

Planning Commission



Minutes for the Wednesday, December 20, 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** Timothy Key, Rett Harbeson, Leonard Carter, Chelsea Waddell and Bob Bigger acting as Chairman, were all in attendance.
3. **Approval of Minutes** – November 15, 2023 Study Session and Regular Meeting

Timothy Key made the 1st motion, Leonard Carter made the 2nd motion. Minutes were approved unanimously.
4. **Confirmation of Agenda**
5. **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.

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Tommy Paradise spoke about the North Augusta's New Development Code that was adopted and set in place on December 18, 2023. The new Development Code eliminated the Downtown Mixed-Use District. Mr. Paradise continued by stating the adjacent townhomes are zoned Downtown Mixed Use 2 and he recommended that the parcels in RZM23-003 be rezoned to Downtown Mixed Use 2 as well. He stated that there was an administrative oversight in 2019 that unknowingly excluded the property from being rezoned.

John Long of 2572 Brookdale Dr, approached the podium and expressed that he was prepared to answer any questions. No questions were asked.

Timothy Key made the first motion, Len Carter made the 2nd motion, it was approved unanimously.

6. **MSP23-010** – A request by SHJ Development, LLC, f/k/a TWAS Properties, LLC for a Major Waiver from landscaping requirements of the North Augusta Development Code, Article 3, Section 3.8.5.8.5.e Highway Corridor Overlay District, Front Setback Landscaping and Article 10, Table 10-6 Buffer Width and Landscaping Requirements.

Mr. Paradise spoke about Article 3, Section 3.8.5.8.5.e stating that if the front setback exceeds 30 ft and a parking or drive aisle is provided between the front property and a structure, the 1st 20 ft measured from the property line should be landscaped to the standards of type D buffer. Mr. Paradise continued by stating the City of North Augusta has an easement along Highway 25 and the city engineer does not want anything planted in. There is also a detention pond located on the parcel that cannot be relocated due to connectivity and the city engineer does not want anything planted in it as well. Mr. Paradise stated that the City does not want the buffer in place and the issue is beyond the developers control.

Alex Perry of 1141 Dixon Rd, stated he is the design manager for Tidal Wave Auto Spa. He expressed that he is available to answer any questions that the member might have. No questions were asked.

Mr. Paradise added that he visited the site and noticed there is no space between the detention pond and the easement to build anything without tampering with either the detention pond or easement.

Len Carter asked about the need for a car wash in that particular area if there is one a block away.

Mr. Perry answered by stating that Tidal Wave Auto Spa would offer different amenities that would be seen once it was built.

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Mr. Paradise stated the access point for the auto spa would be on Merovan Dr.

There were no public comments.

Tim Key made the 1st motion, Len Carter made the 2nd motion, it was approved unanimously.

7. Business Meeting

a. Election of Officers

Dr. Christine Crawford was reelected as Chairman

Bob Bigger was reelected as Vice Chairman

It was approved unanimously.

b. Adoption of 2024 Calendar

Rett Harbeson made the 1st motion to adopt the 2024 Meeting schedule with the business meeting being moved to November 20th, Chelsea Waddell made the 2nd motion, it was approved unanimously.

8. Staff Report

a. November Performance Report

9. Adjourn 7:31pm

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development