

# Planning Commission



## Minutes for the Wednesday, August 17, 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 JoAnn McKie, Rett Harbeson, Bob Bigger, and Len Carter.
3. **Approval of Minutes** – July 20, 2022 Regular Meeting were approved with the correction of the name of commissioners present.
4. **Confirmation of Agenda** There were no changes to the agenda.
5. **Application RZM22-003 West Five Notch Apartments** – Rezoning – A request by Glynn Bruker to rezone approximately 0.52 acres located along West Five Notch Road, TPN 005-19-06-006 from PD, Planned Development to R-5, Mixed Residential to develop 5 apartment units.

Mr. Paradise stated this is a request of rezoning of the .52 acres which was an old carwash. This development will have 5 units. It backs up to R-5 zoning which is already

approved for a development plan and it will share existing 28' driveway. This will take it from Planned development to R-5 zoning.

Mr. Bo Slater with James Swift & Associates is present representing Mr. Bruker.

This will have 5 units and will share the existing driveway with the development that is already approved.

- a. Public Hearing No comments from the public.
- b. Consideration of the Rezoning request by the Planning Commission  
Mr. Harbeson made first motion and Mr. Bigger seconded it. Approved unanimously.
- c. Recommendation to City Council  
Unanimously approved to go to City Council.

6. **Application RWN22-002** – Compassion Way Street Naming – A request by the City of North Augusta to give the name Compassion Way to a portion of right of way currently referred to as the Frontage Road adjacent to I-20 at Exit 1 and West Martintown Road.

Mr. Paradise stated this come up due to E911. There are lot of frontage roads already in Aiken County. The area is beginning to be developed so we need to change this road name so that River Falls Apartments can start getting their addresses. So after contacting a business on that road but got no response the road name fell back on the staff at the city. The mayor came up with the name Compassion Way due to having the pain management center on this road.

- a. Public Hearing No comments from the public.
- b. Consideration of the Street Naming request by the Planning Commission  
Mr. Carter made the first motion and Mr. Bigger made the second motion. It was approved unanimously.

7. **Application PP22-003 Wrenfield at Chanticleer** – Major Subdivision Preliminary Plat – A request by Merit Commercial Holdings for approval of 127 single-family detached homes located on approximately 66.67 ac zoned R-10, Medium Lot, Single-Family Residential. The property is located at the end of Big Pine Road, TPN 002-12-01-002.

Mr. Paradise stated the Mr. Harbeson has recused himself because he works for the firm working on this project.

Mr. Paradise state back in October of 2021 Planning Commission reviewed a concept plan for this subdivision but it was called Big Tree Subdivision. There were a few comments then by Planning Commission. The development went forward but it changed the name to Wrenfield at Chanticleer and it is directly behind Chanticleer and will be accessed thru that neighborhood. It is 66.9 acres zoned R-10 and will have 127 single family detached homes with a density of .52 dwelling units per acre. They are

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requesting a waiver for the block length increase from 650 to 1000 ft. The traffic study has been done. Apportion has been annexed of Chanticleer subdivision on March 18, 1991 and at that time property was zoned R-2 which is equivalent to the current R-10.

Ms. Alexander Reynolds with JLA Engineering came forward to speak about this development. She stated that the sketch plan presented in 2021 is similar to this one. This would be first conservation subdivision in North Augusta and they would make sure they hit all the perimeters. Mr. Bigger is concerned about the entrance being only one. Mrs. McKie discussed the traffic on Martintown Rd. and how we need some red lights. Mr. Paradise stated he had some things that staff are recommending such as the road names. The approval includes certification of the use of the road names Whooping Crane Cove, Warbler Court, Wilton Place, and Wrenfield Way. Also any outstanding comments will be addressed to the satisfaction of City Staff. There are still some outstanding comments related to landscaping, parking, elevations and others.

Mr. Bigger and Mr. Carter are concerned about the traffic and entrance to the development.

Dan Holloway is speaking on the development. It is zoned for R-10 which allows 50ft lots. He discussed that a traffic study was done and that everyone is going to come and go at the same time. They also talked to the county at lengths about this property and traffic. Michael Bradham representing JLA who is working on the plan for this property. The plan is very dense. He went to another subdivision with over 300 residents with just one entrance and it does work for them.

a. **Consideration of the Major Subdivision Preliminary Plat application by the Planning Commission**

Mr. Carter made the first motion for the waiver and conditions and Mrs. McKie made the second motion. But the vote was 2 opposed & 2 approved. Due to the conflict of votes they looked at Roberts Rules of Order and the procedures of how to handle this type of situation. Mr. Carter made the motion to reconsider the previous motion and Mrs. McKie made the second motion which was approved unanimously. Mr. Bigger then made a motion to table the item until the next meeting and that was seconded by Mr. Carter and approved unanimously.

8. **Application SP22-001 Hamrick Farms Multifamily** – Major Site Plan – A request by Panther Residential Management, LLC for approval of a 340-unit apartment complex located in the Hamrick Farms Planned Development, a portion of TPN 005-17-01-012, approximately 25.3 ac.

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Mr. Paradise stated this if for a major site plan improvement. It is part of Hamrick Farms which is Development 754 acres at exit 1 at Martintown Rd. The City authorized a traffic study in this area. The area is zoned mixed use. This is appropriate use for this development. The plans show 681 parking spaces and some using garages to account for those. They did get a variance for the height of the buildings. They are using the wetlands for buffers on undeveloped land. Stormwater must approve all sediment erosion control. The approval of road names of Repose Loop, Patriarch Place, Founders Lane and Envisioner Path for internal roads for the development. There is proposed connection at Exit 1 at the red light and Knobcone Ave. That is one of the things the traffic consultant is working on because all the traffic was coming out on Exit 1. The roads should be sufficient for the apartment complex and other developments coming later.

Sean Smith with Cranston Engineering group. To answer some of your questions they are having ongoing conversations and meetings about the Martintown Corridor. The main road for Hamrick Farms is directly off the off ramp. The two main roads going in the development they are trying to approve and construction all of this at the same time.

These are 340 proposed units. They also have two entrances being constructed. The 3 developers are splitting the cost of roads for the projects.

- a. Consideration of the Major Site Plan application by the Planning Commission  
Mr. Bigger made the first motion to approve with condition to have connectivity to both Knobcone and Martintown Rd. and approval of road names. Mr. Carter seconded the motion. It was approved unanimously.

### 9. Staff Report

- a. July Performance Report

Mr. Paradise stated still working on the development code. The next phase is to get printed and let everyone look it over and get feedback. The kickoff meeting for the Georgia Ave. traffic calming study took place this week.

### 10. Adjourn Meeting is adjourned at 8:40pm.

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As Approved August 17, 2022

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tommy Paradise". The signature is written in a cursive style with a large initial "T" and a long, sweeping underline.

Tommy Paradise  
Director of Planning and Development