



## DISCUSSION ITEMS FOR AUGUST 1, 2022 CITY COUNCIL MEETING

*The documentation provided herewith consists of advance draft materials for review by Mayor and City Council. Such documents may be revised prior to the actual Council meeting before any formal consideration of same by Mayor and City Council. Said documents may also be revised by way of a proper amendment made at the Council meeting. These documents are informational only and not intended to represent the final decision of the Council.*



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: July 29, 2022

SUBJECT: Regular City Council Meeting of August 1, 2022

**REGULAR COUNCIL MEETING**

**ITEM 5. PERSONNEL: Employee of the Quarter – April, May, and June 2022 – Hector Rivera**

**Hector Rivera – Property Maintenance**

Hector started with the city in May of 2016 as a Grounds Worker II in the Property Maintenance Department. He has worked his way up to a Crew Leader position currently. Hector is the crew leader over the HWY 25, Exit 5 Area, Walnut Lane and Walnut Lane Ext. Hector has a keen eye for detail and hates to leave a jobsite incomplete. His supervisor Mike Burr "says he accepts every task with the determination to complete the task to the best of his ability every time". Hector has been cross trained in every aspect of landscape maintenance and installation. Consisting of general maintenance; cutting the turf grass to installing trees, tree root barrier, irrigation installation, flower install crew and installing artificial turf on our latest greenspace project on Center St. One of the jobs that Hector was an asset on was the installation of the Silva Cells that the property maintenance staff and Street and Drains staff installed in the tree plaza on Center St. This project required many different staff from different departments to work together to complete the project. Hector gets along with everyone and is even happier when he has his afternoon coffee! Hector has also picked up some necessary mechanical skills helping with maintenance of the equipment. Hector is a social individual and can have a conversation with a stranger. Hector takes great pride in how any of his jobsites look at the end of the day no matter whether it's one of his regular job sites or one that he is filling in for another crew on different site. Hector strives to always put 110% effort into completing his tasks and his job site quality is proof of that!

**ITEM 6. PARKS, RECREATION, AND TOURISM: JACK O'LANTERN JUBILEE ANNOUNCEMENT**

The Parks, Recreation, and Tourism department will announce the plans for the 2022 Jack O'Lantern Jubilee event.

**ITEM 7. PLANNING AND DEVELOPMENT: Ordinance No. 2022-11 – To Approve the General Development Plan for the 1368± Acre Highland Springs Planned Development Generally Located East of US 25 and South of Ascauga Lake Road; Ordinance – Second Reading**

An ordinance has been prepared for Council's consideration on second reading to approve the General Development plan for Highland Springs Planned Development generally located east of US 25 and south of Ascauga Lake Road.

Please see ATTACHMENT #7 for a copy of the proposed ordinance and supporting documents.

**ITEM 8. ZONING: Ordinance No. 2022-12 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±10.73 Acres of Land Owned by R. Greg Kenrick and Jimmy L. Martin, Aiken County Tax Parcels #001-15-02-002 and 001-19-03-001 from PD, Planned Development, to TC, Thoroughfare Commercial; Ordinance – First Reading**

An ordinance has been prepared for Council's consideration on first reading to amend the zoning map of the City of North Augusta, South Carolina by rezoning ±10.73 acres of land owned by R. Greg Kenrick and Jimmy L. Martin, Aiken County Tax Parcels #001-15-02-002 and 001-19-03-001 from PD, Planned Development, to TC, Thoroughfare Commercial.

Please see ATTACHMENT #8 for a copy of the proposed ordinance and supporting documents.

ORDINANCE NO. 2022-11  
TO APPROVE THE GENERAL DEVELOPMENT PLAN  
FOR THE 1,368± ACRE HIGHLAND SPRINGS PLANNED DEVELOPMENT  
GENERALLY LOCATED EAST OF US 25 AND SOUTH OF ASCAUGA LAKE ROAD

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a major modification of the General Development Plan authorized by Ordinance 2001-05 for property within a designated Planned Development zone (PD) and such major modification requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from Hunter 34, LLC requesting approval for a major modification of a General Development Plan for a tract of land zoned Planned Development (PD) containing 1,368± acres located generally east of US 25 and south of Ascauga Lake Road; and

WHEREAS, the developer, Hunter 34, LLC, of Spartanburg, South Carolina proposes a mixed use development on seven tracts in twenty-five phases; and

WHEREAS, the North Augusta Planning Commission, at its January 25, 2001 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 1,368± acre Highland Springs Planned Development.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The General Development Plan for the 1,368± acre Highland Springs Planned Development is hereby approved as outlined below and as shown on the attached plat and identified as 'Exhibit A' as prepared by Cranston Engineering Group, PC, dated May 9, 2022, and revised on May 27, 2022. The General Development Plan Narrative for Highland Springs as prepared by Cranston Engineering Group, PC, dated October 2000, revised January 2001 and May 2022, attached hereto as 'Exhibit B', represents the intent of Hunter 34, LLC, and addresses the requirements of the Zoning and Development Standards Ordinance for a Planned Development.
  - A. Scope of Development: The scope of development described in the General Development Plan for the Highland Springs Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Highland Springs Planned Development shall be limited to those described in this ordinance.
    1. Minor Modifications: Minor modifications to the development plan and program for valid land use planning reasons, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of concept plan approval for a tract, subdivision approval for any portion of a tract or site plan approval for an individual parcel.
    2. Flex Units: Up to five (5%) percent of the total residential density allocated to a tract may be deducted from the total permitted for that tract and redistributed

to one or more other tracts provided the total density of a flex unit recipient tract is not increased by more than ten (10%) percent. Tracts B, Village Center, and G, General Commercial, may be the recipients of flex units.

