

Planning Commission



Minutes for the Wednesday, February 15, 2023, Regular Meeting
Council Chambers, 100 Georgia Avenue

Members of the Planning Commission

Dr. Christine Crawford

Chair

Timothy V. Key

Jesse Elliott

Chelsea Waddell

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** – 7:00 p.m.
2. **Roll Call** Members present were Commissioners Timothy Key, Rett Harbeson, Bob Bigger and Chairman Christine Crawford.
3. **Approval of Minutes** – January 18, 2023 Study Session; January 25, 2023 Study Session

Minutes were approved unanimously.
4. **Confirmation of Agenda** No changes to Agenda
5. **RWN23-001** – Modern Market Drive Naming – A request by ATC Development, LLC to establish the street name Modern Market Drive. The request affects approximately 8.90 acres off Edgefield Road zoned GC, General Commercial, a portion of TPN 011-07-01-014.

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Tommy Paradise stated that is a new road and traffic signal on Hwy 25 near QuikTrip gas station and will also serve future development including the apartment complex that is proposed in the rear of QuikTrip. Aiken County E911 has approved the proposed name “Modern Market Dr” and the City of North Augusta has no objections.

a. Public Hearing

Joshua Webber residing at 204 Bryant Ave, He questioned the outline of the map shown and wanted to know if the dark outline on the map would be the actual road. Tommy Paradise answered “No”, and explained that the outline on the map showed the road, proposed developments and space for future developments as well. Webber expressed concern about the dark markings he was able to see near his home and says that he is now experiencing flooding on his backyard due to the trees being cut down. Tommy Paradise explained that Webber property is not in City Limits but recommended Webber to speak to Tanya Strickland about his Stormwater issue. Chairman Crawford reiterated for Webber to speak with Tanya Strickland. Webber questioned the reasoning for mapping out the entire 8.94 acres if its not currently being developed. Paradise explained the entire parcel is outlined.

Stephanie Hunt residing at 204 Bryant Ave, she questioned will this be hosting a Modern Market due to the name of the street being “Modern Market Dr”. Tommy Paradise informed Hunt that there are no plans of a Modern Market to date.

b. Consideration of the Street Naming request by the Planning Commission

Commissioner Key made the first motion and Commissioner Bob Bigger made the second motion. No oppositions.

6. **ANX22-003** – A request by Karen Graham to annex ± 0.42 acres, located at 727 E. Buena Vista Avenue, TPN 007-16-07-016. The property is requested to be zoned GC, General Commercial.

Tommy Paradise stated Karen Graham subdivided the parcel in hopes of getting sewer service through the City of North Augusta. Graham has applied for sewer service, administration has reviewed and approved. Paradise stated that parcel fits with the comprehensive plan to be zoned General Commercial.

Karen Graham stated the physical address for this parcel is 104 Salty Dog Ln and spoke about her history at residence and neighbors.

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Commissioner Timothy Key made the first motion, Harbeson second the motion. It was approved unanimously.

7. **ANX23-001** – A request by Adams Brothers, LLC to annex ± 0.39 acres, located at 780 E. Buena Avenue, TPN 007-16-12-004. The property is requested to be zoned R-7, Small-Lot Single Family Residential.

Chairman Crawford stated that they would discuss ANX23-001 through ANX23-004 as a block and that commissioners would vote on them individually.

Tommy Paradise stated that Adams Brothers LLC subdivided a parcel with hopes of building homes on each parcel. Adams Brothers LLC signed annexation request with the City of North Augusta and the City of North Augusta Approved. Paradise stated that although the future plan for area would call for the properties to be zoned Commercial, it being Residential would still fit the area and would be minimum services for the City. Paradise stated that staff recommends annexation.

Commissioner Timothy Key made the first motion, Habeson second the motion. It was approved unanimously.

8. **ANX23-002** – A request by Adams Brothers, LLC to annex ± 0.24 acres, located at 784 E. Buena Vista Avenue, TPN 013-13-14-001. The property is requested to be zoned R-7, Small-Lot Single Family Residential.

Commissioner Timothy Key made the first motion, Habeson second the motion. It was approved unanimously.

9. **ANX23-003** – A request by Adams Brothers, LLC to annex ± 0.25 acres, located at 508 Gentry Lane, TPN 013-13-14-002. The property is requested to be zoned R-7, Small-Lot Single Family Residential.

Commissioner Timothy Key made the first motion, Habeson second the motion. It was approved unanimously.

10. **ANX23-004** – A request by Adams Brothers, LLC to annex ± 0.29 acres, located at 514 Gentry Lane, TPN 013-13-14-003. The property is requested to be zoned R-7, Small-Lot Single Family Residential.

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Commissioner Timothy Key made the first motion, Habeson second the motion. It was approved unanimously.

11. Staff Report

- a. January Performance Report – Tommy Paradise stated they are continuing with the GA avenue Traffic Calming study and the Development Code Rewrite will be on the agenda next month.

12. Adjourn – 7:28p.m.

Respectfully Submitted,



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