

Planning Commission



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

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Leonard Carter, Jr.

Jesse Elliott

Rett Harbeson

Timothy V. Key, Vice Chair

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** – June 15, 2022 Regular Meeting
4. **Confirmation of Agenda**
5. **Application RZM22-002** – A request by R. Greg Kenrick to rezone approximately 10.73 acres located along Bergen Road West, TPNs 001-15-02-002 and 001-19-03-001 from PD, Planned Development to TC, Thoroughfare Commercial.
 - a. Public Hearing
 - b. Consideration of the Rezoning request by the Planning Commission
 - c. Recommendation to City Council

Agenda for the Wednesday, July 20, 2022, Regular Planning Commission Meeting

6. **Staff Report**

a. June Performance Report

7. **Adjourn**

Planning Commission



Minutes for the Wednesday, June 15, 2022, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Jesse Elliott

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** – Members present were commissioners Tim Key, JoAnn McKie, Rett Harbeson, Bob Bigger, Jesse Elliott, Len Carter and Chairman Dr. Christine Crawford.
3. **Approval of Minutes** – May 18, 2022 Study Session and Regular Meeting

The minutes from the May 18 meeting were approved unanimously.
4. **Confirmation of Agenda** There were no changes to the agenda.
5. **Application PDM22-001 Bluegrass Place** – A request by SC North Augusta Buena Vista, LLC for a Major Modification to the Planned Development General Development Plan for Bluegrass Place. The request affects ±51.8 acres zoned PD, Planned Development, TPNs 007-16-13-001, 007-12-12-006, 007-12-12-007, 007-12-12-005, and 007-12-12-009, located between East Martintown Road and East Buena Vista Avenue.

Mr. Paradise stated that this project was presented about 6 months ago. The developer now needs to make some changes to the project. The changes are significant enough that it will need to go to City Council for 2 readings. The plan has two areas, tract E & F. Tract E is for single family detached and tract F is single family attached. The developer would request that tract E would be changed from single family detached to allow single family homes be constructed on one lot of record. Which would be 52 units which then would be rentals. The other request is that Tract F be changed from single family attached to allow single family attached to be constructed on lot of record, which would be 85 units. Also the deletion of the dead end road between tract A and the stormwater area. The removal of the dead end road and move connector road it would increase the area for tract A. The developer is asking that tract A have a maximum front setback of 140 feet instead of 25 feet. So that they can get the parking lot and planning strip between the apartments and the spine road. The building elevations for A, B and F which are multi-family would be required to follow the development code. Also behind the apartments there will be a big storm drain improvement. They also want a medium width perimeter parking lot to be changed from 15 feet to 5 feet for landscape.

Robert Wright is representing the developer for the homes being built that will be rentals only. His first thing was the road alignment is simply carrying the road to the northern side to lot C which is a professional area and allows for a right in and out. Which allows more access to areas B & C. Which area B is a senior living facility and area C is a professional area. It also allows more access for the Mexican restaurant. The other item is deleting dead end road which was going to connect to Goldman St. The big thing is the modification of E & F areas. The single family would have 3 and 4 bedrooms and the apartments would be 1 to 2 bedrooms. The homes would be higher end homes. The cost of renting a home would be about \$2000 a month. They will also have a landscape company to keep up all the yards for these homes. They discussed the roads and it not being a cut through road for traffic. Mrs. McKie asked that an 8-foot fence be put between the school and apartments. Mr. Harbeson also asked that they have a buffer at the backside.

The apartments are a separate from the homes being built but the developer is not present at the meeting to answer the questions. Mr. Paradise read an email from the developer of the apartments due to his absence.

- a. Public Hearing - There were no comments from the public.
- b. Consideration of the Planned Development modification request by the Planning Commission. Mr. Key made the first motion and Mr. Carter made the second motion. It was recommended to city council with the condition of an 8-foot privacy fence be installed between the school and apartments. It passed with 6-1 vote with Chairman Crawford in opposition.

- c. Recommendation to City Council – This application was recommended to go to City Council with the following requirement. That there be an 8- foot privacy fence installed between the school and apartments.
6. **Application PDM22-002 Highland Springs** – A request by John Beeson for a Major Modification to the Planned Development General Development Plan for Highland Springs (AKA the Blanchard Tract). The request affects ±1,368 acres zoned PD, Planned Development, TPNs 011-11-02-001, 011-10-07-006, and 022-17-01-001, roughly bound by Edgefield Road, Ascauga Lake Road, I-520, Belvedere-Clearwater Road, and Blanchard Road.

Mr. Paradise stated that the request is for a major modification to the Highland Springs Planned Development. The developer has meet with staff and discussed ideas and in his opinion, the project would be good for the city. The development would also go by the code of development that is used now in certain sections. The original development was going to have a lot more homes and apartments but that will change to less of both. The setback will be 20-feet and the height restrictions will be in the guide lines by the code now. They will dedicate every 700-feet of gross acre to the city for parks but that will also be up to the council to decide on at a later time. The developer wanted to have more flexibility on the front loaded garages for the homes. The spine road which is a 4 lane road but it would be 2 lanes with a with 12 foot planted median, a turn lane would be provided at all the intersections and also include a 5- foot sidewalk on one side and an 8- foot multi- purpose walk on the other. All neighborhood roads would have sidewalks on both sides of road. These are the major changes for this development. There will be other items required as the development gets started.