B. Development Program:

<u>Plan Designation</u>	<u>Former Tract Designation</u>	<u>Description</u>	<u>Area in Acres</u>	<u>Maximum Density / Intensity</u>	<u>Average Density</u>
A	A, B, C	Heavy Commercial / Light Industrial	257	17,424 sf per acre (40%)	N/A
B	D	Village Center	25	21,780 sf per acre (50%)	N/A
C	F, G, H	Mixed-Residential	569	8 dua	4 dua
D	E, I	Mixed Residential	198	15 dua	6 dua
E	J	Mixed Residential	156	15 dua	6 dua
F	K	Greenspace	143	3 dua	1.5 dua
G	L	General Commercial	20	21,780 sf per acre (50%)	N/A

Development Program Definitions:

**Dua** – dwelling units per acre

**Maximum density** – The maximum number of units that may be constructed per acre on a parcel or in a single subdivision excluding open space.

**Average Density** – The total number of units that may be constructed per gross acre.

**Total Density** – The total number of units that may be constructed on a tract.

**Intensity** – The total number of gross square feet of non-residential building that may be constructed per acre.

C. Permitted Uses:

<u>Plan Designation</u>	<u>Former Tract/ Designation</u>	<u>Description</u>	<u>Uses</u>
A	A, B, C	Heavy Commercial / Light Industrial	<u>Permitted</u> – Professional, medical and financial office; Educational Institutions (primary through graduate, public and private); Churches, places of worship, religious institutions; Bed and breakfast inns; Hotels and motels; Restaurants and fast food;

			<p>Commercial trade and technical schools; General business services including duplicating, printing, mailing services, blueprinting, film development; Public and private transportation services and facilities; Commercial recreation; Commercial or public parking; Armories including military training; Auto and truck sales and rental including indoor repairs and disassembly; Light assembly of premanufactured parts – wholesale and retail; Distribution businesses – wholesale and retail; Light manufacturing including processing and assembly; Research laboratories; Warehousing; Primary, secondary and convenience retail; and Accessory uses to any permitted use.</p> <p><u>Prohibited</u> – Heavy manufacturing; hazardous material storage; salvage operations; adult entertainment; outdoor sales and service of any construction material or heavy equipment; any outdoor storage or sales other than auto and truck sales. For all uses noise, odor, vibration, glare, vapor, fumes, dust, etc. shall meet or exceed the performance standards prescribed in the applicable Development Codes in effect when submitted for site plan approval.</p>
B	D	Village Center	<p><u>Permitted</u> – Professional, medical and financial office; primary, secondary and convenience retail, restaurant; child day care facility; laundry; and multi-family residential flex units above the first floor if allocated.</p> <p><u>Prohibited</u> – Drive-through retail, gasoline service stations and auto oriented businesses.</p>
C	F, G, H,	Mixed Residential	<p><u>Permitted</u> – Single-family residential including detached patio homes; townhouses; neighborhood commercial as permitted in the Village Center; schools and</p>

			churches. Accessory uses to any permitted use.
D	E, I	Mixed Residential	<u>Permitted</u> – Multi-family residential including duplexes, townhouses, apartments, condominiums, single-family, and education. Accessory uses to any permitted use.
E	J	Mixed Residential	<u>Permitted</u> – Single-family residential including detached patio homes; townhouses; neighborhood commercial as permitted in the Village Center; schools and churches. Accessory uses to any permitted use.
F	K	Green Space	<u>Permitted</u> – Single-family detached residential; townhouses; condominiums; commercial recreation. Accessory uses to any permitted use.
G	L	General Commercial	<u>Permitted</u> – Any uses permitted in the General Commercial District and accessory uses to any permitted use as prescribed in the applicable Development Code in effect at the time of plan submittal. Multi-family residential flex units above the first floor will be permitted if allocated.

D. Development Standards: Applicable to individual parcel site plans.

Minimum Setbacks						
Use	Front (Feet)	Rear (Feet)	Side (Feet)	Height (Feet) (Max.)	Impervious Area (Max.)	Open Space (Min.)
General Commercial	25	20	10	45	75%	25%
Light Industrial	50	25	25	60	65%	25%
Commercial Recreation	50	25	25	35	35%	85%
Village Center	25	20	10	45	80%	20%
Residential						

- Single Family	20	20	5	40	N/A	N/A
- Patio Homes	20	20	0/8	35	50%	10%
- Duplexes	20	20	0/8	35	50%	10%
- Townhouses	20	20	0/10	40	60%	20%
- Condominiums	20	20	0/20	50	60%	20%
- Apartments	20	35	30	50	60%	25%

E. Plan Approval Process: subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of any building permits.

1. Master Utility Plan – Master plans for water distribution, sewage collection and stormwater drainage and detention shall be developed in conjunction with the City Utilities Department and City Engineer and approved prior to or coincidental with the initial tract concept plan. The level of detail provided in the master utility plans shall be determined by the Project Engineer, City Engineer and Utilities Director.
2. Wetlands Delineation and Mitigation – A wetlands delineation, permit and any mitigation plans approved by SCDHEC and the US Army Corps of Engineers shall be submitted prior to or coincidental with a Concept Plan for any Tract that contains jurisdictional wetlands.
3. Tract Concept Plan – A concept plan for each tract identified in the General Development Plan shall be prepared for Planning Commission review and approval prior to or coincidental with the first preliminary plat application for each tract. The tract concept plan shall include an overall circulation system design, utility systems designs, anticipated mix and intensity/density of uses, proposed or draft master covenants and restrictions for the tract, and buffer delineation. The tract concept plan must indicate how the development of the tract will interrelate with the other tracts in the Highland Springs development.
4. Preliminary Plat – Preliminary plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the Development Code in effect at the time of submittal, this ordinance and the General Development Plan Narrative for Highland Springs
5. Final Plat – Final plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the Development Code in effect at the time of submittal and the approved preliminary plat.
6. Site Plan – Site Plans for individual parcels approved in a final plat for any portion of a tract will be processed and reviewed in accordance with the applicable provisions of the Development Code in effect at the time of submittal, this ordinance and the General Development Plan Narrative for Highland Springs.
  - 6.a. The development will be mass graded to accommodate the density of commercial and residential units as approved in PD.



