

Planning Commission



**Agenda for the Wednesday, April 19, 2023, Regular Meeting
Council Chambers, 100 Georgia Avenue**

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger, *Vice Chair*

Jesse Elliott

Timothy V. Key

Leonard Carter, Jr.

Rett Harbeson

Chelsea Waddell

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**
3. **Approval of Minutes** – January 18, 2023 Regular Meeting and March 15, 2023 Regular Meeting
4. **Confirmation of Agenda**
5. **RZT23-001**– Off-Site Signage Text Amendment – A request by the City of North Augusta to amend Article 13, Signs of the North Augusta Development Code to prohibit off-site signage.
 - a. Public Hearing
 - b. Consideration of the Text Amendment request by the Planning Commission
 - c. Recommendation to City Council

6. **PD23-001** – The Hive Planned Development Major Modification – A request by McKnight Properties, Inc., Panther Residential Management, LLC, and Stanley Martin Homes, LLC for a major modification to the Planned Development formerly known as Hamrick Farms. The request affects ±174.5 acres zoned PD, Planned Development, TPNs 001-20-01-004, 005-14-04-010, 005-17-01-012, and 001-20-01-007, roughly bound by I-20, West Martintown Road and Knobcone Avenue.
 - a. Public Hearing
 - b. Consideration of the Planned Development Major Modification request by the Planning Commission
 - c. Recommendation to City Council

7. **PP22-004** – Highland Springs School Major Subdivision Preliminary Plat – A request by Nahh, LLC and the Aiken County Board of Education to subdivide a portion of ± 51.2 acres, zoned P, Public Use, located off Belvedere Clearwater Road and Old Sudlow Lake Road, TPN 023-05-01-003 for the purpose of creating the new roads Buchanan Parkway, Fountainhead Drive, and Opportunity Circle.
 - a. Consideration of the Major Subdivision Preliminary Plat by the Planning Commission

8. **MW23-002** -- Martintown Ridge Block Length Waiver – A request by Stanley Martin Homes for a waiver from NADC §14.4, Street Types and Design, Table 14-2, Block Length for the Martintown Ridge major subdivision. The application affects ±23.5 acres located off West Martintown Road, TPN 106-00-00-041, zoned R-7, Small Lot, Single-Family Residential.
 - a. Consideration of the Waiver request by the Planning Commission

9. **PP22-009**– Martintown Ridge Major Subdivision Preliminary Plat -- A request by Stanley Martin Homes for Major Subdivision Preliminary Plat approval for Martintown Ridge. The project proposes 89 single-family detached homes. The application affects ±23.5 acres located off West Martintown Road, TPN 106-00-00-041, zoned R-7, Small Lot, Single-Family Residential.
 - a. Consideration of the Major Subdivision Preliminary Plat by the Planning Commission

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10. CONPL23-001 – Valvoline Sketch Plan Review – A request by Andujar Construction, Inc. for a sketch plan review of a proposed Valvoline oil change center in the River Commons Planned Development, ±0.84 acres zoned PD, Planned Development, located on Knox Avenue, TPN 006-20-18-001.

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

11. Staff Report

- a. March Performance Report

12. Adjourn