

Planning Commission



Minutes for the Wednesday, November 15, 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** All members were in attendance.
3. **Approval of Minutes** – October 18, 2023 Study Session and Regular Meeting
4. **Confirmation of Agenda** Chairman Crawford informed the public that PD23-003 Moore's Bluff was pulled from the agenda by the developer.
5. **RZM23-002**- A request by Hixon Realty to rezone approximately 0.29 acres located on Carolina Avenue, TPN 006-18-10-003 from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential.

Tommy Paradise stated the developer would like to rezone the parcel in order to obtain the lot width and density to build 3 single family detached dwellings. In the R-5 zoning district, the developer would be subject to 20ft lot width and would have 33 1/3 to 34 feet lot frontage.

Minutes for the Wednesday, November 15, 2023, Regular Planning Commission Meeting

Bill Hixon of 108 West Spring Grove approached the podium, spoke about the history of the lot dating back to 1946 and referenced the parcel as an “Orphan Lot” due to the fact it has been undeveloped for so many years. He continued by saying that the lot has been for sale for over a year with no offers to buy submitted in that time. A potential buyer is now interested in the parcel but would like to develop townhomes on the parcel which is prompting the need to rezone. Mr. Hixon stated that townhomes would not be rentals and the price point would be approximately \$250,000 to \$310,000.

Phyllis Crater of 1152 Carolina Ave approached the podium, stated she is a nearby neighbor to the vacant lot. She spoke about the history of her home, its renovation and its significant importance to her family. She expressed concerns about the developer placing 3 townhomes on the .29-acre lot. She stated that a neighboring home is currently for sale and she is concerned that a developer will be prompted to purchase that lot just to build more townhomes.

Charlie Brit of 1150 Carolina Ave approached the podium, stated he doesn't see how the development could affect 1152 Carolina Ave in any way.

Mr. Paradise stated that the parcel, which is currently zoned R-7 could hold 4 attached townhomes by right. The developer decided to decrease the development by 25% and proposed building 3 townhomes instead.

Bob Bigger questioned if the home next door 1152 Carolina Ave was bought and demolished, could a developer build up to 4 single-family attached dwellings.

Mr. Paradise stated that a developer could build single family attached dwellings by right and that he would need to view the plat to determine the number of single family attached dwellings that could be placed on that parcel. He continued by stating the only access point for the parcel under consideration is Carolina Ave.

Tim Key spoke about the parcel being undeveloped for some time and believes the proposed plans are favorable.

Tim Key made the 1st motion to recommend the rezoning of TPN 006-18-10-003 from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential. Jesse Elliott made the 2nd motion, it was approved unanimously.

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

Minutes for the Wednesday, November 15, 2023, Regular Planning Commission Meeting

The Planning Commission reviewed the proposal changes and there were no recommended changes addressed from Planning Commission.
There were no public comments.

Jesse Elliott made the 1st motion, Rett Harbeson made the 2nd motion, it was approved unanimously.

7. Staff Report

a. October Performance Report

8. Adjourn 7:38pm

Respectfully Submitted,

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

Thomas L. Paradise, Director
Department of Planning and Development

Department of Planning and Development



Project Staff Report

RZM23-003 Riverside Village H Parcels Rezoning

Prepared by: Kuleigh Baker

Meeting Date: December 20, 2023

Project Name	Riverside Village H Parcels Rezoning
Applicant	Riverside Village H Owner, LLC
Address/Location	Located along Wanninger Run
Parcel Numbers	007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013
Existing Zoning	PD, Planned Development
Traffic Impact Tier	1
Proposed Use	Mixed Use
Proposed Zoning	D, Downtown Mixed Use
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a. The proposed rezoning is compatible with the surrounding area;
 - b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

- c. There will be any adverse effects on existing or planned public utility services in the area;
 - d. Parking problems; or
 - e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
 5. The zoning districts and existing land uses of the surrounding properties.
 6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
 7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
 8. The length of time the subject property has remained vacant as zoned, if applicable.
 9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
 10. Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.2.1 states the following:

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;

- c. Include or reinforce central places, such as North Augusta’s traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission’s recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was originally mailed to property owners within 200 feet of the subject property on November 22, 2023. The property was posted with the required public notice on November 29, 2023. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugustasc.gov on November 29, 2023.

SECTION 4: SITE HISTORY

Historically, the area proposed for rezoning was the industrial center of North Augusta. The original plats of the City of North Augusta called for this area to be the commercial and manufacturing center of the City, which it was, until these businesses went into decline for a number of reasons. More recently, the property remained vacant for many years due to site contamination and other development limitations until the city purchased the property with the intent to redevelop. This area provides a vital public river access through this property and the nearby Riverview Park.

The parcels proposed for rezoning are a portion of a previously approved Planned Development (PD) usually referred to as “Hammond’s Ferry.” The commercial portion of the site is often referred to as “Riverside Village.” The first Planned Development (PD) General Development Plan (GDP) for Hammond’s Ferry was approved by the Planning Commission on July 25, 2002 and Ordinance 2002-23 was adopted by City Council on December 12, 2002. There have been several modifications to the original PD ordinance and associated General Development Plan. Throughout this time, the property has been subject to several agreements between the City and site developers in the form of development agreements and parking agreements. The site is also subject to restrictions imposed by the Hammond’s Ferry Business District Association, incorporated in 2008.

The most recent revision to the general development plan was for Phase B, the town center, including the stadium and commercial area. At the May 21, 2015 meeting of the Planning Commission, the major modification to the GDP and PD ordinance were reviewed and recommended for approval by City Council. City Council adopted Ordinance No. 2015-14, on August 3, 2015. As stated in the Ordinance, these changes were in response to changing economic conditions, development codes, and development opportunities on the site and have resulted in the current development on the site. The property has become a model for redevelopment through careful planning and innovative development. This proposal is a continuation of the development of the site.

On April 18, 2019, the North Augusta Planning Commission reviewed a request by Greenstone, LLC to rezone 11 parcels in the Hammond’s Ferry PD from PD, Planned Development to D, Downtown Mixed Use. City Council adopted Ordinance No. 2019-02 on May 20, 2019 amending the official zoning map for these parcels: 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004. and 007-13-42-003.

The applicant is requesting to rezone an additional ±0.5 acres, TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013, from PD, Planned Development to D, Downtown Mixed Use.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Vacant/Hotel	Mixed Use	D, Downtown Mixed Use
South	Vacant	Mixed Use	PD, Planned Development
East	Vacant	Mixed Use	D, Downtown Mixed Use
West	Apartments/Vacant	Mixed Use	PD, Planned Development/D, Downtown Mixed Use

Access – The property currently has access from Wanninger Run off of Esplanade Avenue and Brissie Drive.

Topography – The parcel was previously graded and is relatively flat. The majority of Riverside Village was graded at the start of construction on Phase B of Hammond’s Ferry.

Utilities – Water and wastewater are available from Wanninger Run.

Floodplain – Portions of the site fall within the 100-year floodplain. Applicable FIRM panels have been included with the staff report attachments.

Drainage Basin – This site is located within the Crystal Lake Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The 2014 Stormwater Management Stream Water Quality Assessment Summary lists the Pole Branch Basin as 100% within the city limits and reports an overall fair water quality. This means studies have indicated water quality impairments in several categories including the levels of nitrates, ammonia, and manganese found in samples. This basin has been ranked as a high priority for water quality improvements through best management practices and other water quality improvement projects to decrease the possibility of overtopping ponds in the system.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission’s deliberation. Descriptions and commentary added by staff will be *italicized*.

1. The size of the tract in question (§5.3.6.1).

The total acreage of TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 included in the requested rezoning is approximately 0.5 acres. This is a small portion of the overall ± 195 acres contained in the existing PD.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The rezoning request satisfies several core principles and key initiatives of the current Comprehensive Plan. The D, Downtown Mixed Use designation supports flexibility in development standards to encourage mixes of uses and infill development, providing urban amenities to existing and new residents, a mixture of housing types, connection to the Greenway, encouraging pedestrian and bicycle access to the area, and will access to cultural resources such as the Riverview Amphitheater and the Greenjackets Stadium.

By changing these properties to the “D, Downtown Mixed Use” zoning, the Planning Department envisions this as a step in the development of the Downtown Master Plan (Initiative 7.2) and updating the Downtown codes to reflect better the goals of revitalizing, redefining, and allowing flexibility in fostering the development of a functional, vibrant downtown core for the City. The city has identified Downtown as a priority investment area and a place to encourage mixed-use and progressive infill development (Initiative 7.3).

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in NADC §5.3.6.3.

a. The proposed rezoning is compatible with the surrounding area;

The surrounding area contains a mix of commercial and residential development. The proposed rezoning is compatible with the surrounding area. Downtown zoning exists just north of the subject sites, and this site is seen as an extension of

the existing downtown commercial core. Through the PD, Phase B has been programmed to be an urban town center, similar to the existing downtown area.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

There is an existing street system in the Riverside Village area and staff see no negative effects to the street network. A Traffic Impact Analysis was previously completed for Phase B that encompassed a significant study area to review the potential impacts of a large-scale development and future growth on existing traffic.

c. There will be any adverse effects on existing or planned public utility services in the area;

This is an undeveloped lot in an existing subdivision and the infrastructure is in place to support the development of the parcel. The existing utility network accommodates the anticipated development potential of the subject property based on the sizes of the sanitary sewer line located near the site and availability of potable water and sanitary sewer from the City of North Augusta.

d. Parking problems; or

Parking for the site will continue to be provided based on existing parking agreements and the requirements of the North Augusta Development Code.

e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

The proposed rezoning does not appear to create any additional environmental impacts. Each site plan must comply with all applicable development standards in the Development Code, including the state and federal standards associated with stormwater management, water and air pollution. City design standards and municipal codes are in place to address noise pollution and excessive nighttime lighting.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).

This rezoning directly addresses a change in character and new growth trends in the area. With the completion of most of the infrastructure in and around Phase B of the Hammond's Ferry Planned development, the outlines of what development can take place are currently in place and will not be significantly altered.

5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).

The proposed zoning classification will remain mixed use, which should not adversely impact the current surrounding single-family residential uses or commercial development, as it is no different than what exists currently and what has been planned for this property.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).

The existing Planned Development ordinance allows for uses in the D, Downtown zoning district. The subject properties are suitable for the proposed uses under both the existing and requested zoning district. The subject property is suitable for residential and commercial development.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).

There are currently a mix of housing types and densities in Riverside Village. The rezoning is compatible with the existing residential neighborhood's stability and character. A mix of building styles and uses are encouraged in the existing Planned Development ordinance and the requested Downtown zoning. The Hammond's Ferry Business District Association will continue the architectural review and approval of any buildings within the agreed bounds of the property owner's association.

