

## SECTION 1: PROJECT SUMMARY

Project Name	North Augusta Public Safety Headquarters
Applicant	John C. Thomas
Address/Location	1208, 1220, & 1220 ½ Georgia Ave.
Parcel Numbers	007-07-06-003, 007-07-006-004, & 007-07-06-005
Total Development Size	4.45 acres
Zoning	GC & R-14
Overlay	Neighborhood Preservation Corridor Overlay
Traffic Impact Tier	Tier 2
Proposed Use	Public Safety Headquarters
Future Land Use	Mixed Use

## SECTION 2: PLANNING COMMISSION CONSIDERATION

The plans have been submitted for review by the Planning Commission based on the following portions of the Development Code:

### NADC § 5.1.2.2 Sketch Plan

- a. In addition to the pre-application conference, at the request of the applicant subsequent to the pre-application conference, the Planning Commission may grant an informal review of a sketch or concept plan for a development for which the applicant intends to prepare and submit an application for development. The purpose of the sketch plan review process is to provide the Planning Commission input in the formative stages of a development plan.
- b. Applicants seeking sketch plan review shall submit the items stipulated in Appendix B, Application Documents, ten (10) days before the Planning Commission meeting at which the sketch plan will be reviewed. These items provide the applicant and Planning Commission with an opportunity to discuss the development proposal in its formative stages.
- c. A brief written summary of the sketch plan review shall be provided within ten (10) working days of the sketch plan review meeting.
- d. The applicant may be charged reasonable fees for the sketch plan review.
- e. The Planning Commission may make specific recommendations regarding the proposed development including the implementation of a citizen participation process (§5.1.7) prior to submitting the development application.

f. The applicant shall not be bound by any sketch plan for which review is requested, nor shall the Planning Commission be bound by any such review.

### SECTION 3: PUBLIC NOTICE

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Per NADC Table 5-1, no notice of the request is required.

### SECTION 4: SITE HISTORY

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The parcels were purchased by the city of North Augusta in June 2016 from the Estate of Starkey sharp Flyth Jr. for construction of a public safety facility. In a *“Building Assessment for North Augusta Public Safety Facility and Fire station #1 Relocation,”* prepared by Johnson, Laschober, & associates, P.C., there exist two structures on the properties; the *“Caretakers House”* built in 1903 and the *“Horse Stable House”*, also built in 1903 and remodeled in 1970. The assessment describes these structures as former *“support spaces”* for the Palmetto Lodge, which stood on the adjacent parcel before it was destroyed by fire in 2008. This adjacent parcel is also owned by the City of North Augusta and within the review of this sketch plan. The assessment concludes that both structures are severely deteriorated due to the environment and vandalism and offer no significant history or relevance.

### SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	GC, General Commercial and R-14, Large Lot Single-Family
North	Residential	Mixed Use	R-14, Large Lot, Single-Family Residential
South	Vacant/Undeveloped	Mixed Use	R-14, Large Lot, Single-Family Residential
East	Open Space Preservation	Mixed Use	P, Public Use
West	Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential

**Access** – The site currently has direct access to Georgia Ave and Observatory Ave.

**Topography** – The existing topography of the site is relatively flat, sloping slightly from the North West corner to the South East corner of the property.

**Utilities** – Potable water is available on Georgia Ave through an existing 6-inch water main from the City of North Augusta. Adequate water capacity is available to serve the site. Sewer is available from the City of North Augusta and has adequate capacity to serve the site. Water and wastewater service are both available on Georgia Ave. and have adequate capacity to serve the site.

**Floodplain** – The subject property is not within federally designated floodplains or wetlands. There are not jurisdictional wetlands or state waters on the site.

**Drainage Basin** – This site is located within the Waterworks Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Waterworks watershed includes high density residential, high density commercial, and some industrial areas. Stormwater Management has conducted a baseline assessment of the basin and streams and has rated the Waterworks Basin as fair.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

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Following is a brief review of Development Code Standards. Commentary is added in *italics*. Section 3.4.4 of the NADC states, 3.4.4, “Uses in the TND, Traditional Neighborhood Development; P, Public Use; PD, Planned Development; and R-MH Manufactured Home Residential are governed by their respective sections in this Chapter, and are not subject to the Use Matrix.” The site will need to be rezoned to Public Use, P and staff will use that zoning district standards for evaluation.

