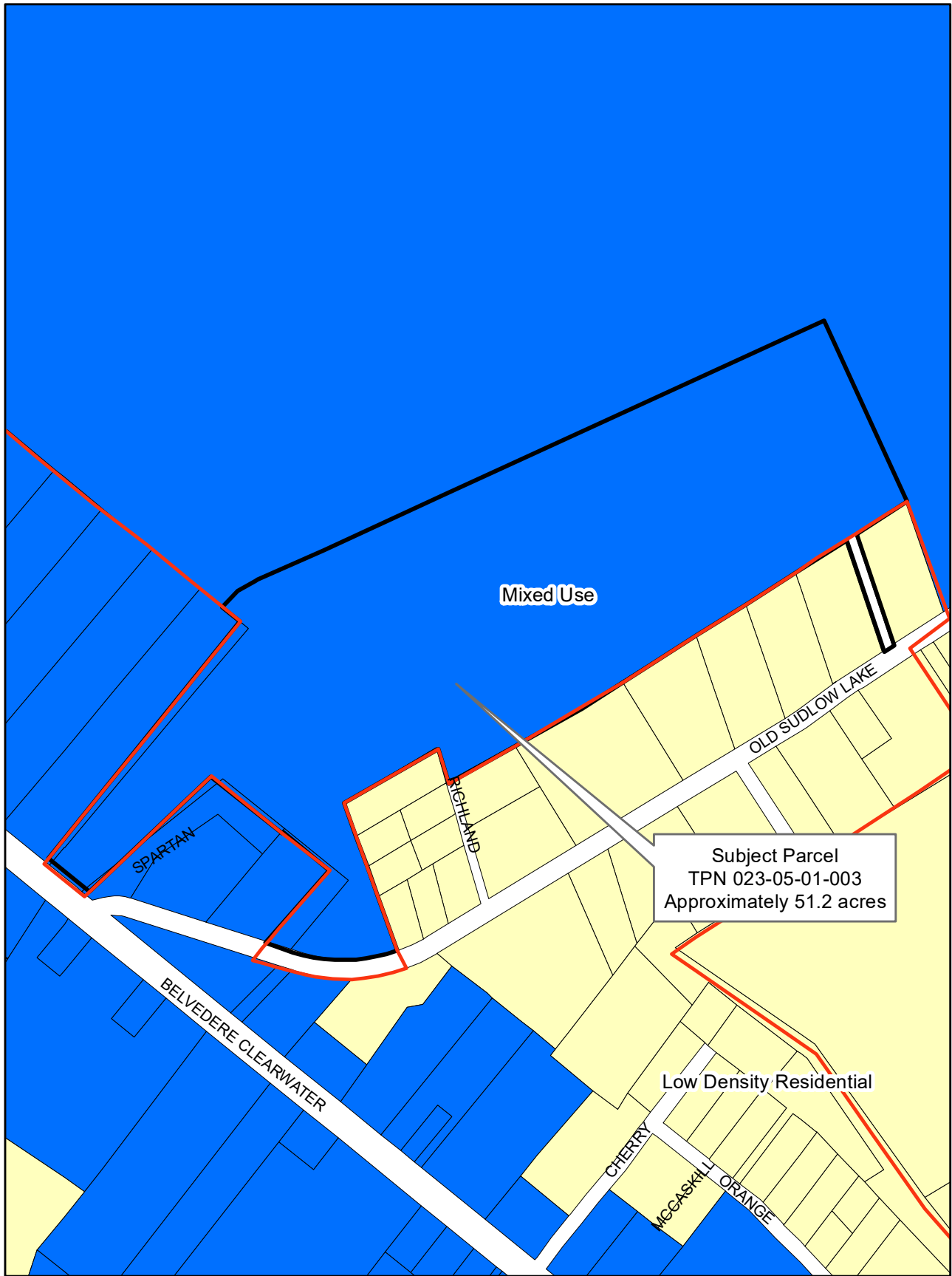
Current Zoning Map
Application RZM21-001
Tax Parcel Number 023-05-01-003
PD, Planned Development





Proposed Zoning Map
 Application RZM21-001
 Tax Parcel Number 023-05-01-003
 Proposed P, Public Use Zoning





March 29, 2021

City of North Augusta

RE: Requested rezoning of ± 51.2 acres of land located along Belvedere Clearwater and Old Sudlow Lake Road, Tax Parcel Number 023-05-01-003 from PD, Planned Development to P, Public Use.

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within the notification area of the proposed project.

Dear North Augusta Property Owner or Current Resident:

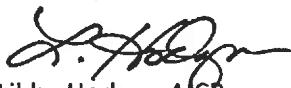
Aiken County Public Schools has requested to rezone ±51.2 acres of land located along Belvedere Clearwater and Old Sudlow Lake Road, Tax Parcel Number 023-05-01-003 from PD, Planned Development to P, Public Use.

The North Augusta Planning Commission will hold a virtual public hearing to consider the rezoning application at 7 p.m., on Thursday, April 15, 2021, via GoToMeeting. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. **Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.**

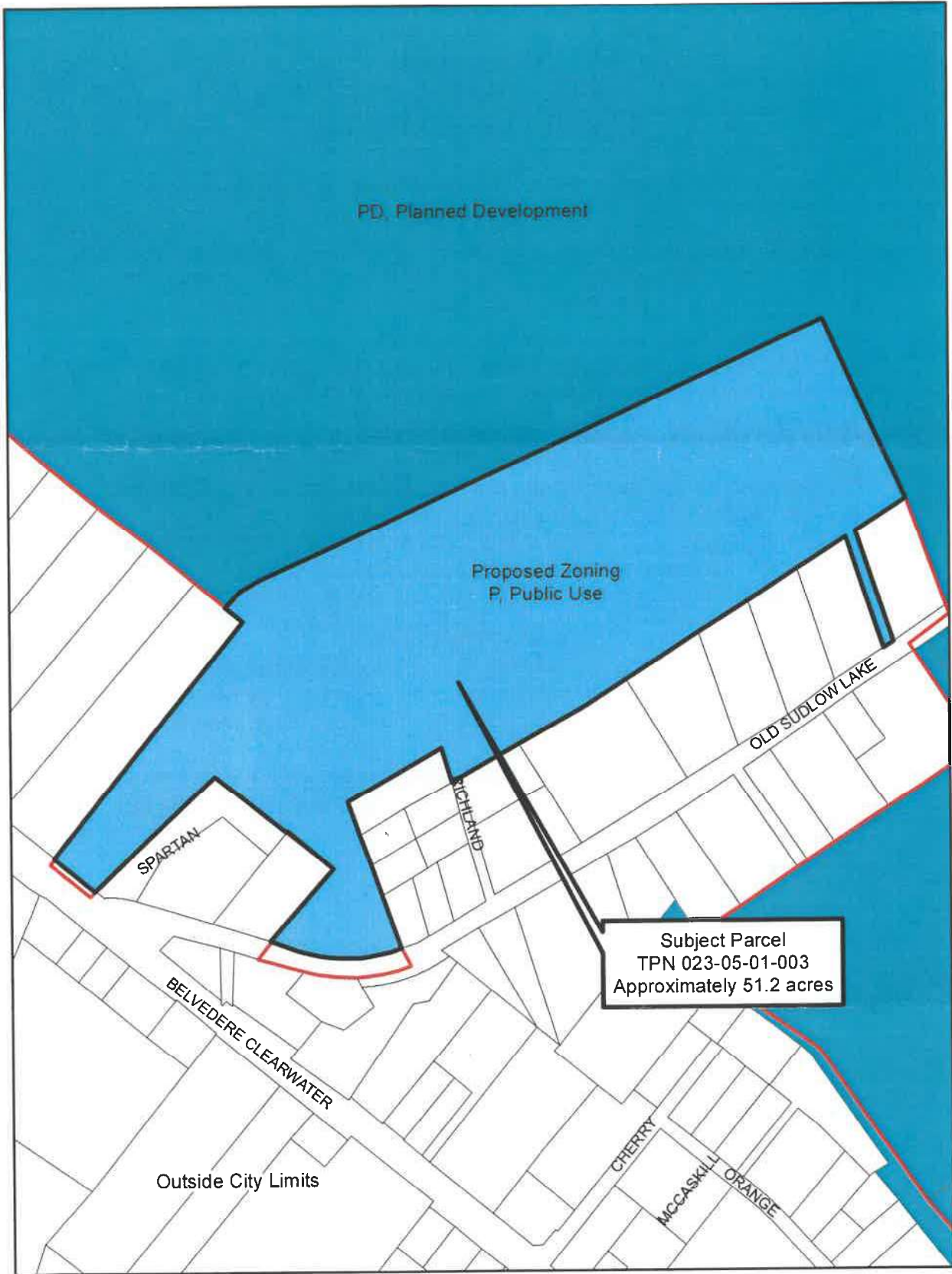
Documents related to the application will be available after April 8, 2021 in the offices of the Department of Planning and Development, Municipal Center, 2nd Floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. **Residents and property owners interested in expressing a view on these cases are encouraged to provide written comments via email to planning@northaugusta.net, or by phone at 803-441-4221 by Noon (12 p.m.) on Thursday, April 15, 2021.**

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on March 31, 2021. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Libby Hodges, AICP
Director of Planning and Development



PD, Planned Development

Proposed Zoning
P, Public Use

Subject Parcel
TPN 023-05-01-003
Approximately 51.2 acres

SPARTAN

BELVEDERE CLEARWATER

RICHLAND

OLD SUDLOW LAKE

CHERRY

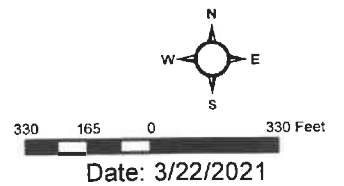
MCCASKILL

ORANGE

Outside City Limits



Proposed Zoning Map
Application RZM21-001
Tax Parcel Number 023-05-01-003
Proposed P, Public Use Zoning



City of
North Augusta, South Carolina
Planning Commission

VIRTUAL PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a virtual public hearing at its regular monthly meeting beginning at 7:00 PM on April 15, 2021, via GoToMeeting, to receive public input on the following application:

RZM21-001—A request by Aiken County Public Schools to rezone ±51.2 acres located along Belvedere Clearwater and Old Sudlow Lake Road, TPN 023-05-01-003 from PD, Planned Development to P, Public Use.

Documents related to the application will be available for public inspection after April 8, 2021 in the office of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All members of the public interested in expressing a view on this case are encouraged to provide comments to planning@northaugusta.net, or by phone message at 803-441-4221.

CITIZEN ASSISTANCE:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

ORDINANCE NO. 2001-05
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 1,513.8± ACRE BLANCHARD PARK PLANNED DEVELOPMENT
GENERALLY LOCATED EAST OF US 25 AND SOUTH OF ASCAUGA LAKE ROAD

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from Triple Crown properties, LLC, requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 1,513.8± acres located generally east of US 25 and south of Ascauga Lake Road; and

WHEREAS, the developer, Triple Crown Properties, LLC, of Ninety-Six, South Carolina proposes a mixed use development on twelve tracts in twenty-five phases; and

WHEREAS, the North Augusta Planning Commission, at its January 25, 2001 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 1,513.8± acre Blanchard Park Planned Development.

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 General Development Plan for the 1,513.8± acre Blanchard Park Planned Development is hereby approved as outlined below and as shown on the attached plat and identified as 'Exhibit A' as prepared by Cranston, Robertson and Whitehurst, dated February 21, 2001. The General Development Plan Narrative for Blanchard Park as prepared by Cranston, Robertson and Whitehurst, dated October 2000 and revised January 2001, attached hereto as 'Exhibit B', represents the intent of Triple Crown Properties, LLC, and addresses the requirements of the Zoning and Development Standards Ordinance for a Planned Development.
 - A. Scope of Development: The scope of development described in the General Development Plan for the Blanchard Park Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Blanchard Park Planned Development shall be limited to those described in this ordinance.
 1. Minor Modifications: Minor modifications to the development plan and program for valid land use planning reasons, i.e. mix of uses,

number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of concept plan approval for a tract, subdivision approval for any portion of a tract or site plan approval for an individual parcel.

2. I-520, The Bobby Jones Expressway: The acquisition of I-520 right-of-way or the determination of a final alignment of I-520 across the Blanchard Park property may necessitate the need to modify the General Development Plan. Modifications to the development plan including the reconfiguration of tracts, realignment of planned roads or utility systems, and the distribution of density and intensity of development may be approved by the Planning Commission to accommodate the Bobby Jones Expressway. The Planning Commission may not, however, approve modifications to the General Development Plan that would modify the list of permitted uses or increase the overall and combined density or intensity of development.

3. Flex Units: Up to five (5%) percent of the total residential density allocated to a tract may be deducted from the total permitted for that tract and redistributed to one or more other tracts provided the total density of a flex unit recipient tract is not increased by more than ten (10%) percent. Tracts D, Village Center, and L, General Commercial, may be the recipients of flex units.

B. Development Program:

<u>Tract</u>	<u>Description</u>	<u>Area in Acres</u>	<u>Maximum Density / Intensity</u>	<u>Average Density / Intensity</u>	<u>Total</u>
A	Heavy Commercial / Light Industrial	59.3	17,424 sf per acre	(40%)	1,033,000 sf
B	Heavy Commercial / Light Industrial	89.8	17,424 sf per acre	(40%)	1,565,000 sf
C	Heavy Commercial / Light Industrial	112.5	17,424 sf per acre	(40%)	1,960,000 sf
D	Village Center	25.5	21,780 sf per acre (5 dua flex units)	(50%)	555,000 sf (128 flex units)
E	Mixed Residential	151.9	15 dua	6 dua	911 units
F	Mixed Residential	154.2	8 dua	4 dua	617 units
G	Mixed Residential	189.6	8 dua	4 dua	758 units

D	Village Center	<u>Permitted</u> – Professional, medical and financial office; primary, secondary and convenience retail, restaurant; child day care facility; laundry; and multi-family residential flex units above the first floor if allocated. <u>Prohibited</u> – Drive-through retail, gasoline service stations and auto oriented businesses.
E, I	Mixed Residential	<u>Permitted</u> – Multi-family residential including duplexes, townhouses, apartments and condominiums. Accessory uses to any permitted use.
F, G, H, J	Mixed Residential	<u>Permitted</u> – Single-family residential including detached patio homes; townhouses; neighborhood commercial as permitted in the Village Center; schools and churches. Accessory uses to any permitted use.
K	Golf Course / Green Space	<u>Permitted</u> – Single-family detached residential; townhouses; condominiums; commercial recreation. Accessory uses to any permitted use.
L	General Commercial	<u>Permitted</u> – Any uses permitted in the C-3, General Commercial, District and accessory uses to any permitted use. Multi-family residential flex units above the first floor will be permitted if allocated. The Highway Corridor Overlay District standards shall apply.

D. Development Standards: Applicable to individual parcel site plans.

Use	Minimum Setbacks				Impervious Area (Max.)	Open Space (Min.)
	Front (Feet)	Rear (Feet)	Side (Feet)	Height (Feet) (Max.)		
General Commercial	25	20	10	45	75%	25%
Light Industrial	50	25	25	60	65%	25%
Commercial Recreation	50	25	25	35	35%	85%
Village Center	25	20	10	45	80%	20%
Residential						
- Single Family	25	20	5	35	N/A	N/A
- Patio Homes	25	20	0/8	35	50%	10%
- Duplexes	25	20	0/8	35	50%	10%
- Townhouses	25	20	0/10	35	60%	20%

- Condominiums	25	20	0/20	45	60%	20%
- Apartments	25	35	30	45	60%	25%

E. Plan Approval Process: subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of any building permits.

1. Master Utility Plan – Master plans for water distribution, sewage collection and stormwater drainage and detention shall be developed in conjunction with the City Utilities Department and City Engineer and approved prior to or coincidental with the initial tract concept plan. The level of detail provided in the master utility plans shall be determined by the Project Engineer, City Engineer and Utilities Director.
2. Wetlands Delineation and Mitigation – A wetlands delineation, permit and any mitigation plans approved by SCDHEC and the US Army Corps of Engineers shall be submitted prior to or coincidental with a Concept Plan for any Tract that contains jurisdictional wetlands.
3. Tract Concept Plan – A concept plan for each tract identified in the General Development Plan shall be prepared for Planning Commission review and approval prior to or coincidental with the first preliminary plat application for each tract. The tract concept plan shall include an overall circulation system design, utility systems designs, anticipated mix and intensity/density of uses, proposed or draft master covenants and restrictions for the tract, and buffer delineation. The tract concept plan must indicate how the development of the tract will interrelate with the other tracts in the Blanchard Park development.
4. Preliminary Plat – Preliminary plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Blanchard Park.
5. Final Plat – Final plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance and the approved preliminary plat.
6. Site Plan – Site Plans for individual parcels approved in a final plat for any portion of a tract will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Blanchard Park.

- J. Buffers and Landscaping: Landscaped buffers, site landscaping and parking lot landscaping shall be provided in the development as described herein. Landscaping and buffer requirements and standards applicable to each use and tract of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance. All buffers shall be landscaped with existing natural vegetation or new plant material or both to create a visually impenetrable screen. Title to the required buffers shall be retained by a property owners association or deed-restricted to prevent a change of use. Minimum buffer requirements between tracts and uses are:
1. Light Industrial / Residential – Not less than one hundred (100) feet of landscaped buffer shall be provided on all Light Industrial tracts as separation from all residential, open space, Village Center and commercial recreation tracts and uses, both internal and external to Blanchard Park.
 2. Light Industrial / Commercial – Not less than fifty (50) feet of landscaped buffer shall be provided on all Light Industrial tracts as separation from General Commercial tracts and uses, both internal and external to Blanchard Park.
 3. Residential / Residential – Not less than one hundred (100) feet of landscaped buffer shall be provided as separation between residential tracts, both internal and external to Blanchard Park.
 4. Spine Road – The four lane primary roadway in the development (Blanchard Park Boulevard on the General Development Plan) and the two lane access road to Ascauga Lake Road shall be bordered by a landscaped setback/buffer within the Light Industrial tracts of not less than forty (40) feet. In all other tracts the landscaped setback/buffer from the spine road shall be not less than twenty-five (25) feet.
 5. US 25 – The landscaped setback/buffer from US 25 shall be not less than twenty-five (25) feet in accordance with the provisions of the Highway Corridor Overlay District.
- K. Parking Requirements: All uses shall provide on-site parking as required by the Zoning and Development Standards Ordinance. The Planning Commission may approve or require less than the minimum specified by the Zoning and Development Standards Ordinance when an adequate shared parking supply is available and when desirable to minimize or reduce impervious surfaces.
- L. Annexation: The 40± acre 'Cash' parcel that provides the primary access to Blanchard Park is specifically included in the General Development Plan although it has not been acquired by Triple Crown Properties and is not located within the City limits. The 'Cash' parcel provides the primary access to the light industrial tracts of the development. No concept plans

for light industrial tracts will be considered until the 'Cash' parcel has been annexed into the City. At the time of annexation the 'Cash' parcel will be zoned Planned Development as a portion of the Blanchard Park General Development Plan and no amendment of the General Development Plan will be necessary.

M. Applicable Standards for Review: The information contained in the General Development Plan and the General Development Plan Narrative for Blanchard Park shall supplement the provisions of this ordinance and shall be used in the review of tract concept, subdivision and site plans for projects within Blanchard Park. In the event of a conflict between the provisions of this ordinance and the content of the General Development Plan or the General Development Plan Narrative for Blanchard Park, the provisions of this ordinance shall prevail. General design criteria and development standards (parking, landscaping, etc.) applicable to each phase of the development and not otherwise prescribed in the General Development Plan, the General Development Plan Narrative or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance.

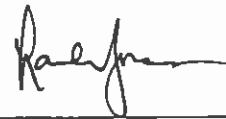
- II. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 19th DAY OF MARCH, 2001.

First Reading 3-5-01

Second Reading 3-5-01

Third Reading 3-19-01



Lark W. Jones, Mayor

ATTEST:


Donna B. Young, City Clerk

© 1998 TRIPLE CROWN PROPERTIES, LLC
 303 REDBUD LANE
 NINETY SIX, S.C. 29644
 (843) 227-2544
 FAX: MAP PARCEL - 00-025-0-01-014; 00-025-0-01-043; 00-025-0-01-034;
 00-025-0-01-029; 00-025-0-01-023; 00-024-0-01-068
 TOTAL AREA - 154 ACRES

ACCESS TO FLOOD INSURANCE MAP PANEL NO. 47
 PROPERTY IS DETERMINED TO BE OUTSIDE 300-YEAR FIC
 ZONE D, THIS
 AN (ZONE 'X')

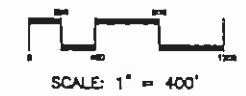
APPROVED BY:
 NORTH AUGUSTA PLANNING COMMISSION CHAIRMAN
 NORTH AUGUSTA CITY ENGINEER
 NORTH AUGUSTA PLANNING DIRECTOR



GENERAL DEVELOPMENT PLAN
BLANCHARD PARK
 NORTH AUGUSTA SOUTH CAROLINA
 TRIPLE CROWN PROPERTIES, LLC

PREPARED BY
 Cranston, Robertson & Whitehurst, P.C.

