

# Planning Commission



## Minutes for the Thursday, October 21, 2021, Study Session

*Members of the Planning Commission*

Dr. Christine Crawford

*Chair*

Bob Bigger

Bob Clark

JoAnn McKie, Vice Chair

Leonard Carter, Jr.

Timothy V. Key

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** – 6:00 p.m.
2. **Comprehensive Plan Update- Land Use**

Mr. Eric Carrier explained to the Planning Commission the final plan for land use. The land use is divided into 8 different land categories. The categories are as follows: Commercial, Mixed Use (Residential, Recreational), Industrial, Open Space Preservation, Public Government & Institutions, and Residential Multi Family, Residential Single Family and Vacant. After looking at the map, there is a lot of vacant land and the goal is to see how to use that land. The biggest parcel is supposed to be mixed with residential and commercial, which is to be Highland Springs. Mr. Carrier took a look at the combination of how the land is currently being used and plans from 2017. Mr. Carrier also took in consideration of the land being annexed in, particularly the golf course which is classified to be used for Public Institution. Mr. Carrier stated that there is the Open Space Preservation, which he left it as it was due to the coding was changed and not sure what else it could be used. The land for Public Government Use was left as it was, as well. Mr. Carrier stated that was all for this session.

**3. Questions about agenda items (if needed)**

Dr. Crawford had a couple of questions about the Open Space Recreation land use, and if there is any Industrial development near or in Housing developments? What will the commercial look like and how will retail space be used? Mr. Carrier said it is a lot like the mixed use of land use like you see on Georgia Ave. and Knox Ave, but he is not sure about the Open Space Recreation, but it will preserve the Wetlands and keep the parks. Mr. Carrier was not sure if the city has plans for other parks on other parcels.

Mr. Tommy Paradise, Interim Director, let them know about this piece of property in question. The property located off Highway 25 which is the Blanchard tract and Highland Springs School is part of that plan for the property.

Different members spoke about annexation of property and asked would it continue in the city. The Baggett property was annexed which made the North Augusta Country Club continuous. That property would be used for residential. There are some small parcels that the City is trying to annex, but Belvedere is not part of that.

Mr. Paradise let them know that you need residential, which generates commercial for revenue. There is no annexation policy for the city and that's a Council decision. Also that annexation policy has pros and cons. The map being used needs to show more Wetlands and Open Space Preservation with details. The map also needs to show secondary roads. The land on the Baggett Property that connects to Gregory Lake Rd and is continuous with the country club, is about 50 acres. They would like to see it be designated open space preservation. Would like to have someone look into it because it contains a pond on the property.

There is no annexation policy for the city. Also that annexation policy has pros and cons. The map they were using needs to show more Wetlands and Open Space Preservation with details. Also sometimes you have houses that have wetlands on it. You cannot do anything with a wetland just because you own it and want to make changes to it. It has to go through the Corp of Engineers. Mr. Paradise asked about the Baggett property and if they wanted to leave it as Open Space Preservation and they want to leave as is. Mr. Carrier asked about the old North Augusta Country Club and they decided it should be used for recreational. It was proposed to be the 2<sup>nd</sup> Riverview Park until the City traded to get the property.

**4. Adjourn-** The meeting was adjourned at 6:58pm by Dr. Crawford.