

Planning Commission



Minutes for the Thursday, September 16, 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** – 7:00 p.m.
2. **Roll Call** – Present at the meeting were Commissioner Bob Bigger, Bob Clark, Leonard Carter, Jr and Timothy Key. Chairman Dr. Christine Crawford and Vice-Chair JoAnn McKie were not in attendance. Mr. Len Carter nominated Commissioner Timothy Key to stand in for Chairman Crawford and ? seconded the motion.
3. **Approval of Minutes** – August 19, 2021 Regular Meeting approved by the Committee.
4. **Confirmation of Agenda**
5. **Application PPM21-003-** A request by Meybohm Riverwood, LLC to name the streets in Walnut Village as Cork Tree Bend and Fountain Tree Pass.

Mr. Paradise stated that it is the Planning Commission's authority or responsibility to approve the naming of streets in the City. These streets were put on reserve with Aiken county but they were never finalized. So when the developer went back to complete the process, the names he wanted to use were no longer there. So we've been working with Aiken county, the developer and they'd like to name these streets Cork Tree Bend and

Fountain Tree Pass in the Walnut Village section. The corresponding blue and red line is where those streets will be located.

Commissioner Key asked if anyone had any questions about the renaming of the streets, although it's pretty self-explanatory.

Mr. Watts made the motion and was seconded with a unanimous vote to approve the road names to Cork Tree Bend and Fountain Tree Pass.

- 6. Application MSP21-008**- A request by North Augusta Hotel LLC for landscape and site plan approval of overnight parking area on TMP 010-14-03-008 for tractors, trailers, or recreational vehicles.

The concept plan for Sweetwater Commons prohibits the parking of tractor trailers, RVs and vehicles like that in the HUD. On April 27, 2021, we had an application to amend the PUD regulations for this particular parcel. The Planning Commission passed the resolution amending that to read to this right here, may be used for overnight parking tractors trailers or recreational vehicles may be allowed for guests of the hotel only and only on a temporary basis. This storage parking will be adequately screened using both fencing and vegetation and submit it to the planning department as part of the site plan. Well the Planning Department has reviewed the site plan and Engineering has reviewed the site plan but the final approval for design and screening has to be approved by the Planning Commission.

Mr. Watts asked to explain briefly what the plan is for this project. Mr. Paradise stated that by looking at the diagrams, it doesn't look like a shadow box. It looks to have two by four rails on the inside and then your pickets on the outside. It's an eight foot high fence and then you have the bushes on the outside of that fence. It's an eight foot tall fence with one by six pickets supported by three rails of two by fours, a typical privacy fence. In addition, they proposed to plant 31 dwarf beaufort holly bushes along the fence line facing the street and these plants will be 14 to 16 inches in height and the bottom of the trunk will be at least one inch in size. He stated that this happened after he came but in general they did what the planning commission had asked.

Mr. Key stated that his understanding was that there would be some input with the City within the guidance we were getting it was only pertaining to that lot. He asked if we have any ability now to use a shadowbox instead of a stream.

Mr. Paradise stated that they could approve it on the condition that the fencing be designed to be changed to shadow boxing. He could talk with them about change it and see if it's possible however, there are several options on how to move forward.

Mr. Key asked Mr. Watts if the California tree and the growth is that in your opinion would be where we need to be. He stated that the problem he sees is that he doesn't

know how much room they've got between the fence and the curb line. If they only have four feet. He thought it was a concern but not detrimental. Mr. Watts wanted to know if they needed to be pruned and indeed they that would be needed.

Mr. Key wants to be sure that it is consistent with what they decided months ago.

Mr. Bigger said they did what was asked and the shrubbery is just to break up the appearance of a great big fence. I think it's a whole lot better and they did what was asked of them.

Mr. Bigger made the motion and Commissioner Carter seconded and it was approved unanimously.

7. **Application RZM21-003**—A request by Felix Daniel McKie to rezone ±3.67 acres located at 1025 West Martintown Road, TMP 006-05-01-024 from R-14, Large Lot, Single-Family Residential to R-5, Mixed Residential

Mr. Paradise explained that for verification for the public there are two zoning applications. They are similar but separate. There is currently a single family residence on this lot and the owner's brother, Forrest McKie, is the representative for and is present to answer any questions.

The public hearing was opened and Mr. Key asked if anyone would like to step down and make any remarks.

Clever, 121 Butler Avenue, North Augusta, SC 29841 asked if they could explain where this would be located by features on the road, is it across from True North or across from True North on this side of the McKie's house?

Mr. Key explained that if you were facing the McKie's house it would be located on the right hand side on the same side of the street of the McKie house. He was satisfied by the clarification.

Ray Boujo, 1884 Knobcone Avenue wanted to know what mixed residential means and he lives closer to the next rezoning. He has big reservations about mixed residential because it is fairly broad definition. He said he would hate to see an apartment complex instead of residential type neighborhood. He wants to know what the plan is besides just changing the zone and what might end up in that area.

Mr. Paradise explained that large lot, R-14 and R-10 have large and medium lots and the purpose of those districts is to recognize and promote the character of particular areas of North Augusta where single-family residential development is the predominant living environment. Also changing patterns of work and home environments create incentives to view the single-family dwelling as a place of work and residential living activities.

Whereas the R5 mixed residential use would say that the purpose of this district is to permit a provided variety of residential uses and variable densities based on the character of such uses. Areas so designated are deemed suited to such uses. This designation is applied principally to undeveloped areas where units in density flexibility will not adversely impact existing residential subdivisions and where the housing market can sufficiently meet the various demands of housing. It also applies to existing multi-family and mixed-use residential areas. Now some of the different uses you had asked me about earlier, the R14 which is zoned now allows single family detached as a primary use. It allows a bed and breakfast by special exception and it allows a tourist home as a permitted use. The R5 allows a duplex, a multi-family dwelling, which typically you think of as apartments, patio homes, a quadruplex, room renting more than four tenants as a conditional use, room renting – no more than four tenants is permitted, single room occupancy unit is permitted, single family detached dwelling is permitted, townhouses are permitted, a triplex is permitted, a zero lot line home is permitted, a bed and breakfast is allowed by special exception. A boarding house is a conditional use, dormitories are conditional use, group homes for non-exempt from zoning is permitted and housing services for the elderly including assisted living services, retirement housing services, congregate living services, life care or continuing care services, skilled nursing services rest homes for all ages is a permitted use and tourist homes is a permitted use.

Mr. Boujou states that as a concern as a citizen and long-time resident of North Augusta, the potential options with that kind development would in his opinion would degrade what North Augusta is to him. He has been here for 35 years and it used to be a sleepy little town and that's what was always the charm of it. Progress is great and he loves some things that have come out of the process but we've grown into this bigger city now and he would hate to see that beautiful property like that go up into a myriad of other kind of development. He thinks it would have an impact on the residential neighborhoods in the area. Knobcone avenue is already a busy traveled street. If we begin changing these to multi-family or mixed residential seems to will have a huge impact on the neighborhoods in that area.

