

Planning Commission



Minutes for the Wednesday, October 18, 2023, Regular Meeting
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** Rett Harbeson, Jesse Elliott, Len Carter and Bob Bigger acting as Chairman, were all in attendance.
3. **Approval of Minutes** – September 20, 2023 Regular Meeting

Mr. Len Carter made the first motion, Rett Harbeson made the second motion. The minutes were approved unanimously.

4. **Confirmation of Agenda**
5. **PP22-005** – Bluegrass Place Roadway and Utility Preliminary Plat – A request by SC North Augusta Buena Vista, LLC for major subdivision preliminary plat approval for the Bluegrass Place Planned Development roadway and utility infrastructure plans. The request affects approximately 49.85 acres zoned PD, Planned Development, between E.

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Martintown Rd. and E. Buena Vista Ave., portions of TPNs 007-15-04-001, 007-12-12-005, 007-12-12-006, 007-12-12-007, 007-12-12-008, 007-12-12-009, and 007-16-03-001.

Mr. Paradise spoke about the development's general layout. He informed the Planning Commission that the Monterey Mexican Restaurant is not officially a part of the project but the developers are in communication with Monterey Mexican Restaurant. They are making changes to ensure that traffic flows smoother and accommodate the development. Mr. Paradise continued by saying, the road names for the development have been selected and the developers are seeking approvals for the road names, Capot Run and Preakness Blvd as well as approval for the Preliminary Plat.

Applicant Rivers Cape of 2011 River Place Suite 400, Greenville, stated they are finalizing a land swap and improvement agreement with Monterey Mexican Restaurant and a new set of plans will be submitted that addresses most, if not all remaining city comments.

Mr. Paradise informed the Planning Commission that their decision in today's meeting will be for the infrastructure of the Bluegrass Place Development.

Chairman Bob Bigger stated for clarity that the request in today's meeting is to approve the streets as presented with a slight change to the curb that was updates on roadway Capot Run and to approve the street names as well.

Mr. Paradise concurred and added the following the conditions; 1. Conditional on approval and implementation of any traffic mitigation required by SCDOT and the city, 2. The major subdivision and preliminary plat approval include certification for the use of the road names. 3. Any outstanding comments will be addressed to the satisfaction of the City Staff.

Len Carter asked about the details on the land swap with Monterey Mexican Restaurant and the development.

Rivers Cape stated they are planning to eliminate Monterey's existing access onto Martintown Rd and move their parking lot to the area labeled "Track H" on the Preliminary Plat. Monterey Mexican Restaurant will gain multiple access points through the development on Capot Run and Preakness Blvd.

There were no public comments

Len Carter made the first motion to approval the preliminary plat major subdivision for PP22-002 Bluegrass Place roadway and utility plans with the 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 Capot Run and Preakness Boulevard. 3) Any outstanding comments will be addressed to the satisfaction of City staff. As well as the approval of street names as Preakness Blvd and Capot Run. Jesse Elliott seconded the motion. It was approved unanimously.

- 6. Development Code Rewrite Review** – The Planning Commission reviewed comments received by City Council and provide a recommendation to City Council concerning the comments.

Meeting resumed from Study Session. Mr. Paradise directed Planning Commission's attention to 13.3.2 Protection and increase in buffer width.

Jesse Elliott stated he doesn't feel it is necessary to increase the buffer width

Mr. Paradise noted to leave Article 13 Section 13.3.2 as is.

Planning Commission proceeds to 13.6.1 Detention Pond Screening

Jesse Elliott clarified the screening would not be around the fence but around the bushes around the fence.

Mr. Paradise noted three out four approvals for the removal of the proposed requirements for screening detention ponds.

Planning Commission proceeds to Article 16 section 16.8.2 Preliminary Approval.

Planned Commission agreed unanimously to receive recommendations for Preliminary approval.

Planning Commission continues to Article 16, Section 16.8.5 Guarantees

Mr. Paradise stated the City's Attorney recommended keeping the Letters of Credit and all jurisdictions, with the exception to Aiken County recommended keeping the Letters of Credit. Mr. Paradise also stated that Staff recommends leaving Section 16.8.5 as is.

Planning Commission made no changes.

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Mr. Paradise recommended it would be best to present verbiage at next month's meeting with corrections approved by Planning Commission and have them vote on the changes then.

Planning Commission agreed to the recommendation made by Mr. Paradise.

Chairman Bob Bigger opened the discussion to the public for comments.

Jason Whinghter of 17578 Atomic Rd, Aiken, stated that he feels the Planning Commission can not see the unintended consequences due to them not being directly involved. He stated he would not like to revisit each point individually and would go more in detail with City Council. He hopes for the dialogue between the Homeowners Association, Planning Commission and Staff to remain open.

Chairman Bob Bigger thanked Mr. Whinghter and remaining public for comments and acknowledged their efforts. He also ensured that the lines of communication will remain open.

7. **Impact Fees** – The Planning Commission has been directed by City Council to conduct studies and to recommend an impact fee ordinance pursuant to S.C. Code §6-1-950. The Planning Commission may direct the Planning Director to develop and advertise a Request for Proposals (RFP) for the development of a Capital Improvement Plan (CIP) and the Impact Fee ordinance.

Mr. Paradise stated the next steps to conduct studies and recommend impact fee would be to seek a professional consultant who can assist in achieving this goal. The consultant would evaluate the city. The impact fees would be for transportation and infrastructure. Impact fees also required in developing a Capital Improvement Plan and developing an Impact Fee Schedule that can be justified. Mr. Paradise requested to be directed in moving forward with conducting an RFP in order to seek a Professional Consultant.

Jesse Elliot made the first motion to direct Tommy Paradise to seek a Professional Consultant, Rett Harbeson made the second motion. It was approved unanimously.

8. **Staff Report**

- a. September Performance Report

9. **Adjourn 7:30pm**

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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