Planning Commission

North Augusta
South Carolina's Riverfront

Agenda for the Wednesday, April 20, 2022, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford
Chair

Bob Bigger
Bob Clark
Timothy V. Key, *Vice Chair*
Leonard Carter, Jr.
Rett Harbeson
JoAnn McKie

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** – March 16, 2022 Regular Meeting

4. **Confirmation of Agenda**

5. **Application RZM22-001**– A request by Blackston Development to rezone ±2.72 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

    a. Public Hearing
    b. Consideration of the Rezoning Request by the Planning Commission
    c. Recommendation to City Council

6. **<u>Application RWN22-001</u>** – A request by Parker Augusta, LLC to assign the street names Hydrangea Row, Leo Crossing, Gillette Place, Ethan Court, and Calvin Terrace in the River Falls Apartments complex located at 1122 West Martintown Road, TPN 001-20-02-006.

    a. Public Hearing
    b. Consideration of Application RWN22-001 by Commission.

7. **<u>Staff Report</u>**

    a. March Performance Report

8. **<u>Adjourn</u>**

Planning Commission

North Augusta
South Carolina's Riverfront

Minutes for the Wednesday, March 16, 2022, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford
Chair

Bob Bigger
Bob Clark
Timothy V. Key, *Vice Chair*
Leonard Carter, Jr.
Rett Harbeson
JoAnn McKie

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 Chairman Christine Crawford, Tim Key, JoAnn McKie, Rett Harbeson , Bob Bigger and Len Carter.

3. **Approval of Minutes** – January 19, 2022 Regular Meeting

   Commissioner Key made a motion that the minutes of January 19,2022 regular meeting be approved as written. Commissioner Bigger seconded the motion and the motion was approved unanimously.

4. **Confirmation of Agenda** – Mr. Paradise stated that the applicants for project RZM22-001 asked for the item to be continued to the next meeting.

5. **Application RZM22-001**– A request by Blackston Development to rezone ±4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

a. Continued per applicant request

6. **<u>Application PP21-002</u>** Green Forest Commons – A request by Hardy Land, LLC for approval of 12 townhomes located on ±2.02 acres zoned R-5, Mixed Residential off West Five Notch Road, TPN 005-19-06-005.

a. Consideration of the Major Subdivision Preliminary Plat and waiver request by the Commission

Mrs. McKie recused herself from this application.

Mr. Paradise stated that this application is for a 12 townhome subdivision that is zoned R-5. The applicant is requesting a waiver from Section 14.19 of the development code relating to the connectivity ratio for a small subdivision. The design does not comply with Figure 14-2 or 14-3 for a one access subdivision with a close or cul-de-sac at the end.

Mr. Key asked about the cul-de-sac and if It could be accomplished if doing a variance for setbacks. Mr. Bigger asked about the approval covering both things for the connectivity. The subdivision is not big enough to do a traffic study.

Mr. Bo Slaughter with James Swift and Associates, representing Mr. Glynn Bruker, stated he wants to address the cul-de-sac. According to the international fire code, there is a minimum length of 150ft without requiring a cul-de-sac if an alternate backup and turn-around is provided. That is why the straight ahead is extended as far as it is so the fire truck can back up and turn and go back out.

Mr. Key wanted to know whether the road width is standard or wider for commercial vehicles. Mr. Slaughter stated the roads are standard. Mr. Carter asked about street parking and whether the road is wide enough for street parking and through traffic access. Mr. Slaughter stated the streets can accommodate passing between cars parked on the street. Mr. Bigger asked about pulling out of the neighborhood in the early morning. It was stated that no one has tried to see how the traffic is at that time of day. Mr. Slaughter explained they will have small yards.

Mr. Key made a motion for approval of the Green Forest Commons subdivision and Mr. Bigger offered a second. The motion was approved unanimously.

7. **<u>Application PP22-001</u>** Village Square Townhomes – A request by Graham Brewton, LLC for approval of 77 townhomes located on ±8.19 acres off Stephens Farm Lane in the Sweetwater Planned Development, TPN 010-15-07-002.

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

Mr. Paradise stated this is application for 77 townhomes located off Stephens Farm Lane, which is referred to as the Snelling Tract, and the applicant is not asking for any waivers. Charlie Hall with Benesch stated Village Square Townhomes is planned as a 77 single-story townhome development. There was some discussion regarding open space and the PD revisions made in 2021. Commissioners also questioned the traffic and if it might need a traffic light. Mr. Hall stated that this could be a discussion with SCDOT and the City. Mr. Key made a motion to approve Village Square Townhomes and Mr. Harbeson made the second motion. It was approved unanimously.

8. **<u>Application SP21-007</u>** KIA – A request by S&H Enterprises for approval of an automobile sales and repair business located on ±16.54 acres zoned TC, Thoroughfare Commercial and within the HC, Highway Corridor Overlay District, 5425 Jefferson Davis Highway, TPNs 013-15-02-001 and 013-20-03-004.

a. Consideration of the Major Site Plan and waiver request by the Commission – Mr. Harbeson recused himself. Mr. Paradise stated that the proposed KIA dealership is going in the old Toyota building. They are proposing to build a new two story 44,000 sq ft dealership and automobile repair center. This is a major site plan review because the building is over 40,000 sq ft and the applicants are requesting a waiver from Section 10.6 and 10.7 for landscape areas. The applicant requests relief from the small street trees and the parking lot area. Approval would result in a reduction of 16 small street trees and the applicant is proposing to use large trees and shrubs along the front grouped together to maintain visibility of the site. They have already been to the BZA requesting some changes to the Highway Corridor Overlay District landscaping and lighting requirements. Alexandra Reynolds, Landscape Architect and JLA representing the applicant, stated the property is subject to 3 layers of landscape. The developer is putting in 2 of the 3 requirements but asking to omit the small trees. This request is only for the Jefferson Davis side only.

Mr. Key made the first motion and Mrs. McKie made the second motion. The application was approved unanimously subject to the following conditions and waivers:

1. Final approval is subject the combination of TPNs 013-15-02-001 and 013-20-03-004.
2. The waiver request from NADC Section 10.6, Table 10-7, Perimeter Landscaping for parking lot areas is granted.
3. The waiver request from NADC Section 10.7.4, Street Trees is granted.

9. **Application CONPL22-001** Highland Springs – A request by Auro Divine Development, LLC for preliminary review of concept plans for TPNs 011-11-02-001, 022-17-01-001, and 011-10-07-006 consisting of ±1247 acres of land commonly referred to as the "Blanchard Tract" or "Highland Springs" and roughly bound by Old Sudlow Lake Road, Belvedere Clearwater Road, I-520, and Ascauga Lake Road.

Mr. Paradise stated this is a sketch plan review for Highland Springs formerly known as the Blanchard Tract. It is a Planned Development that was approved some years ago and never moved forward. There is new interest in this development. They are taking out the golf course that was approved. Lance Cheely with Cranston Engineering stated the developers want to follow the approved Planned Development as much as possible. A modification is required because I-520 was not in existence when the PD was approved. They have repositioned the layout to work with the interstate. They will have connectivity to several roads. There will be all types land uses in different areas of the development. Mrs. McKie spoke about preserving natural parks. Mrs. Crawford asking about the development phases. There was some discussion about road connections.

The Commission asked that the plans for this development look at the interconnectivity, traffic, sidewalks, walkability and greenspace before bringing the design back to the Planning Commission for review.

10. **Staff Report**

a. January and February Performance Reports

Mr. Paradise let the commissioners know about the combined meeting with City Council planned for March 23rd and stated that some of the commissioners attended the SCAPA conference in Camden on March 11th. The development code rewrite is moving forward and going to the steering committee for review in the next few weeks.

11. **Adjourn** – The meeting was adjourned at approximately 7:40p.m.

Respectfully Submitted,

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

Department of Planning and Development

Project Staff Report
RZM22-001 401 W Five Notch Rd
Prepared by: Kuleigh Baker
Meeting Date: April 20, 2022

SECTION 1: PROJECT SUMMARY

Project Name	401 W Five Notch Rd
Applicant	Blackston Development
Address/Location	401 W Five Notch Rd
Parcel Numbers	A ±2.72 portion of 005-19-02-031
Existing Zoning	CR, Critical Area
Overlay	NA
Traffic Impact Tier	2
Proposed Use	Townhouses
Proposed Zoning	R-7, Small Lot, Single-Family Residential
Future Land Use	Low Density Residential

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:

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 originally mailed to property owners within 200 feet of the subject property on February 25, 2022. The property was posted with the required public notice on March 2, 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 March 2, 2022. At the applicant's request, the application was continued to the April Meeting. 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 March 28, 2022. The property was posted with the

required public notice on March 30, 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 March 30, 2022.