8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).

Prior to the approval of the PD, the property was vacant for many years. After the introduction of the PD, the site has quickly developed into a thriving mixed-use district.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

The amount of land available in this particular area is limited by existing development to the west, the Georgia Avenue to the east, Brick Pond Park to the north, and the Savannah River to the south.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The existing zoning of PD, Planned Development has been in place since the adoption of the Hammond's Ferry Planned Development Ordinance No. 2002-03 in December 2002. This does not appear to have been done in error.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 be rezoned from PD, Planned Development to D, Downtown Mixed Use. The five parcels appear to have been inadvertently left off of the 2019 Riverside Village application.

The rezoning request directly addresses the change in character and development of the area. Staff would like to note that this request was coordinated with the input and understanding of the Planning and Development Department to address issues that have arisen with the existing PD Ordinance. These issues prevented staff from processing variances or waivers that would have been in the City's interest or that were the result of situations not anticipated by the PD, such as opportunities for different mixes of uses and square footages in the project. This zoning change will allow the developer additional discretion to respond to changing market and economies of scale resulting from the existing successful development of the remainder of the sites in this proposal.

With the completion of the infrastructure in and around Phase B of the Hammond's Ferry Planned Development, the outlines of what development can take place are currently in place and will not be significantly altered. This rezoning would serve to extend the "Downtown" to the river area and formalize the recognition that this is an extension of our downtown. With most urban form developments, the Planning Department should be less concerned with exactly what goes within the buildings, instead focusing on general building location, public safety, and public resource allocation.

Staff would like to emphasize that approval of this zoning does not in any way negate or alter any existing agreements on the site. This includes the existing Parking Agreement and Development Agreement. Just as in any private property owner's association, the Planning and Development Department has a limited role in enforcing the covenants of private property owner associations such as the Hammond's Ferry Business District Association, which will remain in place as incorporated in 2008.

However, this should not be taken as the Department abandoning its role in enforcing or creating any development standards for the Downtown district. Staff recommends that this rezoning be used to encourage the creation of a downtown parking plan, revision of the existing downtown development codes, and Downtown Master Plan.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Public Hearing Notice
6. Application Documents
7. FEMA FIRM panel

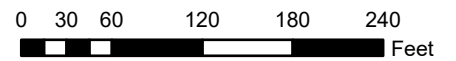
cc Riverside Village H owner, LLC, via email



Aiken County, SC. Maxar, Microsoft

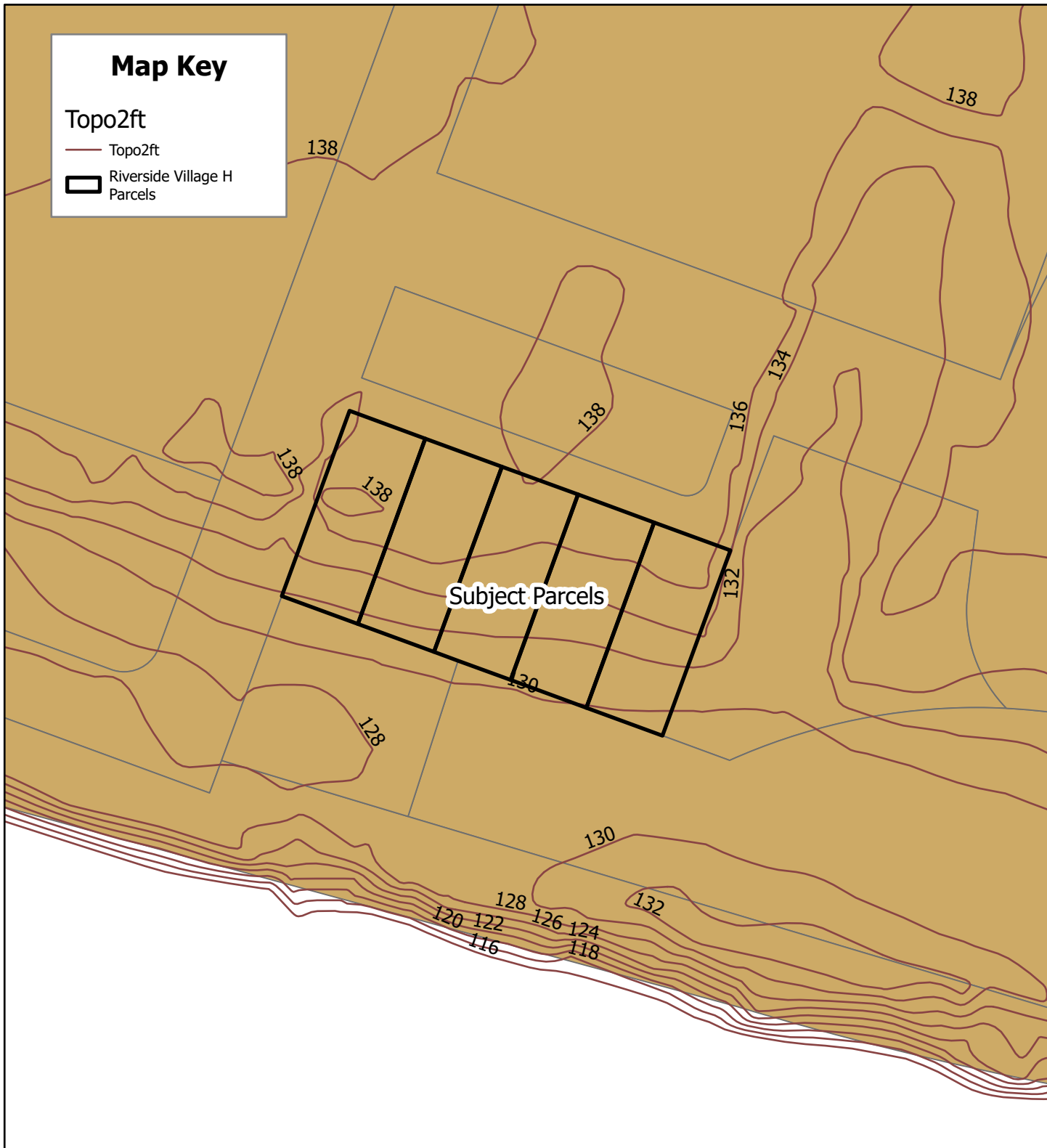


Aerial Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and
007-17-02-013

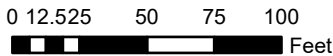


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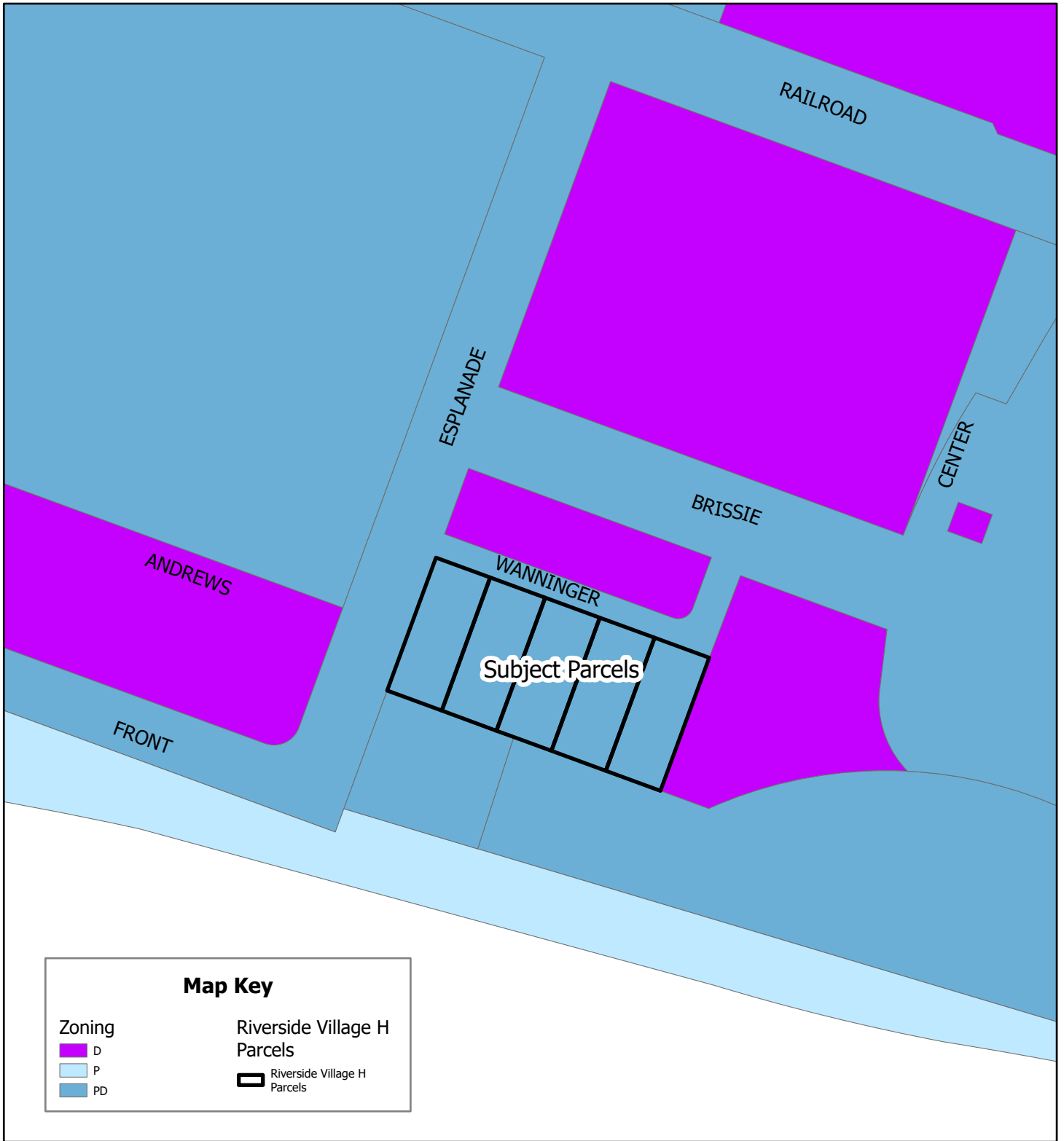


Topography Map
 Application Number RZM23-003
 TPNs 007-17-02-009, 007-17-02-010,
 007-17-02-011, 007-17-02-012, and 007-17-02-013

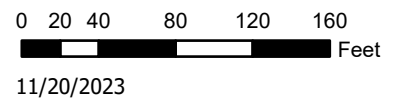


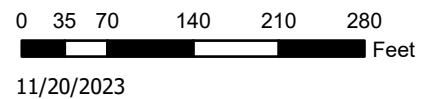
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Current Zoning Map
 Application Number RZM23-003
 TPNs 007-17-02-009, 007-17-02-010,
 007-17-02-011, 007-17-02-012, and 007-17-02-013
 Zoned PD, Planned Development





