

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 Stanley 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

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "T. Paradise".

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