

Planning Commission



**Minutes for the Wednesday, October 18, 2023, Study Session
Council Chambers, 100 Georgia Avenue**

Members of the Planning Commission

Dr. Christine Crawford, Chair

Bob Bigger, Vice Chair

Leonard Carter, Jr.

Jesse Elliott

Rett Harbeson

Timothy V. Key

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 – 6:00 p.m.

2. Discussion –

A. Review of Comments from Draft North Augusta Development Code Public Hearing

Chairman Bob Bigger noted that all members had been provided with Memorandum #23-032 and asked Tommy Paradise to lead the conversation.

Mr. Paradise began with section 6-29-760 of the South Carolina Code of Laws, that states once a recommendation is sent to City Council, if there are any changes made to the recommendation by Council, they must first; send it back to Planning Commission and allow Planning Commission to provide a recommendation before passing it.

Session continued with the Recommended Staff Change to amend Section 18.8.5 Major Waivers to read, The BZA is authorized to grant a major waiver from the standards of this Article. The BZA is authorized to grant a major waiver from the standards of this Article for provisions contained in Chapters 1,2,7, 8, 9, 10, 11, 12, 13, 14, 16, 17, and 19 only. Any deviation from chapters 3, 4, 5, 6, 9, 15,18 shall conform to the variance procedure. Mr. Paradise emphasized the importance of the paragraph. Planning Commission agreed.

Mr. Paradise continued with the City Council Study Session on August 14th and their questions and concerns. One concern being that in Section 3.4.2.2, which refers to the limitation on reconstruction of nonconforming buildings but place no amount that would trigger the limitation. Mr. Paradise continued by saying the there is a need to add a 3.4.1.3, which would allow the ability to add on to a non-conforming building as long as the nonconformity is not being increased. He also noted Council consideration to change 4.12.1 Residential R-14 Large Lot Single Family District to read Residential R-14 (1/3 Acre) -Large Lot Single Family District. Paradise continued to number 3 of Memorandum 23-032, where Staff recommended amending Table 5-1 to prohibit pawnshops in the Downtown district. Paradise continued the session by discussing amending food trucks as a conditional use in residential districts and the maximum number of trucks on each property. Mr. Paradise also addressed amending 5.4.2.c.i, 5.4.2.c.ix, 5.4.2.d.i, and 5.4.2.g.i. He asked Planning Commission if there were any changes they feel should be made, Planning Commission approved the amendments recommended by staff.

Mr. Paradise continued the discussion with number 5 of Memorandum 23-032 regarding allowing chain link that is not black vinyl clad in residential districts but requiring black vinyl chain links in commercial districts.

Jesse Elliott questioned the price difference in the chain link with black coating and without coating.

There was no knowledge.

Mr. Paradise clarified the discussion by saying the Galvanized Chain Link are allowed on individual residential lots, but on Commercial lots, common areas and amenities the chain link must be Black Vinyl Clad. Planning Commission agreed.

Mr. Paradise continued to Number 6 of Memorandum 23-032 which discussed the possibility of allowing the Planning Director the authority to allow alternative to the architectural requirements found in 6.5 for Downtown Mixed Use 1. Paradise stated that he had been in contact with City's Consultant and they both agreed to not allow the Planning Director to have such authority. Planning Commission Agreed. Add 6.5.10 to read: Alternative Compliance. The provisions of this section are not intended to prohibit an alternative design or material not specifically prescribed, provided that any such alternative complies with the intent of the provision of this section and is objectively shown through an officially published case study to be the equivalent or better of that prescribed in quality, appearance, strength, effectiveness, and durability. Alternative compliance shall be evaluated by the planning commission and approved or denied based on the demonstrated merits of proposed compliance.

Planning Commission discussed the comments received for the Home Builders Association of Aiken and August Region. Planning Commission decided to not make the changes to 4.12 Subsection 1,2, 3, 4: R-14, R-10, R-7 AND R-5. As it would be difficult for staff to track due to the different regulations of each subdivision.

Planning Commission accepted Staff comments to 4.12.3. R-7 to allow townhomes and single family attached dwellings, a minimum 24ft lot width. There were no changes made to Article 7 Table 7.2 Plant Material Specifications.

Planning Commission recommended changing 7.3.3.1.b to allow civil engineer to prepare landscape plan.

Planning Commission decided to revisit 7.6 Street Trees, once the staff comments have been redrafted to do away with street trees and subdivision trees. In addition to the required landscaping, required a tree be place within 10ft of the front property line. The Tree would be at the responsibility of the homeowner and would be required to be in place before the Certificate of Occupancy is released.

Staff Recommendation to Article 9, Section 9.6.5.6. Subdivision Entrance Signs were accepted by Planning Commission.

Due to time limitations, Planning Commission decided to adjourn the Study Session and revisit it following the Regular Meeting at 7:00pm.

3. Adjourn 7:00pm

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'T. Paradise', is written over the printed name.

Thomas L. Paradise, Director
Department of Planning and Development

Planning Commission



Minutes for the Wednesday, October 18, 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** Rett Harbeson, Jesse Elliott, Len Carter and Bob Bigger acting as Chairman, were all in attendance.
3. **Approval of Minutes** – September 20, 2023 Regular Meeting

Mr. Len Carter made the first motion, Rett Harbeson made the second motion. The minutes were approved unanimously.

4. **Confirmation of Agenda**
5. **PP22-005** – Bluegrass Place Roadway and Utility Preliminary Plat – A request by SC North Augusta Buena Vista, LLC for major subdivision preliminary plat approval for the Bluegrass Place Planned Development roadway and utility infrastructure plans. The request affects approximately 49.85 acres zoned PD, Planned Development, between E.

Agenda for the Wednesday, October 18, 2023, Regular Planning Commission Meeting

Martintown Rd. and E. Buena Vista Ave., portions of TPNs 007-15-04-001, 007-12-12-005, 007-12-12-006, 007-12-12-007, 007-12-12-008, 007-12-12-009, and 007-16-03-001.

Mr. Paradise spoke about the development's general layout. He informed the Planning Commission that the Monterey Mexican Restaurant is not officially a part of the project but the developers are in communication with Monterey Mexican Restaurant. They are making changes to ensure that traffic flows smoother and accommodate the development. Mr. Paradise continued by saying, the road names for the development have been selected and the developers are seeking approvals for the road names, Capot Run and Preakness Blvd as well as approval for the Preliminary Plat.

Applicant Rivers Cape of 2011 River Place Suite 400, Greenville, stated they are finalizing a land swap and improvement agreement with Monterey Mexican Restaurant and a new set of plans will be submitted that addresses most, if not all remaining city comments.

Mr. Paradise informed the Planning Commission that their decision in today's meeting will be for the infrastructure of the Bluegrass Place Development.

Chairman Bob Bigger stated for clarity that the request in today's meeting is to approve the streets as presented with a slight change to the curb that was updates on roadway Capot Run and to approve the street names as well.

Mr. Paradise concurred and added the following the conditions; 1. Conditional on approval and implementation of any traffic mitigation required by SCDOT and the city, 2. The major subdivision and preliminary plat approval include certification for the use of the road names. 3. Any outstanding comments will be addressed to the satisfaction of the City Staff.

Len Carter asked about the details on the land swap with Monterey Mexican Restaurant and the development.

Rivers Cape stated they are planning to eliminate Monterey's existing access onto Martintown Rd and move their parking lot to the area labeled "Track H" on the Preliminary Plat. Monterey Mexican Restaurant will gain multiple access points through the development on Capot Run and Preakness Blvd.

There were no public comments

Len Carter made the first motion to approval the preliminary plat major subdivision for PP22-002 Bluegrass Place roadway and utility plans with the conditions; 1) Approval is

conditional on the approval and implementation of any traffic mitigation required by SCDOT and the City. 2) The major subdivision preliminary plat approval includes certification of the use of the road names Capot Run and Preakness Boulevard. 3) Any outstanding comments will be addressed to the satisfaction of City staff. As well as the approval of street names as Preakness Blvd and Capot Run. Jesse Elliott seconded the motion. It was approved unanimously.

6. **Development Code Rewrite Review** – The Planning Commission reviewed comments received by City Council and provide a recommendation to City Council concerning the comments.

Meeting resumed from Study Session. Mr. Paradise directed Planning Commission's attention to 13.3.2 Protection and increase in buffer width.

Jesse Elliott stated he doesn't feel it is necessary to increase the buffer width

Mr. Paradise noted to leave Article 13 Section 13.3.2 as is.

Planning Commission proceeds to 13.6.1 Detention Pond Screening

Jesse Elliott clarified the screening would not be around the fence but around the bushes around the fence.