SECTION 4: SITE HISTORY

The subject parcel is vacant. A driveway crosses the parcel to provide access to a single-family residence located on the parcel directly East. The property is intended to be used for a future townhouse development. The applicant is requesting to rezone a ±2.72 ac portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot Single-Family Residential to facilitate the subdivision. The neighboring parcel, TPN 005-19-02-001, must be zoned R-7 at the time of annexation, subject to Planning Commission review and recommendation to City Council and subsequent zoning map amendment.

SECTION 5: EXISTING SITE CONDITIONS

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Low Density Residential	CR, Critical Area
North	Public School	Institutional, Government, and Public Facilities/Low Density Residential	P, Public Use/Outside City Limits
South	Single-Family Residential	Low Density Residential	R-10, Medium Lot, Single-Family Residential
East	Single-Family Residential	Low Density Residential	Outside City Limits
West	Single-Family Residential	Low Density Residential/Parks, Recreation, Open Space, and Conservation	R-14, Large Lot, Single-Family Residential/Outside City Limits

Access – The property currently has access from West Five Notch Road. There is a curb cut along the East side of West Five Notch Road between Pinion Road and Ponderosa Drive that bisects the property and provides access to a single-family residence at 401 West Five Notch Road.

Topography – The lowest portions of the property are located near the Southwest corner along W Five Notch Rd. The property slopes from the Northeast to Southwest.

Utilities – Water is available along West Five Notch Road. An existing wastewater line runs through the property.

Floodplain – A portion of TPN 005-19-02-031 is located within a Zone AE regulatory floodway as indicated on FEMA FRIM Panel 45003C0312E. The northern portion of the property that this application is subject to is outside of that area.

Drainage Basin – The parcel is located in the Pole Branch Basin. Pole Branch Basin is one of the City's largest basins with a mix of high and medium density residential, high density commercial, and light industrial areas including several major traffic corridors. Overall water quality sampling results within the basin are good. Stream channel integrity in the basin is poor, making it a critical Priority 1 basin. The stream channel is not effective at transporting stormwater loads during heavy storm events and is subject to failing banks and sediment deposition, bank instability and flooding, and channel widening. Pole Branch passes through a significant portion of the Southern piece of TPN 005-19-02-031 and cuts through the neighboring parcel, TPN 005-19-02-001.

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 requested rezoning is approximately 2.72 acres.

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 Map shows this parcel as Low Density Residential. The Comprehensive Plan and the City of North Augusta's Stream Water Quality Assessment reports support adherence to a 25 ft natural stream buffer and for projects to be mindful of the long-term sustainability, preservation, and protection of both stream integrity and water quality. The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population. While the property is not easily connected to other residential developments in the area, it does provide an opportunity for residents to access the Greeneway from West Five Notch Road as an alternate route to downtown North Augusta (Strategy 7.3).

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 mostly residential development. The property is located to the south of Mossy Creek Elementary School. There is a gas station and convenience store nearby. The proposed rezoning is compatible with nearby development.

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

      Any negative effects on traffic flow will be mitigated prior to construction. The overall townhouse development will require a Traffic Impact Analysis (TIA) to be submitted as required by NADC §8.7 for consideration with any major subdivision preliminary plat application.

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

      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 major subdivision preliminary plat approval. This application may be approved subject to the deferral of development until all public facilities are deemed available and adequate. Staff does not anticipate any issues with the provision of utilities.

   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 Board of Zoning Appeals, as applicable. Guest parking and recreational vehicle parking must be addressed.

   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.

The area of this parcel located within the Zone AE (100 Year) Floodway is subject to frequent flooding during heavy storm events. On several occasions, the stream bank has flooded West Five Notch Road. The portion of TPN 005-19-02-031 in the floodway should remain zoned CR, Critical Area. Any development will be required to meet all state standards for runoff capture and treatment. The City Floodplain Manager will review plans for conformance with the City's Floodplain Management Standards to ensure appropriate construction practices to minimize any vulnerabilities during flood events. 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 significant recent zoning changes; however, West Five Notch has seen significant growth over the last several years, with several large residential developments accessing the road. The road is also an important thoroughfare to commercial and residential developments along Bergen Road, Austin Graybill Road between I-20 Exit 1 and 5. 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 will consist of single-family townhouses. The proposed residential use provides additional housing options in this part of the City. Open spaces and green spaces provided in the plan allow additional recreational opportunities. The proposed 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).**

   The current zoning classification of CR, Critical Area significantly restricts development. The purpose of the district is to preserve wetlands for stormwater management. The portion of TPN 005-19-02-031 in the floodway will remain zoned CR, Critical Area.

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

There are currently a mix of housing types and densities along West Five Notch Road. The proposed townhomes would be compatible with existing multifamily and single family homes in the vicinity.

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 CR, Critical Area since the adoption of the Official Zoning Map with the 2008 North Augusta 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 CR to R-7 will diversify the available land for market-driven uses. There are not many large, undeveloped parcels within the City Limits in the surrounding area.

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

    Prior to the adoption of the 2008 North Augusta Development Code, the property was zoned R-2 on the Official Zoning Map. Based on the proximity to the existing CR zoning and floodplain boundaries, the zoning does not appear to have been in error at adoption.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that the portion of TPN 005-19-02-031 located in the floodway should remain zoned CR, Critical Area and that rezoning from CR, Critical Area to R-7, Small Lot, Single-Family Residential be limited to the ±2.72 acre portion at the North.

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
8. Assessment 28
9. FIRM Panel
10. Site Photos

cc Blackston Development, via email

Cranston Engineering, via email

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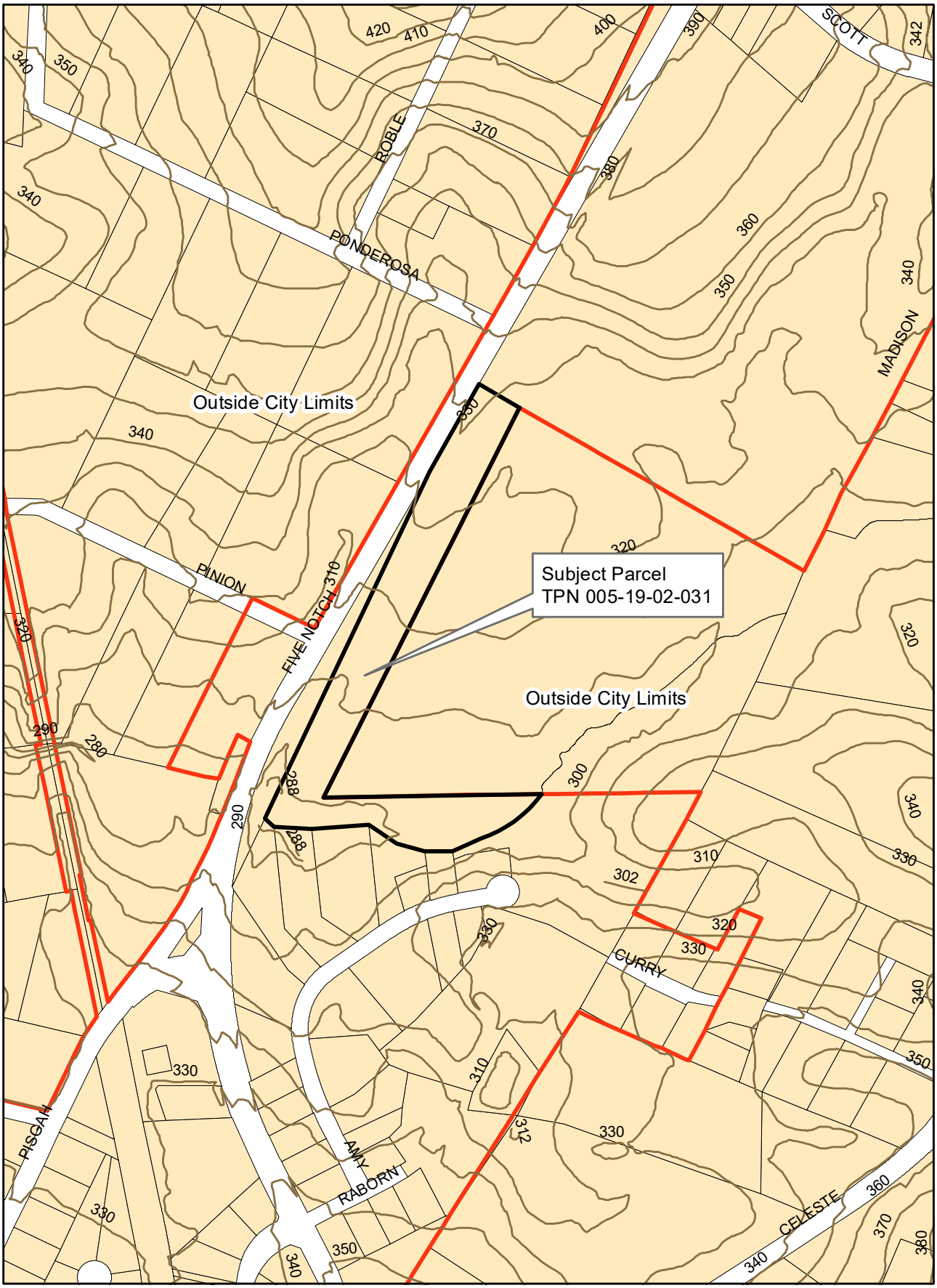
North Augusta
South Carolina's Riverfront