RECEIVED
 FEB 21 2001
 PD 00-03



ACREAGE BY LAND USE *

1. GOLF COURSE, INCLUDING INFRASTRUCTURE & LAKES	304.3 AC.
2. MIXED RESIDENTIAL	897.3 AC.
3. LIGHT INDUSTRIAL	251.6 AC.
4. VILLAGE CENTER	25.3 AC.
5. GENERAL COMMERCIAL	25.3 AC.
TOTAL	1524.8 ACRES**

* ACREAGES ARE APPROXIMATE
 ** INCLUDES 28.1 ACRES OF PARKS & BUFFERS

ESTIMATED PHASING PROGRAM

PHASE	DESCRIPTION	DATE
1.	PHASE 1 LIGHT INDUSTRIAL (A & B) (APPROX. 125 ACRES INCLUDING PORTION OF SPINE ROAD)	6-01-01
2.	PHASE 1 MIXED RESIDENTIAL (G) (APPROX. 50 ACRES) INCLUDING PORTION OF MAIN ROAD	6-01-02
3.	PHASE 2 MIXED RESIDENTIAL (H) (APPROX. 50 ACRES) INCLUDING PORTION OF MAIN ROAD	6-01-03
4.	GOLF COURSE INCLUDING INFRASTRUCTURE & CLUBHOUSE	8-01-04
5.	PHASE 2 LIGHT INDUSTRIAL (C) (APPROX. 81 ACRES); PHASE 3 MIXED RESIDENTIAL (E & F) (APPROX. 30 ACRES); PHASE 1 OF VILLAGE CENTER (D) (APPROX. 3 ACRES) INCLUDING PORTION OF MAIN ROAD	10-01-04
6.	PHASE 4 MIXED RESIDENTIAL (I & J) (APPROX. 30 ACRES) INCLUDING REMAINDER OF MAIN ROADS	6-01-05
7.	PHASES 5 THRU 20 MIXED RESIDENTIAL (K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) (APPROX. 700 ACRES)	UNKNOWN
8.	PHASE 21 THRU 25 GENERAL COMMERCIAL (1) (APPROX. 25 ACRES)	UNKNOWN

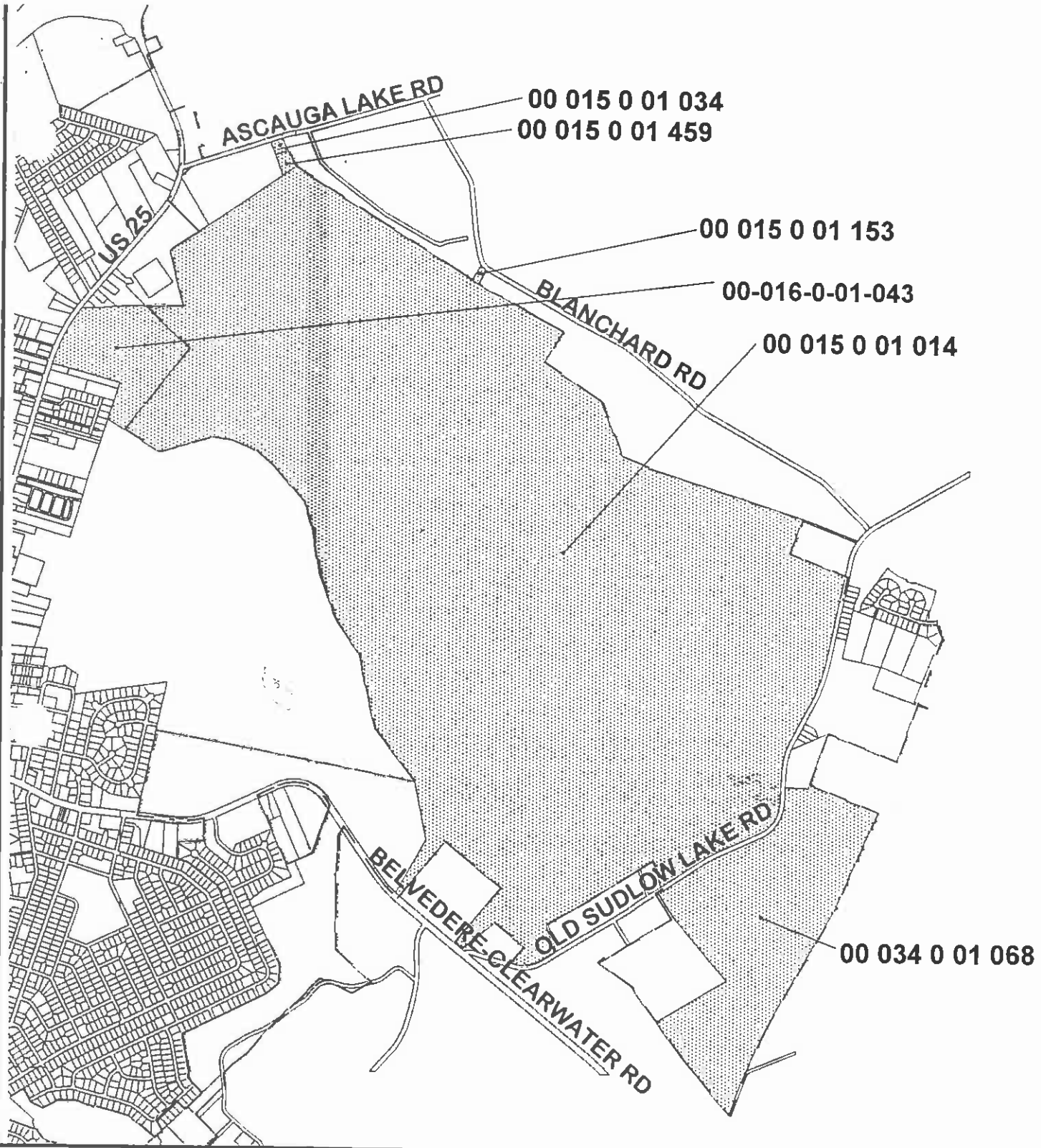
LAND USE SUMMARY

DESCRIPTION	GENERAL ZONE	STANDARD USE	AREA	MAX. DENSITY (UNITS/AC)	Avg. DENSITY	TOTAL UNITS
A. LIGHT INDUSTRIAL	LI-1	MANUFACTURED SERVICES, OPERATIONS, MAINTENANCE, REPAIRS, DISTRIBUTION	251.6 ACRES	7.50 UNITS/ACRE	NSA	1887 UNITS
B. LIGHT INDUSTRIAL	LI-1	MANUFACTURED SERVICES, OPERATIONS, MAINTENANCE, REPAIRS, DISTRIBUTION	251.6 ACRES	7.50 UNITS/ACRE	NSA	1887 UNITS
C. LIGHT INDUSTRIAL	LI-1	MANUFACTURED SERVICES, OPERATIONS, MAINTENANCE, REPAIRS, DISTRIBUTION	251.6 ACRES	7.50 UNITS/ACRE	NSA	1887 UNITS
D. VILLAGE CENTER	VC-1	COMMERCIAL, SERVICE, RECREATION, PUBLIC UTILITIES, FOOD SERVICE, RESTAURANTS, CONVENIENCE STORES, CHILD CARE, LAUNDRY	25.3 ACRES	15.00 UNITS/ACRE	NSA	379 UNITS
E. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	5 UNITS/ACRE	203 UNITS
F. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
G. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
H. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
I. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
J. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
K. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
L. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
M. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
N. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
O. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
P. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
Q. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
R. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
S. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
T. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
U. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
V. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
W. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
X. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
Y. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
Z. MIXED-RESIDENTIAL	MR-1	SINGLE-FAMILY, TWO-FAMILY, APARTMENTS, CONDOMINIUMS	25.3 ACRES	8 UNITS/ACRE	4 UNITS/ACRE	101 UNITS
1. GENERAL COMMERCIAL	GC-1	OFFICE, SERVICE, RESTAURANT, RETAIL, RECREATION	25.3 ACRES	15.00 UNITS/ACRE	NSA	379 UNITS

LEGEND
 - - - - - CITY LIMITS LINE
 (X) Aiken County Zoning Classification
 --- LIMITS OF WETLANDS
 - - - - - PEDESTRIAN PATH

REFERENCES: 1. CONCEPTUAL DEVELOPMENT PLAN FOR CANAL INDUSTRIES BY BALDWIN & CRANSTON ASSOC., INC. DATED JAN. 1974.
 2. SURVEY FOR CANAL LAND LTD. PARTNERSHIP & CRANSTON-WALL CO. BY FOREST & LAND SERVICES DATED JAN. 22, 1998.
 3. SURVEY FOR CANAL INDUSTRIES, INC. DATED DEC. 6, 1997.

EXHIBIT A



00 015 0 01 034
 00 015 0 01 459

00 015 0 01 153

00-016-0-01-043

00 015 0 01 014

00 034 0 01 068

North Augusta

South Carolina's Riverfront

**APPLICATION NUMBER PD 00-03
 GENERAL DEVELOPMENT PLAN
 CROWN PROPERTY ±1514 ACRES
 PARCEL NUMBERS 00-015-0-01-014,
 034, 459, 153, 00-016-0-01-043,
 AND 00-034-0-01-068**



2/19/01

EXHIBIT B

**GENERAL DEVELOPMENT PLAN
NARRATIVE**

For

BLANCHARD PARK

Prepared for

Triple Crown Properties, LLC

Ninety-Six, South Carolina

Prepared by



Cranston, Robertson & Whitehurst, P.C.

ENGINEERS - PLANNERS - SURVEYORS

P.O. Box 2546 - 452 Ellis Street

Augusta, Georgia 30903

October, 2000

Revised November, 2000

Revised January, 2001

Chapter 1 INTRODUCTION

1.1 General

The Blanchard Tract was acquired by Triple Crown Properties, LLC, 503 Redbud Lane, Ninety-Six, South Carolina 29666, (864) 227-2368 in 1998, and it consists of some 1469 acres of undeveloped land generally within the city limits of North Augusta in Aiken County, South Carolina. The tract is located to the west of U.S. Highway 25, southeast of Ascauga Lake Road, south of Blanchard Road, east and west of Old Sudlow Lake Road and north of S.C. Highway #126 as shown in Figure 1. The owner of the property wishes to develop the land for mix uses and to that end wishes to re-zone the property as a Planned Development District (PD) according to the requirements of the City of North Augusta Zoning Regulations.

When the property was annexed into the City by a previous Owner, the annexation agreement provided conditions whereby the City would provide sanitary sewer to the east side of the property while the Owner would pay an additional sewer fee for each lot. This agreement still binds the current Owner and the City.

1.2 Purpose of Narrative

The purpose of this Narrative is to describe in writing the factors and characteristics which affect site planning, the existing and proposed infrastructure, the principals utilized in the design of the development and the specific elements of the proposed plan. It is the intent that this narrative together with the General Development Plan drawing will fully suffice to meet the requirements for submittal in the re-zoning of the property to a PD district.

Hill Water System. There is also a portion of the tract lying along the east side of Old Sudlow Lake Road which could be served by the Breezy Hill Water and Sewer Company, Inc., by means of an existing 8 inch main along Old Sudlow Lake Road.

A more recent development, however, will provide water to the overall tract. The City has acquired easement and has begun installing a new 24 inch water main which will traverse a great deal of the Blanchard Tract in an easement essentially running parallel with and contiguous to the Colonial Pipeline easement shown on the General Development Plan. This line will provide a loop to reinforce the overall North Augusta system with the added benefit of providing adequate service to the Blanchard Tract. Construction should be completed within the next six months.

2.2.2 Sanitary Sewer Service

There is presently no collection system in place to serve the Blanchard Tract by gravity sewer. There is a sewer line under construction along Ascauga Lake Road into which the sanitary sewer could be pumped by means of installing a lift station on the Blanchard Tract property.

A more recent development with regard to sanitary sewer involves the decision by the City of North Augusta and Edgefield County to install a trunk sewer up Mims Branch through the Blanchard Tract and on to U.S. 25. This line is intended to provide a main sewer interceptor into which Edgefield County can pump sewage to the Horse Creek Treatment Plant. Design is currently underway to prepare plans for construction of this line. Conversations with the North Augusta City Engineer indicate that the line is expected to be completed around spring 2002.

BLANCHARD PARK

TABLE 1

PERMITTED USES IN HEAVY COMMERCIAL/LIGHT INDUSTRIAL AREA

1. Office Buildings.
2. Educational Institutions, primary through graduate, public and private.
3. Churches, places of worship, and religious institutions.
4. Bed and breakfast inns.
5. Motels and hotels.
6. Restaurants (including Drive-Through Windows)
7. Commercial schools and schools providing adult training in any of the arts, sciences, trades, and professions.
8. General business services such as duplicating and printing shops, addressing and mailing services, blueprinting, and film development.
9. Public and private transportation services and facilities.
10. Armories for meeting and training of military organizations.
11. Auto or truck rental, providing there are no major repairs or disassembly.
12. Commercial establishments that involve the light assembly of pre-manufactured parts sold to retail or wholesale distributors.
13. Distributor businesses.
14. Light manufacturing uses, including processing, and assembly plants.
15. Laboratories and other facilities for research in enclosed buildings, both basic and applied, conducted by or for any individual organization or concern, whether public or private.
16. Warehousing and wholesale establishments.
17. Accessory uses to any of the above.

PROHIBITED USES IN HEAVY COMMERCIAL/LIGHT INDUSTRIAL AREA

1. Heavy manufacturing uses, hazardous material storage, salvage operations, adult entertainment, outdoor sales and service of construction material and heavy equipment are specifically prohibited.
2. For all uses noise, odor, vibration, glare, vapor, fumes, dust, etc. Shall meet or exceed performance standards as set forth in Article 3.g.4 of the Zoning and Development Standards Ordinance for the City of North Augusta.

-shown as Pod H. As many as two large ponds will be constructed and development in this area could also include some single family housing at a maximum density of 3 units/acre and an average density of 1.5 units/acre. The trail system discussed elsewhere in this narrative will also traverse this area. In the event that a golf course proves unfeasible from a demand/economic stand point, the area would remain a green area with limited low density residential development, not exceeding a maximum of 3 units per acre. Finally, it is understood that the City would accept and develop a 200 acre passive park in the area.

3.2.9 Setbacks

Setbacks for the various areas within the tract will be those associated with the same type of development (e.g. single family residential) as are currently given in the zoning ordinance for the City of North Augusta. The exception of the above will be that the side setback from adjoining residential districts will be 30 feet and from all other districts 10 feet. A further difference will be property within the light industrial zones along the spine road. The spine road will have a 40 foot landscaped buffer in the light industrial areas behind which will be a 40 foot setback on the front of each parcel. Table 2 shows setbacks and other development parameters for the various uses.

3.3 Marketing Strategy

It is anticipated that the owner of this tract will develop the first portion of the spine road in the light industrial area and will market some or all of the light industrial pods. The mixed residential pods will likely be sold in 40 or 50 acre tracts, or larger, to individual developers for subsequent design and development. These individual tracts will likely then be developed in stages

Chapter 4 : Design Principles DESIGN PRINCIPLES

4.1 Interconnectivity

4.1.1 Road System

It is the intent of this Plan that the internal road systems in the various pods be planned and designed so as to create an interconnectivity between the various sections to facilitate the free flow of vehicles throughout the overall development tract. This can most easily be accomplished by minimizing the number and length of cul-de-sacs and planning for looped, or grid, road systems. As pods develop adjacent to existing developed and undeveloped land the interconnectivity to these areas should be considered in light of topographic conditions, compatible adjoining uses, safety and other factors. However, where an industrial road is adjacent to an existing residential area, the developer plans no inter-connectivity. One example of such a location is the right-of-way into Whitehall Road.

4.1.2 Pedestrian

All roads will have concrete sidewalks which will provide for an interconnectivity of the various development pods. Beyond that, additional pathways will be needed to connect park and buffer areas so as to provide an overall interconnection of these facilities. The General Development Plan schematically shows the nature of the pedestrian routes, but the actual design and location will depend on the layout of individual pods.

5.2 Water Service

Water service will be obtained from the new lines being constructed across the property by the City of North Augusta. Individual areas to be developed will be designed such that water lines are looped and cross connected to the various pods so as to provide a reinforced system throughout the tract. Water systems will be designed according to South Carolina Department of Health and Environmental Control requirements as well as those of the City of North Augusta.

Contemporaneously with the first phase of development a master overall water plan will be submitted to the City for approval. The plan will show the general concept for main lines, but will not have details of individual pods since these will be developed at the time of 40 to 50 acre tracts are developed.

5.3 Sanitary Sewer Service

Sanitary sewer service for the majority of the tract will be by gravity flow to the new trunk line to be constructed jointly by Edgefield County and the City of North Augusta in a 50 foot easement adjacent to the riparian buffer along Mims Branch. In the event that the lakes shown on the plan get constructed, the sewer and easement will be rerouted around the lakes, or will be otherwise protected in place as agreed to by the City. In the interim, should this line not be in place for the Phase 1 development of light industrial areas, a temporary sewer lift station will be constructed and a force main will be utilized to transport the sewage to the new line being constructed in Ascauga Lake Road. Once the gravity line has been installed, this lift station will be taken out of service and gravity flow will be established. There are a few areas on the overall tract which do not drain towards Mims Branch and which may require individual lift stations as they are

TABLE 3
 TRAFFIC VOLUME - AVERAGE DAILY TRAFFIC

<u>Location</u>	<u>Area</u>	<u>Density/Intensity</u>	<u>Total Units</u>	<u>Trips/Unit</u>	<u>ADT Total Trips</u>
A	59.3	17,424 SF/Acre	1,033,000 SF	7/1000 S.F.	7,231
B	89.8	17,424 SF/Acre	1,565,000 SF	7/1000 S.F.	10,955
C	112.5	17,424 SF/Acre	1,960,000 SF	7/1000 S.F.	13,720
D	25.5	21,780 SF/Acre	555,000 SF	50/1000 S.F.	27,750
E	151.9	6/Acre	911	10	9,110
F	154.2	4/Acre	617	10	6,170
G	189.6	4/Acre	758	10	7,580
H	200.4	6/Acre	1,200	10	12,000
I	46.4	6/Acre	278	10	2,780
J	154.8	4/Acre	619	10	6,190
K	61*	1.5/Acre	92	10	920
L	25.2	21,780 SF/Acre	549,000 SF	50/1000 SF	27,450
				TOTAL	131,856 Trips

*Assumes that only 20% of golf course/green area has single family houses.

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>RZM21-001</u>	Date Received <u>3/9/2021</u>
Review Fee <u>N/A</u>	Date Paid <u>N/A</u>

1. Project Name Highland Springs Elementary/Middle School
Project Address/Location Belvedere Clearwater Road
Total Project Acreage 51.20 Current Zoning PD
Tax Parcel Number(s) A portion of 022-17-01-001
2. Applicant/Owner Name Aiken County Public Schools Applicant Phone [REDACTED]
Mailing Address 61 Given Street
City Aiken ST SC Zip 29805 Email [REDACTED]
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 Tilden Hilderbrand, P.E. License No. 12286
Firm Name Hass & Hilderbrand, Inc Firm Phone 803-649-1316
Firm Mailing Address P.O. Box 3276
City Aiken ST SC Zip 29802 Email [REDACTED]
Signature [Signature] Date 3-3-21
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. [Signature] 3-3-21
Applicant or Designated Agent Signature Date
Kevin A Chipman
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>RZM21-001</u>	Date Received <u>3/9/2021</u>

1. **Project Name** Highland Springs Elementary/Middle School
Project Address/Location Belvedere Clearwater Road
Project Parcel Number(s) A portion of 022-17-01-001

2. **Property Owner Name** Aiken County Public Schools **Owner Phone** [REDACTED]
Mailing Address 61 Given Street
City Aiken **ST** SC **Zip** 29805 **Email** [REDACTED]

3. **Designated Agent** Tilden Hilderbrand, P.E.
Relationship to Owner Engineer
Firm Name Hass & Hilderbrand, Inc **Phone** 803-649-1316
Agent's Mailing Address P.O. Box 3276
City Aiken **ST** SC **Zip** 29802 **Email** [REDACTED]
Agent's Signature [Signature] **Date** 3/5/21

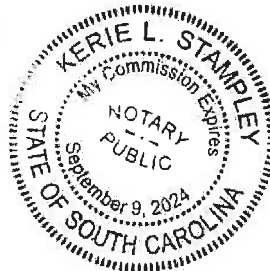
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature]
Owner Signature [Signature] **Date** 3/3/21

5. Sworn and subscribed to before me on this 3rd day of March, 2021.

[Signature]
Notary Public

9-9-24
Commission Expiration Date



The zoning for this parcel is currently Planned Development (PD). The current owner, Aiken County Public School District hopes to build a school on the property. Since the remainder of the parent parcel is undeveloped and may not be developed for some time, it is much simpler to develop this parcel as a school under Public Use (P) zoning without PD requirements that were developed 20 years ago.

HASS & HILDERBRAND, INC.

133 Greenville St., S.W.
P.O. Box 3276
Aiken, SC 29802-3276
Telephone: (803) 649-1316

April 6, 2021

Ms. Libby Hodges, AICP
Director
Department of Planning and Development
100 Georgia Avenue
North Augusta, SC 29841

Re: Highland Springs Rezoning Request
G.I.S. # A portion of 022-17-01-001

Dear Ms. Hodges,

In response to your email dated March 24, 2021 we offer the following:

1. In response to your request related to inter-jurisdictional analysis: the proposed use for the site is a middle and elementary school. This use is inherently regional and based on current population and projected growth. This site was specifically chosen to accommodate children in this region.
2. In response to your request related to financial analysis: schools are tax exempt regardless of their location. The School District will pay for utilities used. On this site, the School District will also pay for infrastructure that will be utilized by future residents and commercial development in the area. That development will benefit the City of North Augusta.
3. In response to your request related to Special Purpose Districts: based on discussions with the City Planning staff, development of the site as a school is in compliance with the City's comprehensive plan.
4. In response to your request related to measures to facilitate siting, the four factors (the availability of land, access to the transportation network, compatibility with neighboring uses and the impact on the physical environment) have been considered in the siting of this facility. The site has been reviewed by The City of North Augusta, Aiken County, The Office of School Facilities and the SC Department of Transportation.

Please let me know if you have any questions or need any additional information.

Sincerely,



Tilden Hilderbrand, P.E.