Mr. Bigger asked is across Knobcone from the 48th parcel is the new PUD area that's behind the Waffle House. What's the zoning for that housing wise?

Mr. Paradise said he didn't know off the top of his head. He would have to refer to the Concept plan and see what was approved there. There is a mix of some commercial there and some housing and some might be multi-family, townhomes or detached.

Mr. Bigger said it is zoned PD and confirmed by Mr. Paradise but he isn't familiar with this particular concept plan. Mr. Bigger stated that at some point, an apartment complex was approved but never got financed.

Mr. Forrest McKie said he thought they'd do the larger piece first but it is his brother's property and he is the representative. He stated that they aren't headed into the rental

market because that isn't something they've been involved in the past. He stated they aren't trying to get into the rental business. He says it may happen at some point in time but that's not their interest.

Mr. Key asked what their intentions are for this piece of property.

Mr. McKie stated that they pride themselves in being high-end builders and doers or whatever but his house is in the middle of this. His house is not part of the rezoning and he doesn't want junk by his house. He is after high quality things, not looking for a track development. He says there's more and more demand in that corridor right now and they are just trying to figure out what direction they are going. He says it has gotten to the point because of the noise factor and all the commercial changes that have happened out there. Forty years ago, this might be a large track development. There's significant noise there, there's tons of commercial and he doesn't want a lot of commercial stuff around our house. He just wants the ability to do things that reduce noise where you can development. He states that it would not be track development there. He said this property has been in the family for 300 years and his immediate family has owned it for 85 years. He is almost 70 years old and he has lived here his entire life except when in college. He said he is not about making messes and prefer high quality things. Mr. McKie states that what he wants to create is a village atmosphere. He says his family is so old school this is sacred land. He said he was completely offended that they were going to name a street Courtney street. All the came out of his yard.

Mr. Watts asked if he was going to do a development himself. He stated that he did not know.

Mr. McKie stated that his business is real messed up right now. He stated that he just doesn't know at this point and whether he or someone else does it, they are going to be very stringent.

Mr. Watts asked if it would be done in the next 5 years. Mr. McKie stated probably so. The situation is that he has gotten older and getting at the end of his career and this is the most important piece of property they own. He wants it done right, this is what his education is in and he has spent his entire career in these realms and this one will be special. He wants it to be a village and that's what they are shooting for. The thing is because the intense level of traffic and the noise, it's just not feasible. You don't want to build a 600,000 house and listen to I20, or at least he doesn't feel it's an appropriate use of the land anymore.

Mr. Watts stated that it looks like a TND, traditional neighborhood development. Mr. McKie stated that he wants mixed use stuff and that's how he sees it. He says when they say townhouses, people goes wow townhouses, but there are million dollar townhouses too. He is just looking to do upper end stuff. Something that will enhance property values, not reduce them.

Mr. Watts said that Mr. McKie did make some very good points that his family has owned that property as long as there's been people here. He thinks that he has one of the most significant historical houses in the city of North Augusta. He doesn't feel like the money is that important to them. If it was his property and he were in today's times, he would be asking the same thing and he feels it is an appropriate zoning and done well, it could be a real asset. He votes yes.

Mr. Bigger said in his opinion having grown up in the adjacent colony neighborhood with the R14 zoning, it's a great neighborhood. Unfortunately what they see in new development is moving towards the lesser tighter zoning and that's why he was asking about the PD development across the street and not sure how dense that's going to be. He said he respects what the McKie's have done. He lived in one other neighborhoods currently but his personal opinion he would like to see this still stay R14 and do something be done that's complemented to the adjunct colony and the property that's there.

Mr. Carter asked if we know yet whether there would be ingress or digress off Martintown or would it be on Knobcone. He was just curious to know if it was going to be apartment or townhouses or more of a traditional neighborhood was his only question/concern. He agrees with everything around it is R14. It's kind of tough to change the surroundings but then you've got the PD on the other side of Knobcone. Also have the church across the street. So you have a mixed use in and around those areas. So he can't say that 7 is out of the question.

When things like this are brought before the planning commission, we have rules to follow in trying to make a decision. And it's not often time we dictate how we feel about certain things. But our live experiences always have a play in our decision making. They use some criteria used in making the decision. When you're looking at this map at the lower yellows you've got small lots and at the top yellow if you can kind of see the size of the lot a little bit larger it's asking and we don't know this until the houses are up or the development is coming to come into fruition is it going to fit small lots could it architecturally mimic the other houses even though you may not have egress to that particular neighborhood. I don't know if any connectivity could be matched so it probably will have its own way of getting in either from Martintown or Knobcone and I always look at the times in which we're living in the economics that we're living in we can keep things kind of how they are and economically they may not work and so they sit, sit, sit or we can kind of change the time with the safeguards that we have in our zoning to try to make sure that we keep development from going forward. In his notes he has capacity of safety involved in that and I'm trying to say this by changing the zoning and I'm trying to figure out if um are there any hazards. Are there going to be traffic issues but yeah probably going to be some traffic issues but when they put their development in there they have to have a traffic study and they're going to have to have either if it's too much traffic based on the number of lots and county they may have to count they may have to have acceleration lane at these the acceleration lanes or lower the lot count. I've been raised here in North Augusta since I was 3 and I'm 62 years old and I used to drive from my

house all the way down to the shopping center and I live by on top of the highway 25 up by the eateries. And I used to ride all the way down and not even have to get off the road on my bike and that's going. North Augusta and the amount of traffic in which we have. We're going to have to keep engineering on how we're going to deal with the traffic and you know it's not going to stop. A lot of folks with the new high school and what's going on our side of the river and trying to squeeze in here so we're having pressure and trying to do the right thing so the traffic is not gonna stop. We're going to have to manage it for any development for which we have. So having said that I'm looking for the negatives in changing it and I'm not necessarily coming up with a whole bunch of negative other than for getting more houses in based on economic times. When I'm faced with this an unknown quantity of the owner, sometimes I ask the question when I don't know the person and Mr. McKie, I don't know personally but I know of his family and his wife and her sentiments that I wouldn't think he's here to harm the city and can he get it changed and sell it, yeah he can do that. He'll be living in the middle of whomever he sold it to so it's not even a trust factor that I have or not a trust factor. I just don't have any negative to tell him and his company and his family that there's enough negatives to vote no. He asked if the motion would make this go to city council.

Mr. Paradise confirmed that once they make the motion tonight, it will go before city council and they'll vote on it twice.

Mr. Key addressed the public by saying we're making a planning decision. The city council is the one that will approve it so therefore you've got to turn it back two more times. If you feel that our decision making is inappropriate they are the politicians. We are the planners.

Mr. Carter made the motion, Mr. Bigger seconded and it was passed unanimously.