Aerial Map
RZM22-001
a portion of TPN 005-19-02-013

Date: 3/2/2022



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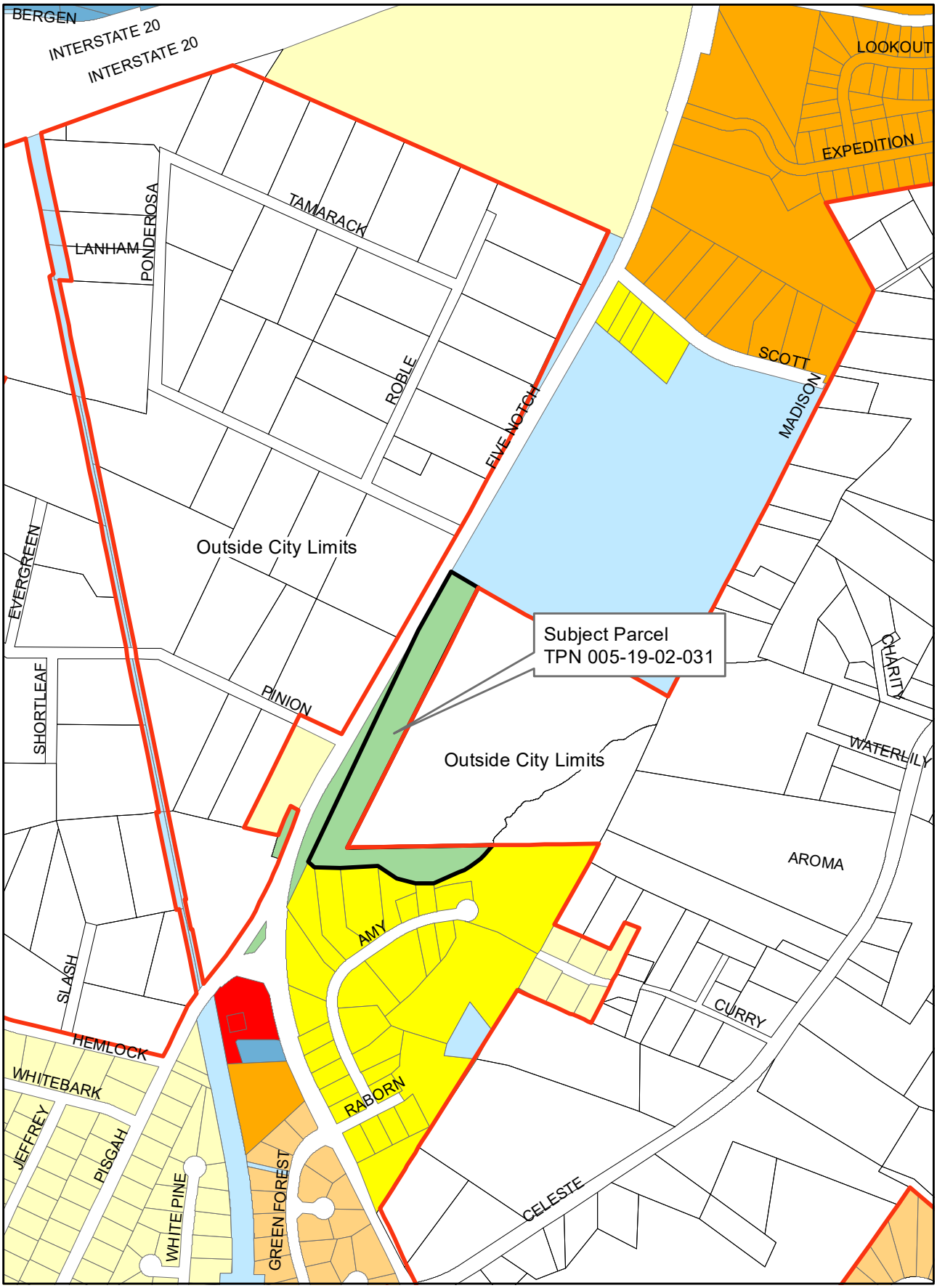
North Augusta
South Carolina's Riverfront

Topography Map
RZM22-001
a portion of TPN 005-19-02-013

Date: 3/2/2022



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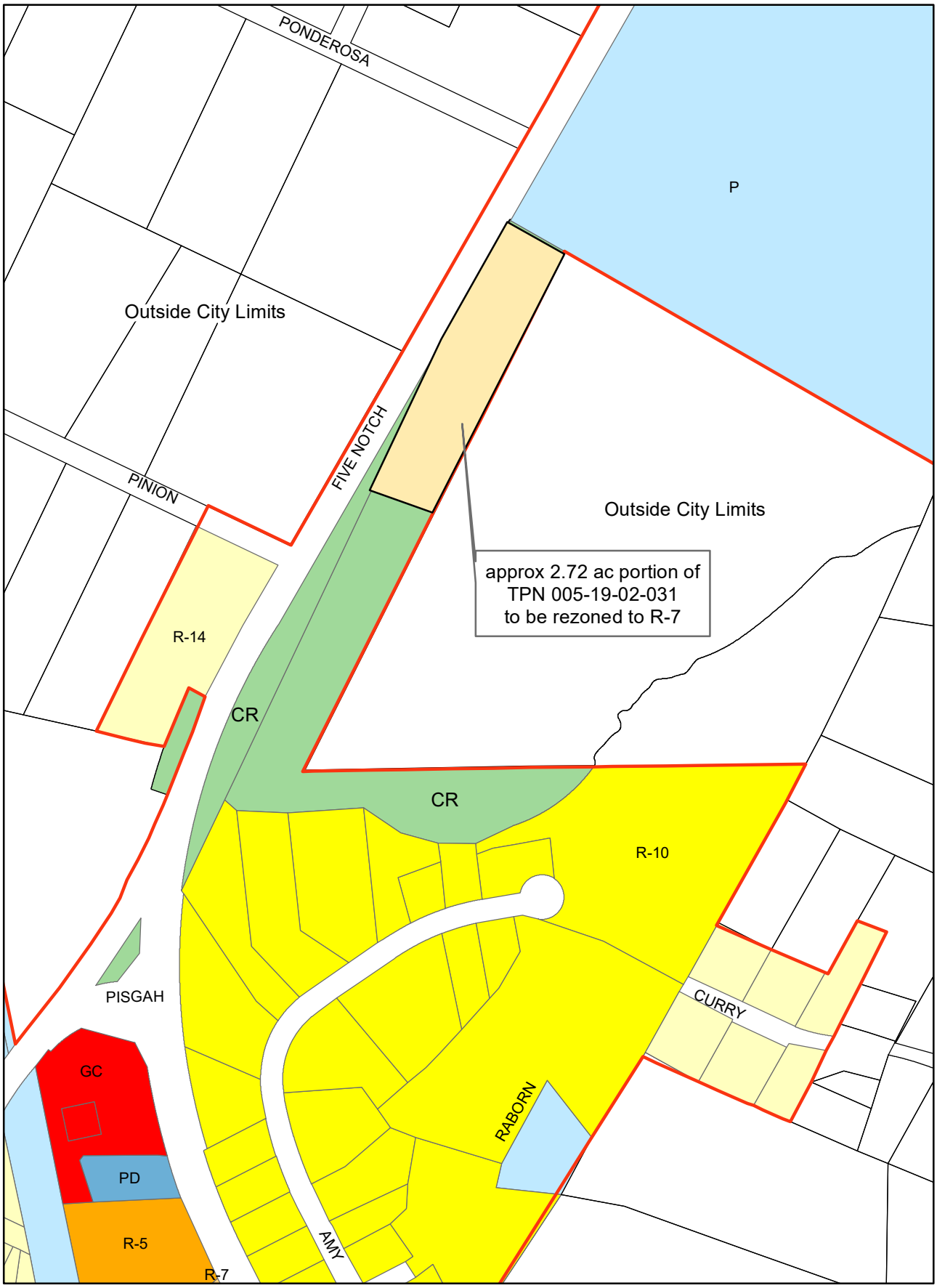
North Augusta
South Carolina's Riverfront