Lance Cheely is the engineer speaking on the project. The plan is largely unchanged from the original plan from 2003. There was a golf course but that is not in the new plan. Mr. Cheely went over the different sections stating what would be in those sections. He also discussed the roads. There will be different phases of this project. The first phase will be around the Sudlow Lake Road area.

- a. Public Hearing - Sonya Patton who lives on Blanchard has concerns about traffic. She should like to know where the eight roads are going.

Ronnie Nash asked about the stakes put up in his yards and is this an access road to this subdivision. Is Barclay Estates going to be tied into this development?

Herman Jackson is concerned is it Old Sudlow or Sudlow Road with the eight access road?

Don Drzewoszewski has a question on who is going to be his neighbor? What is going to be on buffer or easement? Also he wants to look over the code from 2003. Sarah Lynch and she is concerned about the reduction of the buffer area?

Mr. Cheely addressed about Blanchard Road and that there is no entrance through Blanchard Road. The Sudlow Lake Road will not be part of the project. The buffers will be 40-foot natural buffer in the residential area and commercial will have 50 foot. There are 8 exit locations.

b. Consideration of the Planned Development modification request by the Planning Commission

c. Recommendation to City Council - Mr. Key made the first motion and Mr. Harbeson made the second. The application was unanimously approved.

7. **Application PP20-010 Rivernorth, Phase 4** – A request by Riverside Partners, LP for approval of 57 single-family residential lots on a ±25.85 acre tract off River North Drive, TPN 014-00-02-179, zoned PD, Planned Development.

Mr. Paradise stated that last year there was an application or a preliminary plat but the issue was stormwater runoff. The developer has reconfigured the roads and cul de sac in the center. It is different with the modifications and it needed to come back to planning commission again for approval.

Mark Green is the engineer representing the developer. There is no detention on this project. The issue with backup is related to the river elevation. It is in a flood plain but does have to meet FEMA and Building standards for the city. They have added a storm drain.

a. Consideration of the Major Subdivision Preliminary Plat by the Commission
Mr. Key made the first motion and Mr. Carter made the second motion. It was approved unanimously for the preliminary plat.

8. **Staff Report**

a. May Performance Report- Mr. Paradise stated still working on Development Code and City Council has approved the Comprehensive Plan so the new plan is now in effect.

9. **Adjourn** Meeting was adjourned at 9:00 pm

Minutes for the Wednesday, June 15, 2022, Regular Planning Commission Meeting

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'T. L. Paradise', is written above the typed name.

Thomas L. Paradise, Director
Secretary to the Planning Commission

Department of Planning and Development



Project Staff Report

RZM22-002 107 Bergen Rd W

Prepared by: Kuleigh Baker

Meeting Date: July 20, 2022

SECTION 1: PROJECT SUMMARY

Project Name	107 Bergen Rd W
Applicant	R. Greg Kenrick
Address/Location	107 Bergen Rd W
Parcel Numbers	001-15-02-002 and 001-19-03-001
Existing Zoning	PD, Planned Development
Overlay	HC, Highway Corridor
Traffic Impact Tier	3
Proposed Use	Gas Station and Service Center, Convenience Store
Proposed Zoning	TC, Thoroughfare Commercial
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:

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 July 1, 2022. The property was posted with the required public notice on July 6, 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 July 6, 2022.

SECTION 4: SITE HISTORY

The subject parcels are vacant and have never been developed. In 2015 there was a request to rezone the property from PD, Planned Development to GC, General Commercial. The application was withdrawn by the applicant.

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	Vacant/Utilities/Apartment	Mixed Use	PD, Planned Development/CR, Critical Areas/R-5, Mixed Residential
South	Transportation	Transportation/Mixed Use	PD, Planned Development
East	Transportation	Transportation/Mixed Use	PD, Planned Development
West	Vacant/Light Industrial	Mixed Use	PD, Planned Development/TC, Thoroughfare Commercial

Access – The property currently has access from Bergen Rd W and is bound by Martintown Rd and the I-20 W on-ramp at Exit 1.

Topography – The highest elevations are located at the Southwest portion of the site and slope down towards Bergen Rd, Martintown Rd, and the Interstate.

Utilities – Water and wastewater lines will have to be extended to the site. The parcels are currently outside the City of North Augusta water service area.

Floodplain – The parcel is located in an area of minimal flood hazard and not within a federally regulated floodplain.

Drainage Basin – The property is located within the Fox Creek Basin. The basin is primarily located at the edge of the City near the Edgefield County line. The area is primarily wooded with creeks and streams that flow into Gregory Lake and other smaller tributaries. Sampling results are good and the basin generally performs well during heavy rain events.

