

Planning Commission



Minutes for the Wednesday, April 17, 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** – Chairman Christine Crawford was absent from meeting. Bob Bigger acted as Chairman and all other members were in attendance.
3. **Approval of Minutes** – March 20, 2024 Regular Meeting

Correction to typo on page 2, Erin Slate changed to Erin Slade.
Jesse Elliott made the 1st motion to approved the March 20th 2024 PC minutes as amended, Erin Slade made the 2nd motion. It was approved unanimously.
4. **Confirmation of Agenda** There were no changes made to the agenda.
5. **SP23-004 Riverside Village Parcel K** – Major Site Plan – A request by SCP Acquisitions, LLC for approval of 170 apartment units located on ±2.12 acres located off of Railroad Avenue. The subject property is TPN 007-14-19-003 zoned DTMU2, Downtown Mixed

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Use 2 and in the Riverside Village area of the Hammond's Ferry Planned Development.

Tommy Paradise stated that the Hammond's Ferry Design Board was concerned with the perpendicular parking spaces that was previously proposed. In response, the development reduced the footprint of the building and redesigned the parking spaces to be parallel. Mr. Paradise stated that the redesign of the parking spaces didn't leave space for the landscape strip and the applicant is now requesting a waiver for the landscaping strip. Mr. Paradise continued by stating that staff recommends approval of the site plans with two conditions; approval of the waiver for the perimeter parking landscaping of Article 10 of North Augusta Development Code to be granted for the parking lot of the east side of the parcel and the all outstanding comments be addressed to the satisfaction of the City Staff.

Erin Slade questioned if there was always the intent for the gravel strip to be present for access to the brick pond.

Mr. Paradise concurred.

Applicant Brooks Young of 2316 Betty Anne Ct in Atlanta, approached the podium. He stated that the site plan was not taken lightly and the collaboration between the developer, The City and The Hammond's Ferry Design Review Board required a lot of work. Mr. Young reiterated his enthusiasm to be a part of the community. He stated the surface parking count will remain the same as before and the developer has purchased an additional lot to add extra parking.

a. Consideration of the Major Site Plan application by the Planning Commission

Jesse Elliot made the 1st motion to approve SP23-004 with the following conditions to the waiver for the perimeter parking lot landscape requirements of article 10 of the NADC be granted for the planting strip at the east side of the parcel and all outstanding comment will be addresses by or to the satisfaction of City Staff. Chelsea Waddell made the 2nd motion. It was approved unanimously.

6. **SP23-005 Riverside Village Parcel C** – Major Site Plan – A request by SCP Acquisitions, LLC for approval of ±87 residential units and ±4,280 sf of retail space located on ±1.2acres located off of Center Street. The subject property is TPN 007-14-19-005 zoned DTMU2, Downtown Mixed Use 2 and in the Riverside Village area of the Hammond's Ferry Planned Development.

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Tommy Paradise stated the project is projected to be a 5-story building with 87 residential units and 4,280 sq. ft of retail space on the first floor. Mr. Paradise stated that the Hammond's Ferry Review Board has signed off on the elevations for the building. He continued by saying that Staff would recommend the approval of the Site Plan with the condition that any outstanding comments be addressed to City Staff satisfaction and allowance for staff to approve alternative to drive.

Applicant Brooks Young approached the podium. He reiterated what Mr. Paradise summarized.

Jesse Elliott questioned the intent of the roadway near the parking deck.

Mr. Paradise stated that the roadway is the property of South Carolina Department of Transportation and not City Property.

Rett Harbeson questioned the point of the roadway.

Mr. Young stated that the roadway serves as proper egress and exit for the parallel spaces due to the road not being wide enough to add an additional lane.

Lisa Christie asked how much of the first floor is intended to be retail.

Mr. Young stated 4200 sq. ft of the first floor will be retail. He stated it will be developed on the bottom left side of the 1st floor and the bottom right side will be amenity spaces and the leasing office. He reiterated that the 1st floor will not be apartment units but either retail or commercial space.

Rett Harbeson questioned if more parking could be added near the parking deck in the future.

Mr. Young stated that his company doesn't own the area or the parking deck but they have studied the area and He does not think it is viable to add any more parking spaces.

Erin Slade asked if a SCDOT right of way be forgiven in the future.

Tommy Paradise stated that the question could only be answered by SCDOT.

Lisa Christie asked if the developer had any plans on the parcel to tie into the existing trail that accesses the brick pond.

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Mr. Young stated that there will be access to the walking trail on the parcel and it will be a great amenity for the project.

Rett Harbeson stated his disapproval for the additional roadway on the plans and asked if they could be removed from the plans.

Mr. Paradise stated that members could approve the site plan with conditions, which will give the developer the option to construct the roadway or not.

Mr. Young stated that the intent behind the roadway was envisioned to be for prospective tenants and staff parking.

Rett Harbeson asked if the developer was going through acquisition to purchase the nearby parcel or getting permission from the landowner to construct the additional roadway on the site plans.

Mr. Young stated that his company has not discussed purchasing the land from the land owner and is unsure of their future plans for the area. He stated that landowner has agreed to allow the additional roadway to be constructed.

No public comment was made.

Erin Slade asked if the blocked off road on the side of the parking deck be used for access.

Tommy Paradise stated that the space is not wide enough for potential access.

a. Consideration of the Major Site Plan application by the Planning Commission

Rett Harbeson made the 1st motion to approve SP23-005 with the condition that it meets City's requirements. Erin Slade made the 2nd motion. It was approved unanimously.

7. **SP24-001 Riverside Village Parcel G/H** – Major Site Plan – A request by Riverside Village G&H Owner, LLC for approval of ±58 residential units and ±3,802 sf of retail space located on ±1.12 acres fronting Brissie Drive and Center Street. The subject parcels are TPNs 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 and in the Riverside Village area of the Hammond's Ferry Planned Development.

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Tommy Paradise stated that staff recommends approval of the site plan with the condition to address all outstanding comments to the City's Staff satisfaction. He continued by stating that all of the tax parcel numbers that are currently in the proposed area will be combined into one lot if approved. Mr. Paradise stated that the proposed building for this parcel is 3 stories and 66,520 sq. ft. 3,800 sq. ft of the building is commercial retail and there will be 58 residential units. He stated there will be a brick wall shielding the parking area, similar to the Ironwood neighborhood. The facades and elevations have also been approved by Hammond's Ferry Design Review Board.

Chelsea Waddell asked about the number of parking spaces.

Mr. Paradise stated that there are 37 onsite parking spaces and along the proposed road Brissie Dr., There are 27 parking spaces.

Jesse Elliot asked if the onsite parking spaces will only be accessible to the residents or open to the public.

Mr. Paradise stated that the onsite parking will be accessible to the residents only.

Applicant Brooks Young approached the podium. He made himself available for any questions or comments.

Jesse Elliot asked how would the parking spaces be reserved for residents.

Mr. Young stated that the residents will have decals in their windows that will designate them to one of the parking spaces.

Jesse Elliot questioned whose responsibility would it be to enforce the parking regulations of those parking spaces.

Mr. Young stated that the responsibility would be that of the development staff.

Lisa Christie asked if each unit would be rented out individually as separate entities.

Mr. Young concurred.

Jesse Elliot asked if the building would include retail space.

Mr. Young stated that there will be a little over 3,800 sq. ft for commercial retail. Erin Slade asked if there was an opportunity to include Valet Parking in the plans.

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Mr. Young stated that the overall plan for the retail spaces is to designate Valet Parking in the Master Park Agreement.

No public comment was made.

a. Consideration of the Major Site Plan application by the Planning Commission

Jesse Elliott made the 1st motion to approve SP24-001 site plan with the conditions that all outstanding comments will be addresses to the satisfaction of City's Staff. Chelsea Waddell made the 2nd motion. It was approved unanimously.

8. **Staff Report**

a. March Performance Report

9. **Adjourn** 6:35pm

Project Staff Report

MSP23-009 Parker's Kitchen-Edgefield Road

Prepared by: La'Stacia Reese

Meeting Date: May 15, 2024

SECTION 1: PROJECT SUMMARY

Project Name	Parker's Kitchen-Edgefield Road
Applicant	Drayton Parker Companies, LLC
Engineer	Cody Rogers-EMC Engineering
Address/Location	At the corner of Edgefield Rd and Ascauga Lake Rd
Parcel Number	011-07-02-001
Total Development Size	±3.42 acres
Existing Zoning	GC, General Commercial
Proposed Zoning	GC, General Commercial
Overlay	HC, Highway Corridor
Traffic Impact Tier	3
Proposed Use	Gas station and convenience store
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 May 15, 2024.

SECTION 4: SITE HISTORY

The subject property was annexed in September 2000, along with four adjacent parcels, located on US 25/Edgefield Road and Ascauga Lake Road. The subject parcel was zoned General Commercial in accordance to the City's Future Land Use and Development Plan. The property is currently zoned GC, General Commercial.

On June 6, 2023, the North Augusta Board of Zoning Appeals considered a variance request from the requirements of Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District for a front setback that exceeds the maximum in the HC Overlay, specifically the maximum front setback of 90ft. Parker's Kitchen requested a variance of ±105 ft for a maximum front setback of ±195 ft.

The Board of Zoning Appeals voted unanimously to approve the application with the following conditions:

1. The site is to be developed as conceptually shown on the sketch plan.
2. The development would need to comply with the traffic study recommendations if allowed by SCDOT.

3. The variance for the maximum setback for ± 195 feet only applies to the 3.42 acres per the application.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Commercial Retail	GC, General Commercial/HC, Highway Corridor Overlay District
North	Convenience store with gasoline sales	Commercial Retail	TC, Thoroughfare Commercial/Outside City Limits
South	Vacant	Commercial Retail	PD, Planned Development
East	Vacant	Commercial Retail	PD, Planned Development
West	Vacant	Commercial Retail	Outside City Limits

Access – The site is currently accessible with road frontage from Edgefield Road.

Topography – The site’s highest elevations are towards the rear of the property.

Utilities – Water and wastewater lines are available along Edgefield Road.

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

Drainage Basin – The subject property is within the Mims Branch Basin. The Mims Branch sub basin drains a large undeveloped area located along Highway 520 from Ascauga Lake Road to Blanchard Road and is bordered by Old Sudlow Lake Road. It is the only basin in the city that is nearly 100% undeveloped. The basin is sampled at Old Sudlow Lake Road where it leaves the city. At the present time, this basin is considered a “representative basin” since it is in a relatively undeveloped area and is not impacted by industrial or residential use. The basin is being sampled in several locations to capture valuable data while it remains undeveloped.

SECTION 6: STAFF EVALUATION AND ANALYSIS

1. The future land use classification for the site is Commercial Retail. The proposed use is appropriate for the future land use classification as a commercial use.

2. The Stormwater Management Department, in conjunction with SCDHEC, must issue a grading permit. Site plans that deviate significantly from the approved stormwater plans will require additional review.
3. Final approval of site plan will be issued when all comments from staff reviews are approved.
4. Staff recommends approval of the site plan with the following conditions:
 - a. Conditions of the variance ZV23-007 will be applied to this project.
 - b. All outstanding comments will be addressed to the satisfaction of City Staff.

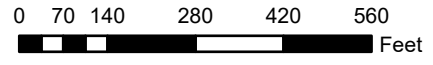
SECTION 7: ATTACHMENTS

1. Aerial/Site Map
2. Topography
3. Current Zoning
4. Application Materials

cc Cody Rogers-EMC Engineering, via email

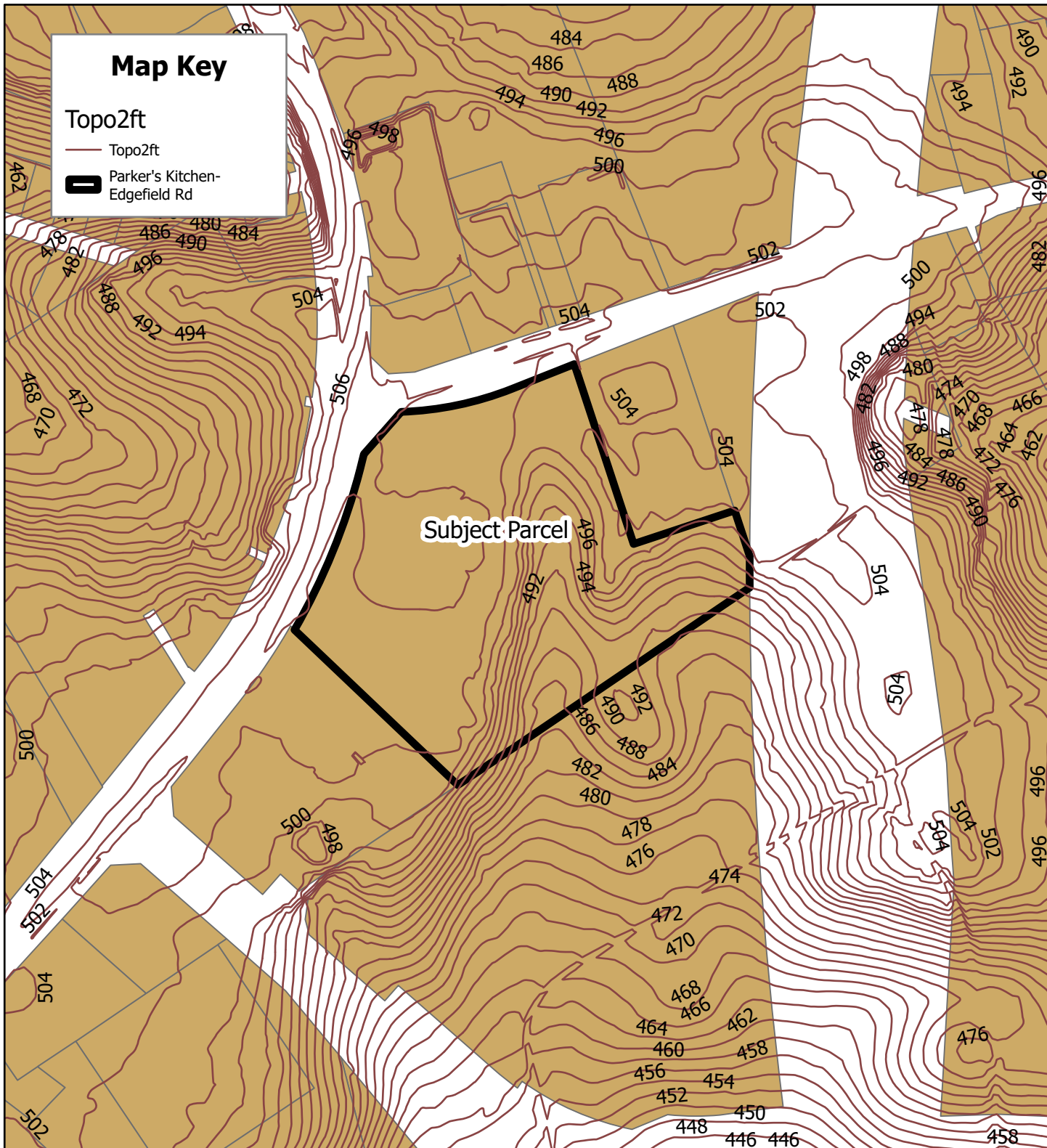


Aerial Map
Application Number MSP23-009
Tax Parcel Number
011-07-02-001



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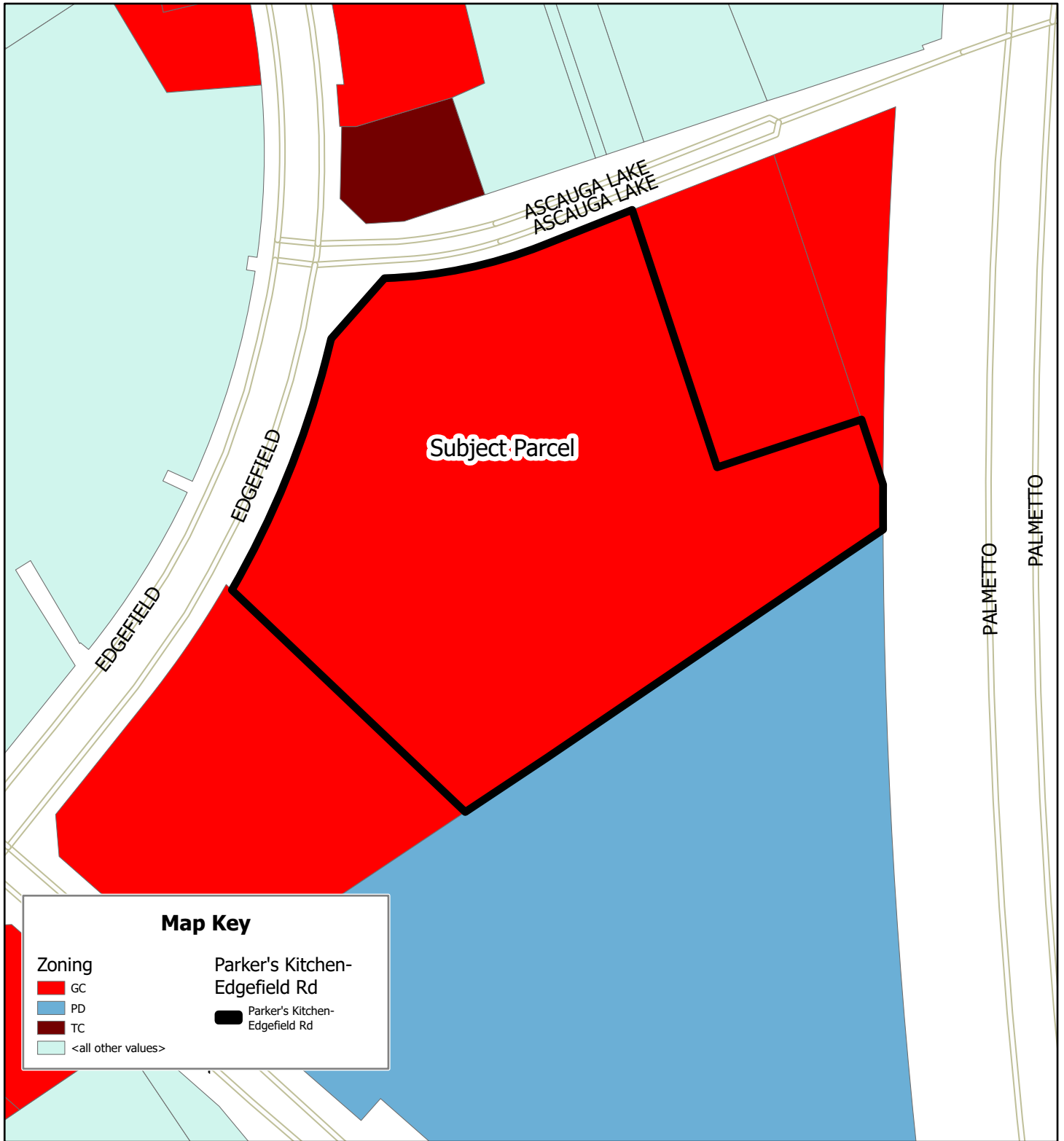
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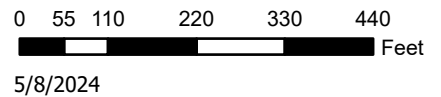


Topography Map
 Application Number MSP23-009
 Tax Parcel Number
 011-07-02-001





Zoning Map
 Application Number MSP23-009
 Tax Parcel Number 011-07-02-001
 Zoned GC, General Commercial
 HC, Highway Corridor Overlay District



Application for Development Approval

Please type or print all information



Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. **Project Name** Parker's Kitchen - Edgefield
Project Address/Location SE Quadrant of Edgefield & Ascauga Lake Road
Total Project Acreage 14.40 Acres **Current Zoning** GC - General Commercial
Tax Parcel Number(s) 011-07-02-001

2. **Applicant/Owner Name** Drayton-Parker Companies, LLC / Daniel Ben-Yisrael **Applicant Phone** (912) 677-0593
Mailing Address 17 McDonough Street
City Savannah **ST** GA **Zip** 31401 **Email** dbenyisrael@parkersav.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** Cody Rogers, PE **License No.** 39386
Firm Name EMC Engineering Services **Firm Phone** (912) 644-3219
Firm Mailing Address 1211 Merchant Way
City Statesboro **ST** GA **Zip** 30458 **Email** emc2005permit@emc-eng.com
Signature  **Date** 06/13/2023

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.  06/13/2023
Applicant or Designated Agent Signature **Date**
Daniel Ben-Yisrael
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 PARKERS KITCHEN

Project Address/Location SOUTHEAST QUADRANT OF EDGEFIELD ROAD & ASCAUGA LAKE ROAD

Project Parcel Number(s) 011-07-02-001

2. Property Owner Name Grey B Murray Trustee Owner Phone _____

Mailing Address PO BOX 1866

City AUGUSTA ST GA Zip 30903 Email _____

3. Designated Agent DANIEL BEN-YISRAEL

Relationship to Owner NONE

Firm Name DRAYTON-PARKER COMPANIES, LLC Phone 912-677-0593

Agent's Mailing Address 17 W. MCDONOUGH STREET

City SAVANNAH ST GA Zip 31401 Email DBENYISRAEL@PARKERSAV.COM

Agent's Signature [Signature] Date 05-01-2023

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 5-2-2023

5. Sworn and subscribed to before me on this 2nd day of May, 2023.

Notary Public [Signature]

Notary Public, Richmond County, Georgia
My Commission Expires August 4, 2023

Commission Expiration Date

SITE DEVELOPMENT PLANS FOR PARKER'S KITCHEN - EDGEFIELD

NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

Prepared for
DRAYTON-PARKER COMPANIES, LLC.

