

Planning Commission



Agenda for the VIRTUAL Wednesday, January 19, 2022, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Bob Clark

JoAnn McKie

Leonard Carter, Jr.

Timothy V. Key, 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** –
3. **Approval of Minutes** – December 16, 2021 Regular Meeting
4. **Confirmation of Agenda**
5. **Application RZM21-007** – A request by SC North Augusta E Martintown, LLC to rezone approximately 8.34 acres located along East Martintown Road, TPNs 007-12-12-006, 007-12-12-007, 007-12-12-005, and 007-12-12-009 from GC, General Commercial to PD, Planned Development.
 - a. Public Hearing
 - b. Consideration of Application RZM21-007 by Commission.
 - c. Recommendation to City Council.

6. **Application RWN21-002** – A request by The Hammonds at Five Notch to assign the street names Wicklow Circle, Attabury Pass, and Cloisters Way in the Hammonds at Five Notch subdivision. The application affects approximately 10.5 acres, TPNs 006-07-09-008, 006-12-01-001, and 006-12-01-002.

- a. Public Hearing
- b. Consideration of Application RWN21-002 by Commission.
- c. Recommendation to City Council.

7. **Staff Report**

- a. December Performance Report

8. **Adjourn**

Planning Commission



Minutes for the Thursday, December 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 were Chairman Christine Crawford, Vice-Chairman JoAnn McKie, Commissioners Larry Watts, Bob Bigger, Bob Clark, Len Carter and Tim Key
3. **Approval of Minutes** – November 18, 2021 Study Session and Regular Meeting Watts motioned and Mr. Bigger seconded it and it was a unanimous vote of the approval of the minutes.
4. **Confirmation of Agenda** Mr. Paradise stated no changes to the Agenda
5. **Application PD21-001** – A request for approval of a Planned Development General Development Plan for Bluegrass Place submitted by SC North Augusta Buena Vista, LLC and represented by Cranston Engineering Group on ±43.5 acres between East Buena Vista and Martintown Road, Tax Map Parcel Numbers 007-16-13-001, 007-12-12-009, 007-12-12-007, 007-12-12-006, and 007-12-12-006. The proposed project is a development consisting of single-family homes, apartments, professional and commercial uses.

Mr. Paradise stated this property is known as the Mealing tract which runs between E. Buena and E. Martintown Rd. and there has been a request for a general development of the 51.85 acres. It would consist of Retail, Restaurants, 100 units senior living facility, 52 single family dwellings, 82 townhomes and 300 apartments. There would be 4.2 acres that would be park amenities. A traffic study was done and it does show that it needs a turning lane on north bound E Martintown Rd and a south bound on E. Buena Vista. That concludes what I have on this application.

James Deen from Cranston Engineering group stated this property is already zoned for PD and no rezoning is needed. The property is a prime piece of real estate for development which has been vacant for a long time. Robert Wright is present and the developer for the property. Mr. Watts asked if they had done any work in North Augusta area. What proportion would be senior living but not sure if assisted living or just senior homes. The entrance will run along the Monterrey's property and they are working with the owner of Monterrey's now as well. There will not be a red light at the entrance at this time because the traffic study does not call for it but it could later on.

- a. Public Hearing No public comments on this application.
- b. Consideration of Application PD21-001 by Commission.
Bob Clark made a motion and Ms. Mckie second it and it was voted on unanimously
- c. Recommendation to City Council. It was unanimously recommended for City council

6. Application PDM21-003 – A request by Hamrick Associates, LLC for approval of a minor modification of the Hamrick Farms Planned Development to remove age restrictions from Phase E. The request affects ±174.36 located at 1128 West Martintown Road, Tax Parcel Numbers 001-20-01-004 and 005-17-01-012.

Mr. Paradise state this property is located out by the interstate at W. Martintown and Knobcombe Rd which is 174.36 acres and there is an existing general development plan that has been approved. Hamrick Farms come before us tonight to modify the general development plan. When it was approved it was for 384 apartments to be built and 1/3 had to be designed for an age group of 55 and older. The new Developer would like to take off the age restrictions on these apartments. Mr. Boatwright is representing the Stanly Martin Homes. Stanley Martin Homes has purchased this property and wanted to change the age requirements on the apartments. There will be phases to the property for single family homes at a later date. No one from the public spoke regarding this application.

- a. Consideration of Application PDM21-003 by Commission. Mr. Watts motioned and Mr. Carter seconded and it was unanimously approved.

7. Application PP20-004 – A request by The Hammonds at Five Notch for major subdivision preliminary plat approval of 64 townhomes located on ±10.5 acres along West Five Notch Road, Tax Parcel Numbers 006-07-09-008, 006-12-01-001, and 006-12-01-002.

Mr. Paradise stated that this application came to the planning commission in April 2020. It needed to have a traffic study which has now been done. So now the developer wants to get a preliminary plat approval and 2 waivers. The first waiver to allow unicycle to exceed a maximum of 650ft in two sections. The other waiver is for internal connectivity ratio is 1.2 where the code requires 1.4. To allow the subdivision to comply with subdivision code. Internal connectivity has to do with the streets divided by dead end and intersections. Richard Harmon & Mark Greene to address the connectivity issue. The steep grade at Pressley Drive is an issue due to a family that lives there and has to have a handicap ramp. To raise the grade would make it difficult for the family who lives at this residence. Safety is the main concern for these waivers. The neighborhood seems to be more for senior citizens.

a. Consideration of Application PP20-004 by Commission. Motion was by Mr. Key and second by Mrs. McKie and was unanimously agreed on.

8. **Application CONPL21-003** – A request by Julian Boardman for a sketch plan review of a proposed mixed use development located on ±34.85 acres along West Martintown Road at River Bluff Drive, Tax Parcel Numbers 002-16-02-021, 002-16-02-018, 006-13-05-001, and 006-13-05-002. Mrs. Crawford let everyone know this is a sketch plan and for the commission to give feedback but she would allow the applicant and some of the community to speak. Mr. Paradise stated this is a proposed plan and would need rezoning and traffic study. It would need a general development plan for development. It would have 18 to 24 single lots, 8-10 duplexes, 208 apartments and 4-8 small retail shops of 1500 sq. ft. It also shows 2 connectivity with River Bluff Dr. Mr. Bigger recused himself. Mr. Boardman talks about the development of a mixture of lots and amenities. It would have a café which would have a few retail shops as well. The retail would consist of possibly a yoga studio and boutiques. The café would be adjacent to the Greenway which would provide a refreshment and fire pits and also be rented out for events. The prices of the home would range from \$200's to \$300's in price and be about 1800 sq. ft. There would be apartments but they will be similar to the Ironwood Apartments. Mr. Boardman also stated that it is possibly to do townhomes and apartments but they can't do one way or the other due to the financial part of it. The lots would be sold first but the houses would have to stay similar in plan. There will be a traffic study done prior to know about turning lane and acceleration lanes. Mr. Paradise stated that it will be up to DOT. Mr. Ken Beck the president of the HOA for the Rapids is coming to speak for some of the residents. The residents of The Rapids are concerned about the traffic and how that will affect the neighborhood. Then there are retail shops which will add more traffic for the neighborhood. The residents moved in this neighborhood because of where it was located and not beside retail. The concern now is changing the zoning that is R=14 to a PD. Then there are the environmental problems with storm water and erosion. The main road for the new development and the sign could provide identity problems between the two neighborhoods and also what