Mr. Paradise noted three out four approvals for the removal of the proposed requirements for screening detention ponds.

Planning Commission proceeds to Article 16 section 16.8.2 Preliminary Approval.

Planned Commission agreed unanimously to receive recommendations for Preliminary approval.

Planning Commission continues to Article 16, Section 16.8.5 Guarantees

Mr. Paradise stated the City's Attorney recommended keeping the Letters of Credit and all jurisdictions, with the exception to Aiken County recommended keeping the Letters of Credit. Mr. Paradise also stated that Staff recommends leaving Section 16.8.5 as is.

Planning Commission made no changes.

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Mr. Paradise recommended it would be best to present verbiage at next month's meeting with corrections approved by Planning Commission and have them vote on the changes then.

Planning Commission agreed to the recommendation made by Mr. Paradise.

Chairman Bob Bigger opened the discussion to the public for comments.

Jason Whinghter of 17578 Atomic Rd, Aiken, stated that he feels the Planning Commission can not see the unintended consequences due to them not being directly involved. He stated he would not like to revisit each point individually and would go more in detail with City Council. He hopes for the dialogue between the Homeowners Association, Planning Commission and Staff to remain open.

Chairman Bob Bigger thanked Mr. Whinghter and remaining public for comments and acknowledged their efforts. He also ensured that the lines of communication will remain open.

7. **Impact Fees** – The Planning Commission has been directed by City Council to conduct studies and to recommend an impact fee ordinance pursuant to S.C. Code §6-1-950. The Planning Commission may direct the Planning Director to develop and advertise a Request for Proposals (RFP) for the development of a Capital Improvement Plan (CIP) and the Impact Fee ordinance.

Mr. Paradise stated the next steps to conduct studies and recommend impact fee would be to seek a professional consultant who can assist in achieving this goal. The consultant would evaluate the city. The impact fees would be for transportation and infrastructure. Impact fees also required in developing a Capital Improvement Plan and developing an Impact Fee Schedule that can be justified. Mr. Paradise requested to be directed in moving forward with conducting an RFP in order to seek a Professional Consultant.

Jesse Elliot made the first motion to direct Tommy Paradise to seek a Professional Consultant, Rett Harbeson made the second motion. It was approved unanimously.

8. **Staff Report**

- a. September Performance Report

9. **Adjourn** 7:30pm

Agenda for the Wednesday, October 18, 2023, Regular Planning Commission Meeting

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "T. Paradise".

Thomas L. Paradise, Director
Department of Planning and Development
Secretary to the Planning Commission

Department of Planning and Development



Project Staff Report

RZM23-002

Prepared by: Tommy Paradise

Meeting Date: November 15, 2023

Project Name	Carolina Trio
Applicant	Charlie Britt
Address/Location	1148 Carolina Ave.
Parcel Numbers	006-18-10-003
Existing Zoning	R-7 Small Lot, Single Family
Overlay District	NP Neighborhood Preservation
Traffic Impact Tier	1
Proposed Use	Single-family Detached
Proposed Zoning	R-5, Mixed Residential
Future Land Use	Residential

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.

SECTION 3: PUBLIC NOTICE

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 October 24, 2023. The property was posted with the required public notice on October 25, 2023. 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.northaugustasc.gov on October 25, 2023.

SECTION 4: SITE HISTORY

The subject parcel is vacant and to our knowledge has not been previously developed. The property owner also owns the adjacent property containing a single-family residence at 1150 Carolina. The property is intended to be subdivided into three lots and three single-family detached residences built on the site. The applicant is requesting to rezone ±0.29 acres, TPN 006-18-10-003, from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential to facilitate the subdivision.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Residential Single Family	R-7, Small Lot, Single-Family Residential
North	Single Family Residential	Residential Single Family	R-7 Small Lot, Single-Family Residential
South	Multi-Family Residential	Residential Multi Family	R-5 Mixed Residential
East	Single Family Residential	Residential Single Family	R-7 Small Lot, Single-Family Residential
West	Apartments	Residential Multifamily	R-5 Mixed Residential

Access – The property currently has access from Carolina Ave.

Topography – The majority of the parcel is relatively flat.

Utilities – Water and wastewater is available along Carolina Ave. An existing wastewater line is also available from East Buena Vista Avenue.

Floodplain – The property is not located in a federally designated floodway.

Drainage Basin – The parcel is located in the Waterworks Basin. The Waterworks Basin is a very large basin in the city that handles tremendous flows during rain events. The basin drains the areas from Knox Avenue including Kroger and Lowes, Walmart, Belk, Publix, Lidl, and Big Lots Shopping Centers, Summerfield Park, Edgefield Heights, and Atomic Road businesses. Much of this water flows through Edenfield Park until it converges beside the Public Safety Complex to the primary basin stream along Riverside Boulevard and then through the River Golf Course and

its pond system to the river. The basin is sampled at Shoreline Drive just before it empties to the Savannah River. The basin stormwater system has been updated to prevent historical flooding on Buena Vista Avenue.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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 0.29 acres (100 ft. by 135 ft.)

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 Low Density Residential. The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population.

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 contains mostly residential development. There are apartments immediately adjacent to the south and west, but otherwise surrounded by single-family residences. The parcel is located in close proximity to the intersection of Carolina Avenue and West Martintown Road and the commercial activities in that corridor.

There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

There are existing streets in this residential area and staff see no negative effects to the street network.

- b. There will be any adverse effects on existing or planned public utility services in the area;**

This is an infill lot in an existing neighborhood, the infrastructure is in place to support development of the parcel.

- c. Parking problems; or**

Parking will be required to meet City standards at the time of site plan approval. It is anticipated that the lot will be developed with single-family detached housing and parking will be provided on the parcel.

- 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.**

Noise and lighting will be subject to the standards of the Development Code and Municipal Code, 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).**

This area has not seen any new development or impacted by public facilities. The development of this parcel for single-family residences will allow new construction in the existing area and help to revitalize the area.

- 5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).**

The proposed development will consist of single-family detached homes. The proposed residential use provides additional housing options in this part of the City. The proposed development is compatible with surrounding area and existing developments.

- 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 subject property is suitable for residential development.

- 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 densities along Carolina Avenue. The proposed single-family detached homes would be compatible with existing multifamily and single-family homes in the vicinity.

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 R-7, Small Lot, Single-Family Residential 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 R-7 to R-5 will diversify the available land for market-driven uses. There are not many single-family detached homes available in the older section of the city.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The subject parcel is in an area of mixed zoning districts and does not appear to have been an error at the time of adoption.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that TPN 006-18-10-003 should be rezoned from R-7 to R-5.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