- 6.b Lot sizes are not defined for the Highland Springs Development. The lot size will be a function of the maximum and average densities as provided, herein. Townhomes will have a minimum lot width of 20 feet.
7. Architectural Standards
  - 7.a Concrete slab construction is allowed.
  - 7.b Exterior construction for the residential uses include masonry, fiber cement siding, and vinyl siding or any combination thereof.
  - 7.c Garages
    - 7.c.1 Single Family, detached, garage size, placement, and access will be decided and regulated by the developer and/or builder.
    - 7.c.2 Townhome and multi-family, front loaded garages will be allowed as follows: for units less 24 feet in width an 8 foot garage is allowed; for units greater than or equal to 24 feet in width a 16 foot garage is allowed.
- F. Land Dedication: Land dedicated to the City in conjunction with the development will include road rights-of-way, utility lift stations, utility easements and riparian buffers in accordance with the applicable provisions of the Development Code in effect and the time of dedication. The Contract for Services and Annexation between the Blanchard Tract property owners and the City dated May 7, 1985 and the General Development Plan Narrative for Blanchard Park also address the land to be dedicated to the City. Additional dedications will include:
  1. Public Safety Facility – Three and one half (3½) acres.
  2. Parks – Appropriate land for neighborhood parks in the ratio of not less than seven hundred (700) square feet per gross acre of residential development in the locations generally shown on the General Development Plan. Land to be dedicated for parks shall be located in close proximity to residential areas, may be located within or adjacent to required buffers, and should be located on pedestrian walkways and trails. The location of land to be dedicated shall be determined mutually by the City and Hunter 34, LLC at the time of Tract Concept Plan submission. Parks shall be developed by the City.
- G. Vehicular Access and Circulation: Primary access to the Highland Springs Development shall be via US 25 and Interstate 520 along the spine road to Old Sudlow Lake Road. . Additional access to the several residential tracts will be provided via Old Sudlow Lake Road. Interconnectivity between the various tracts of the development and between the development and neighboring tracts and subdivisions shall be provided wherever feasible and practicable. Truck traffic from the light industrial and commercial tracts through the residential tracts or through adjacent residential areas will be discouraged through roadway, access and circulation system design.
- H. Pedestrian Circulation: All roads in the development shall include pedestrian paths on each side. For the majority of the site this will be concrete sidewalks, however, a multi-use trail will be provided on one side of the arterial road and connector roads in lieu of the concrete sidewalk. This will provide interconnectivity between the various residential tracts with each other, the Village Center Tract, the General Commercial Tract, parks, commercial recreation uses and any other pedestrian trails in the vicinity.

- I. Buffers and Landscaping: Landscaped buffers, site landscaping and parking lot landscaping shall be provided in the development as described herein. Landscaping and buffer requirements and standards applicable to each use and tract of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed the applicable Development Code in effect at the time of plan submittal. All buffers shall be landscaped with existing natural vegetation or new plant material or both to create a visually impenetrable screen. Title to the required buffers shall be retained by a property owners' association or deed-restricted to prevent a change of use. Minimum buffer requirements between tracts and uses are:
  1. Light Industrial / Residential – Not less than fifty (50) feet of landscaped buffer shall be provided on all Light Industrial tracts as separation from all residential, open space, Village Center and commercial recreation tracts and uses, both internal and external to Highland Springs.
  2. Residential / Residential – Not less than forty (40) feet of landscaped buffer shall be provided as separation between residential tracts, both internal and external to Highland Springs.
  3. Spine Road – The two-lane divided primary roadway in the development (Arterial Road on the General Development Plan shall be bordered by a landscaped setback/buffer within the Mixed-Residential (Pod C) tracts of not less than forty (40) feet. In all other tracts the landscaped setback/buffer from the spine road shall be not less than twenty-five (25) feet.
  4. US 25 – The landscaped setback/buffer from US 25 shall be not less than twenty-five (25) feet in accordance with the provisions of the Highway Corridor Overlay District.
- K. Parking Requirements: All uses shall provide on-site parking as required by the Development Code in effect when submitted for approval. The Planning Commission may approve or require less than the minimum specified by the applicable code when an adequate shared parking supply is available and when desirable to minimize or reduce impervious surfaces.
- L. Applicable Standards for Review: The information contained in the General Development Plan and the General Development Plan Narrative for Highland Springs shall supplement the provisions of this ordinance and shall be used in the review of tract concept, subdivision and site plans for projects within Highland Springs. In the event of a conflict between the provisions of this ordinance and the content of the General Development Plan or the General Development Plan Narrative for Highland Springs, the provisions of this ordinance shall prevail. General design criteria and development standards (parking, landscaping, etc.) applicable to each phase of the development and not otherwise prescribed in the General Development Plan, the General Development Plan Narrative or this ordinance shall be as prescribed in the Development Code in effect on the date of submittal.
- M. The Traffic Impact Analysis titled "Traffic Impact Study Highland Springs Development" for Cranston Engineering Group, PC dated May 18, 2022 is included in this ordinance by reference

II. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

III. This Ordinance shall become effective immediately upon its adoption on second reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF  
THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2022