Current Zoning Map
RZM22-001
a portion of TPN 005-19-02-013

Date: 3/2/2022



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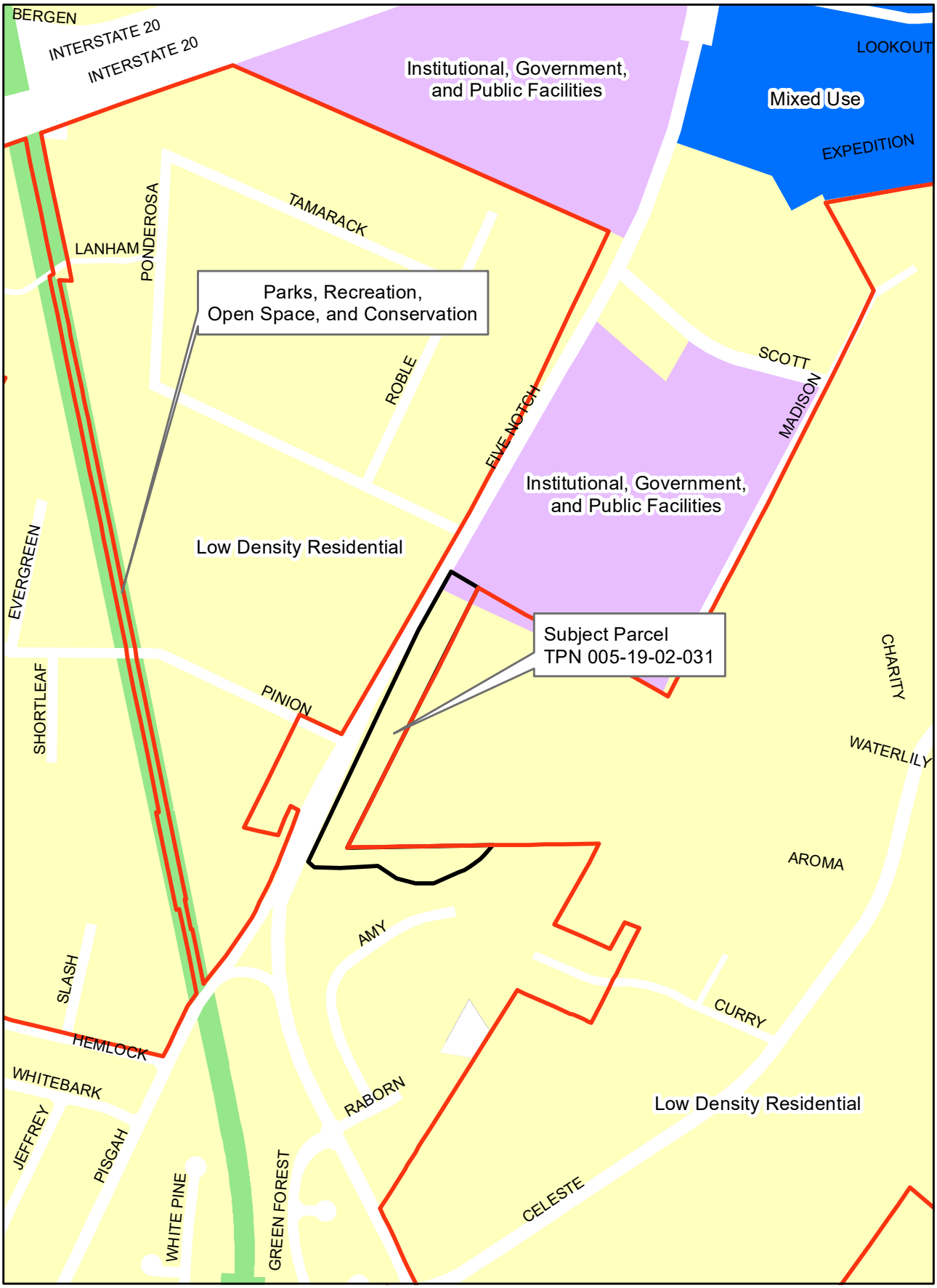
North Augusta
South Carolina's Riverfront

Proposed Zoning Map
RZM22-001
a portion of TPN 005-19-02-013

Date: 4/13/2022



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North Augusta
South Carolina's Riverfront

Future Land Use Map
RZM22-001
a portion of TPN 005-19-02-013

Date: 3/2/2022

March 28, 2022

RE: A request by Blackston Development to rezone approximately 4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within the notification area of the proposed project.

Dear North Augusta Property Owner or Current Resident:

Blackston Development has submitted a request to rezone approximately 4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

The North Augusta Planning Commission will hold a public hearing to consider the rezoning application at 7 p.m., on Wednesday, April 20, 2022, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. **Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.**

Documents related to the application will be available after April 13, 2022 in the offices of the Department of Planning and Development, Municipal Center, 2nd Floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. **Residents and property owners interested in expressing a view on these cases are encouraged to attend the meeting, or provide written comments via email to planning@northaugusta.net by Noon (12 p.m.) on Wednesday, April 20, 2022.**

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on March 30, 2022. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

Thomas L. Paradise
Director of Planning and Development

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, April 20, 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 application:

RZM22-001 – A request by Blackston Development to rezone approximately 4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

RWN22-001 – A request by Parker Augusta, LLC to establish the street names Hydrangea Row, Leo Crossing, Gillette Place, Calvin Terrace, and Ethan Court in the proposed River Falls Apartment Complex. The request affects approximately 16.06 acres off West Martintown Road zoned R-5, Mixed Residential, TPN 001-20-02-008.

Documents related to the application will be available for public inspection after April 13, 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 this case 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

North Augusta
South Carolina's Riverfront

Staff Use

Application Number BZM22-001 **Date Received** 2-14-2022

Review Fee 250.00 **Date Paid** 2-14-2022

1. **Project Name** _____

   Project Address/Location 401 W. Five Notch Road N.A. SC 29841

   Total Project Acreage 4.39 Tract A **Current Zoning** CR

   Tax Parcel Number(s) 005-19-02-031

2. **Applicant/Owner Name** Blackston Development **Applicant Phone** 803 341 9159

   Mailing Address 25 Sylvan Rd

   City North Augusta **ST** SC **Zip** 29860 **Email** chad@blackstoncustomhomes.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** Cranston Engineering **License No.** _____

   Firm Name _____ **Firm Phone** 706 722 1588

   Firm Mailing Address 452 Ellis Street

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

   Signature _____ **Date** _____

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. _____ 2/11/22
   Applicant or Designated Agent Signature **Date**

   Chad Blackston
   Print Applicant or Agent Name

Designation of Agent

Please type or print all information

North Augusta
South Carolina's Riverfront

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

Staff Use Only

Application Number RZM22-001

Date Received 2-14-2022

1. **Project Name** _____

   Project Address/Location 401 W. FIVE NOTCH RD. NORTH AUGUSTA, SC 29841

   Project Parcel Number(s) 005-19-02-031 005-19-02-001

2. **Property Owner Name** Barbara Andrews Ross and Coni E Sansom as **Owner Phone** 803-827-1776 Home; 803 221 6761 Barbara Cell; 803 278 3702 Coni Home; 706-830-2378 Coni cell

   Mailing Address PO Box 7749

   City North Augusta **ST** SC **Zip** 29861 **Email** bcsansom@aol.com BOBBIEAND3@GMAIL.COM

3. **Designated Agent** Chad Blackston

   Relationship to Owner None

   Firm Name Blackston Custom Homes LLC **Phone** 803 341 9159

   Agent's Mailing Address 25 Sylvan Rd

   City North Augusta **ST** SC **Zip** 29860 **Email** Chad@blackstoncustomhomes.com

