

Planning Commission



Minutes of the Thursday, May 20, 2021, Regular Meeting

Members of the Planning Commission

Vacant Chair

Leonard Carter, Jr.
Timothy V. Key
Larry Watts

Bob Clark
JoAnn McKie
Christine Crawford,
Vice Chair

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

1. **Call to Order** – 7:00 p.m.
2. **Roll Call** – Present at the meeting were Vice Chair Christine Crawford, Commissioners Len Carter, Larry Watts, Bob Clark, and JoAnn McKie, along with Libby Hodges, Director of Planning and Development.
3. **Election of Officers** – Commissioner Carter made the motion to nominate Commissioner Crawford as Planning Commission Chair, with Commissioner Watts seconding the motion. The vote was approved unanimously.

Commissioner Carter nominated Commissioner McKie as Vice Chair of the Planning Commission, with Commissioner Watts seconding the motion. The vote was approved unanimously.
4. **Approval of Minutes** – The minutes of the April 15, 2021 Regular Meeting were approved, as written.
5. **Confirmation of Agenda** – There were no changes to the agenda.
6. **Application PDM21-002 Sweetwater Planned Development Major Modification/ Village Square Townhomes** – A request for approval of a major modification to the General Development Plan for the Sweetwater Planned Development, an application by George

Snelling. The project affects a ±8.16 acre portion of the Sweetwater PD located east of Edgefield Road between Stephens Farm Lane and the North Augusta City Limits, TPN 010-15-07-002. The purpose of the modification is to adopt an updated General Development Plan to allow residential development in a commercial phase.

- a. Consideration of the Planned Development modification request by the Commission

Mrs. Hodges stated that there have been many PD modifications for this development, so that is one of the reasons for looking at this PD modification.

Mr. Charles Hall with Alfred Benesch and Company was present at the meeting to speak on behalf of Dr. Snelling for the major modification for the PD. Mr. Hall stated that the acres that are in question are zoned for Commercial use, and Mr. Hall stated that he feels that it would be a better use of the property if it was zoned for residential use because of the present demand for housing.

Commissioner Watts asked what type of units are being developed and Mr. Hall stated that they are townhome units.

Commissioner Crawford asked Mr. Hall if phases R-1 – R-5 all a part of the conservation easement. Mr. Hall stated that R-3 and R-5 are in the conservation easement.

Dr. Snelling introduced himself and stated that the property was purchased a few years ago and was originally purchased for storage units, but a storage unit was developed across from the property, so Dr. Snelling is trying to develop the parcels into residential townhomes that will be sold.

- b. Recommendation to City Council

Commissioner Watts made a motion to recommend approval by City Council, with Commissioner McKie seconding the motion. The vote was unanimous.

7. **Application PP20-010, River North, Phase 4** – A request by Riverside Partners, LP for approval of 59 single-family residential lots on a ±25.85 acre tract at parcel 014-00-02-179 zoned PD, Planned Development and located on River North Drive.

- a. Consideration of the Major Subdivision Preliminary Plat by the Commission

Mrs. Hodges read several resident comments concerning the Phase 4 expansion in River North.

Mr. Carl Sanders, the general partner for Riverside Partners, stated that most of the comments by residents are engineer based. Mr. Sanders explained the amount of rainfall is not controlled by the development, with Mr. Sanders introducing Mr. Mark Green with Swift and Associates to address the issues more in depth. Mr. Green stated that the suggestion is to discharge the water, as opposed to having a detention pond, mentioned by one of the residents.

Mr. Landon Ball, a resident of River North, spoke at the Planning Commission meeting, stating that the design standards are not published for Phase 4. Mr. Ball stated that the flooding in River North is substantial and he feels that the water management issue, if explained, would not be an issue. Mr. Ball would like for the Planning Commission to meet with the members of the Homeowner's Association to explain the process for the water management.

Mr. Daniel Atkins, another River North resident, stated that he wants the next phase of River North to be built correctly. Mr. Atkins stated that he is concerned water issues have been addressed completely. Mr. Atkins would like for the stormwater calculations to be made public, as well.

Mr. James Smith, a River North resident, stated that he has lived through the 100 year flood, six times in the last ten years. Mr. Smith's concern is all of the water will flow downhill to Altamaha Drive and that the problem should be addressed before Phase 4 is developed.

There were no more public comments from residents. Mr. Sanders addressed the residents' comments and their concerns.

Commissioner Watts stated that the information that the HOA was asking for was more about stormwater calculations. Commissioner Watts also asked Mr. Green if the information that the HOA is asking for, be available, and Mr. Green stated that it can be made available to the HOA.

Mr. Ball made more comments to the Planning Commission.

Commissioner Carter asked Mrs. Hodges who is responsible for the maintenance of the culverts and ditches. Mrs. Hodges stated that NADC calls for the maintenance to be transferred to a responsible party. Mrs. Hodges stated that there are old subdivisions within the City that the City has taken responsibility for, but with the newer subdivisions, they will have the responsibility to maintain their own.

Commissioner Clark made the motion to approve the major subdivision preliminary plat, as requested for River North, Phase 4, with Commissioner Watts seconding the motion. The motion was approved unanimously.

8. Staff Report

a. April Performance Report

Mrs. Hodges provided an update on the Comprehensive Plan timeline, with Population and Housing being discussed in the Study Session and Parks, Recreation, and Greenway being discussed in June. Mrs. Hodges encouraged the Planning Commission members to review Appendix A in the Comprehensive Plan and reading the associated chapters.

She stated the NADC rewrite continues and portions of the draft will be received soon for review by the Steering Committee.

Mrs. Hodges announced publicly that her last day with the City of North Augusta will be June 8. Mrs. Hodges thanked the Commission for their time and dedication and stated it has been a tremendous honor to work with everyone.

9. Adjourn

The meeting was adjourned at 8:44pm.

As approved July 15, 2021

Respectfully submitted,

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