facilities are authorized for use. Mrs. Carolyn Erickson was questioning about the school districting by adding in another neighborhood. Mr. Rick stated about aligning the entrance and exits with the traffic signals that already exists. Mr. Robert lives in Rapids does not want the new neighborhood and concerned about the traffic as it already is busy and dangerous. Mrs. Roslyn Maner does not want the new neighborhood and is also concerned with the traffic this will cause for the residents. Mike Milheim is opposed to this new neighborhood and what it will cause for everyone. Michael Wiseman resident of the Rapids and concerned about the property value of there on homes when the other ones are being sold for less. Joyce Blake is not wanting the new neighborhood and is worried about the traffic and dangers of it. Clay Lee a resident of the Rapids is not in agreement of apartments, retail and the entrance to the neighborhood. Bill Burch resident of the Rapids is concerned about the traffic to get out on Martintown with young drivers and others as well. Kent Sullivan resident of the Rapids is concerned about the entrance to new neighborhood and states it can't take any more traffic especially turning to the left. The traffic will not work at safety stand point. Matt Siegpried a resident also and concerned about the traffic. Robert Blake does not like the idea because of traffic and it want enrich the area. Mrs. McKie thinks that the city would need to step up and help with some of the issues with this development. Mrs. Mckie also stated that apartments are ok to have and that the entrance is the issue but maybe the developer could work on something to help it work. Mr. Tim Key explained that the commission is trying to do the best thing for the city. Also that the change is good and that it will not hurt the value of land. Mr. Larry Watts stated that the entrance for the neighborhood fixed this would be a good development for the city. Mr. Len Carter also states the entrance is a problem which could be fixed the city needs to look into a way to help the exiting at Rapids as well. Mrs. Crawford encouraged Mr. Boardman to try and work on the traffic concerns with entrance to the development.

9. Business Meeting

Chairman Mrs. Crawford thanked Mr. Larry Watts and Bob Clark for their service on the commission as their terms are ending on the Planning Commission.

a. Election of Officers

Mr. Key motion for Mrs. Crawford to be the chairman and Mr. Watts seconded it. It was unanimously voted for Mrs. Christine Crawford for Chairman. Tim Key was nominated for Vice-Chairman by Mr. Larry Watts and seconded by Mr. Carter. Mr. Tim Key was elected as the Vice-chairman unanimously.

b. Adoption of 2022 Calendar Tim Key made the motion and Mrs. Mckie seconded it and it was unanimously voted for the third Wednesday of the month at 7:00pm.

10. Staff Report

- a. November Performance Report The development code rewrite is still in session. Preliminary Comprehensive Plan going to council in January.

11. Adjourn 7:00 pm

Department of Planning and Development



Project Staff Report

RZM21-007 Bluegrass Place

Prepared by: Kuleigh Baker

Meeting Date: January 19, 2022

SECTION 1: PROJECT SUMMARY

Project Name	Bluegrass Place Planned Development
Applicant	SC North Augusta E Martintown LLC
Address/Location	Along East Martintown Road
Parcel Numbers	007-12-12-006, 007-12-12-007, 007-12-12-005, and 007-12-12-009
Total Development Size	± 8.34 acres
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor
Traffic Impact Tier	Tier 2
Proposed Use	Mixed Use
Proposed Zoning	PD, Planned Development
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a. The proposed rezoning is compatible with the surrounding area;
 - b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c. There will be any adverse effects on existing or planned public utility services in the area;
 - d. Parking problems; or
 - e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
5. The zoning districts and existing land uses of the surrounding properties.
6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
8. The length of time the subject property has remained vacant as zoned, if applicable.
9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
10. Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.2.1 states the following:

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;
 - c. Include or reinforce central places, such as North Augusta’s traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
 - d. Encourage walking and biking by the layout of blocks and streets;
 - e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
 - f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
 - g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
 - h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
 - i. Includes neighborhood design that responds to the natural, cultural and historic context;
 - j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission’s recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on January 3, 2022. The property was posted with the required public notice on January 5, 2022. A public notice of the rezoning request and scheduled date of the Planning

Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugusta.net on January 5, 2022.

SECTION 4: SITE HISTORY

The subject parcels are currently vacant. Bluegrass Place is a planned mixed-use development. Proposed uses include multifamily apartments, senior living, professional and commercial offices, single-family detached and attached housing.

The Planning Commission reviewed a Sketch/Concept Plan for the proposed Planned Development at the regular meeting of August 19, 2021.

The Planning Commission reviewed the Planned Development at the regular meeting of December 16, 2021 and recommended approval by City Council. That recommendation will be forwarded with the recommendation for rezoning that is the subject of this application.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Commercial/Single-Family Residential	Mixed Use/Commercial/Low Density Residential	GC, General Commercial
South	Vacant	Mixed Use	PD, Planned Development/GC, General Commercial/R-10, Medium Lot, Single-Family Residential
East	Single-Family Residential	Mixed Use/Commercial	R-7, Small Lot, Single-family residential
West	School/Single-Family Residential	Mixed Use/High Density Residential/Institutional, Government, and Public Facilities	P, Public Use/R-7, Small Lot, Single-Family Residential/GC, General Commercial

Access – The subject site currently has access from East Martintown Road, East Buena Vista Avenue, and Goldman Street.

Topography – Topography across the site is variable. Higher elevations are located along the East Martintown Road frontage. Low lying areas are located to the West of the site where stormwater runs North to South.

Utilities – Sanitary sewer connection is proposed for Goldman Street. An existing water main is located along Goldman Street, East Buena Vista Avenue, and East Martintown Road. Utilities will have to be extended to the site.

Floodplain – The subject property is not within federally designated floodplain. A wetland area located in the southeast corner of the property is under the jurisdiction of the U.S. Corps of Engineers.

Drainage Basin – The site is located in the Waterworks Basin. The Waterworks basin is a very large basin in the city that handles tremendous flows during rain events. Flows from this basin incorporate stormwater from residential and higher density commercial entities throughout the area. The basin enters the river through two separate channels within the River Golf Club. The City has been implementing a capital improvement project of storm sewers and roads to eliminate the flooding problems that occur during heavy rainfalls. The improved infrastructure will improve conditions and are intended to alleviate flooding problems in various sections of the basin. Portions of the subject property have been eroded by commercial development upstream.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission’s deliberation. Descriptions and commentary added by staff will be *italicized*.

1. The size of the tract in question (§5.3.6.1).

The total acreage of the four subject parcels is ±8.34 acres. The total project acreage for the proposed Bluegrass Place Planned Development is ±51.85.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The Comprehensive Plan Future Land Use Maps show this parcel to be used as Mixed Use development. The rezoning supports Chapter 6, Stable, Diverse, and Walkable Neighborhoods of the 2017 Comprehensive Plan. The section on Infill Development states “Opportunities for mixed use development exist throughout the city and should also be encouraged.”