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 10.73 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 Mixed Use. The mixed-use classification definition in the Comprehensive Plan permits most residential, commercial, institutional, recreational, government and religious uses and is appropriate for areas adjacent to interstate highways, in this case I-20. Within the land use classification, zoning districts with substantially different standards may be located adjacent to each other. Staff feels the Thoroughfare Commercial zoning district requested matches this definition and complements adjacent uses located along Bergen Road West, including another parcel zoned TC to the Northwest of the subject property.

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 is mostly vacant at this time. The property is located to the south of the Willow Wick apartment complex across Martintown Road. There are some commercial and professional developments northwest of the site beyond the county line. Staff feels the Thoroughfare Commercial zoning district requested is compatible with the TC zoning of Insulation by Cohens nearby and to be expected next to a major Interstate exit.

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 development will require a Traffic Impact Analysis (TIA) to be submitted as required by NADC §8.7 for consideration with any major site plan and reviewed

by SCDOT. Special care should be taken to assure the safety of pedestrians and motor vehicle operators within the curved portions of Bergen Road West.

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.

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.

Stormwater will be required to meet City and SCDHEC standards at the time of site plan approval. Lighting must meet the commercial requirements for screening and maximum lumens prescribed in Article 7 at the time of site plan approval. Any waivers or variances to the code must be addressed by the Planning Commission or Board of Zoning Appeals, 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 property to the north was rezoned from PD, Planned Development to CR, Critical Areas in 2017 to serve as a nature preserve. Martintown Road is an important thoroughfare to commercial and residential developments between the North Augusta City Limits and Edgefield County line. Growth is trending towards Edgefield County as annexations occur.

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

The surrounding properties are primarily vacant and zoned PD, Planned Development without any governing General Development Plan. The Future Land Use Map designates the area as Mixed Use. Property to the East has been developed as an insulation contractor's office. There are other commercial enterprises located in the vicinity of the I-20/Martintown Road interchange.

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 PD, Planned Development requires a Planned Development General Development Plan to be adopted by City Council. When the property was zoned PD, no such document was produced to guide development on site. Rezoning provides an avenue for development of the site.

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 commercial uses along Martintown Road at Exit 1. The proposed gas station would be compatible with existing mix of uses along the West Martintown Road corridor.

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 PD, Planned Development 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 PD to TC will diversify the available land for market-driven uses. There are not many large, undeveloped parcels within the City Limits in the surrounding area with the exception of the Central Savannah River Land Trust's preserve.

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 PD on the Official Zoning Map. Based on the proximity to the interstate, the zoning does not appear to have been in error at adoption.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. The approval of a zoning map or text amendment does not authorize any development activity.