Cc: Kevin Chipman

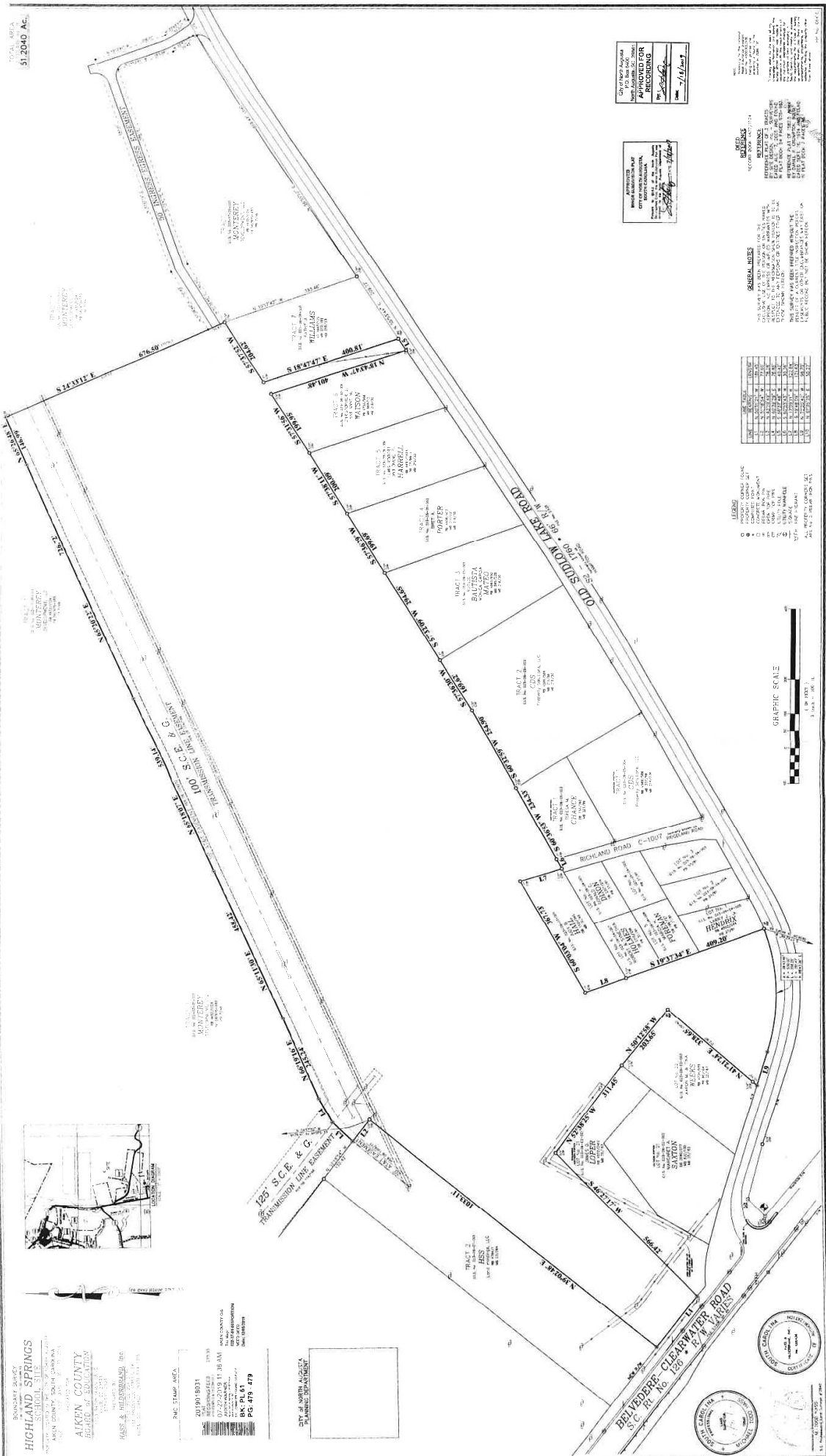
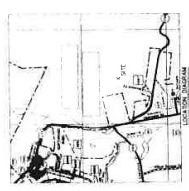
Engineering - Surveying - G.P.S. - Forestry & Land Planning Services

TOTAL AREA
51,2040 AC.

BOUNDARY SURVEY
HIGHLAND SPRINGS
 SCHOOL SITE
 ALLEN COUNTY, SOUTH CAROLINA
 ALLEN COUNTY BOARD OF EDUCATION
 RASS & HINDENBACH, INC.
 1000 W. 10TH STREET
 WASHINGTON, D.C. 20004

PAC STAMP AREA
 201 939 9831
 1000 W. 10TH STREET
 WASHINGTON, D.C. 20004
 RASS & HINDENBACH, INC.
 1000 W. 10TH STREET
 WASHINGTON, D.C. 20004
 PG. 479 OF 479

CITY OF NORTH ALBERTA
 PLANNING DEPARTMENT



APPROVED FOR RECORDING
 BY [Signature]
 DATE 7/14/2007

APPROVED BY [Signature]
 OFFICE OF THE COUNTY CLERK
 ALLEN COUNTY, SOUTH CAROLINA

LEGAL NOTES:
 THIS SURVEY HAS BEEN PREPARED WITHOUT THE ASSISTANCE OF A PROFESSIONAL SURVEYOR. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.

SECTION	AREA (AC)	TOTAL
1	10.2000	10.2000
2	10.2000	20.4000
3	10.2000	30.6000
4	10.2000	40.8000
5	10.2000	51.0000
6	10.2000	61.2000
7	10.2000	71.4000
8	10.2000	81.6000
9	10.2000	91.8000
10	10.2000	102.0000
TOTAL	102.0000	102.0000

LEGEND:
 PROPERTY OWNERS
 EASEMENTS
 ENCUMBRANCES
 OTHER INTERESTS



Project Staff Report

PDM21-001 North Augusta Hotel, LLC/Sweetwater Planned Development

Prepared by: Kuleigh Baker

Meeting Date: April 15, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Holiday Inn Express – Sweetwater PD Overnight Parking
Applicant	North Augusta Hotel, LLC
Engineer	Bo Slaughter, James G. Swift & Associates
Address/Location	Sweetwater Planned Development
Parcel Number	010-14-03-008, et al

SECTION 2: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review a request to revise the Planned Development Ordinance for the Sweetwater Planned Development.

This application is being forwarded to the Planning Commission as a minor modification in consideration of the following provisions of the North Augusta Development Code:

NADC 5.7.5 Subsequent Applications

See §5.3.7

5.7.6 Modifications

A general development plan may be amended as provided in this section.

5.7.6.1 Major modifications to the development plan are changes that affect the content of the general development plan, except as provided in §5.7.6.2. Such modifications shall be reviewed and approved in the same manner as the original general development plan.

5.7.6.2 Minor modifications to the general development plan include changes to the mix of uses, location and sequence of phases and sub phases, and development schedule.

5.7.6.3 The Planning Commission may approve a minor modification to a general development plan at a regular meeting if it is consistent with the criteria for approval in the ordinance approving the PD general development plan.

a. A minor modification application shall be reviewed in the same manner as the original general development plan. However, no public hearing or public notice shall be required.

b. An applicant proposing a minor modification involving a shift in density or intensity between phases of a development shall provide a concept plan that shows, at a scale consistent with the general development plan, the street layout, the densities and intensities for each development phase, and compliance with the connectivity ratio in §14.19 for all streets within the proposed development.

PDM20-001, Sweetwater, contains a similar provision:

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

1. Minor Modifications: Minor modifications to the development plan and program, i.e., mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, may be approved by the Planning Commission at the time of concept plan approval for a phase, subdivision approval for any portion of a phase or site plan approval for an individual parcel.

Planning Commission Action

Given the revision will not affect the overall density or allowed square footage of development, staff has forwarded this application to the Planning Commission as a minor modification.

The Planning Commission may determine if they agree that the request is consistent with the criteria for approval in the ordinance approving the PD general development plan.

If the Planning Commission agrees that the application is a minor modification to the PD, the Planning Commission may approve, approve with modified text, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no public notice is required for a Minor Modification of a Planned Development. A notice for the Planning Commission meeting was placed on the City website, www.northaugusta.net, on April 8, 2021.

SECTION 4: SITE HISTORY

The 274± acre site was originally subject to a Planned Development Ordinance 2001-06, approved on March 19, 2001. Ordinance 2007-016 was approved on October 1, 2007 for a modification to the original Sweetwater development. This modification proposed 11 tracts and eight phases and has largely been completed. Ordinance 2015-010 was approved on April 20, 2015, to modify the requirements for buffering along the Colonial Gas line easement. A modification, PDM20-01, was approved on September 17, 2020, to allow the subdivision of parcels less than 10 acres. The Master Concept Plans for Utilities and Transportation were revised in 2021 to coincide with Sweetwater Townhomes approval (PP20-005). Overall, a significant portion of the PD has been completed. However, there are several out-parcels and small parcels remaining to develop.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Commercial and Multi-family Residential Uses	Mixed Use	PD, Planned Development
North	Residential	Low Density Residential	RD, Residential Multi-Family Development
South	Industrial, Residential and Commercial	Mixed Use and Low Density Residential	IND, Industrial; UD, Urban Development
East	Vacant, Residential	Low Density Residential	RD, Residential Multi-Family Development
West	Commercial	Mixed Use	GC, General Commercial; PD, Planned Development

Access – Access to the site has generally been developed per a concept plan approved by the City Engineer per I.G. in PD2007-16. Any additional revisions to the concept plan will be reviewed and approved by the City Engineer and Planning and Development Department as required.

Topography – The subject property was previously graded and is relatively flat.

Utilities –The property has existing water line and sanitary sewer lines serving the entire Sweetwater Development. Any extension or connection will be made per City standards.

Floodplain – The subject property is not located within a federally designated floodway.

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

SECTION 6: STAFF EVALUATION AND ANALYSIS

The request presented in this modification is to allow for overnight and extended parking of tractor-trailer, railroad/shipping containers or recreational vehicles on a parcel adjacent to the existing parking area for the Holiday Inn Express, located in the Commercial Phase C-1 of the Sweetwater Planned Development. No other revisions to the PD are requested at this time.

The existing PD in force on the site, PDM Ord. 2020-001, Sweetwater, Section I, Item Q.9, states the following:

Overnight or extended parking of tractors, trailers, or railroad/truck shipping containers shall be confined to designated areas behind buildings. No tractor, trailer, container, or recreational vehicle parking shall be permitted on or in any parking area, circulation corridor, or outdoor sales and display area.

The applicant requests that Section I, Item Q.9 be altered to state the following:

Overnight or extended parking of tractors, trailers, or railroad/truck shipping containers shall be allowed in adjacent parking area for overnight guests at the adjacent hotel. No tractor, trailer, container, or recreational vehicle parking by non-paying guests of hotel shall be permitted on or in any parking area, circulation corridor, or outdoor sales and display area.

Staff Evaluation

Staff is not required to provide a recommendation for the modification. All information following is provided for reference only.

- *Staff notes that this revision, as currently written, would apply to all land within the PD.*
- *A concept plan has been provided by the applicant. Staff notes that a more detailed site plan will be required for approval by Staff for formal review and permitting. Some items noted on the plan do not appear to meet the standards of the Development Code at this time.*
- *The development code regulates tractor-trailer or oversize vehicle parking as follows:*

§ 12.3.4.3 *Overnight parking of large trucks, trailers, shipping containers and similar vehicles is not permitted unless such vehicles are parked entirely behind a principal structure and shielded from the street.*

§ 4.35.6 Oversized Vehicles

The parking of oversized vehicles within nonresidential districts may be permitted for a maximum of fifteen (15) days in conjunction with conventions, trade shows, or other similar events sponsored by organized groups with the prior written approval of the Director. Oversized vehicles shall not be parked on public rights of way, discharge any litter, sewage effluent, or other matter except into sanitary facilities designed to dispose of such materials.

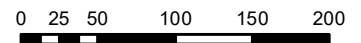
If the Planning Commission agrees that the application is a minor modification to the PD, the Planning Commission may approve, approve with modified text, or deny the request.

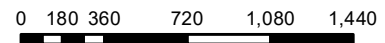
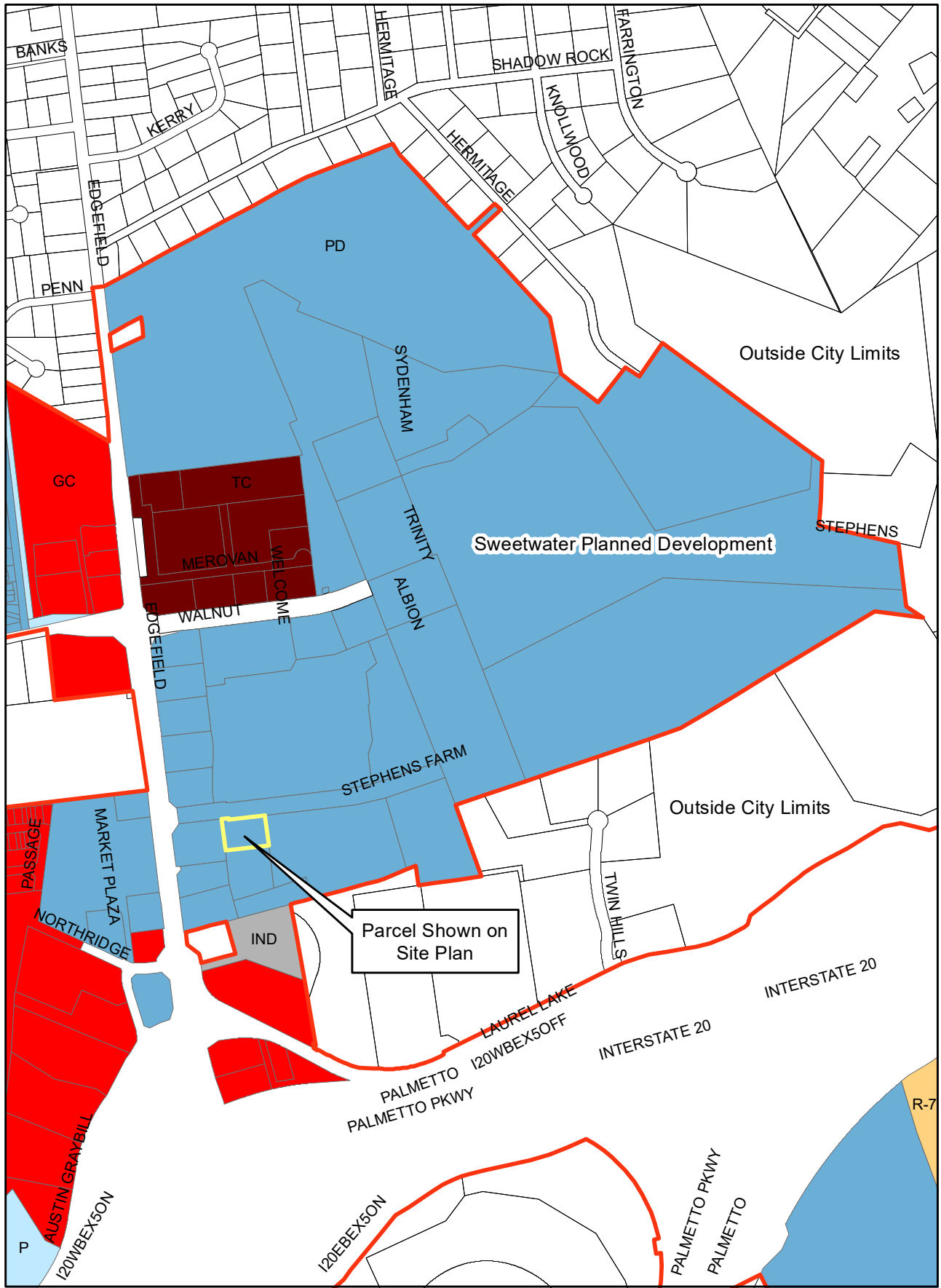
SECTION 7: ATTACHMENTS

1. Application Materials
2. PDM Ord. 2020-001 Sweetwater
3. Proposed text for Ordinance revision

Cc: Ken Shah, North Augusta Hotel, LLC, via email
Bo Slaughter, James G. Swift & Associates, via email







Zoning Map
 PDM21-001 North Augusta Hotel, LLC/
 Sweetwater PD Modification
 TPN 010-14-03-008



Date: 3/30/2021

Application for Development Approval



Please type or print all information

Staff Use	
Application Number <u>PDM21-001</u>	Date Received <u>3/10/21</u>
Review Fee <u>\$750</u>	Date Paid <u>3/10/21</u>

1. Project Name Holiday Inn Express – Overnight Parking
Project Address/Location 1025 Edgefield Rd.
Total Project Acreage 2.74 Current Zoning PD
Tax Parcel Number(s) 010 14 03 008

2. Applicant / Owner Name North Augusta Hotel, LLC Applicant Phone [REDACTED]
Mailing Address [REDACTED]
City Evans ST GA ZIP 30809 Email [REDACTED]

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 G.F. "Bo" Slaughter License No. _____
Firm Name James G. Swift & Associates Firm Phone 706-868-8803
Firm Mailing Address 1206 Interstate Pkwy
City Augusta ST GA Zip 30909 Email [REDACTED]
Signature [Signature] Date 12/8/20

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. [Signature] 12/8/20
Applicant or Designated Agent Signature Date

G.F. "BO" SLAUGHTER
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



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

Staff Use Only	
Application Number <u>PDm21-001</u>	Date Received <u>3/10/21</u>

1. Project Name HOLIDAY INN EXPRESS
Project Address/Location 1025 EDGEFIELD RD
Project Parcel Number(s) 010 14 03 008

2. Property Owner Name NORTH AUGUSTA HOTEL LLC Owner Phone [REDACTED]
Mailing Address [REDACTED]
City EVANS ST GA Zip 30809 Email [REDACTED]

3. Designated Agent G.F. "BO" SLAUGHTER
Relationship to Owner ENGINEER
Firm Name JAMES G SWIFT & ASSOC Phone 706.868.8803
Agent's Mailing Address 1206 INTERSTATE PKWY
City AUGUSTA ST GA Zip 30909 Email [REDACTED]
Agent's Signature [Signature] Date 12/8/20

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

[Signature] _____ Date 2.22.21

5. Sworn and subscribed to before me on this 22 day of FEBRUARY, 20 21.

Notary Public [Signature]
Commission Expiration Date _____



***Commercial Phase C-1
Minor Modification
A part of Sweetwater PD***

Introduction

North Augusta Hotel, LLC is requesting a minor revision to the PD Plan for Sweetwater Development. The site consists of 0.40 acre out of a 1.08-acre tract. Once the site is prepped, it will be graveled to accommodate an overnight parking area for semi-trucks being driving by patrons utilizing the existing hotel. The set-backs, landscaping, and density requirements will be adhered to in this modification.

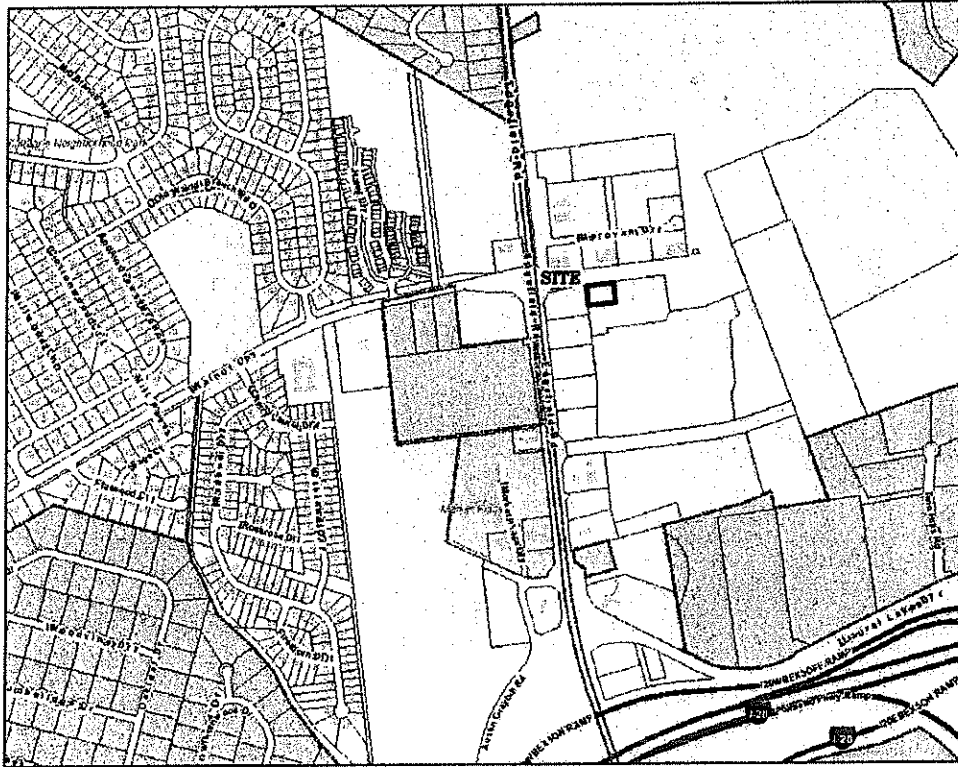
PD Concept Narrative

This proposed modification to the Sweetwater Planned Development Ordinance is necessary to facilitate the demand for overnight parking.

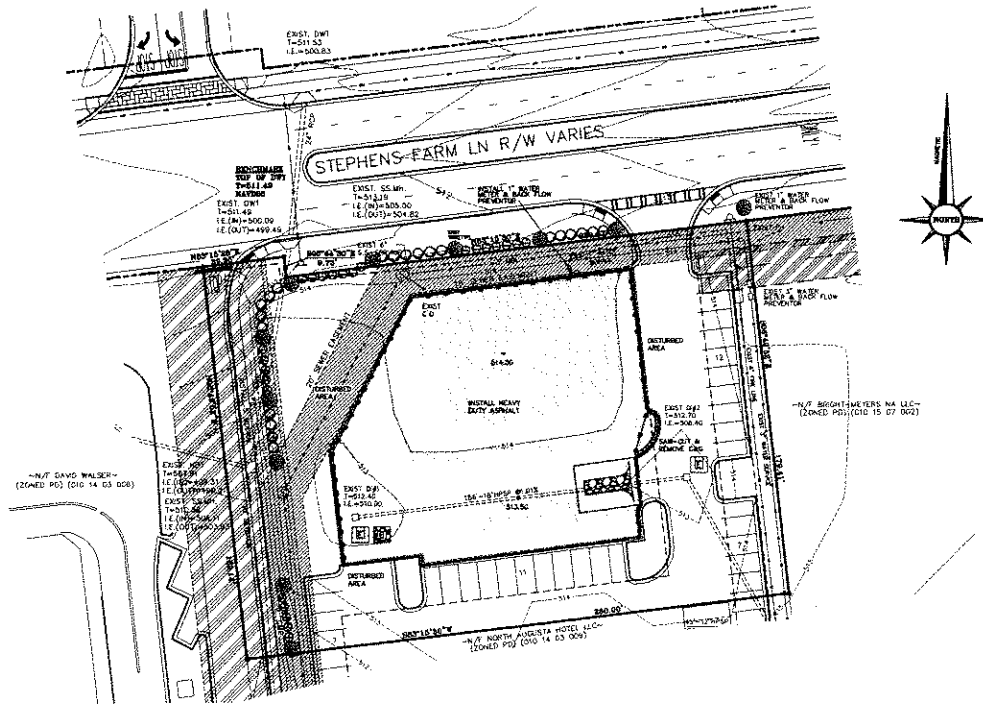
Section 1.Q.9 of the Sweetwater Planned Development shall be modified from the approved language to read as follows:

Overnight or extended parking of tractors, trailers, or railroad/truck shipping containers shall be allowed in adjacent parking area for overnight guests at the adjacent hotel. No tractor, trailer, container, or recreational vehicle parking by non-paying guests of hotel shall be permitted on or in any parking area, circulation corridor or outdoor sales and display area.

SITE LOCATION MAP



SITE PLAN



NORTH AUGUSTA HOTEL, LLC – PARKING AREA

NARRATIVE

1. SCOPE OF PROJECT

This construction site consists of 0.40 acre out of the 1.08-acre tract. Once the site is prepped, it will be graveled to accommodate an overnight parking area for semi-trucks being driven by patrons utilizing the existing hotel.

2. EXISTING AND POTENTIAL FLOODING PROBLEMS

There are no known flooding problems in this area. The development of this site will not increase runoff to the basin downstream. Post developed site conditions will not create a flooding problem.