NADC §3.6.1.1 states, “PD, Planned Development District-- The purpose of the PD District is to encourage flexibility in the development of land in order to promote its appropriate use; to

improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space. This district is intended for use in the undeveloped areas of the city where planned development offers a superior response to less coordinated single-lot development, as permitted elsewhere in this Chapter.”

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in NADC §5.3.6.3.

a. The proposed rezoning is compatible with the surrounding area;

The surrounding area contains a mix of development. The lots are located between the main commercial strip on East Martintown Road containing restaurants, doctors’ offices, and various retail establishments as well as duplexes and single-family residential development.

There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

As required by NADC §8.7, a Traffic Impact Analysis (TIA) was prepared by Ramey Kemp & Associates, Inc. for the Bluegrass Place Planned Development in November 2021. Signalization and right turn lanes are not warranted or recommended at any site driveway based on the results of that study and SC DOT criteria. The study intersections are anticipated to continue to function at adequate levels with the construction of the project without improvements to the street infrastructure.

b. There will be any adverse effects on existing or planned public utility services in the area;

There are existing utility services on the site. Any infrastructure improvements must be provided by the developer. A determination of the adequacy and availability of potable water and sanitary sewer will be analyzed by the City Engineer at the time of Site Plan approval. Stormwater issues will be assessed at the time of major subdivision preliminary plat approval for the overarching PD.

c. Parking problems; or

Parking will be required to meet City standards at the time of site plan

approval. Any waivers or variances must be addressed by the Planning Commission or BZA, as applicable.

- d. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.**

Any development will be required to meet all state standards for runoff capture and treatment. Noise and lighting will be subject to the standards of the Development Code and Municipal Code, as applicable.

- 4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).**

The surrounding area has not seen any recent zoning changes. This development will be similar in character to the surrounding area.

- 5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).**

The proposed development provides a mix of multi-family and single family residential uses as well as senior living. The proposed residential uses provide additional housing options in this part of the City. The General Development Plan has carefully considered the layout of commercial and residential uses in relation to the surrounding neighborhood. Commercial uses are oriented adjacent to the existing East Martintown Road and Knox Avenue commercial corridor. Open spaces and green spaces provided in the plan allow additional recreational opportunities and will provide access to the Greenway at the River Club subdivision entrance. The proposed Planned Development is compatible with surrounding area and existing developments.

- 6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).**

While the existing GC, General Commercial zoning district allows for multifamily, commercial and professional uses, the request is to consolidate the property into a single Planned Development zoning district ensures unity of control.

- 7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).**

The current property is undeveloped and the proposed mix of uses is compatible with the adjacent neighborhood's mix of commercial and residential uses.

8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).

The current site is undeveloped and has been zoned GC, General Commercial since the adoption of the current Development Code.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

The change in zoning from GC to PD will diversify the available land for market-driven uses.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The zoning does not appear to have been in error at adoption.

SECTION 7: RECOMMENDATION

Staff is not required to make a recommendation to the Planning Commission. The Department has determined the application is complete.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Future Land Use
6. Public Hearing Notice
7. Application Documents

cc Robert Wright, SC North Augusta E Martintown LLC, via email
James Dean, Cranston Engineering Group, via email



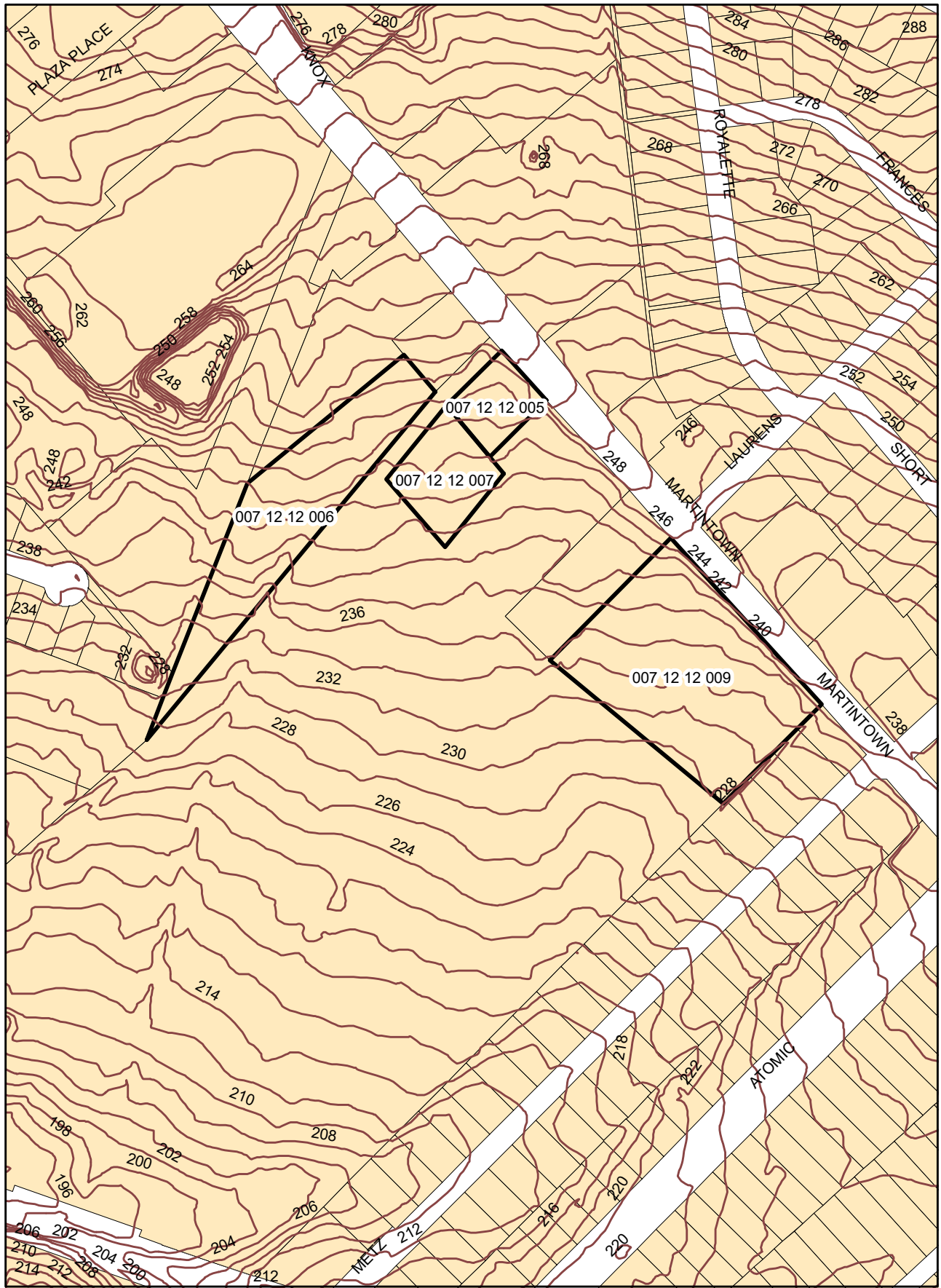
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Feet