PROJECT DATA

OWNER/DEVELOPER: DRAYTON-PARKER COMPANIES, LLC.
171 CROSSROADS PARKWAY
SAVANNAH, GEORGIA 31407

24HR CONTACT: DANIEL BEN-YISRAEL
(912) 677-0593

TAX MAP & PARCEL NUMBER: 011-07-02-001

PARCEL AREA: 14.40 AC.

ZONING CLASSIFICATION: GC - GENERAL COMMERCIAL

PROPOSED USE: GAS STATION / CONVENIENCE STORE

IMPERVIOUS AREA: 3.09 AC.

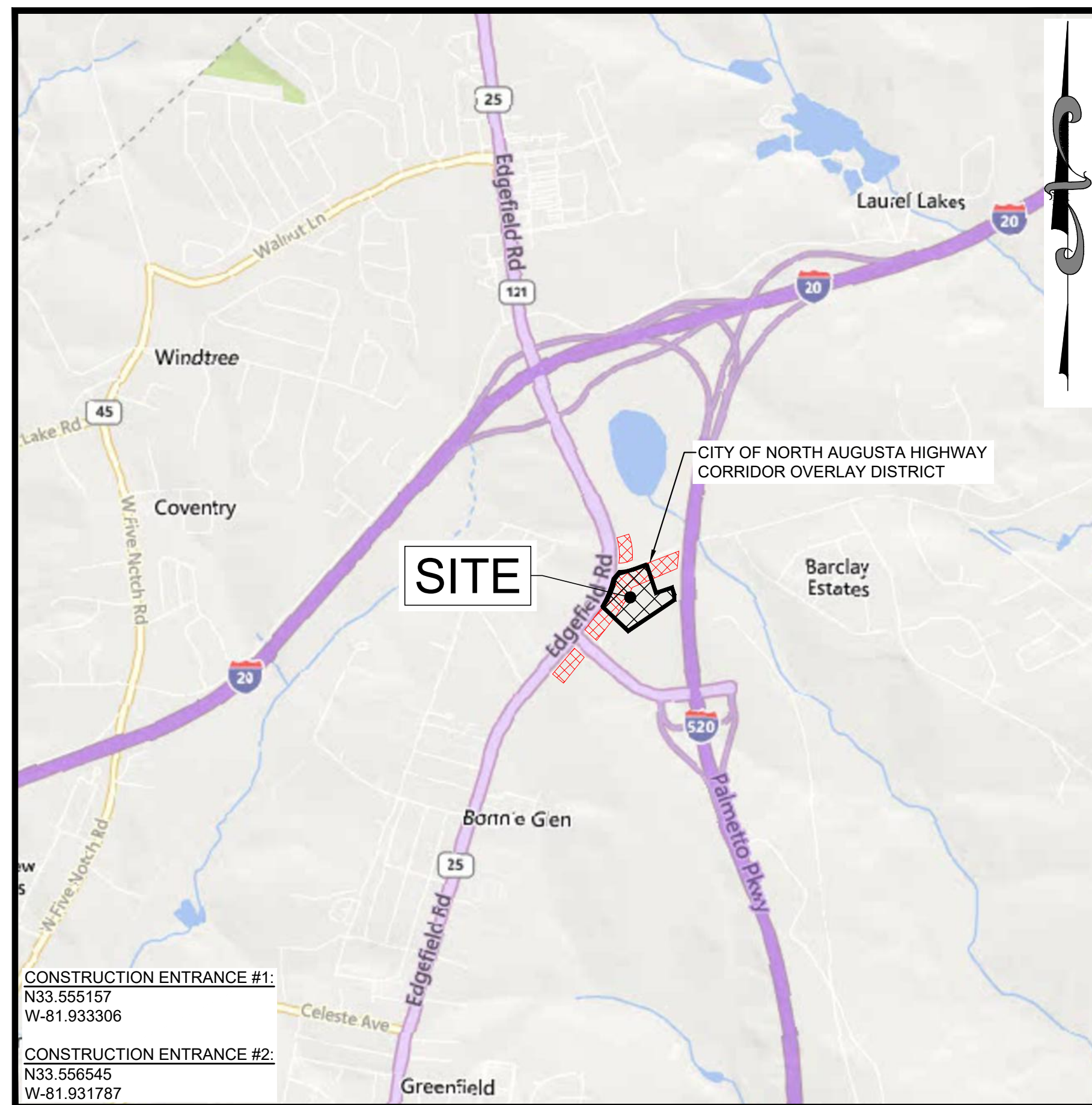
DISTURBED AREA: 14.60 AC.

TOTAL BUILDING AREA: 5,175 SF

PARKING SPACES REQUIRED: 35-45 SPACES

PARKING SPACES PROVIDED: 50 SPACES (VARIANCE REQUIRED)

*NOTE: PROJECT IS LOCATED WITHIN CITY OF NORTH AUGUSTA'S HIGHWAY CORRIDOR OVERLAY DISTRICT



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C01	COVER
C02	GENERAL NOTES AND LEGENDS
C03	EXISTING CONDITIONS AND DEMOLITION PLAN
C04	SITE PLAN
C05	UTILITY PLAN
C06	SANITARY SEWER PROFILES
C07	PAVING AND DRAINAGE PLAN
C08	ENLARGED GRADING PLAN
C09	ROADWAY PROFILES
C10	STORM DRAINAGE PROFILES
C11	STORM DRAINAGE PROFILES
C12	HYDROLOGY PLAN
C13	EDGEFIELD ROAD (US-25 - SC-121) SCDOT DRIVEWAY PLAN
C14	ASCAUGA LAKE RD. (SC-33) SCDOT DRIVEWAY PLAN
C15	INITIAL EROSION AND SEDIMENT CONTROL PLAN
C16	INTERMEDIATE EROSION AND SEDIMENT CONTROL PLAN
C17	FINAL EROSION AND SEDIMENT CONTROL PLAN
C18	EROSION AND SEDIMENT CONTROL NOTES
C19	EROSION AND SEDIMENT CONTROL NOTES
C20	EROSION AND SEDIMENT CONTROL DETAILS
C21	EROSION AND SEDIMENT CONTROL DETAILS
C22	EROSION AND SEDIMENT CONTROL DETAILS
C23	CONSTRUCTION DETAILS
C24	CONSTRUCTION DETAILS
C25	SCDOT CONSTRUCTION DETAILS
C26	SCDOT CONSTRUCTION DETAILS
C27	SCDOT CONSTRUCTION DETAILS
L1	PLANTING PLAN
L2	PLANTING PLAN, PLANTING SCHEDULE
L3	PLANTING NOTES AND DETAILS
SP1	SITE PHOTOMETRIC PLAN



UTILITY LOCATION DISCLAIMER

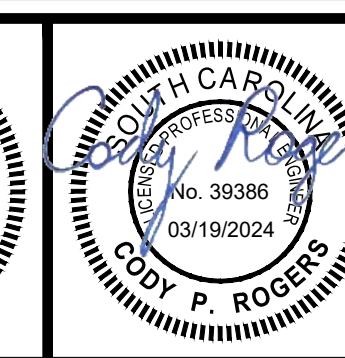
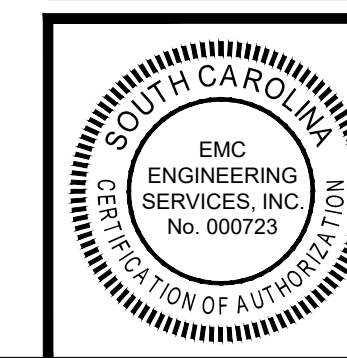
THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

PROJECT LOCATION:
EDGEFIELD ROAD (US-25) & ASCAUGA LAKE RD.
NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA
EMC PROJECT# 22-2096
MARCH 19TH, 2024



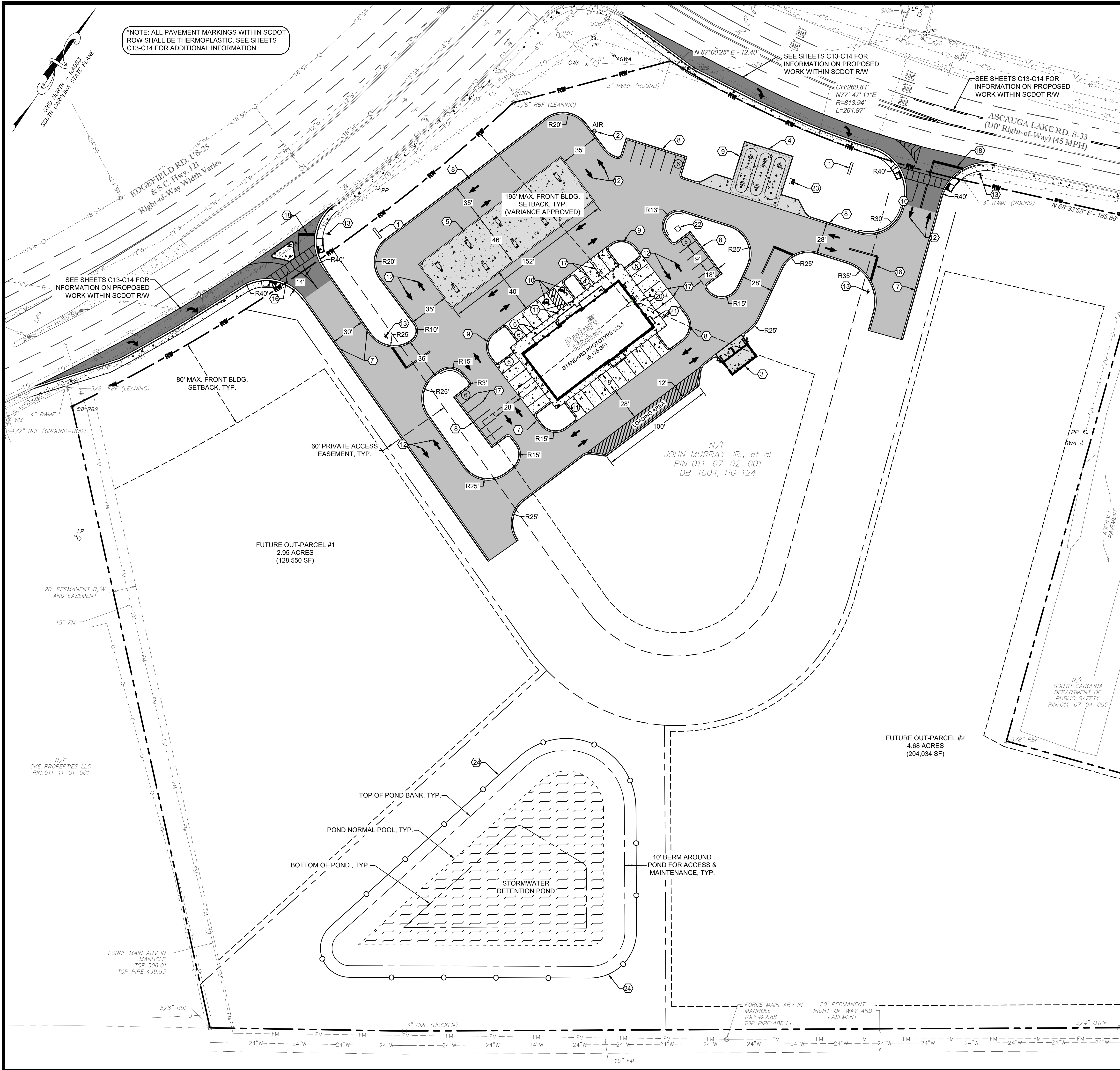
EMC ENGINEERING SERVICES, INC.
ENVIRONMENTAL- MARINE - CIVIL - SURVEY

REVISION	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-
-	-	-



EMC ENGINEERING SERVICES, INC.
PO BOX 2096
1211 MERCHANT WAY, SUITE 201
STATESBORO, GEORGIA 30458
PHONE: (912) 764-7022
FAX: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com

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SITE NOTES:

PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF LOW VEGETATION AND SOME PINE TREES, LYING ON 1 PARCEL OF LAND. IT IS THE INTENTION OF THE OWNER TO CONSTRUCT A NEW GAS STATION / CONVENIENCE STORE WITH ASSOCIATED PARKING & INFRASTRUCTURE. THE REMAINING ACREAGE WILL BE SUBDIVIDED INTO OUTPARCELS FOR FUTURE DEVELOPMENT BY OTHERS. SANITARY SEWER, DOMESTIC WATER AND STORMWATER DETENTION UTILITIES WILL BE INSTALLED FOR THE OVERALL DEVELOPMENT.	
PROPERTY DESCRIPTION	EDGEFIELD ROAD (US-25) & ASCAUGA LAKE RD. PIN # 011-07-02-001	
AREA	TOTAL PROPERTY AREA	14.40 AC.
	SUBJECT PROPERTY	6.77 ACRES
	OUTPARCEL #1	2.95 ACRES
	OUTPARCEL #2	4.68 ACRES
ZONING	EXISTING	GC - GENERAL COMMERCIAL
	PROPOSED	GC - GENERAL COMMERCIAL
SETBACKS	FRONT SETBACK:	195-FT MAX. (VARIANCE APPROVED)
	SIDE SETBACK:	0-5 FT
	REAR SETBACK:	20-FT
UTILITIES	WATER	CONNECT TO EXISTING CITY OF NORTH AUGUSTA SANITARY SEWER NORTH OF ASCAUGA LAKE RD. AND DOMESTIC WATER MAIN SOUTH OF SUBJECT PROPERTY.
	SANITARY SEWER	

OFF STREET PARKING NOTES:

REQUIRED PARKING	MIN - 1 PER PUMP + 1 PER 350 SF MAX - 1 PER PUMP + 1 PER 200 SF
REQUIRED PARKING DESIGN CONSTRAINT	20 PUMPS 5,175 SF
REQUIRED PARKING CALCULATION	MIN - 1 PER PUMP * 20 PUMPS + 1 PER 350 SF * 5,175 SF = 35 SPACES MAX - 1 PER PUMP * 20 PUMPS + 1 PER 200 SF * 5,175 SF = 45 SPACES
PARKING PROVIDED	48 9-FT WIDE REGULAR SPACES 2 9-FT WIDE ADA SPACES 50 TOTAL SPACES (VARIANCE REQUIRED)

HATCH LEGEND:

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT / SIDEWALK		PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
	STORMWATER DETENTION POND WET POOL		

SITE PLAN SPECIAL NOTES

①	MONUMENT SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
②	3' X 3' CONCRETE PAD FOR AIR MACHINE
③	DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
④	CONCRETE PAD W/ (3) UNDERGROUND FUEL STORAGE TANKS
⑤	48' X 152' AUTO CANOPY (CONC. PAD TO EXTEND 1' BEYOND FASCIA OVERHANG IN ALL DIRECTIONS)
⑥	6" Ø CONCRETE BOLLARDS SPACED 5'-6" ON CENTER (± 62 TOTAL)
⑦	18" STANDARD CURB AND GUTTER
⑧	18" PITCHED CURB AND GUTTER
⑨	6" HEADER CURB AROUND UNDERGROUND FUEL TANK PAD
⑩	ADA STALL STRIPING (PAINTED BLUE)
⑪	HANDICAP SIGN / VAN ACCESSIBLE HANDICAP SIGN (2 TOTAL)
⑫	DIRECTIONAL ARROW (THERMOPLASTIC, PAINTED WHITE)
⑬	"STOP" SIGN, 36" (R1-1) (6 TOTAL)
⑭	"DO NOT ENTER" SIGN, 36" (R5-1) (2 TOTAL)
⑮	- VACANT -
⑯	8' PEDESTRIAN CROSSWALK (THERMOPLASTIC, PAINTED WHITE)
⑰	4" PARKING STALL STRIPING (PAINTED WHITE)
⑱	24" STOP BAR (THERMOPLASTIC, PAINTED WHITE)
⑲	- VACANT -
⑳	48" Ø GREASE RECLAMATION TANK
㉑	PROPANE MERCHANDISER CASE (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFO)
㉒	PAD MOUNTED ELECTRICAL TRANSFORMER
㉓	2' X 4' CONCRETE PAD FOR (3) TANK VENT STACKS & (2) 6" Ø CONCRETE BOLLARDS
㉔	6' TALL CHAINLINK FENCE WITH GATE AROUND POND BERM (4810 LF TOTAL)
㉕	- VACANT -
㉖	R3-2 NO LEFT TURN SIGN (24")

NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.
 1211 Merchant Way, Suite 201
 Statesboro, GA 30458
 Ph: (912) 764-7022
 Fax: (912) 233-4580
 www.emc-eng.com

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SITE PLAN

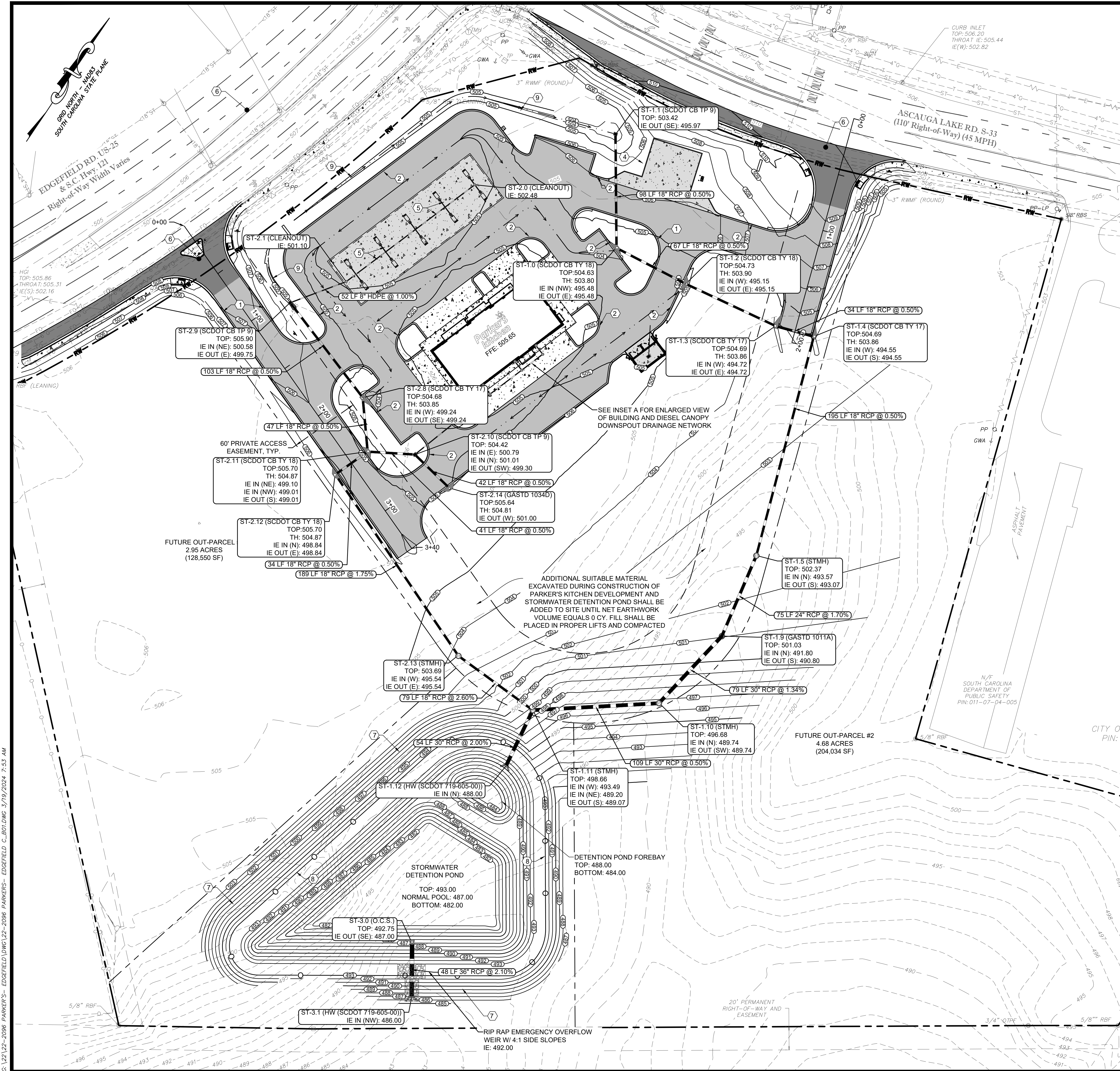
PARKER'S KITCHEN - EDGEFIELD
 EDGEFIELD ROAD (US-25) & ASCAUGA LAKE RD.
 NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

Prepared for:
DRAYTON-PARKER COMPANIES, LLC.

PROJECT NO.:	22-2096
DRAWN BY:	NBI
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	3/30/2023
CHECKED BY:	CPR
SCALE:	1" = 40'
DATE:	03/19/2024



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HATCH LEGEND:

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK / PAVEMENT		PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	EXISTING CONCRETE SIDEWALK / PAVEMENT		

PAVING AND DRAINAGE SPECIAL NOTES

①	18" STANDARD CURB AND GUTTER
②	18" PITCHED CURB AND GUTTER
③	- VACANT -
④	6" HEADER CURB
⑤	8" HDPE ROOF DRAIN HEADER @ S= 1.0% MIN.
⑥	SEE SHEETS 13-14 FOR INFORMATION ON PROPOSED WORK WITHIN SCDOT RW
⑦	PER CITY OF NORTH AUGUSTA REQUIREMENTS, ALL POND EMBANKMENTS SHALL BE COMPACTED TO 90% MODIFIED PROCTOR (TEST RESULTS FROM AN INDEPENDENT LAB ARE REQUIRED).
⑧	6' TALL CHAINLINK FENCE WITH GATE AROUND POND BERM (±810 LF TOTAL)
⑨	DRAINAGE SWALE @ S= 0.5% MIN. W/ 4:1 SIDE SLOPES

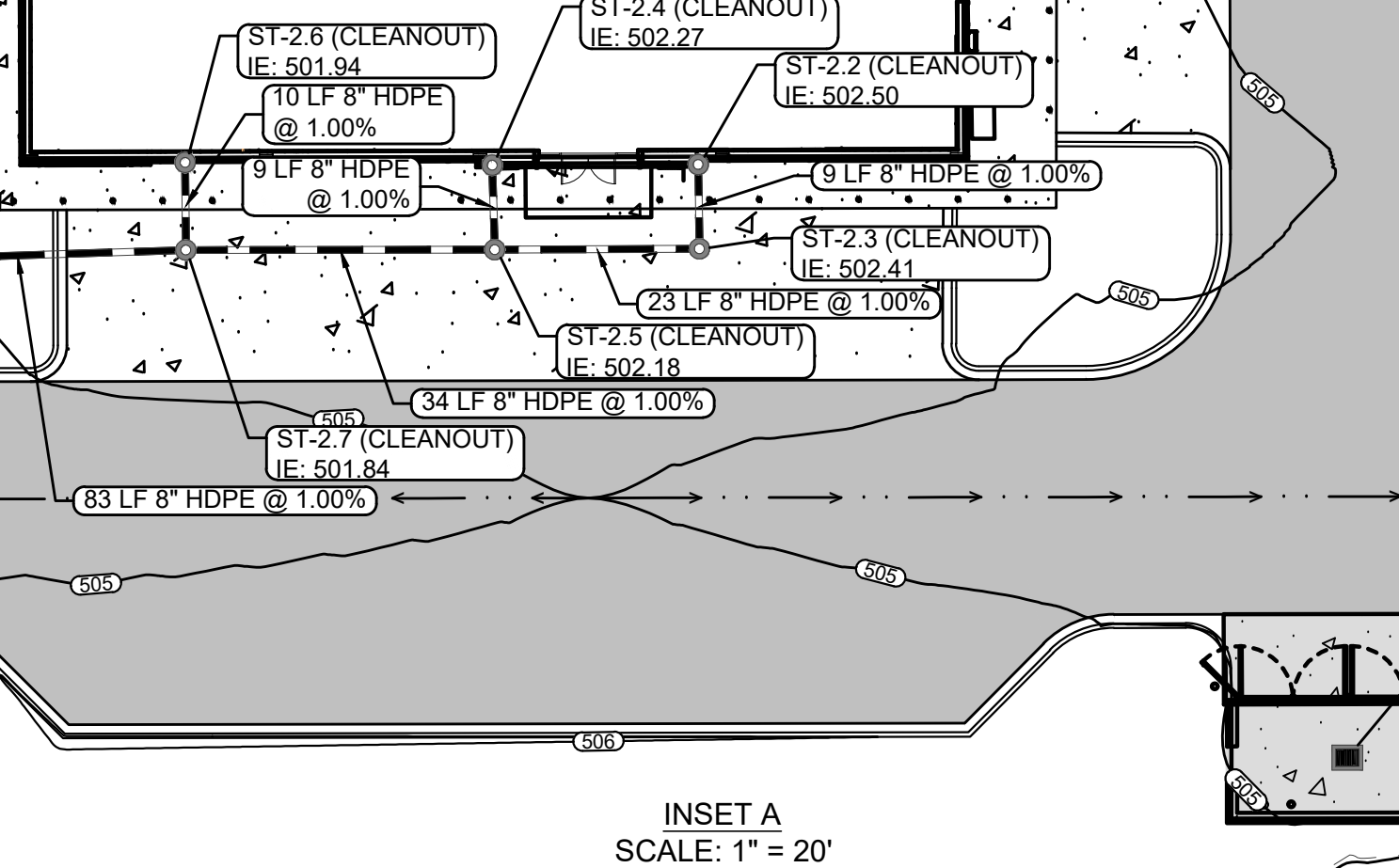
PROJECT CUT / FILL VOLUMES:

TOTAL CUT- 17,140 CY (INCLUDES CUT FOR PAVEMENT SECTIONS)

TOTAL FILL- 17,140 CY

NET- 0 CY

*NOTE- ANY SUITABLE MATERIAL FROM EXCAVATION ONSITE DURING CONSTRUCTION OF THE PARKER'S SITE AND STORMWATER DETENTION POND SHALL BE PLACED ONSITE UNTIL NET VOLUME EQUALS 0 CY.



*NOTE- ALL RCP STORM PIPE SHALL BE GASKETED JOINT

DATE	
REVISION DESCRIPTION	
NO.	

EMC ENGINEERING SERVICES, INC.
 PO Box 2086
 1211 Merchants Way, Suite 201
 Statesboro, GA 30458
 Ph: (912) 764-7022
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PAVING AND DRAINAGE PLAN

PARKER'S KITCHEN - EDGEFIELD
 EDGEFIELD ROAD (US-25) & ASCAUGA LAKE RD.
 NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

Prepared for:
DRAYTON-PARKER COMPANIES, LLC.

PROJECT NO.: 22-2096
 DRAWN BY: NBI
 DESIGNED BY: KES
 SURVEYED BY: EMC
 SURVEY DATE: 3/30/2023
 CHECKED BY: CPR
 SCALE: 1" = 40'
 DATE: 03/19/2024

SHEET
C07
 OF 30

South Carolina 811
 Call 811 Before you Dig

IFP SET - 03/19/2024

SCDOT COMMERCIAL DRIVEWAY NOTES:

OWNER / APPLICANT:
 DRAYTON-PARKER COMPANIES, LLC - C/O DANIEL BEN-YISRAEL
 171 CROSSROADS PKWY. SAVANNAH, GEORGIA 31401
 (912) 677-0593 (benyisrael@parkersav.com)

ENGINEER / PLAN PREPARER:
 EMC ENGINEERING SERVICES, INC., CODY P. ROGERS, PE
 1211 MERCHANT WAY, SUITE 201, STATESBORO, GEORGIA 30458
 (912) 644-3219 (cody_rogers@emc-eng.com)

SITE INFORMATION:
 LOCATION: US ROUTE 25
 PROPERTY AREA: 14.40 AC.
 ROAD NAME (STATE ROUTE) : EDGEFIELD ROAD (US 25 / SC 121)
 POSTED SPEED LIMIT: 45 MPH
 FUNCTIONAL CLASS: URBAN - PRINCIPAL ARTERIAL
 ANNUAL AVERAGE DAILY TRAFFIC: 19,700 (2022 DATA FROM SCDOT STATION ID 131)
 36,000 (2022 DATA FROM SCDOT STATION ID 133)

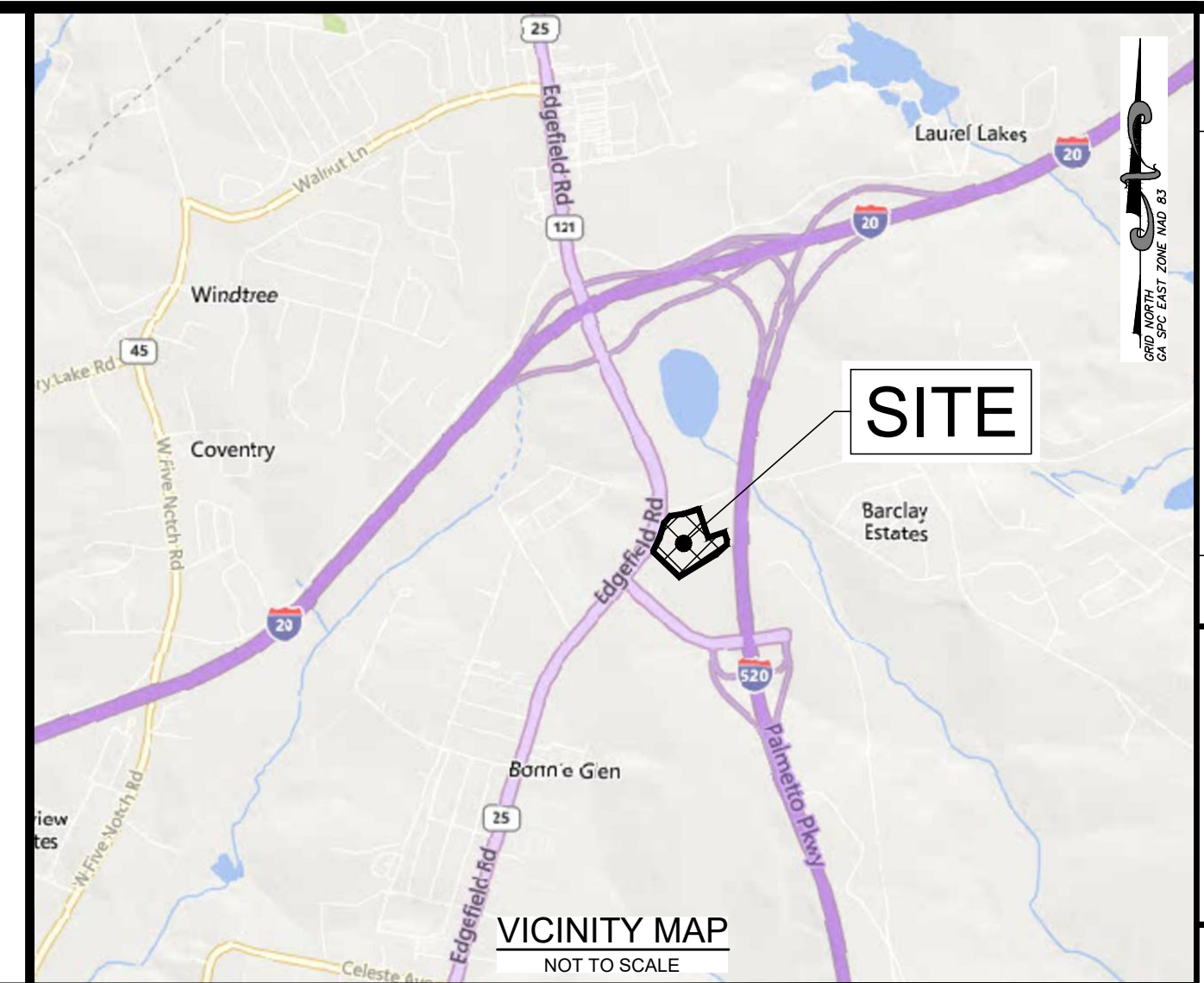
DECELERATION LANE REQUIREMENTS:
 REFER TO TRAFFIC IMPACT ANALYSIS REPORT FOR TURN LANE RECOMMENDATIONS

TRIP GENERATION:
 REFER TO TRAFFIC IMPACT ANALYSIS REPORT FOR ADDITIONAL INFORMATION.

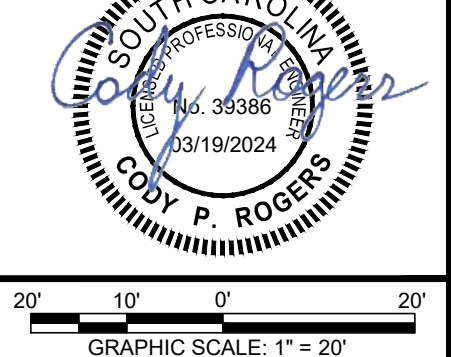
STORMWATER:
 SITE DOES NOT INCREASE RUNOFF INTO STATE R/W. SITE WILL NOT HAVE ANY ADVERSE EFFECT UPSTREAM, DOWNSTREAM, OR ON THE STATE R/W.

