

Planning Commission



Minutes 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** – All members were present.
3. **Approval of Minutes** – February 21, 2024 Regular Meeting

Minutes were approved unanimously.

4. **Confirmation of Agenda** There were no changes to the 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.

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Tommy Paradise stated he received two emails that were added to the Das as well as forwarded to each Planning Commission Member. One email was from a Mrs. Lisa Strickland and the other email was from Mr. Dan Comcast.

Representative for BRD Land & Land Investment, Andrew Lofton of 200 South Drawn Street, Charlotte North Carolina, approached the podium. He stated that the developer is looking to rezone one parcel to match the zoning of the majority of the properties in order to create a cohesive and comprehensive neighborhood. He continued by stating that due to the topographic restraints on the site, the smaller respect the existing topography by preserving open space. Lofton stated that the smaller lots also meet market demands and are easier to maintain. He states that the development will help meet desire growth plans for the city and that the request is currently for the rezoning only in hopes of the development moving forward with construction plans. He continued by stating that a site plan will be submitted for review and revises at a future date. Lofton presented Planning Commission members with a handout of the development plans.

Commissioner Jesse Elliott asked what were the lot sizes for the development.

Lofton stated that on the projector screen the lots labeled in yellow are 60x120 and the lots labeled in orange” are 50x120.

Commissioner Erin Slate asked about future development.

Lofton stated that Fords are keeping the grayed-out portion.

a. Public Hearing

James Marr of 2130 Howard Mill Rd, approached the podium. He spoke about the diversity of the neighbors and the well upkeep of their neighborhood. He stated the residents of his neighborhood are definitely opposed to the proposal and the rezoning. Mr. Marr stated that they have signed a petition and that he would be submitting it to the Commission tonight. Mr. Marr continued by stating that North Augusta is growing and the traffic is out of hand and he believes the proposed housing density is just not appropriate for the area and their neighborhood. Mr. Marr stated that the residents of Sudlow Crossing and other surrounding community are now requesting a rezone and believe the proposed development should fit harmoniously with their neighborhood. They would like to primarily allow single family residential, one house per acre for the developer to build. Mr. Marr also stated that the residents would like reassurance that

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Howard Mill Rd and North Ridge Rd will remain as dead ends and not be extended through to the new development.

Mr. James Marr presented Planning Commission with the petition. There was only one copy of the petition available. Tommy Paradise reviewed the petition and stated there was 68 signatures on the petition.

Phyllis Birt of 10007 Hilton Street in Aiken, approached the podium. She stated that she had grandchildren who reside on North Ridge Rd. She asked if North Ridge Rd would be extended into the new development. Mrs. Birt emphasized that adding 554 lots would bring over 1000 cars to the area and she has concerns of traffic and accidents occurring near Ascauga Lake rd.

Frank Byers of 2124 Howard Mill Rd, approached the podium. He stated he believed that some time ago the land was contaminated and wasn't allowed to be developed and is unsure if that is still true. Mr. Byers expressed concerns about a flooding issue currently in the area. He continued by stating that he believes that there must be a "Lift Station" for sewer and questioned the maintenance of the lift station property. He stated that he believes the zoning should be left as is.

Wayne Jones of 2106 North Ridge Rd, approached the podium. He stated that he's been a resident for 36 years and he has watched the development of area. He expressed concerns about the developers proposed entrances and having additional properties subdivided if the rezoning is allowed. Mr. Jones stated that the 80 acres that the developer is using as open space, must be open space due to the wetlands. He stated that in 2016 or 2017 there was a court case about a stormwater issue that caused damage to some of the houses in the area. Mr. Jones stated that the density is unacceptable and believes that the traffic would become too dense for the area. He mentioned allowing the developer to have 1 house per acre and maintaining conformity with the Sudlow Crossing neighborhood.

Robert "Andrew" Lewis of 5 Northridge Ct, approached the podium. He stated that he has two concerns, one of them is making sure the development isn't connected to the neighborhood he resides in and create more dense traffic through the neighborhood and at the stoplight. The second concern is the overcrowding of schools and lack of restaurants.

Dan McCurry of 3 Northridge Ct, approached the podium. He stated that his home is located at cutoff of Northridge Ct, where there are concerns of the new development connecting to their neighborhood. He spoke about the traffic concerns and proposing a buffer between the new development and the existing development.

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Beverly Simpson of 2106 Howard Mill Rd, stood to speak. She stated that the Belvedere Elementary School is overcrowded and she has concerns about the amount of growth in the City of North Augusta. She also stated that there would've been more residents to sign the petition if they would've known. She closed by stating her concerns about cars speeding on Howard Mill Rd if it is connected to the new development.

Brian Red of 2116 Franklin Dr, approached the podium. He stated he has been living in Sudlow Crossing for 32 years and his wife is contemplating moving due to the new developments in the area. He stated his background includes being a real estate appraiser for 17 years and retired law enforcement, so he believes he has a different perspective on the upcoming development. He spoke about the number of car wrecks and flooding due to a runoff in Sudlow Crossing. He stated that the number of units in the new development will bring more crime to the area and will require more law enforcement be staffed.

Debbie Ruffner of 103 Country Place Dr, stood to speak. She stated that exiting her subdivision is a "Death Trap". She expressed concerns about traffic issues and flooding.

Shannon Kits of 2003 Buck Hall Dr, approached the podium. She stated that she was unaware of the new development. She spoke about developers abandoning projects, dispatching emergency services and overcrowding the schools. She stated that taxpayers will have to maintain the infrastructures when a developer abandons a project and she doesn't think its fair.

James Marr reproached the podium. He asks that the applicant didn't drive through his back yard to access new development.

Applicant Andrew Lofton approached the podium. Mr. Lofton apologized to Citizen James Marr and ensured that the issue will be taken care of. He continued by stating that the developer has no intention to make a connection on Howard Mill or North Ridge Ct and there is no desire to direct traffic through the existing neighborhood. Lofton stated that a Traffic Impact Analysis is being conducted on the area and whatever roadways requirements are needed will be built and funded solely by the developer. He stated the development will meet all of the state/city requirements on stormwater and flooding to ensure that flooding is not an issue, but there is likelihood the development will need a lift station and it will be maintained by the City. He stated the lift station will be equipped with a backup generator and will not flood. He continued by stating that the developer will not be seeking any additional zoning requests. The developer has had the wetlands delineated and will be working with city

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

emergency services and the schools in preparation for the upcoming development. He stated that the developer is happy to increase buffers as needed even at the cost of losing the lot yield. He also stated that the developer was not required to conduct a neighborhood meeting but did so voluntary. Lofton ensured the citizen that the developer has no intention on abandon the project and stated once the project is started, it will be seen all the way through.

Chairman Crawford asked the applicant to expound on if the property was contaminated.

Mr. Lofton stated that the Howard property to the west of their development is the property that is contaminated but not theirs.

Jesse Elliot questioned how emergency services would be dispatched to the area being that the area is on the edge of the city limits.

Tommy Paradise stated that If the property is within the city limits, then North Augusta Public Safety department would be responsible for responding and taking care of their emergency needs, as well as public services.

Chelsea Waddell questioned if the lots were in the city limits what would be their zoning.

Tommy Paradise stated that the lots on Howard Mill Rd. would possibility be zoned R-14. He continued by stating that R-14 is the largest size lot required in the city and it is still 1/3 of an acre.

Chairman Crawford asked the applicant how many units would there be if the zoning was not changed.

Mr. Lofton stated that they have not looked at the configuration of R-14 versus R-10.

b. Consideration of the Rezoning Request by the Planning Commission

Jesse Elliott asked the applicant if the plans were not approved what would the developers next step be.

Mr Lofton stated that if the zoning request isn't passed then the density for the project would not work in the area at all.

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Lisa Christie asked would the density not work due to wetlands and topography.

Mr Lofton concurred.

Rett Harbeson asked the applicant if he was aware of the current buffer between lots #20 and #11, he also asked what is the current buffer for the first row of lots.

Mr Lofton stated he believe the lot buffers are 20 sq. ft.

Mr Paradise reminded Mr. Harbeson that conditions can not be placed on rezoning. The answer to the rezoning would have to be a "yes" or "no".

Chairman Crawford stated that Planning Commission's answer serves as a recommendation to City Council for further action.

Bob Bigger reiterated that the developer stated that it is not their intention to connect the new development to the existing neighborhood but asked if there could be someone else in the future that would be able to make that decision.

Mr. Paradise stated that there would need to be an encroachment permit through the county and a Major Subdivision application would be presented to Planning Commission with the connectivity present and the Planning Commission would vote on it. Mr. Paradise continued by stating that the North Augusta's Code might even require those connections and it is not uncommon for a developer to request a waiver.

Bob Bigger questioned if the property is rezoned R-7, would the developer be able to build more townhomes on the property.

Mr. Paradise stated that theoretically if the property is zoned R-7, the developer has the ability to build a townhome subdivision or even if the developer walks away from the project and the property is rezoned to R-7, then the developer would adhere to the regulations of R-7.

Bob Bigger expressed concerns that even if the property is rezoned, there leaves the ability for a townhome subdivision, which would create an even bigger density issue than what is being presented today. He expressed his disapproval.

Lisa Christie stated that she is also disapproves and she doesn't think the plan is compatible with the surrounding areas and she has concerns about traffic safety.

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Chelsea Waddell stated that she disapproves the rezoning due to lack of evidence on why the property should be rezoned besides their own additional financial security.

Erin Slade expressed her disapproval as well.

Bob Bigger stated to the audience that the dead-end roads will eventually lead to future developments as they were intended.

Chairman Crawford stated that it would've been helpful to have an alternative idea to compare with the conceptual plan that was presented.

c. Recommendation to City Council

Bob Bigger made the 1st motion for a vote, Rett Harbeson made the 2nd motion. 7 out of 7 members opposed the rezoning from R-10 to R-7.

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.

Chairman Crawford recused herself from the meeting and asked for Vice Chairman Bob Bigger to act as Chairman.

Mr. Paradise stated that the City Council approved a master parking agreement that would cover the modifications and the parking in the phase B area. He stated that there was some miscommunication about Preservation Park being converted into a parking lot which is not apart of the discussion or proposed in the plan. Mr. Paradise stated that the verbiage for Preservation Park in the Planned Development is the same as it was before. He stated that the uses are being proposed to change in order to make them useful in today's economic environment. Mr. Paradise gave a summary of the use changes as follows; He continued to state that office buildings were originally suppose to be on Parcel C but with the of the environment change post COVID, Parcel C is being proposed to change to floor level retail and 87 residential units. Parcel D is proposed to change to 9 townhomes and retail toward the end. Parcel K is proposed to hold 170 apartments. Parcels G & H are currently zoned as commercial residential and will remain commercial

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

residential, along with 58 apartments and retail and Parcel I will have 11 townhomes. Mr. Paradise stated that the modification increases the maximum residential in Phase B so that the average gross residential and total number of residential units to be constructed in Riverside Village goes from 24 dwelling units per acre to 28 dwelling units per acre (933 residential units to 1,163 residential units). He stated that it also updates the Development Chart and the PD ordinance. He stated that Exhibit A in the pattern book will update to reflect Exhibit A in the PD Book, but there are no other changes to the pattern book. He stated that the Planning Commission will be making a recommendation for City Council.

Applicant Brooks Young of 2316 Betty Ann Ct in Atlanta, approached the podium.

He spoke about the history of his company and showed examples of past developments that they have completed on the projector screen. He spoke about each parcel and their renderings and reiterated the information that Mr. Paradise explained.

a. Public Hearing

Robert Lascola of 56 Fulton St, approached the podium. He stated he is excited to see the renderings but have some concerns about parking and traffic. He spoke about the citizens not using the parking deck when attending events in the area. He stated that the streets aren't designed for increased traffic and residents have difficulty entering and exiting neighborhood during events. He also stated his concerns about the possible future expansion of West Ave.

Stetson Corbitt of 434 Railroad Ave, approached the podium. He asked if the proposed plan on the projector screen is what the project will look like when finished. {Tommy Paradise answered Yes and explained that in order to change any modification, the developer must come back before the Planning Commission.} He stated he has some concerns about parking, traffic and losing the original vision of Riverside Village. He also stated that he would like to see a grocery store, retail stores and less density.

Amy Shombom of 1010 Westo St, approached the podium. She stated that she also has parking concerns and is mostly concerned with Parcel K. She stated that onsite there is 170 units but only 36 parking spots and that is easy for those residents to use Hammond's Ferry parking rather than the parking decks. She stated that she would like to see condos instead of apartments. She asked about parcel I, the parking for the 11 townhomes and if they will be for sale. {Tommy Paradise answered that each townhome will have their own attached garage and explained the city has no power to enforce whether a property is a rental space or for purchase.}

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Woody Schuler of 422 Railroad Ave, approached the podium. He stated he has concerns about parcel K. He stated that he sees an encroachment from parcel K onto part A of Hammond's Ferry, where he resides. He stated that Railroad Ave struggles to handle the traffic needs on a non-event night. He stated adding apartment dwellings to parcel K will only intensify the encroachment. He also spoke about his concerns with safety and traffic accidents.

Steve Cofer of 444 Arrington Ave, approached the podium. He stated that he is excited to see the downtown developments. He also agrees with his fellow neighbors and shares similar concerns about parking. He stated that he would like to see a comprehensive plan with the city explaining how the concerns are going to be managed. He stated that the parking deck elevator is positioned away from the apartment buildings, making it less desirable to park there. He is concerned that the elevator positioning will drive citizens to park in Hammond's Ferry rather than in the parking garage.

Sophia Galanakis of 56A Fulton Ave, approached the podium. She stated that she also shares concerns about safety and parking and wonders if the developer has any proposal to make the development more pedestrian friendly. She also stated that she would like to see more townhomes for purchase rather than rental properties.

Joyce Swall of 615 Arrington Ave, approached the podium. She stated her concerns about the number of apartments being added to the development. She stated that Hammond's Ferry wouldn't be about to handle the traffic needs.

Stetson Corbitt reproached the podium. He questioned if the parking in the parking decks would be assigned parking or first come, first serve and how it would be controlled.

Applicant Brook Young reproached the podium to answer concerns. He stated that his company is familiar with building urban projects and they have worked painstakingly with the city to figure out a plan that can park everybody. He continued by stating that there are more parking spaces in the development plan that they would typically have in a project. He stated that each resident would have a decal placed on their vehicle that would allow them to park in the parking deck. He also stated that they have intentionally set up the buildings so that the entrance is on the far right of parcel K next to the parking deck and believes they have adequate coverage on parking.

Bob Bigger asked for clarity on the parking percentage for parcel K residents.

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Young stated that he did not possess the accurate percentage on hand at the moment but some residents will park along the street and others will park in the parking deck. He stated that extra parking has been added to the parking deck in case they are needed for overflow.

Chelsea Waddell asked for applicant to expound on the West Ave expansion.

Jim Clifford stated there are no plans on the books to extend West Ave into Hammond's Ferry Phase A or Phase B. He continued to state that there is no Resource Plans associated with expanding West Ave, no traffic study, or any documentation that the city has enacted to move forward on the expansion of West Ave into Hammond's Ferry.

Bob Bigger asked for elaboration on the proposal for stronger parking enforcement.

City Administrator Jim Clifford stated that the main issues with Riverside Village is overflow parking for events and daily overflow parking into Hammond's Ferry. Clifford continued by stating that City Council desires to see if the proposed plan will be accepted and that would prompt the need for changes to the parking enforcement. He stated that the city will work with the HOA to find ways to identify vehicles from residents. He stated that the city is also working with the stadium to increase trolley routes for game participants.

Young stated that 2000 sq. ft on parcel D is envisioned to a Savvy Provisions Food Market and parcels G, H & C will have additional restaurants and general retail shopping.

Bob Bigger asked what was the change in the number of retail shopping stores in the original PD versus the modification.

City Administrator Jim Clifford stated that original plan for parcel C was to have some retail space on the ground floor but ultimately was meant to be a Class A office space building, which is not to be confused with the retail space of stores.

Bob Bigger asked for clarification on the existing office space in the clubhouse building that has been vacant for some time.

City Administrator Clifford stated that there is 14,000sq. ft office space in the Clubhouse building that has never been filled since the term of the current City Administrator.

Erin Slade asked if there was a completion plan for the project.

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Young stated that the parcel each have their own completion schedule. Parcel C, K, G & H have a similar trajectory and have an agreement to begin construction in December of 2024 and they will be completed within 24 months. The developer wants to start building in June of 2024 and have parcels D & I follow behind the completion of the first three parcels. They will take 6 months to complete.

Jesse Elliot questioned walkability and the sidewalk sizing.

Young stated that the developer will build sidewalks to code and also add in street lighting as well as building the sidewalks closer to the building to make them safely walkable.

Rett Harbeson asked if there were alternatives to adding more parking to parcel K.

Young stated that all options had been exhausted. He explained that they have worked alongside the City to come up with a plan that works for both.

Lisa Christie asked if there has been any consideration in the developers' past developments to make some of the buildings to be owner occupied condos.

Young explained that making the building's owner occupied condos is not something that is at the interest of the developer.

b. Consideration of the Planned Development Major Modification request by the Planning Commission

Lisa Christie asked Tommy Paradise if the plan is rejected where would that leave the developer.

Tommy Paradise stated that the Planning Commission only has the authority to make a recommendation to City Council and City Council will make the decision to approve or deny the plan proposal. He stated that parking has been thoroughly examined by staff and City Council approved the master parking agreement on Monday night.

Tex Maxwell of 19 Phoenix Street, approached the podium. He asked about original plans to build parking decks above and below the proposed apartments and if it was still feasible.

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

Paradise stated that the option to build parking above and below the apartment dwellings were examined with developer and it was not a path forward that the developer wanted to take.

Schuler reproached the podium, He reiterated his concerns about parking and traffic accidents.

c. Recommendation to City Council

Jesse Elliott made the 1st motion to recommend approval of PDM24-001 to City Council, Chelsea Waddell seconded the motion. Commissioners Lisa Christie and Rett Harbeson were both opposed, while the other 4 Commissioners were in favor of the approval 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

No Public Comments were made.

b. Consideration of the Right-of-Way abandonment by the Planning Commission

c. Recommendation to City Council

d.