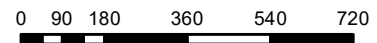
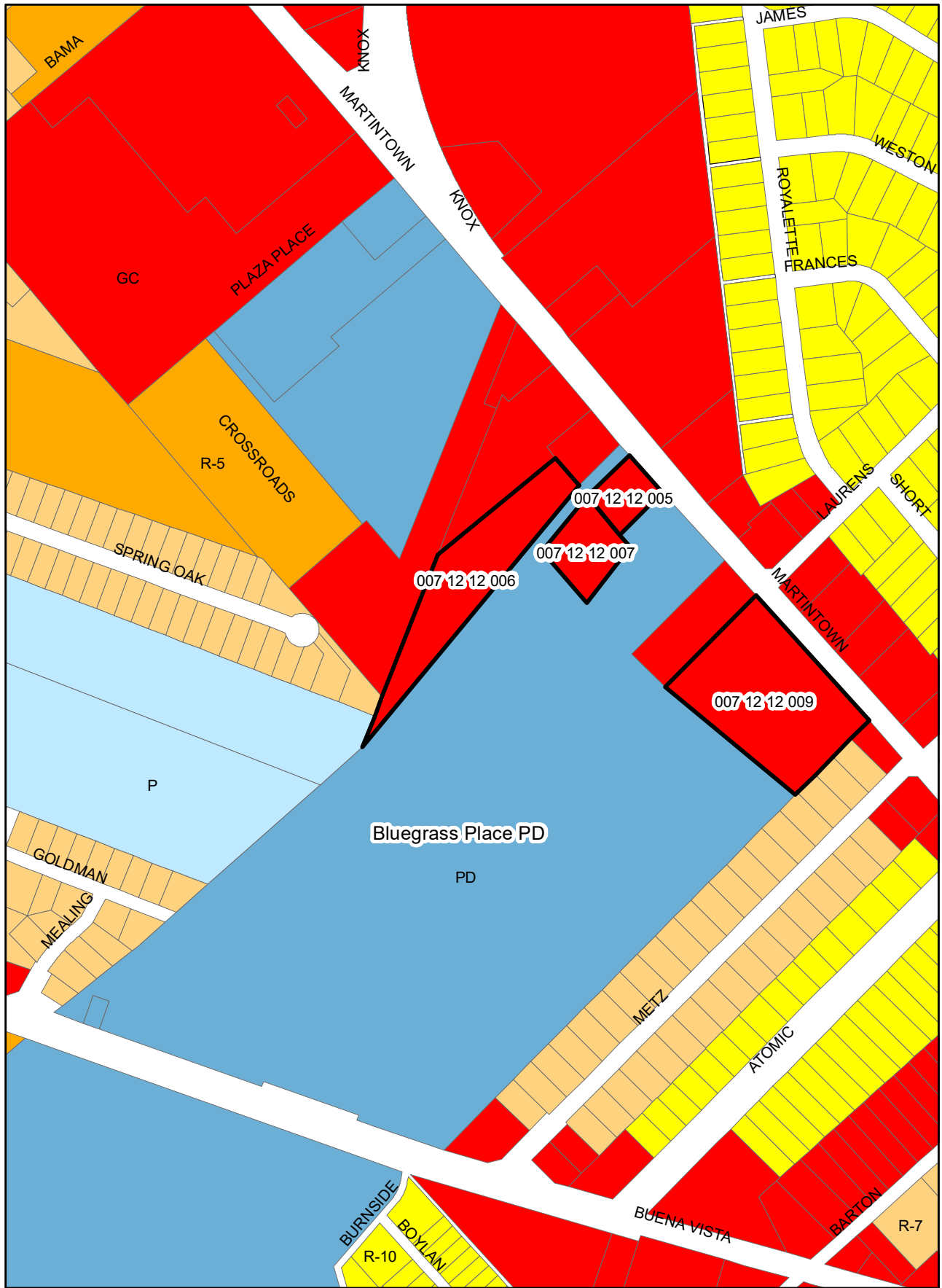
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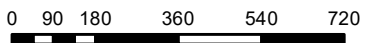
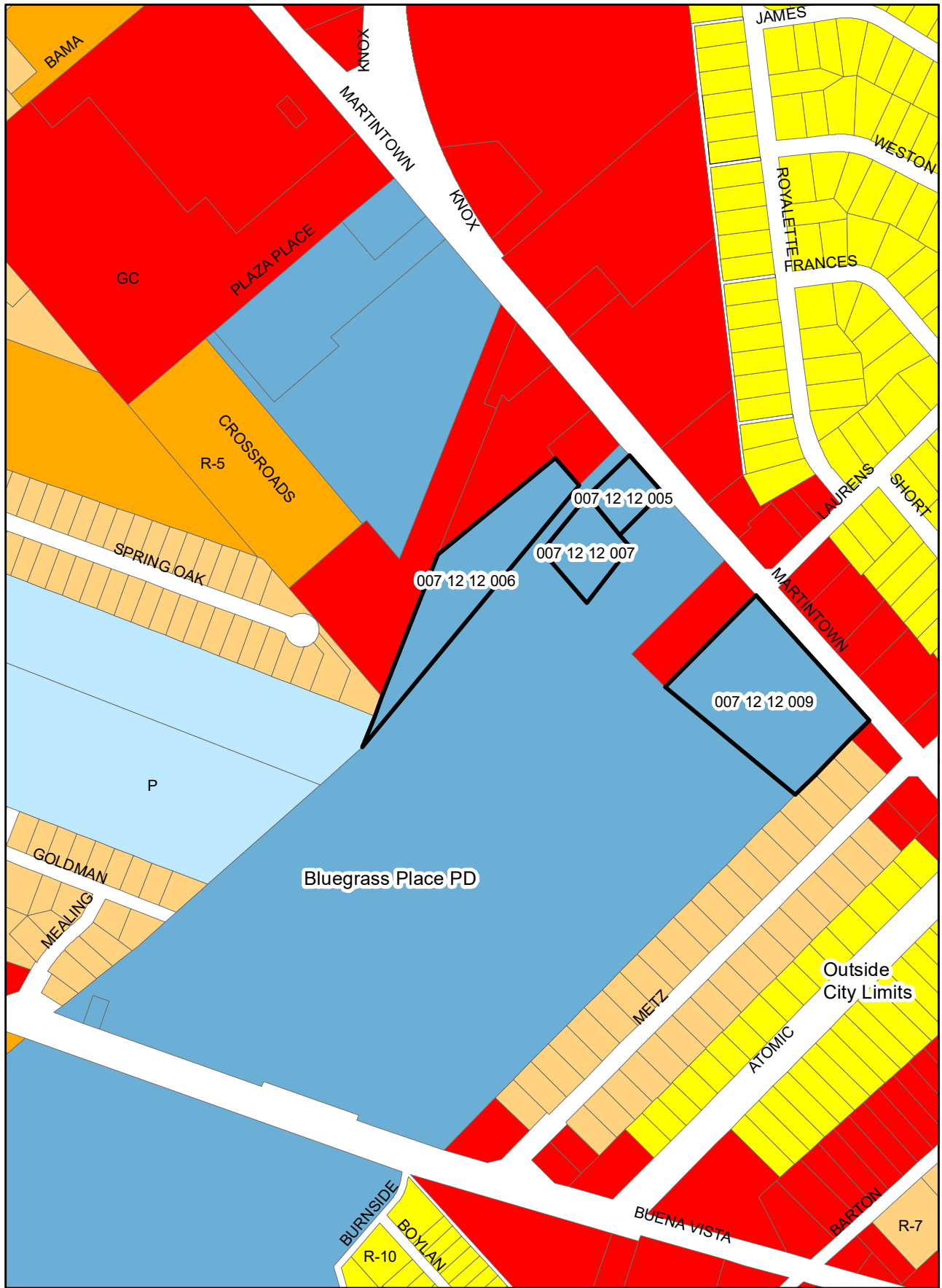
Aerial Map
RZM21-007 Bluegrass Place
TPNs 007-12-12-006, 007-12-12-007,
007-12-12-005, and 007-12-12-009