HATCH LEGEND:

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK / PAVEMENT		PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	EXISTING CONCRETE SIDEWALK / PAVEMENT		



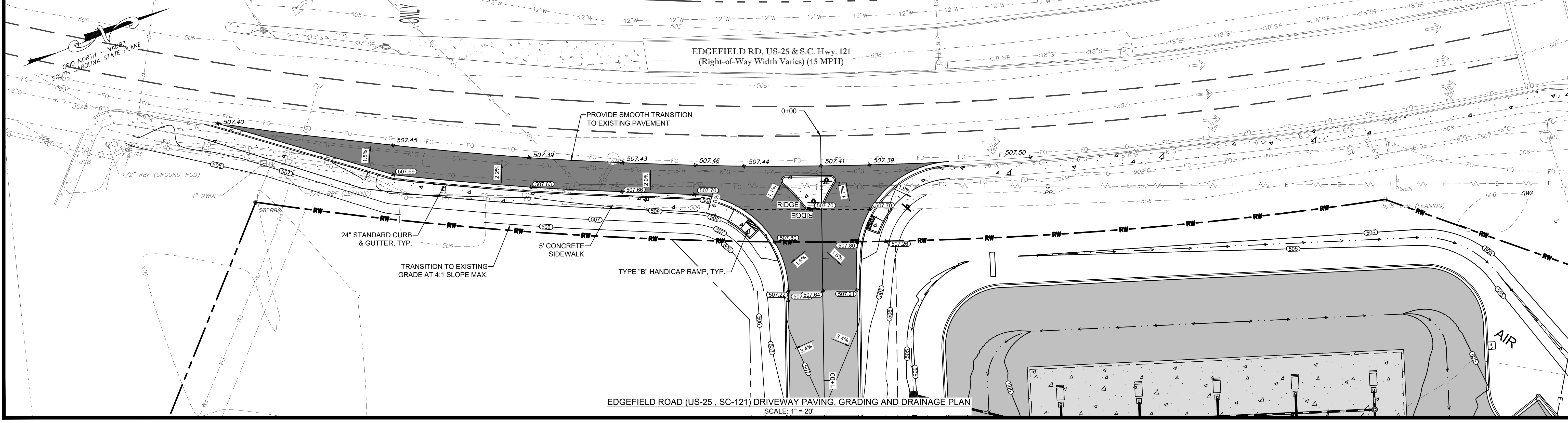
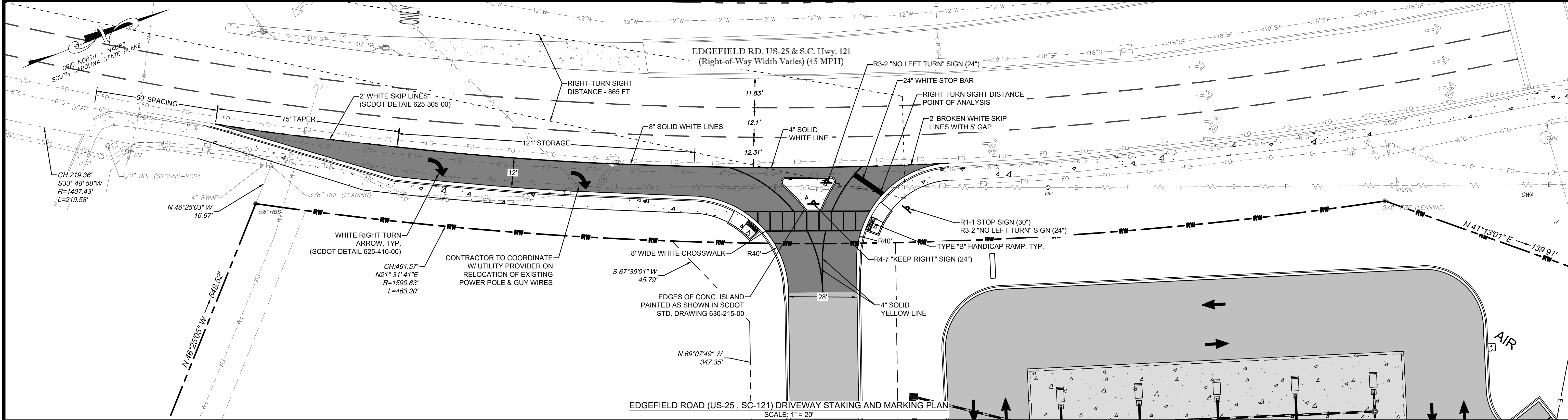
NO.	REVISION DESCRIPTION	DATE



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EDGEFIELD ROAD (US-25 - SC-121) SCDOT DRIVEWAY PLAN

PARKER'S KITCHEN - EDGEFIELD
 EDGEFIELD ROAD (US-25) & ASCAUGA LAKE RD.
 NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

Prepared for:
DRAYTON-PARKER COMPANIES, LLC.

PROJECT NO.:	22-2096
DRAWN BY:	NBI
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	3/30/2023
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/19/2024

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SCDOT COMMERCIAL DRIVEWAY NOTES:

OWNER / APPLICANT:
 DRAYTON-PARKER COMPANIES, LLC - C/O DANIEL BEN-YISRAEL
 171 CROSSROADS PKWY, SAVANNAH, GEORGIA 31401
 (912) 677-0593 (benyisrael@parkersav.com)

ENGINEER / PLAN PREPARER:
 EMC ENGINEERING SERVICES, INC., CODY P. ROGERS, PE
 1211 MERCHANT WAY, SUITE 201, STATESBORO, GEORGIA 30458
 (912) 644-3219 (cody_rogers@emc-eng.com)

SITE INFORMATION:
 LOCATION: S-33
 PROPERTY AREA: 14.40 AC.
 ROAD NAME (STATE ROUTE) : ASCAUGA LAKE ROAD (S-33)
 POSTED SPEED LIMIT: 45 MPH
 FUNCTIONAL CLASS: URBAN - MAJOR COLLECTOR
 ANNUAL AVERAGE DAILY TRAFFIC: 12,000 (2022 DATA FROM SCDOT STATION ID 453)

DECELERATION LANE REQUIREMENTS:
 REFER TO TRAFFIC IMPACT ANALYSIS REPORT FOR TURN LANE RECOMMENDATIONS

TRIP GENERATION:
 REFER TO TRAFFIC IMPACT ANALYSIS REPORT FOR ADDITIONAL INFORMATION

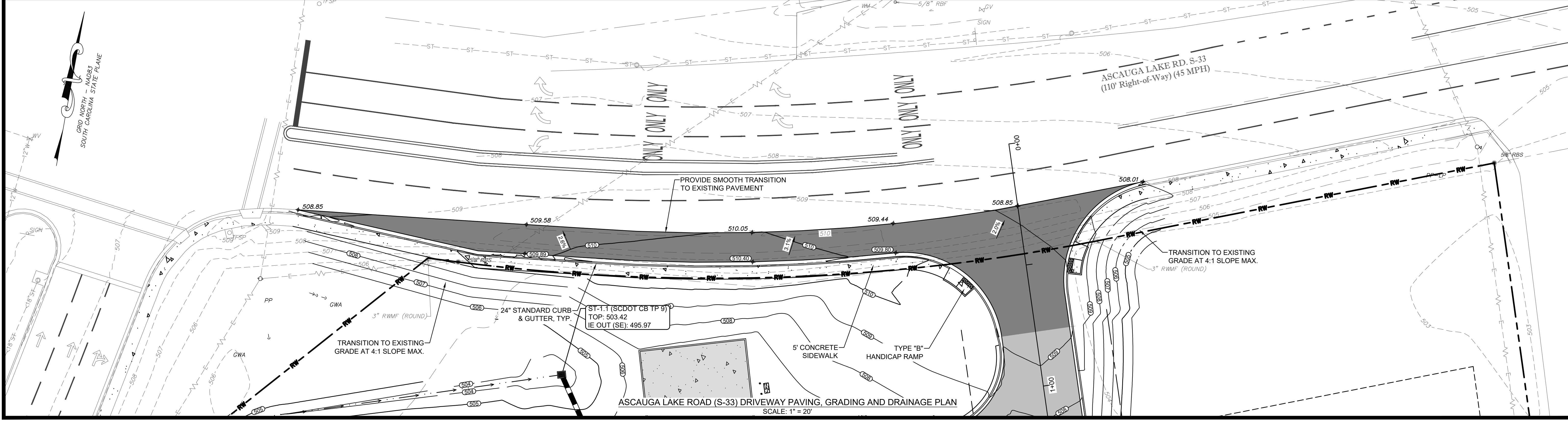
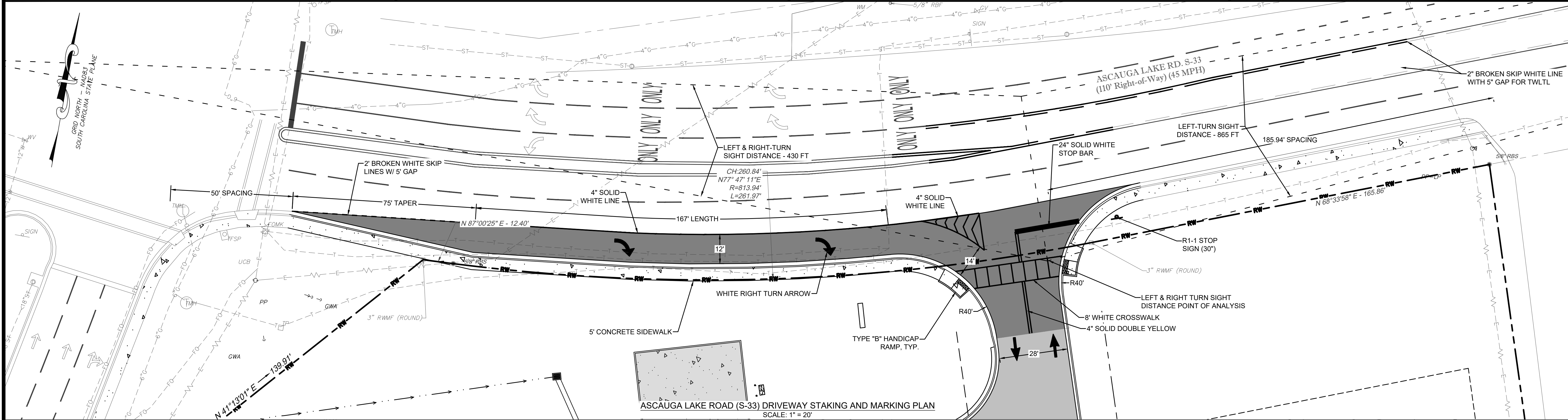
STORMWATER:
 SITE DOES NOT INCREASE RUNOFF INTO STATE RW. SITE WILL NOT HAVE ANY ADVERSE EFFECT UPSTREAM, DOWNSTREAM, OR ON THE STATE RW.

HATCH LEGEND:

- | | | | |
|--|---|--|---------------------------------------|
| | PROPOSED STANDARD DUTY ASPHALT PAVEMENT | | PROPOSED HEAVY DUTY ASPHALT PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK / PAVEMENT | | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
| | EXISTING CONCRETE SIDEWALK / PAVEMENT | | |



NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
 CIVIL MARINE ENVIRONMENTAL
 1211 Merchant Way, Suite 201
 Statesboro, GA 30458
 Ph: (912) 764-7022
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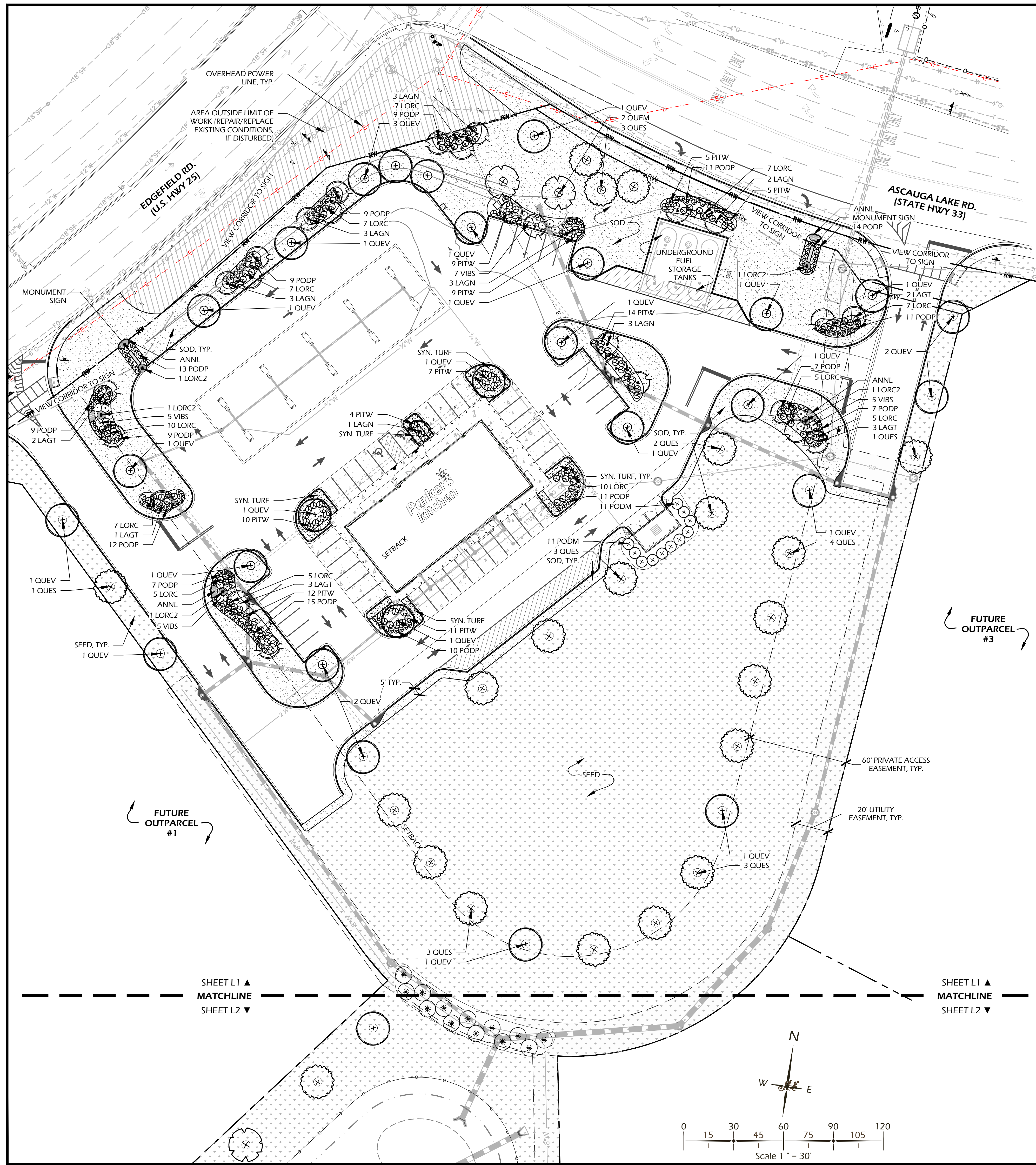
CODY P. ROGERS
 PROFESSIONAL ENGINEER
 03/19/2024

ASCAUGA LAKE RD. (S-33) SCDOT DRIVEWAY PLAN
PARKER'S KITCHEN - EDGEFIELD
 EDGEFIELD ROAD (US-25) & ASCAUGA LAKE RD.
 NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA
 Prepared for:
DRAYTON-PARKER COMPANIES, LLC.

PROJECT NO.:	22-2096
DRAWN BY:	NBI
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	3/30/2023
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/19/2024

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DEVELOPMENT CODE - CITY OF NORTH AUGUSTA, SC

- ARTICLE 3 - ZONING DISTRICTS**
 3.8.5 HC. HIGHWAY CORRIDOR OVERLAY DISTRICT
 3.8.5.7 STORMWATER MANAGEMENT
 a. Detention and retention ponds shall be screened from view at the street right of way by five (5) gallon evergreen shrubs and vines that will, at maturity, block at least fifty percent (50%) of the view of the detention pond and fencing from the property line.
 3.8.5.8 FRONT SETBACK LANDSCAPING
 a. Landscaping shall be provided on the site and parking areas in accordance with the provisions of Article 10, Landscaping, and this section.
 b. If a front setback of five (5) feet is utilized the front setback shall be landscaped to the standards of a Type A Buffer or paved as a widened extension of the public sidewalk.
 c. If a front setback of thirty (30) feet is utilized the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type A Buffer. (Rev. 12-1-08, Ord. 2008-18)
 d. If the front setback exceeds thirty (30) feet, the first twenty-five (25) feet measured from the property line shall be landscaped to the standards of a Type B Buffer.
 e. If the front setback exceeds thirty (30) feet and parking or a drive aisle is provided between the front property line and a structure, the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type D Buffer. (Rev. 12-1-08, Ord. 2008-18)

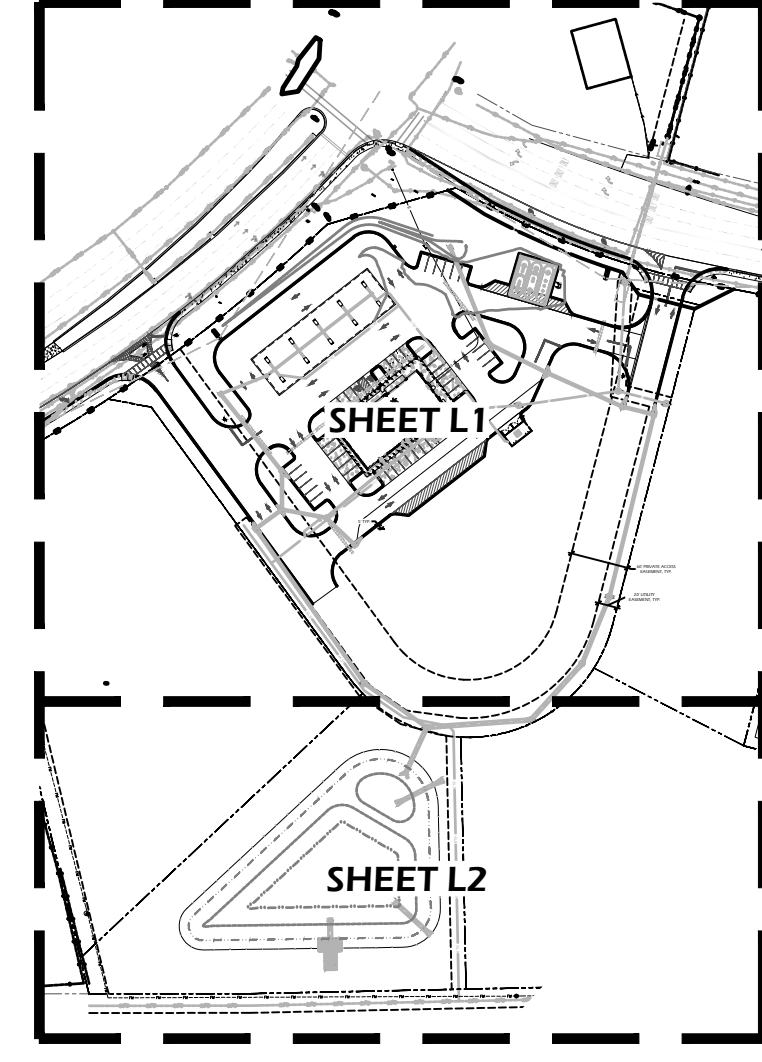
ARTICLE 10 - LANDSCAPING
 10.3.1 SIZE SPECIFICATIONS
 TABLE 10-2

Category	Minimum Caliber	Minimum Height	Other
Large Trees (Single Stem)	2.0 inches	6 feet	Not Applicable
Small Trees (Single Stem)	1.5 inches	6 feet	Not Applicable
Small Trees (Multi-Stem)	1.0 inch per stem	6 feet	Not Applicable
Shrubs	Not Applicable	2 feet	Shrubs planted for screening purposes shall form the required density to block back visibility to a height of 6 feet within 3 years from the date of installation. Turf must provide 100% ground coverage upon installation. Other vegetation ground cover shall provide 100% ground coverage within 1 year of installation. Organic mulch shall be used around and between plantings that do not provide 100% ground coverage upon installation.
Ground Cover (Organic)	Not Applicable	Not Applicable	Turf must provide 100% ground coverage upon installation.
Ground Cover (Inorganic)	Not Applicable	Not Applicable	May be used for an area up to 20% of the required Landscape Planting area.

- 10.3.2 SELECTION OF PLANT MATERIALS
 All plant material, except ground covers, shall be selected from Appendix C.
 Approved plants, except as provided in 10.3.2.2, are:
 10.3.3 MIX OF GENUS AND SPECIES ENCOURAGED
 Except for Street Trees, §10.7, a mix of genus and species of trees, shrubs, ground cover, perennials and annuals is encouraged, but not required, in order to avoid potential loss due to infectious disease, blight or insect infestation.

- 10.10 GENERAL SITE LANDSCAPING
 10.10.2.1 At least ten percent (10%) of the net lot area must have a tree canopy cover either through existing tree cover or by installation of new trees. The "net lot area" means the total area of the lot or parcel minus the building footprint(s), access and internal circulation drives, loading and service areas and parking areas. Required parking landscaping areas, both perimeter and interior, are excluded for the net lot area calculation.
 10.10.2.3 If the canopy cover is accomplished by installation, a combination of new large and small trees as specified in Table 10.2, Plant Material Specifications, may be utilized to achieve the required coverage. The following factors shall be used to calculate tree canopy for new trees:
 a. A canopy credit of four-hundred (400) square feet shall be assigned to a large tree.
 b. A canopy credit of two-hundred (200) square feet shall be assigned to a small tree.

