

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.

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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

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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.

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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 prospective 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

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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.

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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.

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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

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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.}

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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.

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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.

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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.

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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

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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

Petition in opposition to Zoning change

We the undersigned residents of Sudlow Crossing neighborhood are opposed to the re-zoning proposal requested by BRD Land & Investment to rezone the property designated as:

Location address: N RIDGE RD NORTH AUGUSTA 29841

Legal description: S/SD I-20S/S I-20

Parcel ID: 021-17-01-001

From R10 to R7.

Name	Address	Phone Number	Signature
1 James P. Maher	2130 Howard Mill Rd North Augusta SC 29841		
2 Donna Hiltz	2130 Howard Mill Rd N. Augusta		
3 Pearl Cook	2129 Howard Mill Rd		
4 D. Lynn Spills	2126 Howard Mill Rd		
5 Frank H. Byers	2124 Howard Mill Rd		
6 June R Byers	" " " "		
7 Larry Kuma	2122 Howard Mill Rd		
8 Rita Waller	2115 Howard Mill Rd		
9 Denise Hall	2115 Howard Mill Rd		
10 Michelle LeMaster	2125 Howard Mill Rd		
11 Aaron LeMaster	2125 Howard Mill Rd		
12 Tralys Herrera	2119 Howard Mill Rd		
13 Gabriela Herrera	2114 Howard Mill Rd		
14 Gabe Smith	2116 Howard Mill Rd		
15 George Hensley	2114 Howard Mill Rd.		
16 Richard Knight	2109 Howard Mill Rd		
17 Beverly Simpson	2106 Howard Mill Rd		
18 Nick Kelley	2111 Howard Mill Rd		

Petition in opposition to Zoning change





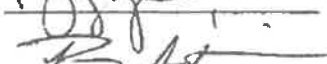






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Location address: N RIDGE RD NORTH AUGUSTA 29841

Legal description: S/SD I-20S/S I-20

Parcel ID: 021-17-01-001

From R10 to R7.

	Name	Address	Phone Number	Signature
19	Aaron Grafton	2113 Howard Mill Rd.		
20	Lisa Strickland	2110 Howard Mill Rd		
21	John Springer	2110 Howard Mill Rd		
22	Raymond Yezzi	2123 Ashford Dr.		
23	Bruce Williams	2129 Howard Mill		
24	Daphney Ware	2107 Howard Mill Rd.		D Ware
25	Kasey Clark	2125 Ashford Dr		
26	Mickey Hill	2125 Ashford Dr		Mickey Hill
27	Manchuria Clark	2125 Ashford Dr		
28	Sharon Gornie	2123 Ashford Dr		Sharon Gornie
29	DAVID BRUNSON	2122 ASHFORD DR		
30	Frances Weikle	2118 Franklin Dr.		Frances Weikle
31	Louise Noble	2118 FRANKLIN Dr		
32	R. K. Nall	2116 Franklin Dr.		R. K. Nall
33	Kim Riedel	2116 Franklin Dr.		Kim Riedel
34	William Miskel	2112 Franklin Dr		William Miskel
35	Ameri Smith	2115 Franklin Dr		
36	Jessica Tucker	2119 Franklin Dr.		
37	Carl W. White	2117 Franklin Dr., NASE		Carl W. White

Petition in opposition to Zoning change



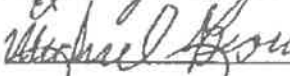




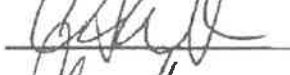
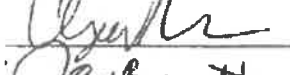
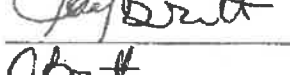



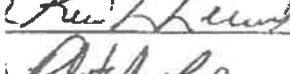
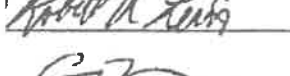

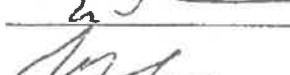


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Location address: N RIDGE RD NORTH AUGUSTA 29841

Legal description: S/SD I-20S/S I-20

Parcel ID: 021-17-01-001

From R10 to R7.

	Name	Address	Phone Number	Signature
38	Abigail Adams	2131 Ashford Drive ^{North Augusta SC 29841}		
39	Minnie Hightower	2130 Ashford Drive ^{North Augusta SC 29841}		
40	Michael Brown	2127 Ashford Drive ^{North Augusta SC 29841}		
41	Starklen Smith	2115 Franklin D. North Aug		
42	Grady Love	101 Country Place Dr ^{North Augusta SC 29841}		
43	Rachel Morgan	2107 N. Ridge Rd ^{North Augusta SC 29841}		
44	Samuel Morgan	2105 N. Ridge Rd ^{North Augusta SC 29841}		
45	Allen Wylds	2109 N. Ridge Rd ^{North Augusta SC 29841}		
46	Ashley Wylds	2109 N. Ridge Rd ^{North Augusta SC 29841}		
47	Joy Britt	2113 N. Ridge Rd ^{North Augusta SC 29841}		
48	Charles Britt	2113 N. Ridge Rd ^{North Augusta SC 29841}		
49	Dan McCurry	3 N. Ridge Rd ^{North Augusta SC 29841}		
50	MARK DUGER	4 North Ridge Ct ^{North Augusta SC 29841}		
51	Kerri Lewis	5 North Ridge Ct ^{North Augusta SC 29841}		
52	Robert A. Lewis	5 N Ridge Ct ^{North Augusta SC 29841}		
53	Craig M. Myers	7 North Ridge Ct ^{North Augusta SC 29841}		
54	Ernest Duncan	2101 N Ridge Rd ²⁹⁸⁴¹		
55	Johnny Colman	102 Country Place Dr ²⁹⁸⁴¹		
56	Kelli Coleman	102 Countryplace Dr ²⁹⁸⁴¹		

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We the undersigned residents of Sudlow Crossing neighborhood are opposed to the re-zoning proposal requested by BRD Land & Investment to rezone the property designated as:

Location address: N RIDGE RD NORTH AUGUSTA 29841

Legal description: S/SD I-20S/S I-20

Parcel ID: 021-17-01-001

From R10 to R7.

	Name	Address	Phone Number	Signature
57	John F. [unclear]	103 Country Place Dr.		[Signature]
58	Debbie Ruffner	103 Country Place Dr.		[Signature]
59	Keith Pinion	109 Country Place Dr.		[Signature]
60	RAY MATHIS	1570 ASQUAGA LAKE RD		[Signature]
61	Patsy Mathis	1570 Asquaga Lk. Rd.		[Signature]
62	Mrs. Fabian Wright	2103 Howard Mill Rd North		[Signature]
63	Gene B Wright	2103 Howard Mill Rd North		[Signature]
64	LEONARD & ANNE MOORE	2103 NORTH RIDGE RD		[Signature]
65	Julie Moore	2103 North Ridge Rd.		[Signature]
66	Chris Parake	2111 North Ridge Rd		[Signature]
67	Bonnie Williams	2129 Howard Mill Rd.		[Signature]
68	John [unclear]	3 North Ridge Ct		[Signature]
69				
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71				
72				
73				
74				