

# Planning Commission



## Minutes of the Thursday, December 17, 2020 Regular Meeting

### *Members of the Planning Commission*

Briton Williams

*Chair*

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Dr. Christine Crawford

1. **Call to Order**– The regular meeting of December 17, 2020, having been duly publicized, was called to order at 7:05 p.m.
2. **Roll Call**– Members present were Chairman Briton Williams, Timothy Key, JoAnn McKie, Christine Crawford, Bob Clark, Len Carter, and Larry Watts. Also in attendance were Libby Hodges, Director of Planning and applicants Philip Green, Mark Gilliam and Ethan Gaskins.
3. **Approval of Minutes** – The minutes from the Regular Meeting of November 19, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application MW20-008 Walnut Grove Section 13, Block Length** – A request by Metro Homesites, LLC for waivers to the block length requirements of Table 14-2 and the connectivity ratio required in Section 14.17.1 of the North Augusta Development Code. The application affects ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001, zoned PD, Planned Development.

The Commission discussed environmental challenges and existing pond on the site and discussed how this affects the layout.

Based on the five criteria discussed, Chairman Williams made a motion to approve application MW20-008 with the conditions stated in the staff report:

- 1) Final approval of the Major Subdivision Preliminary Plat application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver applications.
- 2) The path connecting the three phases should be developed to the standard and width of the Greenway. A connection to W. Five Notch Road should be provided either along the roadways or along an alternate path. Access should be provided to the existing path in Walnut Grove.
- 3) Screening planting should be provided along the Walker property behind Phase 4) Planting should be evergreen and/or provide year-round screening within five years of planting. The Planning Director will provide a final approval of materials.
- 4) The waivers granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 5) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

Commissioners Key and Crawford offered seconds. The motion passed unanimously.

6. **Application MW20-010 Walnut Grove Section 13, Connectivity Ratio**— A request by Metro Homesites, LLC for waivers to the block length requirements of Table 14-2 and the connectivity ratio required in Section 14.17.1 of the North Augusta Development Code. The application affects ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001, zoned PD, Planned Development.

Philip Green and had additional questions about the previous waiver conditions. After some discussion, the applicant, staff and the Commission agreed that the connection between the phases did not include access around the existing pond, but the condition would remain. Staff and the Commission agreed that the plantings would be preferred to be similar to a Type A buffer, but that the condition as stated would remain.

After reviewing and approving the five required criteria, Chairman Williams made a motion to approve application MW20-008 with the conditions stated in the staff report:

- 1) Previous conditions of MW20-008 should be adhered to for the entirety of the project.
- 2) The waiver granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 3) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

Commissioner Carter offered a second and the motion passed unanimously.

7. **Application PP20-008 Walnut Grove Section 13** – A request by Metro Homesites, LLC for Major Subdivision Preliminary Plat approval for Walnut Grove Section 13 and Townhomes. The project proposes 94 single-family homes and 50 townhomes. The application affects ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001, zoned PD, Planned Development.

The Planning Commission approved the road names Beautiful Pond Park and Lovebird Lane for Walnut Grove Section 13.

There was some discussion regarding lot widths for the single-family detached portion of the development. Ms. Hodges stated that a variance would be required to deviate from the requirements of the Planned Development since the Planning Commission was not granted that authority by a General Development Plan.

Commissioner Key made a motion to approve application PP20-008 with the condition that it meets all other requirements of the development code as affirmed by staff, and Commissioner Crawford offered a second. The motion passed unanimously.

8. **Application MW20-009 Insulation by Cohen's Landscaping**– A request by Insulation by Cohen's for a waiver to the tree requirements of Article 10, Landscaping of the North Augusta Development Code. The request affects ±6.06 acres located at 154 Bergen Road West, TPN 001-19-01-001, zoned TC, Thoroughfare Commercial. Mr. Ethan Gaskins was present to represent the applicant. Mr. Gaskins discussed the site issues on the site related to bedrock found on site.

After reviewing the five criteria for the waiver, Chairman Williams made a motion to approve application MW20-009 with the conditions as listed in the staff report:

- 1) Final approval of the Site Plan Modification application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver application.
- 2) The waivers granted apply only to this project and will not apply to any future development on the site should this plan not be developed or future portions of the lot be developed.
- 3) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission approval as determined by the Planning Director.
- 4) Minor alterations to the site plan, as determined by the Planning Director, will adhere as closely as possible to the requirements of the Development Code and this waiver.

Commissioner Crawford offered a second. The motion passed unanimously.

9. **Application SPM20-003 Insulation by Cohen's**– A request by Insulation by Cohen's for approval of a Major Site Plan Modification. The request affects ±6.06 acres located at 154 Bergen Road West, TPN 001-19-01-001, zoned TC, Thoroughfare Commercial.

Commissioner Key made a motion to approve application SMP20-003. Commissioner Crawford offered a second and the motion was approved unanimously.

10. **2021 PC Calendar Correction**

Commissioner Crawford made a motion to correct the January meeting date from January 14 to January 21, 2021. Commissioner Clark offered a second and the motion was approved unanimously.

11. **Staff Report**

- a. November Performance Report

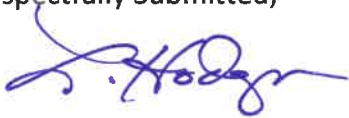
Mrs. Hodges gave a brief update on end of the year closeout plans. She reminded the Commissioners of their training requirements and the Development Code rewrite survey. She is in the process of reviewing the Martintown Road Study and will provide updates to City Council and the Planning Commission.

- b. Staff provided a brief update on the Development Code Rewrite and the survey.

12. **Adjourn**

With no objection, Chairman Williams adjourned the meeting at approximately 8:30 p.m.

Respectfully Submitted,



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