

Planning Commission



Minutes for the Wednesday, November 16, 2022, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Jesse Elliott

Leonard Carter, Jr.

Rett Harbeson

Timothy V. Key

Vice Chair

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. Crawford, Commissioners Bob Bigger, Len Carter, Jesse Elliott, Rett Harbeson and Vice Chair Tim Key.
3. **Approval of Minutes** – October 19, 2022 Regular Meeting
4. **Confirmation of Agenda**
5. **Application PDM22-004 Sweetwater Planned Development Open Space** – Planned Development Minor Modification – A request by John and Melanie Liles for a minor modification to the Sweetwater Planned Development. The request affects approximately 62.29 acres designated as open space for the Planned Development, TPN 010-11-05-002, 010-15-05-003, and 010-12-04-004.

Mr. Paradise stated that the ±274 acre site was originally subject to a Planned Development Ordinance 2001-06 and has had several modifications as it has developed. On December 20, 2001, Sweetwater Land Company, LLC recorded a minor subdivision plat that indicated Tracts 1 and 1-A would be allowed to construct one home site on each lot with the condition that the cleared area not exceed 2 acres and be located 100 ft from any state water or wetland with a 50 ft. buffer. A Deed of Conservation Easement to the Central Savannah River Land Trust, Inc. placed perpetual conservation easements over Tracts 1 and 1-1, designating 81.92 acres of the Sweetwater Development as perpetual open space except for one single-family home on each of the tracts. However, the ordinance regulating the Planned Development had never been revised to reflect what the conservation easement allowed and therefore, the ordinance did not allow the home site on each lot, but was designated as open space with no building allowed. Mr. Paradise further stated that the modification would allow for approximately 11.7 of the 62.3 acres to be developed as 3 single-family residential homes instead of 100 units on Tracts 1 and 1-A shown in previous iterations of the PD Ordinance.

Mr. Kevin E. Pethick, attorney for the applicants, stated the developer in 2011 did not follow the ordinance. The plat was approved but should not have been approved. The plat should have gone to the Planning Commission first. The time the conservation easement was recorded it also showed 1 home site per lot. So 10 years later, the client who purchased the property has realized the plat was not approved the correct way. The plat did not go through Planning Commission to get approval. The 3 tracts are part of the PD would have permitted several 100 houses. So now the acres are part of the conservation easement. So 60 acres are in the open space out of the 100 acres. They don't have any plans and they want to keep the natural state. The new plan was looked over by the city attorney.

- a. Consideration of the Planned Development Minor Modification application by the Planning Commission

Tim Key made the first motion to approve and seconded. It was approved unanimously.

6. Staff Report

- a. October Performance Report

Georgia Ave. traffic calming study meeting was last night with about 25 people to show up. There is also a survey online for this study. There have been 30 done online. The ARTS is doing a bike plan for the area. There is also a survey on the website for this plan. The Development Rewrite is still in progress. It should be going to Planning Commission in January. The next Planning Commission is

December 23 and please let us know if you cannot attend this meeting.

7. **Adjourn** 7:35 pm.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
December 2022***

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

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$5,580.88	\$50,438.57	\$880.19	\$28,963.69
Appeals	\$0.00	\$4,257.77	\$0.00	\$0.00
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$5,580.88	\$54,696.34	\$880.19	\$28,963.69

* 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
Property Maintenance	8	9	181	148	4	5	192	187
Property Leins/Contractor Mitigation	0	0	2	2	1	0	3	2
Swimming Pools	0	0	11	6	0	0	3	2
Recreational Vehicles/RV/Boat/Utility Trailers	6	2	33	28	1	1	38	38
Illegal Vehicles	21	4	57	43	6	7	101	64
Commercial Vehicles/Equipment	3	1	8	5	1	1	4	3
Temporary Signs	58	58	926	926	45	45	679	679
Landscape Inspections	27	27	238	238	30	30	213	213
Structure Demolitions	0	0	0	0	0	0	2	2
Citation/Summons Issued	2	2	4	4				
Stormwater Complaint	1	1	14	10				
Sanitation Complaint	0	0	33	28				
Other (NO License or Permits etc.)	4	2	89	79				

