

Planning Commission



Minutes for the Wednesday, January 18, 2023, Study Session

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** – 6:00 p.m.
2. **Discussion** – Draft North Augusta Development Code

Mr. Paradise stated that back in 2020 there was a Development Code Revision contract to update the North Augusta Development Code. To start the process, they did an audit with the public and staff to get feedback to see what were the issues with the code. The comments were the guidelines of how to fix the code. Not everything will be in the addressed in the code. So tonight we will start going chapter to chapter to go through the Development Code.

Chapter 1 - correction on the Article 1 Introductory Provisions says "in this chapter."

Chapter 2 – good no changes

Chapter 3 - Nonconformities - Basically Nonconforming features like landscaping and parking they will have to meet today's standards. Everyone discussed the meaning and what it pertains to. 3.4.1.2 is about reconstruction but the wording needs to be a little less

confusing. What are we trying to say is that if you start within 6 months you can build back nonconforming but it starts out saying it cannot be rebuilt, altered or repaired except in conformity with these regulations after sustaining damage or necessitating repair, providing that any permitted construction can begin. This one needs to add unless providing that any permitted construction can begin. This section will need to have a change on the wording.

Chapter 4 – Zoning districts Article 4.12.3 which is R-7, page 24 the second paragraph about R-7 small lots. Try to include something for townhomes lot width to be 24-foot with a footnote.

Chapter 5 – No Changes

Chapter 6 - 6.5 should not include mixed use 2 but should be mixed use 1. 6.6 Downtown mixed use 2 is what it should be.

Chapter 7 – 7.2.2 was supposed to only be to exempt open space not landscaping.

7.3.3.1.b should not include a certified landscape contractor.

7.2.2.4.a should remove requirement for maintenance guarantee for a certificate of occupancy, but leave for final plat.

7.6.1 General Requirements number 1,3 and 4 should be removed and only 1 and 5 remain. Add a section to 7.3.2.g to read, where overhead utility lines are located the Director may accept alternative plantings in lieu of trees.

3. Adjourn

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development