OVERALL PLAN AND SHEET LAYOUT
 NOT TO SCALE



LANDSCAPE SUMMARY

TREE CANOPY AREA REQUIREMENTS	
Net Lot Area - 6.7 ac (Subject Property Only, excludes Outparcels)	294,471 sf
Tree Canopy Required (10% of Net Lot Area)	29,447.1 sf
Tree Canopy Provided <small>62 Large Canopy Trees (62' x 60' = 24,000 sf) 29 Small Canopy Trees (29' x 200' = 5,800 sf) Total: 29,800 sf</small>	30,600 sf

PERIMETER PARKING LOT LANDSCAPING		
AS PER 10.6.3		
ADJACENT TO STREET		
LARGE TREES - 1 PLUS 1 PER 60 LF (55 LF)	REQUIRED	PROPOSED
SMALL TREES - 1 PLUS 1 PER 40 LF (55 LF)	2	3
SHRUBS - 1 PLUS 1 PER 5 LF (55 LF)	12	25
ADJACENT TO SIDE AND REAR PROPERTY LINES		
LARGE TREES - 1 PLUS 1 PER 40 LF (55 LF)	REQUIRED	PROPOSED
SMALL TREES - 1 PLUS 1 PER 40 LF (55 LF)	2	3
SHRUBS - 1 PLUS 1 PER 5 LF (55 LF)	12	50
ADJACENT TO INTERNAL ACCESS DRIVES		
LARGE TREES - 1 PLUS 1 PER 40 LF (47 LF)	REQUIRED	PROPOSED
SMALL TREES - 1 PLUS 1 PER 40 LF (47 LF)	2	3
SHRUBS - 1 PLUS 1 PER 5 LF (47 LF)	10	14

BUFFER REQUIREMENTS		
AS PER 10.5.3 AND 3.8.5.8.5		
BUFFER - EDGEFIELD ROAD TYPE D (HWY CORRIDOR OVERLAY)		
	REQUIRED	PROPOSED
LARGE TREES - 1 PLUS 1 PER 40 LF (±285 LF)	8	5
SMALL TREES - 1 PLUS 1 PER 40 LF (±285 LF)	8	9
0.2 BUFFER POINTS PER LF (±285 LF)	237.5	272.5 <small>Large trees (1" DBH) = 10 Small trees (1" DBH) = 10</small>
BUFFER - ASCAUGA LAKE TYPE A		
	REQUIRED	PROPOSED
LARGE TREES - 1 PLUS 1 PER 60 LF (±332 LF)	7	7
0.2 BUFFER POINTS PER LF (±332 LF)	66.4	80 <small>Large trees (1" DBH) = 10 Small trees (1" DBH) = 10</small>
EAST SIDE BUFFER TYPE A		
	REQUIRED	PROPOSED
LARGE TREES - 1 PLUS 1 PER 60 LF (±581 LF)	11	12
0.2 BUFFER POINTS PER LF (±581 LF)	116.2	120 <small>Large trees (1" DBH) = 10 Small trees (1" DBH) = 10</small>
WEST SIDE BUFFER TYPE A		
	REQUIRED	PROPOSED
LARGE TREES - 1 PLUS 1 PER 60 LF (±506 LF)	9	9
0.2 BUFFER POINTS PER LF (±506 LF)	101.2	105 <small>Large trees (1" DBH) = 10 Small trees (1" DBH) = 10</small>

INTERIOR PARKING LOT LANDSCAPING		
AS PER 10.6.4		
PLANTINGS PER 10 PARKING SPACES (50 TOTAL SPACES)		
	REQUIRED	PROPOSED
1 LARGE TREE	5	9
2 SMALL TREES	10	10*
8 SHRUBS	40	63

PLANT LEGEND REFER TO SHEET L2 FOR PLANT SCHEDULE

Abbrev.	Botanical Name	Common Name
Large Trees		
QUEM	Quercus michauxii	Swamp Chestnut Oak
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
Small Trees		
LAGN	Lagostroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
LAGT	Lagostroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
Shrubs		
LORC	Loropetalum chinense 'Kurobijiri' P#23,176	Cerise Charm Fringe Flower
LORC2	Loropetalum chinense f. rubrum 'Carolina Midnight'	Carolina Midnight Loropetalum
FTW	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum
PODM	Podocarpus macrophyllus	Japanese Yew
PODP	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus
VIBS	Viburnum suspensum	Sandankwa Viburnum
VIBO	Viburnum odoratissimum	Sweet Viburnum
Grasses/Vines/Groundcovers		
ANNL	Seasonal Color	
SOD		
SEED	Centipede seed or approved equal	
SYN_TURF	Synthetic turf	

LANDSCAPE SUBMITTAL CHECKLIST (FOR WITMER JONES KEEFER USE ONLY)	
<input checked="" type="checkbox"/>	SIGN LOCATION(S), TYPE, VIEW CORRIDOR
<input checked="" type="checkbox"/>	FUEL STORAGE TANK LOCATION
<input type="checkbox"/>	TRELLIS LOCATIONS AND CUT-OUTS
<input type="checkbox"/>	LIGHTING LOCATIONS

OWNER APPROVAL	
DATE APPROVED	PHASE
	PRELIMINARY PLAN
	FINAL PLAN

APPROVAL DATE REQUIRED PRIOR TO LANDSCAPE INSTALLATION

Witmer Jones Keefer Ltd.
 landscape architecture
 land planning
 www.wjklltd.com
 28 Promenade Street, Suite 601 | Bluffton, South Carolina 29910 | ph. 843.787.7411

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 THIS SHEET TO SCALE AT 24"x36"

SITE DEVELOPMENT PLANS FOR
PARKER'S KITCHEN
 EDGEFIELD RD. (U.S. 25) AND ASCAUGA LAKE RD.
 NORTH AUGUSTA, SOUTH CAROLINA

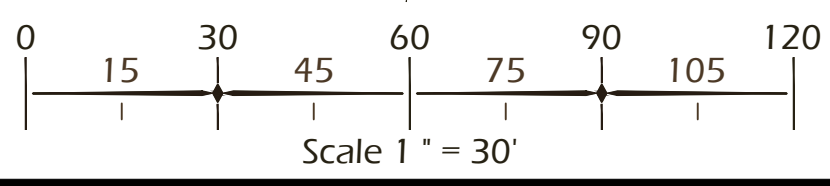
DATE: MAR. 7, 2024
 PROJECT NO.: 15051.68
 DRAWN BY: CB
 CHECKED BY: DK

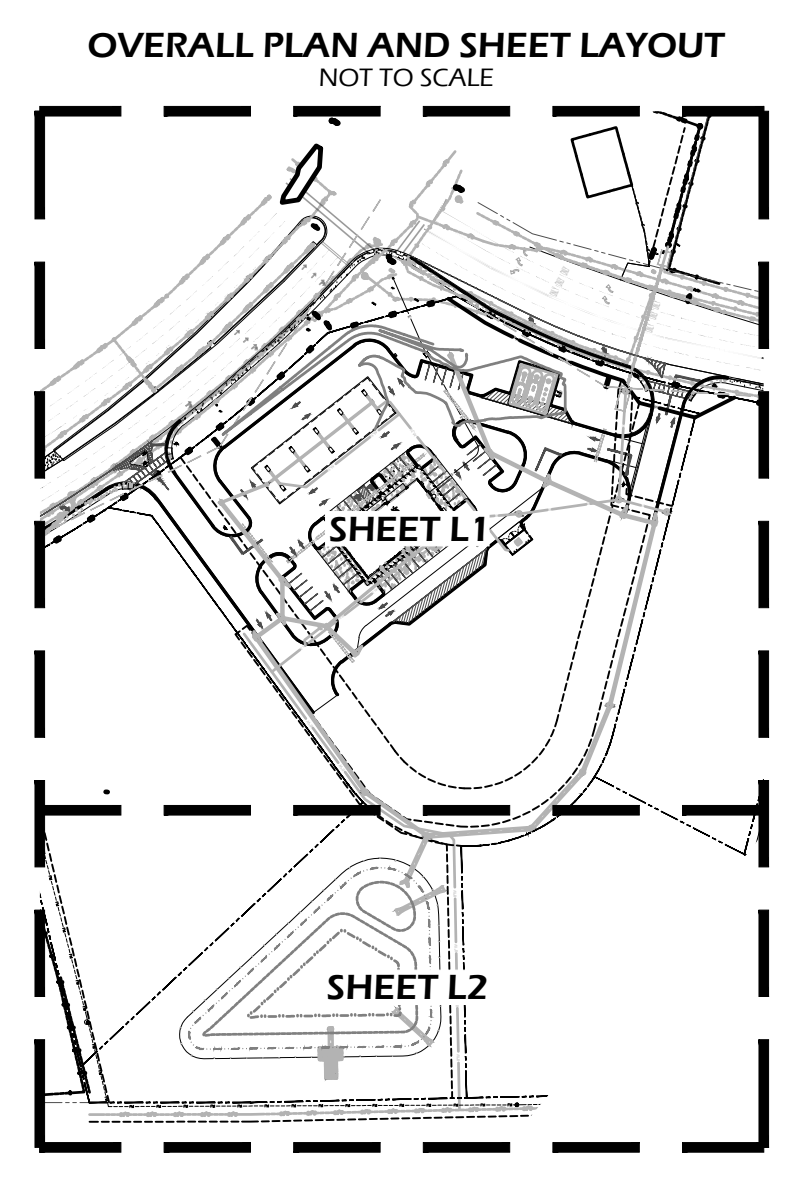
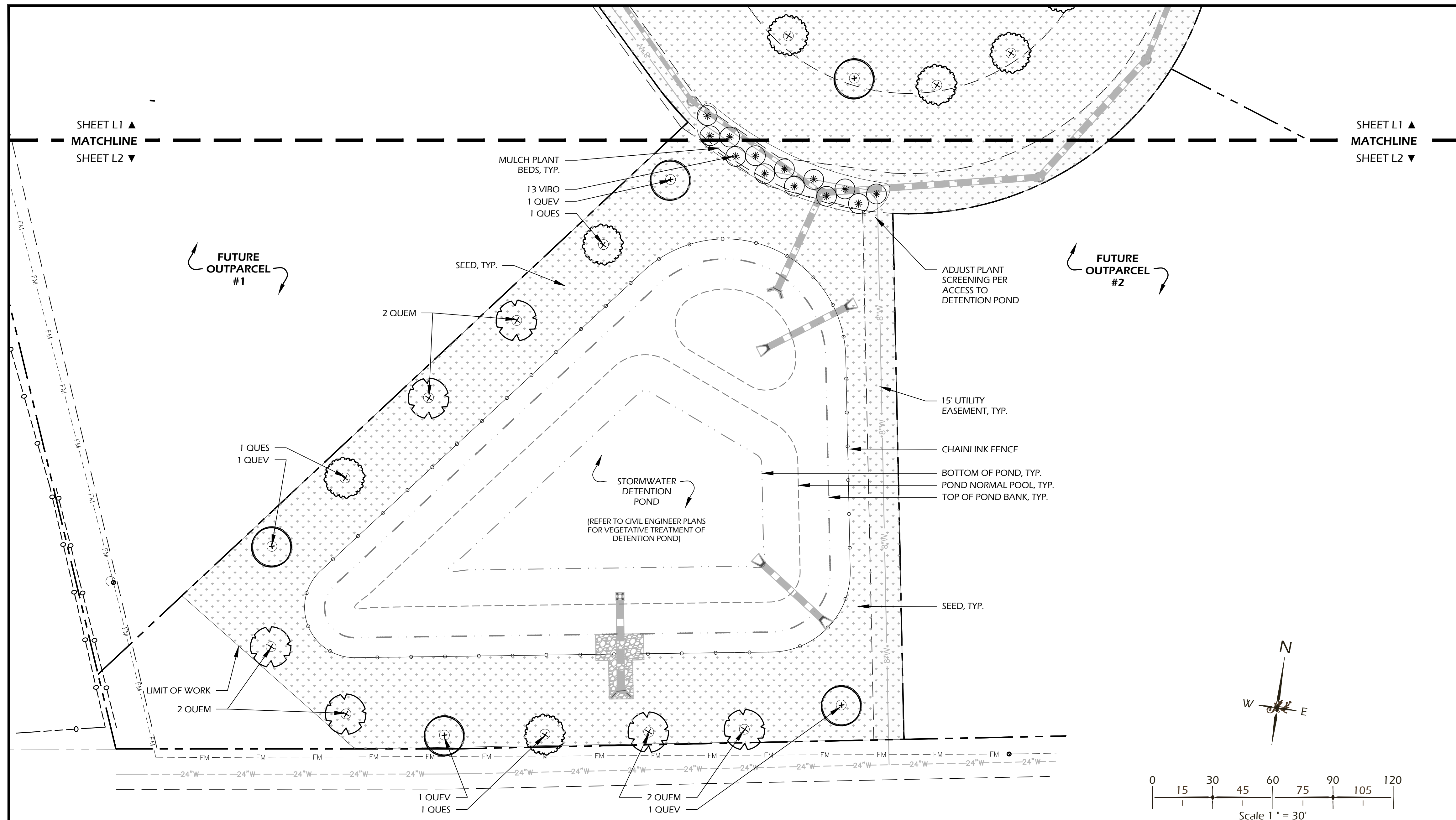
SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L1





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 THIS SHEET TO SCALE AT 24"X36"

SITE DEVELOPMENT PLANS
 FOR
PARKER'S KITCHEN
 EDGEFIELD RD. (U.S. 25) AND ASCAUGA LAKE RD.
 NORTH AUGUSTA, SOUTH CAROLINA

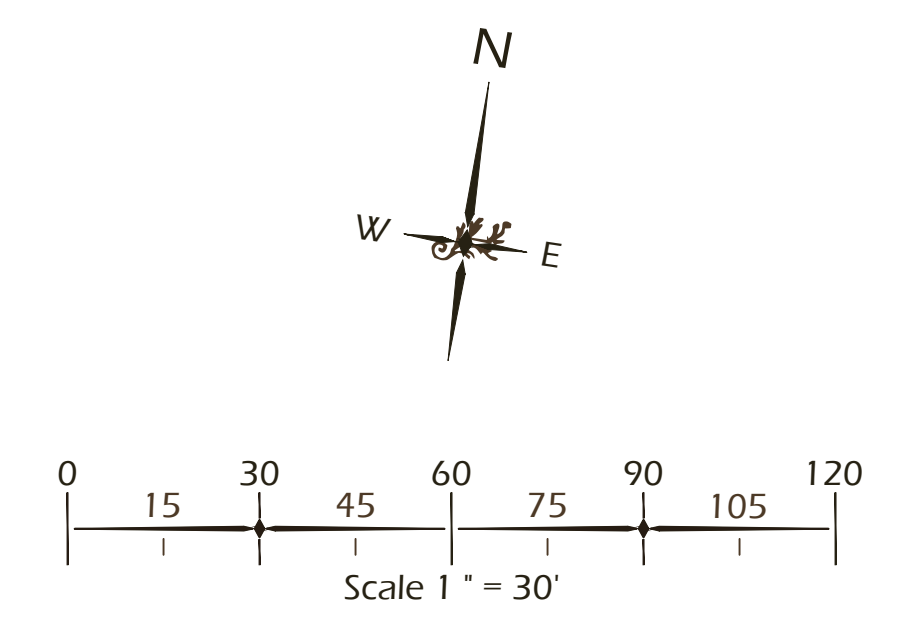
DATE: MAR. 7, 2024
 PROJECT NO.: 15051.68
 DRAWN BY: CB
 CHECKED BY: DK

**SUBMITTAL PLAN,
 NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
**PLANTING PLAN,
 PLANT SCHEDULE**

DRAWING NUMBER
L2



PLANT SCHEDULE

Quantity	Abbrev.	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
Large Trees								
8	QUEM	Quercus michauxii	Swamp Chestnut Oak	10-12'	4-5'	30 gal.	2" cal. min.	Full
23	QUES	Quercus shumardii	Shumard Oak	10-12'	4-5'	30 gal.	2" cal. min.	Full
31	QUEV	Quercus virginiana	Live Oak	10-12'	4-5'	30 gal.	2" cal. min.	Full
Small Trees								
18	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8'-10'	4'-5'	Cont.	1" cal. min.	Full
11	LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	8'-10'	4'-5'	Cont.	-	Full
Shrubs								
82	LORC	Loropetalum chinense 'Kurobijin' PP#23,176	Cerise Charm Fringe Flower	2'-3'	2'-3'	7 gal.	-	Full
5	LORC2	Loropetalum chinense f. rubrum 'Carolina Midnight'	Carolina Midnight Loropetalum	5'-6'	3'-4'	-	-	Full, multi-trunked, tree-form
87	PITW	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	24"	24"	-	-	Full
11	PODM	Podocarpus macrophyllus	Japanese Yew	4'-5'	30"-36"	15 gal.	-	Full
163	PODP	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	24"	18"-24"	-	-	Full
22	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
13	VIBO	Viburnum odoratissimum	Sweet Viburnum	4'-5'	36"	15 gal.	-	Full
Grasses/ Vines/ Groundcovers								
120 sf	ANNL	Seasonal Color		4'-6"	4-6"	1 gal.	12" O.C.	See specification at right
32,600 sf	SOD	Centipede sod or approved equal		-	-	-	-	
125,200 sf	SEED	Centipede seed or approved equal		-	-	-	-	
900 sf	SYN. TURF	Synthetic turf						
7200 sf	MULCH	Dark Cypress (mulch all plant beds and disturbed areas)						

Seasonal Color Plant Selections
 Summer: Vinca, Caladium (Red Flash), Coleus
 Winter: Viola/Pansies, Ornamental Cabbage/Kale

*Final specifications to be approved by Owner

LANDSCAPE SUBMITTAL CHECKLIST
 (FOR WITMER JONES-KEEFE USE ONLY)

<input checked="" type="checkbox"/>	SIGN LOCATION(S), TYPE, VIEW CORRIDOR
<input checked="" type="checkbox"/>	FUEL STORAGE TANK LOCATION
<input type="checkbox"/>	TRELLIS LOCATIONS AND CUT-OUTS
<input type="checkbox"/>	LIGHTING LOCATIONS

OWNER APPROVAL

DATE APPROVED	PHASE
	PRELIMINARY PLAN
	FINAL PLAN

****APPROVAL DATE REQUIRED PRIOR TO LANDSCAPE INSTALLATION****

Project Staff Report

ANX24-001 Jackson's Cove-Lamback Way

Prepared by: La'Stacia Reese

Meeting Date: May 15, 2024

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	Lamback Way
Parcel Numbers	012-11-14-001
Total Development Size	± 3.65 acres
Zoning Requested	R-14, Large Lot, Single-Family Residential
Future Land Use	Public

SECTION 2: PLANNING COMMISSION CONSIDERATION

IV-CO, LLC, the property owner, has requested to annex parcel 012-11-14-001, approximately 3.65 acres, located at Lamback Way in Aiken County. The request is for the parcel to be zoned R-14, Large Lot, Single-Family Residential at the time of annexation.