8. **Application RZM21-004**—A request by Felix Daniel McKie and Forrest Thomas McKie to rezone ±48.42 acres located on West Martintown Road, TMP 006-05-01-001 from R-14, Large Lot, Single-Family Residential to R-5, Mixed Residential

Lauren Kantz lives in the Colony at 1908 Riley Court. She has some concerns about the rezoning of the neighborhood into a neighborhood. There are several points. One is the safety. At this point, as everyone knows, north Augusta high school has grown tremendously over the last few years making the roads on Martintown and Knobcone excessively busy during the times of school or events that are held there. It also affects the local subdivisions which become cut-through roads. By developing this land, it would just make more people, more houses and he's saying he's like it to do in a nice way but it could be sold and then once it's rezoned it could be apartments. It could be anything with a lot of people and at this point we have no idea where they'll be emptying out onto Martintown or Knobcone adding to the traffic flow. In addition, with the building of True North church across the street from it, traffic has raised considerably from that. North Augusta Public Safety has done a wonderful job in trying to help with that when they have events which are services regularly, concerts as well as programs and helping the traffic to

get out of the parking lot there. But when public safety is there, the traffic coming out can only turn right towards the Colony and what happens with that is that people who want to go in the other direction can't so they come through and the colony being the first subdivision or road on their left, they either cut through the subdivision, go to the first turn which would be Riley Court and take a U-turn or they simply take U-turns right in front of the subdivision so they can turn go back where they would like to go. This makes it very unsafe and nearly impossible for people to come out on Burns Avenue to take a left if it's in any of these times. This is increased traffic and again with that zoning change we have no way of knowing how many people would be living there and adding to more construct more traffic on that road in addition to the growth of North Augusta. The other concern I have is the sound, the noise. At this point, we can hear in The Colony this high school, we hear the bands we hear the football, we hear the events which sometimes it's really nice to share that with them and now with True North, we also hear they are broadcasting their services outdoors on speakers where we hear the concerts and their services that are regularly held. With this rezoning, the natural buffer, the natural green that is back in that area could very likely all be taken down and then the sound would even travel louder and that would affect the enjoyment and the of the people living in the surrounding area. So for these reasons, for the safety of the people in the traffic, for the enjoyment of the current citizens who have lived here a long time and enjoyed our beautiful city, I wish ya'll would consider the changes that will be or proposed tonight. I'd like to thank you all for letting me speak tonight and I know you do your best in helping our City to grow but then maintaining a safe and enjoyable neighborhood and atmosphere for those of us who live here.

Even Bryan, 129 Butler Avenue and wanted to say that he should have gotten up on the last one but this might be mute but about five or six years ago he came before this Commission with the property where the current fire station is going and the developer wanted to do townhomes. It was R5. My suggestion was to take out the multi-family and the high density component with the townhomes and patio homes and that might have alleviated some of what Mr. McKie said probably won't go in there but I like his idea of a town center. I think with the town center it should be more zoned as a PD that gives you as a planning commission more control of how it's developed. It also gives the owner flexibility but should he sell the property, you will still be able to dictate buffers to protect the adjacent owners and locations of drives and things of that nature. It just protects both parties equally and if it ends up being a town center, I think it may end up being a positive thing as opposed to just R5, sell it to somebody and they slap in 50 foot wide lots. With a PD which is adjacent to it, it makes sense for it to stay PD because PD is next to it. Now you're putting in an R5 in between an R14 and a PD. And he doesn't think it's going to mesh as well.

Greg Boudreaux, 1884 Knobcone Avenue. He spoke to Mr. McKie and said he appreciates the information that you provided and what your vision of that area and it sounds nice and I know you've got some great neighborhoods in North Augusta and so I'm not definitely not knocking anything that you got envisioned. What definitely worries me though is that you're talking about you being kind of toward the end of your building career and the possibility that this could get sold. If this becomes R5, then the doors open

for whoever currently owns it to do anything they wanted. And Mr. Watts, nothing personal with the point that you made that well I don't see it happen in that way. Sadly, in retrospect that's said a lot of times said. In retrospect, well we never saw that coming. To me that just kind of opens the door, you know there will be no control over you know, I say no control in R5. It could be anything after it's out of Mr. McKie's control or whoever ends up developing that area. So I think it's my opposition to change in the zone because then it could be anything, it could be single family homes or apartment complexes, it'll be up to whoever owns it at the time.

Mr. Clark wanted clarity. As he recalls, the state of South Carolina does not allow any new PDs, that we're trying to get rid of them because it wasn't working and we got them. But his understanding, we can't create a new one.

Mr. Paradise explained that what he thinks what he's referring to is a Supreme Court decision that changed how the planned developments were done in South Carolina and basically the state supreme court said that there has to be a component of commercial in any bud so that is one of the requirements from that Supreme Court decision.

Mr. Clark stated that if this were PD there would have to be some percentage of commercial. Mr. Paradise replied yes.

Mr. Watts asked what that percentage was and Mr. Paradise stated no sir, that would be up to the developer and planning commission and council.

Mr. Watts wanted to ask Mr. McKie a question, what was his decision to go R5 or planned it on.

Mr. McKie stated that he thought the same thing that Bob Clark was talking about that it was kind of the outs. Everything he does there has to be approved by the City of North Augusta regardless of who owns it. You have to submit the plans, they have to be approved or whatever and it has been my experience over the years and I've been involved with this for 45 years that if you come with a PUD, then that's just like getting it all rezoned again with every segment that you bring. Well with this, you're going here's what we can do, we can't do anything else. We're going to submit it to the city and it won't be any problem. We all know in the past it's been a ...and changes from time to time the involvement level of planning and how things go and we've had times in the city where you actually couldn't do anything.

Mr. Watts said he knows when HUDS have come before us and they were no longer legal since this year.

Mr. McKie said that's why we chose to go down this road. It allowed us flexibility to do stuff that we felt would work into a village concept. And that's why we went this way and where the PUD was just like basically everything you do is conditional because everytime you basically rezone everything.

Mr. Key asked Mr. Paradise to walk them down what Ms. Kantz said about the safety, the growth, the sound, the trip count. Give us an idea of the process so even if it were an R14 instead of an R5, what would be the process that we would have to get this development started and what are some of the controls or mechanisms we will have to kind of assure that it's going to be a good project.

Mr. Paradise stated that regardless of the zoning district, when they came in with the development plan for this, I would foresee a major subdivision within putting in roads, infrastructure so both staff would review planning staff would review it, engineering staff would review it, storm water staff would review it and make sure all of those were in good standing. It would come to the Planning Commission for final approval with a public hearing for the preliminary plat and if it is a development that initiates 50 new trips per day in the peak hours if a traffic impact analysis is required. Then as part of that subdivision approval the requirements from that traffic impact analysis any improvements could be a condition on the approval subject.

Mr. Key stated that in other words, if it started becoming pretty dense then we're going to have some issues that have to be dealt with as far as the traffic is concerned, deceleration lanes, acceleration lanes, traffic lights so you can just put up an apartment building.