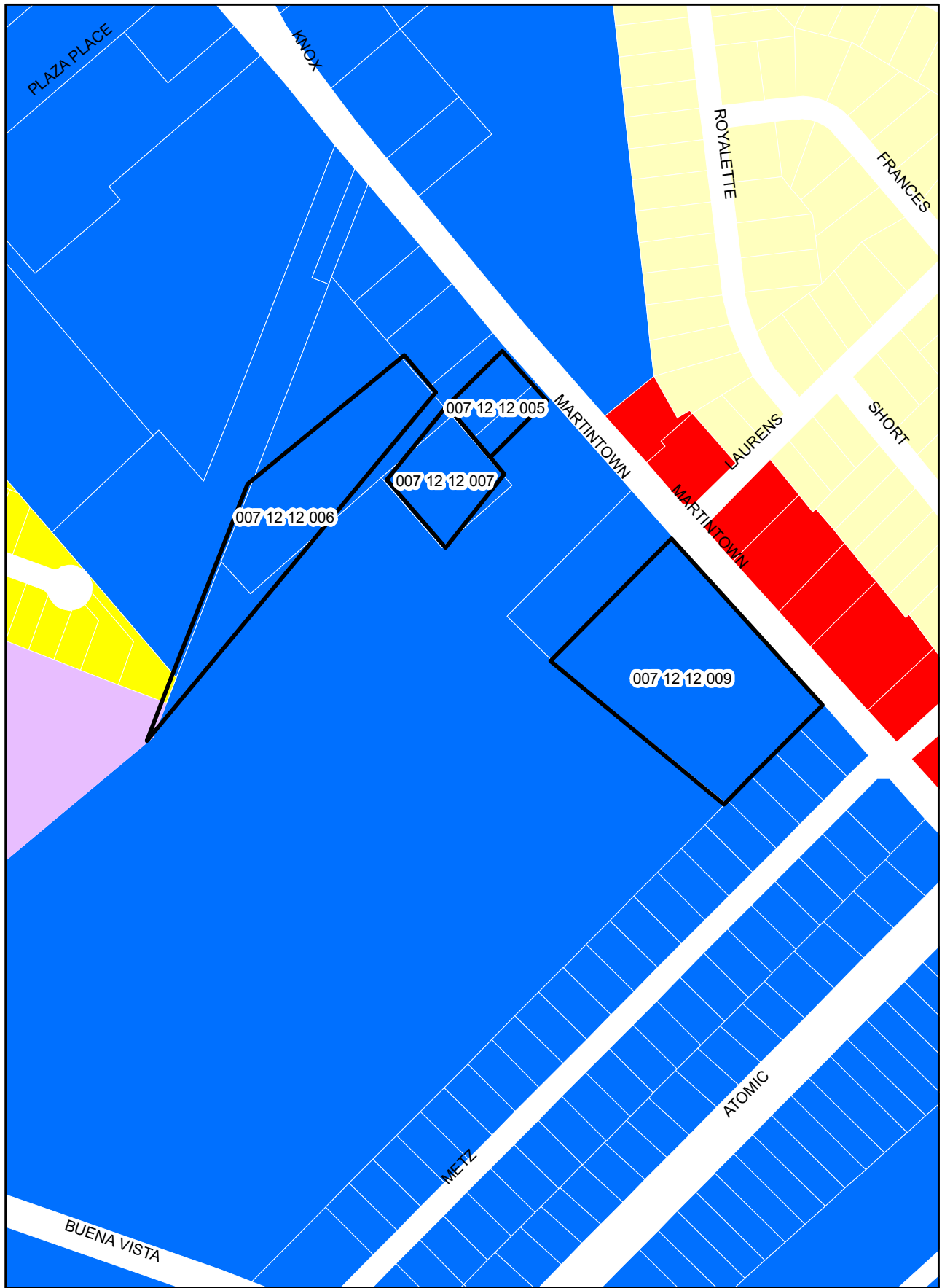
Topography Map
 RZM21-007 Bluegrass Place
 TPNs 007-12-12-006, 007-12-12-007,
 007-12-12-005, and 007-12-12-009



Current Zoning Map
 RZM21-007 Bluegrass Place
 TPNs 007-21-12-006, 007-12-12-007,
 007-12-12-005, and 007-12-12-009



Proposed Zoning Map
 RZM21-007 Bluegrass Place
 TPNs 007-21-12-006, 007-12-12-007,
 007-12-12-005, and 007-12-12-009



City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, January 19, 2022, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following applications:

RWN21-002 – A request by The Hammonds at Five Notch to assign the street names Wicklow Circle, Attabury Pass, and Cloisters Way in the Hammonds at Five Notch subdivision. The application affects approximately 10.5 acres, TPNs 006-07-09-008, 006-12-01-001, and 006-12-01-002.

RZM21-007 – A request by SC North Augusta E Martintown, LLC to rezone approximately 8.34 acres located along East Martintown Road, TPNs 007-12-12-006, 007-12-12-007, 007-12-12-005, and 007-12-12-009 from GC, General Commercial to PD, Planned Development.

Documents related to the applications will be available for public inspection after January 12, 2022 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All members of the public interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net.

CITIZEN ASSISTANCE:

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

Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

Application for Development Approval

Please type or print all information



Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name Bluegrass Place

Project Address/Location Between East Buena Vista & Martintown Road

Total Project Acreage 43.5 acres Current Zoning PD

Tax Parcel Number(s) 007-16-13-001

2. Applicant/Owner Name SC North Augusta Buena Vista, LLC Applicant Phone (980) 521-6264

Mailing Address 201 Riverplace, Suite 400

City Greenville ST SC Zip 29601 Email rwright@realtylinkdev.com

3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor James Dean License No. 27380

Firm Name Cranston Engineering Group Firm Phone (706) 722-1588

Firm Mailing Address 452 Ellis Street

City Augusta ST GA Zip 30901 Email jpdean@cranstonengineering.com

Signature  Date 11.2.21

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7.  _____
Applicant or Designated Agent Signature

11-15-2021
Date

Brett Rogers

Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number _____

Date Received _____

1. **Project Name** Bluegrass Place

Project Address/Location Between East Buena Vista & Martintown Road

Project Parcel Number(s) 007-12-12-006, 007-12-12-007, 007-12-12-005, 007-12-12-009

2. **Property Owner Name** SC North Augusta E Martintown, LLC **Owner Phone** (980) 521-6264