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 Greg Kenrick, via email

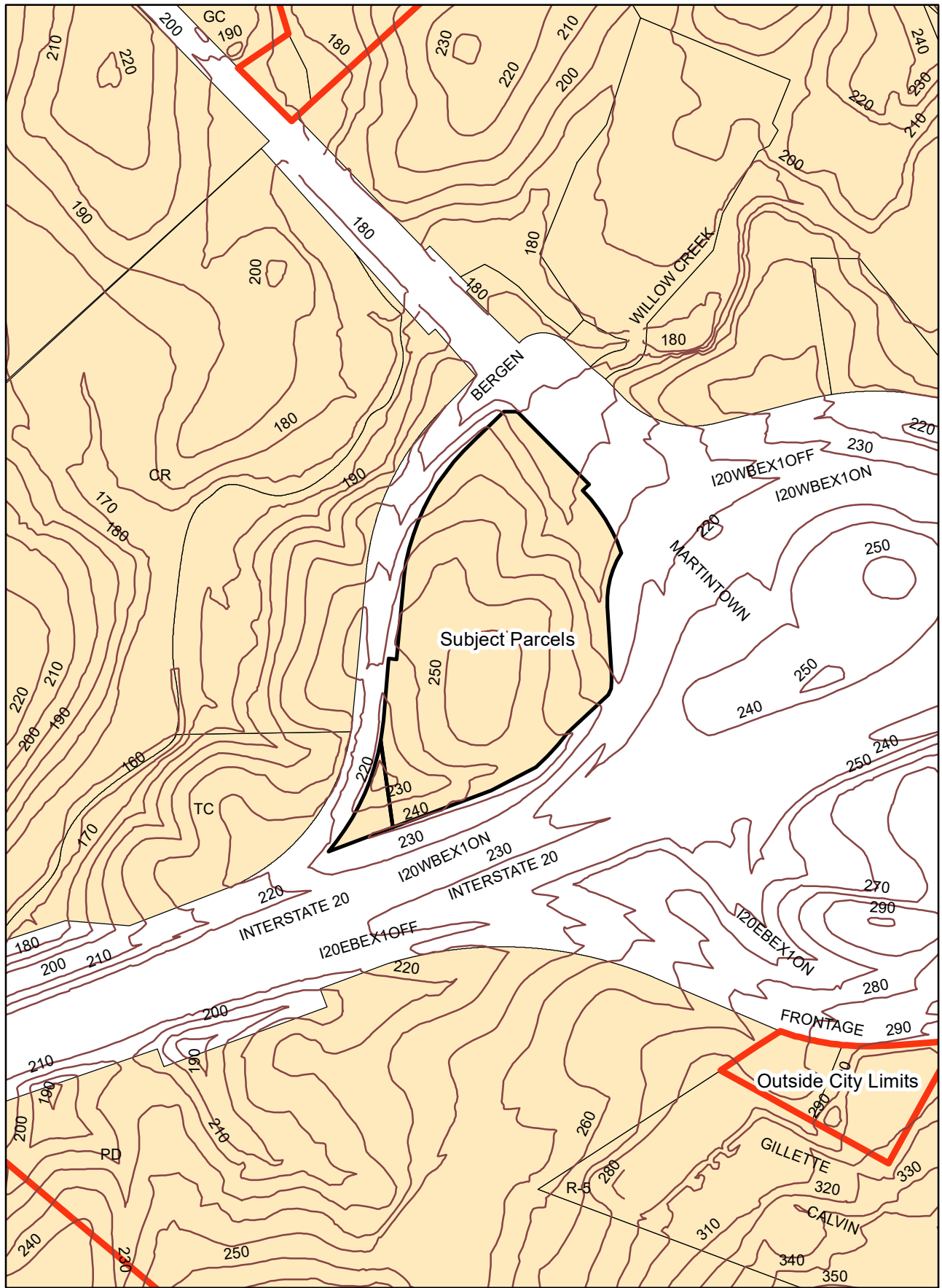


