

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

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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