3. FUNCTION OF PROJECT

This project will function as an overnight parking area for the existing hotel.

4. AREA TO BE DISTURBED

This project consists of 1.08 acres, 0.40 acre of which will be disturbed.

5. ON-SITE SUPPORT ACTIVITIES

This site will not require any on-site support activities.

6. PRIOR USES THAT COULD CAUSE POLLUTION DISCHARGE

There are no known prior uses of this site that would cause pollution discharge.

LOCATION AND PROPERTY INFORMATION

Sweetwater is located in North Augusta, South Carolina, along Hwy 25, just north of the I-20 Interchange.

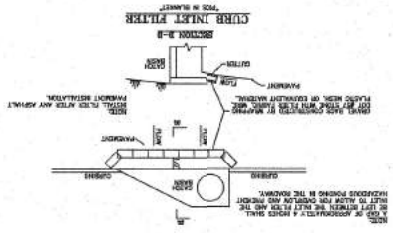
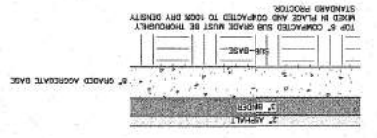
GRADING & UTILITY PLAN
NORTH AUGUSTA HOTEL, LLC
 PROPERTY LOCATED AT 1025 EDGEFIELD RD
 NORTH AUGUSTA, SOUTH CAROLINA
 SCALE: 1" = 30'
 AUGUST 28, 2020
 PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
 CONSULTING ENGINEERS
 1206 INTERSTATE PARKWAY - AUGUSTA, GA - 30909
 PHONE: (706) 866-4803 FAX: (706) 866-5484
 THE WORK UNDER THIS AGREEMENT IS THE PROPERTY OF JAMES G. SWIFT & ASSOCIATES, INC. AND WILL BE HELD IN CONFIDENCE.
 14-027-24



SHEET 2



HEAVY DUTY ASPHALT PAVEMENT DETAIL



SYMBOL	DESCRIPTION
	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	WIRE MESH & STONE INLET PROTECTION
	STORM DRAIN INLET PROTECTION TYPE E
	STORM DRAIN INLET PROTECTION TYPE E

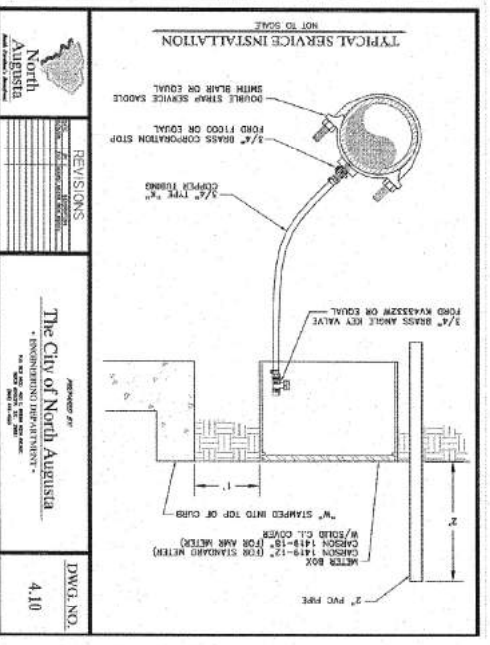
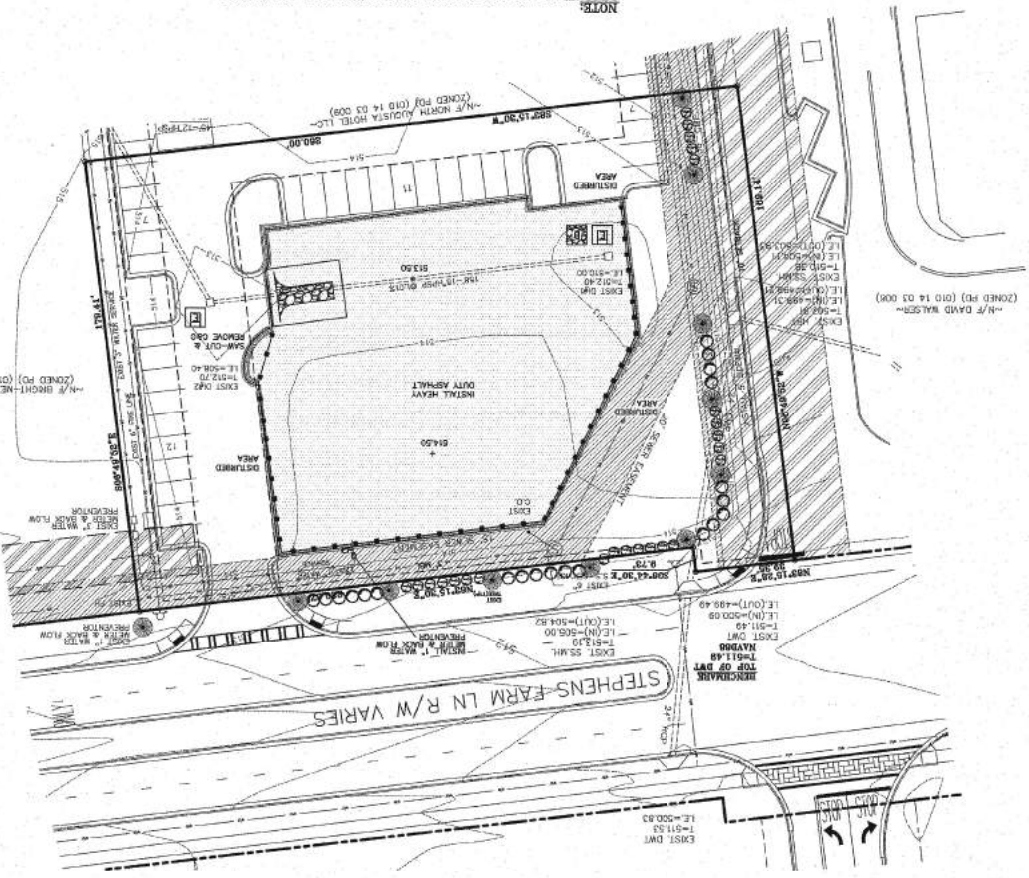
South Carolina
 Department of Health
 and Environmental Control
 MAPPING SYMBOLS FOR EROSION
 AND SEDIMENT CONTROL PLANS

FROM THE NORTH AUGUSTA DEVELOPMENT CODE.
 EROSION
 CONTROL SYSTEM SHALL BE INSTALLED PER NORTH AUGUSTA
 DEVELOPMENT CODE REQUIREMENTS.
 REPAIR LANDSCAPING
 ALONG STEPHENS FARM LN (2" CAL. MM.) PLANTED 30' ON CENTER.
 ALONG INTERNAL ACCESS DRIVE (2" CAL. MM.) PLANTED 30' ON CENTER.

COMMON NAME	BOTANICAL NAME	QUANTITY	DESCRIPTION	HEIGHT	SIZE	SPACING
○ DISTILUM	DISTILUM VITACEAE JACE	24	EVERGREEN SHRUB	2'-5"	1 GAL.	5' O.C.
○ LOROPETALUM	LOROPETALUM YAUANA	21	SHRUB	2'-5"	3 GAL.	5' O.C.

NOTE:
 ALL LANDSCAPED AREAS WILL BE SODED.

NOTE:
 PONDS DESIGNED FOR THE REGIONAL DETENTION
 DETENTION WILL BE HANDLE IN THE REGIONAL DETENTION



REVISIONS	DATE	DESCRIPTION

Approved by:
The City of North Augusta
 ENGINEERING DEPARTMENT

DWG. NO.
4.10

RESOLUTION TO MODIFY THE PROVISIONS OF
ORDINANCE 2015-10 AND ORDINANCE NO. 2007-16
CASE PDM20-001

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

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

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

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

B. Development Program:

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

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

Development Program Definitions:

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

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

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

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

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

C. Permitted Uses:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. Additional Provisions:

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

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

- II. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption.

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



Briton Williams, Chair

ATTEST:



Libby Hodges, Secretary to the
Planning Commission

SWEETWATER CONCEPTUAL MASTER PLAN



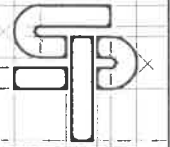
**SWEETWATER
CONCEPTUAL
MASTER PLAN**
COMMERCIAL LOT AND TOWNHOME DEVELOPMENT
PROJECT LOCATED WITHIN CITY OF NORTH AUGUSTA, Aiken County, SOUTH CAROLINA

DEVELOPER / CONTACT
WINCHESTER HOMEBUILDERS
1111 PLEASANT HOME BLVD
NORTH AUGUSTA, SC 29851
(803) 436-7724 ATT: T.A. WICKHAM

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TRAFFIC/PED CIRCULATION PLAN	2
UTILITY PLAN	3
ROAD Y-SECTIONS	4

Revised concept plans for P.D.
City of North Augusta
P.O. Box 6400
North Augusta, SC 29881
APPROVED
By: *[Signature]*
Date: *1/23/2021*

NO.	DATE	REVISION	BY
18-22-20		REVISED FOR GOVERNMENT REVIEW	PAC
08-14-20		SUBMITTED FOR GOVERNMENT REVIEW	PAC
18	04/18	REVISION	BT



SOUTHERN PARTNERS INC.
ENGINEERING • SURVEYING
LAND PLANNING
1231 ALBUSTA WELLS PARKWAY
AUGUSTA, GEORGIA 30909
(706) 855-6000
engineers@southernpartners.com



THIS PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE ORIGINAL PD CIRCULATION PLAN AND THERE SHOULD BE NO SIGNIFICANT IMPACTS TO THE APPROVED TRAFFIC STUDY PREPARED BY GRESHAM SMITH AND PARTNERS DATED OCTOBER 4, 2007.

Conceptual Circulation Master Plan

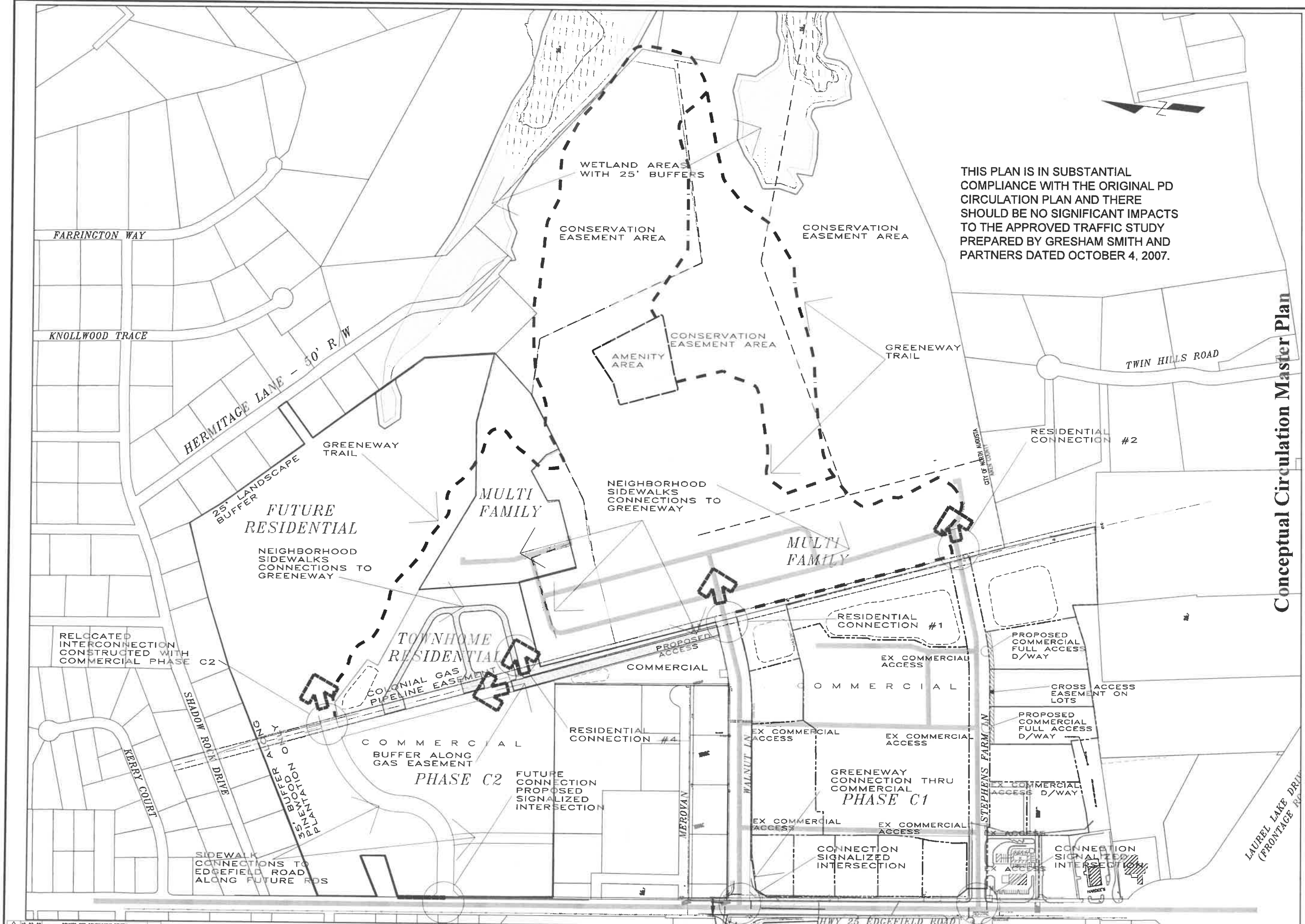
SWEETWATER CONCEPTUAL MASTER PLAN

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

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

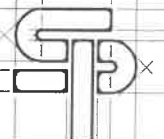
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S.P. No. 20-28480
SCALE: 1"=11'-00"
DATE: 1-13-2020
DESIGN: PRC REVIEW: PRC



NO.	DATE	REVISION	BY
10-22-20		REVISED PER GOVERNMENT REVIEW	PRC
06-16-20		SUBMITTED FOR GOVERNMENT REVIEW	PRC

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SOUTHERN PARTNERS INC.
 ENGINEERING SURVEYING LAND PLANNING
 1233 ALBUSTA WEST DRIVEWAY
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 eng@southernpartners.net



Conceptual Utility Master Plan

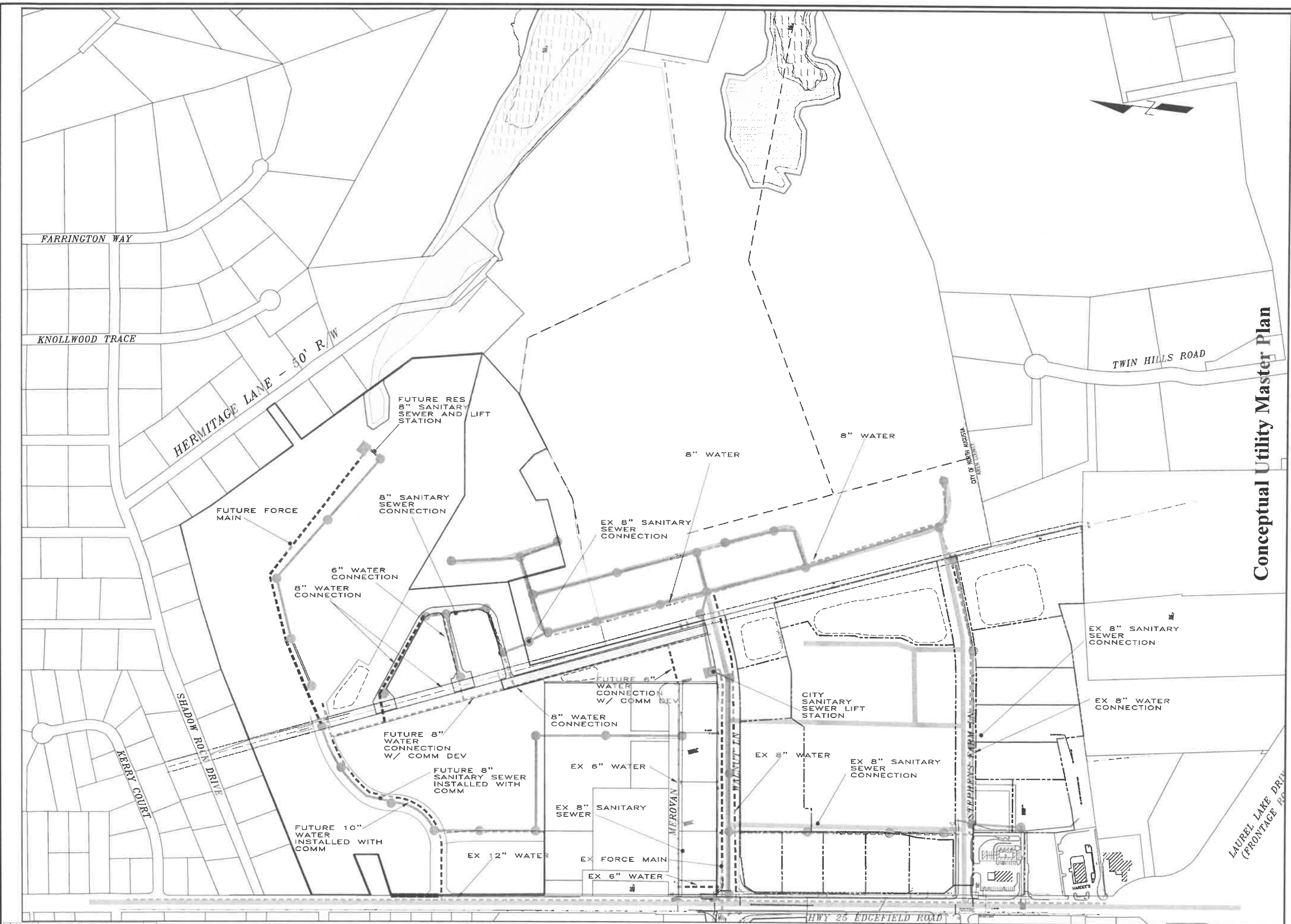
**SWEETWATER
 CONCEPTUAL
 MASTER PLAN**

COMMERCIAL LOT AND TOWNHOME DEVELOPMENT
 PROJECT LOCATED WITHIN CITY OF NORTH AUGUSTA, Aiken County, SOUTH CAROLINA

DEVELOPER / CONTACT
WINCHESTER HOMEBUILDERS
 112A PLEASANT HOME ROAD
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 (706) 426-7734 ATL: T.L. WASKEREN

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ROAD X-SECTIONS	4

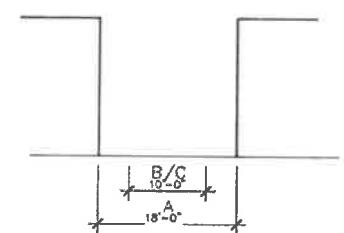
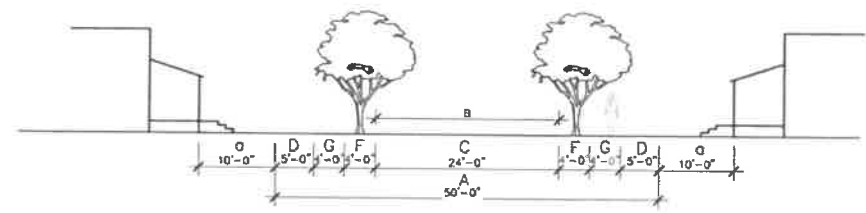
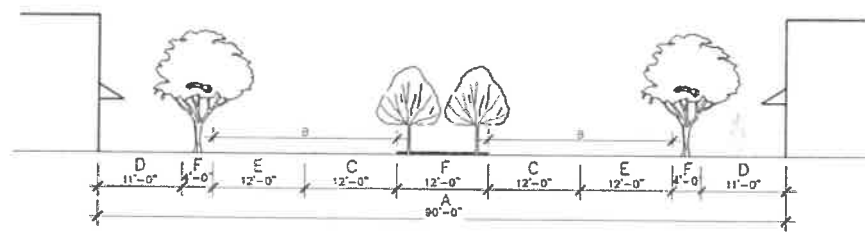
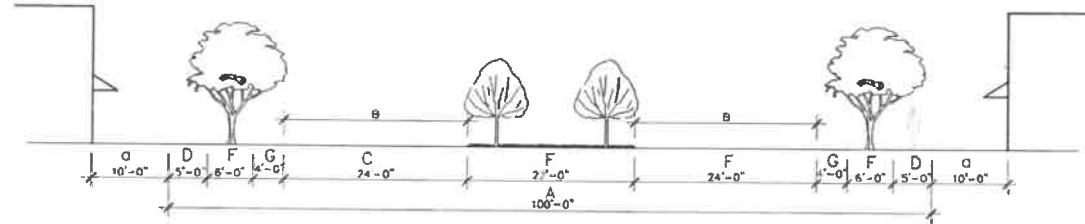
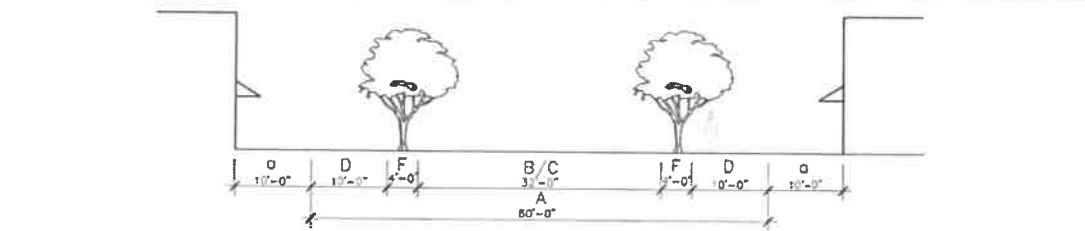
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NO.	DATE	REVISION	BY
10-22-20		REVISED PER GOVERNMENT REVIEW	PRG
06-16-20		SUBMITTED FOR GOVERNMENT REVIEW	PRG

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ROAD SECTIONS FROM TOOLE ENGINEERS PLAN DATED JULY 2007. CROSS SECTIONS TO BE USED UNLESS OTHERWISE SHOWN ON PRELIMINARY PLAT.



