

Planning Commission



Minutes for the Planning Commission Meeting, Wednesday, May 15, 2024, Regular Meeting
Municipal Center – 6:00 p.m., 100 Georgia Avenue, Third Floor – Council Chambers

The Planning Commission meeting will be streamed for public viewing online at:

- “City of North Augusta – Public Information” on www.Facebook.com
- “City of North Augusta Public Information” on www.YouTube.com

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** 6:00pm
2. **Roll Call** All members were in attendance except Vice Chair, Bob Bigger.
3. **Approval of Minutes** – April 17, 2024 Regular Meeting

Rett Harbeson made the first motion to approve the minutes. Jesse Elliott made the second motion. It was approved unanimously.

4. **Confirmation of Agenda** There were no changes made to the agenda.
5. **MSP23-009 Parker’s Kitchen-Edgefield Road** – Major Site Plan – A request by Drayton Parker Companies, LLC for approval of a convenience store with gasoline sales located on a ±3.42-acre portion located at the corner of Edgefield Road and Ascauga Lake Road. The subject property is TPN 011-07-02-001 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

City Planner, LaStacia Reese stated that the applicant was previously granted a variance for their front setbacks to be 195ft. Ms. Reese stated that there were no outstanding comments from staff. She stated that Staff recommends the approval of the Site Plans with the conditions of ZV23-007 to be applied to the project.

Applicants Daniel Ben-Yisrael, Real Estate Manager for Dayton Parker Companies and Keith Stevens of EMC engineering, both approached the podium. Mr. Ben-Yisrael spoke briefly about the history of the company. He continued by stating that the project as a whole will take 14 acres. He stated the convenience store is approximately 5100 sq. ft and will offer a full-service kitchen that will serve Southern Comfort Food. He stated that he is hoping to begin construction on July 8, 2024.

Keith Stevens stated that he is in the final stages of permitting.

There were no public comments made.

There were no comments from the Board Members of Planning Commission.

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

Jesse Elliott made the first motion to approve MSP23-009 with the conditions of variance ZV23-007 to be applied to the project and all outstanding comments be addressed to the satisfaction of the City Staff. Rett Harbeson and Chelsea Waddell both seconded the motion. It was approved unanimously.

6. **ANX24-001 Jackson's Cove-Lamback Way** – A request by IV-CO, LLC to annex ±3.65 acres, located at Lamback Way, TPN 012-11-14-001. The property is requested to be zoned R-14, Large Lot, Single-Family Residential.

Ms. Reese stated that the applicant wants to annex a property that will be subdivided into 4 lots of single-family detached dwellings and also have the lots rezoned.

Burt Ellis of 527 Georgia Ave, approached the podium. He stated that he would like to build homes on the property to contribute to the growth of North Augusta's Community. He stated that the resident behind the property has been using the property for an easement and that the company will give the resident a Deeded Easement, instead of a Prescriptive Easement.

Jesse Elliot asked if there was only one resident in the area.

Mr. Ellis stated that there is a mobile home on one side of the property and a resident behind the property, but there are no other homes in the area.

Frank Mitchell of 1216 Lamback Way, expressed his concerns about accessing his property and the ability to maneuver his large truck on the easement.

Mr. Ellis stated that a 30ft easement is shown on the plat and will be on record once the plat is approved and recorded. He continued by stating that the 30ft easement is wider than the road that the resident is currently using.

(Mr. Ellis stood next to Mr. Mitchell with the projector pointer and showed him the proposed easement. They discussed the easement amongst themselves.)

Mr. Ellis approached the podium. He reiterated that the Deeded Easement will be 30 ft, instead of the 10-15ft Prescriptive Easement that is currently in place.

Rett Harbeson asked if Mr. Ellis would pave the easement or would it be Mr. Mitchell responsibility.

Mr. Ellis stated that easements aren't usually paved but If Mr. Mitchell wanted to pave the road, he would be allowed too. He continued by stating that his company is planning to clean up the open area so that Mr. Mitchell will be able to start using the easement immediately but they will not pave the road.

Mr. Mitchell questioned the location of a street light near his property.

Mr. Ellis used the projector pointer to show the location of the street light and stated that the light will remain in place. He also offered to meet Mr. Mitchell at the property to confirm measurements.

a. Consideration of the annexation by the Planning Commission

Chelsea Waddell made the first motion to approve ANX24-001 with the condition that the property owner behind the property receives a Deeded Easement to his property. Rett Harbeson made the second motion. It was approved unanimously.

7. **RZM24-003 Jackson's Cove-Lamback Way** – 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.

Ms. Reese stated the applicant is wanting to rezone the property from Public Use to R-14. She stated that the applicant is planning to build 4 lots of single-family detached homes.

Burt Ellis of 527 Georgia Ave, approached the podium. He stated that he would like to have the property rezoned from Public Use to R-14.

There were no public comments made.

There were no comments from the Board Members of Planning Commission.

a. Consideration of the rezoning application by the Planning Commission

Rett Harbeson made the first motion to recommend approval for the rezoning of Jackson's Cove Lamback Way RZM24-003. Jesse Elliott made the second motion. It was approved unanimously.

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

Ms. Reese stated that there is a Text Amendment in Table 5.1 of the North Augusta Development Code to correct the error and draft the residential uses from DTMU1 to DTMU2.

Rett Harbeson asked if the uses were labeled under the incorrect zoning district.

Ms. Reese concurred.

Tommy Paradise approached the podium, He stated that he noticed the error while working on a project. He stated that if the error is to remain in place then apartment complexes will be allowed on Georgia Ave, which does not seem to be in the best interest of the City of North Augusta.

Jesse Elliott made the first motion to approve RZT24-001 article 5 Use and Conditions and update changes as listed. Chelsea Waddell made the second motion. It was approved unanimously.

9. **Staff Report**

a. April Performance Report

10. Adjourn 6:31pm

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'T. Paradise'.

Thomas L. Paradise, Director
Department of Planning and Development