Mailing Address 201 Riverplace, Suite 400

City Greenville **ST** SC **Zip** 29601 **Email** rwright@realtlinkdev.com

3. **Designated Agent** James Dean

Relationship to Owner Engineer

Firm Name Cranston Engineering Group **Phone** (706) 722-1588

Agent's Mailing Address 452 Ellis Street

City Augusta **ST** GA **Zip** 30901 **Email** jpdean@cranstonengineering.com

Agent's Signature _____ **Date** 12-28-2021

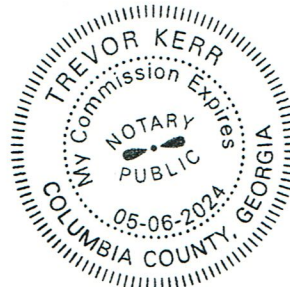
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Hyl 47 manager MARTKO 12-23-2021
Owner Signature _____ **Date** _____

5. Sworn and subscribed to before me on this 23rd day of December, 2021.

Trevor Kerr
Notary Public

5-6-24
Commission Expiration Date



Project Staff Report

RWN21-002 The Hammonds at Five Notch Street Naming

Prepared by: Kuleigh Baker

Meeting Date: January 19, 2022

SECTION 1: PROJECT SUMMARY

Project Name	The Hammonds at Five Notch Street Naming
Applicant	The Hammonds at Five Notch
General Location	Off West Five Notch Road
Parcel Numbers	006-07-09-008, 006-12-01-001, and 006-12-01-002

SECTION 2: GENERAL DESCRIPTION

On December 20, 2021, the Planning and Development Department received an application from The Hammonds at Five Notch requesting the street names Wicklow Circle, Attabury Pass, and Cloisters Way. These names replace those previously submitted and approved at the December 16, 2021 Planning Commission meeting as part of the Major Subdivision Preliminary Plat application for The Hammonds at Five Notch subdivision.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a right-of-way naming based on the following provisions of the North Augusta Development Code:

18.3.7.1 Street Naming – The Planning Commission shall approve the names of all new streets established in the city in conjunction with the approval of a major subdivision application and shall approve all applications for renaming of existing streets in accordance with SC Code §6-29-1200. Street naming and renaming shall be consistent with the Aiken County E-911 street naming and addressing standards and procedures.

SECTION 4: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the right-of-way naming request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on January 3, 2022. A public notice of the right-of-way renaming request and scheduled date of the Planning Commission public hearing was published in *The North Augusta*

Star and on the City's website www.northaugusta.net on January 5, 2022. The property was posted with the required public hearing notice sign on January 5, 2022.

SECTION 5: HISTORY

The Planning Commission approved an application for project number PP20-004 for a subdivision to be known as The Hammonds at Five Notch. The street names Yuma Circle, Ruddy Pass, and Comet Lane were approved by the Planning Commission with the preliminary plat at the regular meeting of December 16, 2021. The names Wicklow Circle, Attabury Pass, and Cloisters Way are proposed to replace the previously approved street names and have been reserved by Aiken County E-911/Addressing.

SECTION 6: STAFF RECOMMENDATION

Staff recommends street names Wicklow Circle, Attabury Pass, and Cloisters Way for approval.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Application Documents

Application for Development Approval



Please type or print all information

Staff Use

Application Number RWN21-002

Date Received 12-20-21

Review Fee 100.00

Date Paid 12-20-21

1. Project Name The Hammonds at Five Notch
Project Address/Location 207 & 209 W Five Notch Rd
Total Project Acreage 10.5 Current Zoning R7 & RC
Tax Parcel Number(s) 006 07 09 008; 06 12 01 001; 006 12 01 002
2. Applicant / Owner Name The Hammonds at Five Notch Applicant Phone 706-955-5207
Mailing Address 3686 Wheeler Rd
City Augusta ST GA ZIP 30909 Email mgraham@urgentmd.com
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner.)
4. Engineer/Architect/Surveyor GF "Bo" Slaughter License No. 23301
Firm Name James G Swift & Associates Firm Phone 706-868-8803
Firm Mailing Address 1206 Interstate Pkwy
City Augusta ST GA Zip 30909 Email bo@jgswift.com
Signature Date 12/20/21
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one) Yes No
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
7. 12/20/21
Applicant or Designated Agent Signature Date

G.F. "Bo" Slaughter
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the owner is not the applicant.

Staff Use Only	
Application Number <u>RWN21-002</u>	Date Received <u>12-20-21</u>

1. Project Name The Hammonds at Five Notch

Project Address/Location 207 & 209 W Five Notch Rd

Project Parcel Number(s) 006 07 09 008; 06 12 01 001; 006 12 01 002

2. Property Owner Name The Hammonds at Five Notch Owner Phone 706-833-9777

Mailing Address 3686 Wheeler Rd

City Augusta ST GA Zip 30909 Email _____

3. Designated Agent G.F. "Bo" Slaughter

Relationship to Owner Engineer

Firm Name James G Swift & Associates Phone 706-868-8803

Agent's Mailing Address 1206 Interstate Pkwy

City Augusta ST GA Zip 30909 Email bo@jgswift.com

Agent's Signature [Signature] Date 12/20/21

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature [Signature] Date 12/20/21

5. Sworn and subscribed to before me on this 20th day of DECEMBER, 20 21.

[Signature]
Notary Public
PAMELA S. HARRIS
COMM. EXPIRES
8/15/22
Commission Expiration Date
SOUTH COUNTY, GA

City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, January 19, 2022, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following applications:

RWN21-002 – A request by The Hammonds at Five Notch to assign the street names Wicklow Circle, Attabury Pass, and Cloisters Way in the Hammonds at Five Notch subdivision. The application affects approximately 10.5 acres, TPNs 006-07-09-008, 006-12-01-001, and 006-12-01-002.

RZM21-007 – A request by SC North Augusta E Martintown, LLC to rezone approximately 8.34 acres located along East Martintown Road, TPNs 007-12-12-006, 007-12-12-007, 007-12-12-005, and 007-12-12-009 from GC, General Commercial to PD, Planned Development.

Documents related to the applications will be available for public inspection after January 12, 2022 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All members of the public interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net.

CITIZEN ASSISTANCE:

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

Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.