   Agent's Signature [signature] **Date** 1/25/2022

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

   Barbara A. Ross
   Coni E. Sansom
   Owner Signature

   1/20/2022
   Date

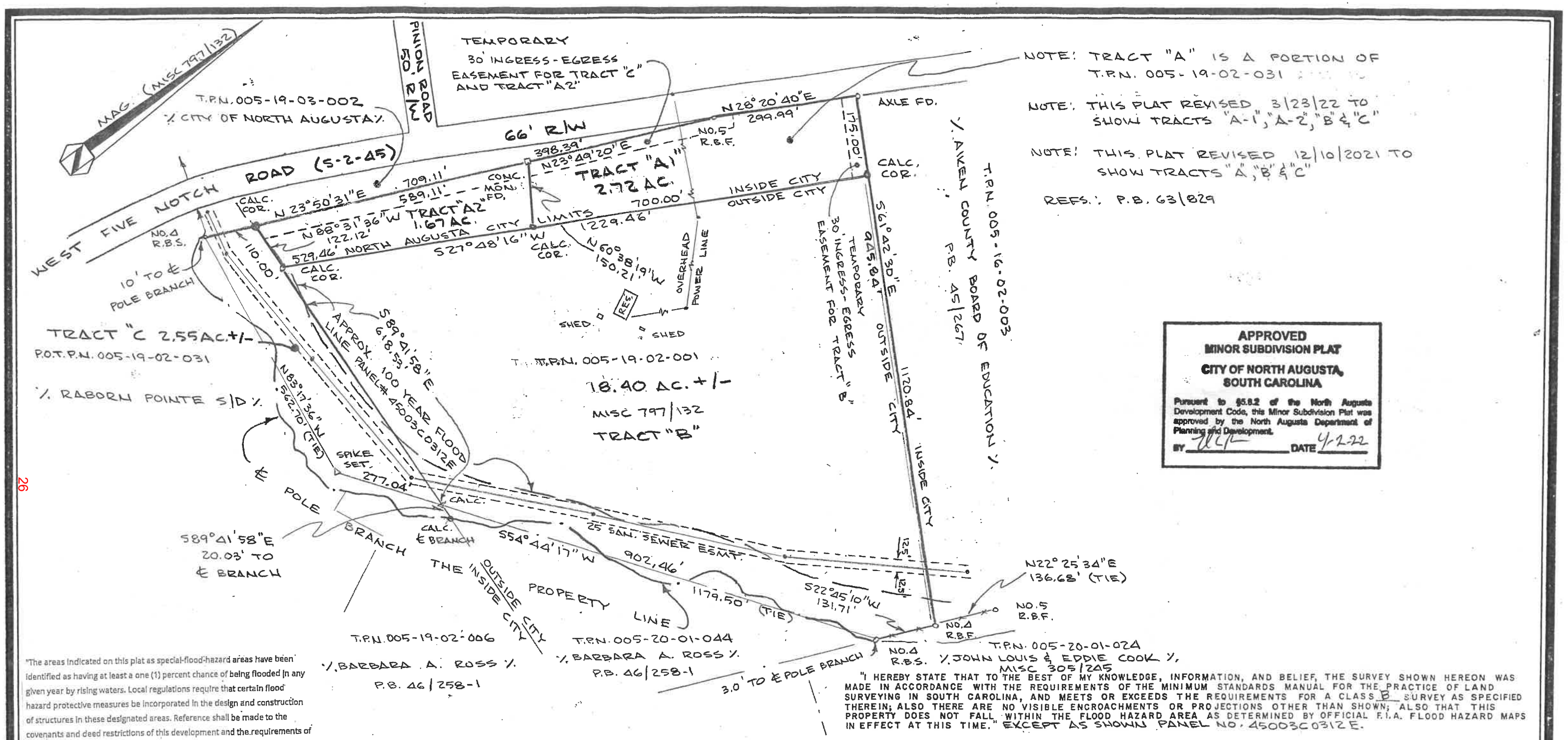
5. **Sworn and subscribed to before me on this** _____ **day of** _____, **20** ____.

SITE NARRATIVE

Five Notch Townhomes

The developer, Blackston Development, intends to develop townhomes on the property located at 401 Five Notch Road. The 25 acre tract is also referred to as tax map/parcel numbers 005-19-02-031 and 005-19-02-001. The development will consist of 107, single-story residential units. The property will be accessed from Five Notch Road by a single, full-service driveway located at the northern corner of the property. The current concept call of 9.15 acres of open space that will provide some amenity to the development while also preserving the environmental corridor along the existing creek to the south and west. Stormwater will be collected by a series of storm drains and directed to the proposed detention facility on the low side of the property. The project will contain landscaping along the exterior boundary as needed to meet the regulations of the City of North Augusta.

The proximity to Mossy Creek Elementary and other schools, the existing utility access, and the surrounding vacant properties make this an attractive location for the development.



NOTE: TRACT "A" IS A PORTION OF T.P.N. 005-19-02-031

NOTE: THIS PLAT REVISED 3/23/22 TO SHOW TRACTS "A-1", "A-2", "B" & "C"

NOTE: THIS PLAT REVISED 12/10/2021 TO SHOW TRACTS "A", "B" & "C"

REFS.: P.B. 63/829

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

Pursuant to §5.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Planning and Development.

BY _____ DATE 4-2-22

"The areas indicated on this plat as special-flood-hazard areas have been identified as having at least a one (1) percent chance of being flooded in any given year by rising waters. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the covenants and deed restrictions of this development and the requirements of the Aiken County Building Codes."

"In addition, Federal or State law may require mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated special-flood-hazard areas."

"Aiken County originally adopted the Flood Insurance Program by Ordinance No. 86-6-47."

NOTE: THIS PLAT REVISED 2/15/22 TO CORRECT LINE DISTANCE. THIS PLAT SUPERSEDES PLAT RECORDED P.B. 63, PG. 751.

NOTE: THIS PROPERTY CONTAINS WETLANDS WHICH HAVE NOT BEEN LOCATED OR DELINEATED ON THIS PLAT.

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN; ALSO THAT THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY OFFICIAL F.I.A. FLOOD HAZARD MAPS IN EFFECT AT THIS TIME." EXCEPT AS SHOWN PANEL NO. 45003C0312E.

SOUTH CAROLINA REGISTERED No. 7259 LAND SURVEYOR WILLIAM H. McKIE, III

Wm H McKie

PLAT FOR
BARBARA ANDREWS ROSS & CONI E. SANSOM
SHOWING 25.34 AC. +/- ON FIVE NOTCH ROAD. LOCATED IN NORTH AUGUSTA.

AIKEN COUNTY SOUTH CAROLINA

GRAPHIC SCALE: 200 100 0 200 400 600 FEET

SCALE: 1" = 200

SURVEYED: W.H.M.

WILLIAM H. McKIE, III P.L.S.
P.O. BOX 6812 N. AUGUSTA, S.C. 29841
PHONE: (803) 279-6277

DATE: 2/5/21

DRAWN: W.H.M.

PROJECT DATA

OWNER: BARBARA ANDREWS ROSS & CONI E. SANSOM
ADDRESS: 401 FIVE NOTCH ROAD
TMP: 005-19-02-031 & 005-19-02-001
ACREAGE: 25.09 ACRES
DESIRED ZONING: R-7
SETBACKS:
FRONT: 5' MIN./25' MAX.
SIDE: 5'
REAR: 15'
NO. OF UNITS: 107
OPEN SPACE: 9.15 ACRES

CONCEPT PLAN

FOR

FIVE NOTCH RD TOWNHOMES

BASED ON PLAT FOR BARBARA ANDREW ROSS & CONI E. SANSOM
PREPARED BY WILLIAM H. McKIE, III, DATED FEBRUARY 5, 2021.

