

# Planning Commission



**Minutes for the Wednesday, May 17, 2023, Regular Meeting  
7 p.m., 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** – April 19, 2023 Study Session and Regular Meeting,

Mr. Carter made a motion to approve minutes with changes to the word “Encroaching” to “Encroach” in Study Session Minutes. Mr. Harbeson seconded, Minutes were approved unanimously.

4. **Confirmation of Agenda**

Mr. Carter made a recommendation to address the North Augusta Development Code Draft Review last on the agenda.

5. **PP22-007 Rose Hill Subdivision Phase 2** – Major Subdivision Preliminary Plat – A request by Benchmark Homes for approval of a major subdivision preliminary plat for 46

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duplexes located on approximately 7.76 acres zoned R-7, Small Lot, Single-Family Residential off of Talisman Drive, Tax Parcel Numbers 006-20-07-037, 006-20-07-035, 006-20-08-002, 006-20-08-006, and 006-20-08-005.

Mr. Paradise stated the development dates back to 1955 and that the current proposed development is similar to the original plans but the number of lots are slightly less due to stormwater requirements and the density is greater due to the development of duplexes instead of single family detached residences. Mr. Paradise stated the Applicant is requesting a waiver from Section 14.20.1 regarding residential driveways, Section 14.20.1 states the maximum width allowed for residential driveways is 18 feet. The applicant is requesting a 24 feet width apron. Mr. Paradise stated that the staff recommends the approval of one 24-foot driveway apron per lot, not per dwelling unit.

Jason Smith from JM Smith engineering of 317 Woodmont Drive, stated the garages of the units would be adjacent to one another. There would also be one curb cut with a 4-foot strip in between two 10-foot driveways, along with a turnaround.

Mr. Carter asked about the price of each unit.

Mr. Smith expressed that he had no knowledge of the listing price.

There were no public comments.

Mr. Harbeson made the 1<sup>st</sup> motion for approval of major subdivision preliminary plat for Rose Hill subject granting the waiver from the driveway width requirement, allowing 24-foot wide apron and conditions outlined by staff. Bob Bigger Seconded the motion. It was approved unanimously.

- 6. CONPL23-003 Bluegrass Place Apartments** – Sketch Plan – A request by Bluegrass Place Apartments, LLC for a sketch plan review of a 288-unit apartment complex to be located on approximately 12.1 acres in the Bluegrass Place Planned Development between E. Buena Vista Ave. and E. Martintown Rd., TPN 007-15-04-001.

Mr. Paradise stated the Planning Commission recommended the General Development Plan for Bluegrass Place for approval on December 16, 2021. Council adopted the ordinance and General Development Plan on March 7, 2022. The request for modification to single-family detached portion of the Plan Development was withdrawn on August 18, 2022 and the initial infrastructure plan is currently under review by staff. Mr. Paradise stated the parking standards are met. The project is proposed to be in the R-5 zoning district and is subject to the dimensional standards of Article 3 in the Development Code. The dimensional standards are as follows: minimum front setback is 5 ft, maximum front setback is 25 ft, minimum side setback is 0 or 5ft and a minimum

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rear set back of 15ft. The applicant proposed a 140ft front setback along with 5ft side setback and 15ft rear setback. Mr. Paradise stated the applicant would need waivers for the proposed project in order to increase the front setback from 25ft to 140ft, reduce the perimeter parking lot landscaping requirement from 15ft to 5ft, eliminate the 5ft wide parking lot perimeter landscaping requirement in the rear of property, and eliminate the requirement of planting 1 large tree in each lot island to parking lot island with existed or proposed utility easements only. Mr. Paradise summarized by stating Bluegrass is a Plan Development Major Subdivision Preliminary plat and the infrastructure plan must be approved before prior to the apartment complex. Building elevations will be requirement at the time of submittal of site plans for the complex, as well as a landscaping plan. Project will be subject to obtain a sign permit and an open space waiver may be needed in the future. All waivers will be considered at the time of the site plan submittal.

Mr. Harbeson asked if there is a landscape requirement when a parcel is abutting a different zoning with an additional buffer and if the easement eliminates the buffer.

Mr. Paradise stated there is landscape requirement and an easement does eliminate the buffer, but a fence would be required along the property line.

Mr. Bigger questioned if there would multiple parcels, with only one being emphasized or if the parcels had been split.

Mr. Paradise stated the parcels had been split into multiple parcels with emphasize on the subject parcel.

Mr. Bigger asked if all parcels of the Bluegrass project will be submitted in the Major Site Plan or if it will be presented as sub parcels.

Mr. Paradise concurred and stated that the project will be in phases. Each phase will be will align with the Planned Development as well as the applicable site plan requirements.

Mr. Carter asked if the project would be subject to interconnectivity.

Mr. Paradise stated the project is not subject to interconnectivity.

Russell Mudge of 42 Interurban Ave, and Trip West from Cypress Engineering, 412 North Gum Street stepped forward to represent the applicant. Mr. Mudge stated 1 year ago there was a potential Planned Development Modification that would have not required

the project to seek such waivers but the modifications to the PD were withdrawn and now they are needing waivers for completion.

Mr. West stated last year the PUD developer initially wanted an amendment to the Planned Development and the Bluegrass Project had undergone an early review with staff and the feedback was that of the staff being comfortable with the waivers due to them being minor. Mr. West stated that when the PD modifications were withdrawn, so was their waivers.

Mr. Paradise stated that the engineers understand that the opinions from commission is nonbinding but wanted feedback from Commission.

Mr. West stated the 11.1 acreage for the project was originally approved in the Planned Development but they will ask for additional land to allow their site to be designed more efficiently. They are proposing 288 units in the project rather than the allowed 430 units. He also spoke about the Open Space requirement and how the location of the project doesn't allow much room for open space due to the utility easements along the rear of the property. They are requesting 140ft to be able to landscape near parking and to meet ADA requirements.

Mrs. Crawford asked applicant for the approximate footage they will be requesting pertaining to the Open Space Waiver. She expressed that there would be concern if the waiver would be too significant.

Mr. Harbeson expressed similar concerns.

Mr. West stated the project will request approximate ½ to 2/3 of the Open Space waiver.

There were no public comments.

## **7. North Augusta Development Code Draft Review**

There was a recommendation made by Jason Whinghter in 7.6 of the Development Code to consider the street or subdivision tree requirement for a lot be tied into the issuance of the Certificate of Occupancy of the house and not be bonded out by developer. Commission came to the consensus to make no changes to 7.6 7.6.5.

Planning Commission continued with Whinghter recommendation to include a reference to Table 7.6 instead of Table 7.7. Commission accepted the recommendation. Planning Commission accepted the recommendation to 7.6.5.

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Planning Commission discussed Whinghter comments to 7.8.2. and 7.11.1.2.b.ii. Commission came to a consensus to add definitions of net lot area, traffic circles, roundabouts, rotaries and closes.

Planning Commission decided to expound more on 12.6.4.5, in order to include Septic Tanks.

There was a recommendation to 13.4.2.1.a&b by Jason Whinghter to change the wording of "in Large lot neighborhoods to acreage lots. As well as, allowing lots to included waterways. Planning Commission asked to revisit recommendation after speaking with engineering and stormwater.

Planning Commissions came the consensus to make no changes to 16.8.2.1

Jason Whinghter approached podium and spoke more in detail about his recommendation to 13.4.2.1.b and understood that the Planning Commission will revisit recommendation at a later date.

**8. Staff Report**

a. April Performance Report

**9. Adjourn 8:20pm**

Respectfully Submitted,



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