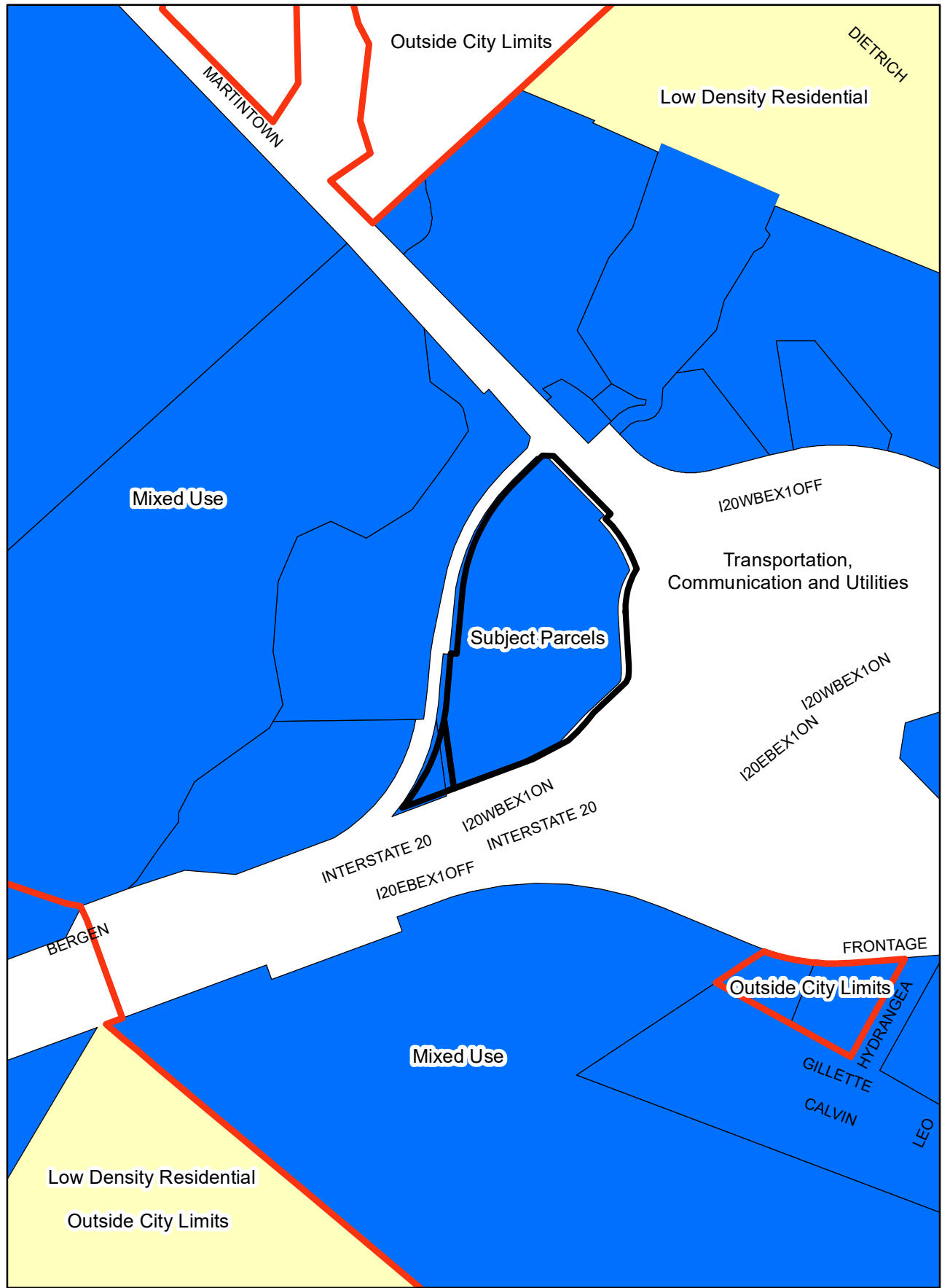
0 80 160 320 480 640

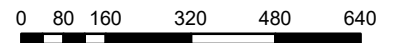
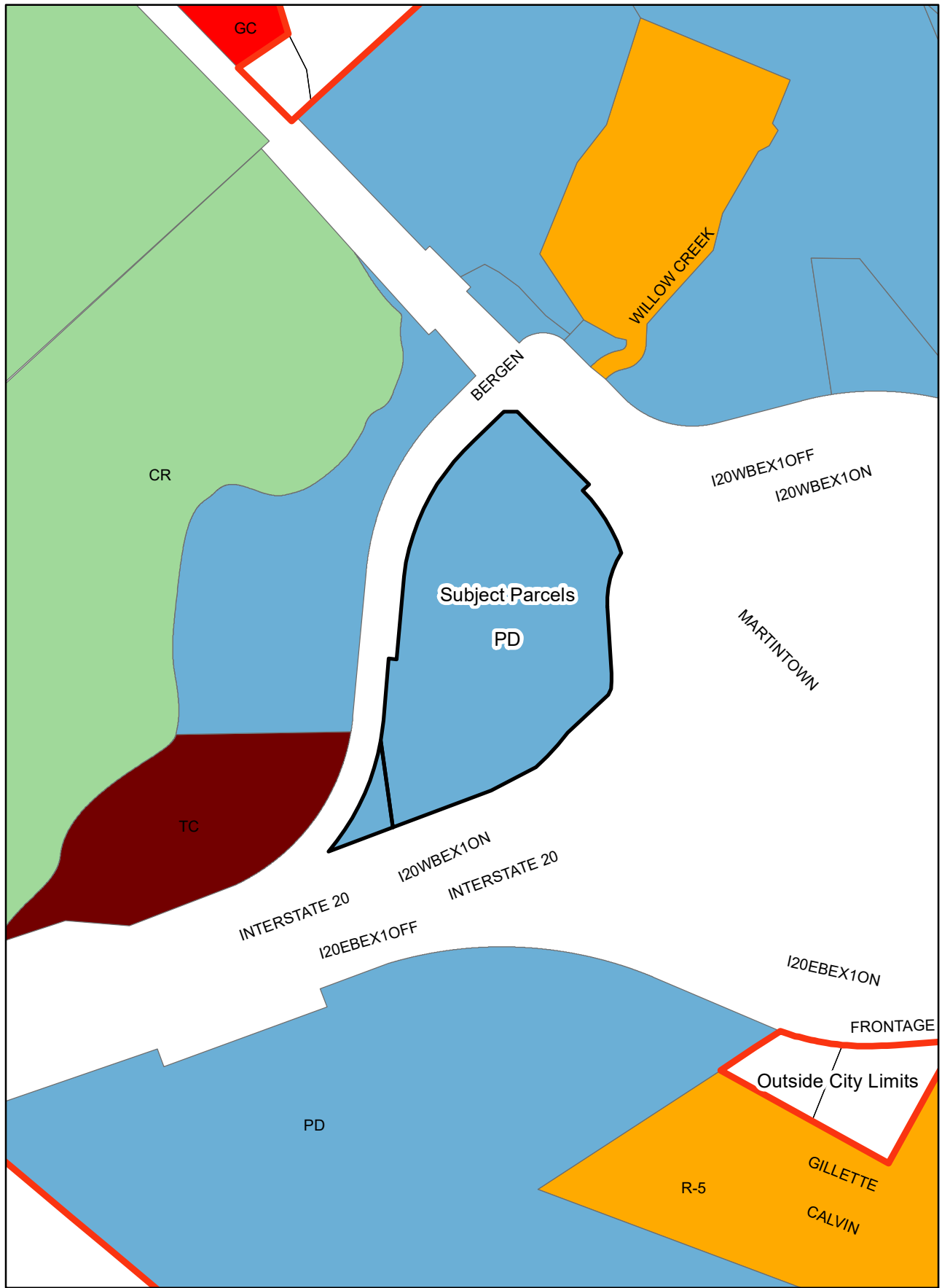
Feet