NADC Additional Reviews

4.7 Annexation – All territory which may hereafter be granted or annexed to the City of North Augusta shall be classified automatically in the R-14 District, except that at the time the application for annexation is filed the applicant may request a zoning classification that is similar to surrounding zoning and in accord with the city's Comprehensive Plan. Proposed annexations where the requested zoning is inconsistent with the Land Use Element of the Comprehensive Plan or differs from zoning on adjacent properties shall be reviewed by the Planning Commission in accordance with Article 18, Administration and Enforcement. The Planning Commission shall recommend to the City Council the appropriate zoning for the property to be annexed, modification to the Land Use Element of the Comprehensive Plan, or both.

The Planning Commission is being asked to make a recommendation regarding the zoning classification of this property prior to annexation. The subject parcel Future Land Use is Public.

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Public	P, Public Use
North	Vacant	Public	P, Public Use
South	Single-Family Residential	Residential Single Family	RC, Rural Conservation (Aiken County)
East	Vacant	Residential Single Family	N/A
West	Vacant	Public	P, Public Use

SECTION 4: STAFF EVALUATION AND ANALYSIS

The parcel proposed for annexation currently is heavily wooded with road frontage from Lamback Way. The parcel has an unpaved driveway running through the middle of the property to have road frontage to the residential property that is situated behind the subject parcel. The applicant has requested the R-14, Large Lot, Single-Family Residential zoning district at the time of annexation. The Planning Commission is being asked to make a recommendation regarding the compatibility of the zoning classification of this property prior to annexation because the subject parcel’s future land use is Public.

The R-14, Large Lot, Single-Family Residential zoning district is described as the following:

4.12.1 R-14, Large Lot Single-Family Residential District – The purpose of this district is to recognize and promote the character of particular areas in North Augusta where single-family residential development is the predominant living environment. Changing patterns of work and home environments also create incentives to view the single-family dwelling as a place of work and residential living activities. for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

The following uses are allowed in an R-14 zoning district per NADC 5.1 Use Matrix:

Primary Uses:

- Accessory Dwelling
- Bus Shelter
- Storage of Construction Equipment, Outdoor, Incidental to Construction Activities
- Single-Family Detached Dwelling
- Tourist Home
- Place of Assembly, Small
- Swimming Pool
- Cemetery
- Primary or Secondary School
- Essential Public Services

Accessory Uses

- Studio for Creative or Expressive Art
- Parking, Structured
- Parking, Surface
- Home Occupations

Conditional Uses

- Child/Adult Care Home
- Farmers and Produce Markets
- Food Trucks
- Home Occupation
- Real Estate Sales and Construction Offices and Equipment Sheds
- Marina
- Telecommunications, Small Cell

Special Exception Uses:

- Home Occupation
- Bed and Breakfast
- Private Non-profit Clubs and Organizations
- Energy Generation, Small Scale
- Telecommunication Tower and Antennae
- Agriculture, Excluding Livestock

Section 6.2 of the Comprehensive Plan promotes providing a more varied housing stock to attract and retain a more diverse population, especially in downtown and near employment centers.

Section 6.2.2 of the Comprehensive Plan encourages revising the zoning ordinance and map to incentivize a variety of housing types at higher densities. This is further supported by Section 4.2.4 to support the priorities and principles of the Aiken, Edgefield, and Saluda Counties Economic Development Partnership by providing housing in an area that is expanding with new industries.

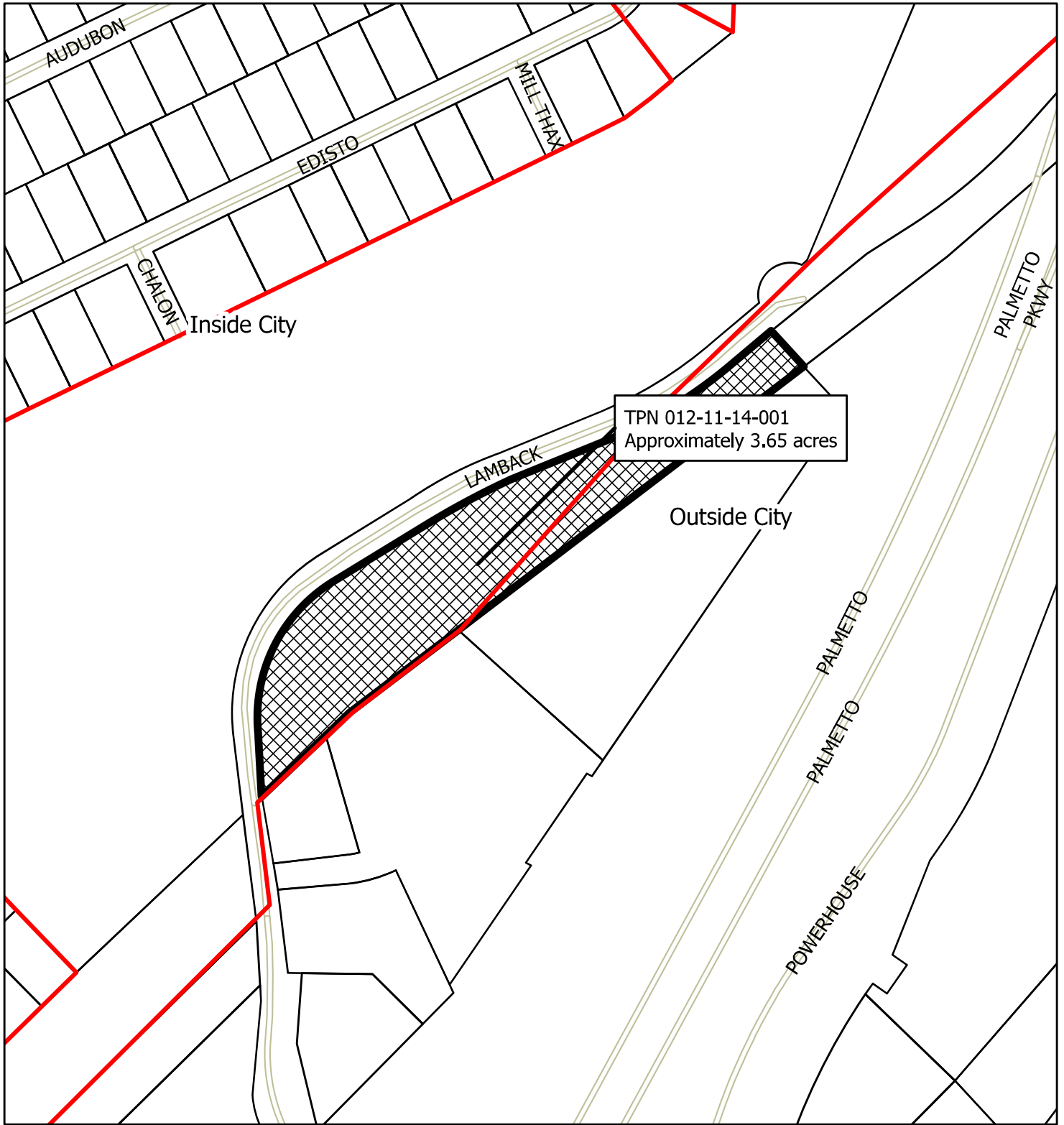
Based on these descriptions and similarly zoned properties within the city limits, staff believes allowing R-14, Small Lot, Single Family Residential zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

Exhibit A Map
Exhibit B Map
Application Documents

cc IV-CO, LLC, via email
Bert Ellis-Olde South Properties, via email

EXHIBIT A



TPN 012-11-14-001
Approximately 3.65 acres

Inside City

Outside City



ANX24-001
 MAP OF PROPERTY
 SOUGHT TO BE ANNEXED
 TO THE CITY OF NORTH AUGUSTA

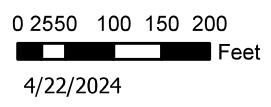
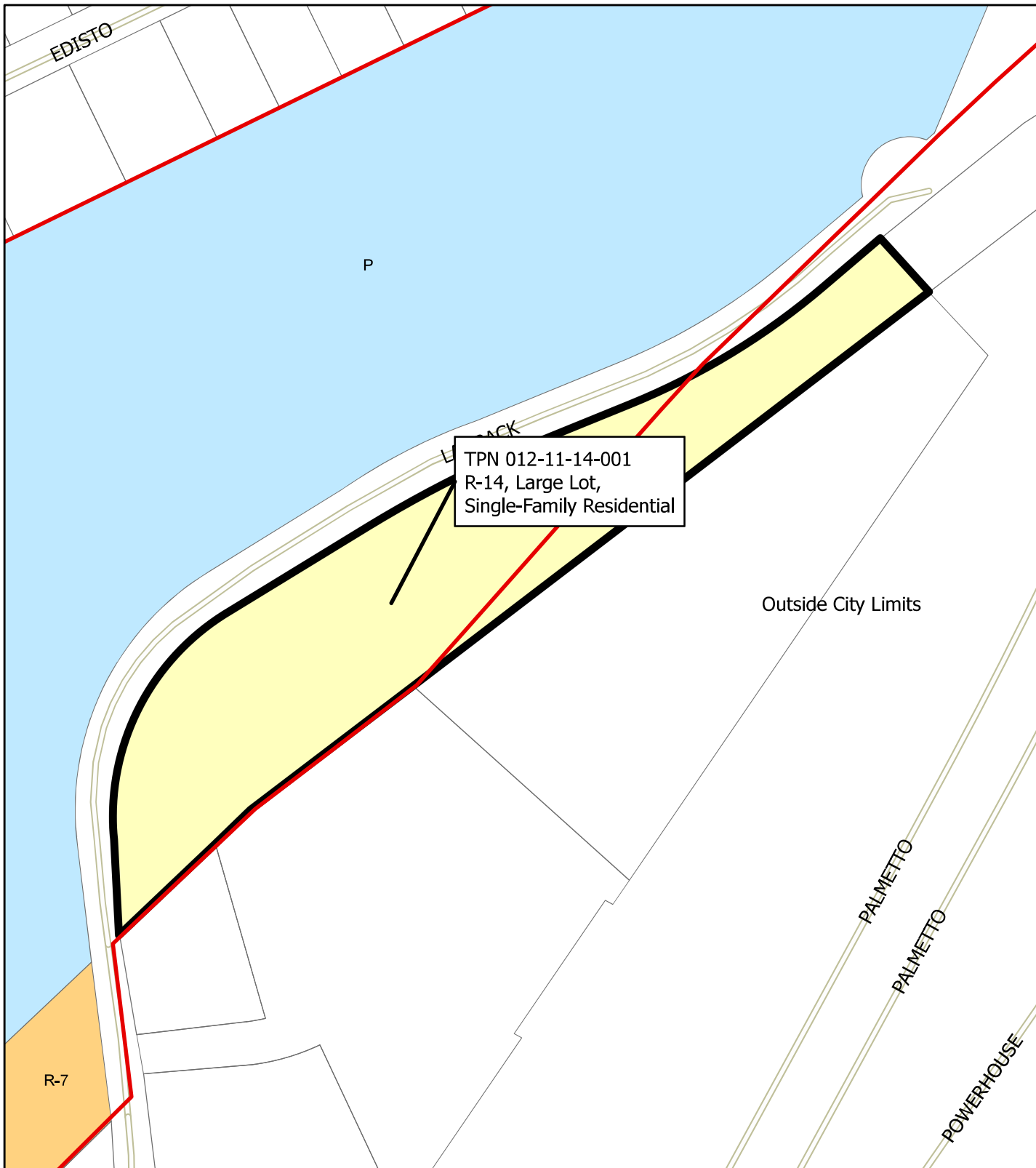


EXHIBIT B



TPN 012-11-14-001
 R-14, Large Lot,
 Single-Family Residential

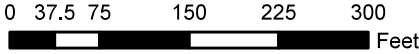
Outside City Limits

R-7

PALMETTO

PALMETTO

POWERHOUSE



4/22/2024



ANX24-001
 R-14 LARGE LOT, SINGLE-FAMILY RESIDENTIAL
 SOUGHT TO BY ANNEXED
 TO THE CITY OF NORTH AUGUSTA



Application for Development Approval

Please type or print all information



Staff Use

Application Number ANY24-001 Date Received 4/9/24
Review Fee Date Paid

1. Project Name Jackson's Cove
Project Address/Location
Total Project Acreage 3.65 Current Zoning D
Tax Parcel Number(s) 012-11-14-001

2. Applicant/Owner Name IV-CO LLC Applicant Phone 803-348-7150
Mailing Address 100 Old Cherokee drive Ste F box 346
City Lexington ST SC Zip 29072 Email

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 Autrey Yonce License No. 19409
Firm Name Yonce Land Surveying LLC Firm Phone 803-480-2624
Firm Mailing Address 60 Monument Drive
City Johnston ST SC Zip 29832 Email AH Yonce@yahoo.com
Signature [Signature] Date 4/8/24

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.

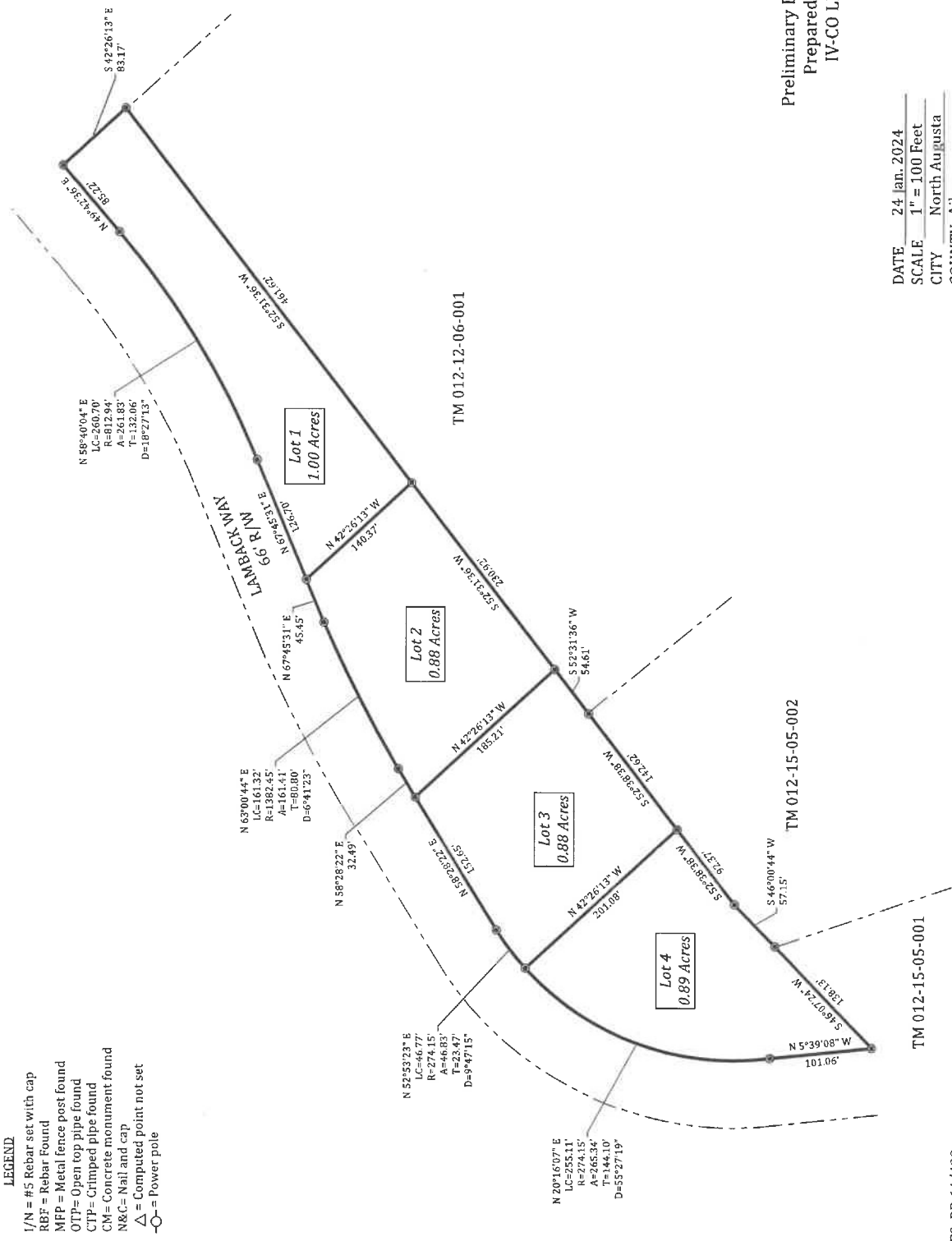
7. [Signature] 4-8-24
Applicant or Designated Agent Signature Date
IVCO LLC by Clyde R Jackson IV
Print Applicant or Agent Name

0 100' 200'



GRAPHIC SCALE- FEET

- LEGEND**
- I/N = #5 Rebar set with cap
 - RBF = Rebar Found
 - MFP = Metal fence post found
 - OTP = Open top pipe found
 - CTP = Crimped pipe found
 - CM = Concrete monument found
 - N&C = Nail and cap
 - △ = Computed point not set
 - = Power pole



Preliminary Drawing
Prepared For
IV-CO LLC

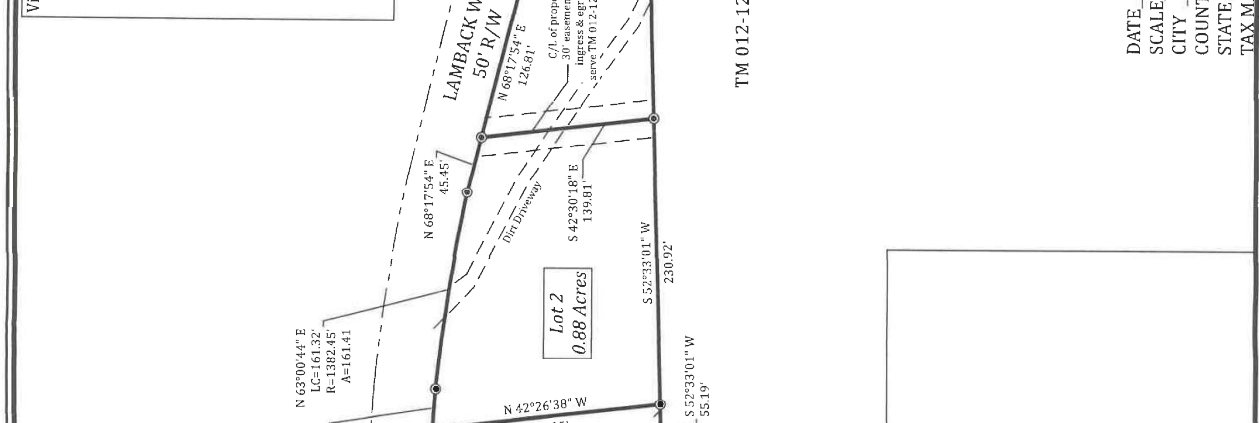
DATE 24 Jan. 2024
SCALE 1" = 100 Feet
CITY North Augusta
COUNTY Aiken
STATE SC
TAX MAP# 012-11-14-001

PREPARED BY
YONCE LAND SURVEYING LLC
AUTREY H. YONCE PLS 19409
PO BOX 277
JOHNSTON, SC 29832
TELEPHONE (803)-275-2264

REFERENCES: PB 64/429

PREPARED BY
 YONCE LAND SURVEYING LLC
 AUTREY H. YONCE PLS 19409
 PO BOX 277
 JOHNSTON, SC 29832
 TELEPHONE (803)-275-2264

PLAT PREPARED FOR IV-CO LLC



LEGEND

- I/N = #5 Rebar set with cap
- RBF = Rebar Found
- MFP = Metal fence post found
- OTF = Open top pipe found
- CTP = Crimped pipe found
- CM = Concrete monument found
- N&C = Nail and cap
- △ = Computed point not set
- = Power pole

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD.