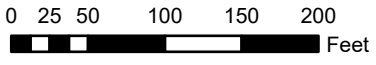
SECTION 8: ATTACHMENTS

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

cc William Hixon, Hixon Realty, via email

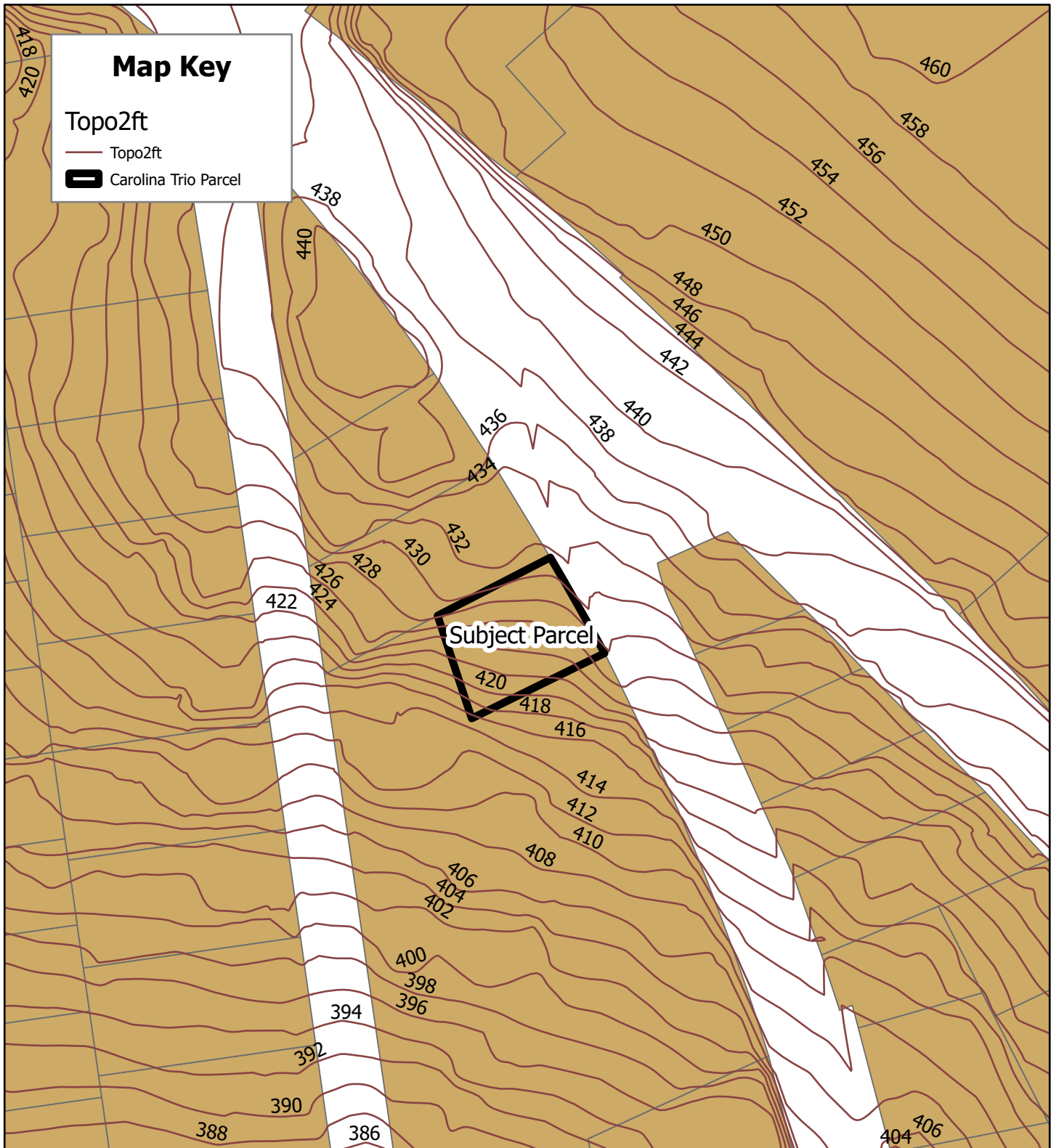


Aerial Map
Application Number RZM23-007
Tax Parcel Number 006-18-10-003



10/18/2023 3:48





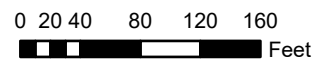
Map Key

Topo2ft

— Topo2ft

▭ Carolina Trio Parcel

Subject Parcel

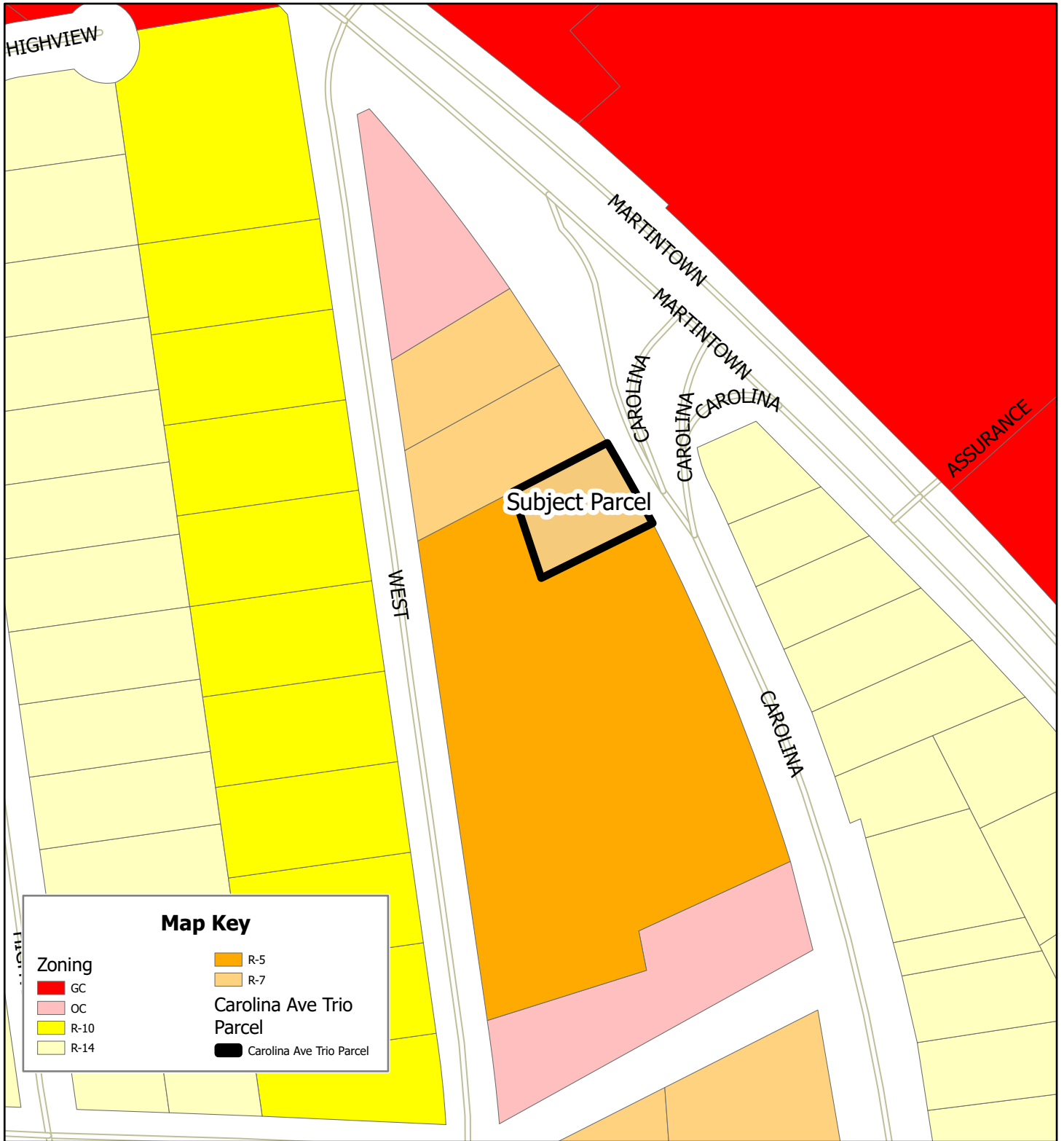


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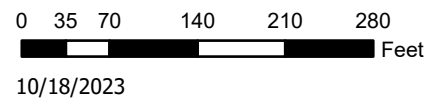


Topography Map
 Application Number RZM23-002
 Tax Parcel Number 006-18-10-003



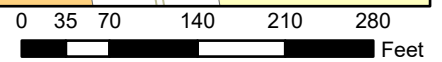
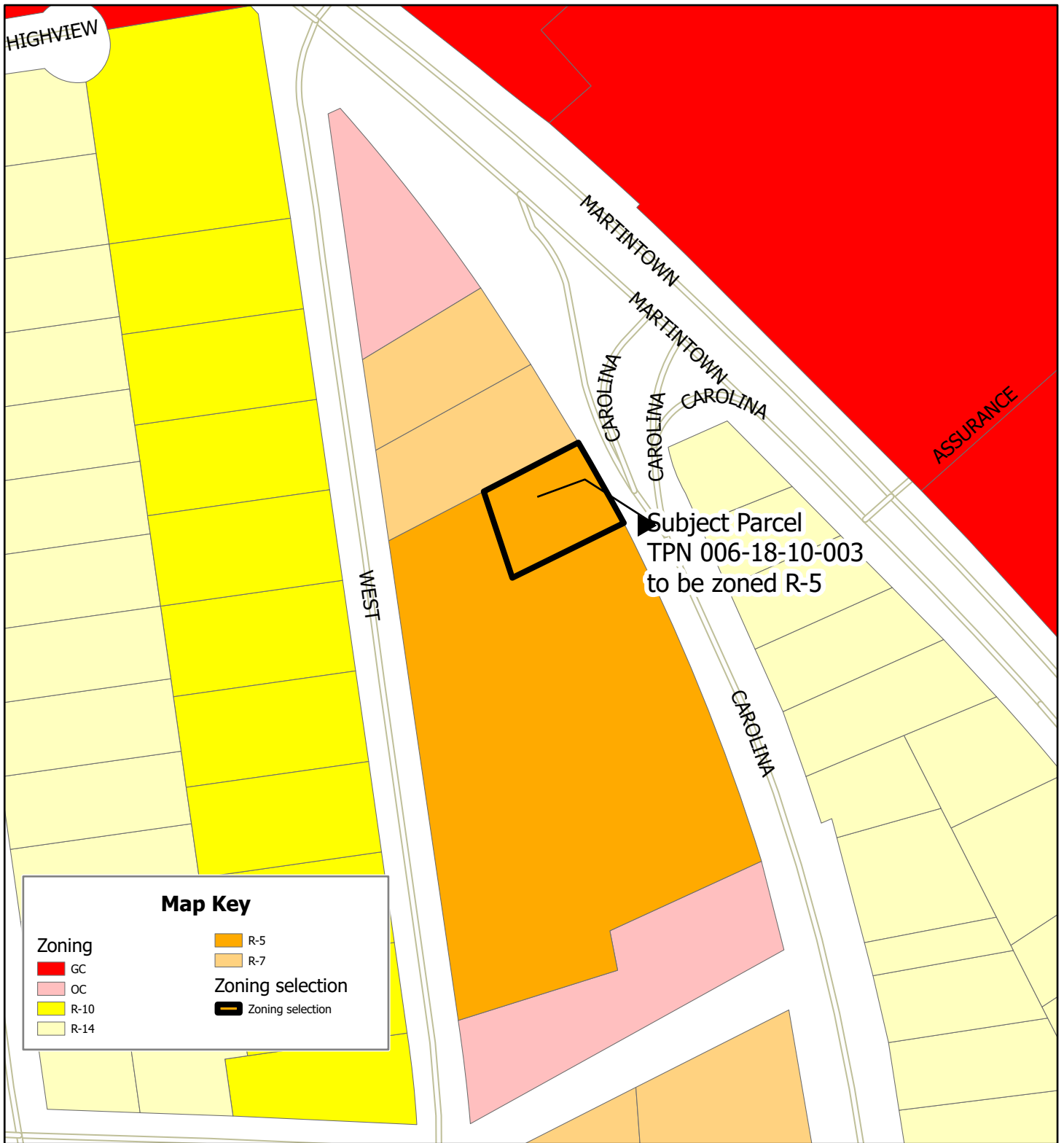