Rett Harbeson made the 1st motion to approve the request for the abandonment of the right-of-way, Jesse Elliot made the 2nd motion. It was approved unanimously.

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.

Jason Whinghter with IVY development and Mackie property development of 672 Industrial Park Dr., approached the podium. He stated the developers felt that there was a driveway issue and it was better to split the 4-unit block into 2-unit block in order to alleviate the driveway issue. He stated there will be no increase in the number of units and no change in the lot layout. He stated the development does not require a buffer between Lynnhurst or Knollwood but they typically go back and plant trees on slopes

Minutes for the Wednesday, March 20, 2024, Regular Planning Commission Meeting

and around the outer perimeter. He states they will still plant the tree shown in the development plans but ask that they are not a requirement of the letter of credit cost.

Bob Bigger asked for clarification on the road access.

Whinghter stated that there are no plans to connect and there is an existing 16-inch water main that runs through the green space and it will remain as is.

No public comment was made.

- a. Consideration of the Major Subdivision Preliminary Plat application and waiver requests by the Planning Commission

Rett Harbeson made the 1st motion to approve PP23-002 for section 2, waivers and conditions in staff report with the additional information provided by applicant with regards to commitment to trees that they not be included in the Letter of Credit. Erin Slade seconded the motion. It was approved unanimously.

9. Staff Report

- a. February Performance Report

10. Adjourn 8:45pm



Respectfully Submitted,

Thomas L. Paradise, Director
Department of Planning and Development

Project Staff Report

SP23-004 Riverside Village Parcel K

Prepared by: Kuleigh Baker

Meeting Date: April 17, 2024

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---|
| Project Name | Riverside Village Parcel K |
| Applicant | SCP Acquisitions, LLC |
| Engineer | Cranston Engineering Group |
| Address/Location | Along Railroad Avenue |
| Parcel Number | 007-13-42-003 |
| Total Development Size | ± 2.12 acres |
| Existing Zoning | DTMU2 |
| Planned Development | Hammond's Ferry |
| Traffic Impact Tier | 1 |
| Proposed Use | 170 Apartment units |
| Future Land Use | Mixed Use |
| Waiver Request | NADC Section 10.6.3 perimeter parking lot landscaping |

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)

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 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, www.northaugustasc.gov, on April 10, 2024.

SECTION 4: SITE HISTORY

The Planned Development General Development Plan for Hammond’s Ferry was initially 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 approved by City Council in the form of amendments to the development agreement.

The general development plan was revised to include a development plan for Phase B, a town center. 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 the PD ordinance for Hammond’s Ferry, Ordinance No. 2015-14, on August 3, 2015.

At the March 20, 2024 meeting of the Planning Commission, a major modification to the GDP and PD ordinance were reviewed and recommended for approval by City Council. City Council adopted the current PD ordinance for Hammond’s Ferry, Ordinance No. 2024-06, on April 15, 2024.

The project that is the subject of this application is ±2.12 acres in size and proposes the construction of a 4-story apartment building with 170 units.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|----------------------------------|------------------------|-----------------------------|
| Subject Parcel | Vacant | Mixed Use | DTMU2, Downtown Mixed Use 2 |
| North | Brick Pond Park | Mixed Use | PD, Planned Development |
| South | Apartments | Mixed Use | PD, Planned Development |
| East | Parking Garage | Mixed Use | PD, Planned Development |
| West | Single-Family Residential/Vacant | Mixed Use | PD, Planned Development |

Access – The site currently has access from Railroad Avenue and Lafayette Street. 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.

Topography –The property 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 sanitary sewer is available from adjacent sites. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – Portions of the site fall within the 100 year floodplain. A Conditional Letter of Map Revision based on fill (CLMR-F) has been submitted to the City Floodplain Administrator for review before transmittal to the Federal Emergency Management Agency (FEMA).

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 basin is in a high-density residential area where approximately 81% is fully developed with residential and light commercial uses. The downtown portion of the system is mostly storm pipes and ditches that empty into Brick Pond Park for stormwater treatment prior to discharging through pond overflow into the Savannah River. Development in the basin is high at this time with overall sampling rated good to fair.

SECTION 6: WAIVER REQUEST

Section §5.6.6.2 states that the applicant may appeal to the Planning Commission for a waiver from a standard applicable to the site plan in accordance with §5.9.

The applicant has requested a waiver from **NADC Section 10.6.3** as it relates to perimeter parking lot landscaping on the East parking lot on Parcel K.

Per §5.9.1 Planning Commission Waivers, the Planning Commission may waive such standards where:

- 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 the waiver does not conflict with the goals and policies of the Comprehensive Plan or the Planned Development plan of Parcel K.

Staff notes that site constraints exist that necessitate the reduction in landscaping to accommodate the parking required for the overall PD.

- 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 that adherence to the standard could pose a threat to the health, safety and welfare of the public by creating a visibility risk into and out of the site as well as creating opportunities for someone to hide from view of pedestrians moving through the alley area to the Brick Pond Park.

Staff notes that landscaping creates a need for additional lighting and upkeep to maintain visibility for pedestrian safety.

- 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 consents to the landscaping and lighting for the parking lot as submitted on

the site plans for review.

- 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 building and parking has been designed to maximize the urban use of the site. Alternative standards would reduce the pedestrian-friendly design and limit direct access for residents on site.

Staff notes that the economic burden is not the primary purpose of this application through strict adherence to the standard reduces the amount of land that may be profitably developed.

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

The applicant states that it is not feasible to adhere to the standards due to the requirement of the setbacks, need for walkable access, safety precautions and that street tree, canopy, foundation plantings, and other parking lot landscaping requirements meet the standards of Article 10.

Staff notes that the urban setting and requirements of parking for the Hammond's Ferry PD create challenges to the design of the parcel.

SECTION 7: STAFF EVALUATION AND ANALYSIS

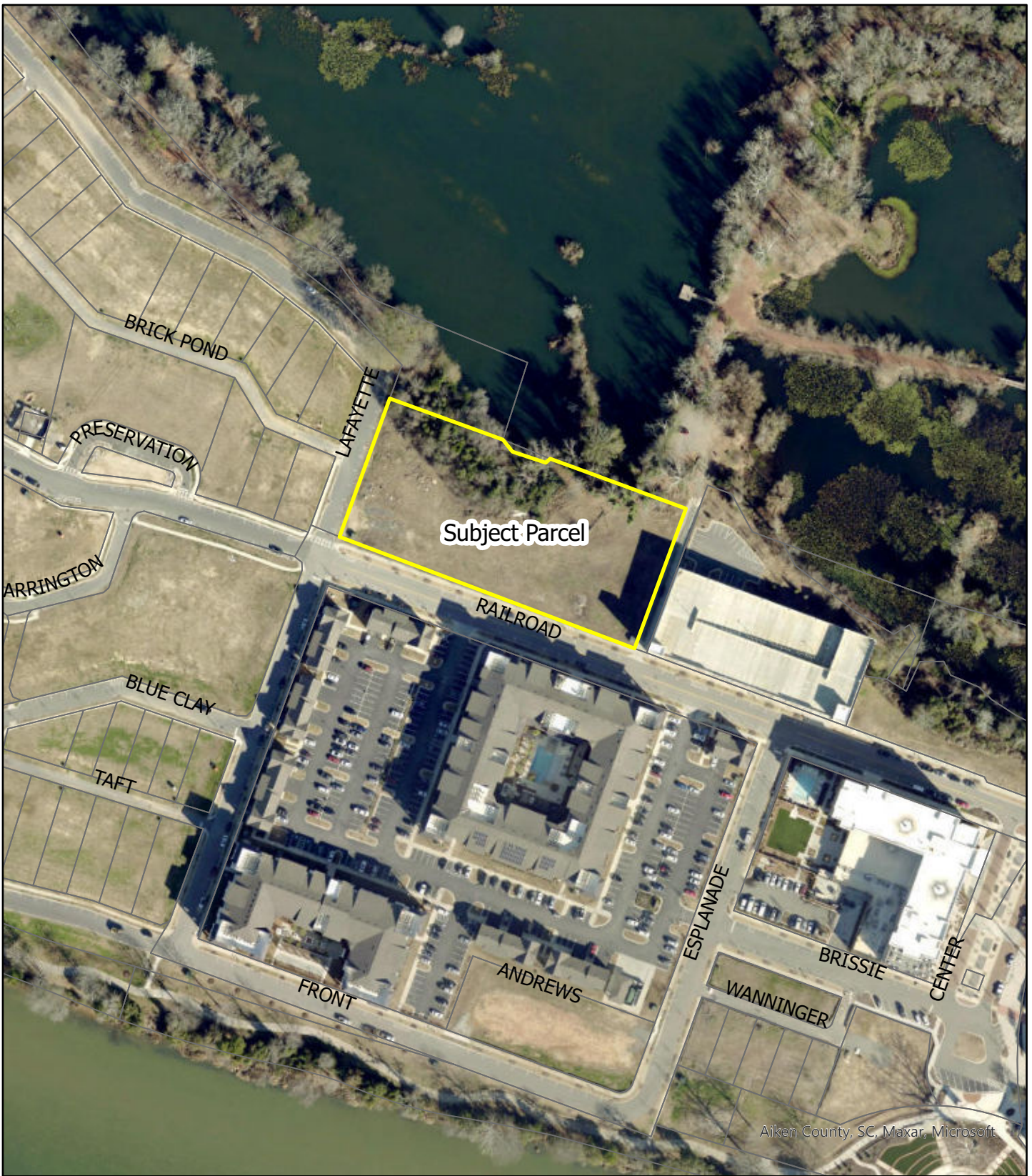
1. Multifamily Development is permitted on Parcel K of the Planned Development. The subject property is approximately 2.12 acres in area. The proposed development will include up to 170 apartment units.
2. The future land use classification for the site is Mixed Use. The proposed use is appropriate for the future land use classification.
3. The site plan proposes access from Railroad Avenue. A traffic impact study and mitigation was required, submitted, and reviewed as part of the Hammond's Ferry Planned Development General Development Plan application and approval process.

4. Parking is provided as required by the Master Parking Agreement for Riverside Village. Some parking is provided along Lafayette Street and a surface parking lot on the East side of the site.
5. The architectural elevations provided for the proposed mixed-use building are included in the supplemental materials. The Hammond's Ferry Design Review Committee (DRC) approved the plans with conditions that the developer and DRC agreed upon.
6. The final landscape plan must comply with the development standards for screening, buffering and street trees as specified in Article 10, Landscaping, in the NADC as indicated by the Hammond's Ferry PD Ordinance. The applicant has requested a waiver for the perimeter parking lot landscaping.
7. The Stormwater Management department must approve the sediment and erosion control plans. The project engineer has submitted a request for a waiver from the stormwater detention requirement.
8. All new lighting must comply with Section 7.4, Lighting, in the NADC as applicable. Final review and approval will be required as part of the final major site plan approval.
9. All signs proposed as part of the major site plan will be reviewed and approved by the Planning Department as part of a separate application in accordance with the provisions of the Hammond's Ferry Planned Development Ordinance and the NADC.
10. Staff recommends approval of the site plan with the following conditions:
 - a. A waiver for the perimeter parking lot landscaping requirements of Article 10 of the NADC be granted for the parking lot at the East side of the parcel.
 - b. All outstanding comments will be addressed to the satisfaction of City Staff.

SECTION 8: ATTACHMENTS

1. Aerial Map
2. Topography
3. Current Zoning
4. Future Land Use
5. Application Materials
6. Waiver Request Letter
7. Site Plans

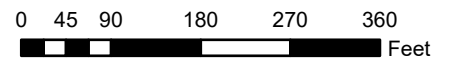
cc Riverside Village K Owner, LLC, via email
Cranston Engineering Group, via email
SCP Acquisitions, LLC, via email



Aiken County, SC, Maxar, Microsoft



Aerial Map
Application Number SP23-004
Riverside Village Parcel K
Tax Parcel Number 007-14-19-003



3/14/2024 1:23 PM

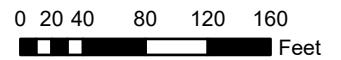
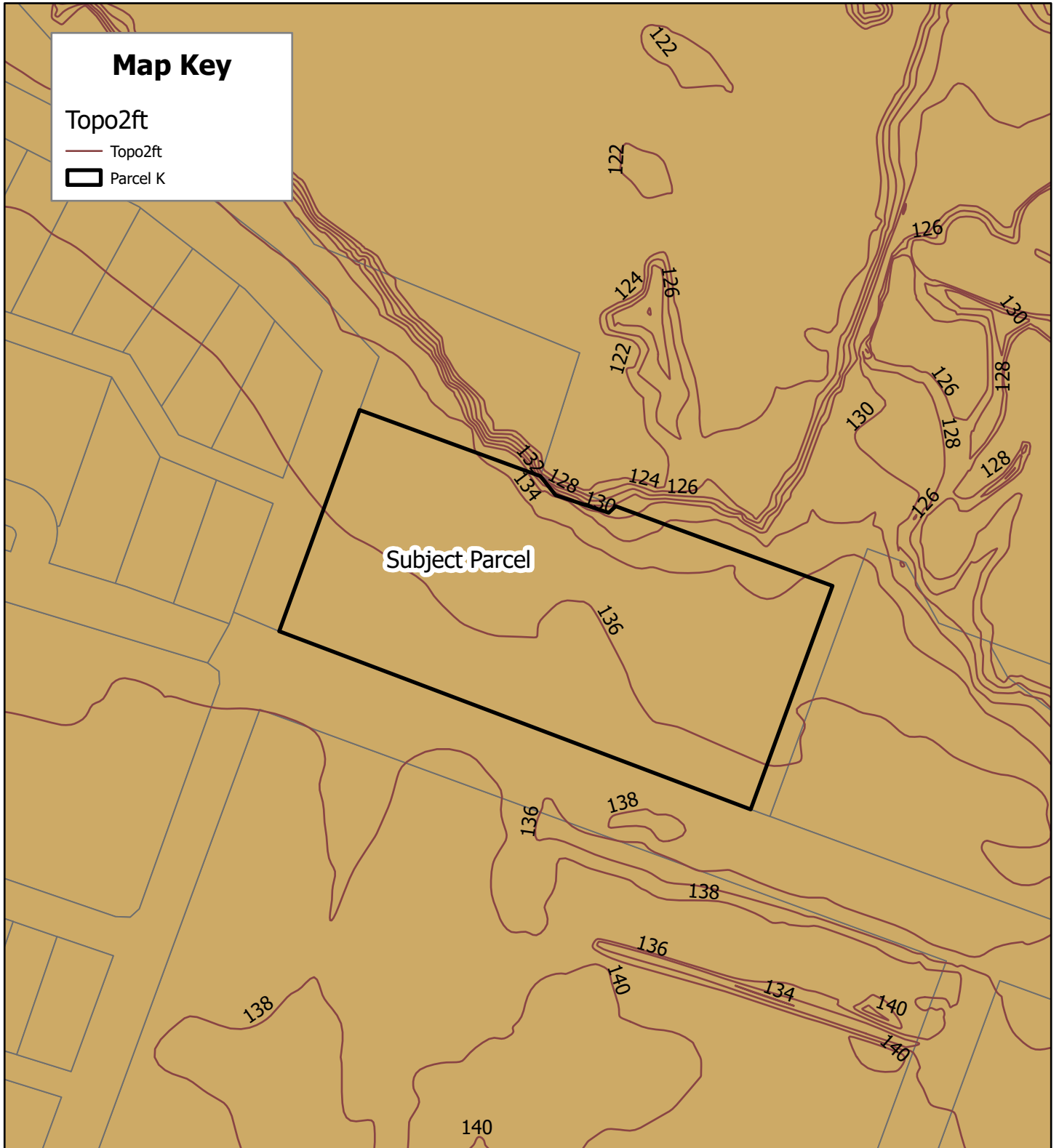


Map Key

Topo2ft

— Topo2ft

▭ Parcel K

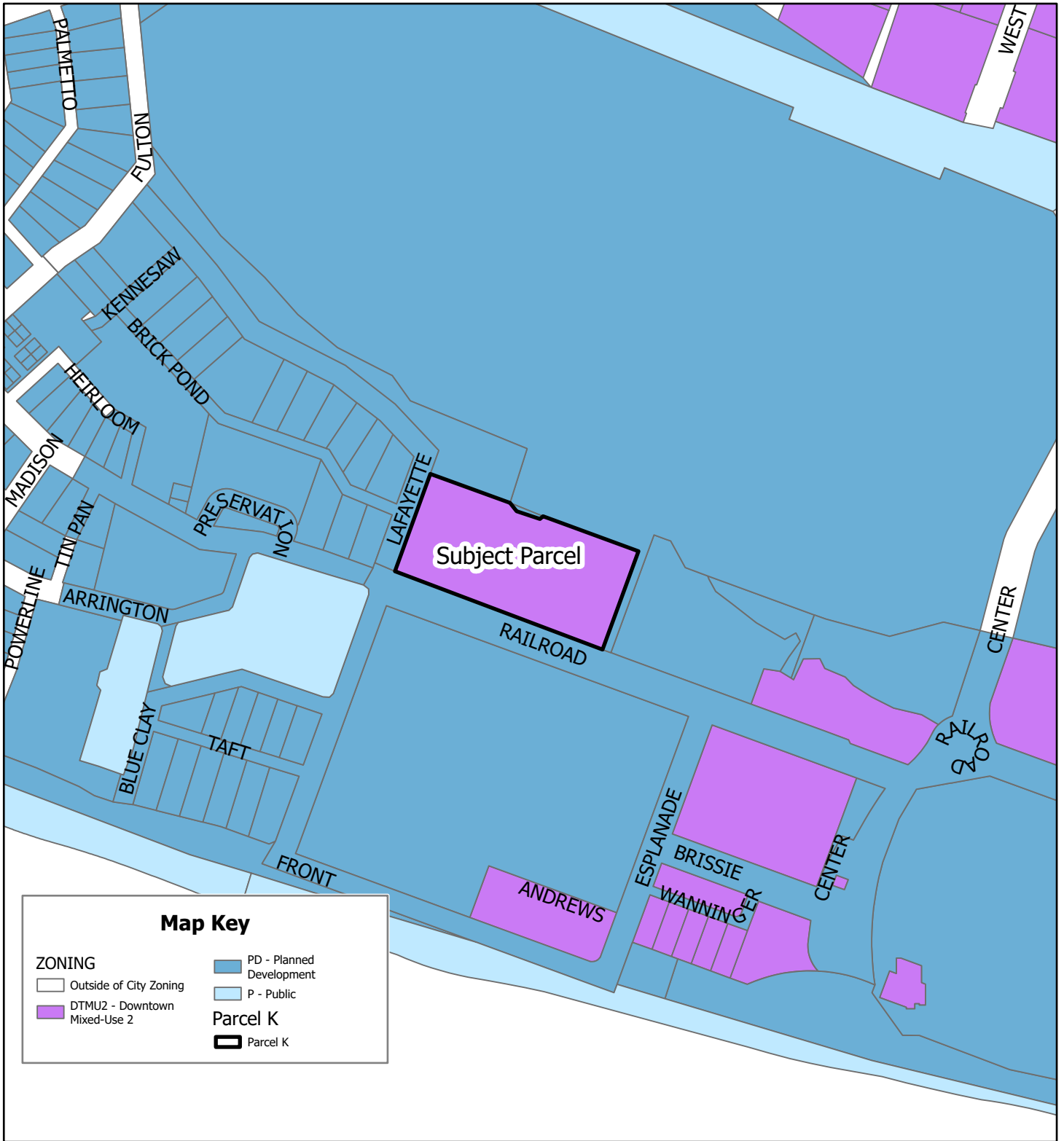


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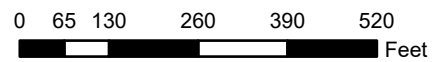