REFERENCES: PB 64/429

IV CO, LLC
100 Old Cherokee RD
Lexington, SC 29072

3/13/2024

To the City of North Augusta:

IV CO, LLC owns a 3.6 acre parcel on Lamback Way, North Augusta. It's partially in the city, and partially in Aiken County. We are requesting the parcel be completely annexed into the City of North Augusta, and zoned R-14. Our plan, on attached plat, is four residential building lots.

We would like to be annexed, and have the plat approved at the same time.

Thank you in advance for your consideration.

With warmest regards,



IV CO, LLC
Clyde R Jackson, IV
Its President

Attachments:

Aerial

Plat

Deed

Corp Resolution

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 012-11-14-001
LOCATED AT LAMBACK WAY
OWNED BY IV CO, LLC

I, the undersigned, as freeholders and owners of property located at Lamback Way, Tax Parcel Number 012-11-14-001 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:


All that tract, lot or parcel of land with improvements thereon, situate, lying and being in the State of South Carolina, City of North Augusta containing 3.65 acres, more or less, as shown upon the plat prepared by Carr & Associates, Robert Lansing Carr, P.L.S.A. dated June 25, 2021 and recorded in the Office of the RMC of Aiken County South Carolina in Plat Book 64, Page 429.

This parcel being on Lamback Way
Tax Parcel Number 012-11-14-001


The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 5th day of April, 2024

Witness



Property Owner Signatures



IV CO, LLC
Clyde R. Jackson, IV
as it's President (title)

Department of Planning and Development



Project Staff Report

RZM24-003 Jackson's Cove-Lamback Way

Prepared by: La'Stacia Reese

Meeting Date: May 15, 2024

SECTION 1: PROJECT SUMMARY

Project Name	Jackson's Cove-Lamback Way
Applicant	IV-CO, LLC
Address/Location	Along Lamback Way
Parcel Number	012-11-14-001
Existing Zoning	P, Public Use
Overlay	NA
Traffic Impact Tier	2
Proposed Use	Single family detached houses
Proposed Zoning	R-14, Large Lot, Single-Family Residential
Future Land Use	Public

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 18.11 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 18.11.5 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 18.11.5.1-10:

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.3.

3. The relationship of the uses envisioned under the proposed zoning and the uses currently present in adjacent tracts. Specifically, the Planning Commission shall consider the following questions:
 - a. Is the proposed rezoning compatible with the surrounding area?
 - b. Will there be any adverse effects on the capacity or safety of the portion of street network influenced by the proposed rezoning?
 - c. Will there be any adverse effects on existing or planned public utility services in the area?
 - d. Will the proposed rezoning cause parking problems?
 - e. Will the proposed rezoning generate environmental impacts such as excessive storm water runoff; water, air, or noise pollution; excessive nighttime lighting; or other nuisances?
4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
5. The zoning districts and existing land uses of the surrounding properties.
6. If the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
7. If the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
8. The length of time the subject property has remained vacant as zoned, if applicable.
9. If there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
10. If the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.3 states the following:

1.3. Comprehensive Development Code

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

- 1.3.1 To protect the health, safety and general welfare; and

- 1.3.2 To promote new development forms that complete neighborhoods that:
- a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;
 - c. Include or reinforce central places, such as North Augusta's traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
 - d. Encourage walking and biking by the layout of blocks and streets;
 - e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
 - f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
 - g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
 - h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
 - i. Includes neighborhood design that responds to the natural, cultural and historic context;
 - j. Protect and preserve places and areas of historical, cultural, or architectural importance and significance; and
 - k. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 18.11.4. The Planning Commission's recommendation is then forwarded to the City Council for their consideration per NADC § 18.11.4.1.

SECTION 3: PUBLIC NOTICE

Per NADC Article 18, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was originally mailed to property owners within 200 feet of the subject property on April 23, 2024. The property was posted with the required public notice on April 24, 2024. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The Augusta Chronicle* and on the City's website at www.northaugustasc.gov on April 24, 2024.

SECTION 4: SITE HISTORY

The subject parcel is currently vacant, which was originally a part of a 5.27-acre parcel located between Powerhouse Road and the Palmetto Parkway Project. The property is intended to be used for a future single-family detached minor subdivision. The applicant is requesting to rezone ±3.65 acres, TPN 012-11-14-001, from P, Public Use to R-14, Large Lot, Single-Family Residential to facilitate the minor subdivision.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Public	P, Public Use
North	Vacant	Public	P, Public Use
South	Single-Family Residential	Residential Single-Family	RC, Rural Conservation (Aiken County)
East	Vacant	Residential Single-Family	N/A
West	Vacant	Public	P, Public Use

Access – The property currently has road frontage from Lamback Way.

Topography – The subject property slopes steeply and receives drainage that flows across Lamback Way from the nearby City-owned property to the northwest (TPN 012-12-01-001).

Utilities – Water and sanitary sewer are available along Ascauga Lake Road.

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

Drainage Basin – The parcel is located in the Willow Springs Basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

- 1. The size of the tract in question (§18.11.5).**

The total acreage of the requested rezoning is approximately 3.65 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§18.11.5.2).

The Comprehensive Plan Future Land Use Map shows this parcel as Public. The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population. The property borders vacant and heavily vegetated land that is owned by the City of North Augusta.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in NADC §18.11.5.3.

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

The surrounding area contains an approximately 45.36 acre heavily vegetated parcel that borders the subject parcel to the northwest. To the south of the property is a single-family residence that is not in the city limits of North Augusta, with a vacant parcel to the east with a dilapidated structure. The property is located in the vicinity of Powerhouse Road, Belvedere Clearwater Road, and Interstate 520. There are residential neighborhoods in the general vicinity of the subject property, with a middle school (Highland Springs Middle School) off of Belvedere Clearwater Road. The proposed rezoning is compatible with nearby development.

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

Any negative effects on traffic flow will be mitigated prior to construction.

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

The minor subdivision will consist of four Single-family detached homes. Any infrastructure improvements must be provided by the developer. Staff notes that neither sewer or water are available for this parcel. If City water and sewer are

desired, the developer would be responsible for adding the extensions. Staff does not anticipate any issues with the provision of utilities.

d. Parking problems; or

Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Board of Zoning Appeals, as applicable.

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

Noise and lighting will be subject to the standards of the Development Code and Municipal Code, as applicable.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§18.11.5.4).

The surrounding area has not seen any significant recent zoning changes; however, in the vicinity of Belvedere Clearwater Road, and I-520 is the newly constructed Highland Springs Middle School rezoned to P, Public Use, from PD, Planned Development. This development will be similar in character to the surrounding area at the beginning of Lamback Way.

5. The zoning districts and existing land uses of the surrounding properties (§18.11.5.5).

The proposed development is zoned P, Public Use and the surrounding properties are not within the city limits, with the exception of the City-owned parcel that is also zoned, P, Public Use. The surrounding properties that lie outside the city limits contain single-family residences or are vacant. The proposed residential use will provide additional housing options in this part of the City. The proposed development is compatible with surrounding area and existing developments.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§18.11.5.6).

The subject property is suitable for residential development.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§18.11.5.7).

There are currently a few single-family homes located along Lamback Way with all of the housing in the vicinity being outside of the City limits. The proposed single-family detached homes would be compatible with the existing single-family homes in the area. One of the adjacent parcels is vacant, along with the City-owned heavily vegetated property that is zoned P, Public Use.

8. The length of time the subject property has remained vacant as zoned, if applicable (§18.11.5.8).

The current site is undeveloped and has been zoned P, Public Use since the adoption of the Official Zoning Map with the 2008 North Augusta Development Code and the adoption of the 2023 North Augusta Development Code.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§18.11.5.9).

The change in zoning from P, Public Use to R-14 will diversify the available land for market-driven uses. There are not any large, undeveloped parcels within the City Limits in the surrounding area with R-14 zoning classification, so this will diversify the economic development in the area.

10. Whether the existing zoning was in error at the time of adoption (§18.11.5.10).

The subject parcel is in an area where most the surrounding area lies outside of the City limits. The adjacent parcel that lies within the City Limits has a similar zoning district and does not appear to have been an error at the time of adoption.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that TPN 012-11-14-001 should be rezoned from P, Public Use to R-14.

The Planning Commission may recommend approval or denial of this request according to NADC § 17.4.

SECTION 8: ATTACHMENTS

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

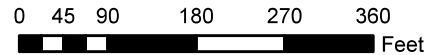
cc IV-CO, LLC, via email



Atken County, SC, Maxar, Microsoft

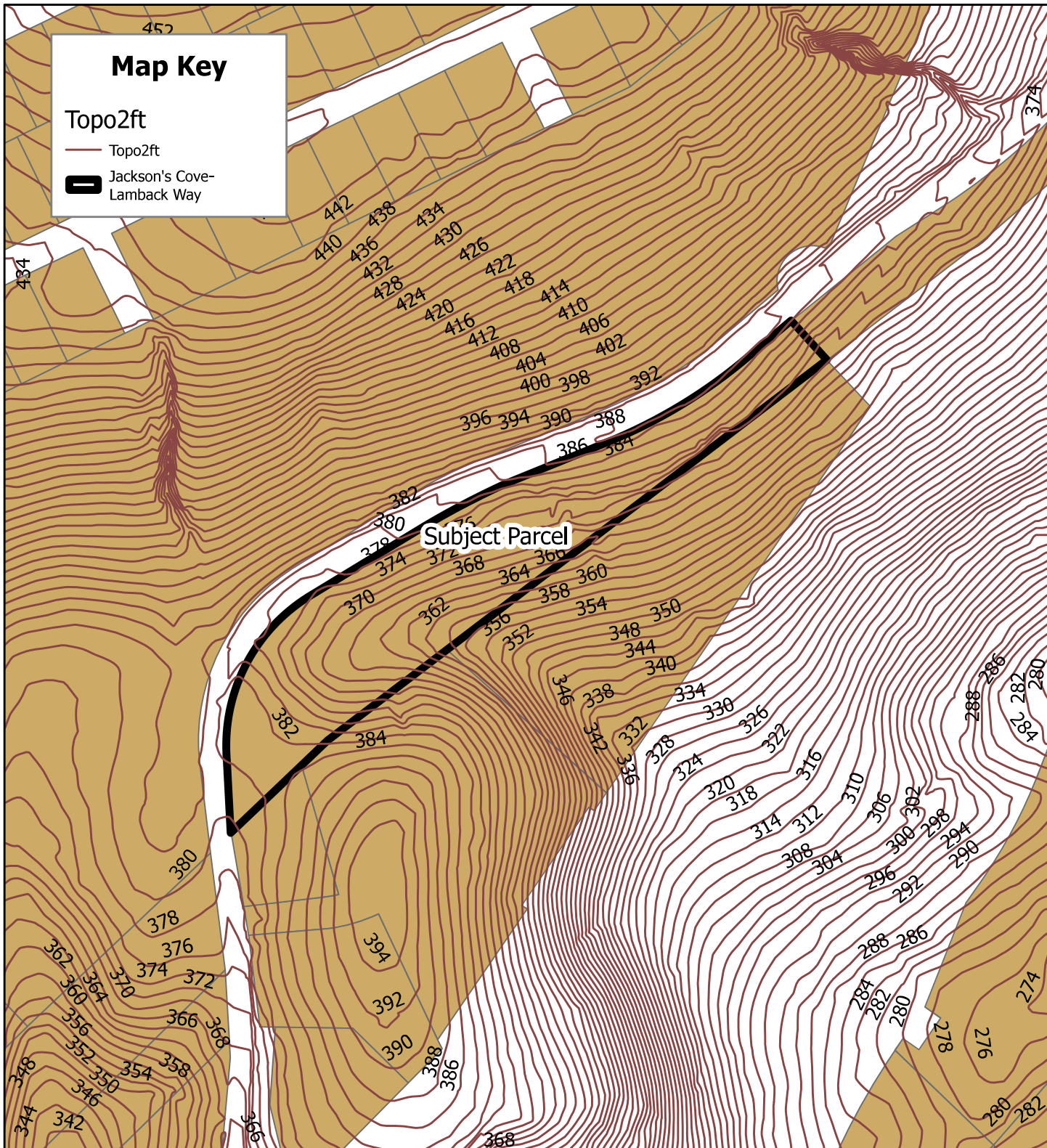


Aerial Map
Application Number RZM24-003
Tax Parcel Number
012-11-14-001



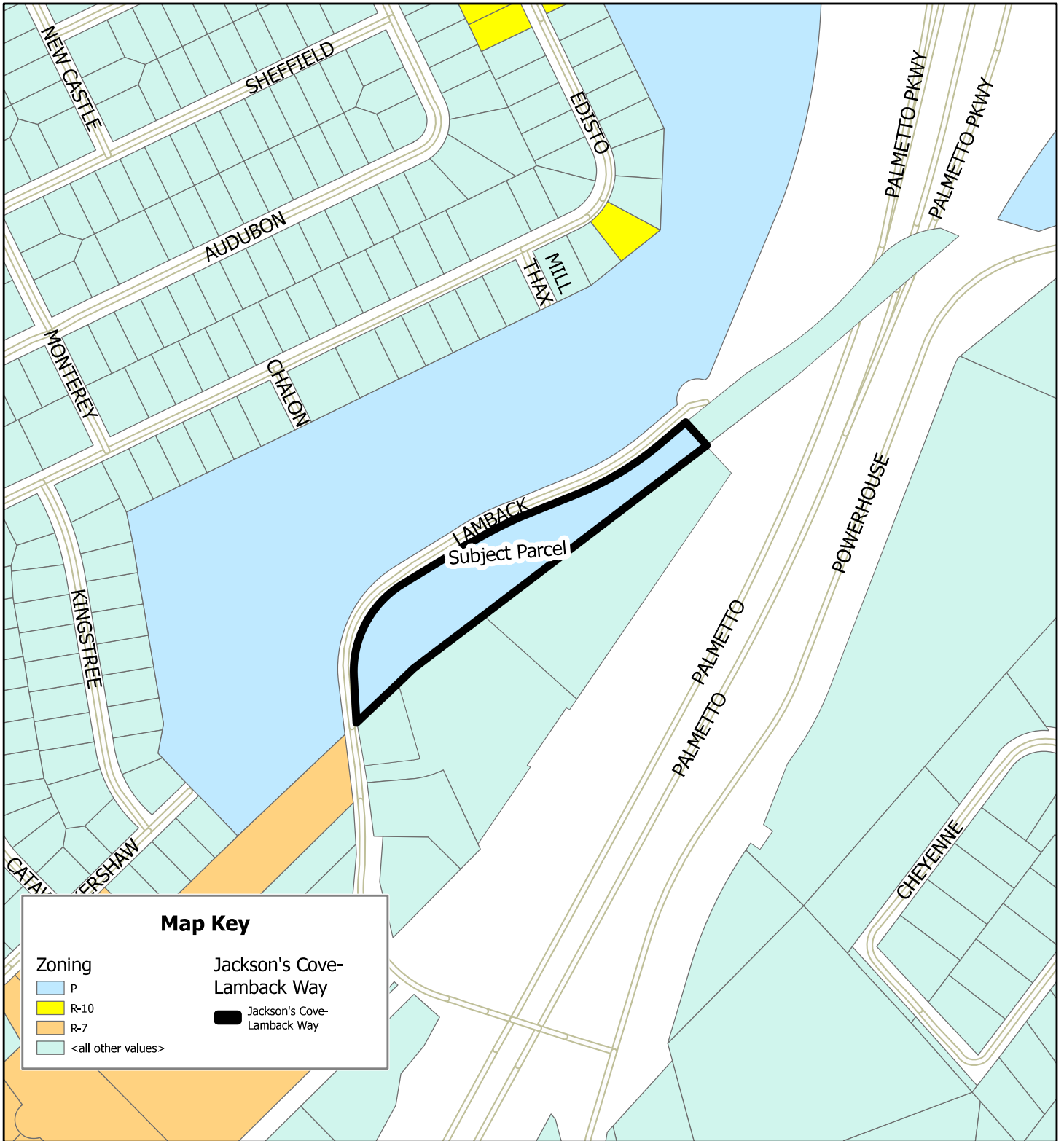
4/22/2024 9:43





Topography Map
Application Number RZM24-003
Tax Parcel Number
012-11-14-001



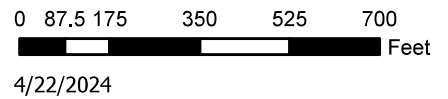


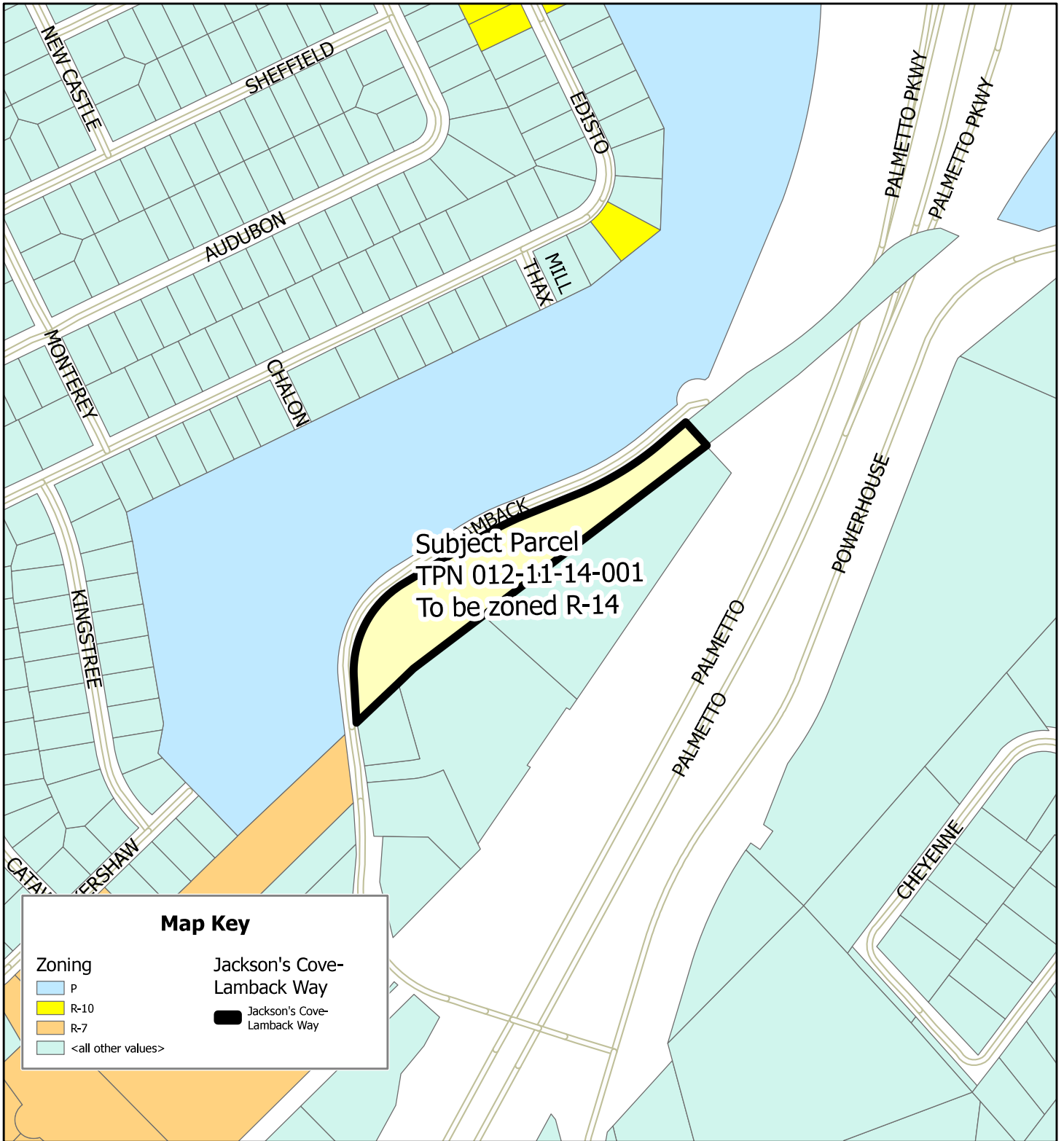
Map Key

Zoning	Jackson's Cove-Lamback Way
P	Jackson's Cove-Lamback Way
R-10	
R-7	
<all other values>	