Map Key	
Zoning	
■ GC	■ R-5
■ OC	■ R-7
■ R-10	Carolina Ave Trio Parcel
■ R-14	 Carolina Ave Trio Parcel



Zoning Map
Application Number RZM23-002
Tax Parcel Number 006-18-10-003
Zoned R-5, Mixed Residential



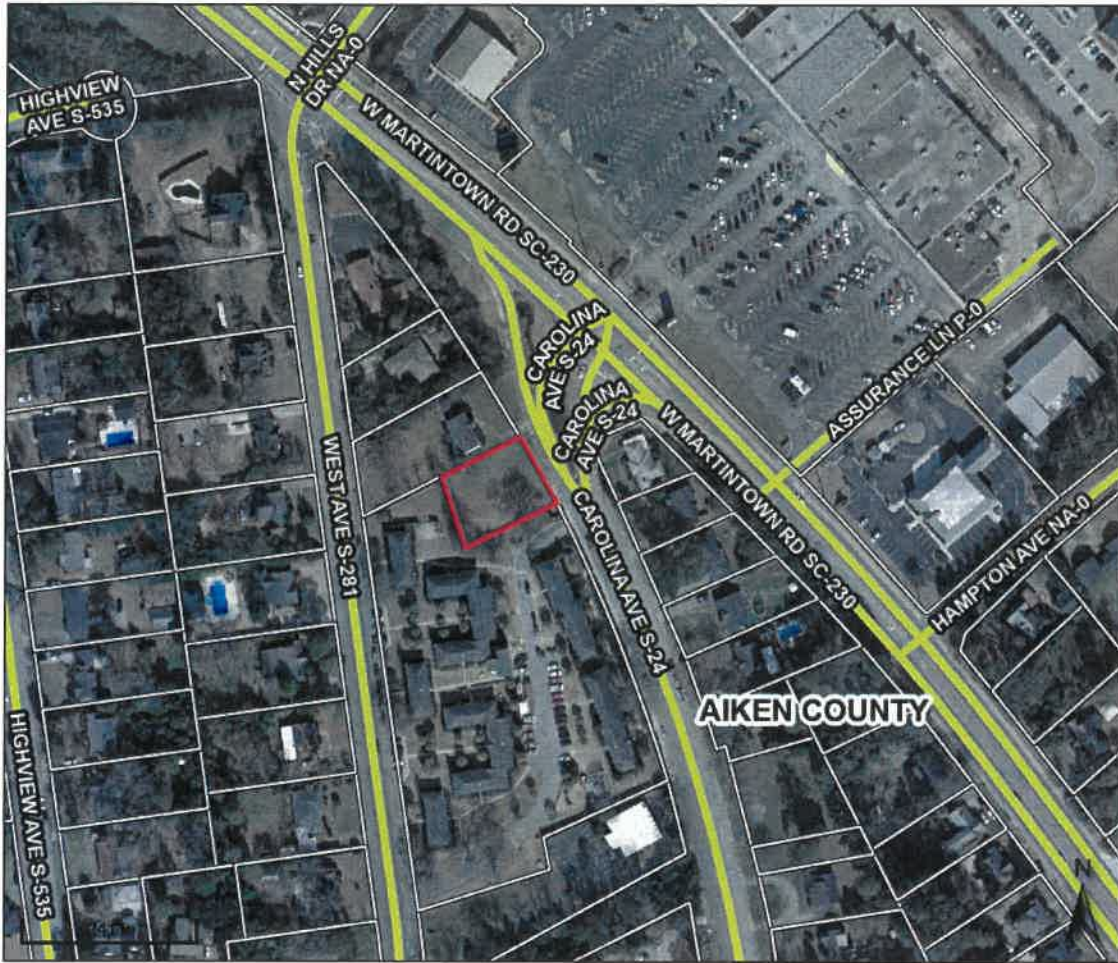


10/19/2023



Proposed Zoning Map
Application Number RZM23-002
Tax Parcel Number
006-18-10-003
To be zoned R-5, Mixed Residential





Overview



Legend

-  Parcels
-  Roads

Parcel ID	006-18-10-003	Alternate ID	36219	Owner Name	BRITT CHARLES
Property Address	1148 CAROLINA AVE NORTH AUGUSTA	Class	NON-OWNER OCCUPIED RESIDENTIAL		
District	Fire = 55_F Tax = 06C_T Council = 04_C Cty = Aiken				
Brief Tax Description	LT 10 BLK C <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/12/2023

Last Data Uploaded: 10/11/2023 10:56:42 PM

Developed by  **Schneider**
GEOSPATIAL

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, November 15, 2023, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following applications:

RZM23-002 - A request by Hixon Realty to rezone approximately 0.29 acres located on Carolina Avenue, TPN 006-18-10-003 from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential.

PD23-003 - Moore's Bluff – A request by CSRA Development Company, LLC for approval of a Planned Development General Development Plan affecting ±70.82 acres located between Compassion Way and Old Plantation Road near I-20, Tax Map Parcel Number 001-19-02-005 zoned PD, Planned Development and a portion of Tax Parcel Number 002-08-01-002 zoned R-14, Large Lot, Single-Family Residential. The proposed project is a mixed-use development consisting of townhomes and commercial uses.

Documents related to the application will be available for public inspection after November 8, 2023 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.northaugustasc.gov. 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.

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.northaugustasc.gov 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 <u>RZM23002</u>	Date Received <u>10-13-23</u>
Review Fee <u>250.00</u>	Date Paid <u>10-13-23</u>

1. Project Name CAROLINA TRIO

Project Address/Location 1148 CAROLINA AVE.

Total Project Acreage 100'135' Current Zoning R-7

Tax Parcel Number(s) 006-18-10-003
2. Applicant/Owner Name CHARLIE BRITT Applicant Phone 706-825-8211

Mailing Address 641 BAKER PLACE RD

City ROSELAWN ST GA Zip 30813 Email TBRITT17@ATTN.NET
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. William M. Hixon _____ Date 10/12/23

Applicant or Designated Agent Signature

William M. Hixon

Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only	
Application Number <u>B2M23-002</u>	Date Received <u>10-13-23</u>

1. Project Name CAROLINA TRIO
Project Address/Location 1148 CAROLINA AVE
Project Parcel Number(s) 006-18-10-003

2. Property Owner Name CHARLIE BRITT Owner Phone 706-825-8211
Mailing Address 641 BALTER PLACE RD
City GLAVERTOWN ST GA Zip 30813 Email TBRITT17@ATT.NET

3. Designated Agent Hixon Realty William M. Hixon
Relationship to Owner REALTOR
Firm Name HIXON REALTY Phone 803-279-8855
Agent's Mailing Address 108 WEST SPRING GROVE AVE WASK
City N. AUGUSTA ST SC Zip 29841 Email bill@hixonco.com
Agent's Signature [Signature] Date 10/12/23

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.
Karen K. Coover Karen K. Dejeu Charlie Britt
Owner Signature Date 10/13/23

5. Sworn and subscribed to before me on this 13th day of October, 2023.

Deana E. Burch
Notary Public
DEANA E. BURCH
Notary Public, State of South Carolina
My Commission Expires 3/9/2032
Commission Expiration Date

HIXON REALTY COMPANY

WILLIAM M. HIXON, Broker-In-Charge

October 13, 2023

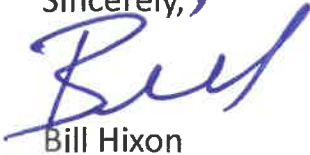
Dear Planning Commission,

Thank you for your consideration of rezoning this lot at 1148 Carolina Avenue from R-7 to R-5.