- A. RW
- a. Setback
- B. Pavement Width
- C. Travel Lane
- D. Sidewalk
- E. On-Street Parking
- F. Landscape Area
- G. Shoulder



SWEETWATER CONCEPTUAL MASTER PLAN
COMMERCIAL LOT AND TOWNHOME DEVELOPMENT
PROJECT LOCATED WITHIN CITY OF NORTH AUGUSTA, JAMER COUNTY, SOUTH CAROLINA

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

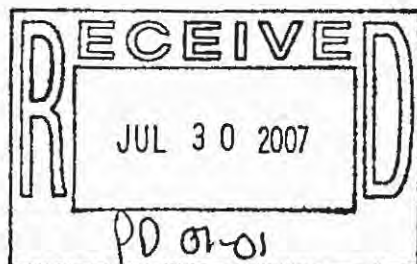
SHEET INDEX	
COVER SHEET	1
TRAFFIC/PEDESTRIAN CIRCULATION PLAN	2
UTILITY PLAN	3
ROAD X-SECTIONS	4

NO.	DATE	REVISION	BY
10-22-20		REVISED PER GOVERNMENT REVIEW	PHG
06-16-20		SUBMITTED FOR GOVERNMENT REVIEW	PHG

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Project Document
For
Sweetwater

General Development Plan
Major Modification Narrative



W R Toole Engineers, Inc.

Engineers * Consultants * Planners

1005 Broad Street - Suite 200 - Augusta, Georgia 30901 706-722-4114

Section One – Introduction and Narrative

I. Introduction

B & H Land Company & Sweetwater Land Company jointly request additional modifications to the Minor Modifications dated July 5, 2004 of Ordinance No. 2001-06 the General Development Plan for the Sweetwater Junction Planned Development (SJPD).

The purpose of this modification is to update and further refine the Minor Modifications dated July 5, 2004 and the General Development Plan for SJPD. The intent of this document and the Revised General Development Plan is to update and replace the earlier adopted Minor Modifications to the General Development Plan for the SJPD.

II. General Development Plan Modifications

The project consists of approximately 274± acres of land which provides the opportunity for a mix of land uses to be developed over a period of 7 to 10 years or more in accordance with the original Planned Development Ordinance and as further modified herein or as it may be amended in the future. These modifications to the SJPD will allow the owners to incorporate design, performance and land use standards, enabling the opportunity to create unique elements such as a Mixed Use Village and Neighborhood, community and pocket parks, and large areas preserved for greenspace.

Primary Modifications to the Sweetwater Junction General Development Plan include the following:

- 1) Change the name of "Sweetwater Junction" to "Sweetwater". Reference to the Sweetwater Junction Planned Development will be referenced within this document as the "Sweetwater Planned Development" (SPD).
- 2) Establish a Mixed Use Village and Neighborhood.
- 3) Establish a more community minded traffic circulation with traffic calming measures.
- 4) Retain the original three access points off of Highway 25. The main access point to the development will be the extension of Walnut Lane across Highway 25. The second access point will be the existing boulevard adjacent to Circle K. It will be extended across the gas line into the residential community. The third access point will be located on the property north of the existing Merovan Business Park.
- 5) Protect and enhance a larger portion of the development within the natural drainage ways and integrate parks, open spaces and trails throughout the neighborhood.
- 6) Integrate a traffic circulation plan responsive to the natural topography and the various community layout patterns.
- 7) Improve the transition between the various land uses and densities throughout the SPD.
- 8) Establish neighborhood parks and trails, a village square, recreational areas and an integrated system of linear green space corridors.

III. Proposed Land Use, Densities and Development

Residential Target Market: A wide array of floor plans and styles will be offered across the board from first time buyers to families of all sizes to retirees seeking a smaller space in a townhome environment.

Commercial Target Market: Commercial component will be consist of large and medium box retail outlet anchors and supporting strip-retail as well as a hotel component and outparcel development for restaurants and stand-alone retail. Also included is a village-retail section which will also contain live-work units for desired occupancy by entrepreneurs, etc.

Total Acreage – 273.95 acres

Total Anticipated Residential Units (Single and Multi Family) – 775 units

Total Anticipated Commercial Square Footage – 974,715 sf

COMMERCIAL PHASE	USE	AREA	ACRES	Density (SF per acre)	Anticipated Build Out (SF)	BO Date
C1	Commercial *	515,460 SQ. FT.	62.48	10,500	656,040	2009
C2	Commercial**	1,285,828 SQ. FT.	30.35	10,500	318,675	2012
	* - Indicates possible work-live units					
	** - Indicates possible multi family / commercial mix					
				Total Commercial SF>>>	974,715	

RESIDENTIAL PHASE	USE	AREA	ACRES	LOT TOTAL	Density (Units per acre)	BO Date
R1	Single Family	881,601 SQ. FT.	20.24	100	4.94	2008
R2	Single Family	831,354 SQ. FT.	19.09	112	5.87	2009
R3	Single Family	1,087,373 SQ. FT.	24.96	100	4.01	2010
R4	Single Family	423,028 SQ. FT.	9.71	53	5.46	2012
R5	Single Family	714,693 SQ. FT.	16.41	63	3.84	2013
R6	Multi Family	1,240,420 SQ. FT.	28.48	300	10.53	2009
N/A	Live Work Residential	N/A	N/A	47		

IV. Development Standards

Site Development within the SPD will be controlled by the Minor Modifications to the general Development Plan for the SSPD and as it may be amended in the future. The Owner also plans to establish community design guidelines and an architectural review committee for both the commercial and residential development areas to establish control over the architecture and present a more unified appearance for the entire development.

A. Intent

The intent of this document is to provide details as to design and development standards to be entitled through the Major Modification process.

B. Definitions

- *Carport* - A roofed structure providing space for the parking of motor vehicles and enclosed on not more than three sides.
- *Conditional use* - A permitted use subject to review and approval by the Sweetwater Review Board.
- *Garage, Private Residential* - A structure that is accessory to a residential building

and that is used for the parking and storage of vehicles owned and operated by the residents thereof and that is not a separate commercial enterprise available to the general public.

- *Sweetwater Design Standards* - A document, developed by North Augusta Development Group or its assigns, detailing requirements for design of buildings, streets, parks, and other similar elements, intended to promote continuity and community character.
- *Sweetwater Review Board (SRB)* - A board appointed by North Augusta Development Group or its assigns responsible for approving design submissions as delegated by this agreement.
- *Setback* - The distance between the principal building and any lot line.
- *Traditional Neighborhood Development (TND)* - A comprehensive planning system resembling development patterns dominant in the early 20th century. Features include a wide variety of housing types to promote diverse neighborhoods and mixed land uses to allow educational, civic and office buildings, and retail establishments within walking distance of private homes. The transportation network is an interconnected system of streets and paths designed to be suitable for pedestrians and bicycles as well as automobiles. Equal attention is given to the public and private spaces creating a balance community that services a wide range of home and business owners. The addition of civic buildings and the reservation of open space in a TND enhance community identity and value.
- *Yard* - The open space on a lot situated between the principal building on the lot and the lot line. In measuring a yard for determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum horizontal distance between the lot line or sidewalk and the principal building shall be used, excluding stoops, overhangs and windows.
- *Traffic Lane* - The area of a street intended for vehicular travel (or cartway).
- *Yard, Front* - Area between the principal building and the front lot line.
- *Yard, Perimeter* - A yard which surrounds the principal building on all four sides.
- *Yard, Rear* - Area between the principal building and the rear lot line.
- *Yard, Side* - Area between the principal building and the side lot line.

C. General Considerations

1. Guiding Principles

This document shall supplement the major modification of Sweetwater. The master plan is based on the principles of traditional neighborhood development (TND), while managing to incorporate areas of conventional retail and residential planning. The master plan will result in a community of connected neighborhoods with a distinct retail center. Certain areas will encourage residential units above retail shops, while other areas will allow a neighborhood store in close proximity to single-family housing. Neighborhoods will be connected through a grid street pattern and a multi-purpose trail system.

- **Maximum Number of Residential Units**

The maximum allowable residential units shall not exceed 775 residential units for the entire development. The development shall be flexible in that the residential units may be

reassigned within any phase or area classification, so long as the overall total does not exceed 775 residential units. Specifically, residential units, such as multifamily or mixed-use, may be built within commercial areas, so long as such change is in keeping with the overall concept of the mixed use nature of Sweetwater, and is approved by the SRB.

- **General Development Plan**

The general development plan is intended to convey the general layout and character of the Sweetwater Community. Shifts in roads, parks, drainage or other features shall be considered minor alterations and shall not constitute a major plan amendment. For example, the following would be considered minor alterations:

- a. Drainage features may be resized and relocated as needed for efficient design and function.
- b. Roads and street classifications may be reconfigured or modified as long as the integrity of the network is maintained and block sizes remain approximately consistent with dimensions as indicated in the general development plan.
- c. Park and open space sizes, locations, and configurations may be modified.

2. Uses

- **Neighborhood commercial**
Applies to commercial spaces intended to serve local neighborhoods and designed to promote pedestrian activity. In general, these are spaces under 3,000 square feet per floor.
- **Community commercial**
Applies to commercial spaces intended to serve the community of North Augusta and the surrounding counties. These spaces are generally over 3,000 square feet.
- **Auto-oriented commercial**
Applies to commercial or office spaces in freestanding buildings, with accommodations for automobiles, such as drive-thru windows.
- **Accessory uses**
Any use that is permitted in the development shall be permitted as an accessory use.
- **Assisted living facilities**
Facilities used for the primary use of senior citizens, designed to provide independent living quarters with meals, personal care, and supervision of self-administered medication.
- **Bed and Breakfast**
Overnight accommodations and a morning meal in a dwelling unit provided to transients where meals are available only to guests. The homeowner shall reside on site.
- **Home occupations**
Small businesses that occur on the premises of a primary residence. All home occupations shall occur within the requirements of the Sweetwater Design Standards.
- **Live-work**
A multi-story building designed to accommodate a small office or retail on the ground floor with residential uses above. Office or retail space may extend to upper floors, provided the top floor(s) remain residential.
- **Residential**
Structures intended to be used primarily as residences, which may be single family detached, or multi-family attached, in the form of attached fee-simple or apartments.

3. Building Specifications

- **Neighborhood multi-family residential**
Buildings intended for neighborhood multi-family use shall appear similar in character to a single-family residential structure, as indicated in the Sweetwater Design Standards.
- **High-density multi-family residential**
Buildings include structures of garden-style apartment buildings.
- **Public/Institutional**

Buildings for public or institutional use, including churches, libraries, etc., shall be featured at prominent sites, such as major intersections, or facing parks or roadways.

- Commercial

Shall be of materials and character in keeping with *Sweetwater Design Standards*.

D. Site Development Standards

1. Use

Use shall be based on the general classification of the specific area, and specifically in accordance with the street classification of the *Sweetwater General Development Plan*.

2. Streets

- Network

Street network shall be generally organized in a pattern which follows the general intent of the *Sweetwater General Development Plan*. Variations on street layout may be granted based on the following criteria:

- natural features, such as trees, wetlands, etc.,
- drainage requirements,
- incorporation of slight curves, roundabouts, or other traffic calming measures,
- addition or relocation of public spaces,
- utility requirements,
- other criteria as deemed appropriate by the SRB.

- Connectivity Between commercial and residential

Connectivity between the commercial and residential areas shall consist of two street crossings of the gas easement, with one of those crossings having a median to create a divided roadway. Additionally, there shall be a third crossing for emergency access only.

- Block Lengths

Block lengths shall generally not exceed the dimensions indicated on the *Sweetwater General Development Plan*. Cul-de-sacs shall be limited, and used primarily where mandated by natural constraints. Block lengths which are excessive in length shall have a publicly accessible pedestrian path placed at or near the middle of the block.

- Ownership

All streets shall be public streets as accepted by the City of North Augusta.

- Traffic calming

Traffic calming measures, such as roundabouts, bulbouts, etc. will be used as appropriate.

- Street Classifications

a. Frontage Street

A street paralleling Highway 25, within the commercial areas, to provide access to property without placing excessive curb cuts along a major highway; designed to move traffic between various highway fronting retail parcels.

b. Court

A street providing access to property off of a frontage street. These streets will allow for auto-oriented building types.

c. Entry Boulevard

A large multilane street with a central, planted median of formal landscaping intended to provide primary access into the central part of the development. No on-street parking.

d. Neighborhood Retail Boulevard

A multilane street with a central, planted median of formal landscaping intended

to be a prominent neighborhood street with mixed retail and residential. Buildings are built to the sidewalk and share common walls. A generous sidewalk with street furniture encourages pedestrian activity. Formal on-street parking.

e. Avenue

A prominent street terminating its axis at a civic or amenity building, or a park. Buildings will be set back from the ROW in the case of single family residential. Wide sidewalks and street trees provide a friendly pedestrian atmosphere. Informal on-street parking.

f. Residential Street

This is a primarily residential street. Traffic lanes are narrow to slow traffic and are not striped. Cars may have to yield to one another if a car is parallel parked on the street. May allow on-street parking, but not formally striped spaces.

g. Alley or Lane

Lanes, or alleys, provide access to the rear of properties otherwise butting on a street. Lanes include residential paved lanes behind houses, without curb and gutter, and paved service lanes behind commercial structures.

• Street Specifications

- a. Right-of-way (ROW) - Utilities may be placed within the ROW if space is sufficient. If space is inadequate, a utility corridor is required.
- b. Sidewalks and street trees shall be placed within the public right-of-way. Trails shall occur in a right-of-way or easement. Sidewalks shall be a minimum of 5' in width.
- c. Streets shall generally include street trees and sidewalks. A multi-purpose trail may be provided instead of a sidewalk where appropriate.
- d. Streets may be one-way around parks, roundabouts, or small blocks.
- e. Pavement width is measured from back-of-curb to back-of-curb.

Summary Table: (NOTE: Comm=Commercial, Resi=Residential) All figures indicate minimum requirements and may be increased.

Classification	Primary Use	R/W (Min)	Number of Traffic Lanes	On-Street Parking	Pavement Width	Tree Yard	Front Setback	Side Setback	Min Lot Width Detached	Min Lot Width Attached Fee-Simp
Frontage Street	Comm	60'	2-4	Not generally	24' - 48'	NA	0'	0'	NA	NA
Court	Comm	60'	2	Permitted	24'	NA	0'	0'	NA	NA
Entry Blvd	Comm	100'	4	No	24' + 24'	6'	10'	10'	NA	NA
Neighborhood Retail Blvd	Comm	90'	2 Plus parking	Yes	12' + 12' Plus parking	Planters	6'	10'	NA	NA
Avenue	Res	60'	2 informal	Permitted	32'	4' or Planters	10'	0'	60	28
Residential Street	Res	50'	2 informal	Permitted	24'	3' - 5'	10'	0'	40	20
Alley or Lane	Res	18'	1	No	10'	NA	NA	NA	NA	NA

3. Building Specifications

- Setback

- a. Setbacks shall be appropriate to provide human-scale proportions along the streetscape.
- b. Single-family detached structures shall be built close enough to the sidewalk to encourage interaction with pedestrians on the sidewalk. Front porches and stoops may encroach into the setback.
- c. Setback or build-to distances will be determined by street classification, as indicated in the Sweetwater Design Standards and shall be measured from the edge of the right-of-way or property line.
- d. On residential units with front-entry garages fronting the street, the garage door may be no closer than 15' from the edge of the ROW, or 20' from the sidewalk, whichever is further.
- e. Minimum rear setback for all uses shall be 10'. Maximum front setback shall be no greater than 15' behind the minimum setback line, unless approved by the SRB.
- f. On residential units with rear-entry garages fronting the alley or lane, the garage door may be no closer than 20' from the edge of pavement.
- g. Minimum building separation, for detached building types, shall be 5'.
- h. Minimum setback from Highway 25 for any structure shall be 40'.

- Orientation

All buildings shall be oriented to the street with the primary entrance facing the street and directly accessible from the sidewalk.

- Massing

In general, building width shall not exceed building depth for single-story structures.

- Height

Building height shall be determined based on street classifications in accordance with the *Sweetwater Design Standards*.

- Impervious coverage

Maximum allowable impervious coverage for Sweetwater commercial areas, including building footprint of the primary structure and accessory structures, concrete driveways and paths, parking lots, etc. shall be 75% of the total commercial area. The use of pervious surfaces for parking facilities and other pervious materials is encouraged. Where possible, low impact storm detention methods are encouraged. Lot coverage requirements are indicated in the *Sweetwater Design Standards*.

- Accessory Buildings

Accessory buildings, such as apartments above garages, shall be allowed pending that accessory buildings are placed behind the primary structure and in proper scale according to the *Sweetwater Design Standards*.

- a. Private Residential Garages/Carports with lane access -

The garage or carport shall be placed behind the primary structure on the lot, with the vehicular entrance oriented to the lane.

- b. Private Residential Garages/Carports without lane access -

If a lane is not present, the vehicular entrance may be oriented to the front of the lot, provided that the front of the garage or carport does not extend beyond the front facade of the house.

- Materials

Wood, brick, stone, hard coat stucco, and fiber-cement siding, planks or shingles (such as Hardie Siding Products) are approved materials. All other materials require prior approval.

- Site Review

Architectural review by the SRB is required for all buildings at prominent intersections and buildings on the frontage street and courts.

- Open Space

A minimum of 25% of the overall Sweetwater development shall be designated as open space. Open space shall include recreation areas intended for use of the property owners, as well as undisturbed, common-owned areas. The GDP for the SPD has been carefully crafted to offer protection of a large portion of the natural canopy of the topographic elements of steeper terrain and natural draws which provide drainage routes through the parcel. The intent of the SPD is to provide permanent protection of these areas in the forms of easements and dedications to the City, the Homeowners Association(s) or Land Trust(s). Existing wetland areas shall be incorporated into the aforementioned buffer areas & protected as required by federal law.

- 4. Lot size

Lot size shall be determined by street classification, and in accordance with the *Sweetwater Design Standards*.

- 5. Improvements

- Sidewalks

All streets shall have sidewalks or paths. Sidewalks shall not be not less than 5 feet in width.

- Street trees

Street trees shall be selected to provide shade over the sidewalks. Tree yards may be placed on the lot-side of the sidewalk as indicated in the *Sweetwater Design Standards* or when mandated by natural resources constraints. Pedestrian paths, stepping stones, etc., shall be placed through the tree yard as appropriate to minimize foot traffic through landscaped areas. Continuous tree yards may be eliminated or reduced where planters or similar are provided. Street trees shall be planted on both sides of the streets at a maximum spacing of 50' on center. Medians will be landscaped with a combination of trees and low growing vegetation, so as to be aesthetically pleasing, and not create a traffic sight hazard. Planted trees must be a minimum of 2" caliper, and of a species approved by the *Sweetwater Review Board*. All tree planting plans are subject to the approval of the SRB.

- Streetlights

Streetlights shall be installed in residential areas at a distance to provide safety to the neighborhood. Streetlights shall be installed in retail areas to provide illumination to encourage evening activity along the street. Streetlight selection must be approved by the *Sweetwater Review Board*.

- Parks

Parks and common areas shall be maintained by the *Sweetwater Homeowner's Association* unless presented to and accepted by the City of North Augusta.

- Landscaping

All residential single family lots shall have sodded front and side yards, with a minimum of one tree, of not less than 2" caliper, not including planted street trees. Existing trees that are left intact during the construction process may be used to meet the minimum requirements. Similarly, multifamily units shall have a minimum of one 2" caliper tree for every two units. Commercial areas shall include trees and planted areas in the pervious areas, in accordance with plans

approved by the SRB. The Sweetwater Review Board shall be the final authority on all landscaping requirements.

- Signs

Signs shall be designed in accordance with the *Sweetwater Design Standards*, and shall be subject to approval by the Sweetwater Review Board.

- Access

- a. Pedestrian

All commercial uses shall have a public entrance facing the public street and directly accessible from the street, sidewalk, or parking area. Any block of excessive length shall include a public ROW for pedestrian access, located at approximately mid-block. This access must include a trail or sidewalk consistent with the sidewalks or trails in that area.

- b. Vehicular

Vehicular access shall be from a lane along the rear of the property, except where a lane is not provided. Adjacent parking lots shall have internal vehicular access.

- Parking

- a. Space requirements

Parking requirements shall be in accordance with North Augusta Ordinance. Shared parking is encouraged.

- b. Arrangement

Parking lot arrangement shall facilitate safe traffic movement. Adjacent parking lots shall be connected with an internal drive which provides access between the lots without necessitating the motorist to travel on the street.

- c. Tree plantings

Surface parking lots of over 20 spaces shall include shade trees.

- d. On-street parking

On-street parking that is directly in front of a lot shall count toward fulfilling the parking requirement of that lot. One parking space credit shall be given for every space in front of the lot that is over 50% of the length of the parking space.

- Uses

- a. Frontage Street

Neighborhood commercial, community commercial, auto-oriented commercial, multi-family, office, hotel/motel, assisted living center.

- b. Court

Neighborhood commercial, community commercial, auto-oriented commercial, multi-family, office, hotel/motel, assisted living center.

- c. Entry Boulevard

Neighborhood commercial, community commercial, auto-oriented commercial, multi-family, office, hotel/motel, assisted living center.

- d. Neighborhood Retail Boulevard

Neighborhood commercial, bed and breakfast inns, assisted living center, neighborhood multi-family, office, residential over commercial.

- e. Avenue
Neighborhood commercial, residential, bed and breakfast inns, office.
- f. Street
Single-family Residential, home occupation, live-work units, Neighborhood multi-family residential.
- g. Lane
Lanes are intended to provide access to lots.

6. Buffers

Buffers shall consist of existing, undisturbed vegetation, or new landscaped planted materials. Buffers shall be either owned and maintained by the Property Owners Association, or by the applicable property owner with a deed restriction to prevent change of use.

- a. A minimum 25' vegetative strip shall be provided along all streams or wetlands, and the gas line easement, except as infringed upon for the purpose of street or trail crossings.
- b. A minimum 35' buffer shall be along the common property line with Pinewood Plantation.
 - c. A minimum 25' buffer shall be provided as separation between all commercial and residential uses, except in the case of mixed residential/retail facilities.
 - d. A minimum 25' buffer shall be along all Highway 25 ROW.

E. Plan Approval Process

Subsequent to the adoption of this major modification, the following plan approval steps shall be required in the order listed prior to the issuance of any building permits.