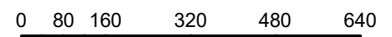
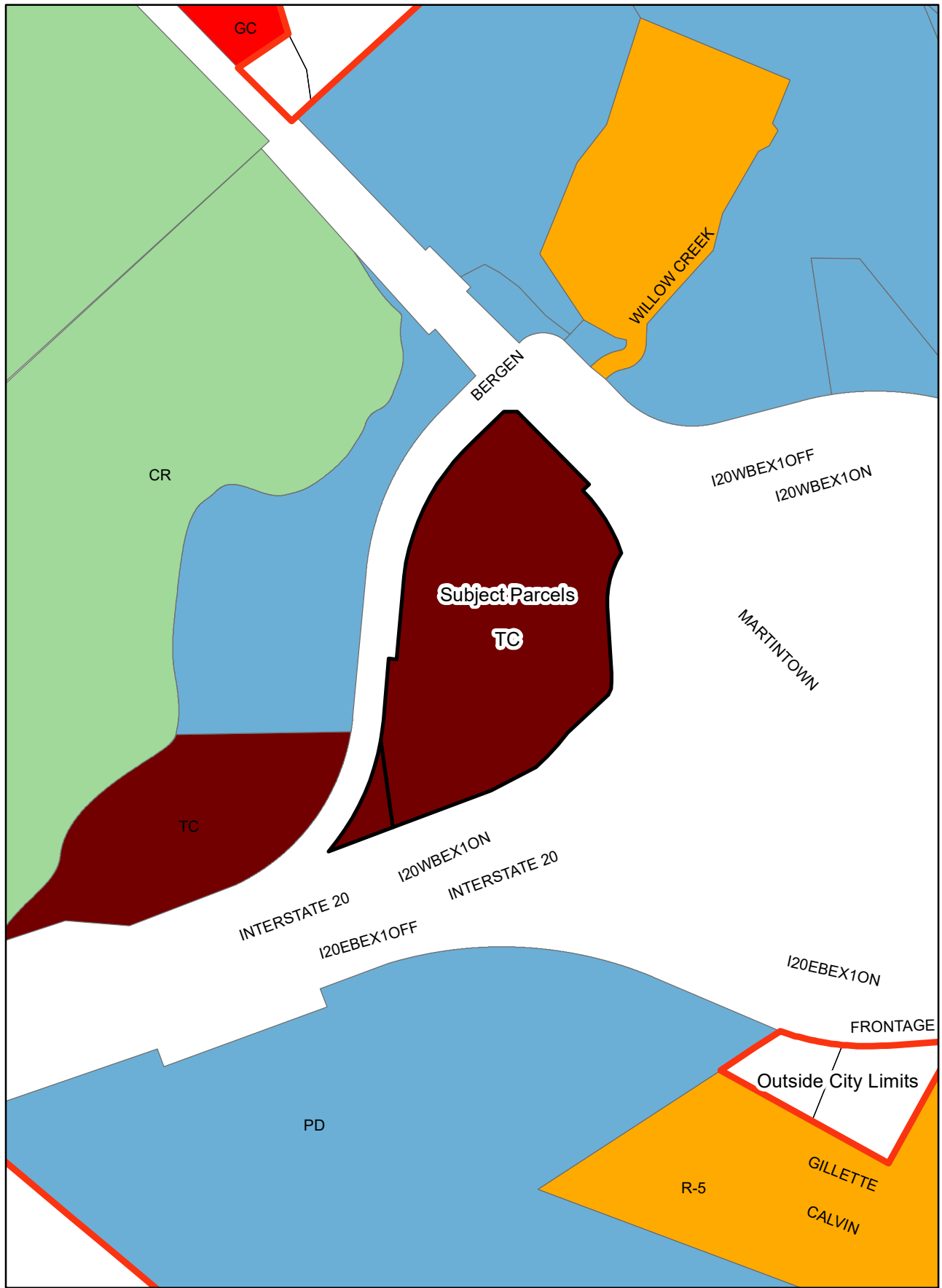
N











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, July 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:

RZM22-002– A request by R. Greg Kenrick to rezone approximately 10.73 acres located along Bergen Road West, TPNs 001-15-02-002 and 001-19-03-001 from PD, Planned Development to TC, Thoroughfare Commercial.

Documents related to the application will be available for public inspection after July 14, 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@northaugustasc.gov.

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 _____

Project Address/Location 107 Bergen Road

Total Project Acreage +10.73 Current Zoning Planned Development

Tax Parcel Number(s) 001-15-02-002, 001-19-03-001

2. Applicant/Owner Name R. Greg Kenrick Applicant Phone (803)507-8888

Mailing Address P.O. Box 6220

City North Augusta ST SC Zip 29861 Email lisategregsgasplus.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 _____ 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. R. Greg Kenrick
Applicant or Designated Agent Signature

5/19/22
Date

R. Greg Kenrick
Print Applicant or Agent Name

May 24, 2022

Mr Tommy Paradise
City of North Augusta
P O Box 6400
North Augusta SC 29861

RE: Application for Development Approval
Rezoning for 107 Bergen Road

To Whom It May Concern:

Attached is an application for development approval. We own the property known as 107 Bergen Road, North Augusta. There are two parcels that make up this tract, 001-15-02-002 and 001-19-03-001 totaling 10.73 acres. These parcels are currently zoned PD (Planned Development).