Mr. Paradise said yes, correct. The traffic impact analysis would be key. The other key factor is to have the developer pay for any of those improvements so it doesn't get passed along to the general taxpayer.

Mr. Key stated that in North Augusta, they are very much promoting sidewalks, tree caliper.

Mr. Paradise stated that sidewalks would be required probably in the neighborhood as well as street trees then as each dwelling is completed, there's a landscape inspection on the home and has to have ten percent of shade on the lot so there's some criteria as far as landscaping that's required as well.

Mr. Key asked about buffers.

Mr. Paradise confirmed there are buffers that are required depending on the circumstances, what the adjacent property is and what you're developing as to whether a buffer would be required or not. Family detached backing up the single family detached you don't need a buffer but if it is you know high density going up to single family residential yes a buffer would be required.

Mr. Watts has a general observation of being on the planning commission for a long time. You know a lot of times we have citizens and I don't mean to hurt anybody's feelings that don't want us to allow something to be built on a piece of property when it's really appropriate it could be built and you know for us not to allow something like that it's just basically regulatory taking which we can't do. So sometimes we have to think is this

really going to be a detriment to the community or to somebody's safety. It would be a stretched hard to the point of figuring that this was going to be a safety issue or saying Mr. McKie does not have the right to do this on his property. Just a general thing that we have to that goes through our mind when we make these decisions.

Mr. Bigger stated that it's a beautiful property and it's one of the gateways we see you know is you come up off of exit one off that exit ramp and merge by the time you catch your breath coming into traffic and first thing you look up is you see this property that's right there at that intersection. As you're catching your breath blowing past the waffle house and so forth so again my interest is just in making sure it's the gateway you in and with all the traffic that we've already got on Knobcone that we just keep that at the largest density possible and fully believe that the McKie's intentions are you know 100 percent in making this a beautiful property. But what we can't control is something happens and they sell the property in five or ten years and the other way to make money is you know apartment complexes and townhomes and we've overloaded that corner and our entry into North Augusta with something that might not be as pretty as what could be developed as with it as an R14.

Mr. Carter asked what is the timeline for the signal at Knobcone on the list. He just couldn't find it in his notes. He asked if Mr. Tommy or one of the other Commissioners if they might know when which phase that hit.

Mr. Key stated that Mr. Bryant brought up the idea of a PD and we kind of batted about. I like the PD and the reason being is it gives the planning commission control and I trust what folks tell me but it's always trust and verify. Once we do change it, or don't change it then is kind of out of our hands so for transparency sake, I would prefer having a lot more control and assure certain things but in planning it's kind of like taking a long trip. You're going to have some bins in the road and you wish you could drive straight but it's not possible. So I particularly like PDs because it gives us a certain amount of control as planners. I am concerned about safety. I come out of Old Plantation Road and it's difficult getting out and it was stated in one of our studies that we may have to make that a right turn only so if we make that a right turn only coming through the firecracker stands then I would come up then be looking to go to Knobcone and circle back around just like Mrs. Kantz was saying. So things are changing for everybody in North Augusta and we've got some of this traffic safety. Hopefully we don't have to have ten accidents before the State of South Carolina decides to step up their efforts and re-engineer some of our roads. The growth factor is on the table and people are trying to squeeze into North Augusta. I'm in mortgage bank and a lot of folks in the Evans area and the Martinez area. They're being squeezed with the traffic and you take your life in your hands on the upper end of Washington Road during rush hour. So things are changing in North Augusta so we got the sound, the growth, the safety, the trip count. I am having to believe in the system that we have certain amount of safety precautions to assist in making sure that a developer just doesn't want one rampant and we end up with a mess. So I mean I'm concerned but the highest and best use may not be acre lots or half acre lots in that area. So I'm tending to fall on the side of it.

Mr. Watts made the motion to approve and one not approved.

9. **Application RZM21-005**—A request by the City of North Augusta to rezone ± 4.45 acres located at 1208 Georgia Ave TMP 007-07-06-005 that is zoned GC, General Commercial; 1220 Georgia Ave, TMP 007-07-06-004 that is zoned R-14, Large Lot Single Family Residential, and 1220 ½ Georgia Ave. TMP 007-07-06-003 that is zoned R-14 Large Lot Single Family Residential to have these three parcels zoned P Public Use.

Mr. Paradise explained that this is significantly different from the last rezoning. The previous rezoning request you didn't know what was going there. With this one, everybody in town knows what would be going on that parcel, if it is rezoned. This is a request by the City of North Augusta to rezone ± 4.45 acres and it's three parcels there, 1208 Georgia Avenue that is zoned general commercial, 1220 Georgia Avenue that's R14 large lot single family and 1220 ½ Georgia Avenue that's also zoned R14 large lot single family. The rezoning request requests that it be rezoned to public use. You see the current zoning map which is on his left and the future land use on the right. You'll notice that the future land use plan for that quarter calls for mixed use going forward. The public use zoning district means that this is also neighborhood preservation district, overlay district. The public use zoning would negate that restrictions on the property. However, I think Mr. Clifford is going to explain to you how the City has tried to adhere to as many of those requirements as possible so that it fits in as well as it could. There is a lot of conceptual things it's still in draft form. The planning commission so we don't get on a rabbit trail. The role for the planning is either make a recommendation to rezone it to be public or make a recommendation not to rezone it to be public.

Mr. Jim Clifford, representing the City of North Augusta at 100 Georgia Avenue, North Augusta, SC 29841 as the current City Administrator. So the sketch plan review before this body I believe I was directed to address three major concerns from the Commissioners. One the exterior design of the building was not in keeping with the neighborhood and was of concern to both nearby residents and Commissioners. Two traffic increase in the neighborhood and three that other properties be examined in lieu of the Georgia Avenue properties. Since the sketch plan review, the City has held a public input session and a number of the members of the audience were in attendance at that session. On the twelfth of August, some of whom were opposed to this action, some of whom were supportive and some who may be neutral. The results of the sketch plan review and the public input session were presented to the City Council on the 16th of August where the council voted on the action to submit for P, Public zoning in a unanimous resolution. So to address the items of the sketch plan review. I'll take those in order. So the first, we had a meeting with several residents about design ideas and we will continue to take their inputs into account so hopefully I learned from my last at bat here with the planning commission. Do you all have a copy digitally or on board of the current rendering? If not, I'll be happy to provide a hard copy. So what you see before you on screen and also in your hands is a first draft conceptual drawing based on some of the feedback we had from our citizens from the Planning Commission from some of the

City Council members and again this is not necessarily the final design or the final look of the building but this was done to incorporate some of the Georgian common elements within the neighborhood and so I think we'd be able to accomplish some of that here understanding the constraints that we have to not change the interior of the building based on the level of design that already been completed. In addition to the exterior design, the Council was interested in Mr. Leverette's idea about a green space or overlook and we will try to incorporate that aspect into the site plan if we move forward on this site. On the second item, there's a draft traffic study attached for your consideration. But yes, I think it is fair to say there will be more vehicle or traffic on both Butler and Observatory based on the public building at that location and as we refine our planning, we will incorporate traffic calming as possible. And lastly for the third item, the Council guidance to myself was to not consider non-city-owned properties for the new public safety headquarters. The council heard directly from citizens on other options to include leasing options and chose not to investigate those further. The Council also provided guidance to not impact the Community Center. Based on the major drainage features on the community center property, the staff and the engineers did not feel anywhere else on that property was a viable option for Public Safety Headquarters. So this leads us back to where we are today which is the only two options going forward is either East Buena Vista or the Georgia Avenue properties which I have before you. My recommendation to the Council and this body remains the same that the placement of the Public Safety Headquarters on the Georgia Avenue properties based on the overall cost, future expandability and location within the City is the best way going forward. So Mr. Chairman and Commissioners, I'm prepared to answer any of your questions at this time.