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

December 2022 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B22-0288	011 09 07 003	DR Horton	6213 Whitewater Dr	R-5	12/8/2022	New Residential Construction
B22-0904	007 11 05 079	Louis Hale	715 East Ave	R-7	12/1/2022	Wheelchair Ramp
B22-0905	002 12 04 010	Welsh Custom Homes	278 Seton Cir	R-14	12/1/2022	New Residential Construction
B22-0909	010 13 14 009	Brinson Properties	135 Millwood LN	PD	12/8/2022	Room Addition Kitch/BR/Bath/Den & Storage Building
B22-0910	007 13 40 011	David Blair Homes	76 Fulton St	PD	12/5/2022	Detached Garage w/2nd Floor Apartment
B22-0927	007 07 14 007	TFJ Construction	1011 Marshall Ave	R-14	12/27/2022	Add Master Suite/Bedroom
B22-0928	012 17 03 041	Park Ridge Builders	1530 Womrath Rd	R-7	12/27/2022	New Residential Construction
B22-0929	012 17 03 342	Park Ridge Builders	1486 Womrath Rd	R-7	12/27/2022	New Residential Construction
B22-0930	012 17 03 043	Park Ridge Builders	1448 Womrath Rd	R-7	12/27/2022	New Residential Construction
B22-0931	012 17 03 044	Park Ridge Builders	1410 Womrath Rd	R-7	12/27/2022	New Residential Construction
B22-0937	014 00 02 088	Carbon Construction	236 Altamaha Dr	PD	12/30/2022	Attached Gargage W/Bonus Room & 1/2 bath
SP22-0027	006 13 08 021	Augusta Pools & Spa LLC	1774 Robin Rd	R-7	12/5/2022	Swimming Pool
SP22-0028	006 05 04 002	Augusta Pools & Spa LLC	1803 Byrnes Rd	R-14	12/5/2022	Swimming Pool
SP22-0029	014 00 02 005	Augusta Pools & Spa LLC	205 Rivernorth Dr	PD	12/5/2022	Swimming Pool

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SP22-0030	014 00 02 040	Augusta Pools & Spa LLC	230 Rivernorth Dr	PD	12/5/2022	Swimming Pool
SP22-0031	014 00 02 047	Pete Alewine Pools	417 Rivernorth Dr	PD	12/19/2022	Swimming Pool
			Signs			
Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN22-055	007 12 06 038	Moby's Car Wash	421 E. Martintown Rd	GC	12/6/2022	
SN22-056	007 14 03 002	Aiken Physicians Alliance	336 Georgia Ave	D	12/12/2022	
SN22-057	007 11 05 048	Hibbett	354 E Martintown Rd	GC	12/27/2022	

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC22-128	006 10 10 009	Robert Pyle	Bob's Field Photography	R-14	12/1/2022	
CZC22-129	007 11 05 047	Michael Maddaloni	Beall's Outlet Store #389	GC/HC	12/1/2022	
CZC22-130	006 10 11 003	Victoria Sackos	Four Heart of South Carolina	R-14	12/9/2022	
CZC22-131	006 19 05 104	Julianna Kerr	Julianna Kerr LLC	R-10	12/15/2022	
CZC22-132	007 11 05 091	Melinda Derr	Zen Within Self Care Products	R-7	12/16/2022	
CZC22-134	007 16 02 005	Zach Miloni	Hertz	TC/HC	12/19/2022	
CZC22-135	011 07 03 010	Dustin Green	Sleep Inn & Suites	GC\HC	12/20/2022	
CZC22-136	007 14 03 002	Melissa Begley	Skin by Melissa	D	12/27/2022	
CZC22-137	010 14 12 006	Chunru Kalten Bach	Lotus Spa LLC	PD	12/29/2022	