Proposed Zoning Map
 Application Number RZM23-003
 TPNs 007-17-02-009, 007-17-02-010,
 007-17-02-011, 007-17-02-012, and 007-17-02-013
 to be zoned D, Downtown Mixed Use



City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

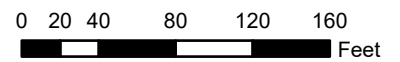
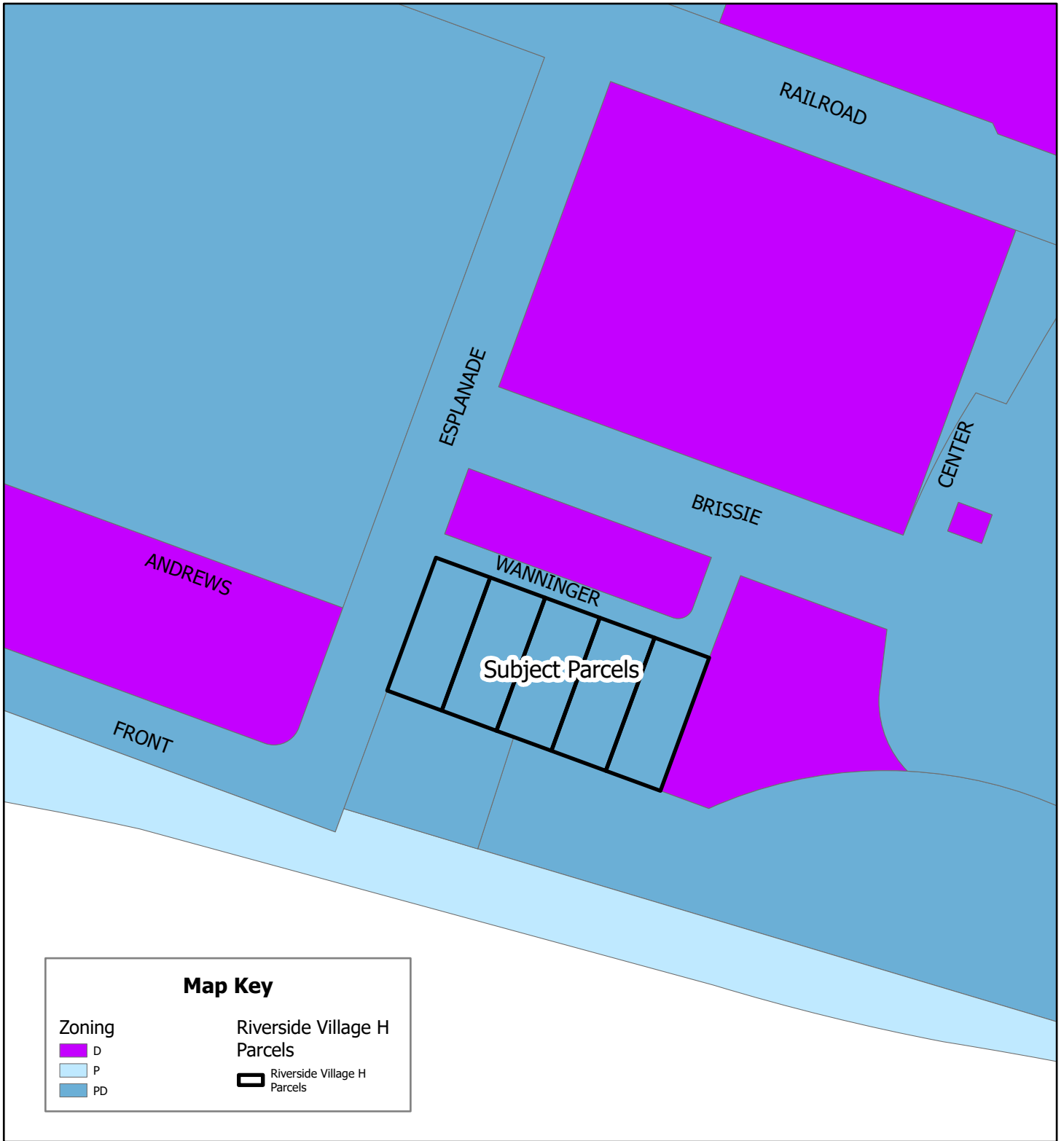
The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, December 20, 2023, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

RZM23-003 – A request by Riverside Village H Owner, LLC to rezone approximately 0.5 acres located along Wanninger Run, TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 from PD, Planned Development to D, Downtown Mixed Use.

Documents related to the application will be available for public inspection after December 13, 2023 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to planning@northaugustasc.gov.

CITIZEN ASSISTANCE:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.



11/20/2023

Current Zoning Map
 Application Number RZM23-003
 TPNs 007-17-02-009, 007-17-02-010,
 007-17-02-011, 007-17-02-012, and 007-17-02-013
 Zoned PD, Planned Development



Calendar

Tour of Homes, Christmas Tree lightings and parades

Tour of Homes

Visit six different homes in North Augusta for the annual Tour of Homes event, hosted by the Beta Sigma Phi sorority on Friday, Dec. 1 and Saturday, Dec. 2. The tours raise money for college scholarships for NAHS students. Tickets can be purchased online for \$28 per person and day-of for \$30 per person at home locations. For more information, visit natourhomes.org.

Tinseltown Forest

Visit downtown North Augusta for the first ever Tinseltown Forest on Saturday, Dec. 2 from 11 a.m. to 8 p.m. Hosted by North Augusta Forward at 336 Georgia Avenue, the holiday event will feature fresh cut trees, smores, Santa and more. This event is free to attend. To learn more, visit the North Augusta Forward social media pages.

Christmas Parade

Watch floats and the community participate in the North Augusta Christmas Parade on Sunday, Dec. 3 at 3 p.m. The parade, hosted by the North Augusta Lions Club, starts at the top of Martintown Road and goes down Georgia Avenue with a Christmas in July theme. This event is free to attend. To learn more, visit e-clubhouse.org/sites/northaugusta.

Fort Eisenhower Tree Lighting

Visit Fort Eisenhower will be hosting a tree lighting and holiday festival on Thursday, Nov. 30 from 4-8 p.m. at Barton Field. The event will feature Santa, pizza, cookies, hot cocoa, Christmas Caroling and shopping vendors. To learn more, visit eisenhower.armymwr.com.

Evans on Ice

Head out to Evans on Ice. The ice rink is open for families to skate on for the holiday season, located at Evans Towne Center Park. Tickets cost between \$13 and \$17 per person and must be paid for without cash. General skate hours vary. For more information, visit evansonice.com.

Holiday Market

Support small businesses in Augusta at the Holiday Market at the Marina on Sunday, Dec. 3. The holiday market located at the 5th Street Marina features a large variety of vendors and will sell a large quantity of gifts. In addition, Ms. Jo Nash and Friends will be performing live jazz music. This event is free to attend. For more information, email markeatthamarina@gmail.com.

Christmas Craft Show

Support local crafters at the Annual Christmas Craft Show in Aiken on Friday, Dec. 1 and Saturday, Dec. 2. The show features holiday inspired works and vendors all at H. Odell Weeks Activities Center. This event is free to attend. To learn more, visit www.visitaikensc.com/event/christmas-craft-show.

Christmas Tree Lighting

Visit downtown Aiken for the 35th annual Christmas Tree lighting on Friday, Dec. 1 at 6 p.m. Over 8,000 lights will be lit on Newberry Street alongside a 24-foot tree. S'mores, songs, crafts and more will be available, as well as appearances from Santa, Mayor Teddy Milner, East Aiken Singers and the USCA Choir. This event is free to attend. For more information, visit www.cityofaikensc.gov/annual-downtown-tree-lighting-2023.



PHOTO PROVIDED BY LINDA SKINNER

The homeowners for the 2023 Tour of Homes includes Steve and Ashley James, Sharon McGowan, Nathan McGowan, Matt Schlachter, Dawn Schlachter, Ashley Dickert, Fletcher Dickert, and Whitney Boykin.



AIKEN STANDARD FILE PHOTO

Attendees browse the items for sale at a previous Christmas Craft Show.



STAFF PHOTO BY LINDSEY HODGES

Dawson Glenn, 5, with Terri Glenn, admires his work after switching on the North Augusta Christmas lights.



Y'ALL ABOARD



SANTA TRAINS

SATURDAYS: DECEMBER 2, 9 & 16
10 am, 11 am, 12 pm, 2 pm, & 3 pm
Buy tickets at scrm.org to avoid the lines!

Bring the family for a fun-filled scenic train ride *with Santa!*
Bring this ad and get \$5 off in our gift shop!








803-635-9893
 110 Industrial Park Rd., Winnsboro, SC
 Exit 34 on I-77, 20 miles north of Columbia

City of North Augusta, South Carolina Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, December 20, 2023, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

RZM23-003 – A request by Riverside Village H Owner, LLC to rezone approximately 0.5 acres located along Wanninger Run, TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 from PD, Planned Development to D, Downtown Mixed Use.

Documents related to the application will be available for public inspection after December 13, 2023 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to planning@northaugustasc.gov.

CITIZEN ASSISTANCE:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

Application for Development Approval

Please type or print all information



Staff Use

Application Number BZM23-003

Date Received 11-23-23

Review Fee 250.00

Date Paid _____

- Project Name Riverider Village - H Parcels
Project Address/Location Wanninger Run, North Augusta, SC 29841
Total Project Acreage 0.5 acres Current Zoning Planned Development
Tax Parcel Number(s) See Attached - 5 parcel ID's
- Applicant/Owner Name Riverider Village H Owner, LLC Applicant Phone 404-726-5357
Mailing Address 3801 Windy Ridge Pkwy, suite 320
City Atlanta ST GA Zip 30339 Email cschoen@greentone-properties.com
- Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
- Engineer/Architect/Surveyor Jamer Dean License No. 27380
Firm Name Cranston LLC Firm Phone 706-722-1588
Firm Mailing Address 452 Ellis Street
City Augusta ST GA Zip 30901 Email judean@cranstonengineering.com
Signature [Signature] Date 11-6-2023
- Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no
- In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
- Applicant or Designated Agent Signature [Signature] Date 11/6/2023
Print Applicant or Agent Name Chris Schoen

Tax Parcel Numbers

Parcel H - 5 Parcel ID's		
Wanninger Run, North Augusta, SC 29841		
Parcel H	Tax ID #	Acreage
Lot 1	007-17-02-009	0.1
Lot 2	007-17-02-010	0.1
Lot 3	007-17-02-011	0.1
Lot 4	007-17-02-012	0.1
Lot 5	007-17-02-013	0.1
		0.5

*Attached to Application for Development Approval (a.) and Designation of Agent form (c.)

