

Planning Commission



Minutes for the Wednesday, May 18, 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** – Members present were Chairman Dr. Christine Crawford, Commissioners Tim Key, Bob Bigger, Jesse Elliott, Rett Harbeson and JoAnn McKie.
3. **Approval of Minutes** – The minutes from the April 20, 2022 Regular Meeting were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZT22-001** – A request by the City of North Augusta for a Text Amendment to allow murals and public art in the P, Public Use District. The request affects Section 13.8.3, Signage Allowed for Non-Residential Districts and Uses, of the North Augusta Development Code.
 - a. Public Hearing – There were no comments from the public.
 - b. Consideration of the Text Amendment Request by the Planning Commission –

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Dr. Crawford would like to add in Public Art, Section I, that other Regulatory body that maybe assigned that responsibility by Council.

- c. Recommendation to City Council – Mr. Key made the motion and Mrs. McKie made the second motion. The application was approved unanimously.

6. Application ANX22-001 – A request by Adams Brothers Properties, LLC represented by The Prather Company to annex ±43.9 acres located on Martintown Road, TPN 106-00-00-041. The property is requested to be zoned R-7, Small Lot, Single-Family Residential.

- a. Consideration of the Annexation request by the Planning Commission – Mr. Paradise stated that this was before the Planning Commission a few months back with R-7 and R-10 zoning but prior to the annexation the developer found out about the wetlands and what was proposed to do would not fit. The developer decided to go back through the process and get the planning commission recommendation as well. They would need to come into the city for sewer services. The sewer would have to be tied in adjacent to Oak Creek. The development would consist of 157 single family attached homes. They have been to the Board of Zoning Appeals for lot width and R-7 zoning. They did get a variance from the Board of Zoning appeals as long as annexed in the city within one year. It allowed some 22 ft wide and 26ft lots.

Bobby Bagwell with the Prather Company. He is working with Stanley Martin Homes on this project. He stated they have been very cognitive about the environment and that is why they did a wetlands study. They are only using about 50% of the tract of land. It does meet the comprehensive growth plan. Luke Boatwright stated that the 2000 to 2500 square foot homes. The price will be in low to mid \$200,000.

Glenn Barinowski came forward to speak. He has lived in the area for many years. He states that this is a bad idea for the area and North Augusta. It is not a good piece of property to build on. The traffic will be an issue. He does not like the townhomes in the area. He is in opposition to the R-7 zoning.

Barbara Sweeny lives in Savannah Barony. She was just asking about the location of the development.

Mrs. McKie wanted to know if they considered doing bigger homes and less of them. The developer decided to do a larger townhome versus the bigger home. Mr. Bagwell stated that a traffic study will be done prior to the final plans of the development.

- b. Recommendation to City Council – Mr. Key made the first motion and Mr. Elliott made the second motion. Mr. Harbeson and Mr. Bigger opposed. But it was a 4 to 2 recommendation to City Council.

7. **Application CONPL22-002** – A request by CSRA Development Company, LLC for a sketch plan review of a proposed Planned Development to be known as Moore’s Bluff consisting of four light industrial/commercial lots and up to 180 townhomes on ±68.73 acres off Old Plantation Road, TPN 001-19-02-005, zoned PD, Planned Development.

Mr. Paradise did let them know it was about 68 acres. It will also connect to Plantation Dr. The appicate will need to submit a general development plan to Planning Commission and approved by City Council to move forward. Planned Development requires both residential and industrial because of state laws and rulings from state court. There are 4 lots at end of frontage Road and then subdivision with townhomes that would come out on Old Plantation Road. The four parcels would be lite industrial which would be storage or warehousing. The street right away would stop where Frontage Road ends now and access to parcels 1,2,3 and 4 would be through a cross access easement. Only parcel 1 would have road frontage. This is a question as far as extending Frontage Road down. The Martintown Road quarter study showed consideration which showed to develop a parallel road to the west side of West Martintown Road which provides access to River Falls Apartments and Circle K and connects to Old Plantation Road and eventually to a new signal at Knobcone. There will also be a traffic study done before it comes back to Planning Commission.

Keith Lawrence was there to discuss this development. He discussed the road connection. There are some difficulties with the road connection. The frontage road is not going to work due to the curve at the end of the road plus do to wetlands on both sides of the road. The road connection can be made by working with River Falls Apartments. The road connection will be the part to be worked out for this development. Mr. Lawrence stated that the townhomes would be about \$265,000 to \$275,000 price range. The 47.1 open space and green space. They reforest the slopes and they do this in all their neighborhoods they develop. All homes will be tied into a drainage system which helps with erosion control. There will be a large buffer.

Barbara Sweeney of 79 Shoals Way Ct, Savannah Barony – She feels that with all the development going on in the area that this will bring even more cars on Martintown Rd. She also feels it’s not safe and having all these additional cars within a mile. Is there a limit of cars within this stretch of road? Is there any additional property in the area that will have additional cars added to the area also?

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Ken Crowder of River Wind Dr. – He mailed a letter to the planning commission on his concerns regarding this area being developed. His biggest concern is the density with apartments and townhomes. He also is concerned with the single access in this area. The other concern is needing a traffic light to help with traffic. That would make Old Plantation Road have a 100 cars more.

Dave Kerko 70 Shoals Way Ct. – He is also concerned with the traffic. He expresses that with the slope it's hard to see what's coming over it.

Melinda Burckhalter 1034 Old Plantation Rd. – Mrs. Burckhalter is concerned because her house will be next to a mosquito bowl. Then she questions what kind of commercial. She is concerned about the traffic and how busy the road is going to be with extra cars from the development.

Van Monroe 570 Plantation Drive. – Mr. Monroe is concerned that the road and safety should be before a development. He says the future land use map shows the road goes through a low density area that is being proposed. So he says that is an encroaching from high density to low density residential area. It is against the master plan?

Diane Koehne 1051 Old Plantation Road. – She says that the green space is good idea. She says it needs to have a traffic circle.

Taylor Hawes 1129 Old Plantation Road. – The traffic getting into Knobcone for high school is not a good place to turn into.

Rick Goley 1060 Old Plantation Road. – He does think the developer has done a good job with the development. Will a traffic study take in account of the other two developments coming?

Lauren Anderson 1104/1130 Old Plantation Road. – Would like to know the impact this development will have on her and the other people living in the neighborhood?

Mr. Paradise responded to questions. The question about other things being built out in the area is not known at this time. The city can't guarantee what will come in the future.

Mr. Lawrence will be answering some questions that were brought up by the public. It would thoroughfare commercial. It would be ok to limit the uses of the commercial parcels. This development would have a traffic study and that would take all the surrounding areas in consideration. They understand about a red light needed but a traffic circle that was mentioned is not something they put on a four lane highway.

Mrs. Crawford is concerned of what kind of commercial. Mr. Lawrence stated maybe office space or something similar.

A planned development and with this you are setting up what is allowed in this development. So with that it would be binding.

- a. Consideration of the Sketch Plan review by the Planning Commission.

8. Staff Report

- a. April Performance Report – Development code is meeting on Thursday. The SCDOT has given authorization to receive the RFPs and now we are waiting to get the numbers back to be able to do the Georgia Ave. Traffic Study.

9. Adjourn – 9:00 p.m.

Respectfully Submitted,

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