Topography Map
Application Number SP23-004
Riverside Village Parcel K
Tax Parcel Number 007-14-19-003





Zoning Map
 Application Number SP23-004
 Riverside Village Parcel K
 Tax Parcel Number 007-14-19-003
 Zoned DTMU2, Downtown Mixed Use 2
 Hammond's Ferry Planned Development



3/14/2024



Application for Development Approval

Please type or print all information



Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name RIVERSIDE VILLAGE - PARCEL K

Project Address/Location RAILROAD AVE, NORTH AUGUSTA, SC, 29841

Total Project Acreage 2.12 acres Current Zoning D - DOWNTOWN MIXED USE

Tax Parcel Number(s) 007 13 42 003
2. Applicant/Owner Name RIVERSIDE VILLAGE K OWNER LLC Applicant Phone 404-421-5807

Mailing Address 3301 Windy Ridge PKWY

City ATLANTA ST GA Zip 30339 Email ahead@greenstoneproperties.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 A. Patrick Nordmann License No. 33635

Firm Name Cranston, LLC Firm Phone 706-722-1588

Firm Mailing Address 452 Ellis Street

City Augusta ST GA Zip 30901 Email pnordmann@cranstonengineering.com

Signature *A. Patrick Nordmann* Date 3/14/2024
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. *A. Patrick Nordmann* 3/14/2024
Applicant or Designated Agent Signature Date

A. Patrick Nordmann
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** RIVERSIDE VILLAGE - PARCEL K
Project Address/Location RAILROAD AVE, NORTH AUGUSTA, SC, 29841
Project Parcel Number(s) 007 13 42 003

2. **Property Owner Name** RIVERSIDE VILLAGE K OWNER LLC **Owner Phone** 404-421-5007
Mailing Address 3301 Windy Ridge PKWY
City ATLANTA **ST** GA **Zip** 30339 **Email** ahead@greendone-property.com

3. **Designated Agent** JOHN W. LONG
Relationship to Owner Manager
Firm Name SCP ACQUISITIONS, LLC **Phone** 404-550-6069
Agent's Mailing Address 3715 NORTHSIDE PARKWAY
City ATLANTA **ST** GA **Zip** 30327 **Email** jlong@southcitypartners.com
Agent's Signature *[Signature]* **Date** 3/13/2024

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.
Owner Signature *[Signature]* **Date** 3/13/24

5. Sworn and subscribed to before me on this 13th day of March, 2024.

[Signature]
Notary Public

08/14/2027
Commission Expiration Date



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 RIVERSIDE VILLAGE - PARCEL K

Project Address/Location RAILROAD AVE, NORTH AUGUSTA, SC, 29841

Project Parcel Number(s) 007 13 42 003

2. Property Owner Name RIVERSIDE VILLAGE K OWNER LLC Owner Phone 404-421-5807

Mailing Address 3301 Windy Ridge PKWY

City ATLANTA ST GA Zip 30339 Email ahead@greentree-properties.com

3. Designated Agent A. Patrick Nordmann

Relationship to Owner Civil Engineer

Firm Name Cranston, LLC Phone 706-722-1588

Agent's Mailing Address 452 Ellis Street

City Augusta ST GA Zip 30901 Email pnordmann@cranstonengineering.com

Agent's Signature A. Patrick Nordmann Date 3/13/2024

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

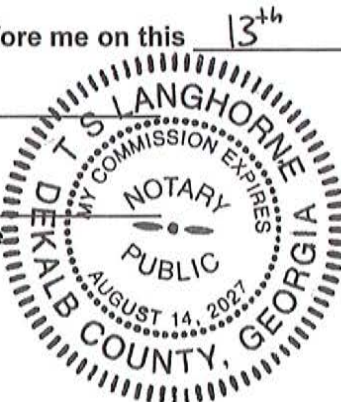
[Signature]
Owner Signature

3/13/24
Date

5. Sworn and subscribed to before me on this 13th day of March, 20 24.

[Signature]
Notary Public

08/14/2027
Commission Expiration Date





March 18, 2024

Riverside Village Parcel K
Attn: City of North Augusta and Review Team

Re: Perimeter Landscaping/ Parking Waiver
Article 10 (10.6.3)

To whom it Concerns:

Below you will find responses addressing the waiver request for perimeter landscape requirement found in section (10.6.3) as it relates to the East parking lot on Parcel K.

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

Response: As required, the Director will provide a recommendation that this waiver will not conflict with the Planned Development plan of Parcel K.

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

Response: The current site plan demonstrates that adherence to the perimeter landscape requirements around the required parking could lead to health, safety, and general welfare concerns. Proposing the required landscape adjacent to offsite property elements i.e. the parking deck and alley access to Brick Pond Park could create a risk of low visibility into and out of the subject site. Such landscape could generate opportunities where someone could hide from view of pedestrians that may be moving through this area.

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

Response: The current site landscape plan was configured with the public's health, safety, and general welfare as a top priority. Additionally, the site plan has decorative lighting to ensure that the walkability of the site is safe during the day and at night. Along the East perimeter of the site and the residential building the proposed landscape is being proposed in a limited fashion. The limited landscape is to



ensure high visibility in and out of the site from adjacent parking deck and alley so as to not pose a threat to the health, safety, and general welfare of pedestrians in or around the subject site.

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

Response: The site plan considers the site's constraints and promotes Urban Design to maximize the use of the site. The current site plan maximizes the subject site's potential density, revising the current site plan would impact the economic potential that the subject site presents. In addition, the site maximizes parking area given the design of the building. Alternative parking measures or revised design implications could create an economic burden and would reduce the pedestrian friendly design and direct access for residents on site.

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

Response: To maximize impact of the urban design intent of Parcel K, the current site plan is utilizing a 0' setback along the side, front property lines adjacent to parking lots and building. Per the 0' setback, it is not feasible to plant a perimeter landscape strip per the code requirements found in Article 10, 10.6.3 table #3. The urban design criteria, the need for walkable access, the health and safety precautions and 0' setback of building and parking of Parcel K are what warranted the minimal landscape found along perimeter of the parking lot areas. The lighting and landscape provided ensure an aesthetic design as well as to provide safety precautions.

Streetscape trees, canopy requirements, foundation plantings, and parking lot requirements are all met per Article 10.

Thank you for your consideration in the above matter.

Sincerely,

B+C Studio, Inc

A handwritten signature in blue ink that reads 'Bryan K. Dodd'. The signature is written in a cursive, flowing style.

Bryan K. Dodd



03/12/2024

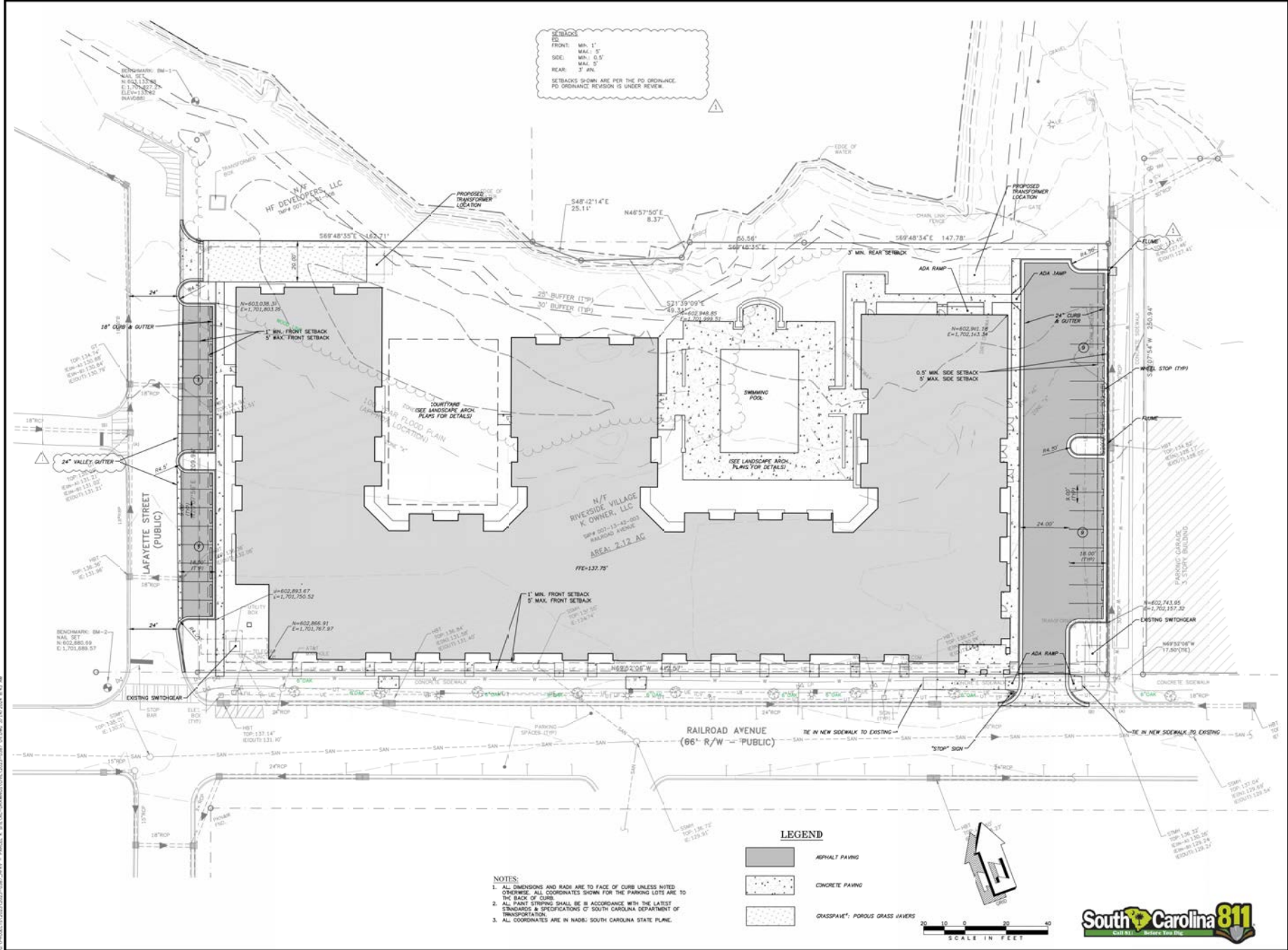


| REV # | DATE | DESCRIPTION |
|-------|------------|-------------|
| 1 | 05/17/2024 | |

RIVERSIDE VILLAGE - PARCEL K

LAYOUT & STRIPING PLAN

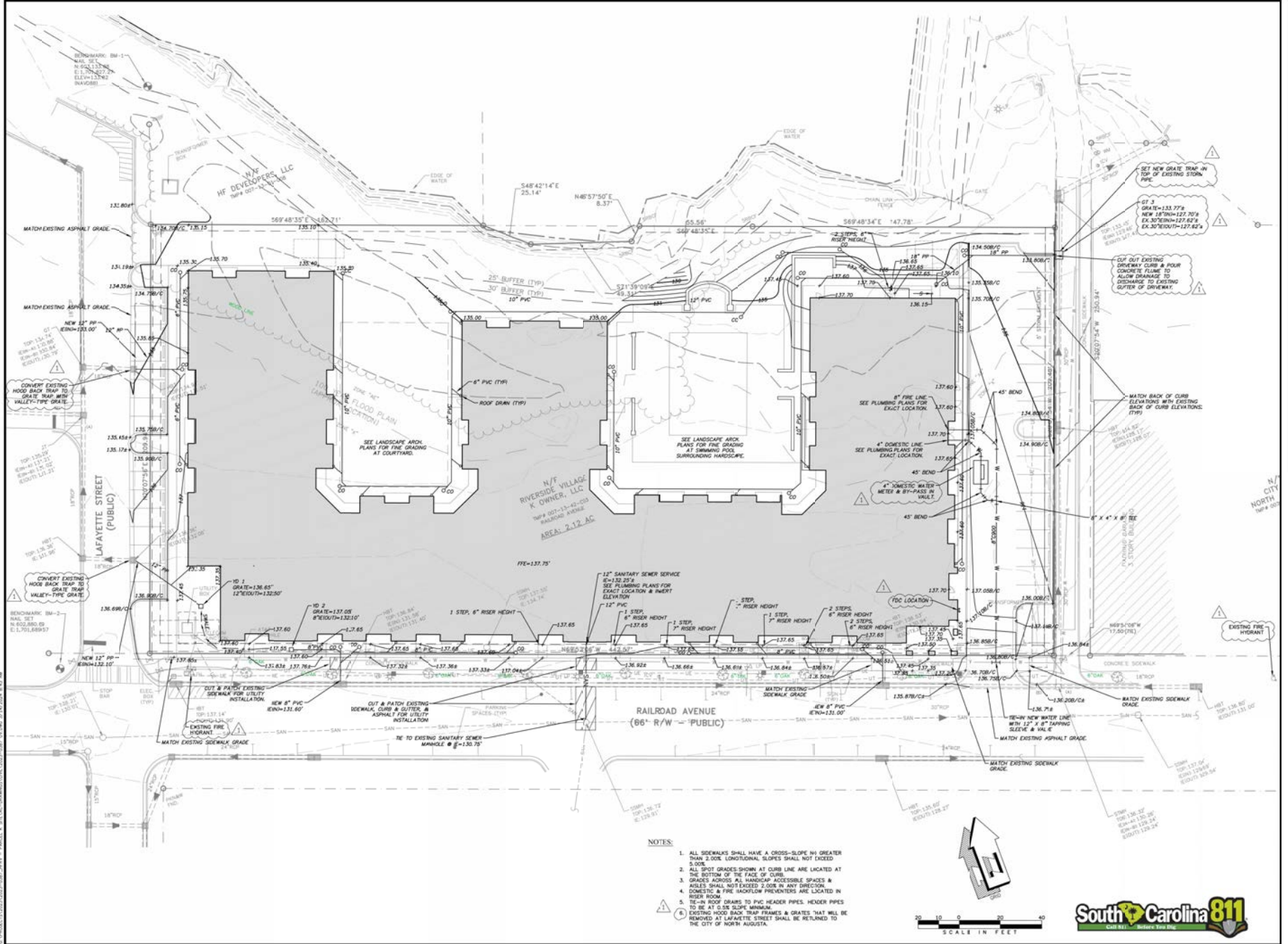
| | |
|--------------|-------------------|
| DRAWN BY: | CSA |
| CHECKED BY: | |
| APPROVED BY: | APN |
| DATE: | DECEMBER 15, 2023 |
| SCALE: | 1" = 20' |
| JOB No.: | 2023-0387 |
| DRAWING No.: | |



SETBACKS
 REAR: MIN. 5'
 FRONT: MIN. 1'
 SIDE: MIN. 0.5'
 REAR: 5' MIN.
 SETBACKS SHOWN ARE PER THE PD ORDINANCE.
 PD ORDINANCE REVISION IS UNDER REVIEW.

- NOTES:**
1. ALL DIMENSIONS AND RADS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN FOR THE PARKING LOTS ARE TO THE BACK OF CURB.
 2. ALL PAINT STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST STRIPING & SPECIFICATIONS OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 3. ALL COORDINATES ARE IN NADS: SOUTH CAROLINA STATE PLANE.





- NOTES:**
1. ALL SIDEWALKS SHALL HAVE A CROSS-SLOPE NO GREATER THAN 2.00% CONDITIONAL SLOPES SHALL NOT EXCEED 5.00%
 2. ALL SPOT GRADES SHOWN AT CURB LINE ARE LOCATED AT THE BOTTOM OF THE FACE OF CURB
 3. GRADES ACROSS ALL HANDICAP ACCESSIBLE SPACES & WALKS SHALL NOT EXCEED 2.00% IN ANY DIRECTION
 4. DOMESTIC & FIRE BACKFLOW PREVENTERS ARE LOCATED IN RISER ROOMS
 5. IN-ROOF DRAINS TO PVC HEADER PIPES. HEADER PIPES TO BE AT 0.3% SLOPE MINIMUM
 6. EXISTING HOOD BACK TRAP FRAMES & GRATES THAT WILL BE REMOVED AT LAFAYETTE STREET SHALL BE RETURNED TO THE CITY OF NORTH AUGUSTA.



| | |
|-------|------------|
| DATE | 03/12/2024 |
| REV # | 1 |
| DATE | 3/12/2024 |
| REV # | 2 |
| DATE | |
| REV # | |
| DATE | |
| REV # | |
| DATE | |
| REV # | |

RIVERSIDE VILLAGE - PARCEL K

SITE PLAN

DRAWN BY: GSA
 CHECKED BY:
 APPROVED BY: APN
 DATE: DECEMBER 15, 2023
 SCALE: 1" = 20'
 JOB No. 2023-0387
 DRAWING No.



