

Planning Commission



**Minutes for the Wednesday, February 15, 2023, Study Session
Council Chambers, 100 Georgia Avenue**

Members of the Planning Commission

Dr. Christine Crawford

Chair

Timothy V. Key

Jesse Elliott

Leonard Carter, Jr.

Rett Harbeson

Bob Bigger

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

A. Off-site Signage

Tommy Paradise spoke about the legality of restricting off site signage. He stated that he spoke with the City Attorney and a Supreme Court decision was found that allows the restriction of off-site signage.

Chairman Crawford expressed concern about the special circumstances when off-site signage may be needed.

Commissioner Rett Harbeson agreed with Chairman Crawford and proposed approving the off-site signage if needed on a case by case basis.

Commissioner Bob Bigger concurred.

Tommy Paradise added Off Site Signage in Prohibited Signage Draft.

B. Public Use District Signage

Tommy Paradise researched the variances that were previously granted for school signs and the signage square footage/percentage allowed in various zoning districts. Paradise also addressed the concern of wall signage not being allowed in Industrial zoning district, which may need to be addressed by chairman and commissioners, while they decide with signage measurement requirement will be allowed for Public Use. Paradise recommended Office Commercial, General Commercial or Neighborhood Commercial.

Commissioner Rett Harbeson spoke that he would be in favor of Neighborhood Commercial sign requirements to reflect Public Use District, due to the fact that schools and fire stations are in close proximity of neighborhoods.

Commissioner Timothy Key entered Chambers and was seated.

Chairman Crawford expressed being in favor of Neighborhood Commercial Sign Requirements for Public Use Signage as well as allowing wall signage in industrial district to reflect the General Commercial Signage Requirements

Paradise questioned to whether to keep the signage requirements at 10% of wall and 200 square ft, Chairman Crawford replied "Yes".

Tommy Paradise, Chairman and Commissioners discuss the character patterns of signage in a NP (neighborhood preservation) zone district.

The zoning district of West Ave was discussed and all agreed on changing the zoning to GA Overlay District for Signage. The NP zone district was also discussed and all agreed to keep it as is.

C. Conservation Subdivisions

Tommy Paradise spoke about the significant difference between conservation subdivision in the existing ordinance and what's in the proposed ordinance. The Proposed ordinance doesn't clearly define a conservation subdivision. Chairman and Commissioners were presented with a copy of existing ordinance and the proposed ordinance to compared.

All agreed to keep the current ordinance for Conservation Subdivisions.

Tommy spoke about Short Term rental and AirBnB in the City of North Augusta and trying to find the balance between residents being able to make profit and making sure residents always feel safe.

It has been decided to not move forward with that decision as of right now. Council is looking more into it.

Chairman Crawford spoke about the Riverfront Zoning and making sure that the property that is not in the pud has the same zoning as the area that is in the pud.

3. Adjourn 7:00p.m.

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development