

Planning Commission



Minutes for the Wednesday, September 20, 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** Members present were Commissioners Bob Bigger, Leonard Carter, Jesse Elliott, Rett Harbeson and Chairman Christine Crawford.
3. **Approval of Minutes** – June 21, 2023 Regular Meeting

Mr. Carter made a motion to approve minutes with notation of Dr Crawford's absence.
Mr. Bigger seconded, Minutes were approved unanimously.

4. **Confirmation of Agenda**
5. **RZM23-001 Hawks Vista** – Rezoning – A request by CSRA Development Company to rezone ±9.84 acres located along E. Buena Vista Ave., TPN 007-15-03-002 from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential.

Minutes for the Wednesday, September 20, 2023, Regular Planning Commission Meeting

Keith Lawrence of 211 Dixon Court Evans Ga, spoke about the history of the project. He stated it is 9.84 acres and there will be 69 lots single family attached. He spoke about a severe slope on the parcel and the plan to address the stormwater issue due to the slope. Lawrence continued by stating that the odd shape of the parcel creates the inability to divided the lots for a single-family lot. Mr. Lawrence stated the project would be similar to all properties in the area except the four homes on Elm Street. Lawrence spoke about reforesting the slope of the property and submitting a traffic study for the area. Lawrence finished by stating that theirs is 41% green space and buffers for the project.

Mr. Harbeson asked if there is any challenges regrading grading the property.

Mr. Lawrence concurred and explained that there are slopes on the property and the developers are designing a plan to address the unique site.

Mr. Bigger asked if there was an electric line running through the center of the property.

Mr. Lawrence stated that is indeed a power line and the developers plan to take full advantage by planting community gardens under the power lines.

a. Public Hearing

There were no public comments.

b. Recommendation to City Council

Mr. Elliot made the first motion, Mr. bigger seconded. It was approved unanimously.

6. **ANX23-001 244 and 246 Clearmont Drive** – Annexation – A request by Robert Steed to annex +27.48 acres located at 244 and 246 Clearmont Drive, TPN 011-13-01-023 and TPN 011-13-01-005. The property is requested to be zoned R-7, Small Lot, Single-Family Residential.

a. Consideration of the Annexation request by the Planning Commission

Mr. Paradise stated the parcel is located at the end of Clermont and backs up to Rushing Waters, which is zoned R-5. Mr. Paradise brought to the commissioner's attention an aerial map and pointed out there is not roadway connection. Mr. Paradise continued by stating that in order for public works, police or the fire department to service the area, they will be required to travel through Belvedere to access the parcel.

Minutes for the Wednesday, September 20, 2023, Regular Planning Commission Meeting

Dr Crawford asked if the building a roadway due to lack connectivity would be the responsibility of the developer or the City.

Mr. Paradise stated there is no plans on records for developer to adds a new roadway but it would be the responsibility of the developer.

Mr. Elliot asked if it would raise a concern for city services to travel through belvedere to access parcels.

Mr. Paradise stated he did not have a comment from Chief Thomas with the information.

Mr. Robert Steed of 2226 Woodbluff Way, Augusta Ga stated he is a real estate broker and not the developer. He stated that there are roadcuts in the property and could possibly serve as the new roadway if finished. He stated they developer is looking to divide the property into 80 to 90 lots of single-family homes marketed at \$300,000 to \$400,000. Mr. Steed stated they are also looking to inquire the small lots of land surrounding the property.

Mr. Elliot asked if there is a scale that is used to determine the travel distance for City Services.

Mr. Paradise stated that the city services would be determined by road mile and who would travel the shortest distant to service the area. He continued be saying if there was a connection from Rushing Waters to Wooden Rd., it would provide a short travel distance for city services. In order to extent the roadway, there would have to be an agreement between two developers.

Dr Crawford stated the commissioners are have difficulty processing the request due to lack of information on what the developers are proposing for the property.

Mr. Harbeson concurred and expressed his concern with city servicing accessing the property without a direct roadway.

Mr. Bigger asked if there have been any plans submitted from Rushing Waters.

Mr. Paradise replied by saying, there has not been any plans submitted as of yet.

Mr. Carter asked if they City has ever not annexed into the city.

Mr. Paradise replied that the city has denied annexation in the past but it would be uncommon.

b. Recommendation to City Council

Mr. Bigger made the first motion to approve the request for recommendation to be forwarded to City Council. Mr. Carter seconded, it was approved unanimously.

- 7. PP22-006 The Hive Section 2 – Major Subdivision Preliminary Plat – A request by Stanley Martin Homes for approval of 36 single-family detached lots located in The Hive Planned Development. The request affects ±13.28 acres zoned PD, Planned Development located near the intersection of I-20, W. Martintown Rd. and Knobcone Ave, a portion of TPN 001-20-01-004.**

Shawn Smith with Cranston Engineering of 452 Ellis Street, Augusta Ga, noted a correction, instead of seeking approval for 36 lots, they are seeking approval of 35 lots and the approval of the road names.

- a. Consideration of the Major Subdivision Preliminary Plat application by the Planning Commission.**

Mr. Harbeson made the first motion to make recommendation by the Planning Commission for the approval of the major subdivision preliminary plan for the hive section 2 given the following conditions as reflected in the application on page 7 (listed below). Mr. Bigger seconded, it was approved unanimously.

Conditions

- 1) Approval is conditional on the approval and implementation of any traffic mitigation required by SCDOT and the City.
- 2) The major subdivision preliminary plat approval includes certification of the use of the road names Yellowjacket Boulevard and Petal Court.
- 3) Any outstanding comments will be addressed to the satisfaction of City staff.

8. Staff Report

- a. June, July, and August Performance Reports**

9. Adjourn 7:52pm

Minutes for the Wednesday, September 20, 2023, Regular Planning Commission Meeting

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "T. Paradise".

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