This lot dates back to 1946 or later. It has never been built on over the years. Apartments have been built right beside this lot as well as an insurance office is located one house down the street and a large shopping center is right across the street.

We have had it for sale for a while now. There have not been any buyers interested at this point. I have a buyer now, Don Adams, that is interested in this lot and would like to build 3 townhouses to sale as owner occupied. The townhouses would include a garage. The present zoning restricts him from being able to accomplish his goal and would not be cost effective or doable. Zoning R-5 would allow a smaller lot size and width and be consistent with it to units right beside this current lot.

Sincerely,



Bill Hixon



OFFICE: 108 West Spring Grove Avenue • North Augusta, South Carolina 29841

MAILING: Post Office Box 6247 • North Augusta, South Carolina 29861-6247

PHONE: (803) 279-8855 • FAX: (803) 278-4961

www.hixonco.com





T.P.N. 006-18-10-005
V. CHARLES W. BRITT V.

WISE DAY S/D
BLOCK "C"

(3)
P.B. 40/118

NO. 4
R.B.F.

N72°25'58"E

117.00'

NO. 4
R.B.F.

R=1900'
S18°26'21"E

L=100.01'
100.00' (CURVED)

CAROLINA AVENUE

75' R/W

MAG.

1148
T.P.N. 006-18-10-003

(10)
0.29 AC.

99.47'

N7°55'21"W

S73°15'00"W

135.20'

NO. 4
R.B.F.

NO. 4
R.B.F.

T.P.N. 006-18-10-004

V. MC PROPERTY MANAGEMENT LLC V.
P.B. 22/152

(11)

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN; ALSO THAT THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY OFFICIAL F.I.A. FLOOD HAZARD MAPS IN EFFECT AT THIS TIME."



PLAT FOR
ADAMS BROTHERS PROPERTIES LLC
SHOWING 0.29 AC, LOCATED AT 1148 CAROLINA AVE.
IN THE CITY OF NORTH AUGUSTA,
AIKEN COUNTY SOUTH CAROLINA

GRAPHIC SCALE: 20 10 0 20 40 60 FEET

SCALE:
1" = 20'

SURVEYED:
W.H.M.

WILLIAM H. MCKIE, III P.L.S.

P.O. BOX 6812 N. AUGUSTA, S.C. 29841
PHONE: (803) 279-6277

DATE:
8/22/23

DRAWN:
W.H.M.

NOTE: NO UNDERGROUND UTILITIES LOCATED.

Design

TOWNHOMES
1148
CAROLINA AVE
N. AUGUSTA SC.
29841

10/23/2023

SHEET TITLE:

SITE PLAN

SCALE: AS NOTED

DESIGNED & DRAWN BY:

GABRIEL BROOKS

CERTIFIED PROFESSIONAL

SOILING DESIGNER A.L.S.D.

REGISTERED ARCHITECT & L.S.D.

1000 N. AUGUSTA SC. SUITE 100

AUGUSTA, GA 30602

PH: 706.733.1111

WWW.GABRIELBROOKS.COM

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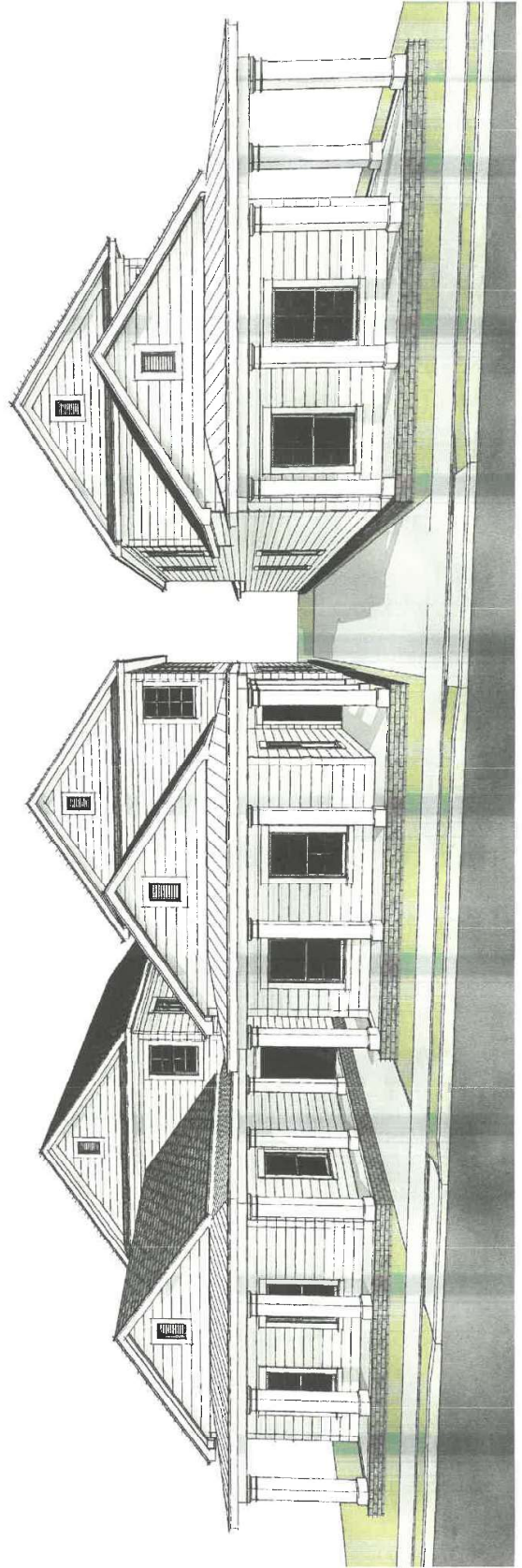
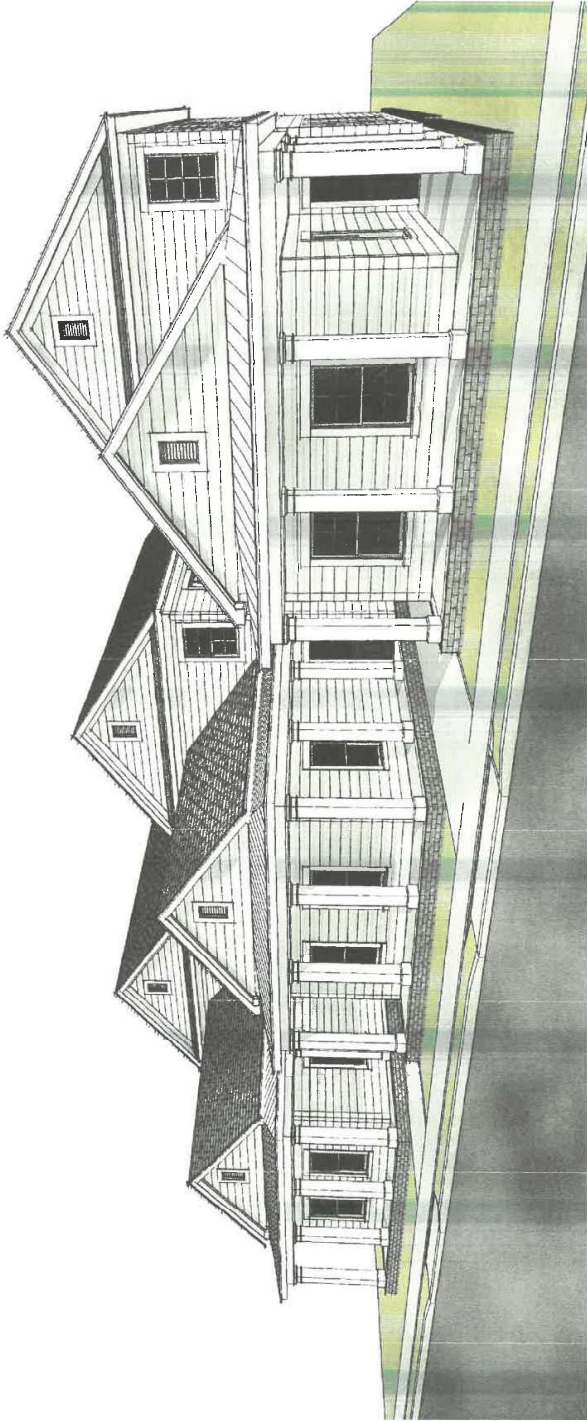
RETRIEVAL SYSTEM.