00 DECORATIVE STREET LIGHT

MANUFACTURER: HOLLOWAY
 MODEL: MADWORTHY POST TOP LED
 ACCESSORIES: CAST ALUMINUM POLE
 LIGHTING CONTACT: HOLLOWAY



00 PARKING OVERHEAD LIGHT

MANUFACTURER: HOLLOWAY
 MODEL: MADWORTHY LUMINESCENT LED HALLBROOK EXTENDED
 ACCESSORIES: ALUMINUM BACKPACK ARM
 LIGHTING CONTACT: HOLLOWAY



PRIVATE PARKING LIGHT

| Zone | Street Frontage (LF) | Trees Required | Trees Provided |
|---------|----------------------|----------------|----------------|
| North | 834 | 167.8 | 196 |
| South | 336 | 67.2 | 94 |
| East | 0 | 0 | 0 |
| West | 197 | 39.4 | 48 |
| TOTAL | 1367 | 273.4 | 367 |
| SURPLUS | | | 93.6 |

Zoning: Downtown Mixed Use
 Railroad Ave.
 Lafayette St.
 Note: Street parking along Lafayette St., no street trees required

Section 10.10: Tree Coverage (Entire Site)

| Lot Area (sf) | Lot Area (sq ft) | Footprint and other specified areas |
|---------------|------------------|-------------------------------------|
| 92276 | 62129.1 | |
| | 30146.9 | |

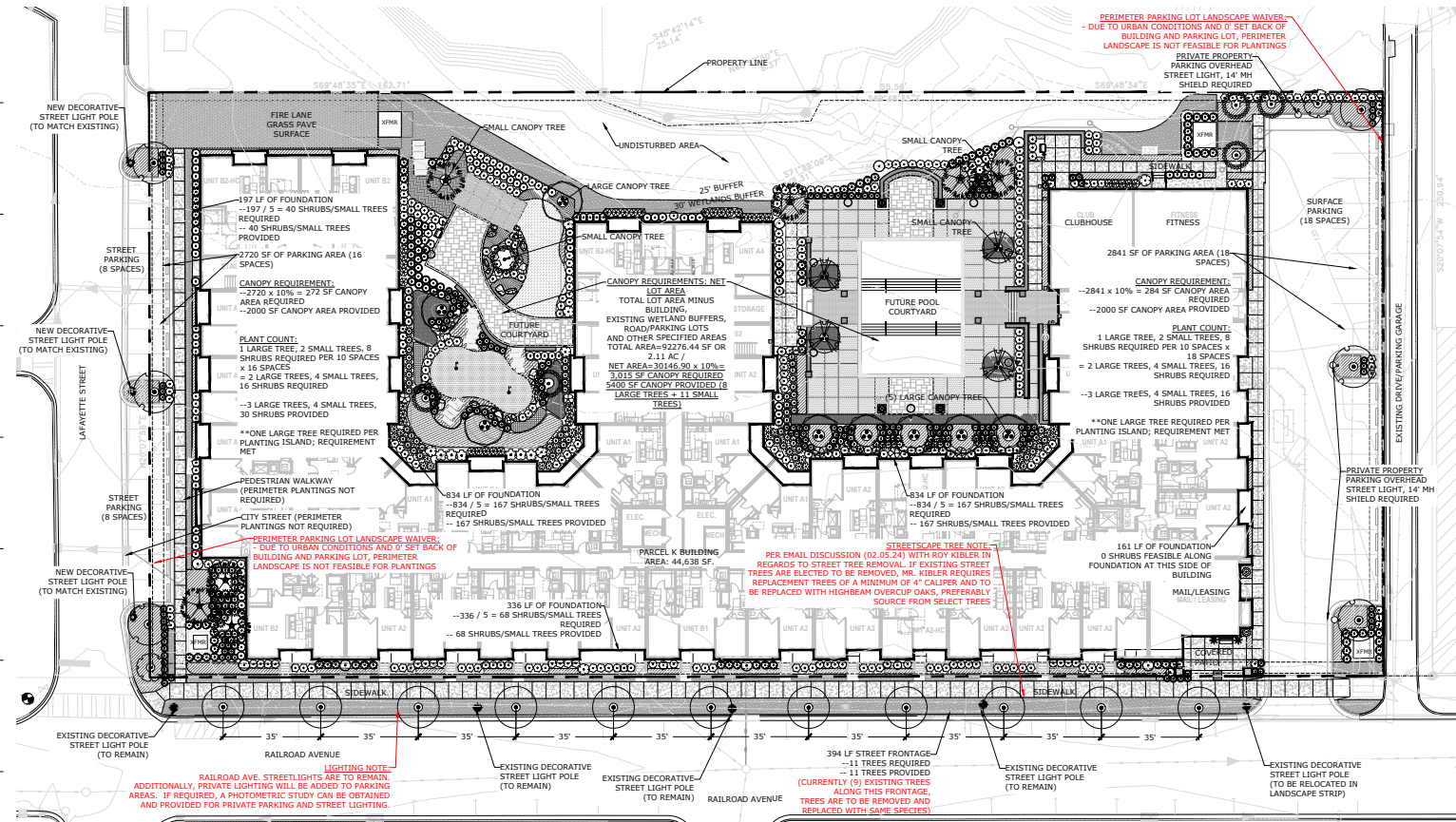
Coverage Area Needed: 3014.69 30%

| Existing Trees | Number of Trees | Total Credits |
|----------------|-----------------|---------------|
| Large Tree | 8 | 3200 |
| Small Tree | 11 | 2200 |
| | | 5400 |

| Dimensions of Building Foundations (1' near ft) | Shrubs or Small Tree needed | Shrubs or Small Trees Provided |
|---|-----------------------------|--------------------------------|
| North | 834 | 196 |
| South | 336 | 94 |
| East | 0 | 0 |
| West | 197 | 48 |
| TOTAL | 1367 | 367 |
| SURPLUS | | 93.6 |

Section 10.6

| Parking Lot Landscaping | Large trees | Small Trees | Shrubs |
|--|-------------|-------------|--------|
| Parking along Lafayette Street: | | | |
| How many parking spaces: | 16 | 3 | 4 |
| Parking Lot Area (SF) | 2720 | | |
| Parking lot Landscape Area Provided (SF) | 997.76 | | |
| Parking along East side of building: | | | |
| How many parking spaces: | 18 | 3 | 4 |
| Parking Lot Area (SF) | 2842 | | |
| Parking lot Landscape Area Provided (SF) | 1302.75 | | |



PLANT SCHEDULE PARCEL K

| NO. | SYMBOL | PLANT | SIZE | QTY | REMARKS |
|-----|--------|--------------------------|-----------|-----|------------------------------------|
| 001 | ... | BLOODGOOD JAPANESE MAPLE | 8.8" W/HT | 2 | F.CAL. |
| 002 | ... | RIVER BIRCH (REAL-TREEM) | 8.8" | 2 | F.CAL. MULTI-TRUNK |
| 003 | ... | EASTERN REDBUD | 8.8" | 2 | F.CAL. MIN. |
| 004 | ... | SAUCER MAGNOLIA | 8.8" | 2 | F.CAL. MIN. |
| 005 | ... | HONEYBEE OVERCUP OAK | 8.8" | 2 | F.CAL. |
| 006 | ... | FRAXINUS AMERICANA | 8.8" | 2 | F.CAL. MIN. |
| 007 | ... | REDTANBARK OAK | 8.8" | 2 | F.CAL. MIN. MULTI-TRUNK FULL SHADE |
| 008 | ... | JAPANESE LAUREL | 5.0" | 2 | |
| 009 | ... | WEIGELIA | 7.0" | 2 | |
| 010 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 011 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 012 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 013 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 014 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 015 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 016 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 017 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 018 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 019 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 020 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 021 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 022 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 023 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 024 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 025 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 026 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 027 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 028 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 029 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 030 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 031 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 032 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 033 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 034 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 035 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 036 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 037 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 038 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 039 | ... | ORANGE BLOSSOM | 5.0" | 2 | |
| 040 | ... | ORANGE BLOSSOM | 5.0" | 2 | |

b+c STUDIO

1320 Elsworth Industrial Blvd.
 Suite A140
 Atlanta, Georgia 30318
 878.990.7891 | www.bcastudio.com

LANDSCAPE ARCHITECTURE, DESIGN + PLANNING

PROJ. NO: 02-SCP-RSV
 DRAWN: CG
 CHECKED: BD/TA
 DATE: 12/13/2023

SHEET NUMBER:
LS-2.0

RIVERSIDE VILLAGE (N. AUGUSTA)
 (PARCEL C & K & GH)

GENERAL DEVELOPMENT PLAN SUBMITTAL

PARCEL K

PROJ. NO: 02-SCP-RSV
 DRAWN: CG
 CHECKED: BD/TA
 DATE: 12/13/2023

SHEET NUMBER:
LS-2.0



| NO. | DATE | DESCRIPTION |
|------------|--------------------|-------------|
| 02/01/2023 | SCHEMATIC DESIGN | |
| 05/01/2024 | DESIGN DEVELOPMENT | |
| 03/01/2024 | CHECKLIST | |

ELEVATION NOTES

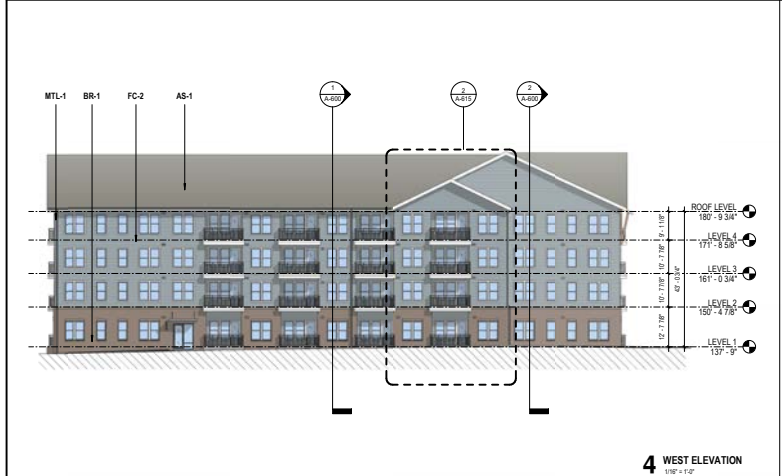
- ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHINGS, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST BRANCO REGULATION.
- REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
- COORDINATE BUILDING DRAINAGE LOCATION AND REQUIREMENTS WITH OWNER AND ELECTRICAL PRIOR TO FABRICATION.
- REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
- MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.
- ALL LAUNDRY AND BATHROOM VENT CAPS AT EXTERIOR WALL TO BE ALUMINUM. COLOR TO BE SELECTED BY ARCHITECT.
- EXTERIOR WALL PAINT TO BE SATIN FINISH. EXTERIOR TRIM PAINT TO BE SEMI-GLOSS.
- ALL EXTERIOR PAINTING TO BE FACTORY PRIMED / FIELD PAINTED.

ELEVATION LEGEND

- WINDOW/FOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- MISCELLANEOUS JOINT. FINISH TO MATCH MORTAR.

EXTERIOR MATERIAL LEGEND

- FC1 FIBER CEMENT EXPOSURE STANDARD OF DESIGN COLOR.
- FC2 FIBER CEMENT - LAP SIDING EXPOSURE STANDARD OF DESIGN COLOR.
- FC3 FIBER CEMENT - LAP SIDING EXPOSURE STANDARD OF DESIGN COLOR.
- BR1 BRICK VENEER REFER TO EXTERIOR ELEVATION STANDARD OF DESIGN COLOR.
- MTL-1 PREFINISHED ALUMINUM (GUTTER - DOWNSPOUT) STANDARD OF DESIGN COLOR.
- MTL-2 STANDING SEAM METAL ROOFING SYSTEM STANDARD OF DESIGN COLOR.
- AS-1 ARCHITECTURAL SHINGLE ROOF STANDARD OF DESIGN COLOR.



3/1/2024 10:20:21 AM C:\Users\jacob\Documents\271118_527_Augusta_Park_K_cad\BIM\A-500.dwg

| NO. | DATE | DESCRIPTION |
|------------|------|--------------------|
| 12/04/2023 | | SCHEMATIC DESIGN |
| 08/07/2024 | | DESIGN DEVELOPMENT |
| 03/27/2024 | | CHECKSET |

ELEVATION NOTES

- ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHINGS, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST BRACK REGULATION.
- REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
- COORDINATE BUILDING DRAINAGE LOCATIONS AND REQUIREMENTS WITH OWNER AND ELECTRICAL PRIOR TO FABRICATION.
- REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
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- ALL EXTERIOR RAILING TO BE FACTORY PRIME / FIELD PAINTED.

ELEVATION LEGEND

- WINDOW/ROOF FRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

EXTERIOR MATERIAL LEGEND

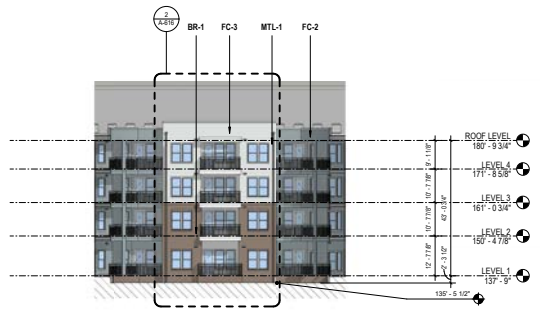
- FC1 FIBER CEMENT EXPOSURE STANDARD OF DESIGN COLOR.
- FC2 FIBER CEMENT - LAP SIDING EXPOSURE STANDARD OF DESIGN COLOR.
- FC3 FIBER CEMENT - LAP SIDING EXPOSURE STANDARD OF DESIGN COLOR.
- BR1 BRICK VENER REFER TO EXTERIOR ELEVATION STANDARD OF DESIGN COLOR.
- MTL-1 PREFINISHED ALUMINUM (GUTTER + DOWNSPOUT) STANDARD OF DESIGN COLOR.
- MTL-2 STANDING SEAM METAL ROOFING SYSTEM STANDARD OF DESIGN COLOR.
- AS-1 ARCHITECTURAL SHINGLE ROOF STANDARD OF DESIGN COLOR.



3 COURTYARD ELEVATION
1/8" = 1'-0"



6 COURTYARD ELEVATION
1/8" = 1'-0"



2 COURTYARD ELEVATION
1/8" = 1'-0"



5 COURTYARD ELEVATION
1/8" = 1'-0"



1 COURTYARD ELEVATION
1/8" = 1'-0"



4 COURTYARD ELEVATION
1/8" = 1'-0"

Project Staff Report

SP23-005 Riverside Village Parcel C

Prepared by: Kuleigh Baker

Meeting Date: April 17, 2024

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---|
| Project Name | Riverside Village Parcel C |
| Applicant | SCP Acquisitions, LLC |
| Engineer | Cranston Engineering Group |
| Address/Location | 1071 Center Street |
| Parcel Number | 007-14-19-005 |
| Total Development Size | ± 1.2 acres |
| Existing Zoning | DTMU2 |
| Planned Development | Hammond's Ferry |
| Traffic Impact Tier | 1 |
| Proposed Use | ± 87 residential units and 4,280 sf of retail |
| Future Land Use | Mixed Use |

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)

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 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, www.northaugustasc.gov, on April 10, 2024.

SECTION 4: SITE HISTORY

The Planned Development General Development Plan for Hammond’s Ferry was initially 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 approved by City Council in the form of amendments to the development agreement.

The general development plan was revised to include a development plan for Phase B, a town center. 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 the current PD ordinance for Hammond’s Ferry, Ordinance No. 2015-14, on August 3, 2015.

At the March 20, 2024 meeting of the Planning Commission, a major modification to the GDP and PD ordinance were reviewed and recommended for approval by City Council. City Council adopted the current PD ordinance for Hammond’s Ferry, Ordinance No. 2024-06, on April 15, 2024.

The project site is Parcel C of Riverside Village, part of Phase B of the Hammond’s Ferry Planned Development. The project that is the subject of this application is ±1.2 acres in size and proposes the construction of a 5-story building with 87 residential units and 4,280 sf of retail space.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|----------------------------------|------------------------|-----------------------------|
| Subject Parcel | Vacant | Mixed Use | DTMU2, Downtown Mixed Use 2 |
| North | Brick Pond Park | Mixed Use | PD, Planned Development |
| South | Apartments | Mixed Use | PD, Planned Development |
| East | Parking Garage | Mixed Use | PD, Planned Development |
| West | Single-Family Residential/Vacant | Mixed Use | PD, Planned Development |

Access – The site currently has access from Railroad Avenue and Lafayette Street. 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.

Topography –The property 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 sanitary sewer is available from adjacent sites. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – Portions of the site fall within the 100 year floodplain. A Conditional Letter of Map Revision based on fill (CLMR-F) has been submitted to the City Floodplain Administrator for review before transmittal to the Federal Emergency Management Agency (FEMA).

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 basin is in a high-density residential area where approximately 81% is fully developed with residential and light commercial uses. The downtown portion of the system is mostly storm pipes and ditches that empty into Brick Pond Park for stormwater treatment prior to discharging through pond overflow into the Savannah River. Development in the basin is high at this time with overall sampling rated good to fair.

SECTION 6: STAFF EVALUATION AND ANALYSIS

1. Mixed-use Development is permitted on Parcel C of the Planned Development. The project that is the subject of this application is ± 1.2 acres in size and proposes the construction of a 5-story (± 58 ft) building with 87 residential units and 4,280 sf of retail space.
2. The future land use classification for the site is Mixed Use. The proposed use is appropriate for the future land use classification.
3. The site plan proposes access from Railroad Avenue. A traffic impact study and mitigation was required, submitted, and reviewed as part of the Hammond's Ferry Planned Development General Development Plan application and approval process.
4. Parking is provided off-site as allowed by the Master Parking Agreement for Riverside Village.
5. The applicant is in discussions with the adjacent property owner, SCDOT, and the City to determine the feasibility of the access to the existing gravel driveway connecting the Brick Pond Park to the ballpark parking deck underneath the US-25 (Georgia Avenue/13th Street) bridge. Should the driveway be permitted, it must be improved, gated, and will require an SCDOT encroachment permit.
6. The architectural elevations provided for the proposed mixed-use building are included in the supplemental materials. The Hammond's Ferry Design Review Committee (DRC) approved the plans with conditions that the developer and DRC agreed upon.
7. The final landscape plan must comply with the development standards for street trees as specified in Article 10, Landscaping, in the NADC as indicated by the Hammond's Ferry PD Ordinance. The applicant must coordinate with the City's property maintenance department for the relocation of existing street trees.
8. The Stormwater Management department must approve the sediment and erosion control plans. The project engineer has submitted a request for a waiver from the stormwater detention requirement.
9. All new lighting must comply with Section 7.4, Lighting, in the NADC as applicable. Final review and approval will be required as part of the final major site plan approval.