- a. Master Utility Plans – Conceptual Master plans for water distribution, sewage collection and stormwater drainage and detention shall be developed in conjunction with the City Utilities Department and City Engineer and approved prior to or coincidental with the initial phase concept plan.. The level of detail provided in the master utility plans shall be determined by the Project Engineer, City Engineer and Utilities Director.
- b. Wetlands Delineation and Mitigation - The wetlands delineation, permit and any mitigation plans approved by SCDHEC or the US Army Corps of Engineers or both, depending upon applicable jurisdiction, shall be submitted prior to or coincidental with the first Phase Concept Plan submitted. North Augusta Development Group will cooperate with the City in determining the best solution to protect wetland areas within the development and on neighboring properties. The wetland areas and surrounding open space buffers shall be protected by dedication to the Property Owners Association, or through deed restriction.
- c. Phase Concept Plan - A concept plan for each phase identified in the General Development Plan shall be prepared for Planning Commission review and approval prior to or coincidental with the first preliminary plat application for each phase. The phase concept plan shall include an overall circulation system

design, utility systems designs, anticipated mix and intensity/density of uses, proposed or draft master covenants and restrictions for the phase, and buffer delineation. The phase concept plan must indicate how the development of the phase will interrelate with the other phases in the Sweetwater development. The Phase concept Plan will provide an explanation or description of the form, extent, structure and interrelationships of commercial and residential property owners associations and any protective or restrictive covenants for each phase. The consistency of design between phases and sites and the consistency of management and maintenance of common areas will be addressed.

d. Preliminary Plat - Preliminary plats for sections or sub-phases of each phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Sweetwater.

e. Final Plat – Final plats for sections or sub-phases of each phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance and the approved preliminary plat.

f. Site Plan - Site Plans for individual parcels approved in a final plat for any portion of a phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and, Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Sweetwater.

F. Authority

This document, and the provisions contained therein, will replace and supercede the PUD ordinance adopted March 19, 2001, and the subsequent minor modification adopted July 15, 2004. In all cases, the provisions of this document shall apply. All prior ordinances, or parts thereof, pertaining to this Property are replaced.

V. Property Management

Each Purchaser/Owner of an individual tract of land during all phases will be responsible for all property management. The Commercial Area will have an association to ensure compliance with the Planned Development documents. The Residential Area will also have a separate association to ensure compliance.

VI. Ownership and Maintenance of Open Space

Adequate open space is required for development of quality communities and neighborhoods. Open space will consist of neighborhood parks and trails, upland and wetland wooded preserves, fishing lakes, hiking trails, recreation areas, a commons area for gatherings and active play, preserved internal and perimeter buffer areas and street Row's. The community facilities shall be for the enjoyment of the property owners, their guests and invitees. Ownership and maintenance of the parks, trails and open spaces

within the SPD shall be by a community owners association. A trail system will be deeded to the City of North Augusta to meet the requirement for a park.

VII Proposed Phasing

It is anticipated the SPD will be developed over 7 to 10 years, in accordance with the Major Modification to the General Development Plan as set forth in this document or as may be amended in the future.

VIII Sketch / Concept Plan

The Major Modification to the General Development Plan for the SPD herein submitted includes a more detailed concept plan including roads, commercial, & residential areas. The General Development Plan for the SPD shall maintain flexibility to accommodate specific soil and topographic conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the plan is only a concept plan developed to test site capacity and development feasibility. While much time and effort have been put into the preparation of the concept plan and it is the basis for the SPD, adjustments at the time of concept plan submittal by phase and Preliminary Plat submittal by phase are a common occurrence in large scale planned communities such as the SPD. As such, the SPD shall allow the developer or their successor the right to alter the location and size of the roads, configuration of proposed common areas, lot sizes, lot configurations, product mix and any other specific design elements indicated on the concept plan so long as development proceeds in accordance with land uses, overall maximum densities and restrictions outlined by the Minor Modifications to the General Development Plan for the SPD and the fundamental design concepts for a traditional mixed use community.

IX Necessity of the Project to the Community

The future connection of the I-520 Palmetto Parkway, improvements to the Interstate 20 Exit 5 interchange and plans to extend water and sewer service by the City of North Augusta will continue to generate growth in the northern portion of North Augusta. It is important for growth to occur in a well-planned and economically viable way. The SPD has been carefully planned to incorporate a variety of commercial uses, housing styles and price points to meet a variety of needs in the North Augusta community. The owners of the SPD believe economic success will be ensured by the variety associated with the exceptional recreational and neighborhood features. Economic success will lead to an increased tax base and an expanded job market for the City of North Augusta. The SPD will provide work for local contractors, service workers, retailers, real estate brokers. Professionals such as attorneys, bankers, and homebuilders will also be helped. The owners have deemed it important the development is sensitive to the heritage of the property and is a model for thoughtful land planning and quality development. The development will be an example for future development to be pointed to by City planners as a model for appropriate development in the City of North Augusta.

X School Enrollment

Total anticipated population (2.44 persons per household) = 1,891 persons

Total anticipated percentage of school age children:

(Percentages taken from 2000 census data for percentages of population of zip code 29841)

Elementary age – 7.2% = 133 persons

Middle School age – 7.0% = 129 persons

High School age – 6.7% = 123 persons

Information based on 2000 census data (www.census.gov) and no adjustments for anticipated model housing have been applied to adjust the above percentages.

XII Utility Service

Water

Water service will be provided by the City of North Augusta. Currently, water service is provided by Edgefield County. There is an 8-inch water line running along the west side of Highway 25 from the north to south of Walnut Lane where it is reduced to a 6-inch main. There is a 6-inch water line provided under Highway 25 to the Merovan Business Park. There is a 6-inch water line provided under Highway 25 along the access road between the Circle K and Checkers. The 6-inch water line then turns north behind the Circle K and stops on the north side of the existing Boulevard.

The City of North Augusta is in the design stages of the extension of a 12-inch water line from south of I-20. A master meter will be installed for the City of North Augusta to purchase the water from Edgefield County. Once the 12-inch water line is installed, the City of North Augusta will provide water service.

Sewer

Sewer service will be provided by the City of North Augusta. Currently, a pump station along Highway 25 in the northwest corner of the Circle K collects flow from the Merovan Business Park. The flow from the Merovan Business Park flows by gravity through an 8-inch sewer line along the east side of Highway 25. The flow is lifted into another 8-inch sewer line which runs south along the east side of Highway 25. An 8-inch sewer line extends from Highway 25 east along the access road between Circle K and Checkers.

Due to the construction of a deceleration lane along Highway 25 in conjunction with the Palmetto Parkway extension, the existing pump station will be moved into the SPD.

Sewer lines and pump stations will be constructed to serve the entire acreage as well as the effluent from the Merovan Business Park. A Master Sewer Plan will be submitted and approved by the City of North Augusta engineer.

Gas

Gas service will be provided by SCE&G. There is a 6-inch gas main along the west side of Highway 25. There is a 2-inch gas service under Highway 25 to serve the Circle K and Checkers. There is a 2-inch gas service under Highway to serve the Merovan Business Park.

Electric

Electric Service will be provided by SCE&G. The service will be brought from the power poles along Highway 25. Underground service is provided to Merovan Business Park.

XIII Stormwater Management

Stormwater detention will be provided on site. The property owner will maintain storm water ponds in the commercial area. The City of North Augusta will maintain storm ponds in the residential area. A Master Stormwater Plan will be submitted and approved by the City of North Augusta engineer.

There is an existing stormwater pond serving the Circle K and Checkers. This pond will be reduced in size to serve only the Circle K and Checkers. The discharge from the pond will be connected to the future storm water system.

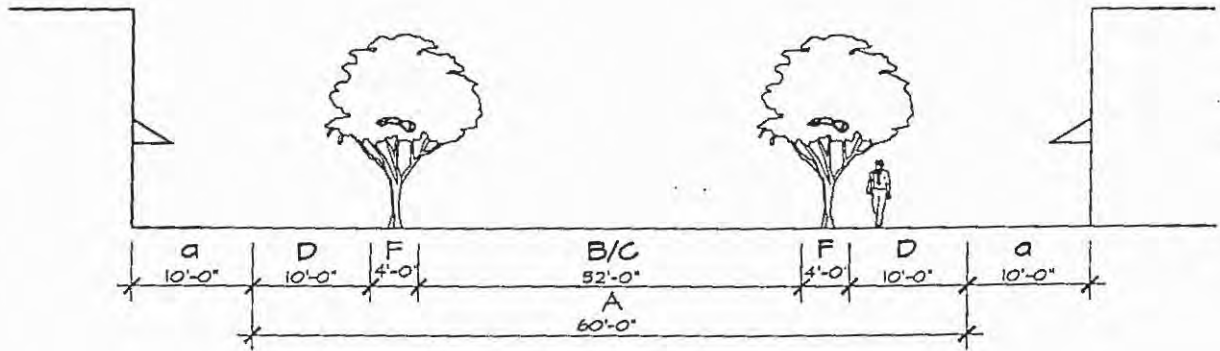
XIV Traffic Impact Study/ Warrant Analysis

Gresham Smith has prepared a Traffic Impact Study being reviewed by the City. The study determined the traffic impacts at the proposed site access points and adjacent intersections.

Recommendations from the traffic study will be incorporated into the Master Infrastructure Plans for review and approval by City of North Augusta staff.

OVERVIEW OF STREET TYPES

AVENUE (60' R/W)

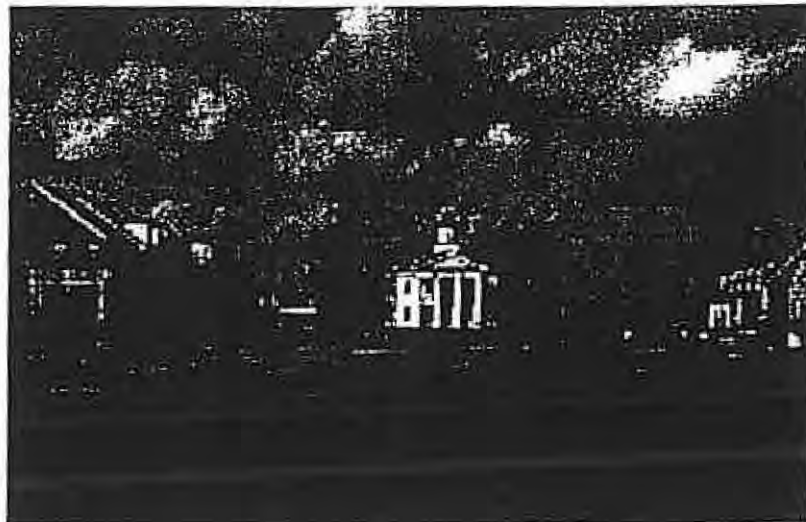


A- Right-of-way
a- Setback

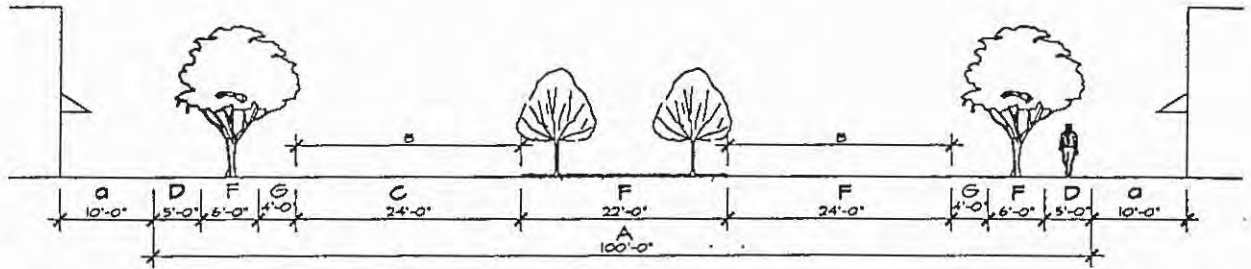
B- Pavement width
C- Travel Lane

D- Sidewalk
F- Landscape area

- The Avenue is a wide pedestrian-orientated street which invites passersby to visit with neighbors sitting on their porch.
- The promenade focuses on an arrival at the amenity facility, the heart of the community.



ENTRY BOULEVARD (100' R/W)

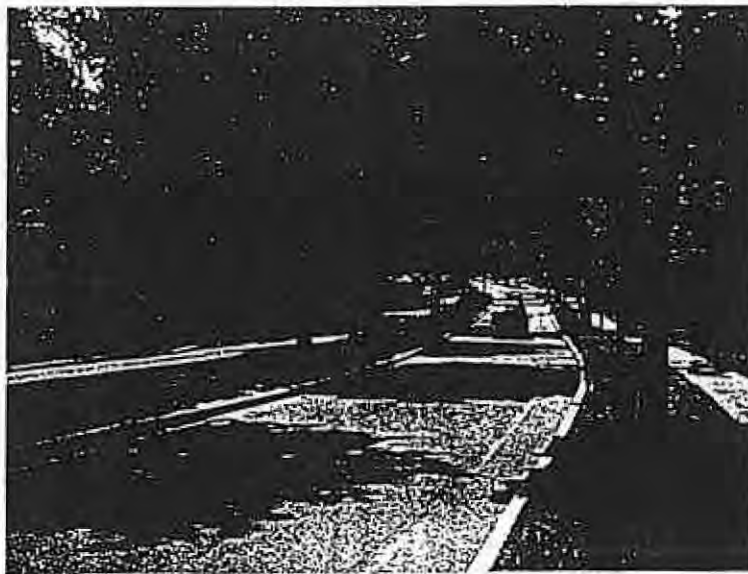


A- Right-of-way
a- Setback

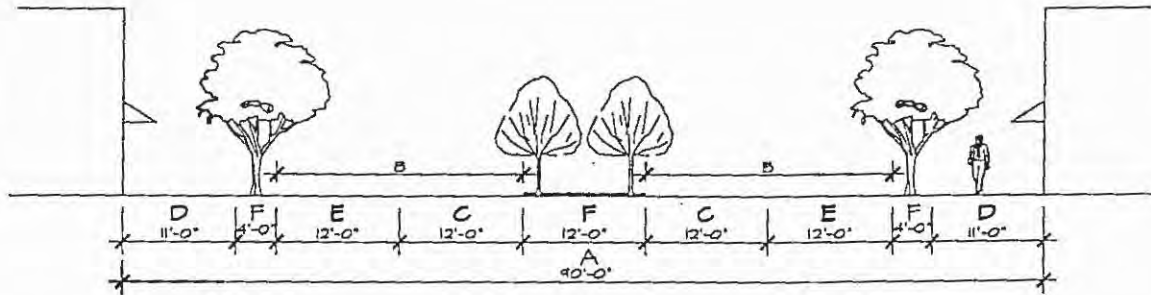
B- Pavement width
C- Travel lane

D- Sidewalk
F- Landscape Area
G- Shoulder

- The entry boulevard is the primary access point.
- Typically a four-lane road with a landscaped median.
- Uses include neighborhood and community commercial.



NEIGHBORHOOD RETAIL BOULEVARD (90' R/W)



A- Right-of-way
B- Pavement width

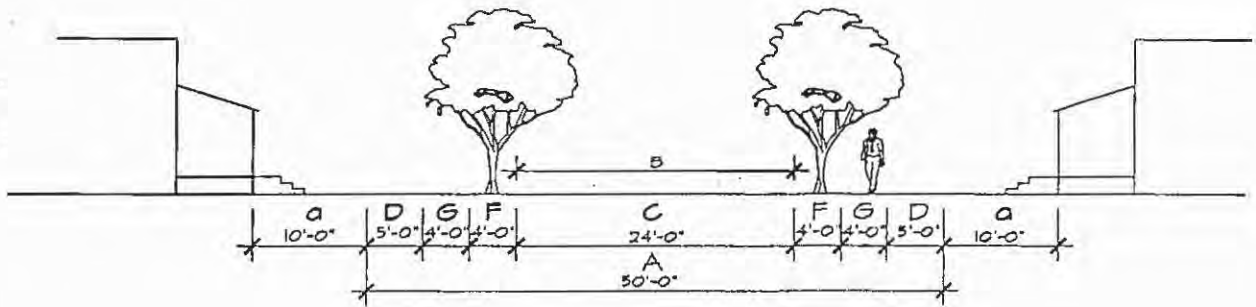
C- Travel Lane
D- Sidewalk

E- On-street parking
F- Landscape Area

- The Neighborhood Retail Boulevard is a grand street with a generous median.
- Parallel parking is allowed and creates a wide sidewalk which serves the neighborhood retail and live/work units.



RESIDENTIAL STREET (50' R/W)



A- Right-of-way
a- Setback

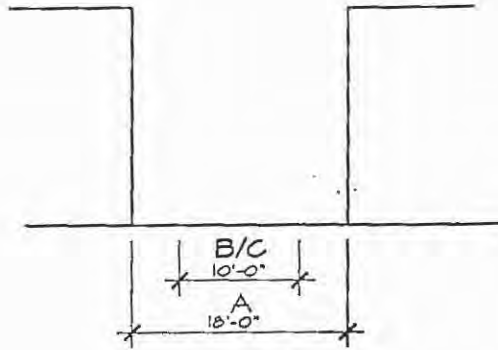
B- Pavement width
C- Travel Lane

D- Sidewalk
F- Landscape Area
G- Shoulder

- These streets are intended primarily for residential houses.
- Garages are accessed from the land or alley, where available.
- Homes are set close to the street to encourage heighborly interaction. Most houses feature front porches for year round enjoyment.
- Traffic on this street is slow and informal. Parallel parking is allowed.



LANE OR ALLEY (18' R/W)



A- Right -of-way

B- Travel lane

C- Pavement width

- Lanes provide access to garages and lots from the back.
- Services, such as garbage pick-up , are provided from the lane, removing the need to place unsightly trash receptacles along the street.
- Residential lanes are paved, but do not have curbs.
- Building fronts do not face lanes.

RESOLUTION TO MODIFY THE PROVISIONS OF
ORDINANCE 2015-10 AND ORDINANCE NO. 2007-16
CASE PDM20-001

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

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

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

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

B. Development Program:

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

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

Development Program Definitions:

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

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

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

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

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

C. Permitted Uses:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. Additional Provisions:

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

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

- II. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption.

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

Briton Williams, Chair

ATTEST:

Libby Hodges, Secretary to the
Planning Commission

Department of Planning and Development



Project Staff Report

Major Subdivision (Preliminary Plat)

PP21-001 Stratton Place Townhomes

Prepared by: Kuleigh Baker

Meeting Date: April 15, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Stratton Place Townhomes
Applicant	JSMG Development, LLC
Engineer	Southern Partners, Inc.
Address/Location	South side of Bradleyville Road, East of Womrath Road
Parcel Numbers	012-13-04-013
Total Project Acreage	± 5.6 acres
Zoning	R-7 Small Lot, Single-Family Residential
Overlay	NA
Traffic Impact Tier	Tier 2
Proposed Use	Townhouses
Density	5.69 du/acre
Future Land Use	High 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.

In addition, the code states:

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:

Per §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.

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 April 8, 2021.

SECTION 4: SITE HISTORY

The subject property has never been developed. There was a Major Subdivision Preliminary Plat submitted in 2007 for a project known as Bradleyville Place. The project was never approved. On September 10, 2020, the North Augusta Board of Zoning Appeals granted a variance to allow lot widths less than the minimum permitted in the R-7, Small Lot, Single-Family Residential Zoning District. The variance allows for ±26 ft lot widths. The applicant is proposing construction of 32 townhomes.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	High Density Residential	R-7, Small Lot, Single-Family Residential
North	Vacant	High Density Residential	R-5, Mixed Residential
South	Vacant	High Density Residential	R-7, Small Lot, Single-Family Residential
East	Vacant	High Density Residential	R-7, Small Lot, Single-Family Residential
West	Single-Family Residential	High Density Residential	R-7, Small Lot, Single-Family Residential

Access – The site currently has access from Bradleyville Road.

Topography – The parcel slopes from north to South with the lowest elevations falling in the middle of the southern portion of the property.

Utilities – Water and wastewater lines are located along Bradleyville Road.

Floodplain – The parcel is not in a federally designated floodway.

Drainage Basin – The property is located in the Womrath Basin. The preliminary physical stream assessments for Womrath basin indicate that this stream channel is currently effective at transporting current loads of stormwater during heavy storm events. The Womrath Basin is impacted by activities outside the control of the SWMD where they occur outside the city limits. The SWMD will continue to monitor the basin and work with Aiken County and other entities that have authority to correct or resolve issues ongoing within the basin due to lower reaches being within the city.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Section §5.8.3.4.4 asks that 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 construction of 32 townhomes in a one access cul-de-sac subdivision. Townhouses are permitted in the R-7, Small Lot, Single-Family Residential Zoning District. The proposed development is situated near single-family detached residences and several apartment complexes.

On September 10, 2020, the North Augusta Board of Zoning Appeals granted a variance to allow lot widths less than the minimum permitted in the R-7, Small Lot, Single-Family Residential Zoning District. The variance allows for approximately 38 lots at ±26 foot lot widths. The variance conditioned the approval so the development is similar to the sketch provided during the meeting with minor alterations at the discretion of the Director. Staff has requested an interpretation from the Board of Zoning Appeals Chair about if the revised layout meets the intended definition of a “minor alteration.”

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

The proposed utility and infrastructure improvements have been reviewed by the Director of Engineering and Public Works. There are minor outstanding comments that must be addressed prior to final Staff approval.

Bradleyville Road is maintained by SCDOT and will require encroachment and driveway permits issued by SCDOT.

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.

The applicant has proposed the road name Japonica Lane. The name has been 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.

- 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 for the issuance of individual building permits and Certificates of Occupancy for residential lots, the developer shall submit a Deed of Dedication, Maintenance Guarantee and required guarantees for the acceptance of infrastructure. If needed, the Planning Department will also require a Performance Guarantee with a Letter of Credit for sidewalks and street trees and any other 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 Board of Zoning Appeals granted a variance that allows for ±26 ft lot widths with the condition that the development will be similar to the sketch provided during the meeting with minor alterations at the discretion of the Director.

Required additional parking appears to have been provided perpendicular to the street. NADC Section 12.2.1.6b. requires additional parking to be "... provided at a ratio of one (1) space for each four (4) units in the complex above the minimum required. Guest parking may be provided in a separate parking area, in combination with designated unit parking or parallel to the curb on a private street if the street width is adequate and the parking is properly delineated."

The lots are proposed to clear cut and have no, or limited, remaining tree canopy coverage. Installation of required street trees will be confirmed prior to release of any final plats. Individual lot landscaping will be verified at the time of the individual home construction and part of the Certificate of Occupancy inspection procedures.

No other waivers or variances are noted at this time.

SECTION 7: STAFF RECOMMENDATION

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

A recommendation by the Planning Commission for the approval of the major subdivision preliminary plat for Stratton Place Townhomes is appropriate subject to the following conditions:

- 1) This approval includes certification of the use of the road name Japonica Lane.
- 2) Any outstanding comments will be addressed to the satisfaction of City staff. There are outstanding comments related to landscaping, parking, architectural elevations, stormwater, impervious area, sidewalks, etc.

