

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