First Reading \_\_\_\_\_

\_\_\_\_\_  
Briton S. Williams, Mayor

Second Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk

GENERAL DEVELOPMENT PLAN  
**HIGHLAND SPRINGS**

PROPERTY LOCATED IN  
 NORTH AUGUSTA, SOUTH CAROLINA  
 SCALE: 1" = 50'  
 MAY 9, 2022



PREPARED BY

**CRANSTON**

ACRES BY LAND USE:

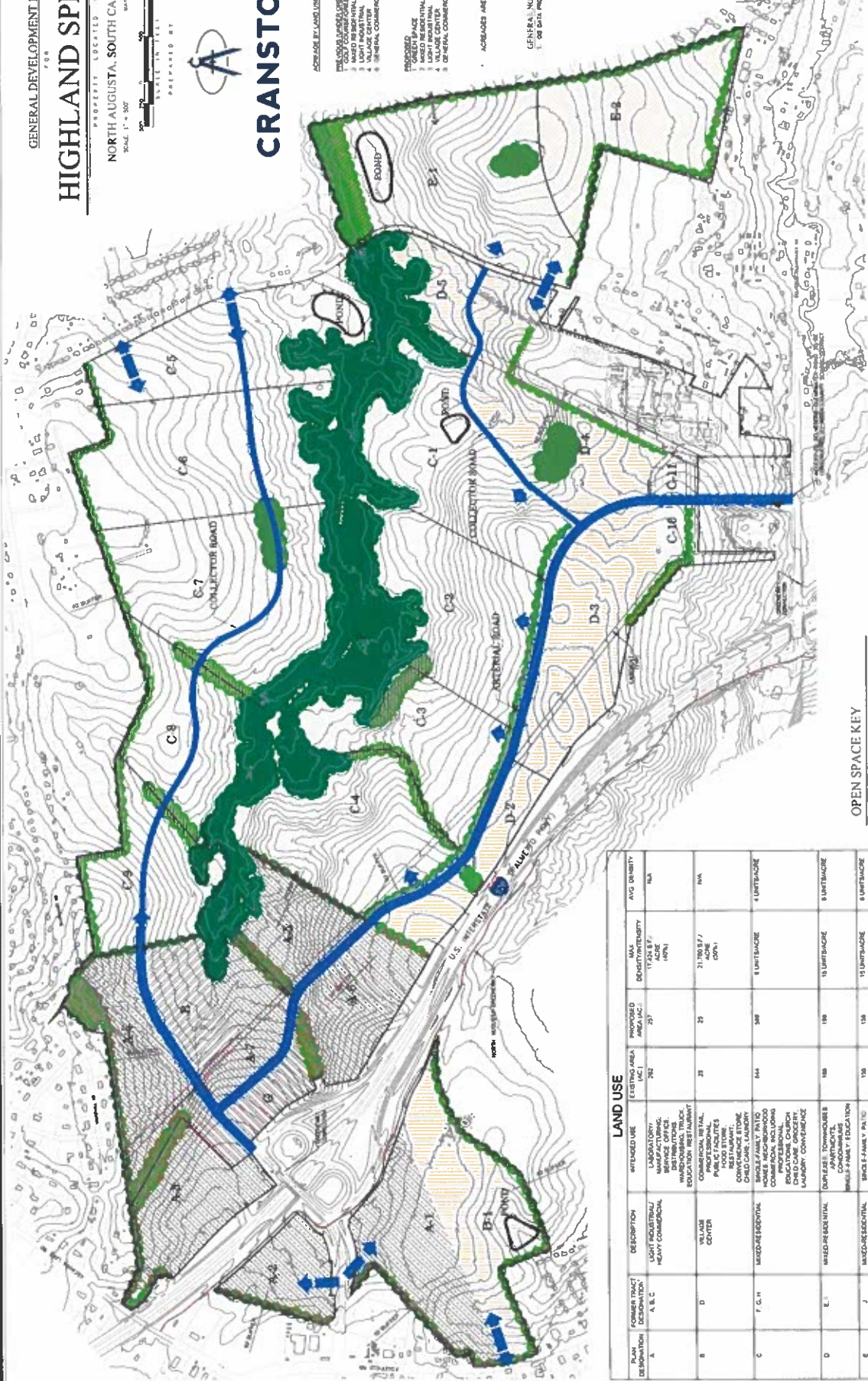
1. OPEN SPACE	1931 ACRES
2. LIGHT INDUSTRIAL	143 AC
3. LIGHT INDUSTRIAL	677 AC
4. VALUE CENTER	21 AC
5. GENERAL COMMERCIAL	21 AC
TOTAL	1389 ACRES

PROPOSED:

1. MIXED RESIDENTIAL	143 AC
2. LIGHT INDUSTRIAL	677 AC
3. LIGHT INDUSTRIAL	21 AC
4. GENERAL COMMERCIAL	21 AC
TOTAL	1389 ACRES

ACRES ARE APPROXIMATE

GENERAL NOTES:  
 1. SEE SHEETS 01-01 THROUGH 01-05.