Mr. Key presented with a traffic study and asked if he was going to address the traffic study or did you have the professional data that's going to address it.

Mr. Clifford stated that he is a long way from being a civil engineer so he did bring the traffic representative to be able to speak to the Commission tonight.

Mr. Key stated he tried to read through it but didn't have anything to compare with it was above his pay grade too.

Was asked to do a preliminary assessment to give what they would consider like a 10,000 foot view of what's going to go on here. Based on what a site is you got four access points to Butler Avenue with it going to Martintown and Georgia Avenue and also Observatory for the same issue. By talking with staff and things like that, looked like it was about there's a shift change about 30 people coming in and 20 going out. I kind of rounded it up to 32. Based on the locations about equal distribution probably about 25 coming from all four directions up southeast and west on the two roads. That is the major intersection within North Augusta. It's pretty much ground zero. From that it was you know you're looking about eight cars coming in each direction. They split up among the four for each one of the roadways. I don't live there but there's an increase in traffic but you are probably looking at one car every 10 minutes in the morning peak hour which

will be probably the biggest issue and same thing in the evening. It's a minor impact it doesn't really meet any kind of deceleration lanes or anything along Georgia Avenue or Martintown. The only thing that I would from my site visits out there the issue that I would have or concern with side distance at the intersections coming out of the Georgia Avenue as well as Martintown fencing some overgrown vegetation which I'm sure it would be addressed as part of this development of course pedestrian access, ADA facilities along the same route.

Mr. Key asked if they took into account other than employees, and/or the visitation.

He stated you do but typically that's throughout the day, I'm looking at when you look at the peak hour you know what's going to happen at that rush hour. A lot of stuff happens after that. You know there is going to be a steady traffic because it is a public use building just similar to this. You know you are going to have people in and out but during the time when employees are leaving or the shift change when the majority of them are coming in leaving that's when you're going to have your most impact. And that's typically what you focus on as far as traffic impacts to address improvements throughout the day. It's going to be a steady stream of activity out there.

Mr. Key stated that he was trying to compare traffic to something. So when you say a 1000 cars or 1240 trips, that doesn't mean anything to me. How busy is that? It seems to be pretty busy.

He stated that if you look at a typical subdivision main street that could handle about 4000-6000 vehicles a day from a capacity standpoint. I'm not saying quality of life or if you lived over there if that's what you would want but from a development standpoint, I mean this is as far as traffic a pretty low impact as far as from the traffic volume standpoint.

Mr. Key asked, so you're not going to see any acceleration or deceleration lanes, you're just saying it's turn off Georgia Avenue right into the property.

He said, based on the criteria that SC DOT says.

Mr. Key said just like the Post office and the graphics place and all the other places.

He said yes, unfortunately you know you have a five lane facility center left turn lane except Butler Avenue. When a curve comes in, there's a little narrower area there. As far as what you have volume wise it would trigger deceleration right now.

Mr. Key said if he was coming up Georgia Avenue, we're going to make a turn in left and doesn't it not V close in. Is there going to be a suicide lane to get in to turn in.

He said we call that a flush median. So there's already one at that Observatory where Butler avenue is. It is a little tight in there, it's not impossible but it doesn't trigger the volume warrant for that.

Mr. Key stated that in his professional opinion, it's not going to be anything that's going to be unsightly or difficult to manage. Is that what he is saying just based on your study and the trip counts that you're giving us.

He said yeah, I mean just as far as the aesthetics of the building is beyond his scope or expertise and my wife would have a very bad opinion of what I think looks good. But as far as from a capacity standpoint what how it impacts, I think you know if you look at the total volume out there, this would be a drop in the bucket to be honest with you. But those roads are quiet roads so there is going to be a slight increase of traffic on there's you know some volume and activity on the roadways that's not there today.

Mr. Watts asked if the study was strictly a count of cars coming in or out. Like taking in consideration the curve on Georgia Avenue, that kind of thing.

He said that this was not a detailed study at this point. This was just to kind of give a preliminary assessment. Here's the ball and what do you see going on these roadways as you get into like some survey and some deep detail. As far as actually get counts out there, I use what South Carolina DOT has available on their website which is probably fairly accurate, I think they have some fairly recent accounts out there. But this is not a study that I would submit like as to give you my client the ability to plan for okay here's the improvements you may be able to expect so that they for budgeting purposes as well as give an overview in a public setting like this to kind of either ease or alleviate some fears or answer the questions. But from an overall volume standpoint during the peak hour, this is a fairly small impact.

The motion was made and properly seconded to move to the public hearing.

Sharon Reed, 1942 Bolin Road. I believe you may in receipt of my letter by email. So you know kind of where I stand. The letter was fairly strong but I'd like to address a couple of the things that have been said tonight. First, I'm a little confused by Mr. Paradise's statement that we didn't know where we stood or didn't know what was going to be built or what would go on that property the last time we came to rezoning. We knew what would go on that property. It was going to be public safety and the fire station we had some plans. That was my understanding and I was in those meetings. Back in 2018 is I believe what you said was the last time we met on this rezoning. I believe we did know what was going on that property and at that point it was double so to speak what was going on what is going on it now. What I see in this plan and what I believe I know about it is that we are talking about a courthouse, a jail and a police station. So we're talking about a significant amount of traffic. I do have some questions about the number of parking spaces and how we could have 130 some parking spaces that we've

heard talked about to accommodate the public and still have greenspace. That's confusing to me because I've looked at the parking spaces from an aerial the ones that do exist there now and there's only a handful and a large amount of the properties taken up so I'm thinking kind of all pavement. We did have a little bit of difficulty hearing the traffic study but I don't think it's going to be a negligible increase unfortunately. I think it would be a significant increase. I share the concern of that blind curve. If it were just the employees working that would be what a third of the size. This is a public facility and I think that's what we're looking at. We are looking at turning something in the historic district by zoning it public, I think we're looking at making it a city complex so we're going to build something very large and if it's attractive on the outside great but that's too large to ever fit in with anything surrounding it, no matter what you do with the outside.