PALMETTO UTILITY LOCATION SERVICE
 3 DAYS BEFORE DIGGING CALL
 TOLL FREE 1 800-922-0983
 A ONE CALL STYLE FOR COMMUNITY AND JOB SAFETY



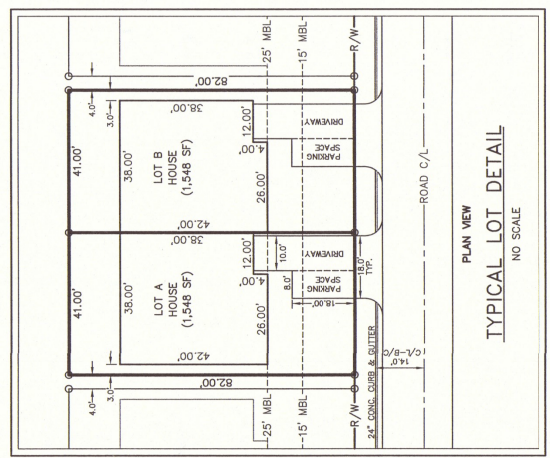
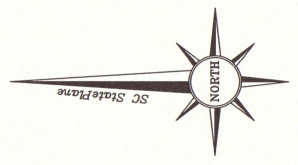
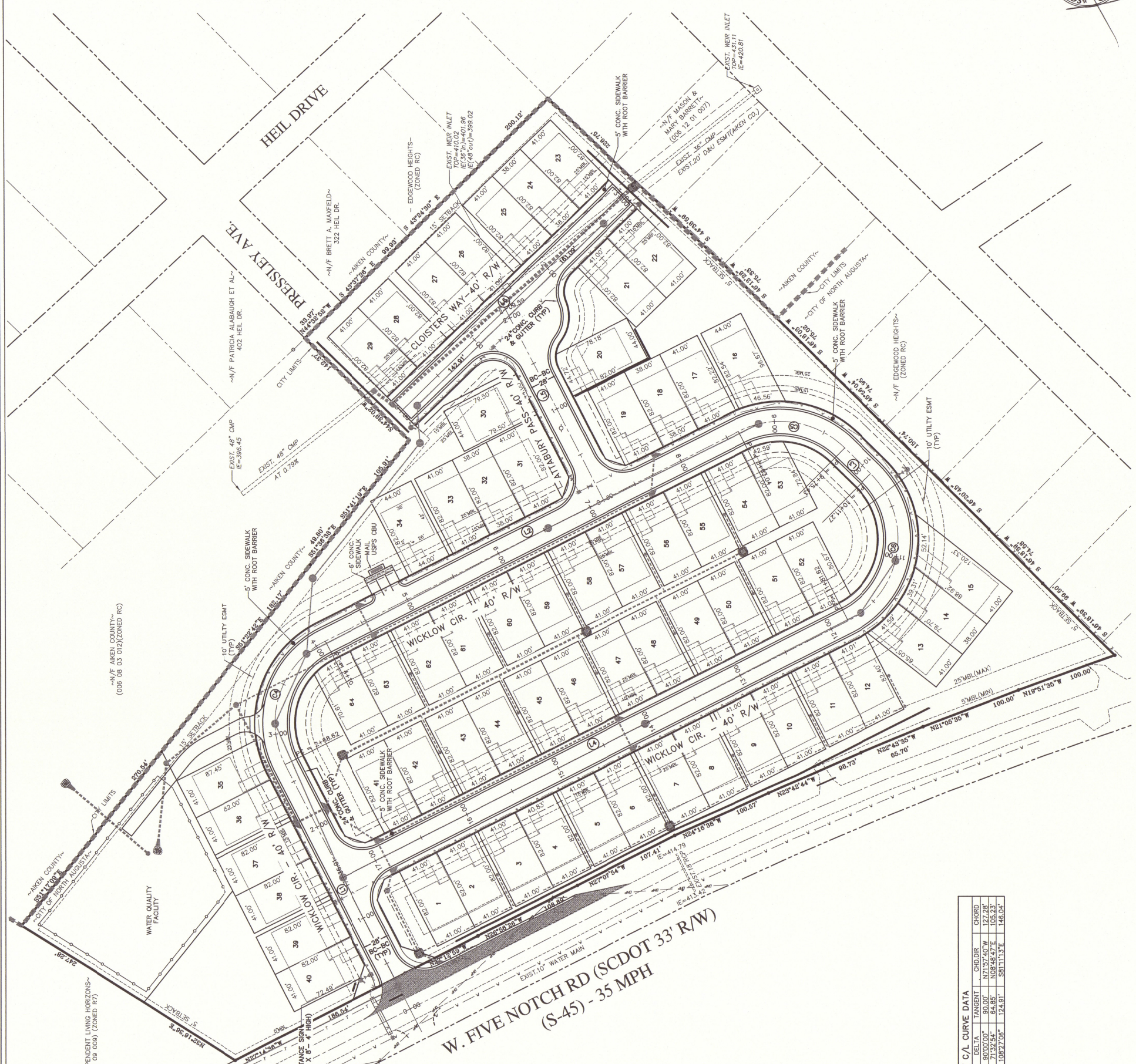
REVISION NOTE: STREET NAMES REVISED DEC. 20, 2021.

LOT LAYOUT & STREET PLAN
THE HAMMONDS
AT FIVE NOTCH

NORTH AUGUSTA, SOUTH CAROLINA
 PROPERTY LOCATED AT 209 W FIVE NOTCH ROAD
 REVISIONS: DEC. 20, 2021
 NOVEMBER 23, 2019
 SCALE: 1" = 50'
 PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
 CONSULTING ENGINEERS
 1200 INTERSTATE PARKWAY - AUGUSTA, GA - 30909
 Phone: (706) 868-8803 Fax: (706) 868-5464



SHEET 9



STREET C/L CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	80.00'	90.00'	N71°57'49"W	127.78'	127.78°
C2	80.00'	90.00'	N71°57'49"W	127.78'	127.78°
C3	170.36'	108°27'06"	S81°11'13"E	146.04'	146.04°

STREET C/L LINE DATA

LINE	BEARING	DISTANCE
L1	N82°43'36"W	438.97'
L2	S28°57'40"E	453.04'
L3	S44°35'14"W	36.84'
L4	N26°57'40"W	554.39'
L5	N63°02'20"E	209.89'
L6	S44°35'14"E	324.00'

\\SERVER\Drawings\2019\Hammonds-2019\FIVE NOTCH RD\18-268-009\REVISED.dwg 6/25/2021 11:06:38 AM EDT

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
DECEMBER 2021***

City of North Augusta
Department of Planning and Development
Monthly Report for December 2021

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Incoming	Outgoing	Incoming	Outgoing	Incoming	Outgoing	Incoming	Outgoing
Administrative								
Total Phone Calls	549	323	5895	4107	481	277	4118	2955
Development Applications	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	2	0	12	3	1	0	10	5
Planned Acres	61.75	0.00	355.85	32.48	25.85	5.68	364.76	175.23
Planned Lots	93	0	93	104	59	5	676	156
Minor Subdivision Plats (MP)	0	0	19	17	1	1	13	13
Platted New Lots	0	0	27	27	1	0	--	-1
Major Subdivision Plats (FP)	0	0	2	2	1	0	8	5
Platted Acres	0.00	0.00	2	40.89	2.28	0.00	120.24	59.62
Platted Lots	0	0	82	82	27	0	235	90
Site Plans								
Minor Site Plans (MSP)	2	0	14	5	1	0	7	4
Major Site Plans (SP)	0	0	1	1	1	0	6	4
Site Plan Modification (SPM)	0	0	3	3	0	0	3	2
Total Site Plan Acres	0.81	0.00	208.82	78.55	0.00	0.00	6.06	12.99
Planned Developments								
PD Gen Dev Plans/Major Mod. (PD)	0	0	0	0	0	0	0	0
PD Acres	0	0	0	0	0	0	0	0
Development Plan Modification (PDM)	0	0	2	2	0	0	1	0
Annexations								
Annexation Agreements Received	0	0	0	0	0	0	1	0
Annexation Cases (ANX)	0	1	6	1	0	0	37	0
Approved by City Council	0	0	0	0	0	0	1	3
Parcels	0	0	0	1	-	0	-	3
Acres	0	0	0	0.23	-	0	-	152.95