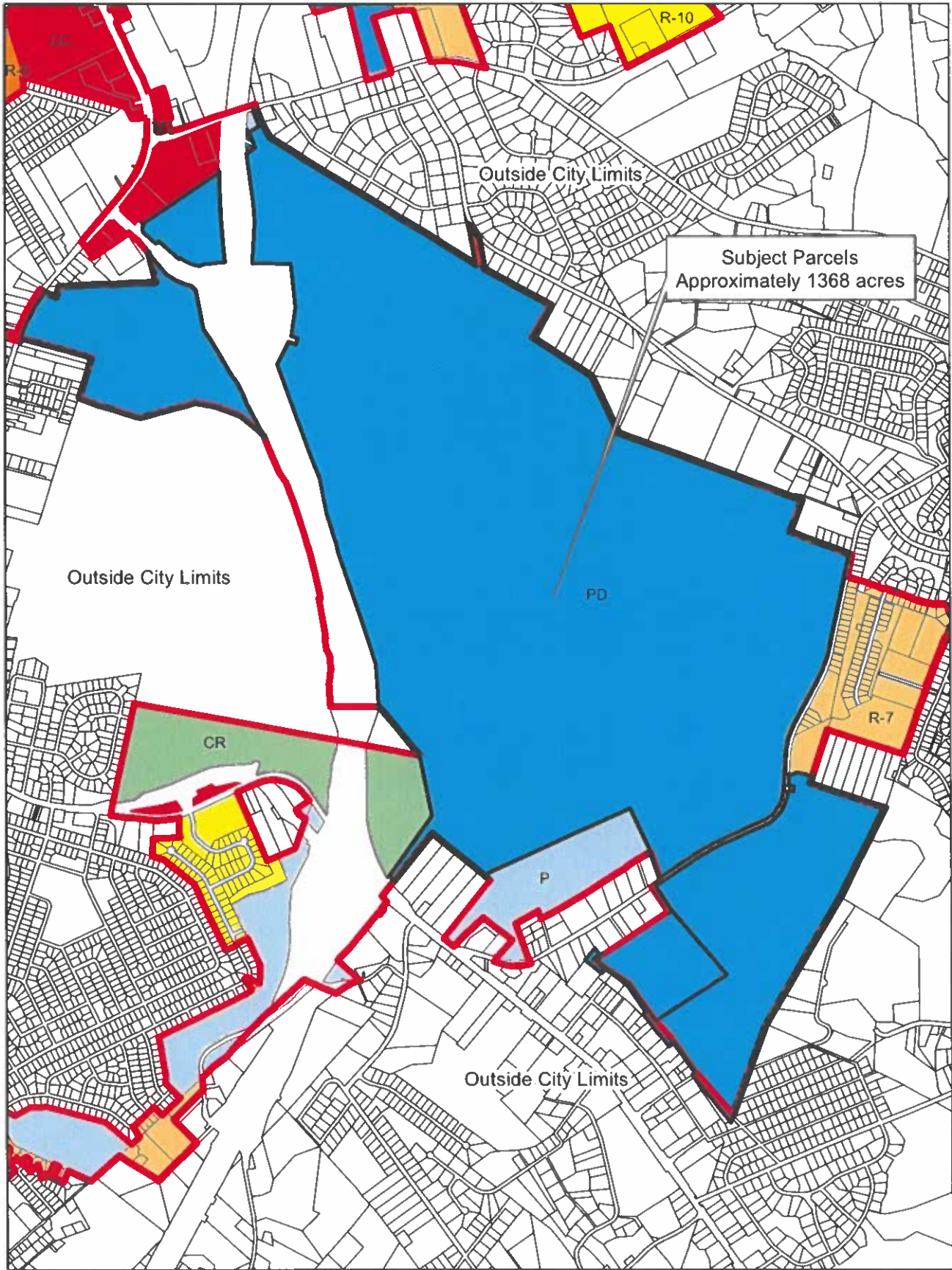


**OPEN SPACE KEY**

- WETLANDS
- GREENSPACE
- BUFFER

PLAN FORMER TRACT DESIGNATION	DESCRIPTION	EXISTING AREA (AC)	PROPOSED AREA (AC)	DENSITY/INTENSITY	MAX DENSITY	AVG DENSITY
A, B, C	LIGHT INDUSTRIAL / HIGH COMMERCIAL	282	25	11 UNITS / AC (40%)	N/A	N/A
D	VALUE CENTER	21	21	21 UNITS / AC (100%)	N/A	N/A
F, G, H	MIXED RESIDENTIAL	644	644	1 UNIT/ACRE	1 UNIT/ACRE	1 UNIT/ACRE
E	MIXED RESIDENTIAL	108	108	15 UNIT/ACRE	15 UNIT/ACRE	15 UNIT/ACRE
J	MIXED RESIDENTIAL	156	156	15 UNIT/ACRE	15 UNIT/ACRE	15 UNIT/ACRE
K	GENERAL COMMERCIAL	21	21	21 UNITS / AC (100%)	N/A	N/A

1. PREVIOUS TRACT DESIGNATION REFERS TO THE DEVELOPMENT PROGRAM FOUND ON PAGE 2 OF NORTH AUGUSTA ORDINANCE NO. 2001-08. THE ONLY VALUE DESIGNATION HAS BEEN REMOVED SINCE THE ONLY COURSE IS NO LONGER AN INTERIOR LINE ON THE PROPERTY AS SHOWN ON THE PLAN. THE REMAINING GREENSPACE REQUIRED BY ORDINANCE IS ANTICIPATED TO BE ALLOCATED AT THE SITE PLAN LEVEL.



ORDINANCE NO. 2022-12  
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,  
SOUTH CAROLINA BY REZONING ± 10.73 ACRES OF LAND  
OWNED BY R. GREG KENRICK AND JIMMY L. MARTIN, AIKEN COUNTY TAX  
PARCELS #001-15-02-002 AND 001-19-03-001 FROM PD, PLANNED DEVELOPMENT  
TO TC, THROUGHFARE COMMERCIAL

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, the property owners, R. Greg Kenrick and Jimmy L. Martin, have requested the property be rezoned from PD, Planned Development, to TC, Thoroughfare Commercial; and