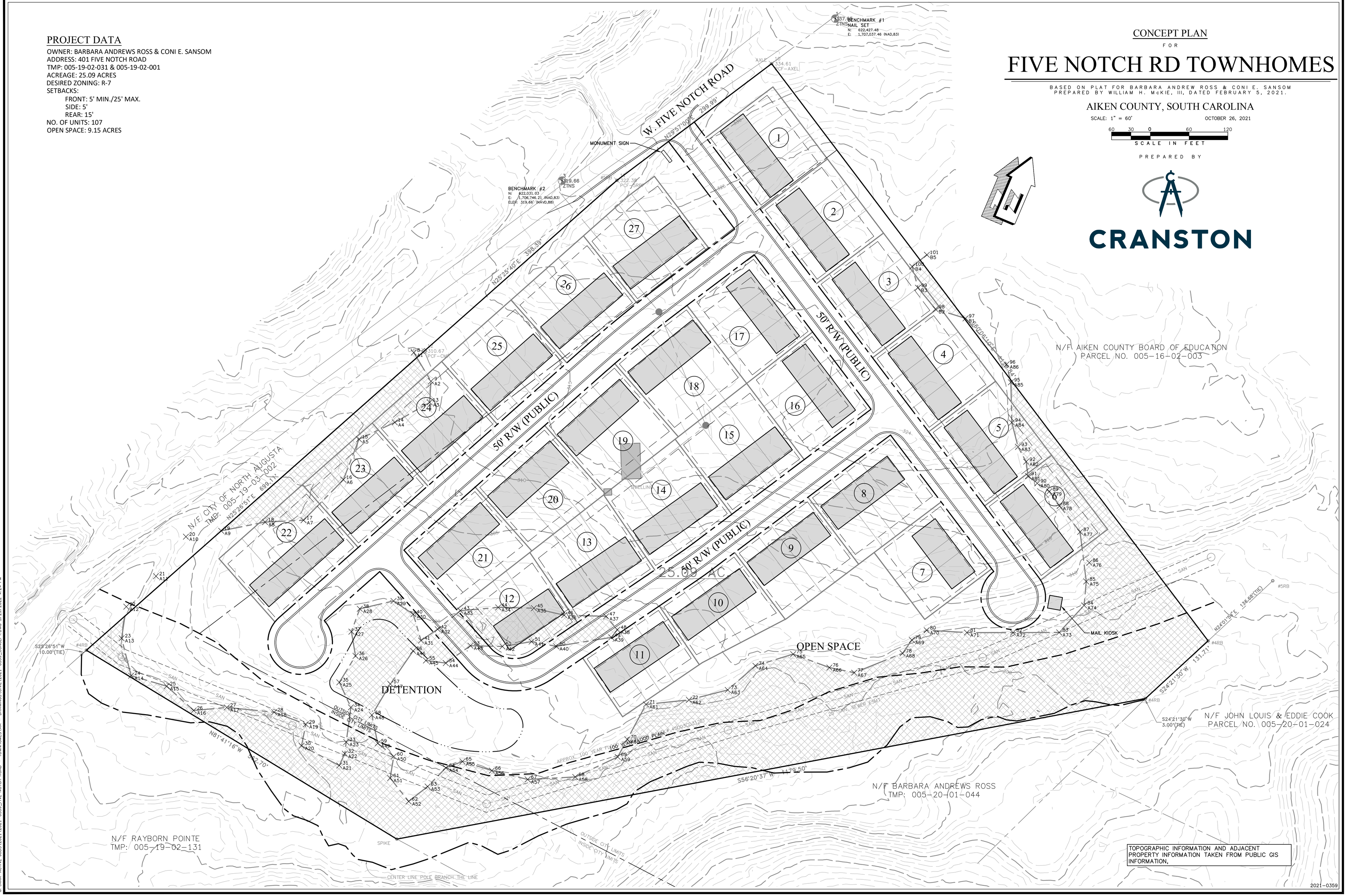
AIKEN COUNTY, SOUTH CAROLINA

SCALE: 1" = 60' OCTOBER 26, 2021

60 30 0 60 120
SCALE IN FEET

PREPARED BY

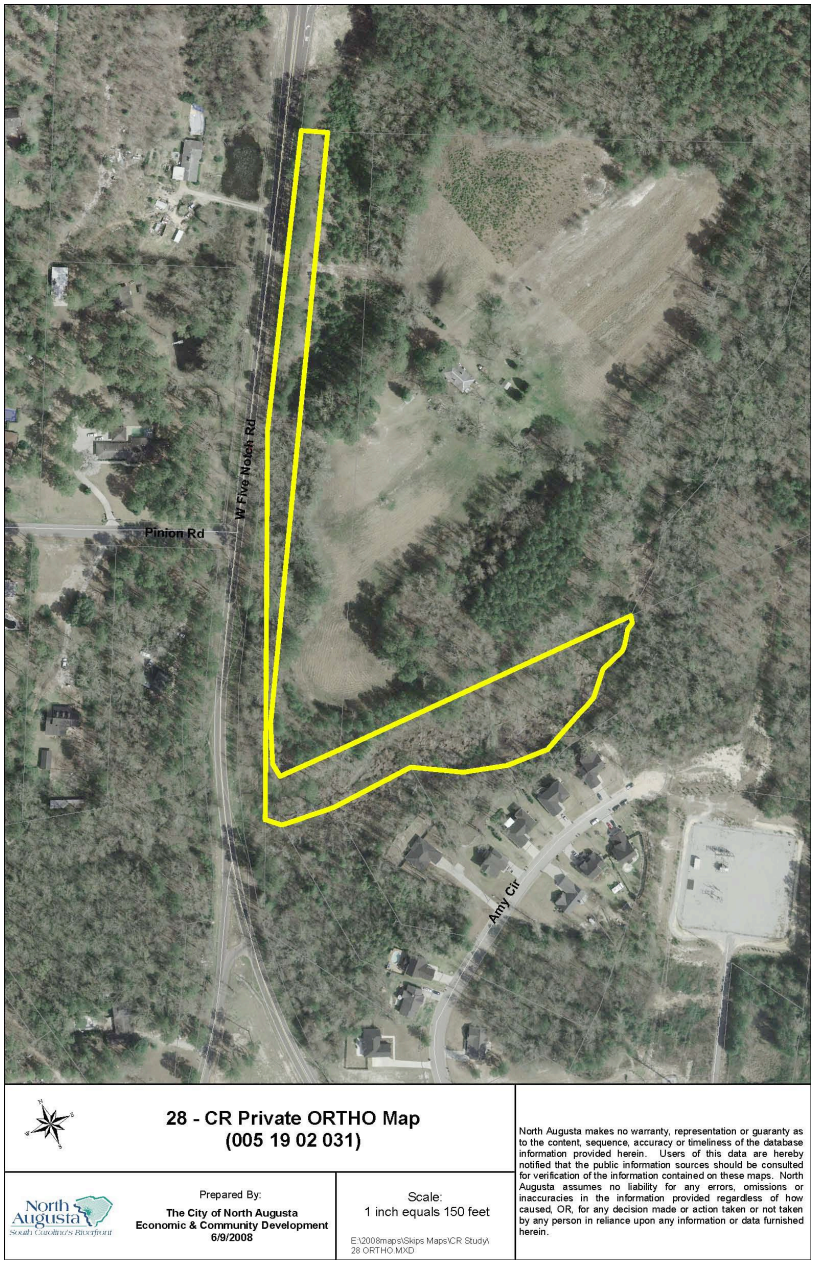
CRANSTON



TOPOGRAPHIC INFORMATION AND ADJACENT PROPERTY INFORMATION TAKEN FROM PUBLIC GIS INFORMATION,

2021-0359

G:\AAA-ACTIVE JOBS\2021\2021-0359_FIVE NOTCH ROAD - TOWNHOMES\AA - DRAWINGS\CIVIL\2021-0359_CONCEPT.DWG 3/29/2022 4:24 PM



Parcel Number: 005-19-02-031
Description: This 6.63-acre parcel along W Five Notch Road is privately owned. This parcel includes two streams that converge at the southwestern portion of the property to form a portion of the Pole Branch drainage. Both streams carry large volumes of stormwater. This is a critical drainage basin for the City of North Augusta and serves as the upper reaches of one of the city's largest watersheds.

Recommendation: This parcel is critical due to drainage and cannot be further developed.

National Flood Hazard Layer FIRMette

FEMA

81°58'1"W 33°32'33"N

81°57'23"W 33°32'3"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2022 at 1:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Department of Planning and Development

Project Staff Report
RWN22-001 River Falls Apartments
Prepared by: Kuleigh Baker
Meeting Date: April 20, 2022

SECTION 1: PROJECT SUMMARY

Project Name	River Falls Apartments Street Naming
Applicant	Parker Augusta, LLC
General Location	Off West Martintown Road near Exit 1
Parcel Number	001-20-02-006

SECTION 2: GENERAL DESCRIPTION

On March 8, 2022, the Planning and Development Department received an application from Parker Augusta, LLC requesting the street names Hydrangea Row, Leo Crossing, Ethan Court, Gillette Place, and Calvin Terrace. A temporary construction address was previously assigned as 1122 West Martintown Road. Establishing street names for the drives inside the proposed apartment complex is necessary to assign individual addresses to each apartment unit.