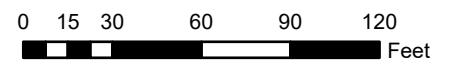
10. All signs proposed as part of the major site plan will be reviewed and approved by the Planning Department as part of a separate application in accordance with the provisions of the Hammond's Ferry Planned Development Ordinance and the NADC.
11. Staff recommends approval of the site plan with the following conditions:
 - a. All outstanding comments will be addressed to the satisfaction of City Staff.

SECTION 7: ATTACHMENTS

1. Aerial Map
 2. Topography
 3. Current Zoning
 4. Future Land Use
 5. Application Materials
 6. Site Plans
- cc Riverside Village C Owner, LLC, via email
Cranston Engineering Group, via email
SCP Acquisitions, LLC, via email

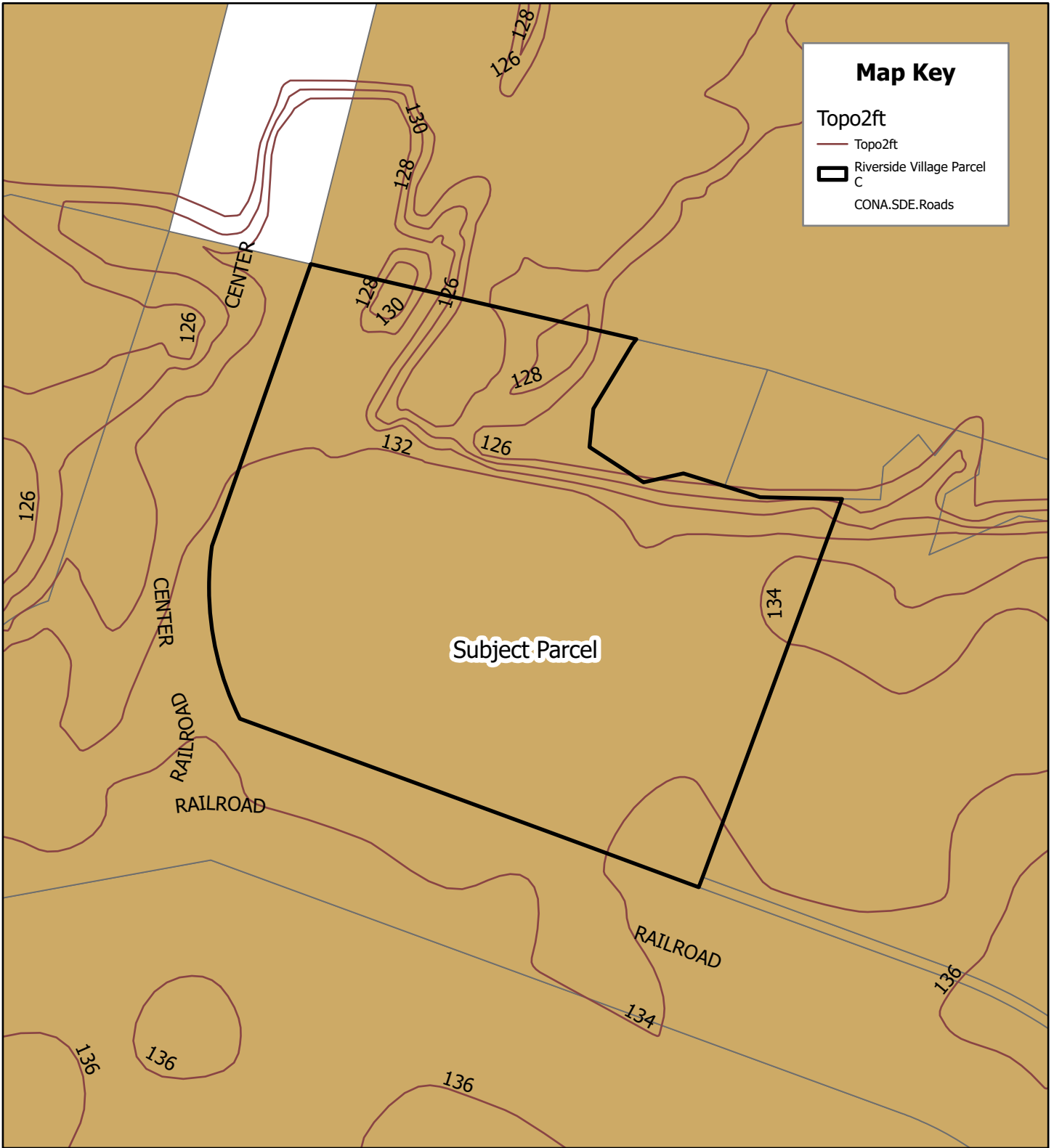


Aerial Map
Application Number MSP22-007
Application Number SP23-005
Riverside Village Parcel C
Tax Parcel Number 007-14-19-005



3/14/2024 1:43 PM



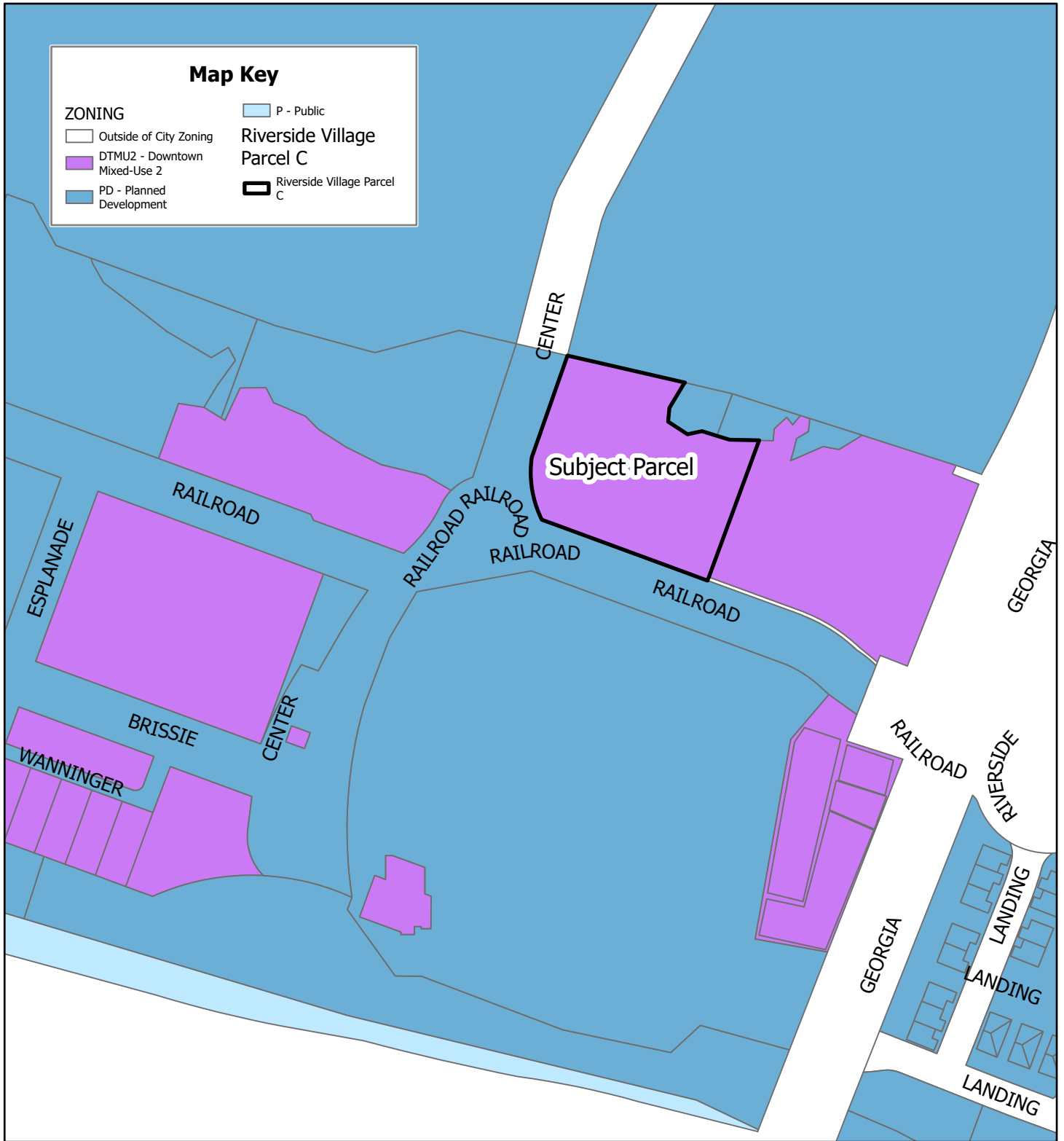


Topography Map
 Application Number SP23-005
 Riverside Village Parcel C
 Tax Parcel Number 007-14-19-005

0 10 20 40 60 80
 Feet

3/14/2024 1:43 PM





Zoning Map

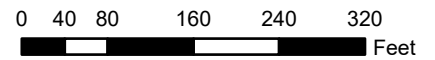
Application Number SP23-005

Riverside Village Parcel C

Tax Parcel Number 007-14-19-005

Zoned DTMU2, Downtown Mixed Use 2

Hammond's Ferry Planned Development



3/14/2024



Application for Development Approval

Please type or print all information





Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name RIVERSIDE VILLAGE - PARCEL C
Project Address/Location 1071 CENTER ST, NORTH AUGUSTA, SC, 29841
Total Project Acreage 1.2 acres Current Zoning D - DOWNTOWN MIXED USE
Tax Parcel Number(s) 007 14 19 005
2. Applicant/Owner Name RIVERSIDE VILLAGE C OWNER LLC Applicant Phone 404-421-5807
Mailing Address 3301 Windy Ridge PKWY
City ATLANTA ST GA Zip 30339 Email ahead@greenstoneproperties.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 SEAN SMITH License No. 35947
Firm Name Cranston, LLC Firm Phone 706-722-1588
Firm Mailing Address 452 Ellis Street
City Augusta ST GA Zip 30901 Email ssmith@cranstonengineering.com
Signature  Date 3/14/24
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.  Date 3/14/24
Applicant or Designated Agent Signature _____
Sean Smith
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 RIVERSIDE VILLAGE - PARCEL C
Project Address/Location 1071 CENTER ST, NORTH AUGUSTA, SC, 29841
Project Parcel Number(s) 007 14 19 005

2. Property Owner Name RIVERSIDE VILLAGE C OWNER LLC Owner Phone 404.421.5807
Mailing Address 3301 WINDY RIDGE PKWY
City ATLANTA ST GA Zip 30339 Email ahead@greentone-properties.com

3. Designated Agent SEAN SMITH
Relationship to Owner Civil Engineer
Firm Name Cranston, LLC Phone 706-722-1588
Agent's Mailing Address 452 Ellis Street
City Augusta ST GA Zip 30901 Email ssmith@cranstonengineering.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] Date 3/13/24
Owner Signature _____ Date _____

5. Sworn and subscribed to before me on this 13th day of March, 20 24.
[Signature]
Notary Public
08/14/2027
Commission Expiration Date



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** RIVERSIDE VILLAGE - PARCEL C
Project Address/Location 1071 CENTER ST, NORTH AUGUSTA, SC, 29841
Project Parcel Number(s) 007 14 19 005

2. **Property Owner Name** RIVERSIDE VILLAGE C OWNER LLC **Owner Phone** 404-421-5007
Mailing Address 3301 WINDY RIDGE PKWY
City ATLANTA **ST** GA **Zip** 30339 **Email** ahead@greentree-properties.com

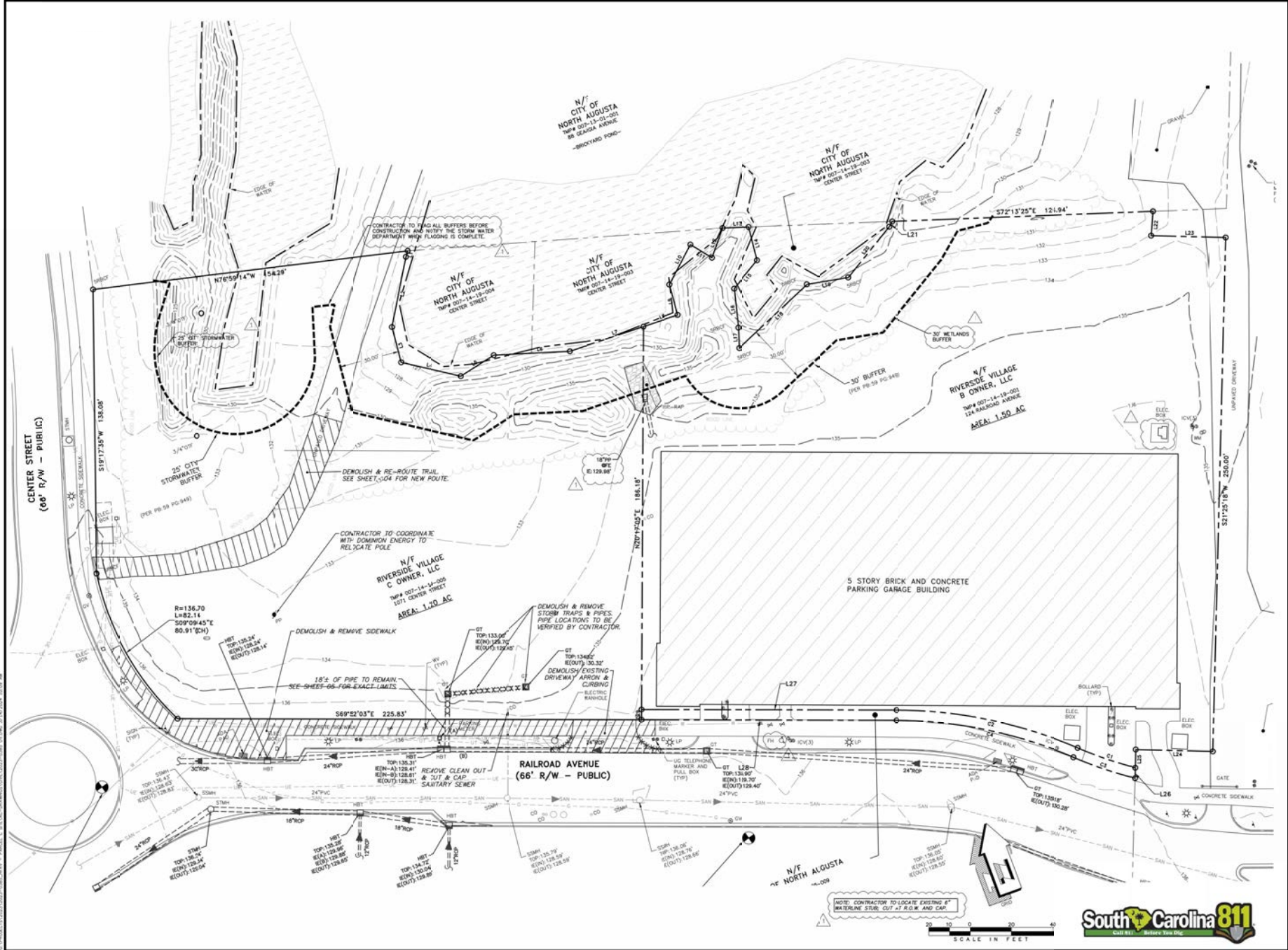
3. **Designated Agent** JOHN W. LONG
Relationship to Owner Manager
Firm Name SCP ACQUISTIONS, LLC **Phone** 404-550-6069
Agent's Mailing Address 3715 NORTHSIDE PARKWAY
City ATLANTA **ST** GA **Zip** 30327 **Email** jlong@southcitypartners.com
Agent's Signature [Signature] **Date** 3/13/2024

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.
Owner Signature [Signature] **Date** 3/13/24

