

Planning Commission



Agenda for the Thursday, August 19, 2021, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Leonard Carter, Jr.

Bob Clark

Timothy V. Key

JoAnn McKie, Vice Chair

Larry Watts

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** – Meeting called to order at 7:00 p.m.
2. **Roll Call** – Members present were Dr. Christine Crawford, Bob Clark, JoAnn McKie, Timothy Key. Mr. Leonard Carter, Jr. and Larry Watts were not in attendance.
3. **Approval of Minutes** – July 15, 2021 Regular Meeting approved by the Committee.
4. **Confirmation of Agenda**
5. **Application RZM21-002** – A request by S&H Enterprises to rezone ± 7 acres located along Revco Road, TPN 013-20-03-004 from IND, Industrial to TC, Thoroughfare Commercial
 - a. Public Hearing

Mr. Tommy Paradise states that this is an application to rezone an existing parcel behind the old Toyota Dealership on Jefferson Davis Highway. The access to this parcel right now is off of Revco Road and it is zoned Industrial. The overall plan for this parcel is to combine it with the existing parcel of the car lot and construct a new car dealership there. This parcel is about ± 7 acres. One of the things in looking at this application to be

of concern is the city giving up this industrial property because we know that Industrial brings more to the city than any other tax base. He states that he reached out to Mr. Will Williams, President and CEO of the Economic Development Partnership, as to this particular parcel and asked what he felt about the project. Mr. Williams did not see a problem with the rezoning and the loss of the industrial and having it rezoned to Thoroughfare because the size of the lot itself would be very difficult being only ± 7 acres and by being a small lot to be used for industrial purposes. The current parcel zoning is Industrial. The front parcel facing Jefferson Davis Highway is zoned Thoroughfare Commercial and they would like to get it rezoned so we could combine the two lots. It shows that the future land use of this parcel is Industrial use it for industrial would be difficult after talking with Mr. Williams. It goes in with the commercial segment and you can see surrounding it is other car dealerships and it really fits in with what's become the motor mile in North Augusta. The top topography map there is fairly level. This is a current survey that they would file after it's rezoned showing that the two parcels would be combined with that land hook there. Some pavement on this lot will be rezoned and the biggest thing is the detention pond would be on this lot as well. Mr. Buchanan is the applicant and he was not in attendance.

Asked if the detention pond would be on the acreage and Mr. Paradise confirmed this.

Dr. Crawford asked if there was anyone in attendance to represent SNH Enterprises or a representative and nobody was in attendance about this parcel.

Joanne McKie reconfirmed that this was the motor mile.

Mr. Paradise stated that this is basically removing a building that's dilapidated and underused and be replaced with a new building.

Dr. Crawford asked if anyone from the public had any comments about this application. There was none so the public hearing was closed for this application.

A motion was made by Commissioner Clark and seconded by Mr. Bob Bigger. The application was approved with a unanimous vote.

6. **Application SP21-005 Mealing Tract Sketch Plan Review** – A request for preliminary review of concept plans for TPN 007-16-03-001 consisting of ±43.5 acres of land commonly referred to as the “Mealing Tract” located between East Buena Vista and East Martintown Road.

Mr. Paradise states that the ariel view is of the ±43.5 acres zoned as Planned Development. The applicant for the sketch plan is only concerned at this time with the area between East Buena Vista and East Martintown Road. They will address the other side of East Buena Vista at another time. So the focus is that particular area. The future use plan shows it as planned development and this gives you a topography. On the northern side of the property, they have a drainage easement that there’s been some discussion about. He asked Chairman to let Mr. Dean come to explain what they’re proposing for this project.

Robert Wright who is representing the group that has the property under contract. They have representatives from Reality Link, the engineering firm, Mr. Mealing – the property owner, and his attorney to be able to answer any questions. He stated that they wanted to focus on the northern track that shows the mixed use property with some potential multi-family use senior living, potential grocery store and then some single family housing as well as open space with the parks and the storm water detention. He states that they intend to carry a spine road through the property from East Martintown down to East Buena Vista and are intending to have some sort of sidewalk trail system throughout the property that would ultimately connect to the southern track, which they weren’t focused on for tonight’s meeting, but that would ultimately connect with the Greenway there by the golf course. He said they need to work out some issues with the City of North Augusta on the drainage easement and some repair work that was supposed to have been done some years ago which has not been completed. They are attempting to work with the City of North Augusta on that issue now.

Asked if the senior home has been planned.

He stated that they have not identified who is going to come in there yet with plans to build a senior home. They have not identified what the market study would be for any of the uses stated yet. However, keeping with other developments that they’ve done around the southeast they would be something which would meet the market and would fit into the community.

Asked about Greenspace and said it seemed like a lot.

His replay was they have a requirement with the Planned Development ordinance as well as their desire to provide green space throughout the community.

Dr. Crawford asked about target price point on the townhomes just to have an idea.

He states that they are not sure they have gotten that far in the planning yet to determine that information based on what the market might be but they will keep it in line with what's going on around this location.

Dr. Crawford said as part of what they determine is what is available in our community and so they ask about price point to get a feel for what the implications are in terms of either offering affordable housing and/or to affordable housing that may be adjacent to because it backup against mid-stride. So for the citizens living there, what are the implications.

He states they are very aware of the school and the other communities adjacent to the project and trying to find something that works for everybody will be their intent. Once they come with more detailed layouts and more information about the market, they will be able to understand that much better.

Stated that he felt the mixed use would be a good idea. He stated that the land is just sitting there and in a very good location. He is in favor but would like to have a bit better design rendition. He is pleased that someone will even tackle it.

McKie states that it is great for them to have access to two main roads. She rode by there and saw where it was cut in on East Buena Vista. It has been there for a long time.

He states they are excited about the location and the opportunity and feels it is a good next step from what's been going on above with the development above it.

Commissioner Key asked about any questions from the Board that could help them.

He states they were happy about the opportunity for the sketch plan review step they could take so they could get it to them to think about the project. He said they would have more details as they get into the engineering. He states they are doing their due diligence by having the GEO tech work being done right now trying to determine how this drainage issue is going to impact the property is very important and moving ahead with their market studies.

Commissioner Clark stated that about 5-6 years ago when they started really moving toward more mixed use, the pushback. However, now that businesses like a grocery store, dentist office, medical facilities opened people started liking the idea. He states that for mixed commercial if the design is good, it makes for a pretty good living.

Dr. Crawford asked if the project would be done in phases.

He stated that yes, it would be done in phases.

Dr. Crawford said she looks forward to hearing more as this project develops.

Mr. Tommy Paradise asked if they had any suggestions.

Suggestions by the Planning Commission:

- 1) Provide more detailed information concerning the plan including;
 - a. Housing types with design layouts and facades; and
 - b. Types of commercial businesses that will open including design layouts;
- 2) Price point for the residential components of the plan
- 3) Address opportunities for affordable housing,
- 4) Detail of how it will relate and interconnect with the existing surrounding areas,
- 5) Show pedestrian access with sidewalk locations and inter-connectivity with surrounding neighborhoods.

7. Staff Report

- a. July Performance Report

The staff report is for the month of July 2021. We have been moving forward and learning a lot. He is working with La'Stacia and now has employed a temporary secretary to free up some of her time. We are moving forward and waiting on Kuleigh to come back sometime middle to late September 2021.

8. Adjourn Meeting was adjourned at 7:45pm.

As Approved September 16, 2021

Respectfully Submitted,



Thomas L. Paradise, Interim Director
Department of Planning and Development
Secretary to the Planning Commission