**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.

*According to Table 3-7 a public safety headquarters building would be a conditional use in the Public Use District. Other uses include fire, sheriff, emergency services, government offices or other government civic uses or facilities such as courts and city halls, library museums, galleries, maintenance of government buildings and grounds; open space, park or active recreational uses operated on a non-commercial basis, post office, and recreation centers. Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools. Public utility storage and service yards. Sewage treatment plant, pump stations, or lift stations. Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items. Water supply facilities including pump stations, dams, levees,*

*culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities. 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.)*

**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.

## SECTION 7: ATTACHMENTS

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Aerial  
Current Zoning  
Topography  
Building Facade  
Application Documents  
Sketch Plan



BUTLER AVENUE S-122

OBSERVATORY AVENUE S-712

GEORGIA AVENUE US-23  
GEORGIA AVENUE US-23

AIKEN COUNTY

SUMMERHILL ROAD S-124

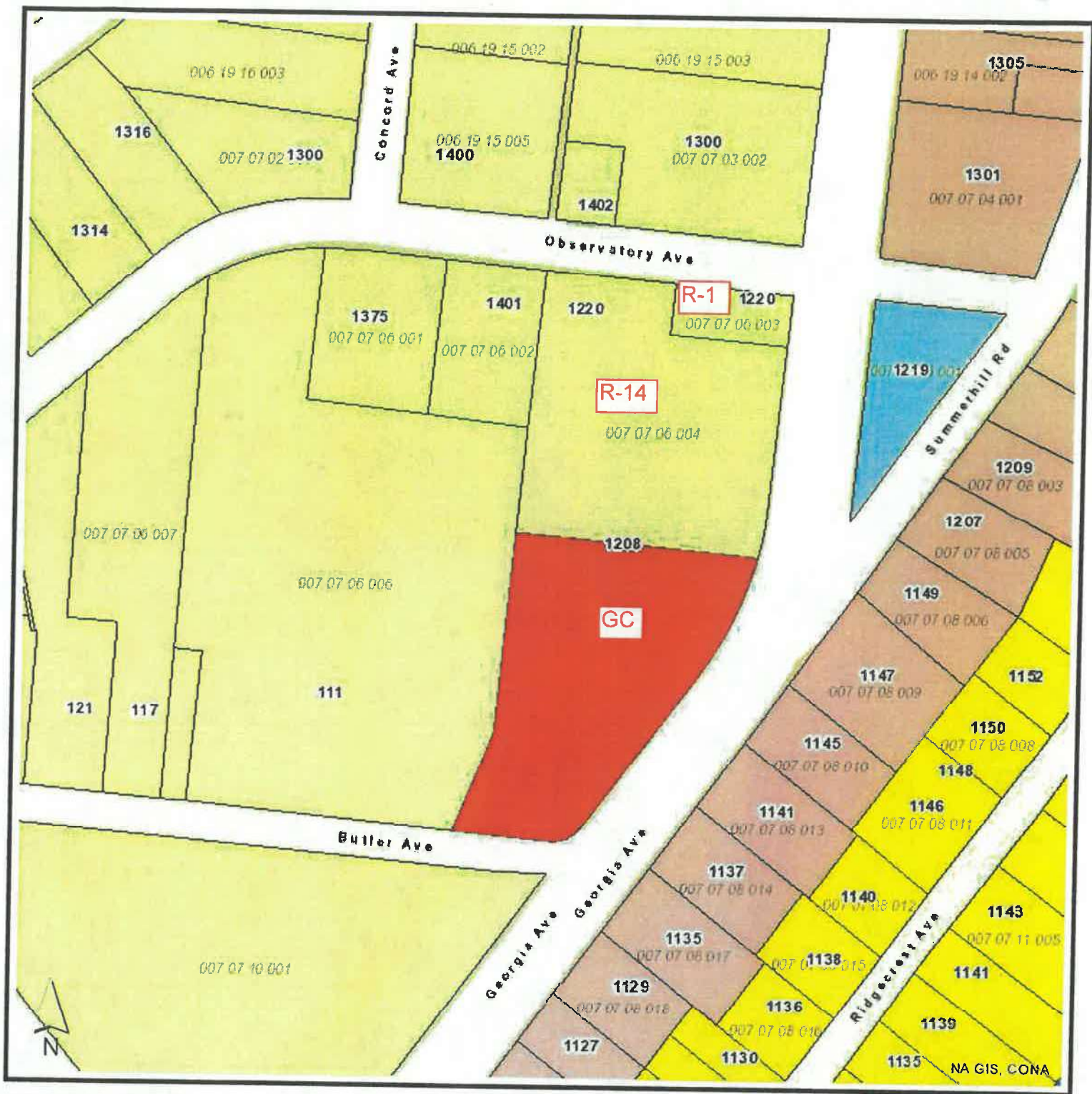
SUMMERHILL ROAD S-124

RIDGECREST AVENUE S-183

Suspect's Garage

Suspect's Garage





## Zoning Map

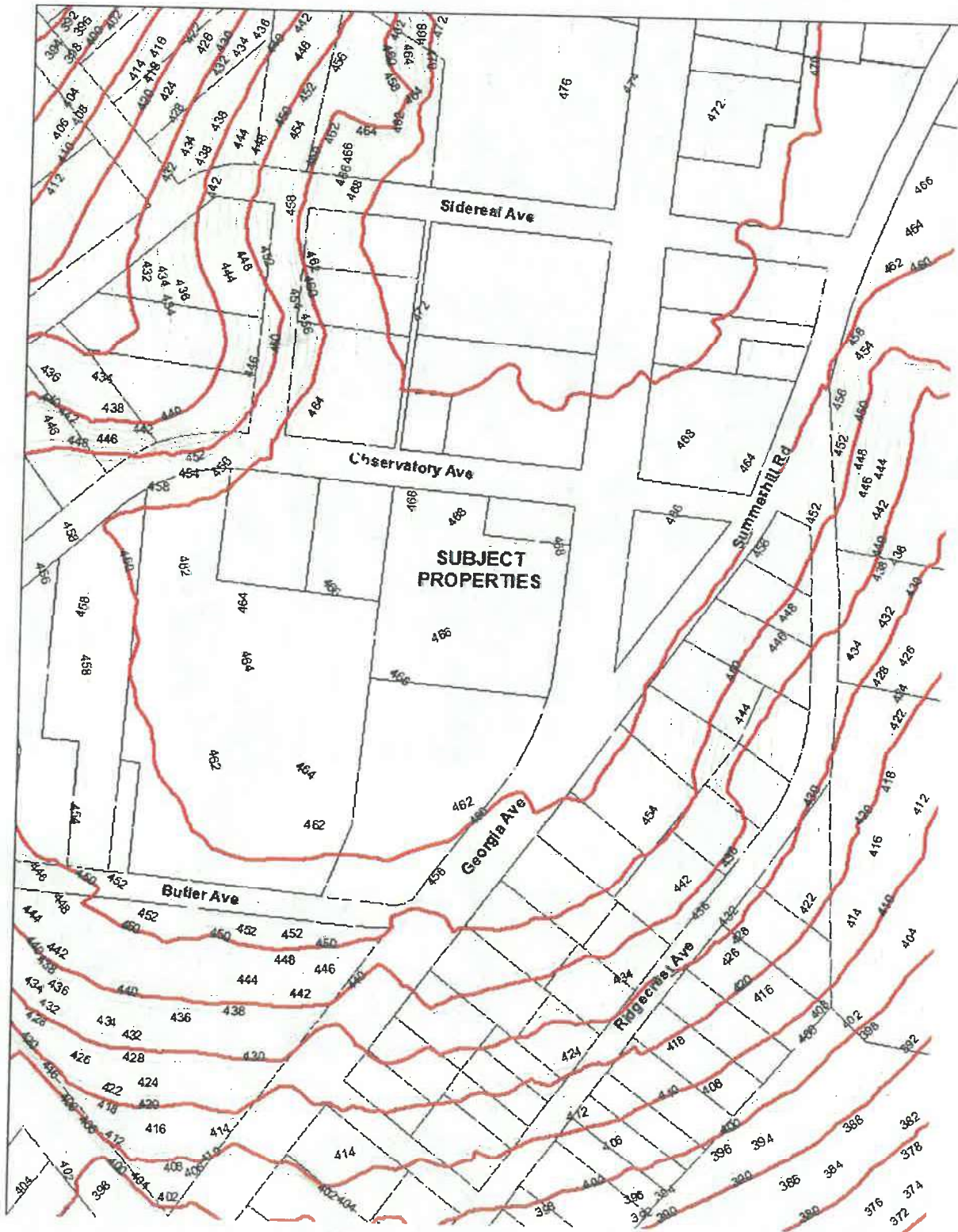
Parcels 007-07-06-005, 007-07-06-004,  
0070-07-06-003