5. Sworn and subscribed to before me on this 13th day of March, 2024.
Notary Public [Signature]

Commission Expiration Date 08/14/2027





CRANSTON

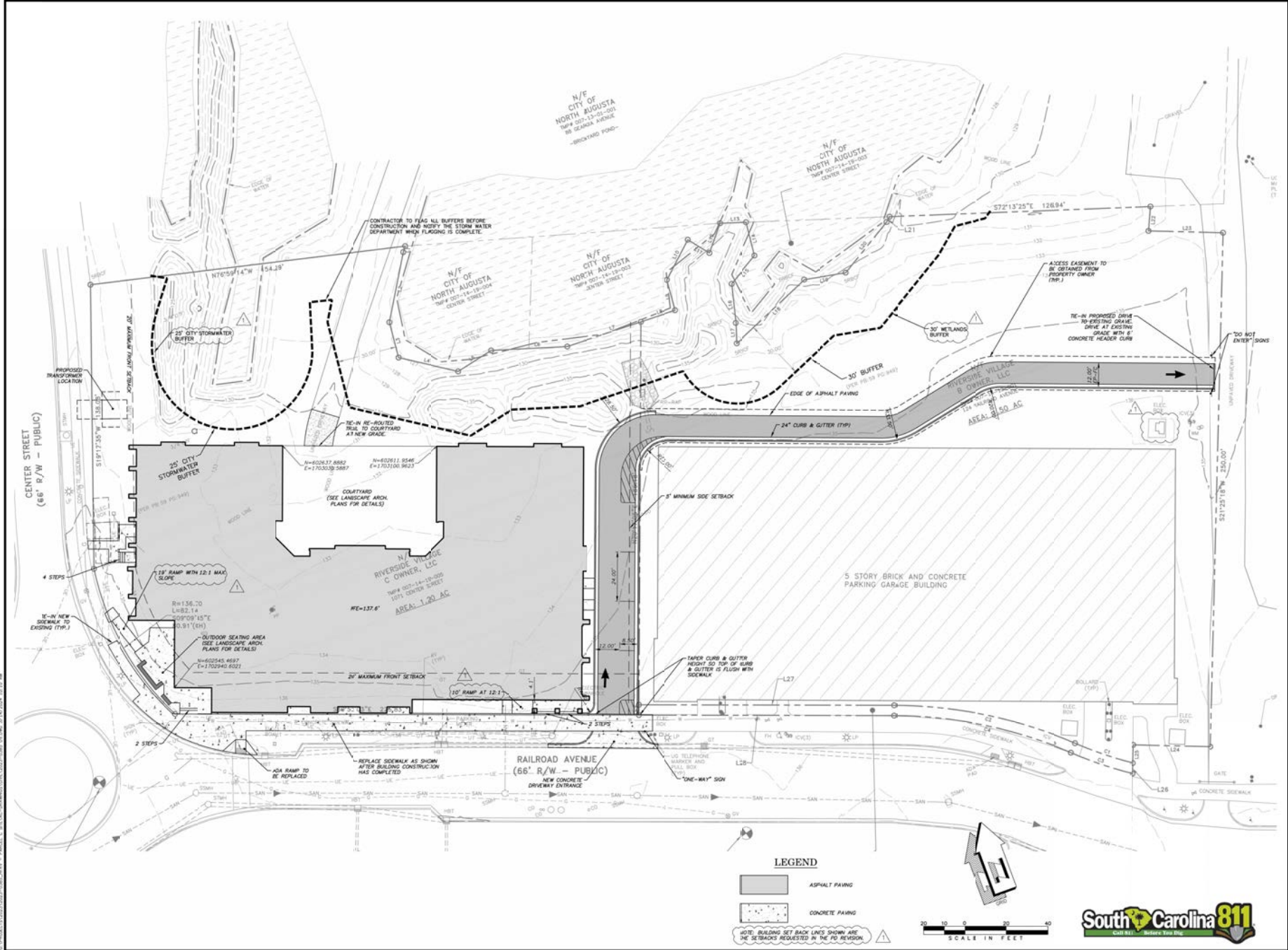


| REV # | DATE | DESCRIPTION |
|-------|-----------|--|
| 1 | 3/14/2024 | AS PER COMMENTS FROM CITY OF NORTH AUGUSTA |



**RIVERSIDE VILLAGE - PARCEL C
EXISTING CONDITIONS &
DEMOLITION PLAN**

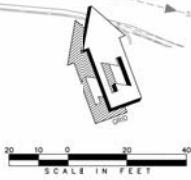
| | |
|--------------|-------------------|
| DRAWN BY: | GSA |
| CHECKED BY: | SA |
| APPROVED BY: | SMS |
| DATE: | DECEMBER 18, 2023 |
| SCALE: | 1"=20' |
| JOB No.: | 2023-0385 |
| DRAWING No.: | |





LEGEND

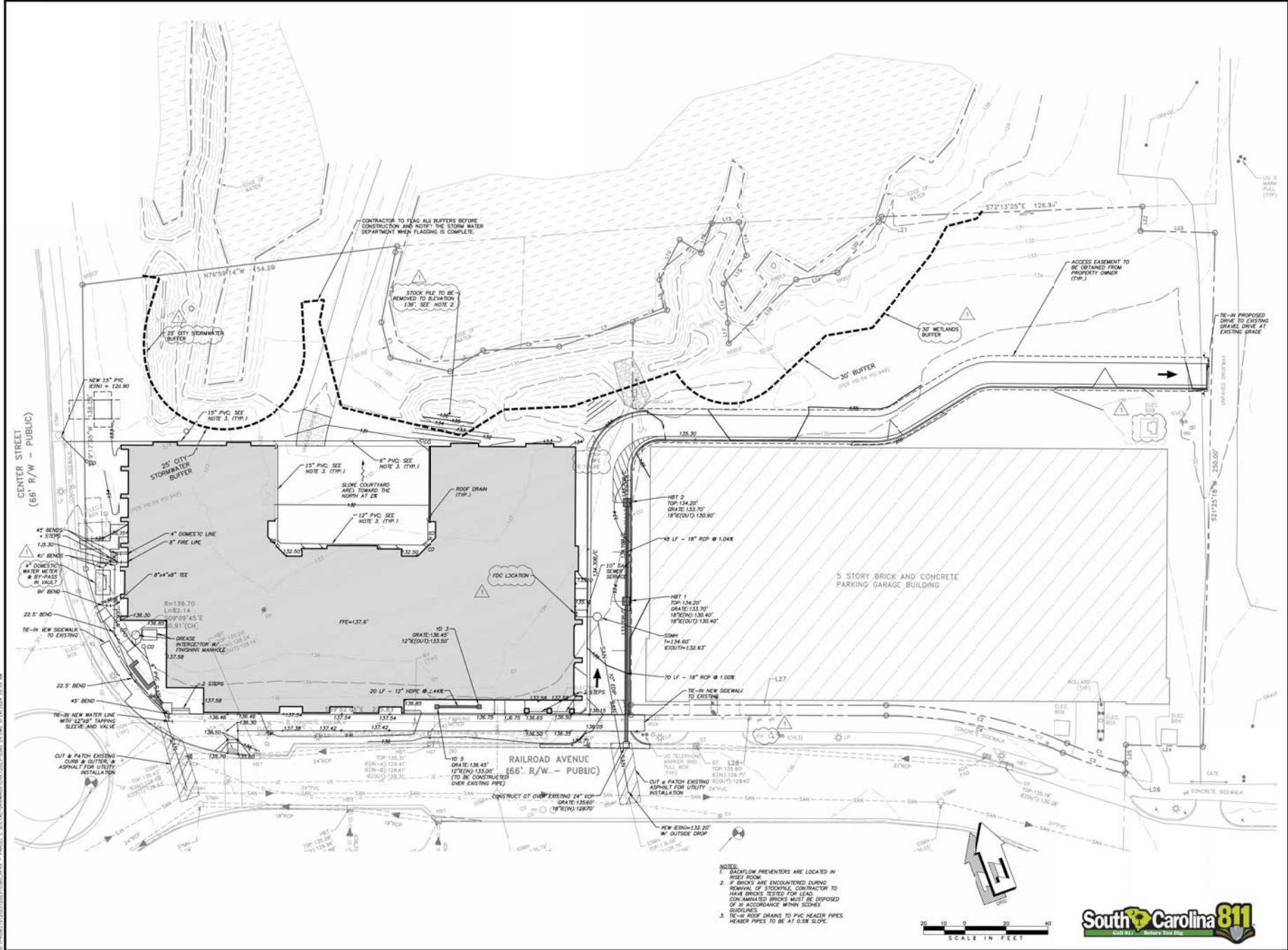
-  ASPHALT PAVING
 -  CONCRETE PAVING
- NOTE: BUILDING SET BACK LINES SHOWN ARE THE SETBACKS REQUESTED IN THE PD REVISION.



| REV # | DATE | DESCRIPTION |
|-------|-----------|-------------------------------------|
| 1 | 3/14/2024 | AS PER COMMUNICATIONS CITY OF NORTH |

**RIVERSIDE VILLAGE - PARCEL C
LAYOUT AND STRIPING PLAN**

| | |
|--------------|-------------------|
| DRAWN BY: | GSA |
| CHECKED BY: | SA |
| APPROVED BY: | SMS |
| DATE: | DECEMBER 18, 2023 |
| SCALE: | 1" = 20' |
| JOB No.: | 2023-0385 |
| DRAWING No.: | |

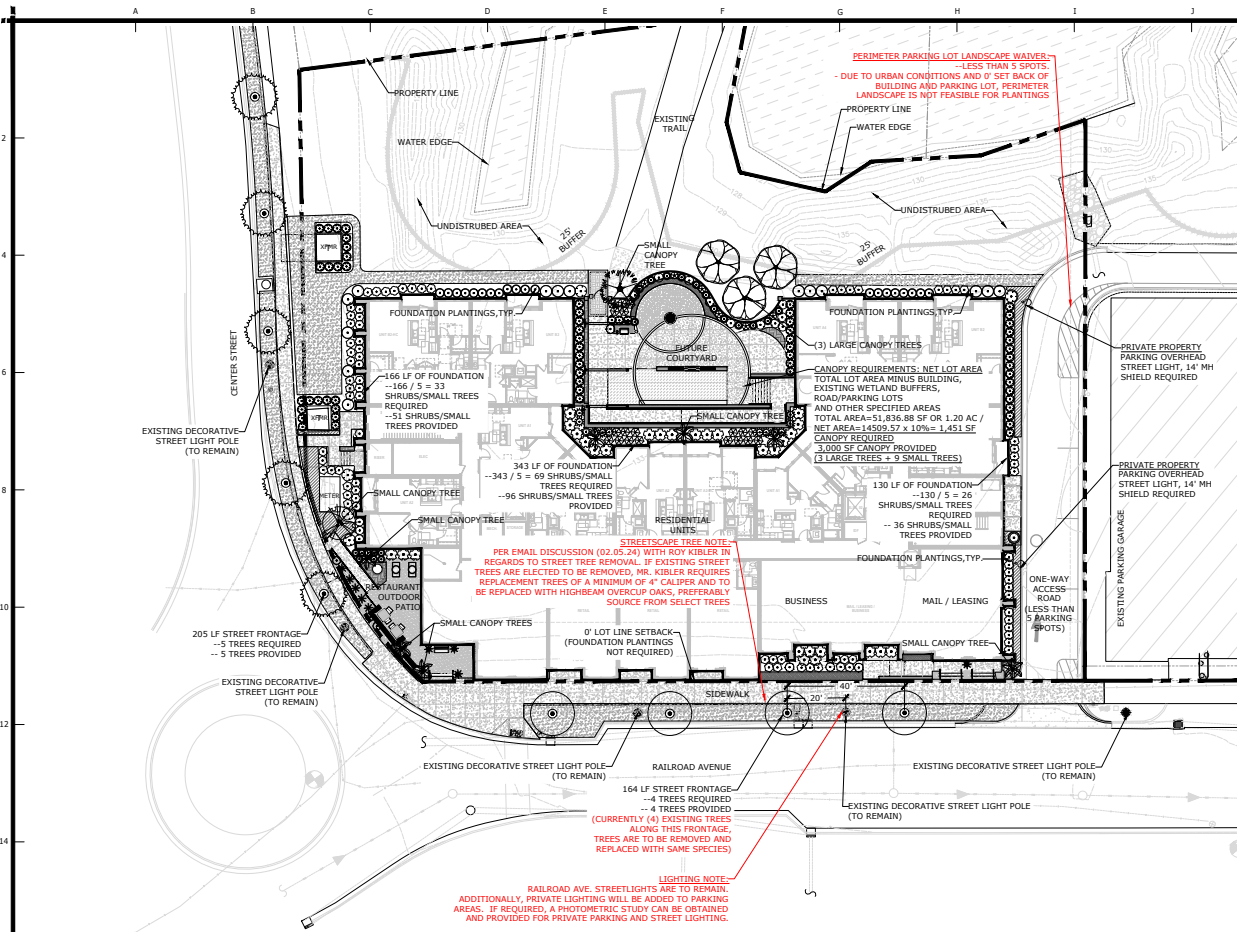


| NO. | DATE | DESCRIPTION |
|-----|-----------|------------------------------------|
| 1 | 3/14/2024 | AS PER COMMENTS FROM CITY OF NORTH |
| 2 | | |
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| 9 | | |
| 10 | | |

RIVERSIDE VILLAGE - PARCEL C
 SITE PLAN

DRAWN BY: GSA
 CHECKED BY: SA
 APPROVED BY: SMS
 DATE: DECEMBER 18, 2023
 SCALE: 1" = 20'
 JOB No. 2023-0385
 DRAWING No. 05





Section C-2 Street Trees

| Planting Details (to include Street Frontage, LF) | Trees Required | Trees Provided |
|---|----------------|----------------|
| Perimeter | 124 | 4 |
| Center St | 205 | 5 |

Section C-3 Trees Coverage

| Planting Details | Trees Required | Trees Provided |
|------------------|----------------|----------------|
| Center St | 124 | 4 |
| Perimeter | 205 | 5 |

| Planting Details | Number of Trees | Total Canopy | Notes |
|------------------|-----------------|--------------|---------------|
| Center St | 124 | 12400 | 100% coverage |
| Perimeter | 205 | 20500 | 100% coverage |
| TOTAL | 329 | 32900 | |

PLANT SCHEDULE PARCEL C

| Code | Quantity | Plant Name | Size | Notes |
|------|----------|--|--------|----------|
| 01 | 1 | BLOODWOOD | 8.00 | 7' CAL. |
| 02 | 1 | HIGHBAM OVERCUP OAK | 8.00 | 7' CAL. |
| 03 | 1 | HIGHBAM OVERCUP OAK | 8.00 | 7' CAL. |
| 04 | 1 | SOUTHERN LIVE OAK | 8.00 | 7' CAL. |
| 05 | 1 | DOGWOOD | 8.00 | 7' CAL. |
| 06 | 1 | NEEDLEBRUSH PALM | CONT. | 7' H.T. |
| 07 | 1 | WINDMILL PALM | CONT. | 7' H.T. |
| 08 | 1 | MES Q. | 7.00 | 10' CAL. |
| 09 | 1 | GREEN MOUNTAIN BIRCH | 10.00 | 10' CAL. |
| 10 | 1 | CAMELLIA | 10.00 | 10' CAL. |
| 11 | 1 | PROSTRATE PLUM YEW | 7.00 | 7' CAL. |
| 12 | 1 | BIOSHIREN OLIVARI | 10.00 | 10' CAL. |
| 13 | 1 | JAPANESE CEDAR | 10.00 | 10' CAL. |
| 14 | 1 | FRUIT EDITORIAL VARIETY JANE DISTILLUM | 7.00 | 7' CAL. |
| 15 | 1 | JAPANESE FATSA | 10.00 | 10' CAL. |
| 16 | 1 | LITTLE LAMBE PLUMBLE HYDRANGEA | 10.00 | 10' CAL. |
| 17 | 1 | STERIS JAPANESE HOLLY | 7.00 | 7' CAL. |
| 18 | 1 | OHM LANE Y HOLLY | 10.00 | 10' CAL. |
| 19 | 1 | WAXY TREE | 10.00 | 10' CAL. |
| 20 | 1 | QUELY LEAF JAPANESE PRIVET | 10.00 | 10' CAL. |
| 21 | 1 | ORANGE TREE FRANGE FLOWER | 10.00 | 10' CAL. |
| 22 | 1 | PINK MALEY GRASS | 10.00 | 10' CAL. |
| 23 | 1 | WHITE CLOUD DUNE HARRISS | 10.00 | 10' CAL. |
| 24 | 1 | ICEBERG | 10.00 | 10' CAL. |
| 25 | 1 | BLUE SENYU YUCCA | 10.00 | 10' CAL. |
| 26 | 1 | 3.75' SP BERMUDAGRASS | 300 | 10' O.C. |
| 27 | 1 | BLUE FESCUE | 10.00 | 10' O.C. |
| 28 | 1 | LOUISIANA BRS | 4' POT | 10' O.C. |
| 29 | 1 | SUPER BLUE LILYTUR | 4' POT | 10' O.C. |

DECORATIVE STREET LIGHT

MANUFACTURER: HOLOPHANE
 MODEL: WASHINGTON POST TOP LED
 ACCESSORIES: WASHINGTON DECORATIVE CAST ALUMINUM POLE
 LIGHTING CONTACT: HOLOPHANE

STREETSCAPE LIGHT

MANUFACTURER: HOLOPHANE
 MODEL: GLASSWARRS LUMINESCENT LED HALLMARK EXTENDED
 ACCESSORIES: WASHINGTON DECORATIVE CAST ALUMINUM POLE
 LIGHTING CONTACT: HOLOPHANE

PRIVATE PARKING LIGHT

MANUFACTURER: HOLOPHANE
 MODEL: WASHINGTON DECORATIVE CAST ALUMINUM POLE
 LIGHTING CONTACT: HOLOPHANE

NORTH

SCALE: 1" = 20'

b+c STUDIO
 1320 Elsworth Industrial Blvd., Suite A1400
 Atlanta, Georgia 30318
 478.990.7891 | www.bcestudio.com

RIVERSIDE VILLAGE (N. AUGUSTA)
 (PARCEL C & K & GH)
 RAILROAD AVE NORTH AUGUSTA, SC 29841
 PREPARED FOR: SOUTH CITY PARTNERS
 3715 NORTHSIDE PARKWAY SUITE 1-310 ATLANTA, GA 30327

GENERAL DEVELOPMENT PLAN SUBMITTAL PARCEL C

PROJ. NO: 02-SCP-RSV
 DRAWN: CG
 CHECKED: BD/TA
 DATE: 12/13/2023
 SHEET NUMBER: **LS-1.0**

ELEVATION NOTES

1. ALL METAL CAPS, COPING, FLASHING, SCUPPER, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST IMACNA REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS WITH OWNER AND ELECTRICAL PRIOR TO FABRICATION.
4. REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

ELEVATION LEGEND

- (X) WINDOW/DOOR/SCREEN SYSTEM REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION
- (M) MASONRY CONTROL JOINT FINISH TO MATCH MORTAR

EXTERIOR MATERIAL LEGEND

- FC-1 FIBER CEMENT - PANEL, EXPOSURE STANDARD OF DESIGN: COLOR
- FC-2 FIBER CEMENT - PANEL, EXPOSURE STANDARD OF DESIGN: COLOR
- BR-1 BRICK VENEER STANDARD OF DESIGN: COLOR
- MTL-1 PREFINISHED ALUMINUM (GUTTER + DOWNSPOUT) STANDARD OF DESIGN: COLOR



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

1. ALL METAL CAPS, COPING, FLASHING, SCUPPER, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST IMBA/CMAA REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS WITH OWNER AND ELECTRICAL PRIOR TO FABRICATION.
4. REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL, MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

ELEVATION LEGEND

- (X) WINDOW/DOOR/SCREEN SYSTEM REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION
- (M) MASONRY CONTROL JOINT FINISH TO MATCH MORTAR

EXTERIOR MATERIAL LEGEND

- FC-1 FIBER CEMENT - PANEL EXPOSURE STANDARD OF DESIGN: COLOR
- FC-2 FIBER CEMENT - PANEL EXPOSURE STANDARD OF DESIGN: COLOR
- BR-1 BRICK VENEER STANDARD OF DESIGN: COLOR
- MTL-1 PREFINISHED ALUMINUM (GUTTER + DOWNPOUT) STANDARD OF DESIGN: COLOR



C:\Users\johndoe\OneDrive\Documents\20120108_02_Agenda_Parcel C_DWG\Arch\04\01\04

Project Staff Report

SP24-001 Riverside Village Parcels G & H

Prepared by: Kuleigh Baker

Meeting Date: April 17, 2024

SECTION 1: PROJECT SUMMARY

| | |
|-------------------------|---|
| Project Name | Parcel G and H, Riverside Village |
| Applicant | Riverside Village G&H Owner, LLC |
| Engineer | Cranston, LLC |
| Address/Location | At the corner of Brissie Drive and the Center Street terminus |
| Parcel Numbers | 007-17-02-006, 007-17-02-008, 007-17-02-009, 007-12-02-010, 007-12-02-011, 007-17-02-012, and 007-17-02-013 |
| Total Development Size | 1.12 acres |
| Existing Zoning | DTMU2, Downtown Mixed Use 2 |
| Planned Development | Hammond's Ferry |
| Overlay | N/A |
| Traffic Impact Tier | 1 |
| Proposed Use | Multi-Family Residential/Retail Building |
| Proposed Square Footage | 66,528 total building square footage 3,802 sf Retail Use 62,726 sf Residential Use (including amenities, circulation, and service) for 58 residential units at ±830 sf/unit |
| Floor to Area Ratio | 1.37 |
| Future Land Use | Mixed Use |

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. If the preliminary site plan application is incomplete or does not conform to the provisions of this Chapter, the Director shall return it to the applicant with a statement of the reasons why the proposed preliminary site plan is incomplete or otherwise does not conform to the provisions of this Chapter. The Director’s statement will provide the information necessary for the applicant to revise and resubmit the application. A subsequent submittal of a corrected plan shall address all of the items specified by the Director or City Engineer as incomplete or nonconforming and shall include a letter listing and describing all changes from the previous submittal. If the applicant disagrees with the decision of the Director or the City Engineer, an appeal may be filed in accordance with the procedures set forth in §18.4. The applicant may also appeal to the Planning Commission for a waiver from a standard applicable to the site plan in accordance with §5.9. (Rev. 12-1-08; Ord. 2008-18)

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)

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 conditions. Currently, the plans do have minor outstanding development review comments.