WHEREAS, the North Augusta Planning Commission, following a July 20, 2022 public hearing, reviewed and considered a request by R. Greg Kenrick and Jimmy L. Martin to amend the Official Zoning Map of North Augusta from PD, Planned Development, to TC, Thoroughfare Commercial for an approximately ±10.73-acre consisting of tax parcel 001-15-02-002 and 001-19-03-001 and has issued their recommendation. The staff reports and the recommendation of the Planning Commission have been provided to City Council.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. A parcel consisting of ±10.73 acres owned by R. Greg Kenrick and Jimmy L. Martin, is hereby rezoned from PD, Planned Development, to TC, Thoroughfare Commercial. Said property is Aiken County tax map parcels 001-15-02-002 and 001-19-03-001 and specifically identified as Exhibit "A" attached hereto.
- II The Official Zoning Map for the City of North Augusta is hereby amended to reflect this rezoning.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on second and final reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

First Reading \_\_\_\_\_

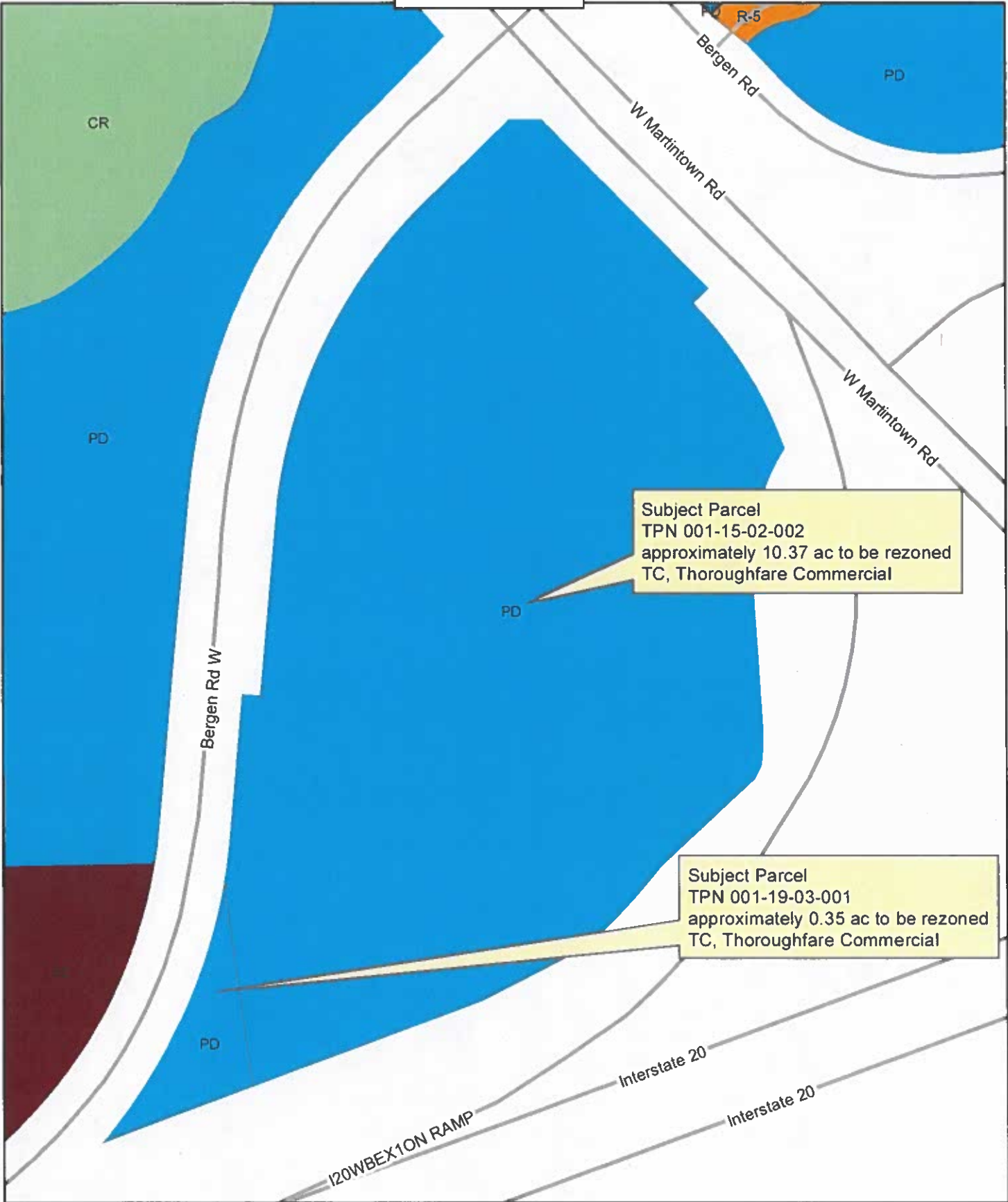
\_\_\_\_\_  
Briton S. Williams, Mayor

Second Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk

EXHIBIT A



Subject Parcel  
TPN 001-15-02-002  
approximately 10.37 ac to be rezoned  
TC, Thoroughfare Commercial

Subject Parcel  
TPN 001-19-03-001  
approximately 0.35 ac to be rezoned  
TC, Thoroughfare Commercial



# 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.

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### SECTION 3: PUBLIC NOTICE

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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](http://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

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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**

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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.