REVISIONS

NO. DESCRIPTION

SHEET # 1 OF 3

A-1



TOWNHOMES
1148
CAROLINA AVE
N. AUGUSTA SC.
29841

10/23/2023
SHEET TITLE:

SCALE: AS NOTED

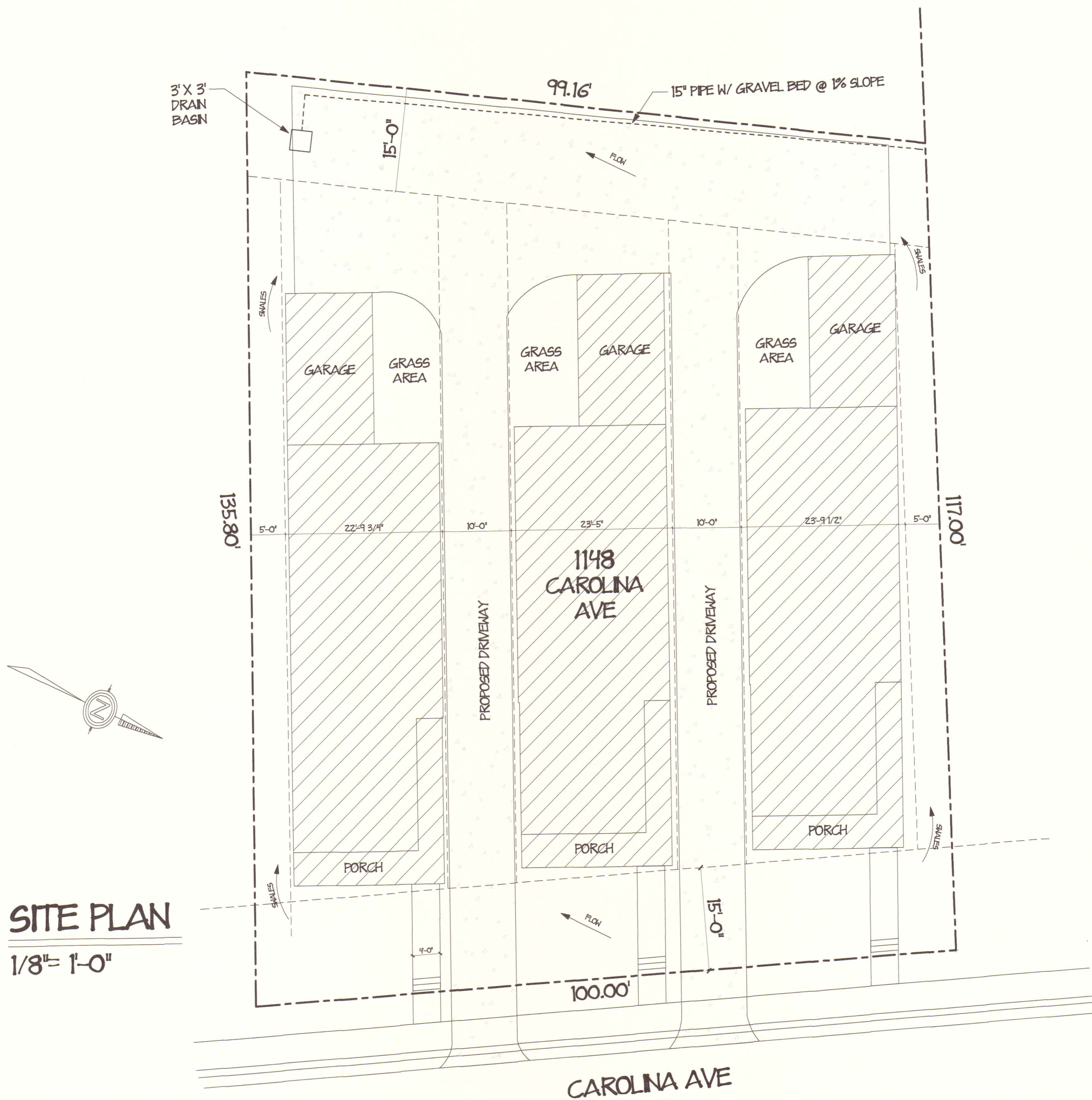
DESIGNED & DRAWN BY:
GREGORY BROWN
CERTIFIED PROFESSIONAL
BUILDING DESIGNER A.I.B.D.

DESIGNERHOUSEPLANS.COM © 2023
CONSTRUCTION DISCLAIMER: TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE MOST RECENT RESIDENTIAL CODES. ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. HOUSEPLANSDESIGNED.COM IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

REVISIONS	DESCRIPTION
1	
2	
3	
4	
5	
6	

SHEET # 5 OF 13

A-5



SITE PLAN

1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

TOWNHOMES
1148
CAROLINA AVE
N. AUGUSTA SC.
29841

10/23/2023

SHEET TITLE:
FRONT & LEFT ELEVATION

SCALE: AS NOTED

DESIGNED & DRAWN BY:
 GREGORY BROWN
 CERTIFIED PROFESSIONAL
 BUILDING DESIGNER A.I.B.D.

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 CONSTRUCTION DISCLAIMER: TO THE BEST OF MY
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 WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S
 EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL
 VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS.
 HOUSEPLANSDESIGNED.COM IS NOT LIABLE FOR ERRORS
 ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY
 EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS
 PLAN TO AVOID MISTAKES, THE MAKER CAN NOT
 GUARANTEE AGAINST HUMAN ERROR. THE
 CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS
 AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE
 SOLELY RESPONSIBLE THEREAFTER.

REVISIONS DESCRIPTION

- 1
- 2
- 3
- 4
- 5
- 6

SHEET # 2 OF 13



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

TOWNHOMES
1148
CAROLINA AVE
N. AUGUSTA SC.
29841

10/23/2023

SHEET TITLE:
REAR & RIGHT ELEVATION

SCALE: AS NOTED

DESIGNED & DRAWN BY:
GREGORY BROWN
CERTIFIED PROFESSIONAL
BUILDING DESIGNER A.I.B.D.