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number BZM23-003

Date Received 11-13-23

1. Project Name Riverside Village - H Parcel
Project Address/Location Wanninger Rvn, North Augusta, SC 29841
Project Parcel Number(s) attached -> 5 parcel ID's
2. Property Owner Name Riverside Village H Owner, LLC Owner Phone 404-725-8357
Mailing Address 3301 Windy Ridge Pkwy, suite 320
City Atlanta ST GA Zip 30339 Email cschoen@greystone-properties.com
3. Designated Agent Addie Head
Relationship to Owner Employee of owner
Firm Name Greenstone Properties Phone 404-421-5807
Agent's Mailing Address 3301 Windy Ridge Pkwy, suite 320
City Atlanta ST GA Zip 30339 Email ahead@greystone-properties.com
Agent's Signature Addie Head Date 11/6/2023

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature]

Owner Signature

11/6/2023
Date

5. Sworn and subscribed to before me on this 7th day of November, 2023

[Signature]
Notary Public

May 29 2025
Commission Expiration Date



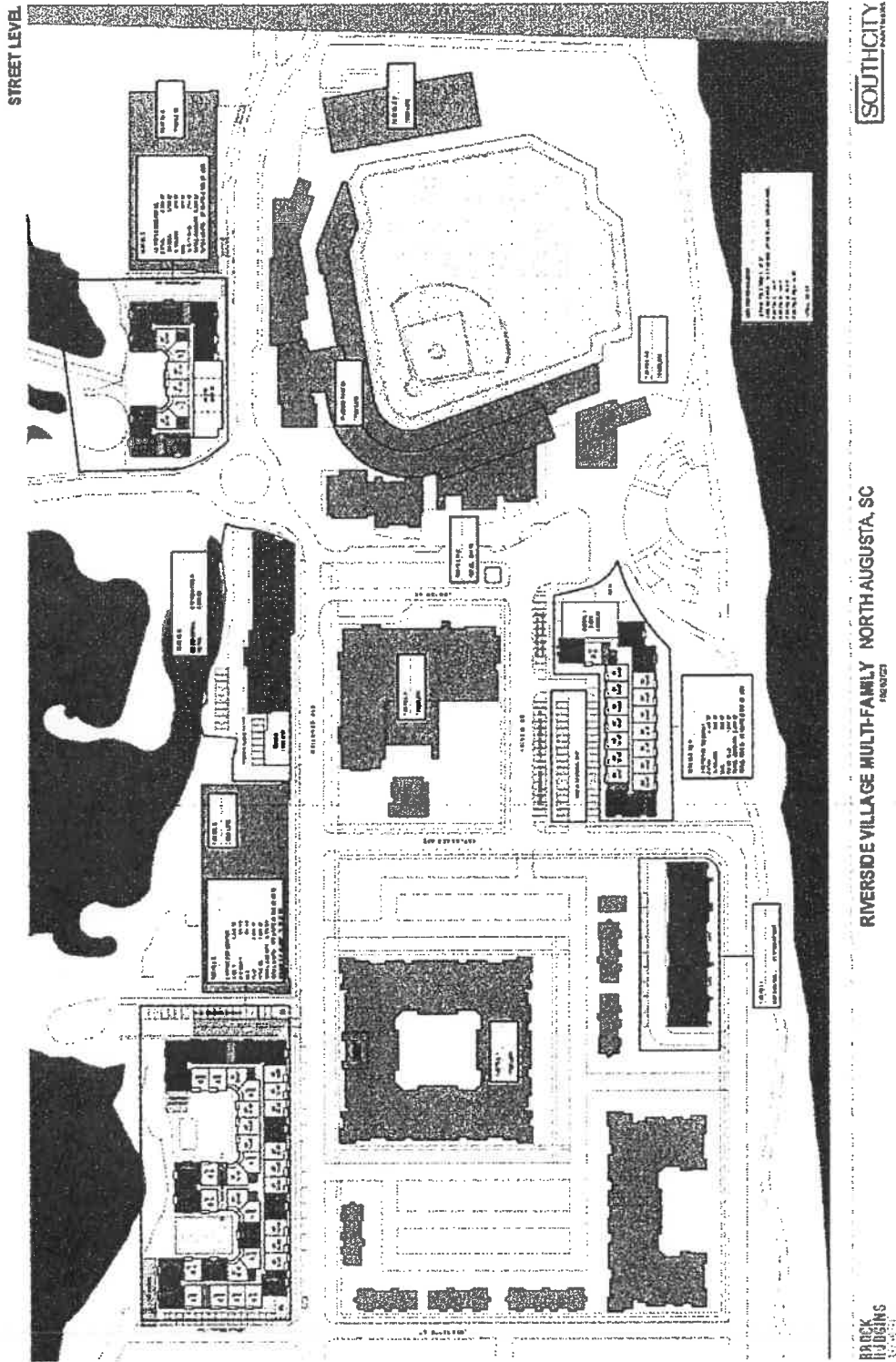
Acreage Proposed to be Rezoned = 0.5 Acres

Parcel H - 5 Parcel ID's		
Wanninger Run, North Augusta, SC 29841		
Parcel H	Tax ID #	Acreage
Lot 1	007-17-02-009	0.1
Lot 2	007-17-02-010	0.1
Lot 3	007-17-02-011	0.1
Lot 4	007-17-02-012	0.1
Lot 5	007-17-02-013	0.1
		0.5

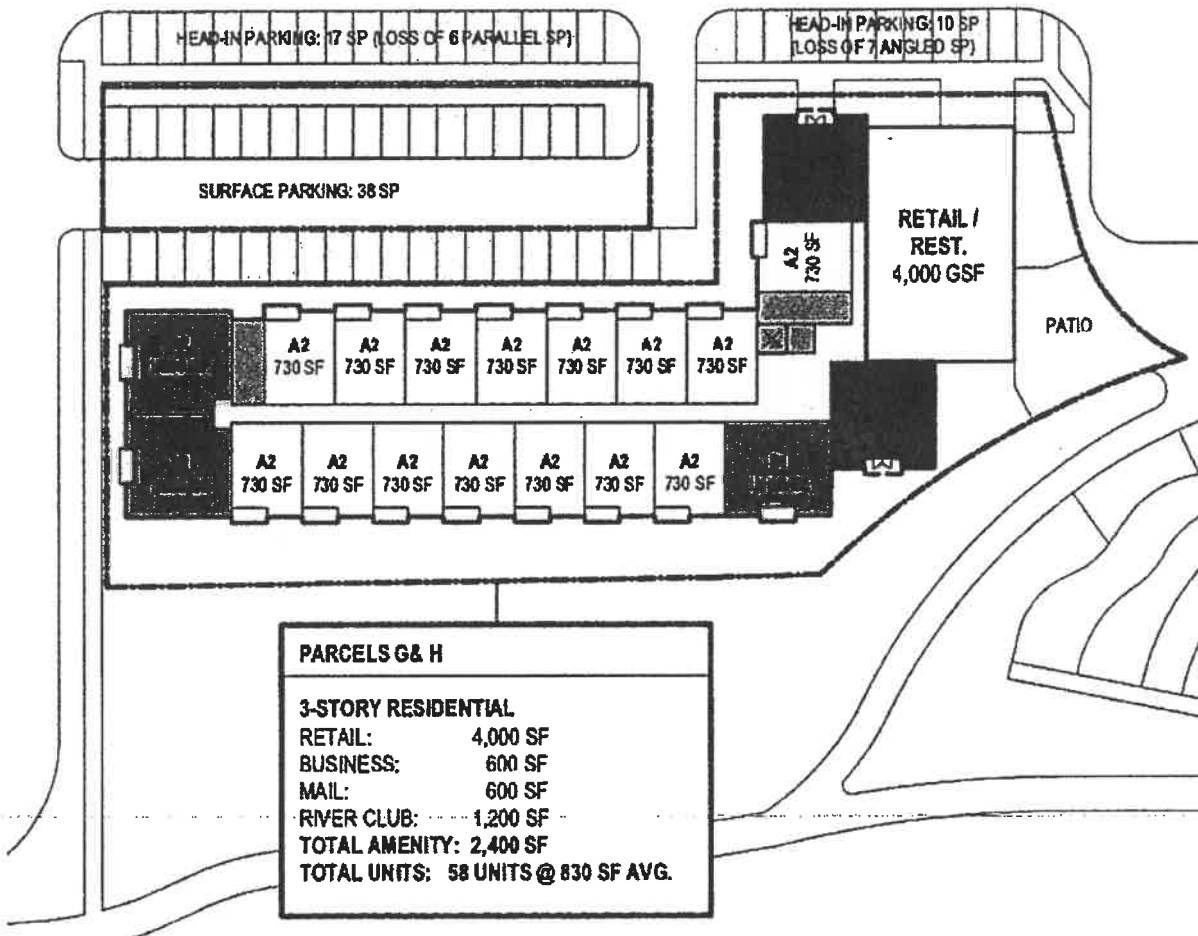
A statement of the reasons for seeking the rezoning and any proposed justifications therefore:

We wish to rezone these 5 parcels on parcel H to "downtown" zoning so that they are zoned accordingly with the rest of the Riverside Village development. The ~29 acres that is the Riverside Village development was rezoned in 2019 to "downtown" zoning to better support a commercial core and a mixed-use environment and these 5 parcels on parcel H were mistakenly left out of that rezoning application.