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 March 28, 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 March 30, 2022. The property was posted with the required public hearing notice sign on March 30, 2022.

SECTION 5: HISTORY

The Planning Commission approved an application for project number SP18-002 for an apartment complex to be known as River Falls. At the time of site plan approval, a temporary construction address was assigned off West Martintown Road. The applicant proposes the road names Hydrangea Row, Leo Crossing, Ethan Court, Gillette Place, and Calvin Terrace for the drives inside the apartment complex to facilitate addressing for individual units. The requested names have been reserved by Aiken County E-911/Addressing.

SECTION 6: STAFF RECOMMENDATION

Staff recommends street names Hydrangea Row, Leo Crossing, Ethan Court, Gillette Place, and Calvin Terrace for approval.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Application Documents

Application for Development Approval

Please type or print all information

North Augusta
South Carolina's Riverfront

Staff Use

Application Number _____ Date Received _____

Review Fee _____ Date Paid _____

1. Project Name RIVER FALLS APARTMENTS

   Project Address/Location 1122 WEST MARTINTOWN ROAD

   Total Project Acreage 16.13 Current Zoning R-5

   Tax Parcel Number(s) 001-20-02-006

2. Applicant/Owner Name PARKER AUGUSTA, LLC Applicant Phone 910 280 0063

   Mailing Address 10 53RD ST 18TH FLOOR

   City NEW YORK ST NY Zip 10022 Email bill@capefearcommercial.com

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

4. Engineer/Architect/Surveyor _____ License No. _____

   Firm Name _____ Firm Phone _____

   Firm Mailing Address _____

   City _____ ST ____ Zip _____ Email _____

   Signature _____ Date _____

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. _____ 3/7/22
   Applicant or Designated Agent Signature Date

   WILLIAM W. SCHOETTELKOTTE
   Print Applicant or Agent Name

North Augusta
South Carolina's Riverfront

Aerial Map
RWN22-001
TPN 001-20-02-006

N
W E
S

0 0.015 0.03 0.06 0.09 Miles

Date: 3/23/2022

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, April 20, 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 application:

RZM22-001 – A request by Blackston Development to rezone approximately 4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

RWN22-001 – A request by Parker Augusta, LLC to establish the street names Hydrangea Row, Leo Crossing, Gillette Place, Calvin Terrace, and Ethan Court in the proposed River Falls Apartment Complex. The request affects approximately 16.06 acres off West Martintown Road zoned R-5, Mixed Residential, TPN 001-20-02-008.

Documents related to the application will be available for public inspection after April 13, 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 this case 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.

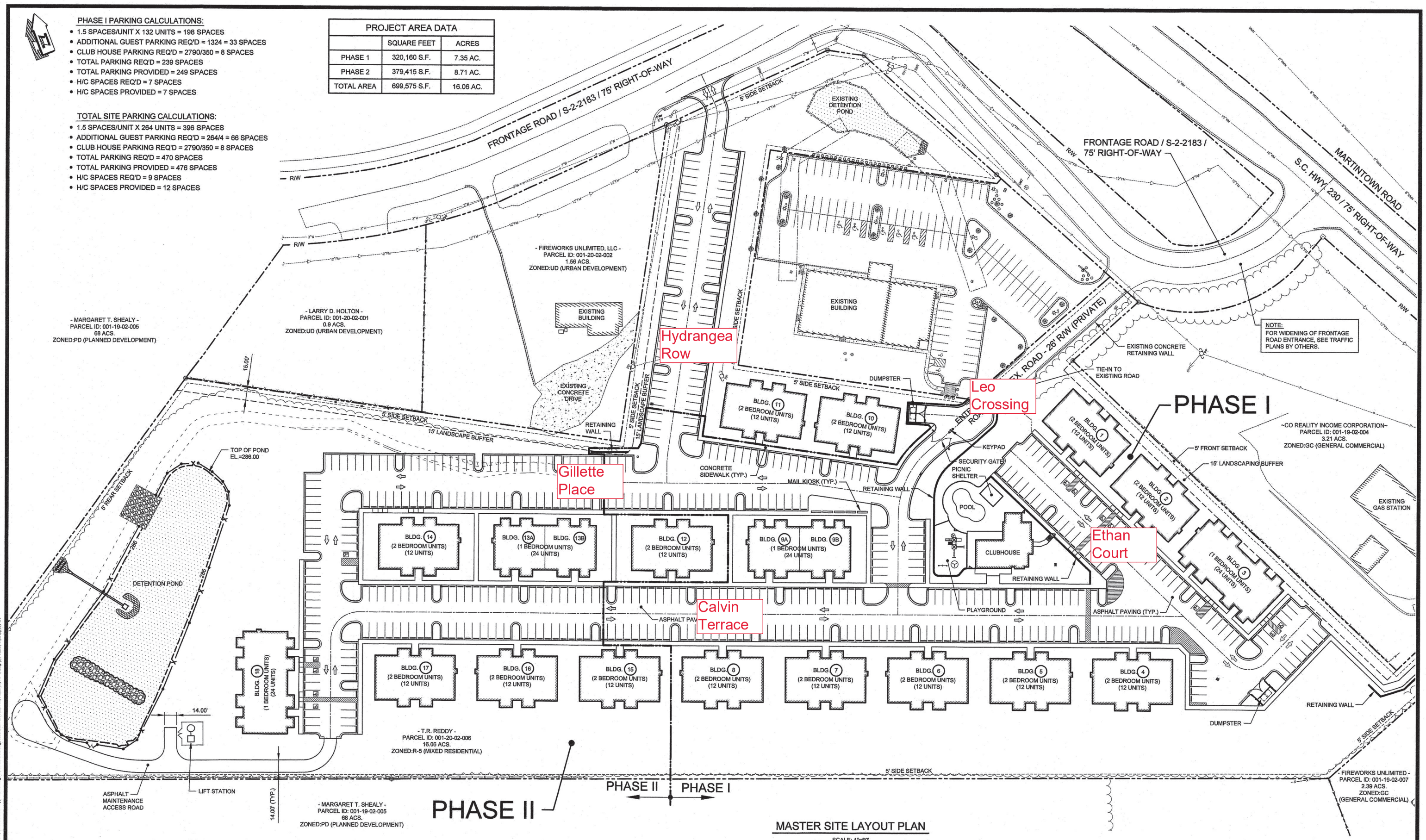
PHASE I PARKING CALCULATIONS:

- 1.5 SPACES/UNIT X 132 UNITS = 198 SPACES
- ADDITIONAL GUEST PARKING REQ'D = 1324 = 33 SPACES
- CLUB HOUSE PARKING REQ'D = 2790/350 = 8 SPACES
- TOTAL PARKING REQ'D = 239 SPACES
- TOTAL PARKING PROVIDED = 249 SPACES
- H/C SPACES REQ'D = 7 SPACES
- H/C SPACES PROVIDED = 7 SPACES

TOTAL SITE PARKING CALCULATIONS:

- 1.5 SPACES/UNIT X 264 UNITS = 396 SPACES
- ADDITIONAL GUEST PARKING REQ'D = 264/4 = 66 SPACES
- CLUB HOUSE PARKING REQ'D = 2790/350 = 8 SPACES
- TOTAL PARKING REQ'D = 470 SPACES
- TOTAL PARKING PROVIDED = 476 SPACES
- H/C SPACES REQ'D = 9 SPACES
- H/C SPACES PROVIDED = 12 SPACES

PROJECT AREA DATA		
	SQUARE FEET	ACRES
PHASE 1	320,160 S.F.	7.35 AC.
PHASE 2	379,415 S.F.	8.71 AC.
TOTAL AREA	699,575 S.F.	16.06 AC.