SECTION 8: ATTACHMENTS

1. Site/Aerial Map
2. Topography Map
3. Current Zoning Map
4. Future Land Use Map
5. Application Documents
6. Recorded Order ZV20-006
7. Site Plan

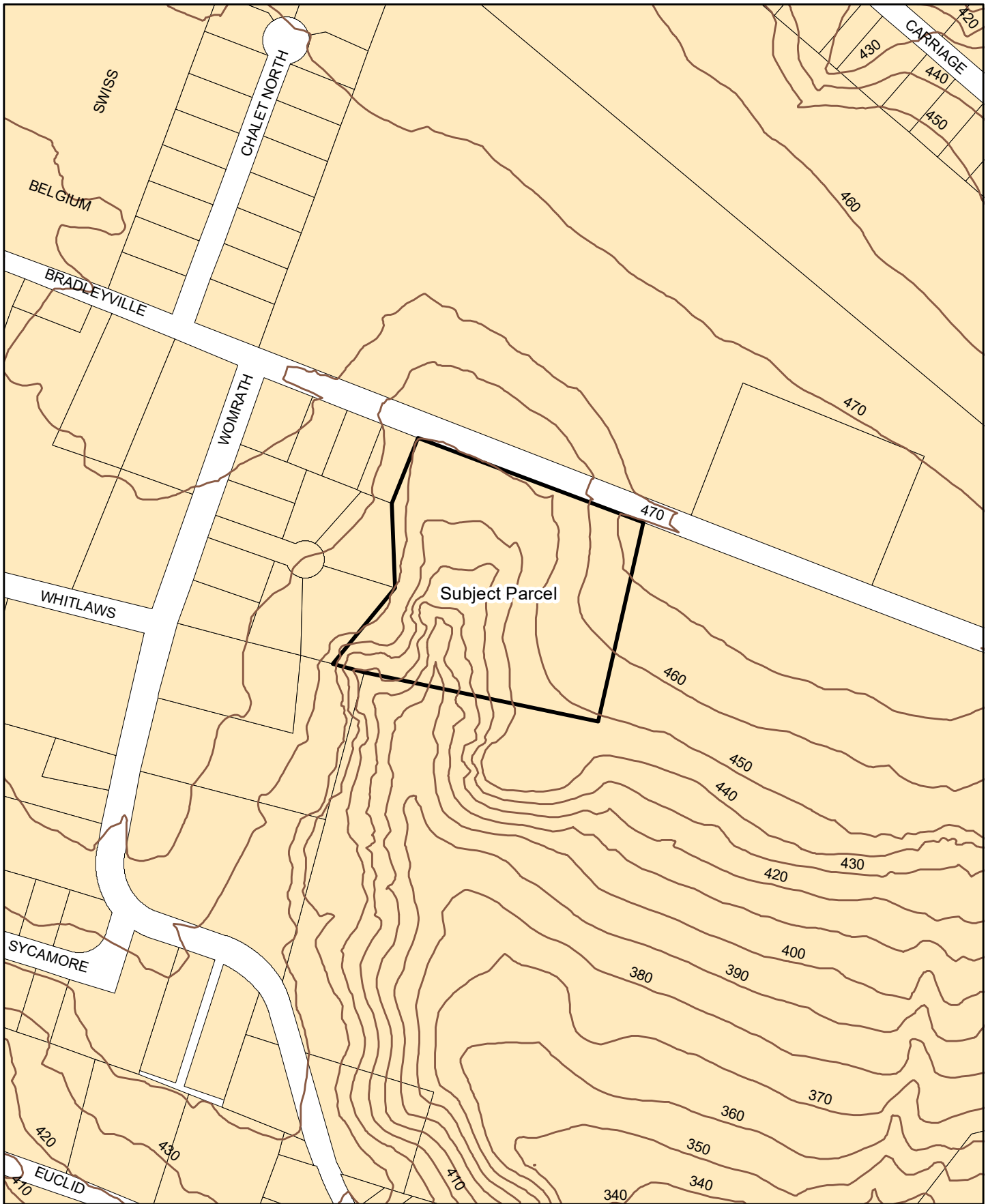
cc. Gary Thigpen, JSMG Development, LLC, via email
Luke Martin, Southern Partners, Inc., via email



Aerial Map
Stratton Place Townhomes
Application PP21-001
TPN 012-13-04-013
Approximately 5.63 ac

Date: 3/26/2021





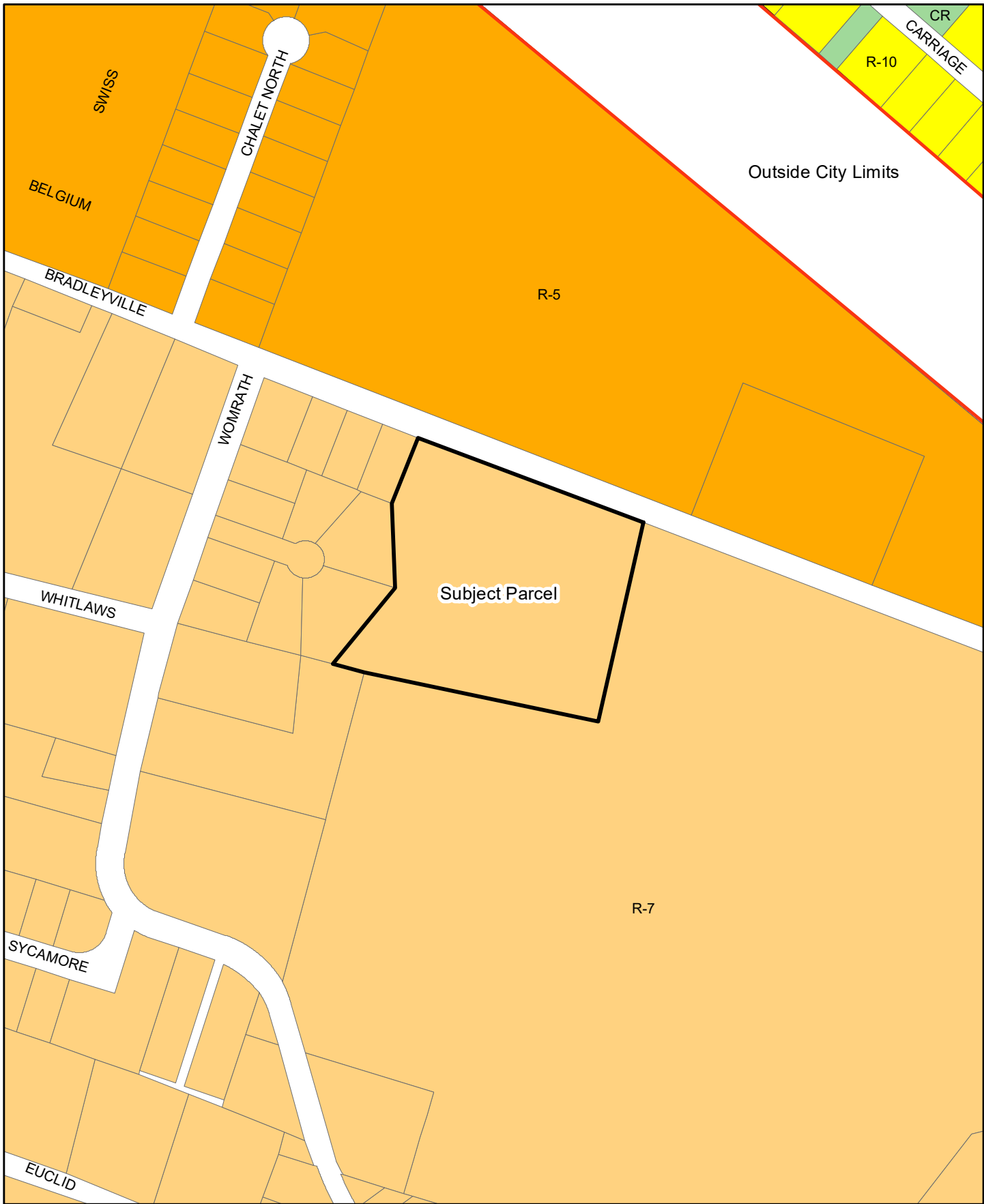
310 155 0 310 Feet



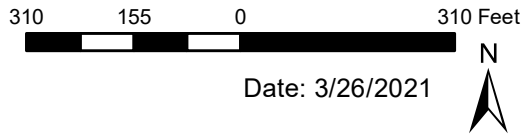
Topography Map
Stratton Place Townhomes
Application ZV20-006
TPN 012-13-04-013
Approximately 5.63 ac

Date: 3/26/2021

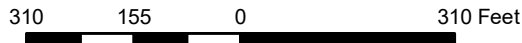
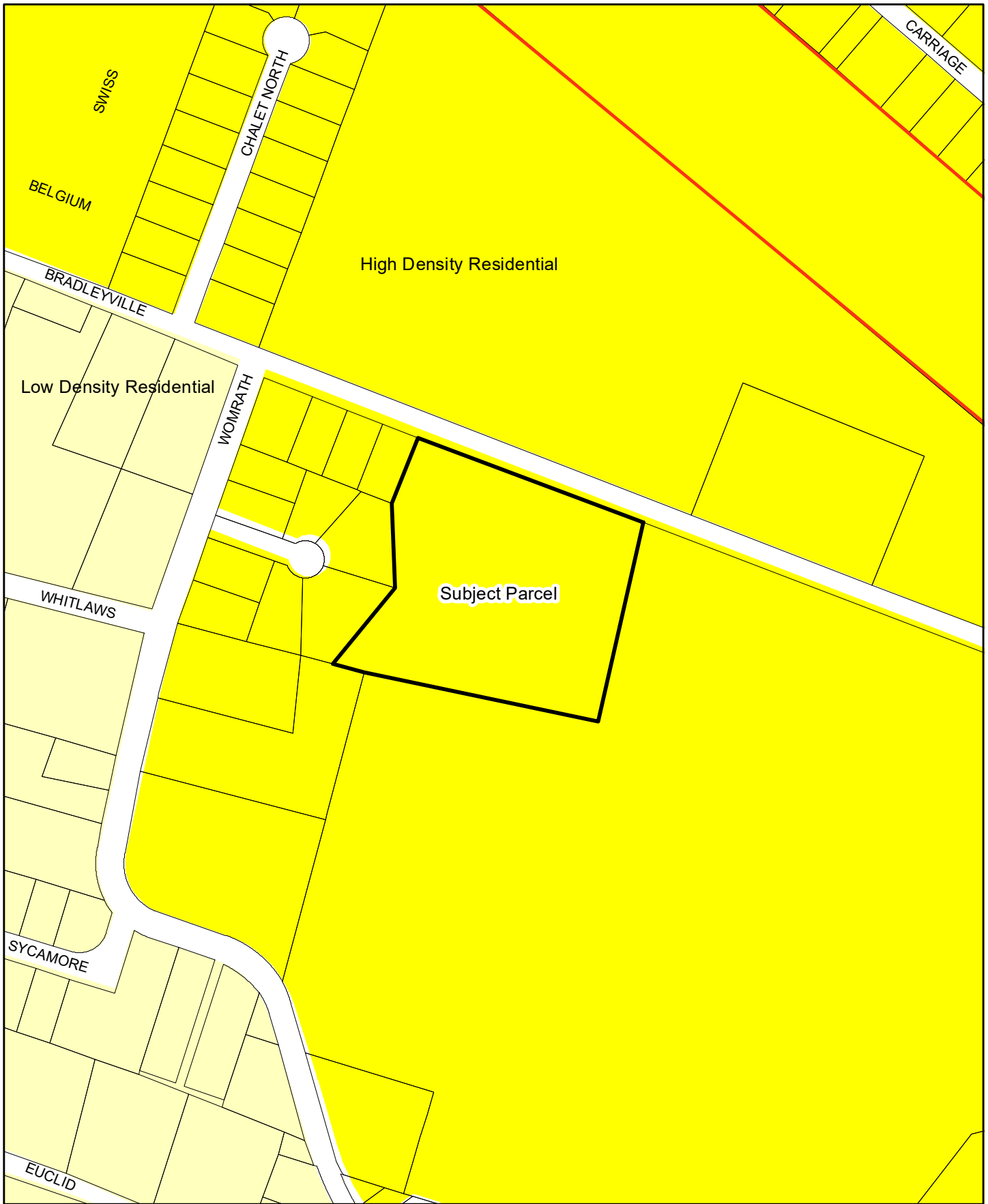




Zoning Map
 Application PP21-001
 TPN 012-13-04-013
 Approximately 5.63 ac
 Zoned R-7, Small Lot
 Single-Family Residential



Date: 3/26/2021



Future Land Use Map
Stratton Place Townhomes
Application PP21-001
TPN 012-13-04-013
Approximately 5.63 ac

Date: 3/26/2021

Application for Development Approval

Please type or print all information



Staff Use

Application Number PP21-001

Date Received FEB 25 2021

Review Fee \$1050

Date Paid 2/26/2021

1. Project Name Stratton Place Townhomes

Project Address/Location off Bradleyville Road

Total Project Acreage 5.62 ac Current Zoning R-7

Tax Parcel Number(s) 012-13-04-013

2. Applicant/Owner Name JSMG Development, LLC Applicant Phone [REDACTED]

Mailing Address [REDACTED]

City Evans ST GA Zip 30809 Email [REDACTED]

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 [REDACTED]

Signature [Signature] Date 02-24-21

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. [Signature]
Applicant or Designated Agent Signature

2-24-2021
Date

Gary Thigpen
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 PP21001 Date Received FEB 25 2021

1. Project Name Stratton Place Townhomes
Project Address/Location off Bradleyville Road
Project Parcel Number(s) 012-13-04-013

2. Property Owner Name JSMG Development, LLC Owner Phone [REDACTED]
Mailing Address [REDACTED]
City Evans ST GA Zip 30809 Email [REDACTED]

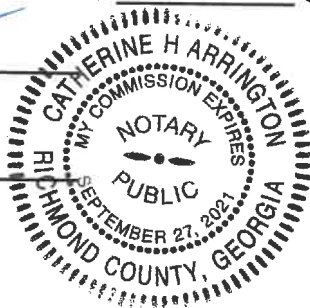
3. Designated Agent Luke Martin, P.E.
Relationship to Owner Engineering Firm
Firm Name Southern Partners, Inc. Phone 706-855-6000
Agent's Mailing Address 1233 Augusta West Parkway
City Augusta ST GA Zip 30909 Email [REDACTED]
Agent's Signature [Signature] Date 02-24-21

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

[Signature] Owner Signature Date 2-24-2021

5. Sworn and subscribed to before me on this 24th day of February, 2021.

Catherine H
Notary Public
Commission Expiration Date



4

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)
In Re: Bradleyville Townhomes)
)
Variance Application)
)

BEFORE THE
CITY OF NORTH AUGUSTA
BOARD OF ZONING APPEALS

ORDER

Application Number: ZV20-006
Parcel Number: 012-13-04-013
Bradleyville Rd.

Request

JSMG Development filed an appeal for a variance pursuant to Article 3, Zoning Districts; Table 3-3 Dimensional Standards for the R-7, Small Lot, Single-Family Residential Zoning District; Item G: Minimum Lot Width (ft) of the North Augusta Development Code. The appeal was a request for a variance to allow for a smaller minimum lot width than permitted in the R-7, Small Lot, Single-Family Residential Zoning District in Article 3, Zoning Districts of the North Augusta Development Code. The application affects ±5.6 acres located on Bradleyville Road, East of Womrath Road, Tax Parcel Number 012-13-04-013.

Public Notice

A public notice describing the request and advertising the scheduled date of the Board of Zoning Appeals (Board) public hearing was published in *The Star* and on www.northaugusta.net on August 26, 2020. A written notice of the variance request and scheduled date of the Board hearing was mailed to the owners of property within 200 feet of the subject property August 24, 2020. The property was posted with the required public notice on August 26, 2020.

2020024236
ORDER
RECORDING FEES \$25.00
PRESENTED & RECORDED:
10-01-2020 12:25 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: JENNIFER YOUNG DEPUTY
BK: RB 4875
PG: 1670 - 1673

Findings of Fact and Decision

Section 18.4.5.4.2 of the North Augusta Development Code defines the Board's powers and duties related to hearing and deciding upon appeals for variances and provides the criteria which the Board must use in reviewing each variance request. To grant a variance, the Board must find and explain in writing that the evidence and facts of the case prove that each of the following mandatory factors applies:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals does not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.

Board of Zoning Appeals
Application ZV20-006
Bradleyville Townhomes

8. That the unnecessary hardship is not self-imposed.
9. That using the property more profitably was not grounds for granting the variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based upon these factors, the Board's review of this application, consideration of the staff report as well as testimony and evidence submitted by the applicant, and providing the opportunity for public comment at the hearing, the Board has found in the affirmative that the appeal meets all of the standards required to issue the variance.

After a motion made by Mr. Kevin Scaggs, and duly seconded by Mr. Jim Newman, joined by Chairman Wes Summers, and member Kathie Stallworth, voted unanimously to approve the application with the following conditions:

1. The development will be similar to the sketch provided during the meeting with minor alterations at the discretion of the Director.

Therefore, based upon these findings of fact and conclusions of law; it is:

ORDERED that subject to the conditions enumerated herein, the applicant's request for a variance to allow for a smaller minimum lot width than permitted in the R-7, Small Lot, Single-Family Residential Zoning District in Article 3, Zoning Districts of the North Augusta Development Code, affecting ±5.6 acres located on Bradleyville Road, East of Womrath Road, Tax Parcel Number 012-13-04-013, is GRANTED; and further

Board of Zoning Appeals
Application ZV20-006
Bradleyville Townhomes

ORDERED that the executed Order be given to the North Augusta City Clerk and that copies be provided to the applicant and the North Augusta Department of Planning and Development.

IT IS SO ORDERED



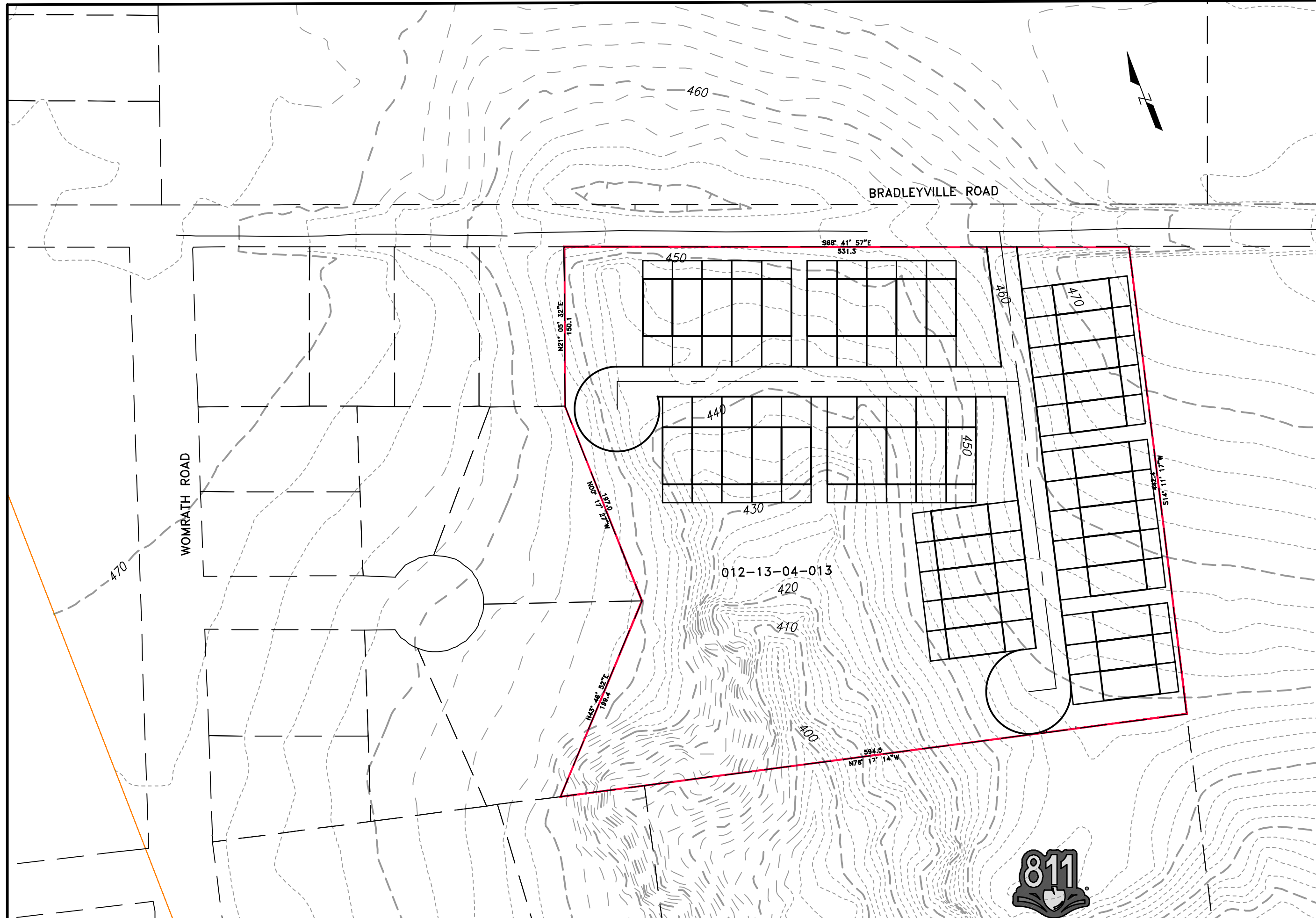
O. Wesley Summers, Chairman
Board of Zoning Appeals

Sept. 22, 2020
North Augusta, South Carolina

Copy of this order sent to the applicants **BY CERTIFIED MAIL** on Oct. 13, 2020.



Libby Hodges, AICP, Director
Department of Planning & Development
Secretary to the Board of Zoning Appeals



**BRADLEYVILLE RD
 TOWNHOMES
 APPEALS EXHIBIT**

TOWNHOME DEVELOPMENT
 PROJECT LOCATED WITHIN CITY OF NORTH AUGUSTA, Aiken County, SOUTH CAROLINA

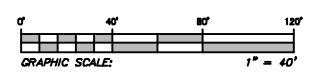
DEVELOPER / CONTACT
JMD DEVELOPMENT
 1030 JIMMY DYESS PARKWAY #
 AUGUSTA, GA 30908
 (706) 294-1811 A/E: GARY THORPE

PROJECT DATA	
TOTAL ACRES	5.6
TOWNHOMES	38 ±
DENSITY	6.8
TYP LOT SIZE	2,800 SF
TAX MAP / PARCEL #	012-13-04-013
CURRENT ZONING	R-7
MAX HEIGHT	36'
FRONT SETBACK	20'
SETBACKS SIDE - REAR	0/10' - 20'

SHEET INDEX	
APPEALS EXHIBIT	1

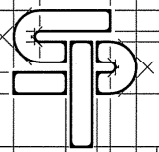


Know what's **below**
 Call before you dig



NO.	DATE	REVISION	BY
05-10-20		SUBMITTED FOR GOVERNMENT REVIEW	PRG

S.P. No.	20-28587
SCALE	1"
DATE	8-10-2020
DESIGN PRG.	REVIS PRG.