Updated Master Plan



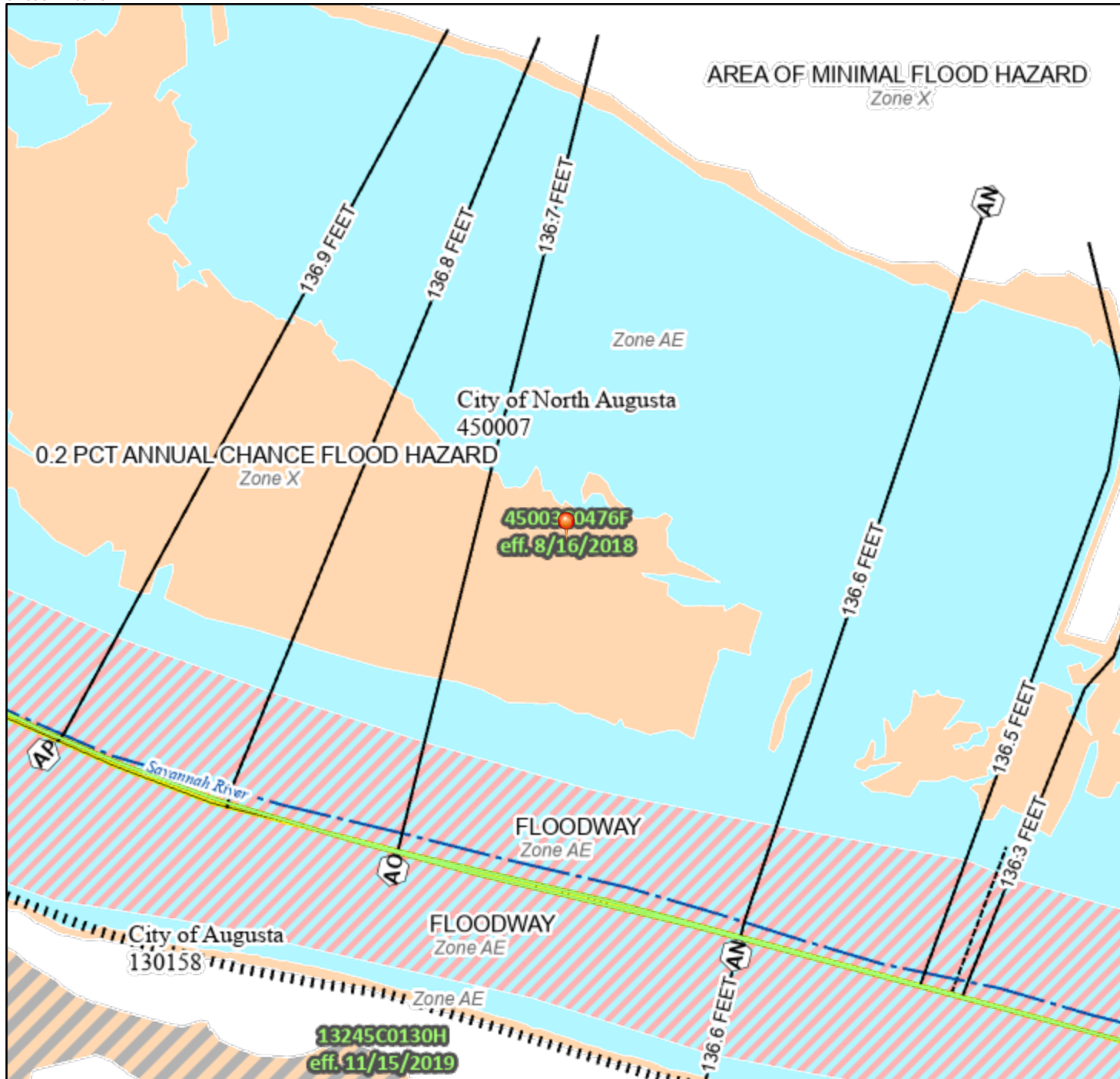
Parcel H – Development Summary



National Flood Hazard Layer FIRMMette



81°58'57"W 33°29'24"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

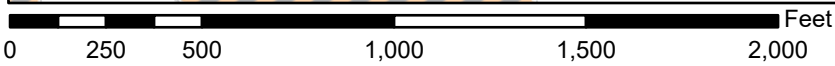


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/8/2023 at 2:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

81°58'20"W 33°28'54"N

Basemap Imagery Source: USGS National Map 2023

Project Staff Report

MSP23-010 Tidal Wave Auto Spa

Prepared by: La'Stacia Reese

Meeting Date: December 20, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Tidal Wave Auto Spa
Applicant	SHJ Development, LLC f/k/a TWAS Properties, LLC – Martie Murphy
Engineer	Brian Braun/Jesse Mitchell
Address/Location	100 Merovan Drive
Parcel Numbers	010-14-08-001
Total Development Size	± 1.29 acres
Existing Zoning	TC, Thoroughfare Commercial
Overlay	HC, Highway Corridor
Traffic Impact Tier	Tier 1
Proposed Use	Automated Car Wash
Future Land Use	Commercial Retail

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.6 of the North Augusta Development Code (NADC) provides uniform approval procedures for site plans.

5.6.1 Purpose

The site plan review provisions and regulations of this section are intended to promote the safe, functional and aesthetic development of property and to ensure that new structures, utilities, streets, parking, circulation systems, yards and open spaces are developed in conformance with the standards of this Chapter. The site plan review considers the siting of structures and related site improvements to promote harmonious relationships with adjacent development.

5.6.2 Major and Minor Site Plans

The approval of a site plan is hereby required as a condition for the issuance of a building permit. No building permit shall be approved unless a site plan has been approved in accordance with the procedures prescribed in this section.

5.6.6 Major Site Plan Approval Procedure

5.6.6.1 Generally – Approval of a major site plan is a two (2) step process. A pre-application conference is recommended. The first step is the submission of a preliminary site plan application and required information for review by the Department and the Planning Commission. The second step is the submission of a final site plan for review by the Department for compliance with the approval of the Planning Commission and other provisions of this Chapter.

5.6.6.2 Preliminary Site Plan –

- a. An application for approval of a site plan and required information shall be submitted to the Department. The Director shall determine whether the application for a preliminary site plan is complete as prescribed in Appendix B, Application Documents.
- b. If the site plan application is complete and conforms to this Chapter, the Director shall forward the application, along with conditional use permit application if applicable, to the Planning Commission within thirty (30) days of the determination of completeness. The Director's report to the Planning Commission on the application shall address compliance of the site development plan with the provisions of this Chapter, the suitability of plans proposed, and shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the site plan as submitted, if any, with reasons therefore.
- c. (omitted for brevity)
- d. A majority vote is required for the Planning Commission to approve, approve with conditions or waivers or both, if applicable, or deny a preliminary site plan application.
- e. A preliminary site plan approval by the Planning Commission must be processed and approved as a final site plan by the Director and City Engineer prior to the issuance of any building permit and before the vesting period provided for in §5.6.7.5 shall commence. (Adopt. 12-1-08; Ord. 2008-18)

5.6.6.3 Final Site Plan

After a final decision by the Planning Commission to approve a preliminary site plan and all required conditions of a conditional use permit, if applicable, the application may be processed for final site plan approval. The final site plan shall be prepared and submitted to the Director in the same manner as set forth in §5.6.6.2. If the final site plan conforms to the approval of the Planning Commission, the provisions of this Chapter and all required conditions or waivers or both, if applicable, the Director shall approve the site plan. If the final site plan is complete, but does not conform to the approval of the Planning Commission, the provisions of this Chapter and any conditions or waivers or both, if applicable, the Director shall deny the site plan and return to applicant for revision and resubmission. If the applicant disagrees with the decision of the Director, an appeal may be filed in accordance with the procedures set forth in §18.4. (Rev. 12-1-08; Ord. 2008-18)

Per §5.9.1 Planning Commission Waivers, The Planning Commission may approve waivers to the development standards contained in this Chapter except where the authority to grant waivers, variances and adjustments is vested in the Board of Zoning Appeals. Such waivers shall be approved as part of the underlying application for development approval upon a written finding, supported by substantial competent evidence.

Final approval will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed waivers and conditions.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no public notice is required for a major site plan. A notice for the Planning Commission meeting was placed on the City website, northaugustasc.gov, on December 13, 2023.

SECTION 4: SITE HISTORY

The initial ±20.00-acre tract was annexed in the city in June 1990 through Ordinance 90-06, which is a part of the Merovan Business Park. The subject parcel was subdivided from the 20-acre tract in July 2003.

The applicant seeks approval of an automated car wash, that will encompass approximately 1.29 acres.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Industrial Park	Commercial Retail	TC/HC, Thoroughfare Commercial/Highway Corridor Overlay District
North	Industrial Park	Commercial Retail	TC/HC, Thoroughfare Commercial/Highway Corridor Overlay District
South	Commercial (Chick-Fil-A)	Commercial Retail	PD/HC, Planned Development/Highway Corridor Overlay District
East	Industrial Park	Commercial Retail	TC/HC, Thoroughfare Commercial/Highway Corridor Overlay District
West	Commercial (Auto parts store)	Commercial Retail	GC/HC, General Commercial/Highway Corridor Overlay District

Access – The site currently is accessible from an access road to the east of the property. Additional improvements were warranted in previous transportation studies and may need to be installed for this development.

Topography – The subject property is relatively flat, with industrial buildings on the parcel.

Utilities – Water and wastewater service are available. The property is served by the City of North Augusta sewer and water is provided by the Edgefield County Water and Sewer Authority.

Floodplain – The subject property is not located within a federally designated floodway.

Drainage Basin – This property is within the Franklin Branch Basin, which has good water quality rating per the 2014 Water Quality Assessment & Watershed Plan. A more detailed report was not included in the 2007 baseline survey. Storm drainage for Sweetwater has generally been handled through a regional detention pond system for the overall project.

SECTION 6: WAIVER REQUESTS

1. The applicant has requested a waiver from NADC Article 10, Table 10-6, Buffer Width and Landscaping Requirements and NADC 3.8.5.8.5.e Front Setback Landscaping.

TABLE 10-6 BUFFER WIDTH & LANDSCAPING REQUIREMENTS

TABLE 10-6 BUFFER WIDTH AND LANDSCAPING REQUIREMENTS

	A	B	C	D	E
	Buffer Type	Minimum Buffer Width (feet)	Minimum Required Large Trees per Linear Foot	Minimum Required Small Trees per Linear Foot	Minimum Required Buffer Points per Linear Foot
1.	A	8	1 plus 1 per 60 feet	Optional	0.2
2.	B	15	1 plus 1 per 50 feet	1 plus 1 per 50 feet	0.7
3.	C	20	1 plus 1 per 40 feet	1 plus 1 per 50 feet	1.0
4.	D	40 May be 20 if a 6 foot high berm or decorative masonry wall is included	1 plus 1 per 40 feet	1 plus 1 per 40 feet	1.2 May be 0.9 with 6 foot high berm or wall

2. Plant Materials required for buffers required by the Highway Corridor Overlay, Section 3.8.5.8.5.e

3.8.5.8.5 Front Setback Landscaping –

- a. Landscaping shall be provided on the site and parking areas in accordance with the provisions of Article 10, Landscaping, and this section.
- b. If a front setback of five (5) feet is utilized the front setback shall be landscaped to the standards of a Type A buffer or paved as a widened extension of the public sidewalk.
- c. If a front setback of thirty (30) feet is utilized the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type A buffer. (Rev. 12-1-08; Ord. 2008-18)
- d. If the front setback exceeds thirty (30) feet, the first twenty-five (25) feet measured from the property line shall be landscaped to the standards of a Type B buffer.

e. If the front setback exceeds thirty (30) feet and parking or a drive aisle is provided between the front property line and a structure, the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type D buffer. (Rev. 12-1-08; Ord. 2008-18) Type D buffer is required at Edgefield Road by NADC 3.8.5.8.5.e (Highway Corridor Overlay).

