

Planning Commission



Minutes of the Thursday, April 15, 2021, Virtual Regular Meeting

Members of the Planning Commission

Briton Williams

Chairman

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Dr. Christine Crawford

1. **Call to Order** – Meeting called to order at 7:00pm.
2. **Roll Call**- Members present were Chairman Briton Williams, Commissioners Leonard Carter, Dr. Christine Crawford, Larry Watts, Bob Clark, and Timothy Key.
3. **Approval of Minutes** – March 18, 2021 Regular Meeting- approved.
4. **Confirmation of Agenda**
5. **Application RZM21-001, Highland Springs School Rezoning** – A request by Aiken County Public Schools to rezone a portion of the Highland Springs Planned Development located on ±51.2 acres at parcel 023-05-01-003 from PD, Planned Development to P, Public Use.
 - a. Consideration of the rezoning request by the Commission
 - b. Recommendation to City Council

Mrs. Hodges stated that this parcel will be pulled out of the Highland Planned Development, being recommended to go to public use. Mrs. Hodges stated that Tilden Hildebrand and Kevin Chipman were present at the meeting to answer any specific questions about the Highland Springs rezoning.

Mr. Tilden Hildebrand stated his name for the record with Hass and Hildebrand in Aiken. Mr. Hildebrand stated that they are preparing the site plan for Highland Springs Schools Rezoning. Mr. Hildebrand stated that the parcel was donated to the school to allow access to Belvedere-Clearwater Road.

The meeting was broadcast online at the following links:

<https://www.facebook.com/CityofNorthAugusta/>

https://www.youtube.com/channel/UCRLLD_cnQ68YRQgUGaE_22Q

Commissioner Watts asked Mr. Hildebrand about student capacity of the school, with Mr. Hildebrand stating that it will be 750 middle school students and 550 elementary school students, with the middle school being constructed first, with core facilities being shared by middle and elementary school.

Chairman Williams asked approximately how long it would take to construct the school and Mr. Chipman stated that it could take at least 18 months to complete the middle school construction.

Mrs. Hodges stated that there were no public comments for the Highland Springs rezoning. With no public comments, Commissioner Clark made the motion to approve the rezoning. Commissioner Carter second the motion, with a unanimous vote to approve the rezoning.

6. **Application PDM21-001 North Augusta Hotel** – A request by North Augusta Hotel, LLC for a minor modification to the Sweetwater Planned Development on ±2.74 acres located at parcel 010-14-03-008 along Stephens Farm Lane.
 - a. Consideration of the Planned Development minor modification request by the Commission

Present at the meeting were Mr. Ken Shah and Mr. Renu Patel, the representatives for the North Augusta Hotel. Mr. Shah stated that the adjacent lot will also be used for extended customer parking, as well as being used for tractor trailers, RV's, and large vehicles.

Commissioner Watts asked Mr. Shah about the maximum amount of time for customer parking with tractor trailers and Mr. Shah stated that the maximum time is one week for parking.

Mrs. Hodges explained to the Planning Commission that the PD does not allow the parking of large vehicles, which is why the modification is being brought in front of the Planning Commission. Commissioner Clark stated that he thinks that is a reasonable request for the hotel to make because of several events that take place that needs additional parking for tournaments, track/horse shows, and bus parking.

The Commission discussed the modification of the PD and the hotel, with Commissioner Watts asking about adequate screening to shield the trucks from public viewing. A motion for approval with conditions was presented by Commissioner Watts for proper screening by the planning department and for no modification of the entire Planned Development, with bringing it back to the Planning Commission for final approval. Commissioner Key second the motion, with a unanimous vote of approval with conditions.

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7. **Application PP21-001, Stratton Place Townhomes** – A request by JSMG Development, LLC for approval of 32 townhomes on a ±5.62 acre tract at parcel 012-13-04-013 located on Bradleyville Road.
 - a. Consideration of the Major Subdivision Preliminary Plat by the Commission

Present at the meeting were Mr. Phillip Green from Southern Partners and Mr. Gary Thigpen from JSMG Development, to discuss the Stratton Place Townhomes. Mr. Green discussed the plans for the townhomes and the appeal for the reduction of the lot size.

Mr. Thigpen discussed how they came to develop the Bradleyville area for townhomes and the appeal for future residents.

Commissioner Crawford motioned for the approval for 32 townhomes for Stratton Place Townhomes, with a second from Commissioner Carter. The vote was unanimous for approval for 32 townhomes in Stratton Place.

8. **Presentation of Stormwater Report** – A presentation by Tanya Strickland, Stormwater Manager, regarding updates to the North Augusta Watershed – Basin Water Quality & Assessment.

Present was Mrs. Tanya Strickland, Stormwater Manager at the meeting, where Mrs. Strickland discussed Water Quality and Basin Assessment. Mrs. Strickland explained the overview of the assessment and the data that was collected from several water basins. Mrs. Strickland stated that the stormwater department are erecting signs to educate the public on the basins in their neighborhood and area.

9. **Staff Report**
 - a. March Performance Report

Mrs. Hodges stated that the Planning Commission will be invited to study session for every meeting until the end of the year. Mrs. Hodges stated that the development code rewrite was moving along, with City Council reviewing the audit. Consultants are working on developing a draft of the rewrite. Mrs. Hodges stated that the Martintown Road Study was adopted, with staff working with ARTS and SCDOT to get projects on the list and moving. Mrs. Hodges mentioned that hopefully other study funds will be released soon.

Mrs. Hodges stated that RFP's are out now for remediation services for Code Enforcement

Mrs. Hodges stated that North Augusta will be hosting the SCAPA conference this summer on July 15-16, with asking the Planning Commission to complete their continuing education.

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10. Adjourn- Meeting was adjourned at 8:44pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "L. Hodges".

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

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