Fred Ilardi, lives at 346 East Shoreline Drive and has been a resident of the City for 11 years. He states he didn't hear the traffic study at all and he didn't I know what the credentials of the gentleman. Fortunately, we are getting a new speaking system so I hope that solves the problem but the back of the room especially with us old people that have somewhat of a hearing problem, you can't hear very much. He has been coming here for 20-30 years now. I am a concerned citizen here to challenge the use of historic property sitting in the middle of a beautiful neighborhood for a Public Safety Complex. I can say the same thing that my wife's aunt said to me in a heated family discussion, you don't have a dog in this fight and if I did not believe it was a citizen's duty to speak up early in the process and identify a possible situation that I believe was wrong I was shirking my implied responsibility. I think we all must ensure that the City is operating in a financially viable way and insist that the evaluations are provided and reviewed and evaluated for the validity with that in mind let me say the following. What is zoning? It is protection, simply protection when we decide to purchase a piece of property we want to know at the time of purchase what we can build near it and what am I about to buy. In some way, it creates a neighborhood where people live and socialize together. You are here today with the charter of deciding whether to rezone the Seven Gables/Flight property a series of events including a costly mistake by the City made purchasing the property in 2016 for \$850,000 have led us here. You will vote whether to change the zoning for 1220 & 1220 1/2 Georgia Avenue from R14 large lot single family resident to P but in effect you will decide whether to place North Augusta can reasonably locate its Public Safety Headquarters is on this lot in our one and only historic district on the national register. On May 17, 2018, the Planning Commission held a public meeting to discuss rezoning of the 2.41 acres at those addresses. After consideration and considerable discussion, including input from numerous concerned citizens, the Planning Commission was polled. The statements from six commissioners and the chairman were fairly consistent and are preserved on the City website. Of special interest to me is the statement by Commissioner, now mayor Britton Williams. I quote, I believe the neighborhood preservation overlay district should be preserved in the area especially given the citizen input into the history of North Augusta. In a 7-0 vote, the application was rejected. The City went on to generously offer \$275,000 for another property on Martintown Road. One purchased by the owner for \$180,000 a short time earlier and

where the new fire station is currently being built. Everybody wins but the City circled back around to the Seven Gables property for the site of the public safety facility. Everyone agrees. Absolutely everyone agrees that a new public safety facility is an urgent requirement. The need existed long before Riverside Village was imagined. Yet, City officials did not give the priority it deserved. The need has continued to grow as our North Augusta population expands. We spent \$60 million and did not handle this problem yet. The sense of urgency has recently been accelerated. On June 14, 2021, a presentation was made by the City and Johnson Lechoba and Associates, Architects known as LJLA and many construction projects in the past have been executed by this firm. They made a comparison for two and only two sites for the building for Public Safety for the Public Safety Headquarters. One was identified as Buena Vista located on Riverside Village and Buena Vista Avenue and the second was called Georgia Avenue. The property in the historic district. Are there only two suitable tracts of land in a City of 21 square miles populated by 23,000 people. I don't think so. Did they do their due diligence. I don't think so. I am neither a builder or an architect but I had some unanswered questions about the presentation. Somehow the following line items were only on the bottom of the side of the proposal. I brought the document if you'd like to review it. A 10-foot wall costing \$200, 446 plus dollars; soil stabilization of \$937,000; imported soil at a cost of \$266,000; erosion control of \$87,000 and road improvements of \$116,900. None of these items needed for Georgia Avenue site. If you look at the presentation, there's zero. Will there be no road improvements, no new traffic lights to help route the increases and changes in traffic patterns? Is it possible that I, JLA, having a vested business interest in this project and maintaining a good relationship with the City were biased in their cost estimate towards the property the City has always preferred? After the presentation, citizens were allowed to speak and provided three or possibly more options. One option was the use of the community center property. Another was the almost vacant Medic building of which 30,000 square feet of office space is available now. JLA mentioned an issue of culvert pipe on the community property but admitted they had not studied the property for occupying only the Public Safety facility. It had been previously deemed too small to house both public safety and fire station 1. The current city administrator said he dismissed the Medic building from consideration because he disliked renting. In fact, City Hall where we sit today is rented. 30,000 square feet of the Medic building is available now without a year-long build. It is attached to a \$12 million garage. We have not been told how long that x lease but we have all seen a practically empty garage. When is their lease up given changing industry needs and staffing patents, people working from home. They could move out and we will have neither the tax revenue or any way of using vacant office space and parking space the city is committing \$16 million to build a new public safety facility. But in my simple capital calculation, I can project at least a \$5 million savings from using Medic instead. Certainly Medic is not the only place a public safety facility can be located but our City leaders owe us, the taxpayers a study of more than two sites but from an unbiased firm. Although they cannot develop the Seven Gables property as currently zoned, the City should not throw good money after bad. Instead, they could reimburse Aiken County for the \$850,000 of capital project sales tax three and set aside the parcels for further use. How about a historic park creating destination tourism for which the City expires. Surely

with true community involvement creative minds and collective fundraising efforts can birth something that showcases our unique history as fruit as a freeman's town after the Civil War as the former Hollywood of the East or the hometown of a lorded writer. As you deliberate tonight, think back to the 7-0 vote against rezoning on May 17, 2018 and ask yourself, what has changed? Has the historic district changed? No. Has the neighborhood preservation district changed? No. The only thing that changed was the fire station request is now being replaced by the Public Safety facility. Well we have been discussing this location for too long. Do not say that. Please do not say we have been discussing this location for too long so let's go ahead, we're rezoning so we can move on. Once the historic district is destroyed, it is gone forever. Thank you very much.

Ken Powell lives at 320 Clay Street. He stated that he learned something tonight that I had not heard and that was that City Council's charter was to the property that they own. I had never heard that before. So now it's coming obvious as to why there's no land available. Look so let me read you my presentation but I didn't know that before this meeting tonight. Correct me if I'm wrong but that's the charter land that they own. So tonight, I'd like to give you some things to think about concerning locating the new public safety headquarters as formerly known as the Seven Gables and the Flyth property. I myself am a lifelong resident of North Augusta. I do not live in the historic district. I do not live in that neighborhood preservation overlay but I have a great respect for the homes and that property that's there. As was mentioned let's just recap just a second and I'd like you to think about this, just for a minute. In 2016, three parcels were bought at a cost of \$850,000 with capital project sales tax three funds and we're already on capital project sales tax four. Tonight you're being asked to make a very important decision on the location of the public safety headquarters. And I'd like to give you some information. I don't know if you have it but it may help you with your decision and put this discussion in better perspective. Think about this, the land that we're talking about tonight is 4.45 acres. Mr. Ilardi mentioned and he and I did not talk but Mr. Ilardi mentioned we're 21 square miles of North Augusta. Well that equates to over thirteen thousand three hundred and forty acres in North Augusta city limits. So out of over thirteen thousand acres we can only find four and a half acres that is suitable for our public safety headquarters? And that 4.45 is in our historic district and I'll go on to say it's our one and only historic district. There are no others and it's in the national historic register. It doesn't make sense. So personally as a citizen, I'd like to see the headquarters located somewhere else. I'd like to tell you tonight where that would be. Some options have been presented but I don't know the best location for the public safety headquarters at this time. However, I believe our town should maintain ownership of these parcels and should use them for something of higher significance down the road and by higher significance, I mean with a vision of what North Augusta is, what North Augusta has been. We can put, let's be honest, we can put a public safety headquarters in a lot of place in North Augusta. Why are we taking our one and only property that's located in the historic district? I'd like you to ask yourself a couple questions. Do not tonight and I've tried to put myself in your shoes sitting on the Planning Commission. Do you think that you have been given all the options that are available? To my knowledge, the only thing you've been given is east