The following criteria and justifications have been provided by the applicant:

5.9.1.1 After obtaining the recommendation of the Director, the Planning Commission determines that the proposed waiver does not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard; and

The applicant states that after discussion with Tommy Paradise, Director of the City of North Augusta Planning Department, the City's Engineering Department does not want landscaping of the buffer on their easement or in the existing stormwater detention pond. Tommy Paradise conducted an on-site review of the requirement and came in concurrence with the Engineering Department that the Type D Buffer Landscape requirement is not possible. Due to the situation and existing site conditions, the Planning Department will be supporting a waiver request.

Staff notes that the detention pond is a dry pond that connect to a system of ponds in the area for drainage.

5.9.1.2 The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard; and

The applicant states civil plans have been presented to the Planning and Engineering department showing the required landscaping with the Type D buffer being located within the pond area and utility easement. This landscaping buffer requirement poses a threat to the functionality of the stormwater detention pond and utilities, not only serving the applicant's site, but the adjacent properties within the Merovan Complex.

Staff notes that easements are taken into consideration in the placement of landscaping.

5.9.1.3 The applicant consents to an alternative standard, and the Planning Commission finds that such standard is consistent with the Comprehensive Plan, will protect the public health, safety and general welfare, and is consistent with the purposes underlying the standard; and

The applicant states that SHJ Development, LLC f/k/a TWAS Properties, LLC, will consent to working with the City of North Augusta Planning and Engineering Departments to develop an alternative standard that is consistent with the Comprehensive Plan that will protect the public health, safety, and general welfare, and is consistent with the purposes underlying the standard. The final standard will be implemented upon approval from Planning Commission.

Staff notes that the applicant presented civil plans depicting the removal of the landscaping requirement within the buffer, if waivers are approved by the Planning Commission.

5.9.1.4 The economic burden imposed on the applicant to comply with the generally applicable standard outweighs the public purpose for such standard; and

The applicant states that the landscaping requirement, if denied, will cause an economic burden to SHJ Development, f/k/a TWAS Properties, LLC, due to the requirement of a complete redesign of the property and existing stormwater detention pond that is currently serving said property and adjacent properties within the Merovan Complex. A redesign would hinder the current stormwater detention pond as it serves multiple properties; therefore, construction of a new pond could alter the functionality of the system and require high costs to keep all properties within stormwater compliance.

Staff notes that economic burden is not the primary reason for the request.

5.9.1.5 Compliance with the generally applicable standard is impracticable due to unique topographical or other site conditions.

The applicant states that per discussion with the Planning and Engineering Departments, landscaping within the existing pond and utility easements would alter the functionality of both the utilities and pond serving said property and the adjacent properties within the Merovan Complex.

Staff notes that there are site conditions that complicate development if the detention pond is disturbed.

The application is subject to Planning Commission approval of the site plan and waiver requests, and final staff approval.

SECTION 7: STAFF EVALUATION AND ANALYSIS

1. Automated car washes are a permitted use in the TC, Thoroughfare Commercial zoning district.
2. The future land use classification for the site is Commercial Retail. The proposed use is appropriate for the future land use classification.
3. Plans show adequate landscaping near the proposed building with no additional landscaping near the buffer of the detention pond.
4. Final approval of the Major Site Plan application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the waiver requests included with this application.

Conditions and Waivers

Staff recommends approval of the application subject to the following conditions and waivers:

1. The waiver request from NADC Article 10, Table 10-6, Buffer Width and Landscaping Requirements is granted.
2. The waiver request from NADC Article 3, Section 3.8.5.8.5.e Front Setback Landscaping is granted.

SECTION 8: ATTACHMENTS

Aerial Map
Topography
Current Zoning
Application Materials
Site Plans

cc Martie Murphy-SHJ Development, LLC via email/AES, LLC via email

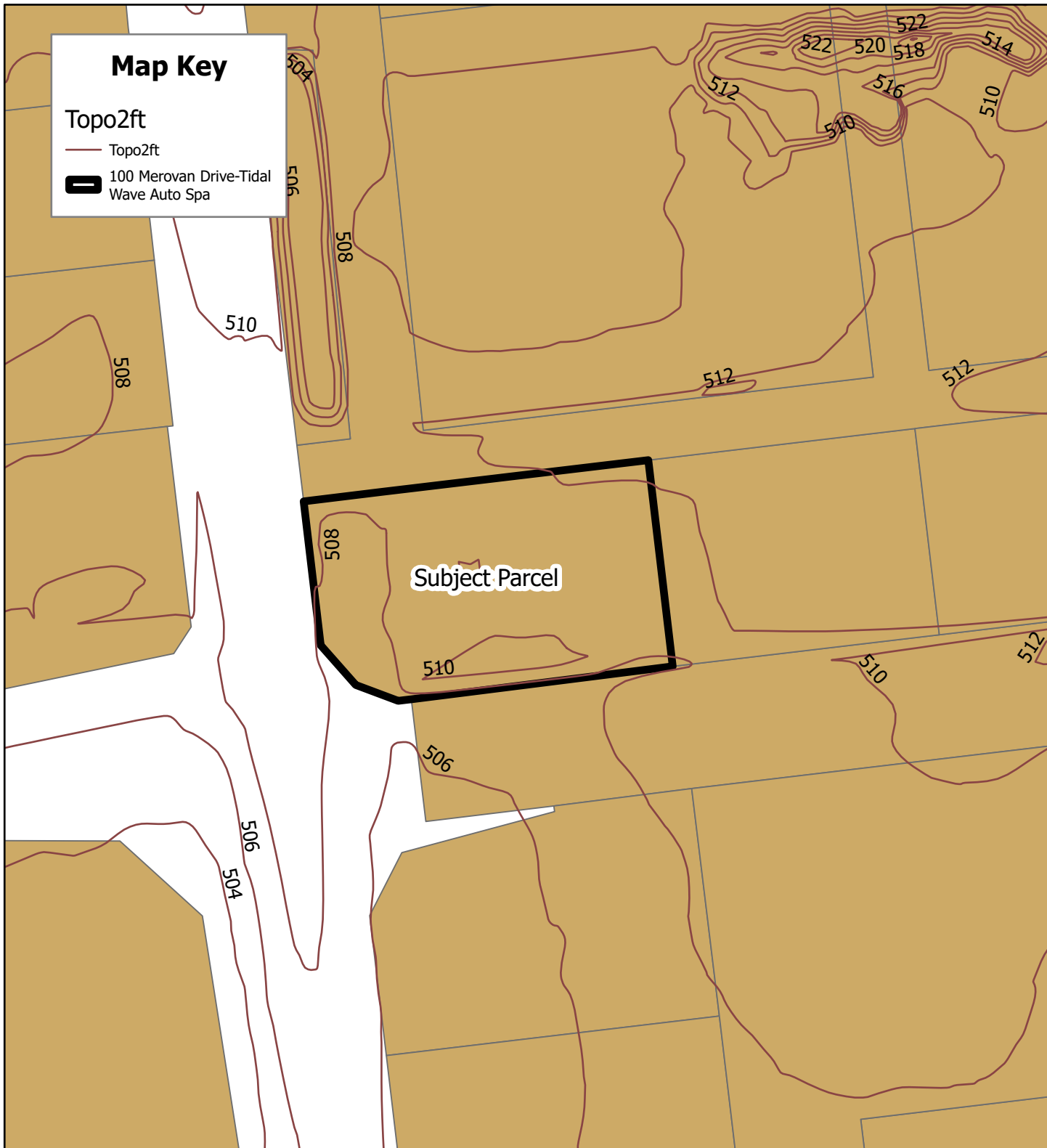


Aerial Map
Application Number MW-23-003
Tax Parcel Number
010-14-08-001

0 25 50 100 150 200
Feet

12/3/2023 2:19 PM



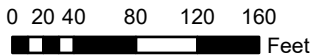


Map Key

Topo2ft

— Topo2ft

 100 Merovan Drive-Tidal Wave Auto Spa

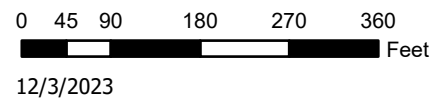
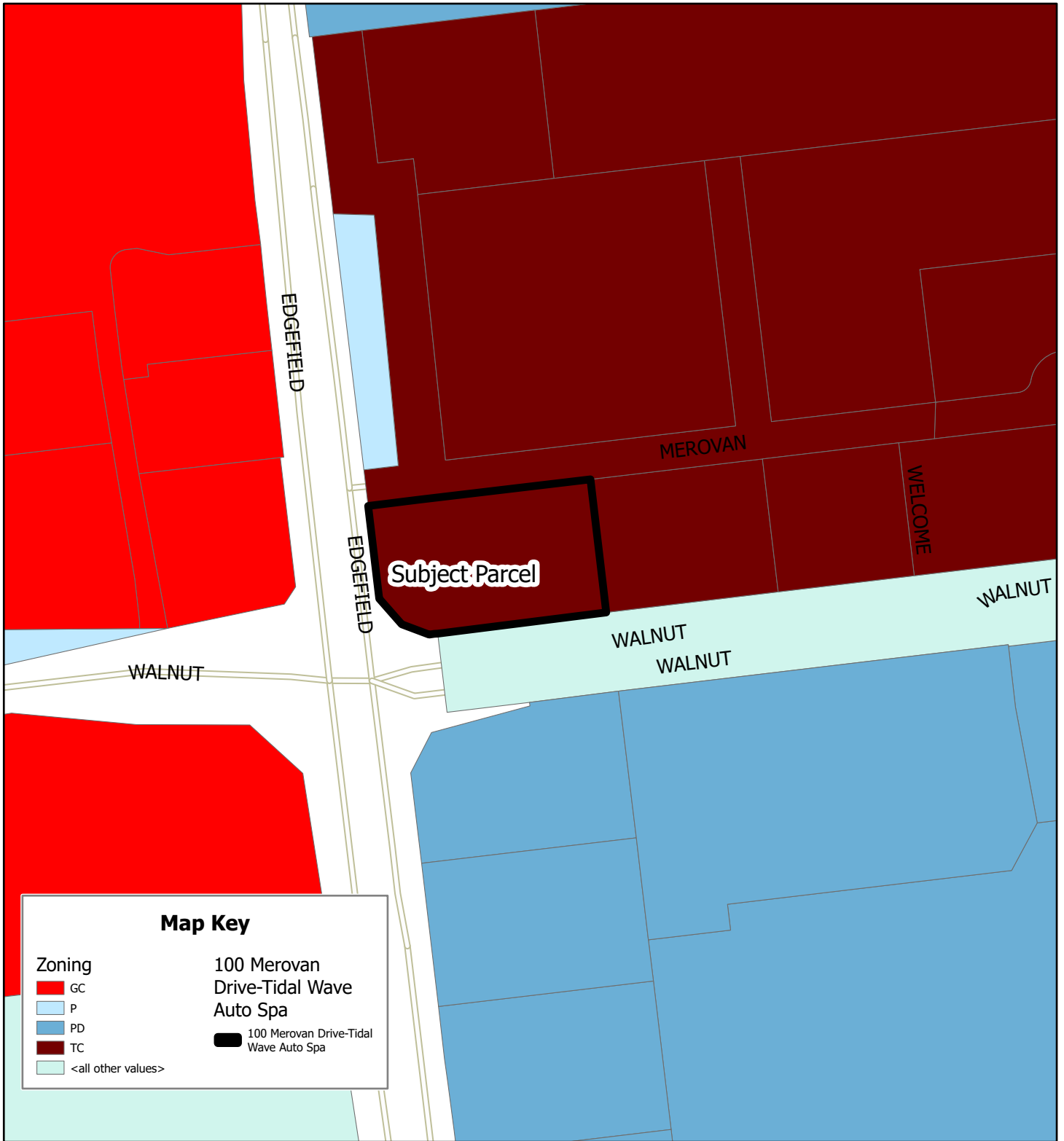