We are requesting this property be rezoned Thoroughfare Commercial (TC). The purpose of this request is to permit future commercial development of the property. We are currently under contract with Love's Travel Stops & Country Stores, Inc. pending due diligence time period for Buyer's intended development of the property.

Included with our cover letter is our Application for Development Approval, Application Fee and copies of Deeds for the property.

Respectfully submitted,



R. Greg Kenrick



Jimmy L. Martin

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
June 2022***

City of North Augusta
Department of Planning and Development
Monthly Report for June 2022

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					415	174	3,038	1,986
Development Applications								
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Subdivisions								
Major Subdivision Plans (PP)	2	0	5	1	0	0	9	3
Planned Acres	66.67	0.00	19.44	8.00	0.00	0.00	256.60	32.48
Planned Lots	128	0	128	79	0	0	0	104
Minor Subdivision Plans (MP)	0	0	8	5	0	0	14	12
Platted New Lots	0	0	2.27	2.27	0	0	12	0
Major Subdivision Plans (FP)	0	0	2	3	0	2	2	6
Platted Acres	0	0.00	191.11	191.11	0.00	6.91	1.00	71.89
Platted Lots	0	0	240	240	0	62	32	222
Site Plans								
Minor Site Plans (MSP)	1	1	8	5	1	0	4	3
Major Site Plans (SP)	1	0	3	0	0	0	3	2
Site Plan Modification (SPM)	0	0	0	0	0	0	1	0
Total Site Plan Acres	9.81	0.40	55.67	19.22	0.00	0.00	190.02	77.29
Planned Developments								
PD Gen Dev Plans/Major Mod. (PD)	0	0	1	0	0	0	0	0
PD Acres	0	0	68.73	0	0	0	0	0
Development Plan Modification (PDM)	0	0	2	0	0	0	2	0
Annexations								
Annexation Agreements Received	0	0	0	0	0	0	0	0
Annexation Cases (ANX) Approved by City Council	0	2	2	1	0	0	2	0
Parcels	0	0	1	0	0	0	0	1
Acres	0	45	45	43.90	0	0	0	0.23

City of North Augusta
Department of Planning and Development
Monthly Report for June 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	1	0	1	1	1
Parcels	0	0	0	1	0	1	1	1
Acres	0	0.00	15.12	4.39	0.00	51.20	51.20	51.20
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	1	1	1	0	0	0	0
Other								
Certificates of Zoning Compliance (CZC)	9	9	82	80	12	12	46	43
Zoning Confirmation Letters (LZC)	2	2	8	8	2	2	12	9
Residential Site Reviews	31	31	193	183	15	18	179	182
Sign Permits (SN)	2	2	23	23	4	4	16	16
Right of Way Naming (RWN)	0	0	1	1	0	0	0	0
Right of Way Abandonment	0	0	0	0	0	0	0	0
Planning Projects (PROJ)	0	0	0	0	0	0	3	2
Communications Towers (CT)	0	0	0	0	0	0	0	0
Conditional Use Permits (CU)	0	0	5	5	0	0	6	6
Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Appeals								
Variances	2	0	10	7	2	1	6	3
Special Exceptions	0	0	0	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	0
Waivers	0	0	1	1	0	0	0	2

City of North Augusta
Department of Planning and Development
Monthly Report for June 2022

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$7,068.01	\$26,272.04	\$476.29	\$22,672.46
Appeals	\$750.00	\$2,507.77	\$500.00	\$1,507.77
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$7,818.01	\$29,132.82	\$976.29	\$24,180.23

* 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
Code Enforcement								
Property Maintenance	31	24	102	77	22	25	73	66
Property Leins/Contractor Mitigation	0	0	0	0	0	0	2	2
Swimming Pools	1	0	3	0	0	1	1	1
Recreational Vehicles/RV/Boat/Utility Trailers	5	4	19	15	8	8	27	16
Illegal Vehicles	4	5	23	27	15	11	44	33
Commercial Vehicles/Equipment	0	0	1	1	0	0	0	0
Temporary Signs	158	158	481	481	51	51	378	378
Landscape Inspections	17	17	102	102	22	22	78	78
Structure Demolitions	0	0	0	0	0	0	2	2
Citation/Summons Issued	0	0	1	0	1	0	1	0

