

# Planning Commission



Minutes for the Wednesday, June 21, 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 – May 17, 2023 Regular Meeting
4. Confirmation of Agenda
5. PD23-002 River Commons Planned Development Modification – A request by H/S Nauglo, LLC for a major modification to the River Commons Planned Development to allow for automobile service uses. The request affects a ±0.84-acre portion of Lot 9, Outparcel 1 located off Knox Avenue zoned PD, Planned Development, and in the HC, Highway Corridor Overlay District, TPN 006-20-18-001.

Larry Ziner of Charlotte, North Carolina, as a developer for Valvoline. He spoke about the Valvoline intent to offer automobile services in little timing and his belief that the

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business is a service-oriented business instead of an auto services business. Len Carter asked if the Valvoline would only offer oil changes. Mr. Ziner replied that 99% of the business would be oil changes, inspections, air filters, air and wiper blades. He also stated that there wouldn't be any overnight parking and customers would be services by appointment.

- a. Public Hearing – There were no comments from the public.
- b. Consideration of the Planned Development Modification request by the Planning Commission

Mr. Tim Key made the first motion to send to city council with an approval by planning commission and Mr. Harbeson made the second motion. It was approved unanimously.

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

A memo submitted by Tom Zeaser, the Director of Engineering & Public Works, focused on Section 13.3.2 highlighting Protection of Riparian Buffers, Mr. Paradise explained the need to preserve creek banks and how placing an easement or "no build" on a plat will lead to homeowners encroaching it. Mr. Paradise gave a staff recommendation to leave the proposed draft development code unchanged from the current NADC of 2008 and stated there has never be any discrepancies against it.

Mr. Tim Key asked for clarification on the Staff Recommendation.

Mr. Paradise stated that the code as been on place since 2008 without any "push back" from the citizens of North Augusta and recommends that it stays unchanged. He went further to explained the current code places a buffer near creek bank which restricts them from being included in a plat at together. Mr. Paradise continued by stating if the code is changed to allow creek banks to be included in plats and then have a "No build" order placed on creek banks, it would be difficult to stop residents from encroaching on them due to it being on their property.

Mrs. Chelsea Waddell asked for clarification on the buffer footage.

Mr. Paradise stated that the recommendation would be to leave the buffer at 50 feet, as written in proposed draft development code.

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Mr. Tim Key stated he agreed that the buffer should be in place and not be reflected on an individual's lot as it may lead to confusion of if the creek belongs to the owner of the parcel.

Mr. Len Carter recalled a previous meeting where there was a question about subdividing a pond on a large lot and questioned how would that be handled if that issue arises.

Mr. Paradise stated that cases would be handled on a case by case basis, so that commissioners would have the opportunity to look in depth at all the details and decided whether a variance or waiver would be appropriate.

Mr. Tim Key asked for clarification if a subdivision didn't have an HOA association would the open space created by the riparian buffer be considered the City of North Augusta's responsibility.

Mr. Paradise stated that it would be city responsibility if it was decided to the city and accepted by the council.

Mr. Jason Whinghter of 17578 Atomic Rd, approached the podium, questioned the expansion of the buffer in the proposed draft development code from 25 feet to 50 feet.

Mr. Paradise clarified his comments to leave the buffer at 50 feet like it is being proposed in the draft rather than of the 25 feet buffer in the current code.

Mr. Whinghter stated he would need clarification on the footage of the buffer with Tom Zeaser.

Mr. Tim Key asked for Mr. Whinghter to demonstrate the difference of 25 feet and 50 feet while standing in the room.

(Mr. Tim Key stepped down and Mr. Whinghter proceeded to demonstrate the footage while walking to and from Mr. Tim Key in the room)

Mrs. Chelsea Waddell asked for recollection on when the buffer was proposed to be changed from 25 feet to 50 feet.

Mr. Paradise stated it was a recommendation from North Augusta's Engineering Department as well as what neighboring cities are doing.

Mr. Whinghter states the memo isn't clear to him and would still need clarification from Tom Zeaser.

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Mr. Paradise stated the initial reason for the policy and the intention of keeping the creek banks uniformed and excluded from individual lots.

Mr. Whinghter asked to allow Tom Zeaser to clarify to commissioners upon his return before making final decision.

Mr. Tim Key stated his entire front yard is 50 feet and questioned to ability to modify his yard if the proposed draft development code was enforced.

Mr. Paradise clarified that would not be the case due to the buffer being considered an open space and stated the open space would not be a part of a resident's property to modify. He continued by stating that developments would design according to the buffer and also reminded commissioners of the setback requirements when building on a lot.

Mrs. Waddell identified a typo in the proposed definition.

Majority agreed to change the buffer from 25 feet to 50 feet.

Mr. Paradise asked for agreement to make changes to typo identified by Mrs. Waddell.

Mr. Tim Key made the first motion, Mr. Rett Harbeson made the second motion. It was approved unanimously.

**7. Staff Report**

- a. May Performance Report

**8. Adjourn 7:32pm**

Respectfully Submitted,



Thomas L. Paradise, Director  
Department of Planning and Development