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Topography Map
 Application Number MW23-003
 Tax Parcel Number
 010-14-08-001





Zoning Map
 Application Number MW23-003
 Tax Parcel Number
 010-14-08-001
 Zoned TC, Thoroughfare Commercial
 HC, Highway Corridor Overlay District



Application for Development Approval

Please type or print all information



Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name Tidal Wave Auto Spa

Project Address/Location 100 Merovan Dr. North Augusta, SC

Total Project Acreage 1.29 Current Zoning TC

Tax Parcel Number(s) 010-14-08-001

2. Applicant/Owner Name SHJ Development, LLC f/k/a TWAS Properties, LLC - Martie Murphy Applicant Phone 706-647-0414

Mailing Address 124 E. Thompson St

City Thomaston ST GA Zip 30286 Email martie@shjconstructiongroup.com

3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor Brian H. Braun License No. 33627

Firm Name Advanced Engineering Services, LLC Firm Phone 800-416-8136

Firm Mailing Address 110-A Tommy Stalnaker Dr.

City Warner Robins ST GA Zip 31088 Email aespermit@aesllc.us

Signature Brian H Braun Date 11/2/23

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. Martie Murphy 11/2/23
Applicant or Designated Agent Signature Date

Martie Murphy
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only	
Application Number _____	Date Received _____

1. Project Name Tidal Wave Auto Spa

Project Address/Location 100 Merovan Dr. North Augusta, SC

Project Parcel Number(s) 010-14-08-001

2. Property Owner Name CBL Merovan Properties, LLC Owner Phone (706) 551 1919

Mailing Address 161 Avondale Dr

City Augusta ST GA Zip 30907 Email lectnails1@icloud.com

3. Designated Agent Martie Murphy

Relationship to Owner Purchaser of property

Firm Name SHJ Development, LLC f/k/a TWAS Properties, LLC Phone 706-647-0414

Agent's Mailing Address 124 E Thompson St

City Thomaston ST GA Zip 30286 Email martie@shjconstructiongroup.com

Agent's Signature _____ Date _____

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

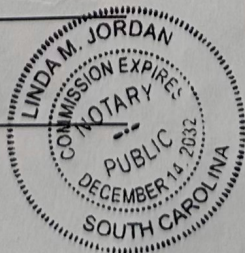
[Signature]
Owner Signature

11-7-23
Date

5. Sworn and subscribed to before me on this 7 day of November, 20 23.

Linda M. Jordan
Notary Public

12-14-2032
Commission Expiration Date



GENERAL NOTES:

1. SURVEY PREPARED BY STAR SURVEY INC., DATED AUGUST 23, 2002.
2. STORM SEWER LIFT STATION IS REQUIRED TO BE OPERATIONAL PRIOR TO FURTHER DEVELOPMENT.
3. 25 FOOT SANITARY SEWER EASEMENT SHALL BE GRANTED TO CITY OF NORTH AUGUSTA.
4. 20 FOOT WATER LINE EASEMENT SHALL BE GRANTED TO EDGEFIELD COUNTY SEWER AND WATER DISTRICT.
5. STORMWATER MANAGEMENT SYSTEM TO BE MAINTAINED BY BON-AUGUSTA.
6. SETBACK INFORMATION:
FRONT YARD SETBACK - THIRTY (30) FEET.
SIDE YARD SETBACK -
A. FROM RESIDENTIAL USE DISTRICT - THIRTY (30) FEET.
B. BETWEEN ALL OTHER USES & DISTRICTS - TWENTY (20) FEET.
REAR YARD SETBACK -
A. FROM RESIDENTIAL USE DISTRICT - THIRTY (30) FEET.
B. BETWEEN ALL OTHER USES & DISTRICTS - TWENTY (20) FEET.
7. LOT INFORMATION:
NUMBER OF LOTS - 7 (PHASE 1)
AVERAGE LOT SIZE - 58,310 S.F.
MINIMUM LOT SIZE - 59,205 S.F.
8. NO. 5 REBAR SHALL BE SET AT ALL NEW PROPERTY CORNERS.
9. WATER AND SEWER SERVICE IS AVAILABLE TO ALL LOTS SHOWN IN PHASE 1.
10. A 5 FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ON EACH SIDE OF ALL LOT LINES AND A 20 FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL REAR LOT LINES.
11. A 20 FOOT EASEMENT IS RESERVED OVER ALL UTILITY AND STORM DRAINAGE LINES AS SHOWN UNLESS SHOWN OTHERWISE.
12. FINISH FLOOR ELEVATION OF ALL STRUCTURES MUST BE 5 FEET ABOVE SANITARY SEWER LATERAL INVERT AT THE RIGHT-OF-WAY OR PROPERTY LINE.
13. ALL BEARINGS ARE SOUTH CAROLINA STATE GRID, ALL COORDINATES ARE NAD 83 AND ALL ELEVATIONS ARE NAVD 88.
14. RATIO OF PRECISION = 1/10,000. AREA BY COORDINATE METHOD.
15. THE LOCATIONS OF ANY UNDERGROUND UTILITIES IF SHOWN ARE BASED ON PAINTED MARKINGS OBSERVED IN THE FIELD AND/OR ARE APPROXIMATE.
16. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREIN.
17. ACCORDING TO LOCAL FEMA FLOOD MAPS, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
18. ALL ROADS OUTSIDE OF U.S. HIGHWAY 25 RIGHT-OF-WAY ARE PRIVATE ROADS.

PROJECT DATA:

OWNERS: BON-AUGUSTA ASSOCIATES
1200 WOODRUFF ROAD
GREENVILLE, SC
TEL. (864) 297-8855

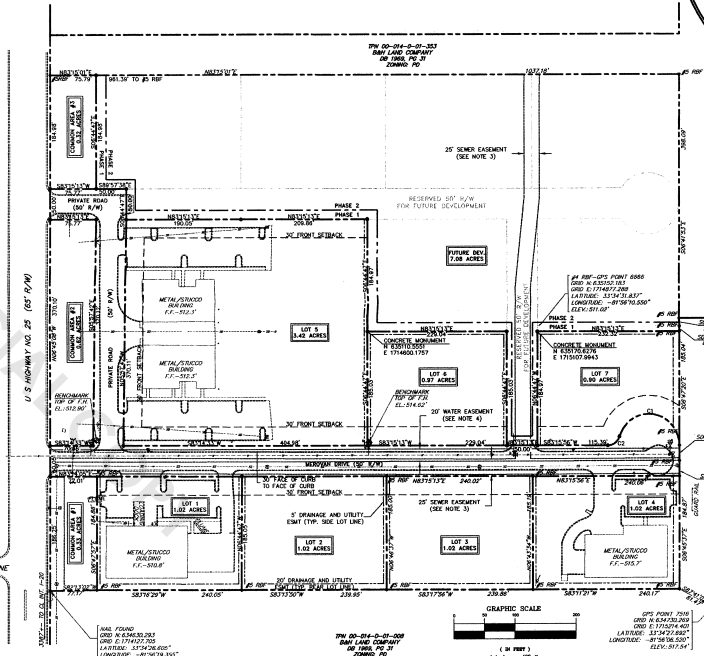
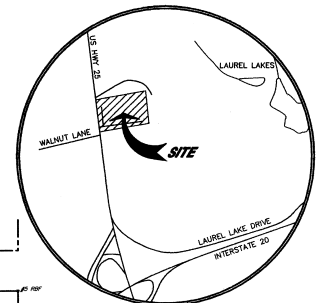
ZONING: C-5

TAX MAP/PARCEL NUMBER: 00-014-0-01-357

AREA OF PROPERTY: 20.0 ACRES

COUNTY OF PROPERTY: AIKEN

FLOODPLAIN INFO: THIS PROJECT IS NOT LOCATED IN THE FLOOD PLAIN PER FEMA PANEL 40007 0005 D, DATED AUGUST 16, 1994.



RECEIVED
MAY 28 2003
FP 0302

7-7-03 c 1430 hr
J. LASCHER
F.M.C. AIKEN COUNTY
1/22

DATE	DESCRIPTION	BY
05/15/03	ISSUED FOR PLANNING COMMISSION APPROVAL	CSB
03/18/03	REVISED FINAL SUBDIVISION PLAT PER CITY COMMENTS	CSB
01/30/03	FINAL SUBDIVISION PLAT SUBMITTAL	CSB
11/14/02	PRELIMINARY SUBDIVISION PLAT SUBMITTAL	CSB

LEGEND

SYMBOL	DESCRIPTION	NOTES
(Symbol)	PROPERTY CORNER	SEE NOTE 1
(Symbol)	PROPERTY LINE	SEE NOTE 2
(Symbol)	20' WATER EASEMENT	SEE NOTE 4
(Symbol)	25' SANITARY SEWER EASEMENT	SEE NOTE 3
(Symbol)	20' DRAINAGE AND UTILITY EASEMENT	SEE NOTE 5
(Symbol)	RESERVED LOT 8 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 9 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 10 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 11 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 12 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 13 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 14 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 15 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 16 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 17 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 18 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 19 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 20 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 21 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 22 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 23 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 24 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 25 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 26 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 27 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 28 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 29 FOR FUTURE DEVELOPMENT	SEE NOTE 6
(Symbol)	RESERVED LOT 30 FOR FUTURE DEVELOPMENT	SEE NOTE 6

GRAPHIC SCALE
1" = 100'

LOT 1: 1.43 ACRES
LOT 2: 0.87 ACRES
LOT 3: 1.43 ACRES
LOT 4: 1.43 ACRES
LOT 5: 1.43 ACRES
LOT 6: 1.43 ACRES
LOT 7: 1.43 ACRES

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AND OWNERSHIP AS NOTED.