Buena Vista and Seven Gables. Are you personally convinced that there is no other location available in our over 13,000 acres. If you've seen a comparison of sites. I mean a detailed analysis, what's been looked at, what were the benefits of each site, what were the consequences of each site and what was the cost of each site. If I were in your position, I'd like that information so I could make an educated and informed decision on where is the right location. I don't envy any of you tonight. You've been asked to support the City's chosen site. Yet you have a moral obligation to convince yourselves that this is the best and only location. Another thought I'd like to leave you with is this. The engineering firm that evaluated the caretaker's cottage and carriage house and the property, Seven Gables/Flyth property issued what they refer to as a building assessment for North Augusta Public Safety and Fire Station #1 relocation, 1220, 1220-1/2 Georgia Avenue and in that building assessment there's two items that caught my attention. It states "we do not see how it would be possible to argue that either of the buildings in question 1220 and 1220-1/2 contribute to the character of the district of the historic district. They are largely not viewable from the main thoroughfares concealed behind excessive and inaccessible due to measures taken to deny access to the public. And it goes on to say since there is no historical value to maintain or renovate the buildings we would recommend demolishing the buildings and making more land available for city use. Okay, that was the engineering firm's report, their building assessment.

Mr. Key asked Mr. Powell to get on with what he was saying. Mr. Powell said he would wind it up.

Mr. Powell states this is something I want you to realize. What I've got in my hand here is a letter from the office of South Carolina Department of Archives in History that states just the opposite. In fact it says the following, I'm writing to you to confirm for you that the above referenced properties 1220 & 1220-1/2 Georgia Avenue are contributing properties in the Georgia Avenue historic Butler Avenue district that was listed in the national historic places on April 5, 1984. This letter was signed by Mr. Brad Sauls of the State historic preservation office. So what I want you to realize and I will wrap up here. I'm close but what I want you to realize is this letter from Mr. Sauls was written after the property was vandalized and after Todd Glover did his independent investigation of the property. It still had historical significance. And this is my final point, Mr. Ilardi mentioned that the same engineering firm that stated the Buena Vista Headquarters would cost \$16 million dollars has that estimated been evaluated by an independent firm? Don't you think it should be? Remember, it is the same firm that said the properties had no historic value. That has put the price of \$16 million to the City to make a decision. So I would say as Planning Commissioners are absolutely certain that this is the best location, for our town to make a decision because we desperately need a new Public Safety Headquarters and we spent too much time discussing the issue. That's not justification or locating on this site. I agree, I absolutely agree that too much time has been spent here. The land was bought in 2016 but we as a City should have made this decision years ago and I'm respectfully asking you not to let expediency force you into compromising standards. Thank you.

Mike Hitchler stated he lives in the yellow house across from the property in question on the other side of Observatory.

Mr. Key asked where again?

Mr. Hitchler stated he lies at 1300 Georgia Avenue.

Mr. Key asked his name again?

Mr. Hitchler stated his name again. Mr. Hitchler said he has a bit of a different take than others. In 46 years, as a professional engineer, I've never found an optimal solution for any difficult problem. It's always been a balance of number of attributes we're trying to satisfy. And that's where the term satisficing comes from when you come up with a solution. It means no one's ecstatic about what you came up with where you find a solution that you've crafted that gets it so that people can live with it. I think the key thing is talking about the attributes. Right now, I don't like the police station going in that location but I think it is the right option. And the reason I come up with this is, I've got three basic reasons. First, the public safety building location has been debated for five years. It's paralysis by analysis in my view. We need to get on with it. It's our police officers deserve better than having to work in antiquated mold infested buildings. It's a shame and a disservice to them as well. The police officers have already said that they like this location. Second of all, the Flyth properties I agree with Ken, the Flyth properties are important properties. They're deteriorating very quickly. I snuck in there a couple days ago and I'd say we have no more than two years maybe one year before you can't recover it. Historic North Augusta has talked about options for that but not a lot of volunteers are willing to get in there and start to stabilize it and work with it once the decision is made that this is the location. The layout that Mr. Clifford presented at Council meeting preserves those buildings. The third thing is that due to the way that the property was purchased, my understanding is there's a limitation on what we can do with it. If we don't use it for this property for the intended purpose which means in my view that's it's going to be bought up by a commercial entity at some point. Once bought up by a commercial entity that means that we're reverting back to general commercial. There's still the overlays in there. There's an awful lot of things that could go in there that in my view could be much worse than a police station. So I'd rather work with the City and to figure out ways in which we can preserve the key attributes of the Butler Avenue historic district. Mr. Clifford has started on that process. I've always vehemently objected to the P designation because I felt that just gave carte blanche but there needs to be something else besides just a P where you can do anything you want in this fragile district. Second thing is we have to make sure that preservation of the Flynt properties is a mandated thing. It can't just be a woman and a prayer. That this gets done. Third thing is that the neighborhood is basically Greek revival and Victorian architecture with some Italian aid. This is a good start but we can go a lot further than that. An example is this building itself here is more of a Greek modern, Greek revival

rendition which I thought I think was done reasonably well. Richard Fletcher may object but I think there are ways to do it in working with people like architects, like Richard and with the neighborhood. We can actually develop something that would be compatible. But the final thing is that we have to recognize that this is a mixed usage neighborhood. It's a mixture of low impact commercial mean funeral home things like that and residential. What that means is we have to be careful about the traffic. In particular, the noise level. I realize the police station has to operate 24/7 but the way to put regulations or in the with the City proposes that limitations on the kinds of noise and kinds of activities that would be allowed. So I think there are ways to do this. Also, I'd like to consider that using the cutouts that are already on Georgia Avenue as opposed to cutting into Observatory and into Butler Avenue. I think that's one way to preserve the neighborhood in terms of less traffic and the other thing is to make certain that there's a very strong noise barriers that are built between the start of Edgefield and the Scott residents in particular. So finally, I feel this can be done without destroying our neighborhood but it's going to take more than just approving P that's the zoning. There has to be some characteristics or some requirements that are put on it. It says here's the sense of the City and the neighbors as to what would be a good neighbor if this is done. So thank you.

