

# Planning Commission



## Minutes for the Thursday, November 18, 2021, Regular Meeting

### *Members of the Planning Commission*

Dr. Christine Crawford

*Chair*

Bob Bigger

Leonard Carter, Jr.

Bob Clark

Timothy V. Key

JoAnn McKie, Vice Chair

Larry Watts

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

1. **Call to Order** – 7:00 p.m.
2. **Roll Call** – Present at the meeting were Chairman Dr. Christine Crawford, Vice Chair JoAnn McKie, Commissioners Larry Watts, Bob Bigger, Len Carter, Bob Clark, and Timothy Key
3. **Approval of Minutes** – October 21, 2021 Study Session and Regular Meeting Motion was made by Len Carter and second by Larry Watts. The minutes were approved unanimously.
4. **Confirmation of Agenda** No changes to the agenda as printed per Mr. Paradise
5. **Consideration of Comprehensive Plan Update Recommendation**
  - a. **Consideration of Comprehensive Plan Update** The Revised Comprehensive Plan was approved to give to City Council. Larry Watts made the motion and Bob Bigger the second motion.
6. **Application RZM21-006** – A request by Second Providence Baptist Church to rezone approximately 1.63 acres located along Old Edgefield Road and Aiken Avenue, TPNs 006-20-06-

003, 006-20-06-004, 006-20-06-005, and 006-20-06-006 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

Mr. Paradise explained that the four lots need to be rezoned to General Commercial. The lots need to be in the same zoning area to be combined. This is so the church can expand its parking lot and church complex which is the first step to happen. Then Site plan for the expansion is the next step for approval. Mrs. JoAnn McKie thinks the property is well maintained and that the idea of expansion is good idea. Mr. Watts wants to know if rezoning is necessary for the church and would it impact areas around it. Mr. Watts does not think it will be a negative impact. Mr. Paradise stated that he did a review and looked into how it would affect properties around it and it meant all the requirements.

- a. Public Hearing - No comments for the public
- b. Consideration of Application RZM21-006 by Commission. Mr. Clark made the motion and it was seconded by Mr. Bigger. It was unanimously approved except for Mr. Key who recused himself because he is a member of the church.

**7. Application RWN21-001** – A request by McKie Property Development, LLC to rename a portion of ROW from Napal Drive to Rachel Branch in the Forrest Bluff Subdivision. The application affects approximately 0.5 acres, TPN 006-11-03-196.

Mr. Paradise explained back in October planning approved a preliminary site plan for Mckie Development LLC. The Napal Drive is about 100 feet and has no address and is a sub out street for future developments. So to make things line up for the subdivision the Napal Drive needs to be renamed to Rachel Branch for addressing and the 911 system. Jason Whintler is with the Mckie Property Development LLC. And will answer any questions the public or commissioners have at this time.

- a. Public Hearing there are no public comments
- b. Consideration of Application RWN21-001 by Commission.

Mr. Key made the motion and Mr. Watts made the second and it was unanimously voted to rename Napal Drive to Rachel Branch for the Forrest Bluff Subdivision. Mrs. JoAnn McKie recused herself from the vote on this change.

**8. Application ANX21-006** – A request by Adams Brothers Properties, LLC. to annex approximately 43.9 acres located along Martintown Road, TPN 106-00-00-041, to be zoned R-10, Medium Lot, Single-Family Residential and R-7, Small Lot, Single-Family Residential.

Mr. Paradise stated the applicate wants to annex into the city for this property. There are 9 acres that would be zoned R-7 so that it could be duplexes and small patio homes. The property will not be zoned for apartments. The other 34.1 acres will be zoned R-10 which is single family residential homes. But at this time we do not have any site plans for the development. Mr. Bigger talked about a buffer between neighborhoods and there is no connection into Oakcreek from this subdivision. There is also question about sewer out in this area and to have city sewer the property has to be in the city. Therefore, the property needs to be annexed into the city. Bobby Bagwell who is representing Adams Properties as well as Prather Corporation came forward to answer any questions.

- a. Public Hearing Mr. Paul Bunch spoke that he didn't understand why this is being considered without site plans. Mr. Bunch also stated he likes it the way it is and he doesn't want to be in a neighborhood. Mr. Bagwell stated that site plans can't be made until they get property annexed. Question came up about Edgefield water and if that was a problem. Mr. Paradise explained that it was understood that Edgefield would provide the water and North Augusta provide the sewer.
- b. Consideration of Application ANX21-006 by Commission. Mr. Key made the motion for annexation with the requested zoning and second motion was made by Mr. Carter. It was unanimously decided for recommendation for the zoning and annexation for this property. Mr. Watts and Mrs. Mckie recused themselves from the vote on this project.

## 9. Staff Report

- a. October Performance Report Mr. Paradise looked at the monthly report and stated that there were lack of approvals and next month will be busy. The staff is still working on the Development Code rewrite with consultants. The Department is working to get a traffic and pedestrian study done downtown and waiting for the SCDOT to approve this. This study is a traffic calming in the downtown area and making it more pedestrian friendly.

## 10. Adjourn Meeting adjourned at 8:00pm

Respectfully Submitted,



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