June 2022 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B22-0227	012 14 06 030	Butler Quality Builders	1922 Seaborn Dr	R-7	6/2/2022	New Residential Construction
B22-0325	007 06 09 003	Byron Fulmer	1114 Carolina Ave	R-7	6/3/2022	Storage Building
B22-0328	011 05 11 006	Designer Homes of Georgia LLC	7018 Kingburgh Lane	R-7	6/1/2022	New Residential Construction
B22-0333	007 13 40 008	Lacher Construction Inc.	68 Fulton St	PD	6/2/2022	New Residential Construction
B22-0345	006 07 01 001	Gore Construction LLC	2016 Jeffrey St	R-14	6/7/2022	Carpport & Covered Patio
B22-0351	006 16 18 017	Keystone Homes	543 Hardy Point	R-7	6/13/2022	New Residential Construction
B22-0352	006 16 18 018	Keystone Homes	541 Hardy Point	R-7	6/13/2022	New Residential Construction
B22-0353	006 16 18 019	Keystone Homes	539 Hardy Point	R-7	6/13/2022	New Residential Construction
B22-0354	006 16 18 020	Keystone Homes	535 Hardy point	R-7	6/16/2022	new Residential Construction
B22-0362	007 06 14 021	Nic & Anna Hoffman	1004 Lake Ave	R-14	6/17/2022	Dining Room/Bedroom/Bath Addition
B22-0388	001 12 14 016	Bill Beazley Homes, INC	883 Lynbrook Court	PD	6/23/2022	New Residential Construction
B22-0391	006 16 18 025	Keystone Homes	523 Hardy Point	R-7	6/27/2022	New Residential Construction
B22-0392	006 16 18 024	Keystone Homes	525 Hardy Point	R-7	6/27/2022	New Residential Construction
B22-0393	006 16 18 023	Keystone Homes	527 Hardy point	R-7	6/27/2022	New Residential Construction

City of North Augusta
Department of Planning and Development

B22-0394	006 16 18 022	Keystone Homes	529 Hardy Point	R-7	6/27/2022	New Residential Construction
B22-0395	006 16 18 021	Keystone Homes	533 Hardy Point	R-7	6/27/2022	New Residential Construction
B22-0398	012 17 03 039	Parkridge Builders	1602 Womrath Rd	R-7	6/27/2022	New Residential Construction
B22-0399	012 17 01 005	Parkridge Builders	359 Euclid Ave	R-7	6/27/2022	New Residential Construction
B22-0401	010 11 09 002	Winchester Commercial Group LLC	558 Broomsedge Way	PD	6/27/2022	New Residential Construction
B22-0403	010 11 07 019	Winchester Commercial Group LLC	4170 Candleberry Garden	PD	6/28/2022	New Residential Construction
B22-0404	010 11 07 020	Winchester Commercial Group LLC	4178 Candleberry Garden	PD	6/28/2022	New Residential Construction
B22-0405	010 11 07 021	Winchester Commercial Group LLC	4188 Candleberry Garden	PD	6/28/2022	New Residential Construction
B22-0406	010 11 07 022	Winchester Commercial Group LLC	4196 Candleberry Garden	PD	6/28/2022	New Residential Construction
B22-0409	010 11 09 005	Winchester Commercial Group LLC	546 Broomsedge Way	PD	6/28/2022	New Residential Construction
B22-0410	010 11 09 004	Winchester Commercial Group LLC	550 Broomsedge Way	PD	6/28/2022	New Residential Construction
B22-0411	010 11 09 003	Winchester Commercial Group LLC	554 Broomsedge Way	PD	6/28/2022	New Residential Construction
B22-0413	005 10 16 014	S & P Professional Builders	160 Oakbrook Dr	PD	6/30/2022	New Residential Construction
SP22-0012	005 09 11 006	Peachtree Pools	145 Kenilworth Dr	PD	6/15/2022	Swimming Pool
SP22-0014	007 19 01 004	Pete Alwine Pool Company	283 E Shoreline Dr	PD	6/24/2022	Swimming Pool
SP22-0015	006 18 09 003	Alan Busby	1214 Lake Ave	R-14	6/24/2022	Swimming Pool
SP22-0016	005 09 19 003	Hefner Pools	215 Preston Ct	PD	6/30/2022	Swimming Pool

Sign Permits

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN22-022	007 11 05 048	John Seaton	Sho Ane's Bridal Formal	GC	6/3/2022	Retail
SN22-023	007 16 05 004	Mei Yang	Aishi Steak and Wing	GC	6/29/2022	Restaurant

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC22-072	005 10 01 023	Frances Dicks	You-Nique Apparels LLC	PD	6/1/2022	Home
CZC22-073	007 10 19 021	Bert Ellis	The South Properties & Investme	D	6/1/2022	Realestate
CZC22-074	013 05 17 004	Derrick Glanton	5 Star	R-10	6/2/2022	Home
CZC22-075	006 17 17 011	Noah Utne	perty Soultions LLC dba 1 Perce	R-14	6/3/2022	Home occupation
CZC22-076	006 20 01 008	Janice Brandon	Georgia So Low Fashions	GC	6/13/2022	Retail
CZC22-077	005 13 05 029	Justin Ashley	Prestige Landscapes	PD	6/13/2022	Home occupation
CZC22-078	006 18 14 004	Carlos A Reyes	Las Palmas Taqueria	GC	6/14/2022	Restaurant
CZC22-079	003 08 06 016	Peter Bunting	CSRA Rush Soccer Club	P	6/23/2022	
CZC22-080	006 07 05 051	William Douglass	MILDISC LLC	R-14	6/23/2022	