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Author: North Augusta SC  
Date: 7/6/2021

Section 8 - Topography



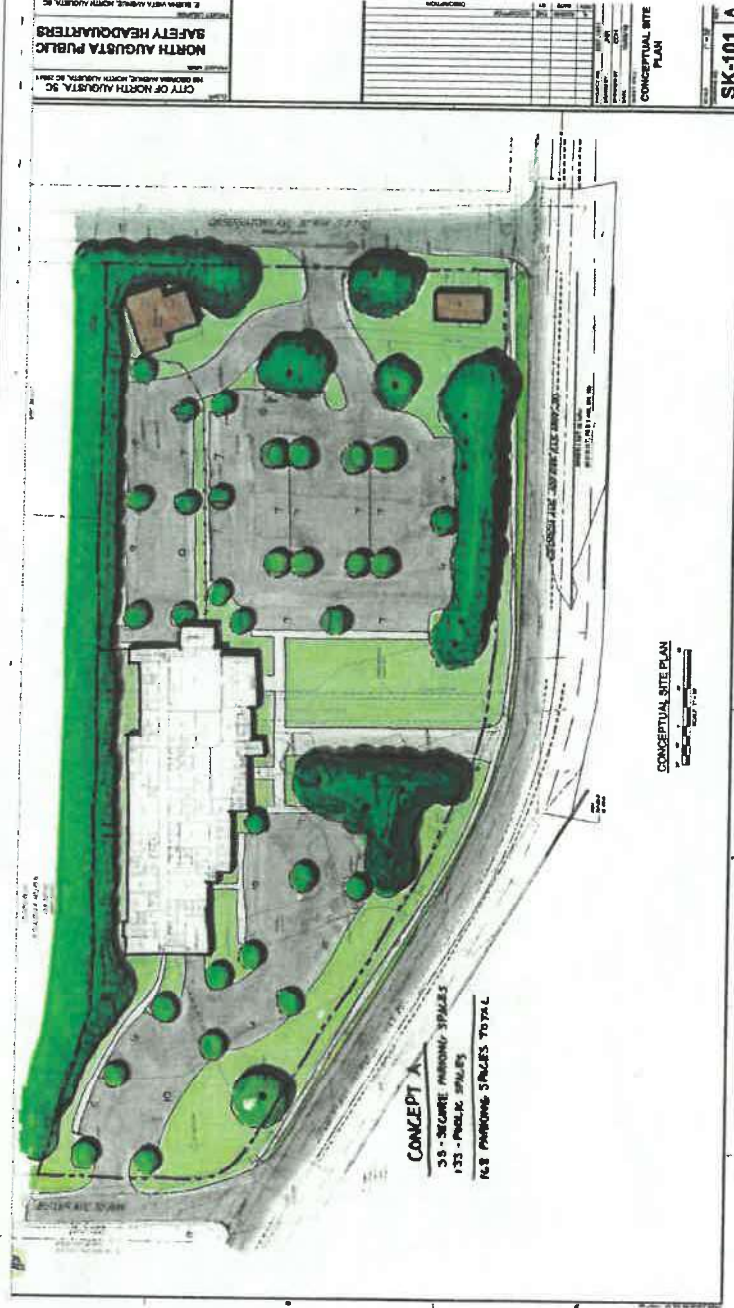








# Georgia Avenue Site Plan



# Application for Development Approval

Please type or print all information



Staff Use

Application Number \_\_\_\_\_

Date Received \_\_\_\_\_

Review Fee \_\_\_\_\_

Date Paid \_\_\_\_\_

1. Project Name North Augusta Public Safety Headquarters  
Project Address/Location 1208 Georgia Ave, 1220 Georgia Ave, 1220 1/2 Georgia Ave  
Total Project Acreage 4.45 Current Zoning GC & R-14  
Tax Parcel Number(s) 007-07-06-003, 007-07-006-004, 007-07-06,005

2. Applicant/Owner Name City of North Augusta Applicant Phone 803-441-4202  
Mailing Address 100 Georgia Ave  
City North Augusta ST SC Zip 29841 Email jthomas@northaugusta.net

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 \_\_\_\_\_ License No. \_\_\_\_\_  
Firm Name \_\_\_\_\_ Firm Phone \_\_\_\_\_  
Firm Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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  
John C. Thomas  
Print Applicant or Agent Name

06/30/2021  
Date