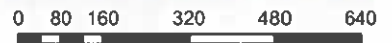
## **SECTION 8: ATTACHMENTS**

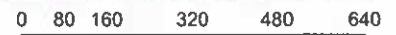
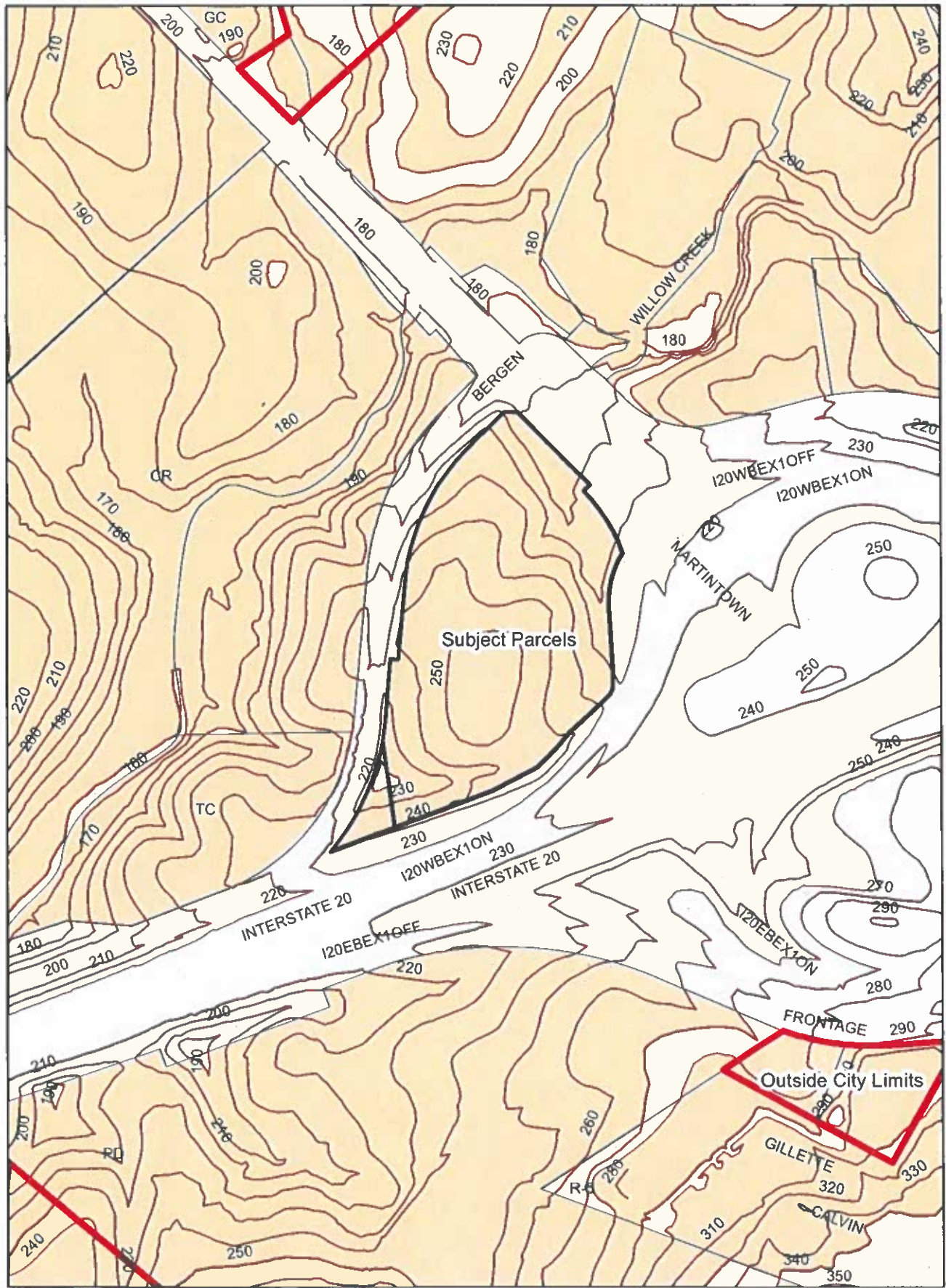
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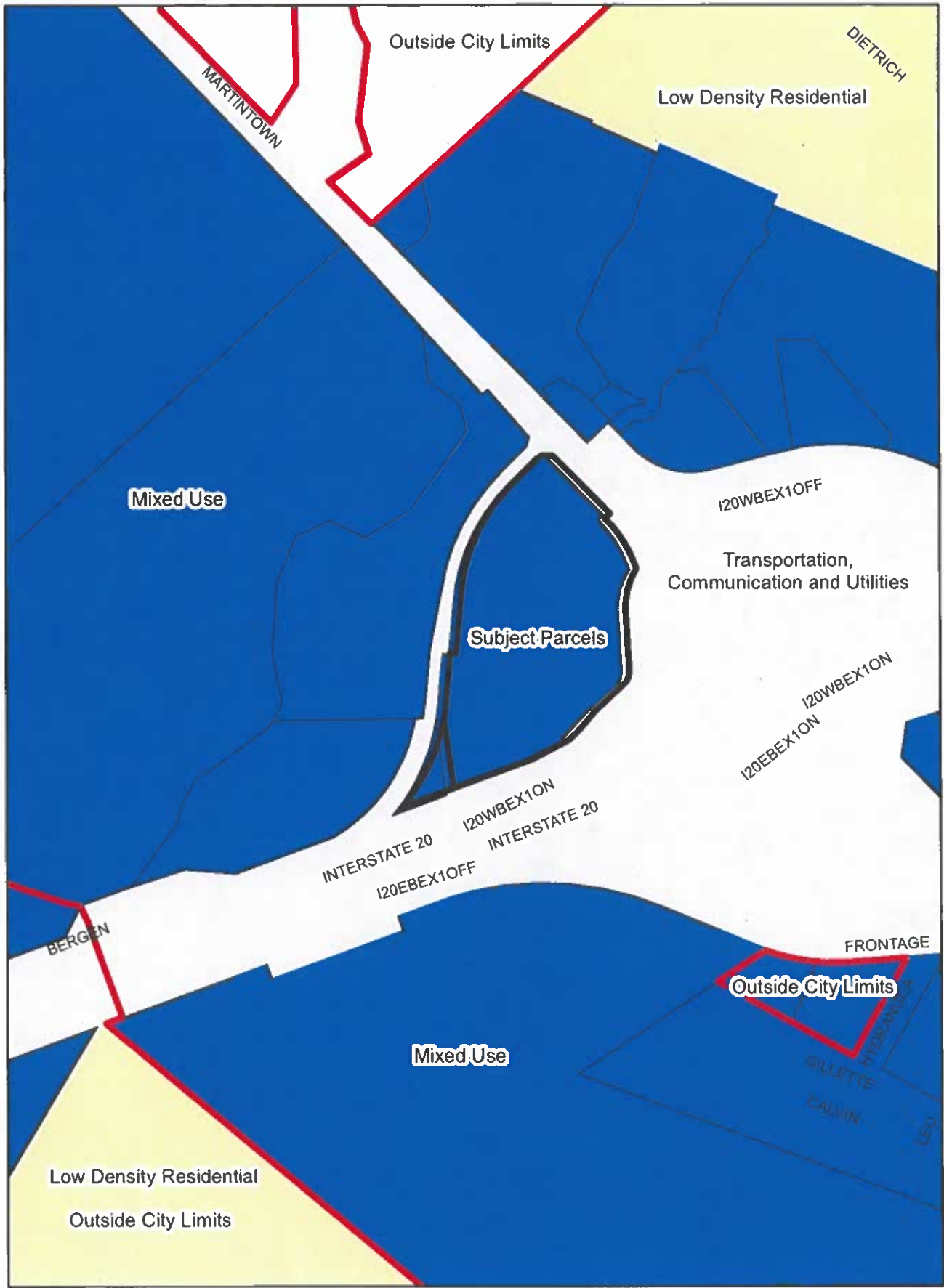
1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Future Land Use
6. Public Hearing Notice
7. Application Documents