Zoning Map
 Application Number RZM24-003
 Tax Parcel Number
 012-11-14-001
 Zoned P, Public Use

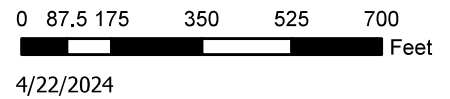




Map Key

Zoning	Jackson's Cove-Lamback Way
P	Jackson's Cove-Lamback Way
R-10	
R-7	
<all other values>	

Proposed Zoning Map
 Application Number RZM24-003
 Tax Parcel Number
 012-11-14-001



To be zoned R-14, Large Lot, Single-Family Residential



City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 6:00 PM on Wednesday, May 15, 2024, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following applications:

RZM24-003 – A request by IV-CO, LLC to rezone approximately 3.65 acres located at Lamback Way, TPN 012-11-14-001 from P, Public Use, to R-14, Large Lot, Single-Family Residential.

RZT24-001- A request by the North Augusta Planning Department to update changes in Table 5.1 Use Matrix for residential uses in the DTMU1 and DTMU2 districts.

Documents related to the application will be available for public inspection after May 8, 2024 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to planning@northaugustasc.gov.

CITIZEN ASSISTANCE:

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 012-11-14-001
LOCATED AT LAMBACK WAY
OWNED BY IV CO, LLC

I, the undersigned, as freeholders and owners of property located at Lamback Way, Tax Parcel Number 012-11-14-001 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

All that tract, lot or parcel of land with improvements thereon, situate, lying and being in the State of South Carolina, City of North Augusta containing 3.65 acres, more or less, as shown upon the plat prepared by Carr & Associates, Robert Lansing Carr, P.L.S.A. dated June 25, 2021 and recorded in the Office of the RMC of Aiken County South Carolina in Plat Book 64, Page 429.

This parcel being on Lamback Way
Tax Parcel Number 012-11-14-001

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 5th day of April, 2024

Witness



Property Owner Signatures

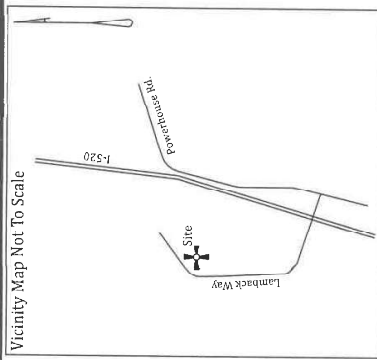


IV CO, LLC
Clyde R. Jackson, IV

as it's President (title)

0 100' 200'

GRAPHIC SCALE- FEET

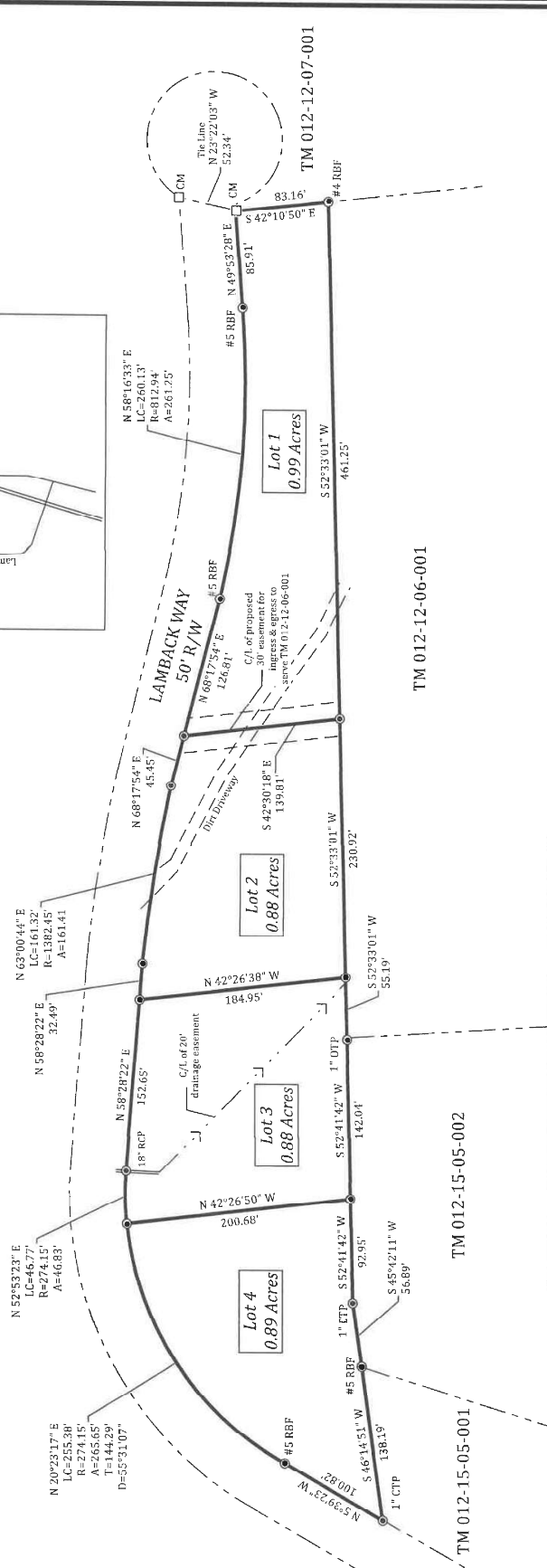


- LEGEND**
- I/N = #5 Rebar set with cap
 - RBF = Rebar Found
 - MFP = Metal fence post found
 - CTP = Open top pipe found
 - CTP = Crimped pipe found
 - CM = Concrete monument found
 - N&C = Nail and cap
 - △ = Computed point not set
 - = Power pole



[Handwritten Signature]

SC 044



PLAT PREPARED FOR
IV-CO LLC

DATE 24 Jan. 2024
 SCALE 1" = 100 Feet
 CITY North Augusta
 COUNTY Aiken
 STATE SC
 TAX MAP# 012-11-14-001

PREPARED BY
 YONCE LAND SURVEYING LLC
 AUTREY H. YONCE PLS 19409
 PO BOX 277
 JOHNSTON, SC 29832
 TELEPHONE (803)-275-2264

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD.

REFERENCES: PB 64/429

240588

Traverse PC

Project Staff Report

RZT24-001 Article 5: Uses & Use Conditions

Prepared by: Tommy Paradise

Meeting Date: May 15, 2024

SECTION 1: PROJECT SUMMARY

Project Name	Update to Table 5.1
Applicant	City of North Augusta
Proposed Text Amendment	A request from the City of North Augusta to amend Table 5.1 Use Matrix of the North Augusta Development Code to correct error in drafting residential uses in the DTMU1 and DTMU2 districts

SECTION 2: GENERAL DESCRIPTION

In working through the Development Code adopted by City Council on December 18, 2023, Planning Department staff believes that residential uses in the DTMU1 and DTMU2 were cited incorrectly and staff is requesting that Table 5.1 be amended.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

5.1.4.6 Legislative and Advisory Hearings – The purpose of a legislative public hearing is to provide the public an opportunity to be heard consistent with the adoption procedures provided by statute. Unlike quasi-judicial hearings, a legislative proceeding does not require due process protections such as the right of the parties to offer evidence, cross-examination, sworn testimony; or written findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings such as amendments to a comprehensive plan, amendments to this Chapter including the zoning provisions of this Chapter and the Official Zoning Map, and applications for a Planned Development. The order of the proceedings for a legislative hearing shall be as set forth in §5.1.4.5.b. Testimony may be presented by any member of the public, but need not be submitted under oath or affirmation. The Planning Commission and Board of Zoning Appeals may establish a time limit for testimony.

5.3.2 Applicability

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map. An amendment to the Official Zoning Map which reclassifies property from one zoning district to another is known as a “rezoning.” A change to the text of this Chapter is referred to as a “text amendment”.

5.3.3 Initiation

This Chapter, including the Official Zoning Map and any supporting map(s), may be amended from time to time by the City Council, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested parties shall be supplied with the proper application form(s) by the Director.

5.3.3.2 Text Amendment – Any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text. A proceeding for approval of a text amendment may be initiated by filing an application with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a text amendment request. During the conference, the Department will identify the submittal requirements.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as set forth in §5.1.3. The Planning Commission shall approve or deny the zoning amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

5.3.5.2 At least ten (10) days’ notice and opportunity to comment must be given to the public if the applicant is allowed to present oral or written comments pursuant to S.C. Code §6-29-760.

5.3.5.3 The Planning Commission shall submit its recommendation to the City Council within thirty (30) calendar days, or other period required by law, after the initial hearing date (see S.C. Code §6-29-760(A)). A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a rezoning or text amendment application. A recommendation of approval with conditions of a rezoning may be submitted only if a conditional use permit is requested pursuant to §5.5.

5.3.5.4 The City Council shall consider the recommendation of the Planning Commission on each proposed rezoning and text amendment within thirty (30) days of receipt of the Planning Commission report. The City Council is not bound by the recommendation in making a final decision and may call for additional information and/or public hearing(s).

5.3.5.5 No challenge to the adequacy of notice or challenge to the validity of a rezoning or text amendment, whether enacted before or after the effective date of this section, may be made sixty (60) days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with established procedures of the City Council and the Planning Commission and with S.C. Code §6-29.

5.3.6 Approval Criteria

Whenever the public necessity, safety or general welfare justifies such action, the Planning Commission may recommend amendments to the text of this Chapter or changes to zoning district boundaries. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning. **The Planning Commission shall consider the factors specified in §5.3.3.2 in reviewing an application for a text amendment.**

The Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 5.3.3.2 does not require additional standards for analysis to address in this staff report.

SECTION 4: PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in the *Augusta Chronicle* and on the City's website www.northaugustasc.gov on April 24, 2024

SECTION 5: HISTORY

The North Augusta Development Code that was adopted by City Council December 17, 2007, effective January 1, 2008 was repealed and replaced by the North Augusta Development Code adopted by City Council on December 18, 2023. The 2023 Development Code is consistent with the Comprehensive Plan Update of 2022. Public comments were solicited through formal public hearing and informal communication throughout the multiyear development of the code

The North Augusta Planning Commission recommended approval of a draft Development Code and referred to City council on June 6, 2023. City Council, in accordance with Section 6-29-760 of the South Carolina Code of Laws held a public hearing on September 11, 2023. Based on information from the public hearing the Development Code draft was referred back to the Planning Commission for further recommendations.

At the October 18, 2023 Planning Commission meeting the Commission heard public input and reviewed issues that were heard in Council's public hearing. At the November 15, 2023 meeting of the Planning Commission, the Commission recommended a revised draft for adoption by City Council. City Council adopted this draft at their December 18, 2023 meeting.

Since adoption, staff has been working in the document and has determined that it appears that the residential uses for the DTMU1 and the DTMU2 uses were put in the incorrect column. This text amendment is an action to correct what is believed to have been an error.

SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

The City Planning & Development Department has requested a text amendment to Article 5.1, to permit duplexes, quadruplexes, single-family attached, single family detached and triplexes in the Downtown Mixed Use 2 (DTMU2) district. These uses are currently prohibited in this district.

Also, the City has requested to prohibit duplexes, multi-family, quadruplexes, single-family detached, single-room occupancies, and triplexes in the Downtown Mixed Use 1 (DTMU1) district. These uses are currently allowed in this district.

Applicant Request:

Applicant requests a text amendment to Article 5.1, to permit duplexes, quadruplexes, single-family attached, single family detached and triplexes in the Downtown Mixed Use 2 (DTMU2) district. These uses are currently prohibited in this district.

Also, the applicant requests to prohibit duplexes, multi-family, quadruplexes, single-family detached, single-room occupancies, and triplexes in the Downtown Mixed Use 1 (DTMU1) district. These uses are currently allowed in this district.

In the attached use matrix, the revisions show changes as follows:

Underlined Text is text that has been modified or added to the code

~~Strike Through Text~~ is text that is proposed to be removed.

Staff Recommends:

Staff recommends that Table 5.1 be amended to reflect that duplexes, quadruplexes, single-family attached, single family detached and triplexes in the Downtown Mixed Use 2 (DTMU2) district be permitted and that duplexes, multi-family, quadruplexes, single-family detached, single-room occupancies, and triplexes in the Downtown Mixed Use 1 (DTMU1) district not be permitted.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Application Documents
3. Current Development Code Article 5 applicable pages
4. Draft Revised Development Code Article 5, applicable pages

Application for Development Approval

Please type or print all information



Staff Use

Application Number B2T24-001

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name Update to Table 5.1

Project Address/Location City of North Augusta Planning Department

Total Project Acreage _____ Current Zoning _____

Tax Parcel Number(s) _____

2. Applicant/Owner Name Tommy Paradise Applicant Phone 803-441-4221

Mailing Address 100 Georgia Ave.

City North Augusta ST SC Zip 29841 Email tparadise@northaugustasc.gov

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 _____ License No. _____

Firm Name _____ Firm Phone _____

Firm Mailing Address _____

City _____ ST _____ Zip _____ Email _____

Signature _____ Date _____

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. Thomas L Paradise

Applicant or Designated Agent Signature

Date

Thomas L Paradise

Print Applicant or Agent Name

Table 5.1. Use Matrix

P = Permitted Use C = Conditional Use S = Special Exception A = Permitted only as Accessory use A/C = Accessory use with Conditions Dashes (–) = Not Permitted	RESIDENTIAL				COMMERCIAL				Mixed Use			IND.	SPECIAL		
	Single-Family Large Lot	Single-Family Medium Lot	Small Lot Single-Family	Mixed Residential	Office Commercial	Neighborhood Commercial	General Commercial	Thoroughfare Commercial	Corridor Preservation Mixed-Use	Downtown Mixed-Use 1	Downtown Mixed-Use 2	Industrial	Critical Areas	Public Use	Manufactured Home
USES	R-14	R-10	R-7	R-5	OC	NC	GC	TC	CPMU	DT1	DT2	IND	CR	P	R-MH
Self-Service Vending	--	--	--	--	A	A	A	A	A	A	A	A		A	
Storage of Construction Equipment, Outdoor, Incidental to Construction Activities	P	P	P	P	P	P	P	P	--	P	P	P	--	--	P
Temporary event	--	--	--	--	--	--	--	C	C	C	C	C	--	--	--
<u>Warehouse or Flex Space as Accessory Use (5.3.11)</u>	--	--	--	--	C	--	C	P	--	P	--	--	--	--	--
Residential Uses															
<u>Duplex (5.5.38)</u>	--	--	P	P	--	P	P	P	--	P	P	--	--	--	P
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C
<u>Multi-Family Dwelling (5.5.20)</u>	--	--	--	C	C	C	C	C	C	C	C	--	--	--	--
<u>Quadruplex (5.5.38)</u>	--	--	--	C	--	--	C	C	--	C	P	--	--	--	--
<u>Residential Dwelling Above Commercial or Retail Use (5.5.28)</u>	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--
Single-Family Attached Dwelling	--	--	P	P	P	P	P	P	C	--	P	--	--	--	P
Single-Family Detached Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	--	--	P
Single-Room Occupancies	--	--	--	P	--	--	--	--	--	P	--	--	--	--	--
<u>Triplex (5.5.38)</u>	--	--	--	P	P	P	P	P	--	P	P	--	--	--	--
Accommodations and Group Living Uses															
<u>Bed and Breakfast (5.5.2)</u>	S	S	S	S	--	S	S	S	--	S	S	--	--	--	S
<u>Continuing Care Retirement Communities (5.5.6)</u>	--	--	--	C	C	C	C	C	--	C	--	--	--	--	--
<u>Group Homes, Non-Exempt (5.5.12)</u>	--	--	C	C	--	C	--	--	--	C	--	--	--	--	C
Hotel or Motel	--	--	--	--	P	--	P	P	P	P	P	--	--	--	--
Housing Services for the Elderly	--	--	--	P	P	P	P	P	--	P	--	--	--	--	--
Tourist Home	P	P	P	P	P	P	P	P	--	P	--	P	P	--	P
Commercial Uses															
Bar or Tavern	--	--	--	--	A	P	P	P	P	P	P	--	--	--	--
<u>Brew Pub, Microbrewery, or Microdistillery (5.5.3)</u>	--	--	--	--	--	C	C	C	S	C	C	A	--	--	--
Car Wash	--	--	--	--	A	--	P	P	--	--	--	P	--	--	--
Convenience Store, Excluding Gasoline Sales	--	--	--	--	A	P	P	P	--	P	P	A	--	--	--
Equipment Sales and Leasing	--	--	--	--	--	--	--	P	--	--	--	P	--	--	--
Financial Institution	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Fireworks Sales	--	--	--	--	--	--	S	S	--	--	--	P	--	--	--



