

# Planning Commission



## Agenda for the Wednesday, March 20, 2024, Regular Meeting

### *Members of the Planning Commission*

Dr. Christine Crawford

*Chair*

Bob Bigger, *Vice Chair*

Chelsea Waddell

Jesse Elliott

Rett Harbeson

Lisa Christie

Erin Slade

*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. **Roll Call** –
3. **Approval of Minutes** – February 21, 2024 Regular Meeting
4. **Confirmation of Agenda**
5. **RZM24-001 Ford Tract-Ascauga Lake Road** – Rezoning – A request by Leigh Polzella - BRD Land & Investment, to rezone approximately 128.79 acres located along North Ridge Road, TPN 021-17-01-001 from R-10 Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential.
  - a. Public Hearing
  - b. Consideration of the Rezoning Request by the Planning Commission
  - c. Recommendation to City Council

6. **PDM24-001 Hammond's Ferry/Riverside Village** – Planned Development Major Modification – A request by Greenstone Hammond's Ferry, LLC for a major modification to the Hammond's Ferry Planned Development. The project area encompasses ±195 acres located west of Georgia Avenue between the North Augusta Greenway and the Savannah River. The purpose of the modification is to adopt an updated Hammond's Ferry Planned Development General Development Plan to recognize changing conditions in Phase B, the Riverside Village area, and reinforce the standards and regulations that apply to new construction in Hammond's Ferry.
  - a. Public Hearing
  - b. Consideration of the Planned Development Major Modification request by the Planning Commission
  - c. Recommendation to City Council
  
7. **RWA24-001 Wanninger Run** – ROW Abandonment – A request by the City of North Augusta to abandon a right-of-way known as Wanninger Run in the Riverside Village development between Esplanade Avenue and Brissie Drive.
  - a. Public Hearing
  - b. Consideration of the Right-of-Way abandonment by the Planning Commission
  - c. Recommendation to City Council
  
8. **PP23-002 Forrest Bluff Section 2** – Major Subdivision Preliminary Plat – A request by McKie Property Development, LLC for approval of 30 townhouses and 72 single-family detached lots located on ±51.53 acres located off of Napal Drive and Green Forrest Drive. The subject property is a portion of TPN 006-11-03-164 zoned R-7, Small Lot, Single-Family Residential.
  - a. Consideration of the Major Subdivision Preliminary Plat application and waiver requests by the Planning Commission
  
9. **Staff Report**
  - a. February Performance Report
  
10. **Adjourn**