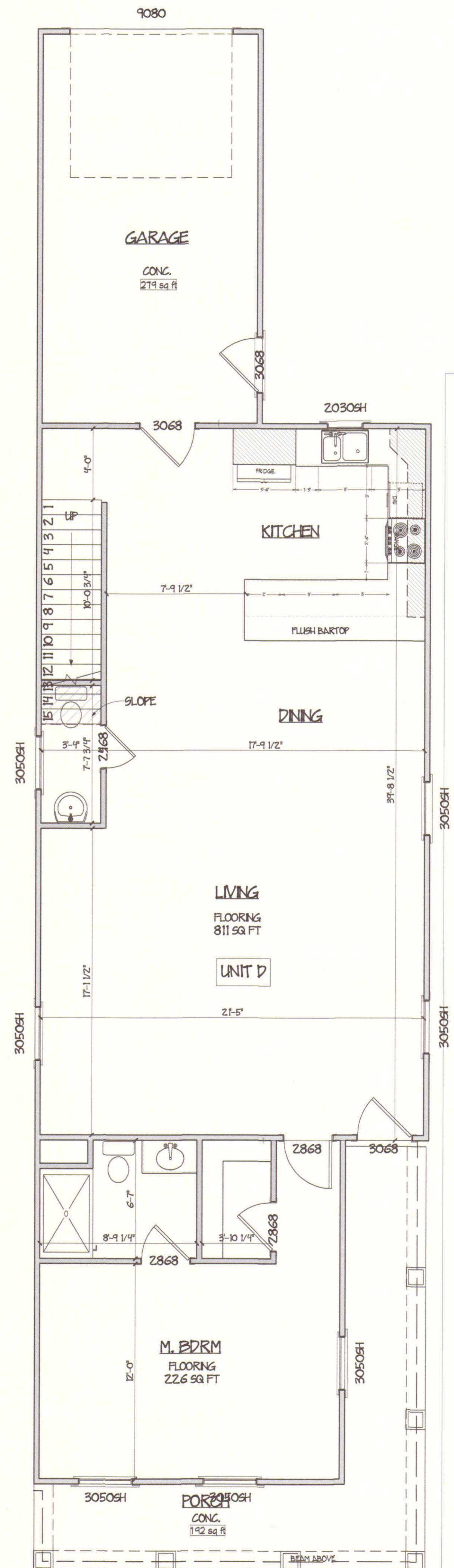
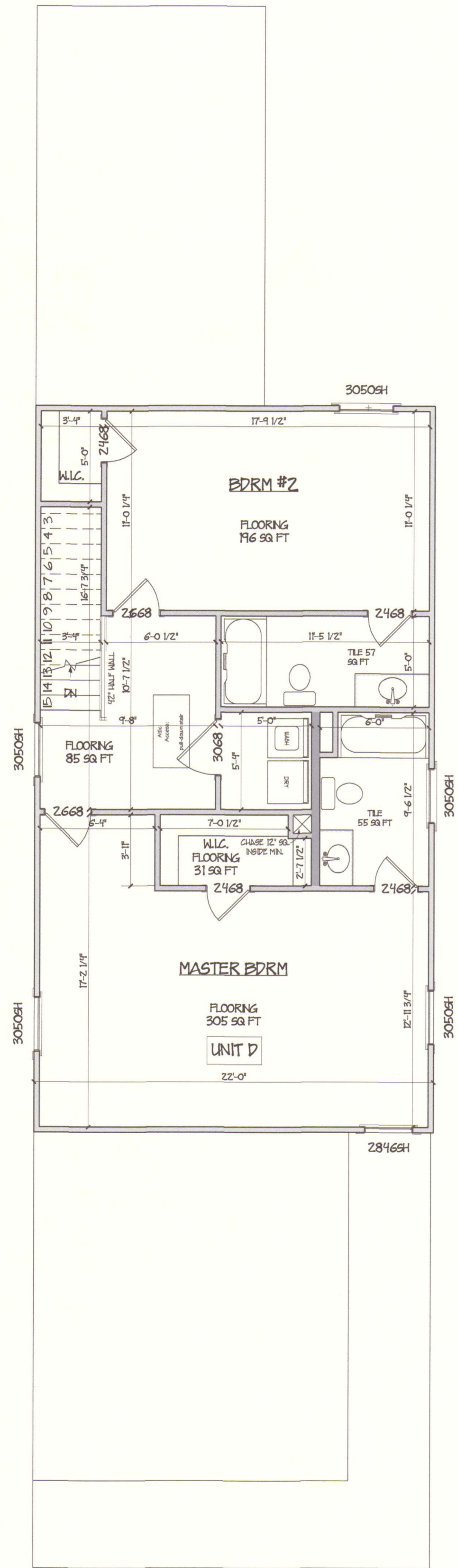
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REVISIONS DESCRIPTION

1	
2	
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6	

SHEET # 3 OF 13

A-3



AREA CALCULATIONS	
FIRST FLOOR HEATED :	1212 SQFT.
SECOND FLOOR HEATED :	838 SQFT.
TOTAL HEATED :	2050 SQFT.
FRONT PORCH :	142 SQFT.
GARAGE :	279 SQFT.
TOTAL :	2521 SQFT.

TOWNHOMES
1148
CAROLINA AVE
N. AUGUSTA SC.
29841

10/23/2023
SHEET TITLE:
FIRST FLOOR PLAN
SCALE: AS NOTED

DESIGNED & DRAWN BY:
GREGORY BROWN
CERTIFIED PROFESSIONAL
BUILDING DESIGNER A.I.B.D.

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CONSTRUCTION DISCLAIMER: TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE MOST RECENT RESIDENTIAL CODES. ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. HOUSEPLANSDESIGNED.COM IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

REVISIONS	DESCRIPTION
1	
2	
3	
4	
5	
6	

SHEET # 4 OF 13

Department of Planning and Development

Memorandum # 23-035

To: Planning Commission
From: Tommy Paradise, Planning Director
Re: Development Code Rewrite
Date: November 7, 2023

During the October 18th meeting of the Planning Commission comments that had been received from City Council and the Home Builders Greater Aiken-Augusta Region were reviewed. Several changes to the draft Development Code were suggested by the Planning Commission.

Staff moved forward with changes in the draft Development Code and forwarded those changes to the consultant to include in a revised draft. Upon receiving the revised draft, staff reviewed to make sure the changes were included and found that several were not.

Below is the wording that was submitted to the consultant. If the Planning Commission would like, they may approve the changes and staff will then make sure they are included in the draft Development Code.

The proposed changes are:

Amend Section 18.8.5 Major Waivers to read, The BZA is authorized to grant a major waiver from the standards of this Article. The BZA is authorized to grant a major waiver from the standards of this Article for provisions contained in Chapters 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, and 19 only. Any deviation from chapters 3, 4, 5, 6, 9, 15, 18 shall conform to the variance procedure.

Amend 3.4.1.2 to read: The permitted reconstruction of a nonconforming structure that has been damaged by less than 50% of the appraised value as determined by the county tax assessor's office in which the property sits, is allowed. If a permit is issued within six months from the time of damage or notice of wear and shall be completed within 12 months of issuance of the building permit for the nonconforming structure. Otherwise, a nonconforming structure shall not be rebuilt, altered, or repaired following accidental damage if the repair exceeds 50% of the appraised value as determined by the county tax assessor's office in which the property sits. except in conformity of these regulations. Nothing in this section prevents normal maintenance and repairs of a nonconforming structure.

Add a 3.4.1.3 to read: 3. Alteration or Additions. Alterations and/or additions to a nonconforming building or structure may be permitted as long as the alterations and/or additions do not increase the nonconformity of the building or structure to the building setback line, height limitations, yard, or other provisions regulating the size and placement of buildings and structures for the district in which the nonconforming building or structure is located.

Amend the header for 4.12.1 to read Residential R-14 (1/3 Acre) -Large Lot Single Family District

Delete Pawnshops from being allowed in the DTMU1 district (currently a conditional, but want it gone)

Amend Table 5.1 to allow food trucks as a conditional use in residential districts.

Amend Section 5.4.2.b. Maximum Number of Trucks per Property:

1. For ~~commercially-zoned~~ parcels less than ¼ acre, up to two food trucks are permitted on the property at the same time.
2. ~~Commercially-zoned properties~~ Properties between ¼ and ½ acre in size are permitted up to three food trucks at the same time.
3. For ~~commercially-zoned~~ parcels over ½ acre in size, a maximum of four food trucks is permitted on the property at the same time, except for City-sponsored special events.

Amend 5.4.2.c.i Food Trucks are permitted on commercially, or and industrially zoned properties only parcels and in residentially zoned areas if located in common areas with the property owner's permission.

Amend Section 5.4.2.c.ix Food trucks shall be parked a minimum of 50 feet from any residential zoning district except where the food truck is operating on a common area of the residential district.

Amend Section 5.4.2.d.i In private spaces, hours of operation for food truck ~~in commercially and industrially zoned properties~~ shall be no earlier than 7 a.m. and no later than 10 p.m.

Strike Section 5.4.2.g.i ~~Food trucks are permitted on commercially and industrially zoned properties.~~

Amend Section 6.3.5.2.a Black vinyl clad chain link, except individual residential lots, excluding common area, may use other types of chain link.

Add 6.5.10 to read: Alternative Compliance. The provisions of this section are not intended to prohibit an alternative design or material not specifically prescribed, provided that any such alternative complies with the intent of the provision of this section and is objectively shown through an officially published case study to be the equivalent or better of that prescribed in quality, appearance, strength, effectiveness, and durability. Alternative compliance shall be evaluated by the planning commission and approved or denied based on the demonstrated merits of proposed compliance.

Add 6.6.6 to read: Alternative Compliance. The provisions of this section are not intended to prohibit an alternative design or material not specifically prescribed, provided that any such alternative complies with the intent of the provision of this section and is objectively shown through an officially published case study to be the equivalent or better of that prescribed in quality, appearance, strength, effectiveness, and durability. Alternative compliance shall be evaluated by the planning commission and approved or denied based on the demonstrated merits of proposed compliance.

Amend 7.3.3.1.b to read Landscape plans shall be sealed by a landscape architect, civil engineer, or certified by a horticulturist.

Amend 7.6.1 to add a #1 that reads, Street trees are not required for single-family detached housing subdivisions. Then move the existing 1 & 2 down to 2 & 3

7.6.2 amend title to read: ~~Street and Subdivision~~ Tree Quality

Amend 7.8.2 to add #6 to read: **Yard Tree:** In addition to other requirements of this section, for a single-family detached lot a Large Tree in compliance with Table 7-2 shall be planted in the front yard of lot within 10 feet of the front property line.

Amend 9.6.5.6.e.ii to read: Subdivision signs shall ~~be a monument sign~~ not to exceed 32 square feet or five feet in height.