I'm reading a letter given to us by neighbor that wasn't able to be here. She stated her name is Karen Powell. I live at 320 Clay Avenue. The letter is from Mr. Bill Scott but lives at 1401 Observatory. To the Planning Commission: Due to the illness of my wife, I am not able to attend the meeting. I do want to go on record as opposing the Public Safety building on the Flyth property. In 1984, I built my home next to the property of Mr. & Mrs. Flyth. I never dreamed that anyone would ever think of putting a Public Safety building there since it is an established older neighborhood. There are numerous reasons for not building on this property. Rezoning change in an established neighborhood, a blind curve, lights will not prevent accidents, destroying the peace of our neighborhood. The fact that this is the last piece of historic land in the City and is connected to the founders of North Augusta. Once it is gone, it can never be replaced. If you think about it, it's an odd place to put a Public Safety building no matter how you dress it up. And lastly, when you destroy your history, you destroy your roots. This is happening all over America and I plead with you not to let it happen here. In closing, I want to say that I fully support the Police Department. I do not think there is a better department anywhere in the country. They deserve the new building but not on the Flynt property. I want to thank all of you for giving your time to help our City. Best regards, Bill Scott.

Lorraine Mitten lives at 1 Bowling Court and I have a lot of respect for the amount of preparation and research and the presentation that's going on that you've already heard tonight. I'm just speaking as a resident, not just but you know I really love living here – lived here I think close to 17 years now. The charm of this city and the intention I have in the rest of my life where I want to live. You know I believe in law enforcement. I believe in law and order of this great nation but it is not the place to put it in the most beautiful part of the City. Every time I go around that curve on Georgia Avenue,

especially at night that view just takes my breath away. It's beautiful. Having living here and participated from the peripheries of this process of how the City works with City Council and the planning and all of this. I'm very disappointed frankly. That's just all I can say because I know that the great minds. I used to live in Greenville. Think of what I watched happen in nine years of living in Greenville and how they made Main Street and the State just so many things there, I just watched happen. I took it for granted. It was just like magic. It just got better and better and better. I just expected that when I moved here in 2005 that that's just the kind of thing that would happen because it's South Carolina. There are great minds here with great intensions. I would like to see these great minds make way for things that make sense. Put law enforcement in a place of fortitude. Put it in a place where it can even grow if it needs to and make our historic district a place where it's protected, where it can continue to be so that my children and my grandchildren. This can continue to be a beautiful place to go to look out for whatever else. This is historic but I believe that that can happen. Thanks.

Steven Bryant, 129 Butler Avenue introduced himself.

Mr. Key stated that in the interest of time, if comments have been made that don't need to be reiterated.

Mr. Bryant stated he don't intend to. He wanted to approach and hand these for the Commission to look at. First I'd like to say that I do appreciate the way Mr. Clifford's gone about taking in public input. I feel he's sincere in trying to make this work but I do take issue with the statement that was made in reference to, uh, he didn't make the statement but the statement was that we're going to do everything we can to comply with the neighborhood preservation overlay. I know that overlay in the texts I'm sure you do. There isn't one thing about this project that complies with those regulations. I'm not going to go through because you should know it for time's sake. Also as far as a neighborhood preservation overlay the NPO, many people seem to be uncertain on what would be an allowed use for the property if the City decided to sell it. The NPO from the city ordinance article 3 was created with an emphasis on preserving residential character, protecting the property values health safety and general welfare surrounding neighborhoods. The NPO is established to preserve and protect residential neighborhoods compatible with neighboring residential properties. The NPO was not only intended to protect the properties on which the overlay is designated but even so more so on the adjacent properties, liquor store, adult bookstore, car wash things that have been mentioned in the past. An increased traffic generation would not be compatible with these requirements. This tells you how crucial as you know to preserve the integrity of the overlays. It's critical enough that the City Administrator and Attorney stated to us at the study session back in 2017 that this project will comply with all the requirements of the NPO. The City complied by removing the NPO from the property they rezoned to public use. The administrator stated that cities and counties, the prior administrators stated that cities and counties in South Carolina do it all the time. That paper you have in front of you, I made calls to all those cities and counties. And you can

read their comments but not a single one of them exempts themselves from their own overlays and their own requirements. There are close to 4000 people that live within and directly adjacent to the NPOs and possibly don't even realize how susceptible they are to the encroachment by large commercial size projects. I encourage citizens to research look it up and see where they are because currently the city is working to remove most of those protections from those areas. The Institute of Traffic Engineers Trip Generation Manual 10th Edition, indicates there would be a minimum of 670 vehicles generated per day by this facility. That's based on the square footage of the building. Their manual not mine that would be routed to these small residential streets. According to the South Carolina data, there are currently 475 cars that go down Butler Avenue. There's an issue with sight distance on Butler Avenue. I've stood and cannot see over the hump. Put yourself in a car that's another three feet lower, driveway separation is minimum at best. Mr. Bryant stated that the fire station was rejected to be built at this location. Mr. Bryant stated many other projects that were proposed in the Neighborhood Preservation Overlay District in the past and how many of the projects were not approved by the Planning Commission. Mr. Bryant summed up his concerns by stating that he is asking for the Planning Commission to be consistent with previous decision and to recognize the potential of a much better outcome similar with the resultant of the new fire station location. Mr. Bryant stated that he wants the City to comply with the Neighborhood Preservation Overlay District.

The last speaker is Dave Leverette at 121 Butler Avenue. Mr. Leverette stated that he spoke on this topic the first time in December 2017. Mr. Leverette states that he thinks that the wrong people are working on this project and get people who really understands the city of North Augusta. Mr. Leverette stated that he hopes this is the last time addressing this issue.

James Adams at 201 E Martintown Road. Mr. Adams stated that he respects Public Safety and understands that the City Hall does need to be replaced, but does not need to be placed at the current proposed site. Mr. Adams stated that the traffic flow on Georgia Avenue will not get any better and the traffic on Martintown Road has increased exponentially in the past five years. Mr. Adams said that he thinks that the property could have a better use and that the Public Safety Headquarters can be placed elsewhere.

Commissioner Watts motioned for the public hearing to be closed, with Commissioner Carter seconding the motion. The vote was unanimous to close the public hearing.

Commissioner Watts stated that he feels that the Planning Commission was not given all of the details of the purchasing of the property for Public Safety Headquarters.

Commissioner Carter stated that he is for a new police station, but he is not for a new police station in the proposed location.

Commissioner Key declined for the rezoning of the Public Safety Headquarters at the proposed location.

Commissioner Watts motioned for the rezoning be sent to City Council for final approval, with Commissioner Carter seconding. Commissioner Key stated there were five “Nays” and will not be sent to the City Council affirmatively for rezoning.

10. Staff Report

a. August Performance Report

Commissioner Keys stated that the staff report will be cited on the next meeting when packages are delivered via email.

11. Adjourn

Meeting was adjourned at 9:38 pm.