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 April 10, 2024.

SECTION 4: SITE HISTORY

The Planned Development General Development Plan for Hammond's Ferry was initially 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 approved by City Council in the form of amendments to the development agreement.

The general development plan was revised to include a development plan for Phase B, a town center. 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 the current PD ordinance for Hammond’s Ferry, Ordinance No. 2015-14, on August 3, 2015.

The general development plan was revised to include a modifications to Phase B, Riverside Village. At the March 20, 2024 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 the current PD ordinance for Hammond’s Ferry, Ordinance No. 2024-06, on April 15, 2024.

The project site is Parcel G and H of Riverside Village, part of Phase B of the Hammond’s Ferry Planned Development. The project that is the subject of this application is ±.1.2 acres in size and proposes the construction of a 3-story 66,528 sf mixed use building with 3,802 sf used for commercial/retail space and the remaining 62,780 sf as residential living and amenity space for 58 units.

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 | Hotel | Mixed Use | PD, Planned Development |
| South | Vacant | Mixed Use | PD, Planned Development |
| East | Ballpark | Mixed Use | PD, Planned Development |
| West | Apartments | Mixed Use | PD, Planned Development |

Access – The site currently has access from Center Street and Brissie Drive. The property will also have access from the North Augusta Greenway via the neighboring North Augusta Amphitheater and Riverfront Park at Riverside Village. 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.

Topography –The property 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 sanitary sewer is available from adjacent sites. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – Portions of the site fall within the 100 year floodplain. A Conditional Letter of Map Revision based on fill (CLMR-F) has been submitted to the City Floodplain Administrator for review before transmittal to the Federal Emergency Management Agency (FEMA).

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

1. A mix of commercial retail and residential uses are permitted within the Hammond’s Ferry Planned Development for Parcel G and H.
2. The future land use classification for the site is Mixed Use. The proposed use is appropriate for the future land use classification.
3. The site plan proposes access from Center Street, Esplanade Avenue, and Brissie Drive. A traffic impact study and mitigation was required, submitted, and reviewed as part of the Hammond’s Ferry Planned Development General Development Plan application and approval process.
4. Parking is provided as governed by the Master Parking Agreement for Riverside Village. Some surface parking is provided on-site in a screened parking lot. The plans for Parcels G/H also include reconfiguration of several existing parking spaces along Brissie Drive.
5. The architectural elevations provided for the proposed mixed-use building are included in the supplemental materials. The Hammond’s Ferry Design Review Committee (DRC) approved the plans with any conditions that the developer and DRC agreed upon.
6. The final landscape plan must comply with the development standards for screening, buffering and street trees as specified in Article 10, Landscaping, in the NADC as indicated by the Hammond’s Ferry PD Ordinance.

7. The Stormwater Management department must approve the sediment and erosion control plans. The project engineer has submitted a request to the City Engineer for a waiver from the stormwater detention requirement.
8. All new lighting must comply with Section 7.4, Lighting, in the NADC as applicable. Final review and approval will be required as part of the final major site plan approval.
9. The applicant must coordinate with the project engineer on the plans for the neighboring North Augusta Amphitheater and Riverfront Park to ensure flow between hardscaping areas.
10. All signs proposed as part of the major site plan will be reviewed and approved by the Planning Department as part of a separate application in accordance with the provisions of the Hammond's Ferry Planned Development Ordinance and the NADC.
11. Staff recommends approval of the site plan with the following conditions:
 - a. All outstanding comments will be addressed to the satisfaction of City Staff.

SECTION 7: ATTACHMENTS

1. Aerial/Site Map
2. Topography
3. Current Zoning
4. Future Land Use
5. Application Materials
6. Site Plans

cc Riverside Village G&H Owner, LLC, via email
SCP Acquisition, LLC, via email
Cranston, LLC, via email



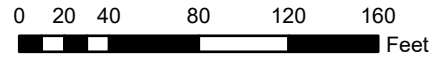
Aiken County, SC. Maxar, Microsoft



Aerial Map

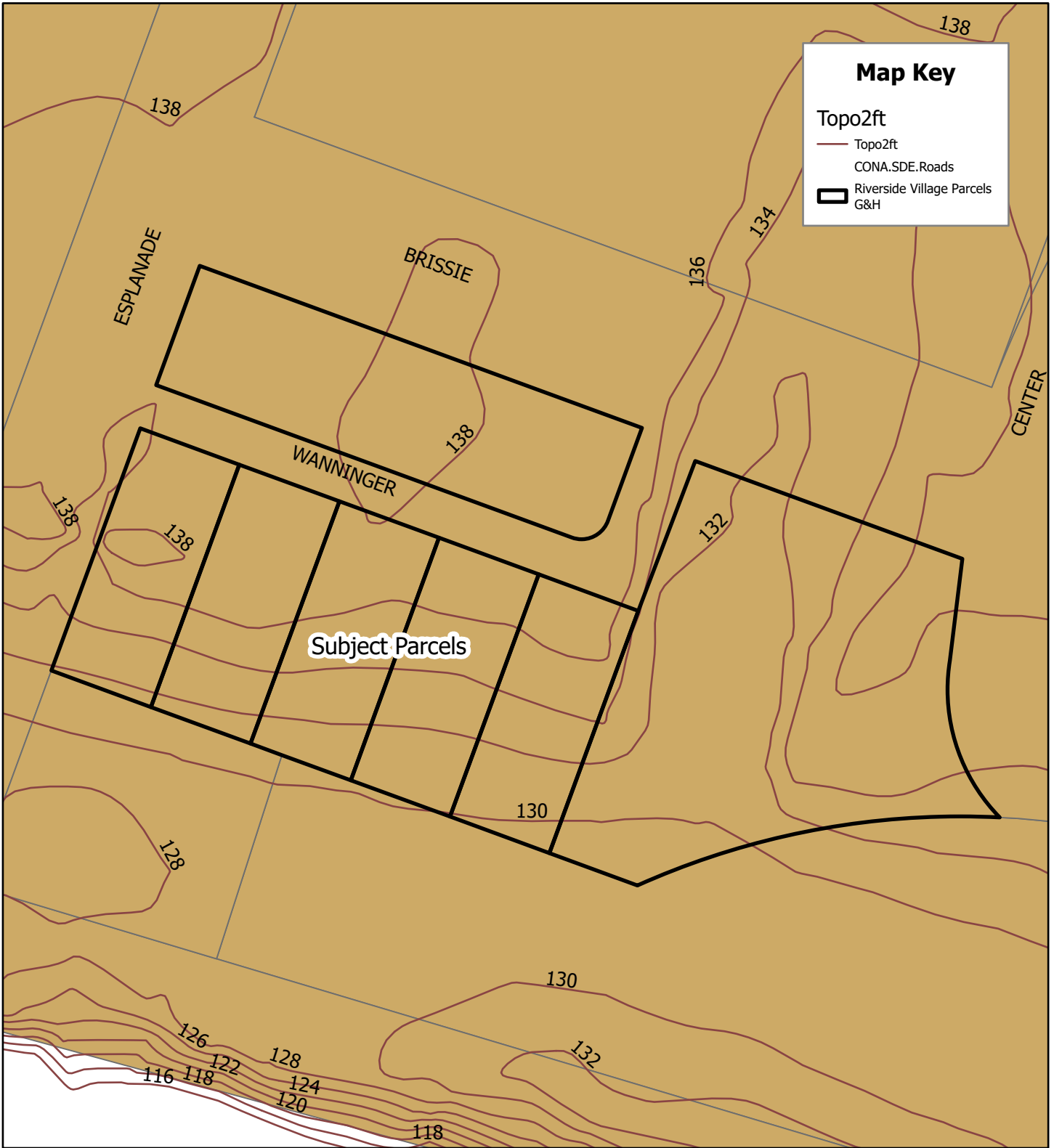
**Application Number SP24-001
Riverside Village Parcels G&H**

**Tax Parcel Numbers 007-17-02-006, 007-17-02-008,
007-17-02-009, 007-12-02-010, 007-12-02-011,
007-17-02-012, and 007-17-02-013**

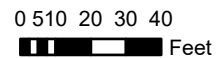


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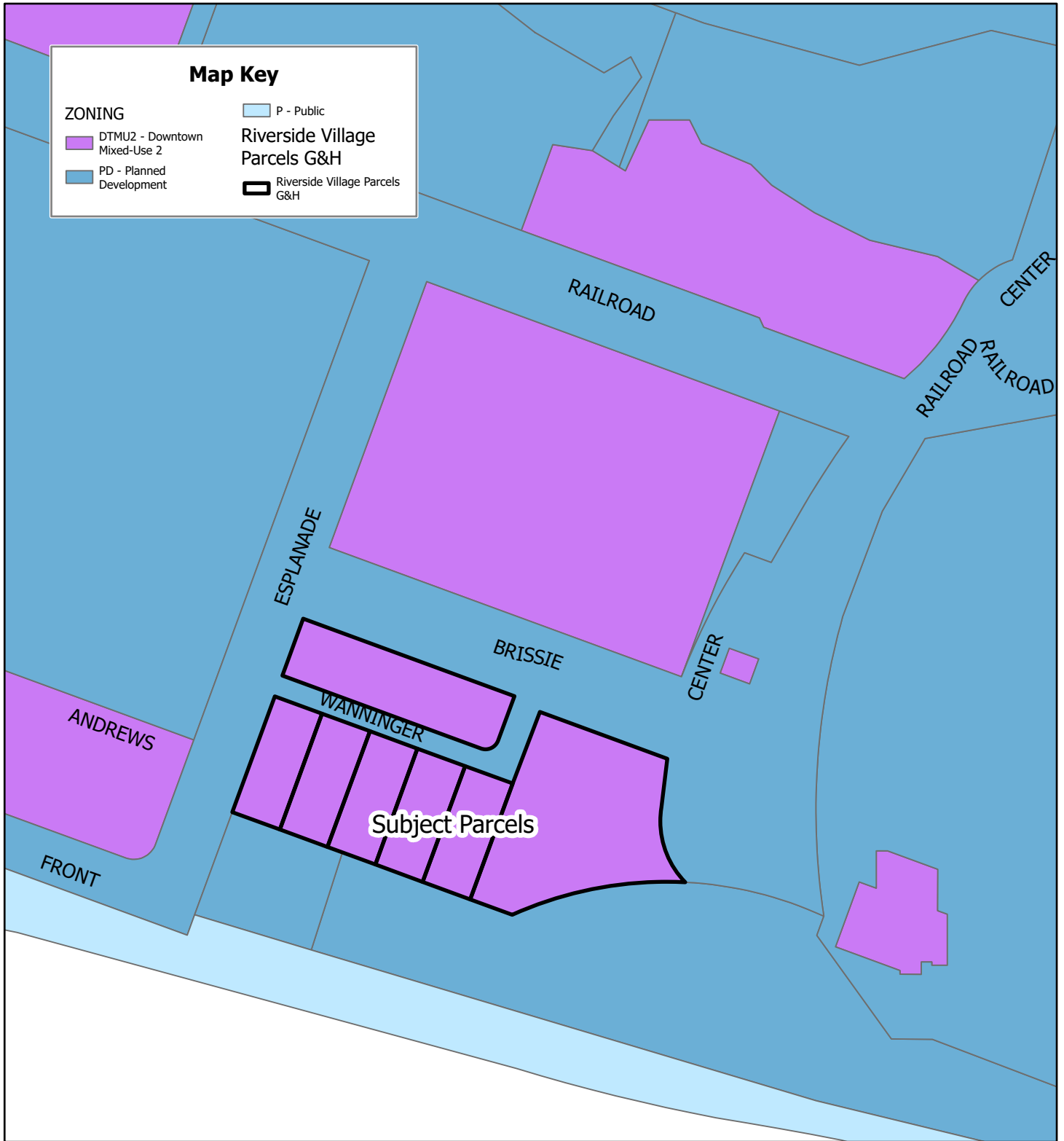


Topography Map
 Application Number SP24-001
 Riverside Village Parcels G&H
 Tax Parcel Numbers 007-17-02-006, 007-17-02-008,
 007-17-02-009, 007-12-02-010, 007-12-02-011,
 007-17-02-012, and 007-17-02-013



3/26/2024 12:59 PM



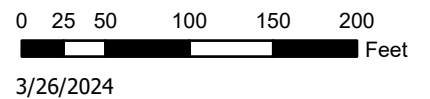


Zoning Map

Application Number SP24-001
 Riverside Village Parcels G&H

Tax Parcel Numbers 007-17-02-006, 007-17-02-008,
 007-17-02-009, 007-12-02-010, 007-12-02-011,
 007-17-02-012, and 007-17-02-013

Zoned DTMU2, Downtown Mixed Use 2
 Hammond's Ferry Planned Development



Application for Development Approval

Please type or print all information



Staff Use

| | |
|--------------------------|---------------------|
| Application Number _____ | Date Received _____ |
| Review Fee _____ | Date Paid _____ |

1. Project Name RIVERSIDE VILLAGE - PARCELS G&H
Project Address/Location WANNINGER RUN, NORTH AUGUSTA, SC, 29841
Total Project Acreage 1.12 acres Current Zoning D - DOWNTOWN MIXED USE
Tax Parcel Number(s) ~~007-13-42-006; 007-13-42-008; 007-13-42-009; 007-13-42-010; 007-13-42-011; 007-13-42-012; and 007-13-42-013~~
apm 007-17-02-006; 007-17-02-008; 007-17-02-009; 007-17-02-010; 007-17-02-011; 007-17-02-012; and 007-17-02-013
2. Applicant/Owner Name RIVERSIDE VILLAGE G&H OWNER LLC Applicant Phone 404-421-5807
Mailing Address 3301 Windy Ridge PKWY
City ATLANTA ST GA Zip 30339 Email ahead@greenstone-properties.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 A. Patrick Nordmann License No. 33635
Firm Name Cranston, LLC Firm Phone 706-722-1588
Firm Mailing Address 452 Ellis Street
City Augusta ST GA Zip 30901 Email pnordmann@cranstonengineering.com
Signature A. Patrick Nordmann Date 3/18/2024
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. A. Patrick Nordmann 3/18/2024
Applicant or Designated Agent Signature Date
A. Patrick Nordmann
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 RIVERSIDE VILLAGE - PARCELS G&H

Project Address/Location WANNINGER RUN, NORTH AUGUSTA, SC, 29841

Project Parcel Number(s) ~~007-13-42-006, 007-13-42-008, 007-13-42-009, 007-13-42-010, 007-13-42-011, 007-13-42-012, and 007-13-42-013~~
apn 007-17-02-006; 007-17-02-008; 007-17-02-009; 007-17-02-010; 007-17-02-011; 007-17-02-012; and 007-17-02-013

2. Property Owner Name RIVERSIDE VILLAGE G&H OWNER LLC Owner Phone 404-421-5807

Mailing Address 3301 Windy Ridge PKWY

City ATLANTA ST GA Zip 30339 Email ahead@greenstone-properties.com

3. Designated Agent JOHN W. LONG

Relationship to Owner Manager

Firm Name SCP ACQUISITIONS, LLC Phone 404-550-6069

Agent's Mailing Address 3715 NORTHSIDE PARKWAY

City ATLANTA ST GA Zip 30327 Email jlong@southcitypartners.com

Agent's Signature [Signature] Date 3/18/2024

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

Owner Signature [Signature] Date 3/18/24

5. Sworn and subscribed to before me on this 18th day of March, 2024.

Notary Public [Signature]

Commission Expiration Date February 19, 2027



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 RIVERSIDE VILLAGE - PARCELS G&H