Mark O. Hannell 5/22/03
OWNER DATE

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT ALL ENGINEERING AND CONSTRUCTION REQUIREMENTS OF THE NORTH AUGUSTA ZONING AND DEVELOPMENT STANDARDS ORDINANCE HAVE BEEN FULLY COMPLIED WITH IN THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION.

Keith John Landon 6/29
BY S.C. P.E. NO. DATE

SURVEYOR'S CERTIFICATION
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTHERN STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OF PROJECTIONS OTHER THAN SHOWN.

Ronald D. Platner 5/27/03
BY RONALD D. PLATNER S.C. R.L.S. NO. 16819 DATE

PLANNING COMMISSION APPROVAL
PURSUANT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE OF NORTH AUGUSTA, SOUTH CAROLINA, ALL REQUIREMENTS HAVING BEEN FULFILLED, THIS FINAL PLAT WAS APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION ON

June 26, 2003

G.M. Goff, Sec. 6/30/03
PLANNING COMMISSION DATE

CITY ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM, SEWAGE DISPOSAL SYSTEM, DRAINAGE IMPROVEMENTS AND ROADS REQUIRED BY THE NORTH AUGUSTA ZONING AND DEVELOPMENT STANDARDS ORDINANCE HAVE BEEN PROPERLY INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS.

James R. Jones 6/30/03
NORTH AUGUSTA CITY ENGINEER DATE

JLA
ENGINEERS • DESIGNERS • CONSULTANTS

BON-AUGUSTA & ASSOCIATES
1200 WOODRUFF ROAD, GREENVILLE, SC

MEROVAN BUSINESS CENTER
SUBDIVISION PLAT
PHASE 1

JOHNSON, LASCHER & ASSOCIATES, P.C.
1296 BROAD STREET
AUGUSTA, GEORGIA

SCALE: 1" = 100'
DATE: 01/03/02
PROJECT NO: 902BA.0201
DRAWING NO: C1-1
REV: 0

REV.	DATE	BY	DESCRIPTION
1	01/30/03	CSB	FINAL SUBDIVISION PLAT SUBMITTAL
2	03/18/03	CSB	REVISED FINAL SUBDIVISION PLAT PER CITY COMMENTS
3	05/15/03	CSB	ISSUED FOR PLANNING COMMISSION APPROVAL

REVISIONS

DRAWN BY: CSB DATE: 10/03/02 CHECKED BY: DATE:

City of North Augusta

North Augusta, South Carolina

Google Street View

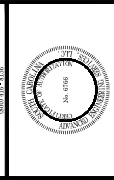
Oct 2022

See more dates



Image capture: Oct 2022 © 2023 Google





PROJECT ADDRESS	1505 BREVAN DRIVE NORTH AUGUSTA SOUTH CAROLINA 29840
PARCEL NUMBER	01P-1088001 L.P. ACRES
PARCEL ZONING	EC - FUTURE COMMERCIAL
ZONING OVERLAY DISTRICT	EC - HIGHWAY CORRIDOR OVERLAY
PROJECT AREA	1.28 ACRES
BUILDING SETBACK	LANDSIDE 20' SETBACK
FRONT	0' TO 2' MIN 80' MAX 20' TO 50' BL. USED
SIDE	0' OR 10' MIN
REAR	20' MIN

DATE OF PLANS	08/18/2023	
REVISIONS	NO. DATE DESCRIPTION	
1	08/18/2023	ISSUED FOR PERMITS COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		

TIDAL WAVE AUTO SPA

SHJ CONSTRUCTION GROUP / TWAS PROPERTIES, LLC

EXISTING CONDITIONS

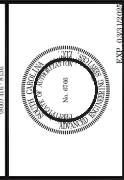
SITE INFORMATION

PROJECT ADDRESS	1505 BREVAN DRIVE NORTH AUGUSTA SOUTH CAROLINA 29840
PARCEL NUMBER	01P-1088001 L.P. ACRES
PARCEL ZONING	EC - FUTURE COMMERCIAL
ZONING OVERLAY DISTRICT	EC - HIGHWAY CORRIDOR OVERLAY
PROJECT AREA	1.28 ACRES
BUILDING SETBACK	LANDSIDE 20' SETBACK
FRONT	0' TO 2' MIN 80' MAX 20' TO 50' BL. USED
SIDE	0' OR 10' MIN
REAR	20' MIN

EXISTING CONDITIONS & DEMOLITION NOTES:

1. THE AGENCIES LAND TITLE SURVEY WAS PROVIDED BY DONALDSON GARRETT & ASSOCIATES, INC. AND DATED JUNE 14, 2023. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
2. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND OBTAIN FIRST DISCUSSION WITH THE ENGINEER BY WRITING WITHIN 24 HOURS.
3. THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE FOR THE UTILITIES PROTECTION CENTER PRIOR TO CONSTRUCTION COMMENCEMENT OR EXCAVATION. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER/DEVELOPER.
4. THE CONTRACTOR SHALL COORDINATE ALL UTILITY DISCONNECTIONS / INTERRUPTIONS WITH THE UTILITY OWNER.
5. THE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS ON ALL CONTACTS.
6. THE CONTRACTOR SHALL PROVIDE APPROPRIATE SECURITY FEATURES. THE CONTRACTOR SHALL PROVIDE / MAINTAIN THE ADEQUATE PEDESTRIAN ACCESS AROUND THE PROJECT AREA.
7. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT ALL TREES ALL TREES IDENTIFIED HEREON TO BE PRESERVED. DEMOLISHED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF PROPERLY UNLESS OTHERWISE STATED WITHIN THE CONSTRUCTION CONTRACT.
8. ALL EXISTING UTILITIES (CONCRETE, DRAINAGE & CREEP) SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR / REPLACEMENT OF ANY DAMAGED AREAS.





NO.	DATE	DESCRIPTION
1	08/18/2023	ISSUED FOR PERMIT CONDITIONS
2	08/18/2023	ISSUED FOR PERMIT CONDITIONS
3	08/18/2023	ISSUED FOR PERMIT CONDITIONS
4	08/18/2023	ISSUED FOR PERMIT CONDITIONS
5	08/18/2023	ISSUED FOR PERMIT CONDITIONS
6	08/18/2023	ISSUED FOR PERMIT CONDITIONS
7	08/18/2023	ISSUED FOR PERMIT CONDITIONS
8	08/18/2023	ISSUED FOR PERMIT CONDITIONS
9	08/18/2023	ISSUED FOR PERMIT CONDITIONS
10	08/18/2023	ISSUED FOR PERMIT CONDITIONS

TIDAL WAVE AUTO SPA
 SHJ CONSTRUCTION GROUP / TWAS PROPERTIES, LLC

SITE PLAN

NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

SHEET
C5.0 OF 28

SITE INFORMATION	
PROJECT ADDRESS	123 AVENUE, NORTH AUGUSTA, SOUTH CAROLINA 29840
PARCEL NUMBER	001-1-08-001 (2.5 ACRES)
PARCEL ZONING	TC - THOROUGHFARE COMMERCIAL
ZONING / OVERLAY DISTRICT	HC - HIGHWAY CORRIDOR OVERLAY
PROJECT AREA	1.28 ACRES
BUILDING SETBACK	LANDSCAPE SETBACK
FRONT	5' OR 30' MIN. OR MAX
SIDE	5' OR 10' MIN.
REAR	5' OR 10' MIN.
	20' MIN.

PARKING CALCULATIONS:

REQUIRED MINIMUM PARKING SPACES
 ONE SPACE PER 200 SF INCLUDE SERVICE BAYS, WASH TUNNELS AND ONE SPACE PER 400 SF * 1 SPACE = 5.21 SPACES

PROVIDED PARKING SPACES
 1 STANDARD SPACES + 2 HANDICAPPED SPACES = 5 SPACES TOTAL

REQUIRED MAXIMUM PARKING SPACES
 ONE SPACE PER 275 SF INCLUDE SERVICE BAYS, WASH TUNNELS AND ONE SPACE PER 550 SF * 1 SPACE = 6.36 SPACES REQUIRED

PROVIDED MAXIMUM SPACES
 1 STANDARD SPACES + 2 HANDICAPPED SPACES = 5 SPACES TOTAL

GENERAL SITE NOTES:

- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE ADA REQUIREMENTS. ACCESSIBLE ROUTES SHALL NOT EXCEED A MAXIMUM LONGITUDINAL SLOPE AND 2" MAXIMUM CROSS SLOPE. ACCESSIBLE ROUTES SHALL BE 60" WIDE. ACCESSIBLE ROUTES SHALL BE 48" WIDE IN ALL DIRECTIONS. ACCESSIBLE RAMP SHALL NOT EXCEED 1:12 IN GRADE.
- ALL SIGNS AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
- HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 SOUTH CAROLINA STATE PLAINS, US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD83.

HATCH LEGEND:

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- FINISHING ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

KEY NOTES:

- 2" STANDARD CURB AND GUTTER (S&T) (P)
- 2" W/LED CURB AND GUTTER (S&T) (P)
- 4" WIDE PARKING STALL STRIPING (W/TP)
- HANDICAP STALL STRIPING (H/S)
- HANDICAP RAMP CONSTRUCTION AT A 1:21 MAXIMUM SLOPE
- HANDICAP SIGN WITH VAN ACCESSIBLE SIGN ON DOLLARD
- CONTRACTOR TO COORDINATE SPACING WHERE STOP LOCATIONS
- 9" X 9" VACUUM SCREENING (SEE ARCHITECTURAL PLANS)
- 9" X 9" X 18" DUMPSTER ENCLAVE (SEE DETAIL SHEET)
- 20' X 20' STOP CANOPY
- PAY ROUGH (SEE DETAIL SHEET)
- FAST ID CAMERA (SEE ARCHITECTURAL PLANS)
- ENTRANCE DETAIL (SEE DETAIL SHEET)
- EXIT DETAIL (SEE DETAIL SHEET)
- STOP GO LIGHT (SEE DETAIL SHEET)
- 5' X 5' CANOPY FOOTER PHOTOGRAPHY (SEE ARCHITECTURAL PLANS)
- 30' X 18" VACUUM CANOPY
- FLYING SIGN PERMIT BY OTHERS
- 30' STOP SIGN (R-1)
- ROOM VANS (SEE DETAIL SHEET)
- 2' CURB TRANSITION
- CONCRETE FUME (FP)

IMPERVIOUS AREA CALCULATIONS:

PRE DEVELOPED 0.75 ACRES / 1.28 ACRES = 8% IMPERVIOUS AREA
 POST DEVELOPED 0.81 ACRES / 1.28 ACRES = 63% IMPERVIOUS AREA

