

# Planning Commission



**Minutes for the Wednesday, October 18, 2023, Study Session  
Council Chambers, 100 Georgia Avenue**

## *Members of the Planning Commission*

Dr. Christine Crawford, *Chair*

Bob Bigger, *Vice Chair*

Leonard Carter, Jr.

Jesse Elliott

Rett Harbeson

Timothy V. Key

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** – 6:00 p.m.

2. **Discussion** –

A. Review of Comments from Draft North Augusta Development Code Public Hearing

Chairman Bob Bigger noted that all members had been provided with Memorandum #23-032 and asked Tommy Paradise to lead the conversation.

Mr. Paradise began with section 6-29-760 of the South Carolina Code of Laws, that states once a recommendation is sent to City Council, if there are any changes made to the recommendation by Council, they must first; send it back to Planning Commission and allow Planning Commission to provide a recommendation before passing it.

Session continued with the Recommended Staff Change to amend Section 18.8.5 Major Waivers to read, The BZA is authorized to grant a major waiver from the standards of this Article. The BZA is authorized to grant a major waiver from the standards of this Article for provisions contained in Chapters 1,2,7, 8, 9, 10, 11, 12, 13, 14, 16, 17, and 19 only. Any deviation from chapters 3, 4, 5, 6, 9, 15,18 shall conform to the variance procedure. Mr. Paradise emphasized the importance of the paragraph. Planning Commission agreed.

Mr. Paradise continued with the City Council Study Session on August 14<sup>th</sup> and their questions and concerns. One concern being that in Section 3.4.2.2, which refers to the limitation on reconstruction of nonconforming buildings but place no amount that would trigger the limitation. Mr. Paradise continued by saying the there is a need to add a 3.4.1.3, which would allow the ability to add on to a non-conforming building as long as the nonconformity is not being increased. He also noted Council consideration to change 4.12.1 Residential R-14 Large Lot Single Family District to read Residential R-14 (1/3 Acre) -Large Lot Single Family District. Paradise continued to number 3 of Memorandum 23-032, where Staff recommended amending Table 5-1 to prohibit pawnshops in the Downtown district. Paradise continued the session by discussing amending food trucks as a conditional use in residential districts and the maximum number of trucks on each property. Mr. Paradise also addressed amending 5.4.2.c.i, 5.4.2.c.ix, 5.4.2.d.i, and 5.4.2.g.i. He asked Planning Commission if there were any changes they feel should be made, Planning Commission approved the amendments recommended by staff.

Mr. Paradise continued the discussion with number 5 of Memorandum 23-032 regarding allowing chain link that is not black vinyl clad in residential districts but requiring black vinyl chain links in commercial districts.

Jesse Elliott questioned the price difference in the chain link with black coating and without coating.

There was no knowledge.

Mr. Paradise clarified the discussion by saying the Galvanized Chain Link are allowed on individual residential lots, but on Commercial lots, common areas and amenities the chain link must be Black Vinyl Clad. Planning Commission agreed.

Mr. Paradise continued to Number 6 of Memorandum 23-032 which discussed the possibility of allowing the Planning Director the authority to allow alternative to the architectural requirements found in 6.5 for Downtown Mixed Use 1. Paradise stated that he had been in contact with City's Consultant and they both agreed to not allow the Planning Director to have such authority. Planning Commission Agreed. Add 6.5.10 to read: Alternative Compliance. The provisions of this section are not intended to prohibit an alternative design or material not specifically prescribed, provided that any such alternative complies with the intent of the provision of this section and is objectively shown through an officially published case study to be the equivalent or better of that prescribed in quality, appearance, strength, effectiveness, and durability. Alternative compliance shall be evaluated by the planning commission and approved or denied based on the demonstrated merits of proposed compliance.

Planning Commission discussed the comments received for the Home Builders Association of Aiken and August Region. Planning Commission decided to not make the changes to 4.12 Subsection 1,2, 3, 4: R-14, R-10, R-7 AND R-5. As it would be difficult for staff to track due to the different regulations of each subdivision.

Planning Commission accepted Staff comments to 4.12.3. R-7 to allow townhomes and single family attached dwellings, a minimum 24ft lot width. There were no changes made to Article 7 Table 7.2 Plant Material Specifications.

Planning Commission recommended changing 7.3.3.1.b to allow civil engineer to prepare landscape plan.

Planning Commission decided to revisit 7.6 Street Trees, once the staff comments have been redrafted to do away with street trees and subdivision trees. In addition to the required landscaping, required a tree be place within 10ft of the front property line. The Tree would be at the responsibility of the homeowner and would be required to be in place before the Certificate of Occupancy is released.

Staff Recommendation to Article 9, Section 9.6.5.6. Subdivision Entrance Signs were accepted by Planning Commission.

Due to time limitations, Planning Commission decided to adjourn the Study Session and revisit it following the Regular Meeting at 7:00pm.

**3. Adjourn 7:00pm**

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'T. Paradise', is written over the typed name.

Thomas L. Paradise, Director  
Department of Planning and Development