cc Greg Kenrick, via email

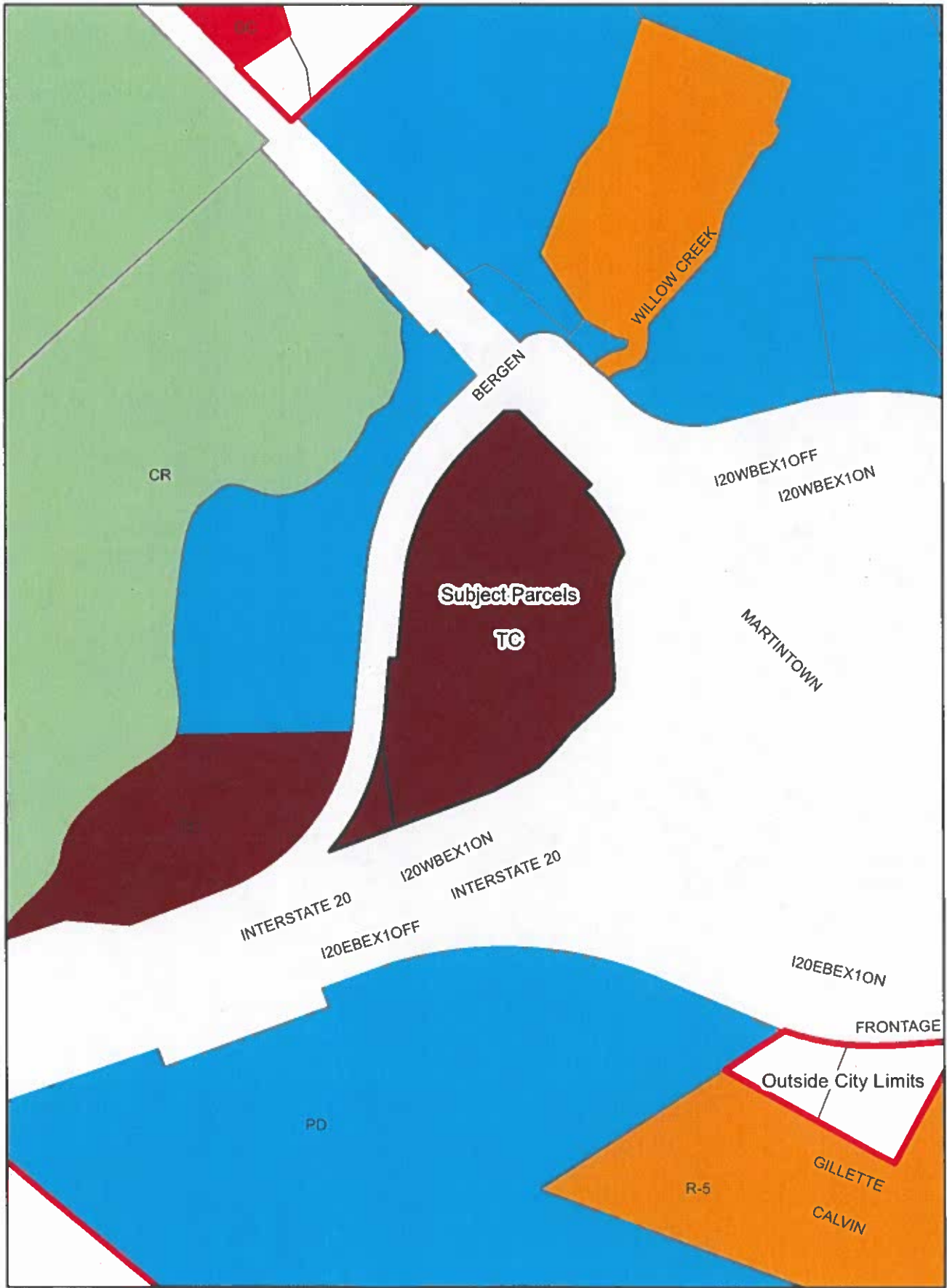












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Feet



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 3<sup>rd</sup> 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](http://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](mailto: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](http://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 \_\_\_\_\_ Date 5/19/22  
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

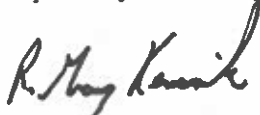
To Whom It May Concern:

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