SOUTHERN PARTNERS INC
 ENGINEERING, SURVEYING & LAND PLANNING
 1233 AUGUSTA WEST PARKWAY
 AUGUSTA, GEORGIA 30909
 (706) 855-4000
 engineering@southernpartners.net



STRATTON PLACE TOWNHOMES
 TOWNHOME DEVELOPMENT
 PROJECT LOCATED WITHIN WAREHOUSING COUNTY, CITY OF NORTH AUGUSTA, SC

DEVELOPER / CONTACT
JSMG DEVELOPMENT
 P.O. BOX 1288
 EVANS, GA 30809
 (706) 234-1511 ATTN: GARY THOPEN

PROJECT DATA

TOTAL ACRES	5.62
DISTURBED ACRES	4.7
TOWNHOMES	32
DENSITY	5.69
TYP LOT SIZE	2,676 SF
TAX MAP / PARCEL #	012-13-04-013
CURRENT ZONING	R-7
MAX HEIGHT	35'
FRONT SETBACK	10'
SETBACKS SIDE - REAR 0'/10' - 20'	
OPEN SPACE	1.7 AC.

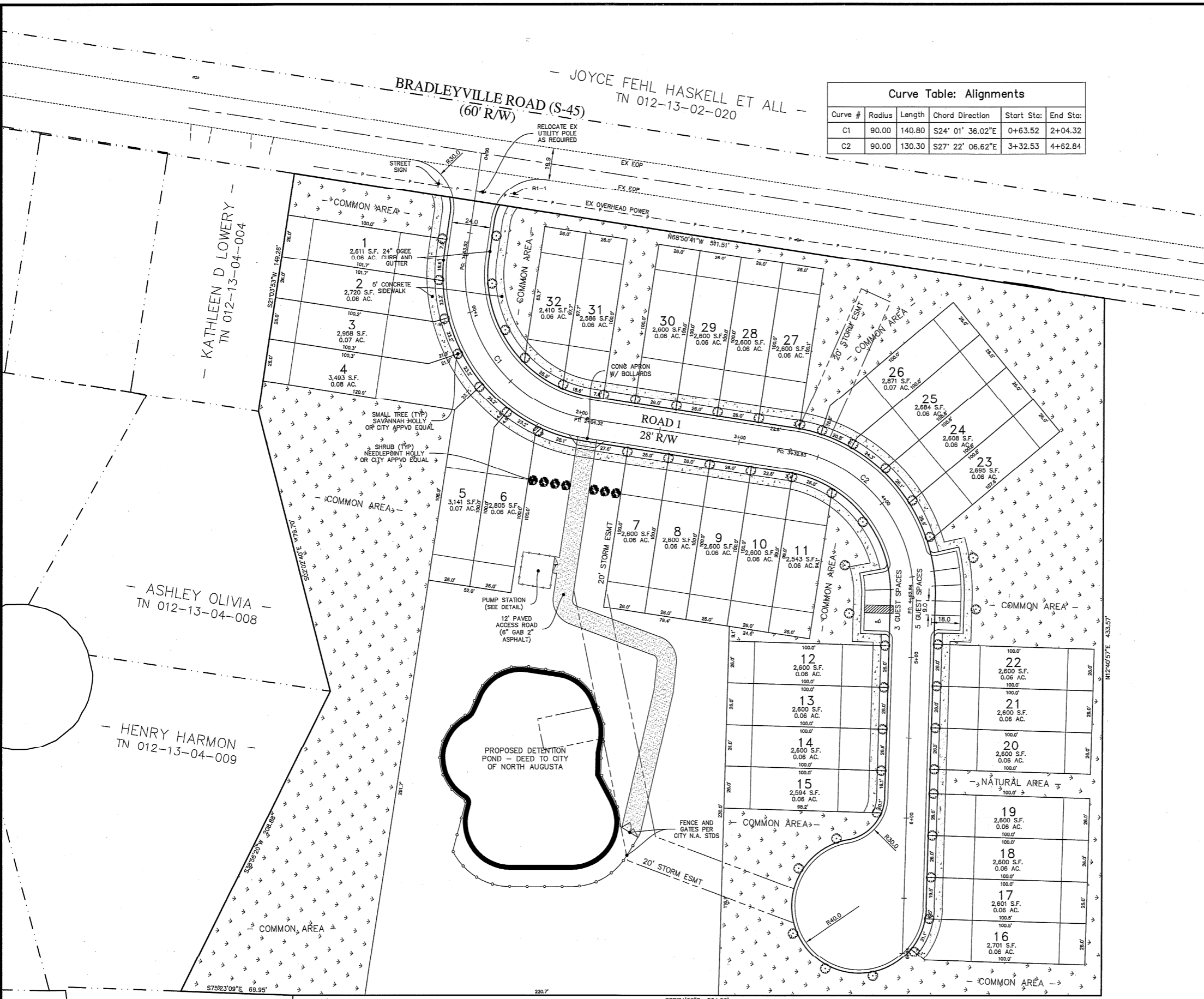
SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SANITARY SEWER PLAN	5
WATER PLAN	6
SESC PLAN	7-9
PROFILE	10
NOTES/DETAILS	11-16

S.P. No. 21-28758
 SCALE: 1" = 30'
 DATE: 02/22/2021
 DESGN: LHM REVIEW: LHM

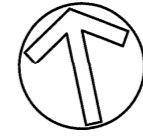
Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Sta:	End Sta:
C1	90.00	140.80	S24° 01' 36.02"E	0+63.52	2+04.32
C2	90.00	130.30	S27° 22' 06.62"E	3+32.53	4+62.84

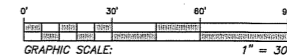


STREET DETAILS
 THE FOLLOWING DETAILS APPLY:
 7.03 STREET WITH CONCRETE CURB AND GUTTER
 7.04 CONCRETE CURB AND GUTTER
 7.06 TYPICAL UTILITY ARRANGEMENT
 7.08 SPEED LIMIT SIGN
 7.07 STOP SIGN
 7.08 STREET NAME SIGN
 NOTE: ALL NEW PAVEMENT IN WALNUT LN R/W SHALL MATCH OR EXCEED EXISTING PAVEMENT SECTION.

LANDSCAPING
 RESIDENTIAL LOT LANDSCAPING SHALL CONFORM TO NADC 10.9.

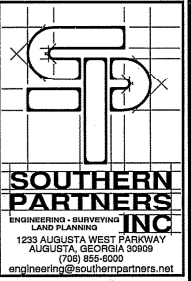
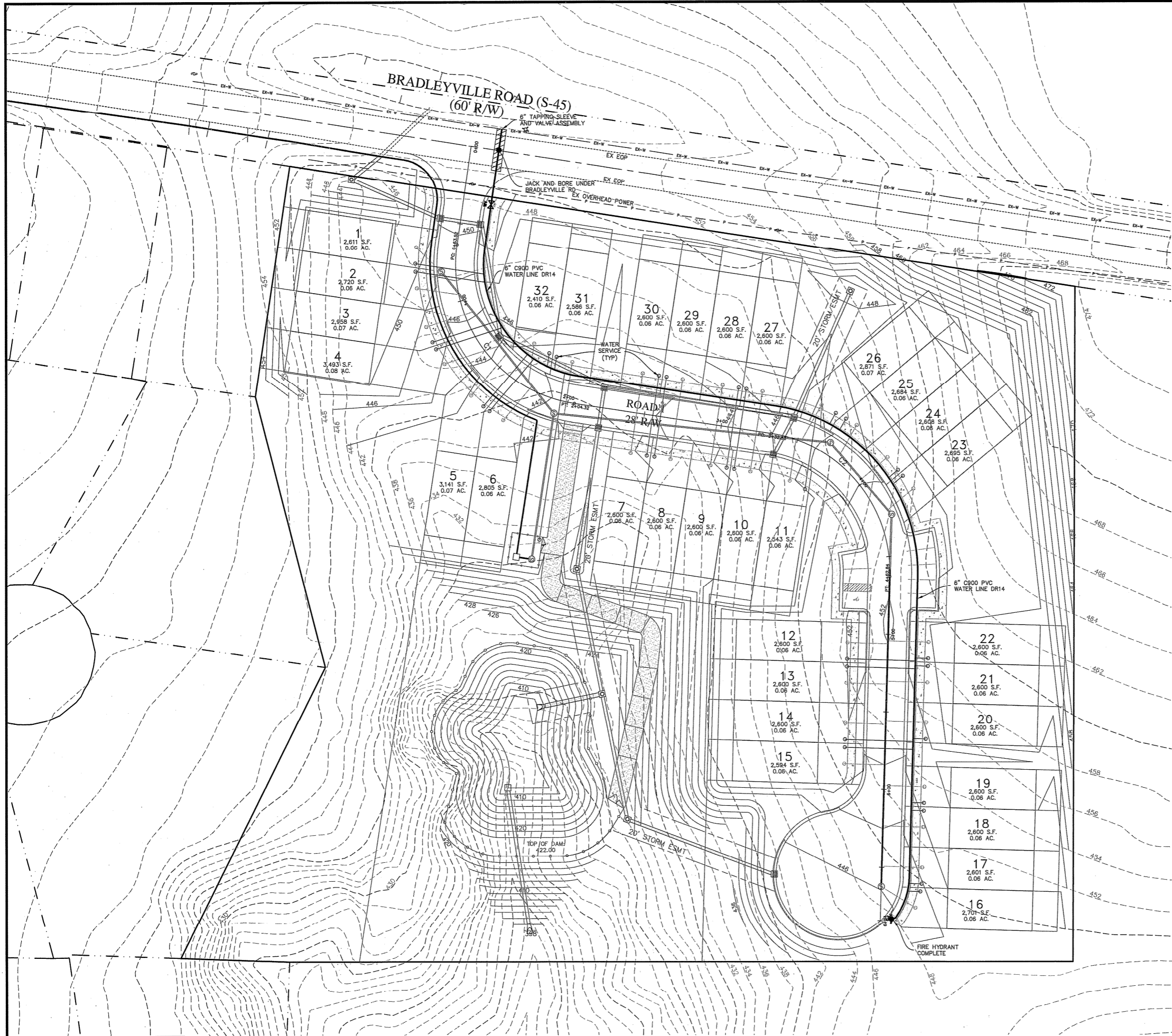


Know what's below
 Call before you dig



NO.	DATE	REVISION	BY
02-22-21		SUBMITTED FOR GOVERNMENT REVIEW	LHM

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STRATTON PLACE TOWNHOMES
TOWNHOME DEVELOPMENT
PROJECT LOCATED WITHIN WALKER COUNTY, CITY OF NORTH AUGUSTA, SC.

DEVELOPER / CONTACT
JSMG DEVELOPMENT
P.O. BOX 1288
EVANS, GA 30809
(706) 294-1011 ATTN: GARY THOMPEN

PROJECT DATA

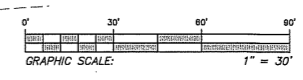
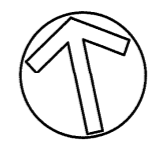
TOTAL ACRES	5.62
DISTURBED ACRES	4.7
TOWNHOMES	32
DENSITY	5.69
TYP LOT SIZE	2,676 SF
TAX MAP / PARCEL #	D12-13-04-013
CURRENT ZONING	R-7
MAX HEIGHT	35'
FRONT SETBACK	10'
SETBACKS SIDE - REAR	0'/10' - 20'
OPEN SPACE	1.7 AC.

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
PROFILE	10
NOTES/DETAILS	11-16

S.P. No. 21-28708
SCALE: 1" = 30'
DATE: 02/22/2021
DESIGN: LHM REVIEW: LHM

NO.	DATE	REVISION	BY
02-25-21		SUBMITTED FOR GOVERNMENT REVIEW	LHM



Know what's below
Call before you dig

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***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES, AICP
DIRECTOR***

***MONTHLY REPORT
FOR
MARCH 2021***

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

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	607	873	1633	1346	562	351	1,809	1,078
Development Applications								
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	2	1	5	2	1	0	5	0
Planned Acres	--	3.86	--	18.18	0.00	0.00	0.00	0.00
Planned Lots	--	27	--	104	0	0	0	0
Minor Subdivision Plans (MP)	5	6	9	8	0	0	2	3
Platted New Lots	7	8	--	0	0	0	0	-1
Major Subdivision Plans (FP)	0	1	0	4	0	0	1	2
Platted Acres	--	40.11	--	64.98	0.00	0.00	0.00	2.60
Platted Lots	--	76	--	160	0	0	0	32
Site Plans								
Minor Site Plans (MSP)	1	1	3	3	0	0	0	3
Major Site Plans (SP)	1	0	2	1	0	0	1	0
Site Plan Modification (SPM)	0	0	0	0	1	0	1	0
Total Site Plan Acres	30.65	1.69	103.75	72.79	0.00	0.00	0.00	12.99
Planned Developments								
PD Gen Dev Plans/Major Mod. (PD)	0	0	0	0	0	0	0	0
PD Acres	0	0	0	0		0		0
Development Plan Modification (PDM)	1	0	1	0	0	0	0	0
Annexations								
Annexation Agreements Received	0	0	0	0	0	0	0	0
Annexation Cases (ANX) Approved by City Council	2	0	2	0	0	0	5	0
Parcels	0	0	0	1	0	0	0	3
Acres	0	0	0	0.23	0	0	0	150.82

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

March 2021 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B21-0147	010-13-01-063	ROBERT PARROTT	500 OLD WALNUT BRANCH	R-14	3/4/2021	16 X 20 STORAGE BLDG
B21-0148	014-00-02-108	RIVERSIDE PARTNERS L P	603 RIVERNORTH DR	PD	3/4/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0149	014-00-02-178	RIVERSIDE PARTNERS L P	560 RIVERNORTH DR	PD	3/4/2021	NEW RESID CONST
B21-0150	005-09-21-002	BEAZLEY DEVELOPMENT	178 BONHILL ST	PD	3/4/2021	NEW RESID CONST
B21-0151	005-09-21-003	BEAZLEY DEVELOPMENT	184 BONHILL ST	PD	3/4/2021	NEW RESID CONST
B21-0170	002-16-02-004	THAD CARSON	10 BROOKVIEW CT	PD	3/9/2021	ROOM ADDITION-DEN
B21-0171	106-00-10-004	KEYSTONE HOMES	1213 GREGORY LANDING DR	R-10	3/9/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0178	001-12-11-004	WANDO PARTNERS, LP	802 OTTO RUN	PD	3/12/2021	NEW RESID CONST
B21-0179	001-12-11-003	WANDO PARTNERS, LP	812 OTTO RUN	PD	3/12/2021	NEW RESID CONST
B21-0180	001-12-11-002	WANDO PARTNERS, LP	818 OTTO RUN	PD	3/12/2021	NEW RESID CONST
B21-0181	001-12-11-001	WANDO PARTNERS, LP	824 OTTO RUN	PD	3/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0182	001-16-10-002	WANDO PARTNERS, LP	830 OTTO RUN	PD	3/12/2021	NEW RESID CONST
B21-0183	001-16-10-001	WANDO PARTNERS, LP	838 OTTO RUN	PD	3/12/2021	NEW RESID CONST
B21-0185	001-12-10-002	WANDO PARTNERS, LP	801 OTTO RUN	PD	3/12/2021	NEW RESID CONST
B21-0186	001-12-10-001	WANDO PARTNERS, LP	807 OTTO RUN	PD	3/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0187	001-16-08-012	WANDO PARTNERS, LP	813 OTTO RUN	PD	3/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0188	001-16-08-011	WANDO PARTNERS, LP	819 OTTO RUN	PD	3/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0189	001-16-08-010	WANDO PARTNERS, LP	825 OTTO RUN	PD	3/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0190	001-16-08-009	WANDO PARTNERS, LP	833 OTTO RUN	PD	3/12/2021	NEW RESIDENTIAL CONSTRUCTION

City of North Augusta
Department of Planning and Development

B21-0191	001-16-08-008	WANDO PARTNERS, LP	839 OTTO RUN	PD	3/12/2021	NEW RESID CONST
B21-0193	106-00-07-021	KEYSTONE HOMES	1222 GREGORY LANDING DR	R-10	3/12/2021	NEW RESID CONST
B21-0194	106-00-10-006	KEYSTONE HOMES	1223 GREGORY LANDING DR	R-10	3/12/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0195	014-00-02-032	PAUL SHEDD	340 RIVERNORTH DR	PD	3/15/2021	10 X 16 STORAGE
B21-0207	004-12-03-012	FELIX RODRIGUEZ	197 MILL RUN	PD	3/18/2021	CLOSET ADDITION 10' X 5'
B21-0209	106-00-01-044	BRIAN ELLEFSON	301 FOXGLOVE CT	R-14	3/18/2021	BATHROOM ADDITION
B21-0219	106-00-10-007	KEYSTONE HOMES	1229 GREGORY LANDING DR	R-10	3/22/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0220	106-00-07-023	KEYSTONE HOMES	1232 GREGORY LANDING DR	R-10	3/22/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0221	106-00-07-040	KEYSTONE HOMES	1340 GREGORY LANDING DR	R-10	3/22/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0229	011-05-08-014	SUMMERFIELD SC, LLC	5360 GREYTON CIR	R-7	3/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0230	011-05-09-005	SUMMERFIELD SC, LLC	5359 GREYTON CIR	R-7	3/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0231	011-05-10-007	SUMMERFIELD SC, LLC	7045 KINGBURGH LN	R-7	3/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0232	011-05-11-001	SUMMERFIELD SC, LLC	7048 KINGBURGH LN	R-7	3/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0233	011-05-12-014	SUMMERFIELD SC, LLC	5101 GREYTON CIR	R-7	3/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0235	001-05-11-017	SUMMERFIELD SC, LLC	6053 BAKERVILLE LN	R-7	3/25/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0236	011-05-08-023	SUMMERFIELD SC, LLC	5318 GREYTON CIR	R-7	3/25/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0237	011-05-08-022	SUMMERFIELD SC, LLC	5322 GREYTON CIR	R-7	3/25/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0238	011-05-09-006	SUMMERFIELD SC, LLC	5365 GREYTON CIR	R-7	3/25/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0239	011-05-09-007	SUMMERFIELD SC, LLC	5369 GREYTON CIR	R-7	3/25/2021	NEW RESID CONST

City of North Augusta
Department of Planning and Development

B21-0240	006-09-01-092	TAYLOR LOWELL	1434 WACCAMAW DR	R-10	3/25/2021	RV COVER-18'W X 31' L X 12'H
B21-0245	001-12-06-010	WANDO PARTNERS, LP	345 BONHILL ST	PD	3/26/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0246	001-12-06-009	WANDO PARTNERS, LP	355 BONHILL ST	PD	3/26/2021	NEW RESID CONST
B21-0247	001-12-06-008	WANDO PARTNERS, LP	361 BONHILL ST	PD	3/26/2021	NEW RESID CONST
B21-0248	001-12-06-007	WANDO PARTNERS, LP	367 BONHILL ST	PD	3/26/2021	NEW RESID CONST
B21-0249	001-12-06-006	WANDO PARTNERS, LP	375 BONHILL ST	PD	3/26/2021	NEW RESID CONST
B21-0252	005-09-18-004	BEAZLEY DEVELOPMENT	175 BONHILL ST	PD	3/31/2021	NEW RESID CONST
SP21-0004	007-06-23-004	RICHARD SMITH	811 LAKE AVE	R-7	3/4/2021	SWIMMING POOL
SP21-0005	014-00-02-008	GLENN TODD	249 RIVERNORTH DR	PD	3/5/2021	SWIMMING POOL
SP21-0006	006-18-07-014	JONATHAN FUNSTON	1210 WEST AVE	R-10	3/18/2021	SWIMMING POOL
SP21-0007	010-13-14-008	GARY BENFIELD	139 MILLWOOD LN	PD	3/18/2021	SWIMMING POOL
SP21-0008	014-00-02-181	RICHARD LAW	218 ALTAMAHA DR	PD	3/19/2021	SWIMMING POOL
SP21-0009	010-13-15-007	NIEL KITZMAN	146 MILLWOOD LN	PD	3/30/2021	SWIMMING POOL

Minor Subdivision Plats

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres/Net Lots
MP20-007	006-18-05-017	CIRCLE K REDEVELOPMENT	421 W MARTINTOWN RD	GC	3/1/2021	1.69ac/0 net lots
MP21-005	014-00-02-049	STANLEY JOHNSON	435 RIVERNORTH DR	PD	3/4/2021	0.56ac/0 net lots
MP21-006	006-15-07-015	THOMAS MIXON	1736 PLANK RD	R-7	3/9/2021	1.72ac/0 net lots
MP21-007	005-16-01-025	GLYNN BRUKER	SCOTT DR	R-5	3/11/2021	4.04ac/ 0 net lots
MP21-008	006-11-03-164	MCKIE PROPERTY DEVELOPMENT, LLC	KNOLLWOOD SEC. 4, PHASE 3	R-7	3/30/2021	51.53ac/0 net lots
MP21-009	007-16-05-017	K AND B HOLDING	420 BARTON RD	GC	3/24/2021	1.645ac/2 net lots

Minor Site Plan Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres/Net Lots
MSP20-001	006-18-05-016	REALTY INCOME CORP	425 W MARTINTOWN RD	GC	3/3/2021	1.69ac/-2 net lots

Certificate of Zoning Compliance Approvals

City of North Augusta
Department of Planning and Development

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC21-012	007-14-02-015	CAROLINA HEALTH AND HEARING	306 WEST AVE	D	3/1/2021	MEDICAL AND DENTAL
CZC21-025	010-18-08-002	MCDONALD'S #34996	991 EDGEFIELD RD	GC	3/1/2021	RETAIL
CZC21-026	006-12-16-003	MCDONALD'S #24311	1831 GEORGIA AVE	GC	3/1/2021	RETAIL
CZC21-027	013-17-14-001	NEXTHOME REALTY CONSULTANTS	5955 JEFFERSON DAVIS HWY	TC	3/2/2021	REAL ESTATE
CZC21-028	002-11-04-008	SUNSET CREATIONS AND DESIGNS	318 RIVERWIND DR	R-14	3/2/2021	HOME OCCUPATION
CZC21-029	012-13-02-040	CHAVOUS TOTAL GREEN LAWN SERVICE	248 CARRIAGE LN	R-10	3/10/2021	HOME OCCUPATION
CZC21-030	006-15-10-012	PIERCY ACCOUNTING SERVICES	2008 TOWHEE AVE	R-7	3/15/2021	HOME OCCUPATION
CZC21-031	007-08-04-017	SUDDENLY SOUTHERN BOUTIQUE	805 HILLSIDE DR	R-10	3/16/2021	HOME OCCUPATION