City of North Augusta
Department of Planning and Development
Monthly Report for December 2021

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Zoning/Text Amendments								
Rezoning (RZM)	1	0	7	2	0	2	3	2
Parcels	0	0	8	1	0	2	2	3
Acres	0	0.00	128.04	51.20	0.00	2.47	88.20	4.90
Conditional Zoning (RZC)	0	0	0	0	0	0	0	0
Parcels	0	0	0	0	0	0	0	0
Acres	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Text Amendments (RZT)	0	0	0	0	0	0	3	1
Other								
Certificates of Zoning Compliance (CZC)	10	10	182	179	10	9	139	94
Zoning Confirmation Letters (LZC)	0	0	31	31	1	0	20	15
Residential Site Reviews	35	34	346	346	16	21	232	176
Sign Permits (SN)	3	3	47	47	1	1	35	32
Right of Way Naming (RWN)	1	0	2	1	0	0	0	0
Right of Way Abandonment	0	0	0	0	0	0	2	1
Planning Projects (PROJ)	0	0	4	2	0	0	6	0
Communications Towers (CT)	0	0	0	0	0	0	0	0
Conditional Use Permits (CU)	0	0	8	6	0	0	7	4
Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Appeals								
Variances	0	0	11	9	1	0	9	5
Special Exceptions	0	0	0	0	0	0	2	1
Administrative Decisions	0	0	0	0	0	0	0	0
Waivers	0	0	4	0	1	1	9	7

City of North Augusta
Department of Planning and Development
Monthly Report for December 2021

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$880.19	\$28,963.69	\$5,275.00	\$28,083.50
Appeals	\$0.00	\$0.00	\$200.00	\$2,000.00
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$880.19	\$28,963.69	\$5,475.00	\$30,083.50

* Not yet recorded

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed
Property Maintenance	4	5	192	187	4	4	162	109
Property Leins/Contractor Mitigation	1	0	3	2	2	0	2	2
Swimming Pools	0	0	3	2	0	0	7	8
Recreational Vehicles/RV/Boat/Utility Trailers	1	1	38	38	0	2	9	6
Illegal Vehicles	6	7	101	64	9	10	75	51
Commercial Vehicles/Equipment	1	1	4	3	0	0	4	1
Temporary Signs	45	45	679	679	32	2	620	-
Landscape Inspections	30	30	213	213	16	-	164	-
Structure Demolitions	0	0	2	2	0	0	0	0
Citation/Summons Issued	1	0	1	0	0	0	0	0

December 2021 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B21-0741	007 13 16 007	Wetherington Builders	422 Railroad Ave	PD	12/20/2021	New Residential Construction
B21-0745	001 12 15 009	Bill Beazley Homes	838 Lynbrook Court	PD	12/6/2021	New Residential Construction
B21-00751	010 14 16 021	Retreat at Walnut	223 Outpost Dr	GC	12/9/2021	New Residential Construction
B21-0752	010 14 16 022	Retreat at Walnut	227 Outpost Dr	GC	12/9/2021	New Residential Construction
B21-0753	010 14 16 023	Retreat at Walnut	229 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0754	010 14 16 024	Retreat at Walnut	233 Outpost Dr	GC	12/9/2021	New Residential Construction
B21-0755	010 14 14 030	Retreat at Walnut	230 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0756	010 14 14 029	Retreat at Walnut	226 Outpost Dr	GC	12/9/2021	New Residential Construction
B21-0757	010 14 14 028	Retreat at Walnut	224 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0758	010 14 14 027	Retreat at Walnut	220 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0759	010 14 14 034	Retreat at Walnut	244 Outpost Dr	GC	12/9/2021	New Residential Construction
B21-0760	010 14 14 033	Retreat at Walnut	240 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0761	010 14 14 032	Retreat at Walnut	238 Outpost Dr	GC	12/9/2021	New Resident Construction

City of North Augusta
Department of Planning and Development

B21-0762	010 14 14 031	Retreat at Walnut	234 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0763	010 14 16 025	Retreat at Walnut	237 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0764	010 14 16 026	Retreat at Walnut	241 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0765	010 14 16 027	Retreat at Walnut	243 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0766	010 14 16 028	Retreat at Walnut	245 Outpost Dr	GC	12/9/2021	New Resident Construction
B21-0769	002 11 02 082	Porterfield Investments	118 Caden Ct	R-14	12/14/2021	New Resident Construction
B21-0770	002 11 02 082	Porterfield Investments	118 Caden Ct	R-14	12/14/2021	Pool House Construction
B21-0771	014 00 02 096	Riverside Partners	221 Altamaha Dr	PD	12/13/2021	New Resident Construction
B21-0772	007 14 08 001	Stephanie Curry	302 E Buena Vista Ave	R-7	12/13/2021	Add Bath/Laundry/Porch
B21-0774	007 05 02 001	Lynn Seidemann	806 Brooks Dr	R-14	12/14/2021	Screened Porch & Deck
B21-0789	007 11 01 010	Norberto Marin	808 East Ave	R-7	1/3/2022	Expand Kitchen /Add Covered Front & Rear Porch
ES21-0051	014 00 02 130	Zheng Guang Xing	707 Rivernorth Dr	PD	12/21/2021	Installation of Solar Panels
SP21-0028	012 14 06 068	Marion Petruzzi	514 Bradley Dr	R-7	12/3/2021	Swimming Pool
SP21-0029	002 11 02 082	Porterfield Investments	118 caden Ct	R-14	12/22/2021	Electric for Swimming Pool
SP21-0030	014 00 02 101	Riverside Partners	565 Rivernorth Dr	PD	12/20/2021	Above Ground Swimming Pool
SP21-0031	002 12 05 002	Porterfield Investments	124 Walsh Way	R-14	12/28/2021	Swimming Pool
SP21-0032	007 05 09 019	Jacob Lambert	515 San Salvaador Dr	R-14	12/28/2021	Swimming Pool
SP21-0033	005 09 13 034	Kenneth Copeland	382 Bridle Path Rd	PD	12/28/2021	Swimming Pool
SP21-0034	005 09 11 014	Reggie Martin	179 Kenilworth Dr	PD	12/28/2021	Swimming Pool

Sign Permits

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN21-045	006 16 12 025	Hardy Pointe	510 Hardy Point	R-7	12/13/2021	Sign Permit
SN21-046	006 12 05 001	Max Fitness	133 Edgewood Dr	GC	12/1/2021	Sign Permit
SN21-047	013 15 01 004	Miracle Nissan	5590 Jefferson	GC	12/29/2021	Sign Permit

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC21-177	007 14 04 012	McNeely's Place	301 Georgia Ave	D	12/6/2021	Zoning Compliance
CZC21-178	005 09 12 007	Enterprise Plumbing	119 Claridge St	PD	12/8/2021	Zoning Compliance
CZC21-179	006 19 08 004	Studio B Creations Company	1511 Elizabeth St	OC	12/8/2021	Zoning Compliance
CZC21-182	013 17 03 001	Sprint Food Stores #736	6043 Jefferson Davis Hwy	TC	12/13/2021	Zoning Compliance