Amend 9.6.5.6.e.iii to read: If two identical ~~monument~~ signs are used, they may not exceed 16 feet each in size and four feet in height and must be placed symmetrically on each side of an entry road.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
October 2023***

City of North Augusta
Department of Planning and Development
Monthly Report for October 2023

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Development Applications								
Subdivisions								
Major Subdivision Plans (PP)	1	3	3	4	1	0	7	1
Planned Acres	219.5	254.22	271.98	277.72	13.28	0.00	175.09	8.00
Planned Lots	554	188	662	278	36	0	220	79
Minor Subdivision Plans (MP)	2	1	11	8	0	0	13	9
Platted New Lots	2	1	25	22	0	0	46	45
Major Subdivision Plans (FP)	0	0	6	5	0	1	6	6
Platted Acres	0	0.00	130.2	112.77	0.00	39.73	276.37	276.37
Platted Lots	0	0	326	283	0	4	253	253
Site Plans								
Minor Site Plans (MSP)	2	1	13	6	2	0	13	7
Major Site Plans (SP)	1	0	3	1	0	0	3	1
Site Plan Modification (SPM)	0	0	0	0	0	0	0	0
Total Site Plan Acres	222.12	2.80	319.91	25.69	1.70	0.00	69.96	19.92
Planned Developments								
PD Gen Dev Plans/Major Mod. (PD)	0	0	3	2	0	0	1	0
PD Acres	0	0	245.7	175.34	0	0	68.73	0
Development Plan Modification (PDM)	0	0	0	0	1	0	4	0
Annexations								
Annexation Agreements Received	0	0	5	5	0	0	0	0
Annexation Cases (ANX) Approved by City Council	0	0	5	5	0	0	2	1
Parcels	0	0	6	6	0	0	1	0
Acres	0	0	28	29.00	0	0	45	43.9

City of North Augusta
Department of Planning and Development
Monthly Report for October 2023

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$6,722.77	\$39,844.15	\$4,457.30	\$42,322.79
Appeals	\$250.00	\$2,463.74	\$250.00	\$4,257.77
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$6,972.77	\$42,307.89	\$4,707.30	\$46,580.56

* 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
Code Enforcement								
Property Maintenance	7	10	130	122	12	13	160	135
Property Leins/Contractor Mitigation	2	2	7	7	0	0	1	1
Swimming Pools	2	2	7	7	0	0	11	6
Recreational Vehicles/RV/Boat/Utility Trailers	2	2	13	22	0	1	27	26
Illegal Vehicles	13	13	36	50	6	2	43	37
Commercial Vehicles/Equipment	2	2	7	7	1	1	4	4
Temporary Signs	115	115	1004	1004	56	56	767	767
Landscape Inspections	15	15	193	193	27	37	184	184
Structure Demolitions	0	0	0	0	0	0	0	0
Citation/Summons Issued	0	0	1	0	0	0	2	2
Stormwater Complaint	0	0	4	3	2	3	12	9
Sanitation Complaint	1	1	23	19	1	2	31	27
No License/Permit Etc.	3	3	36	41	1	2	85	77

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

January 2023 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B23-0605	011 05 13 015	Plandwell Inc	5150 Greyton Circle	R-7	10/2/2023	New Residential Construction
B23-0606	011 05 13 016	Plandwell Inc	5156 Greyton Circle	R-7	10/2/2023	New Residential Construction
B23-0607	011 05 14 012	Plandwell Inc	6123 Bakerville Ln	R-7	10/2/2023	New Residential Construction
B23-0608	011 05 14 005	Plandwell Inc	7116 Kingburgh Ln	R-7	10/2/2023	New Residential Construction
B23-0609	011 05 14 003	Plandwell Inc	7088 Kingburgh Ln	R-7	10/2/2023	New Residential Construction
B23-0611	005 13 06 003	Johnathan Maffetone	115 Langfuhr Way	PD	10/2/2023	10x20 Pre Built Storage Shed
SP23-0011	014 00 02 121	Pete Alewine Pool Company	663 Rivernorth Dr.	PD	10/2/2023	Pool Construction
SP23-0012	005 10 16 011	Jose Pool Constructiion	182 Oakbrook Dr.	PD	10/2/2023	Pool Construction
B23-0614	011 05 14 004	Plandwell Inc	7102 Kingburgh Ln	R-7	10/4/2023	New Residential Construction
B23-0615	011 05 13 017	Plandwell Inc	5162 Greyton Circle	R-7	10/4/2023	New Residential Construction
B23-0616	011 05 13 014	Plandwell Inc	5146 Greyton Circle	R-7	10/4/2023	New Residential Construction
B23-0621	010 09 02 105	Lu Qi Yan	578 St. Julian Pl	PD	10/4/2023	Aluminum Patio Cover
B23-0622	006 14 11 008	Joseph Pracht	516 Tanger Rd.	R-7	10/6/2023	12x21 Metal Caroport
B23-0598	005 19 06 006	Parkridge Builders	322 W Five Notch Rd	PD	10/10/2023	Five attached one Bedroom Apartments
B23-0627	006 10 15 003	Ivey Residential SC LLC	5006 Anna Creek Way	R-7	10/12/2023	New Residential Construction

City of North Augusta
Department of Planning and Development

B23-0631	005 12 19 018	DR Horton Inc.	331 Expedition Dr.	R-5	10/19/2023	New Residential Construction
B23-0632	005 12 19 019	DR Horton Inc.	339 Expedition Dr	R-5	10/19/2023	New Residential Construction
B23-0638	005 13 01 001	Richard Murphy	423 Cooper Mill Rd	R-14	10/19/2023	16x12 Storage Shed
SP23-013	002 11 05 007	Pete Alewine Pool Company	140 Seton Circle	R-14	10/19/2023	Pool Construction
SP23-0015	007 19 01 034	Pete Alewine Pool Company	407 E Shoreline Dr	PD	10/19/2023	Pool Construction
B23-0629	005 05 13 002	Janson LLC	126 Bonhill St	PD	10/20/2023	30x30 Detached Garage
B23-0643	006 11 06 006	Ivey Residential SC LLC	5048 Anna Creek Way	R-7	10/20/2023	New Residential Construction
B23-0645	011 09 05 005	DR Horton Inc.	314 Expedition Dr	R-5	10/31/2023	New Residential Construction
B23-0646	011 09 05 008	DR Horton Inc.	334 Expedition Dr	R-5	10/31/2023	New Residential Construction
B23-0648	011 09 05 009	DR Horton Inc.	340 Expedition Dr	R-5	10/31/2023	New Residential Construction
B23-0649	011 09 05 013	DR Horton Inc.	366 Expedition Dr	R-5	10/31/2023	New Residential Construction
B23-0661	006 06 07 012	Belong Construction LLC	2002 Jeffrey St	R-14	10/31/2023	18x12 Workshop Addition

Sign Permits

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN23-029	007 08 10 001	Joe Newsome	Be Ye Holy Ministries	R-10	10/4/2023	
SN23-030	005 19 06 005	Glynn Bruker	Green Forest	PD	10/11/2023	
SN23-031	007 10 21 004	Michael Webb	West Avenue Market LLC	D	10/12/2023	
SN23-032	007 12 13 013	Mixon Signs	Wendy's	GC\HC	10/18/2023	
SN23-033	013 15 01 001	AAA Signs	Miracle Toyota of North August	TC\HC	10/26/2023	
SN23-034	007 16 08 027	Taylor Sign Graphics	Team Punishers Boxing Pal	GC\HC	10/25/2023	

City of North Augusta
Department of Planning and Development

--	--	--	--	--	--	--

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC23-089	007 16 05 025	Robert Tinsley	Proactive Insurance LLC	GC	10/5/2023	
CZC23-090	007 12 06 001	Ruby Tuesday Operations LLC	Ruby Tuesdays	GC\HC	10/12/2023	
CZC23-091	010 10 02 053	Lynn Hodo	Crystal Bites	PD	10/9/2023	
CZC23-092	007 14 03 002	Janna Malchow	Nimmons Malchow Johnson	D	10/12/2023	
CZC23-093	007 16 08 027	James Forest	Team Punishers Boxing	GC	10/25/2023	
CZC23-094	010 11 10 001	Sherice Ratliff	Covey Homes Sweetwater	PD	10/26/2023	
CZC23-095	007 08 06 003	Betsy Doubledee Heatherly	Betsy Doubledee Heatherly	R-10	10/30/2023	
CZC23-096	006 15 06 016	Ashley Lathan	Gutters by Design LLC	R-7	10/30/2023	
CZC23-097	006 12 05 001	Shanan Ghani	Dab City Tobacco & Vape	GC\HC	10/31/2023	
CZC23-098	010 14 12 005	Jennifer Santelli	Chick-Fil-A	PD\HC	10/31/2023	