Project Address/Location WANNINGER RUN, NORTH AUGUSTA, SC, 29841

Project Parcel Number(s) ~~007-13-42-006, 007-13-42-008, 007-13-42-009, 007-13-42-010, 007-13-42-011, 007-13-42-012, and 007-13-42-013~~
apn 007-17-02-006; 007-17-02-008; 007-17-02-009; 007-17-02-010; 007-17-02-011; 007-17-02-012; and 007-17-02-013

2. Property Owner Name RIVERSIDE VILLAGE G&H OWNER LLC Owner Phone 404-421-5907

Mailing Address 3301 Windy Ridge PKWY

City ATLANTA ST GA Zip 30339 Email ahead@greystone-properties.com

3. Designated Agent A. Patrick Nordmann

Relationship to Owner Civil Engineer

Firm Name Cranston, LLC Phone 706-722-1588

Agent's Mailing Address 452 Ellis Street

City Augusta ST GA Zip 30901 Email pnordmann@cranstonengineering.com

Agent's Signature A. Patrick Nordmann Date 3/18/2024

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

3/18/24
Date

5. Sworn and subscribed to before me on this 18th day of March, 20 24.

[Signature]
Notary Public

February 19, 2027
Commission Expiration Date



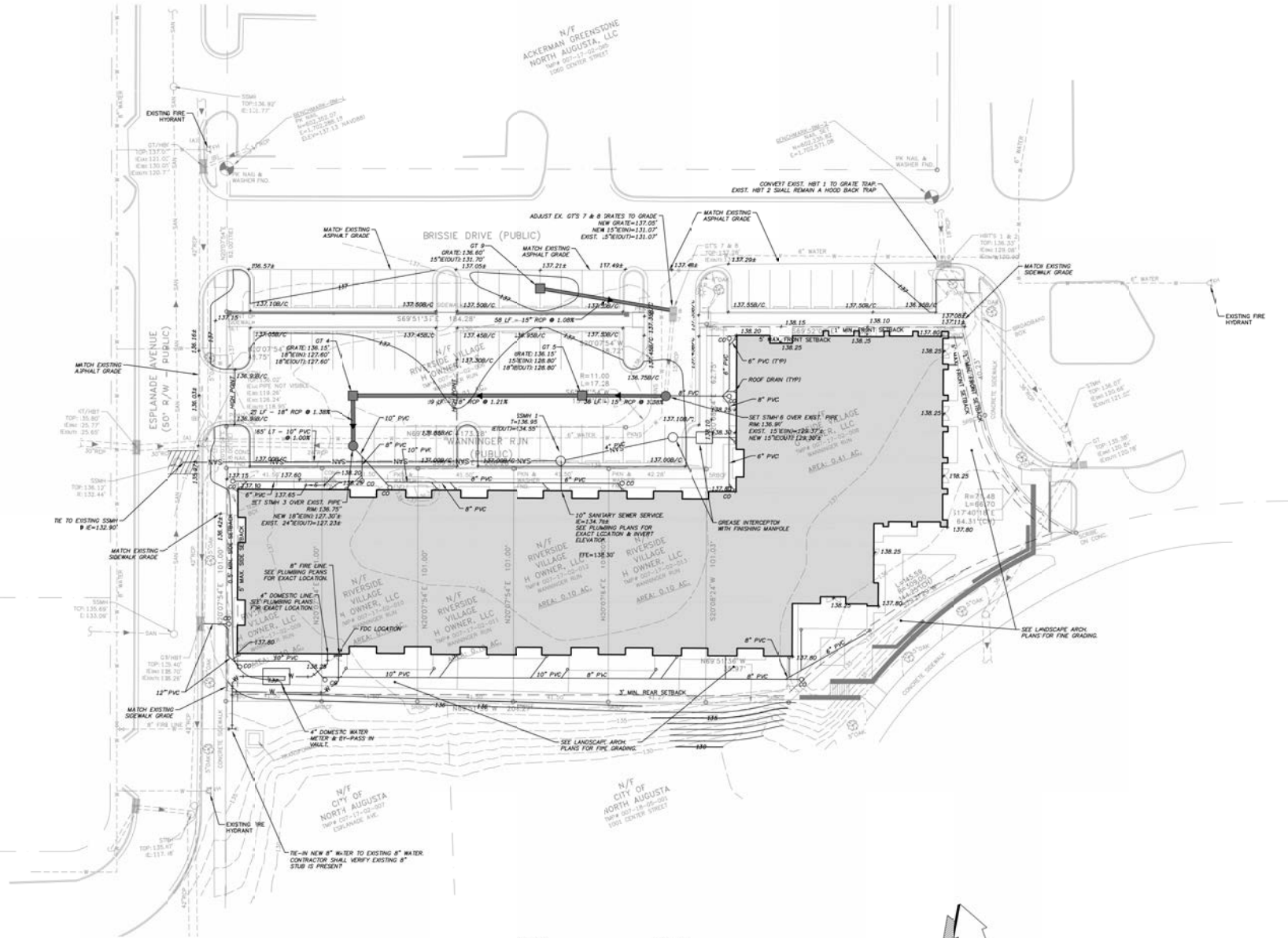


| NO. | DATE | DESCRIPTION |
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RIVERSIDE VILLAGE - PARCELS G & H

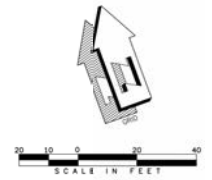
SITE PLAN

| | |
|--------------|----------------|
| DRAWN BY: | CSA |
| CHECKED BY: | |
| APPROVED BY: | APN |
| DATE: | MARCH 15, 2024 |
| SCALE: | 1" = 20' |
| JOB No.: | 2023-0428 |
| DRAWING No.: | |



- LEGEND**
- HBT HOOD BACK TRAP
 - GT GRATE TRAP
 - YD YARD DRAIN
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - DIP DUCTILE IRON PIPE
 - FTE FINISHED FLOOR
 - B/C BOTTOM OF CURB
 - S- DRAINAGE SLOPE DOWN DIRECTION

- NOTES**
1. ALL SIDEWALKS ALONG ADA ACCESSIBLE PATH SHALL HAVE A CROSS-SLOPE NO GREATER THAN 2.00% & LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00%.
 2. ALL SPOT GRADES SHOWN AT CURB LINE ARE LOCATED AT THE BOTTOM OF THE FACE OF CURB.
 3. GRADES ACROSS ALL HANDICAP ACCESSIBLE SPACES & AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 4. DOMESTIC & FIRE BACKFLOW PREVENTERS ARE LOCATED IN RISER ROOM.
 5. TE-IN ROOF DRAINS TO PVC HEADER PIPES. HEADER PIPES TO BE AT 0.2% SLOPE MINIMUM.



PROJECT: G & H, RIVERSIDE VILLAGE PARCELS G & H, 1500 S. CENTER STREET, AUGUSTA, GA 30901
 DRAWN BY: CSA, 03/15/2024, 2:17 PM



PIERCED BRICK WALL SECTION

SEE DETAIL 313.68

MASONRY COLUMNS AT GATES, SEE DETAIL 313.68

12" WIDE BUMP-OUT "COLUMNS", SEE PLAN FOR LOCATIONS

PIERCED BRICK WALL (BEGINNING AFTER 18" ABOVE ADJACENT FINISHED GRADE)

GARDEN STYLE GATE, CAPRENTER SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS

HEADER COURSE CAP

12" WIDE BUMP-OUT "COLUMNS", SEE PLAN FOR LOCATIONS

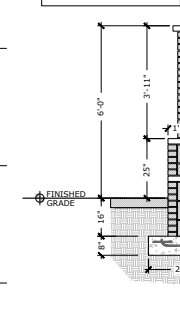
MASONRY COLUMNS AT GATES, SEE DETAIL 313.68

PIERCED BRICK WALL

ELEVATION VIEW

SCALE: NTS

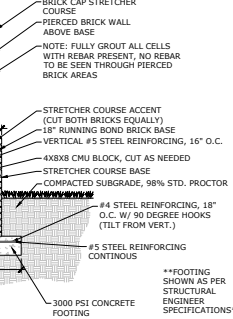
NOTE: ALL BRICK ABOVE BASE TO BE SOLID



00 PIERCED BRICK WALL SECTION

SCALE: NTS

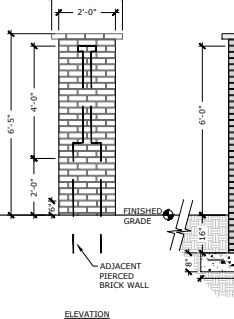
NOTE: FULLY GROUT ALL CELLS WITH REBAR PRESENT



00 COLUMN DETAIL

SCALE: NTS

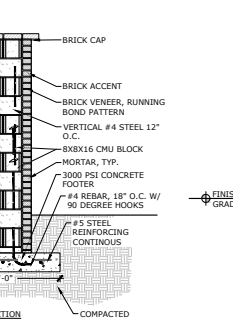
NOTE: FULLY GROUT ALL CELLS WITH REBAR PRESENT



00 WIRE MESH FENCE WITH BRICK BASE SECTION

SCALE: NTS

DESIGN INTENT FOR WIRE MESH SPACING TO MATCH SPACING OF EXISTING WIRE MESH FENCE ACROSS STREET



00 WIRE MESH FENCE WITH BRICK BASE ELEVATION

SCALE: NTS



1300 Ellsworth Industrial Blvd.
Suite A1400
Atlanta, Georgia 30318
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Landscaper Architecture, Design + Planning
1000 Peachtree Street, NE
Atlanta, Georgia 30309
404.525.1111
www.bcestudio.com
b+c studio is an Equal Opportunity Employer
Minority and Women Owned Business Enterprise
b+c studio is a member of the National Association of Landscape Professionals (NALP) and the Georgia Chapter of the International Association of Professional Landscape Architects (IALA)



| RELEASE | REV. |
|----------|-----------------------------------|
| 12.15.23 | CONCEPT PLAN RELEASE |
| 03.18.24 | PROPOSED DEVELOPMENT PLAN RELEASE |
| | |
| | |
| | |
| | |

RIVERSIDE VILLAGE (N. AUGUSTA)
(PARCEL C & K & GH)
RAILROAD AVE NORTH AUGUSTA, SC 29841
PREPARED FOR: SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY SUITE 1-310 ATLANTA, GA 30327

GENERAL DEVELOPMENT PLAN SUBMITTAL
PARCEL G+H DETAILS

PROJ. NO: 02-SCP-R5V
DRAWN: CG
CHECKED: BD/TA
DATE: 12/13/2023

SHEET NUMBER:
LS-3.1

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
March 2024***

City of North Augusta
Department of Planning and Development
Monthly Report for March 2024

| Item | This Month | | Year To Date | | Same Month, Last Year | | Last Year To Date | |
|---|------------|----------|--------------|----------|-----------------------|----------|-------------------|----------|
| | Received | Approved | Received | Approved | Received | Approved | Received | Approved |
| Development Applications | | | | | | | | |
| Subdivisions | | | | | | | | |
| Major Subdivision Plans (PP) | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 |
| Planned Acres | 0 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0.85 | 63.35 |
| Planned Lots | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 234 |
| Minor Subdivision Plans (MP) | 1 | 1 | 3 | 3 | 2 | 2 | 3 | 2 |
| Platted New Lots | 1 | 1 | 2 | 3 | 2 | 2 | 3 | 2 |
| Major Subdivision Plans (FP) | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Platted Acres | 0 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 34.00 | 0.00 |
| Platted Lots | 0 | 0 | 0 | 0 | 0 | 0 | 74 | 0 |
| Site Plans | | | | | | | | |
| Minor Site Plans (MSP) | 0 | 0 | 0 | 1 | 1 | 0 | 5 | 0 |
| Major Site Plans (SP) | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 1 |
| Site Plan Modification (SPM) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Site Plan Acres | 1.12 | 0.00 | 1.12 | 15.80 | 5.50 | 0.00 | 6.02 | 8.71 |
| Planned Developments | | | | | | | | |
| PD Gen Dev Plans/Major Mod. (PD) | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| PD Acres | 0 | 0 | 0 | 0 | 174.5 | 0 | 174.5 | 0 |
| Development Plan Modification (PDM) | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Annexations | | | | | | | | |
| Annexation Agreements Received | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Annexation Cases (ANX) Approved by City Council | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 4 |
| Parcels | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Acres | 0 | 0 | 0 | 0.00 | 0 | 0 | 1 | 0 |

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

March 2024 Staff Approvals

Residential Site Plans

| Application Number | Tax Parcel Number | Applicant | Legal Description | Zone | Approval Date | Structure |
|--------------------|-------------------|-------------------------|----------------------|------|---------------|--------------------------------|
| B24-0124 | 010 15 10 003 | Plandwell Vertical LLC | 765 Bronze Way | PD | 3/5/2024 | New Residential Construction |
| B24-0125 | 010 15 10 002 | Plandwell Vertical LLC | 769 Bronze Way | PD | 3/5/2024 | New Residential Construction |
| B24-0126 | 010 15 10 001 | Plandwell Vertical LLC | 775 Bronze Way | PD | 3/5/2024 | New Residential Construction |
| B24-0127 | 007 12 06 011 | Brito Pedro Brito | 822 Royalette Ave | R-10 | 3/8/2024 | 20x24 Room Addition |
| B24-0134 | 014 00 02 164 | Daniel Hensley | 660 RivernorthDr. | PD | 3/5/2024 | New Residential Construction |
| B24-0135 | TMP1014 | Ivey Residential SC LLC | 725 Endswell Dr. | R-7 | 3/5/2024 | New Residential Construction |
| B24-0136 | TMP1013 | Ivey Residential SC LLC | 731 Endswell Dr. | R-7 | 3/5/2024 | New Residential Construction |
| B24-0137 | TMP1012 | Ivey Residential SC LLC | 735 Endswell Dr | R-7 | 3/5/2024 | New Residential Construction |
| B24-0119 | 012 13 04 018 | J8TA Industries Inc. | 424 Bradleyville Rd | R-7 | 3/6/2024 | new Residential Construction |
| B24-0140 | 106 00 13 040 | Keystone Homes | 6124 Mottled Duck Dr | R-10 | 3/6/2024 | New Residential Construction |
| B24-0141 | 106 00 13 005 | Keystone Homes | 6125 Mottle Duck Dr | R-10 | 3/6/2024 | New Residential Construction |
| B24-0142 | 002 16 04 042 | Lori Santiago | 107 Fiord Dr | PD | 3/8/2024 | 16x20 Deck |
| B24-0147 | 005 16 01 036 | Max Wease | 105 Scott Dr | R-5 | 3/15/2024 | Detached Garage / Loft |
| B24-0150 | 006 05 04 002 | Chatel Holt | 1803 Byrnes Rd | R-14 | 3/15/2024 | Detached Garage 30x30 |
| B24-0153 | 013 05 11 002 | Edward Hafner | 901 McKenzie St | R-10 | 3/21/2024 | Enclosing Breezeway w/Ext Slab |

City of North Augusta
Department of Planning and Development

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|----------|---------------|----------------------|--------------------------|------|-----------|------------------------------|
| B24-0154 | 007 13 43 016 | Graybeal LLC | 124 Lafayette St | PD | 3/21/2024 | New Residential Construction |
| B24-0157 | 007 09 17 026 | James & Rhonda Davis | 529 Pershing Dr | R-5 | 3/22/2024 | Detached Garage/Workshop |
| B24-0158 | 127 00 07 045 | Keystone homes | 4191 Beautiful Pond Park | PD | 3/25/2024 | New Residential Construction |
| B24-0159 | 127 00 07 044 | Keystone Homes | 4201 Beautiful Pond Park | PD | 3/25/2024 | New Residential Construction |
| B24-0160 | 127 00 07 043 | Keystone Homes | 4209 Beautiful Pond Park | PD | 3/25/2024 | New Residential Construction |
| B24-0161 | 127 00 07 042 | Keystone Homes | 4217 Beautiful Pond Park | PD | 3/25/2024 | New Residential Construction |
| B24-0162 | 127 00 07 041 | Keystone Homes | 4227 Beautiful Pond Park | PD | 3/25/2024 | New Residential Construction |
| B24-0156 | 011 19 05 018 | J8TA Industries Inc. | 6216 Whitewater Dr | R-5 | 3/25/2024 | Neighborhood Pool House |
| B24-0169 | 106 00 13 029 | Keystone Homes | 827 Snow Bunting Ct | R-10 | 3/28/2024 | New Residential Construction |
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Sign Permits

| Application Number | Tax Parcel Number | Applicant | Legal Description | Zone | Approval Date | Use |
|--------------------|-------------------|------------------------------|---------------------------|------|---------------|-----|
| SN24-006 | 005 19 06 005 | Glynn Bruker | The Lodge at Green Forest | PD | 3/4/2024 | |
| SN24-007 | 013 18 05 001 | Drayton Parker c/ompanies LL | Parkers Kitchen | TC | 3/18/2024 | |
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City of North Augusta
Department of Planning and Development

Certificate of Zoning Compliance Approvals

| Application Number | Tax Parcel Number | Applicant | Legal Description | Zone | Approval Date | Use |
|--------------------|-------------------|------------------------|--------------------------------|-------|---------------|-----|
| CZC24-030 | 007 16 05 003 | Zhong Huan Wang | Travelbug Bodywork Spa | GC\HC | 3/7/2024 | |
| CZC24-031 | 013 13 03 003 | Michael Kowaleski | Interlin Mortgage Services LLC | TC\HC | 3/7/2024 | |
| CZC24-032 | 013 18 05 001 | Veronica Johnson | Parkers #117 | TC\HC | 3/7/2024 | |
| CZC24-033 | 007 10 27 015 | Deedee Vaughters | Vaughters, III MD Aiken Endoc | D | 3/12/2024 | |
| CZC24-034 | 010 14 04 012 | James Shepard | Little Ceasars | PD\HC | 3/25/2024 | |
| CZC24-035 | 006 19 14 002 | Elsa Bustamante | Precision Capital | OC | 3/13/2024 | |
| CZC24-036 | 007 12 05 024 | Roman Pulido Fernandez | Mr. Pancho | R-10 | 3/15/2024 | |
| CZC24-037 | 013 17 14 001 | Eric Alexis Berrio | Panama Security | TC\HC | 3/15/2024 | |
| CZC24-038 | 005 09 13 032 | Taylor Kelly | Tables Love & Chair | PD | 3/20/2024 | |
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