MASTER SITE LAYOUT PLAN

SCALE: 1"=50'

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 13274 DANIEL K. RICKABAUGH

SOUTH CAROLINA ZIMMERMAN EVANS AND LEOPOLD, INC. C00148 CERTIFICATE OF AUTHORIZATION

NO.	DATE	REVISION	BY	APVD
1	1/15/21	REVISED BUILDING LAYOUT, PARKING AND POND	SWH	DKR

ZEL — ENGINEERS —

Zimmerman, Evans and Leopold, Inc.
435 Telfair Street, Augusta, Georgia 30901
Office - 706-724-5627 Fax - 706-724-5789
www.zelengineers.com

T.R. REDDY, I-20 INVESTORS, LLC

RIVER FALLS APARTMENTS - PHASE I
NORTH AUGUSTA, SOUTH CAROLINA

MASTER SITE LAYOUT PLAN

0 1 IF THIS BAR DOES NOT MEASURE 1" DRAWING IS NOT TO LABELED SCALE

DESIGNED	DKR	REF.	1802-01	DWG NO.
DRAWN	SWH	DATE	JUL 2019	C02
QC		SCALE	1"=50'	

J:\2018\1802 TR Reddy\1802-02 River Fall Apartments, Construction Support\Drawings\1802-02 C02.dwg, 3/29/2021 5:07:12 PM, Hillman, HP Designjet T2500 Roll 2.pc3, 1:1

DEPARTMENT OF PLANNING AND DEVELOPMENT

TOMMY PARADISE
DIRECTOR

MONTHLY REPORT
FOR
March 2022

City of North Augusta

Department of Planning and Development

Monthly Report for March 2022

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
Administrative	**Incoming**	**Outgoing**	**Incoming**	**Outgoing**	**Incoming**	**Outgoing**	**Incoming**	**Outgoing**
Total Phone Calls	**593**	**395**	**1521**	**779**	**607**	**873**	**1,633**	**1,346**
Development Applications	**Received**	**Approved**	**Received**	**Approved**	**Received**	**Approved**	**Received**	**Approved**
Subdivisions								
Major Subdivision Plans (PP)	0	0	1	0	2	1	5	2
Planned Acres	0	0.00	0	0.00	0.00	3.86	0.00	18.18
Planned Lots	0	0	0	0	0	27	0	104
Minor Subdivision Plats (MP)	2	0	4	2	5	6	9	8
Platted New Lots	0	0	0	0	7	8	0	0
Major Subdivision Plats (FP)	0	2	2	2	0	1	0	4
Platted Acres	177.72	0.00	177.72	177.72	0.00	40.11	0.00	64.98
Platted Lots	162	162	162	162	0	76	0	160
Site Plans								
Minor Site Plans (MSP)	2	1	4	1	1	1	3	3
Major Site Plans (SP)	0	0	0	0	1	0	2	1
Site Plan Modification (SPM)	0	0	0	0	0	0	0	0
Total Site Plan Acres	15.09	0.00	15.09	0.00	30.65	1.69	103.75	72.79
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	0	0	1	0	1	0
Annexations								
Annexation Agreements Received	0	0	0	0	0	0	0	0
Annexation Cases (ANX)	0	0	0	0	2	0	2	0
Approved by City Council	0	0	0	0	0	0	0	1
Parcels	0	0	0	0	0	0	0	1
Acres	0	0	0	0.00	0	0	0	0.23

City of North Augusta

Department of Planning and Development

Monthly Report for March 2022

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)	0	0	1	0	1	0	1	0
Parcels	0	0	0	0	1	0	1	0
Acres	0	0.00	0.00	0.00	51.20	0.00	51.20	0.00
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	0	1
Other								
Certificates of Zoning Compliance (CZC)	13	13	47	45	21	21	46	43
Zoning Confirmation Letters (LZC)	3	3	7	7	2	2	9	6
Residential Site Reviews	18	18	18	18	50	50	119	119
Sign Permits (SN)	8	8	14	14	0	0	6	6
Right of Way Naming (RWN)	1	0	0	0	0	0	0	0
Right of Way Abandonment	0	0	0	0	0	0	2	1
Planning Projects (PROJ)	0	0	0	0	3	2	8	2
Communications Towers (CT)	0	0	0	0	0	0	0	0
Conditional Use Permits (CU)	1	1	3	2	1	2	5	5

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
Appeals	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Variances	4	4	6	4	0	0	1	2
Special Exceptions	0	0	0	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	0
Waivers	1	1	1	1	0	1	0	2

City of North Augusta

Department of Planning and Development

Monthly Report for March 2022

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	$2,442.98	$7,906.46	$6,134.68	$10,429.68
Appeals	$1,000.00	$1,757.77	$0.00	$250.00
Maps/Publications	$0.00	$0.00	$0.00	$0.00
Special Review Fees	$0.00	$0.00	$0.00	$0.00
Total Fees	**$3,442.98**	**$9,664.23**	**$6,134.68**	**$10,679.68**

* Not yet recorded

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
Code Enforcement	**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	2	8	28	31	8	7	24	11
Property Leins/Contractor Mitigation	0	0	0	0	0	0	2	2
Swimming Pools	0	0	0	0	0	0	0	0
Recreational Vehicles/RV/Boat/Utility Trailers	6	5	11	10	2	1	11	5
Illegal Vehicles	1	6	16	20	10	4	21	6
Commercial Vehicles/Equipment	1	1	1	1	0	0	0	0
Temporary Signs	73	73	183	183	0	73	159	232
Landscape Inspections	15	15	45	45	27	27	45	45
Structure Demolitions	0	0	0	0	0	0	2	2
Citation/Summons Issued	0	0	0	0	0	0	0	0

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

March 2022 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B22-0114	011 05 12 009	Plandwell INC	6006 Bakerville Lane	R7	3/1/2022	New Residential Construction
B22-0119	005 05 12 004	W.D. Kelley	145 Bonhill Street	PD	3/1/2022	Shed Building
B22-0129	001 12 15 011	Bill Beazley Homes Inc.	854 Lynbrook Ct	PD	3/7/2022	New Residential Construction
B22-0134	003 16 13 003	Graybeal LLC	1010 Westo St	PD	3/9/2022	New Residential Construction
B22-0138	001 12 15 010	Bill Beazley Homes Inc.	848 Lynbrook Ct	PD	3/9/2022	New Residential Construction
B22-0139	006 17 07 002	Linda & Roland Mignone	916 W Woodlawn Ave.	R14	3/11/2022	Storage Shed
B22-0142	003 08 03 002	Janson LLC	809 Jackson Ave	R14	3/14/2022	Laundry Room Addition
B22-0144	006 19 05 102	Janson LLC	4056 Fieldcrest Dr	R10	3/14/2022	Sunroom Addition
B22-0152	001 12 14 011	Bill Beazley Homes Inc.	843 Lynbrook Court	PD	3/21/2022	New Residential Construction
B22-0154	010 13 12 010	Southern Siding & Windows	240 Andrews Br	PD	3/21/2022	Screened Porch Addition
B22-0156	010 13 01 022	Southern Siding & Windows	120 Andrews Br	PD	3/21/2022	Covered Patio Addition
B22-0162	003 08 05 012	Shelia Roker	806 Hasting Place	R14	3/25/2022	Addition to Living Room
B22-0172	010 11 07 011	Winchester Commercial Group LLC	4116 Candleberry Garden	PD	3/30/2022	New Residential Construction
B22-0173	010 11 07 012	Winchester Commercial Group LLC	4122 Candleberry Garden	PD	3/30/2022	New Residential Construction
B22-0174		Winchester Commercial Group LLC	4128 Candleberry Garden	PD	3/30/2022	New Residential Construction
SP22-0002	002 11 02 087	Pete Alewine	169 Secton Circle	R14	3/17/2022	Swimming Pool

SP22-0004	007 15 03 014	Pete Alewine	125 Elm St	R14	3/23/2022	Swimming Pool
SP22-0005	007 20 02 001	Peachtree Pools	477 E Shoreline Dr	PD	3/24/2022	Swimming Pool

Sign Permits

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN22-008	007 10 09 006	D'Luxury Hair Bar	109 Jackson Ave	D	3/2/2022	Sign Permit
SN22-009	011 07 01 014	Quick Trip	930 Edgefield Rd	GC	3/15/2022	Sign Permit
SN22-010	010 18 10 001	Your Storage Units	522 Corktree Bend	GC	3/15/2022	Sign Permit
SN22-011	007 16 01 003	Sprint Foods #744	525 E Martintown Rd	GC	3/23/2022	Sign Permit
SN22-012	006 16 02 005	Pizza Hut	1812 Georgia Ave	GC	3/29/2022	Sign Permit

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC22-032		Carol Scarborough	Loveable CC		3/1/2022	Zoning Compliance
CZC22-033	010 14 12 006	Xiu Ming Zheng	Crasy Buffett	PD	3/2/2022	Zoning Compliance
CZC22-034	007 07 11 053	Melody Thomas	Luv Mels Lemonade	OC	3/7/2022	Zoning Compliance
CZC22-035	013 17 14 001	Tonia Stoney-Yusif	House of Sukai LLC	TC	3/9/2022	Zoning Compliance