

Planning Commission



Minutes for the Wednesday, July 17, 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*

Jesse Elliott

Lisa Christie

Chelsea Waddell

Rett Harbeson

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
3. **Approval of Minutes** – June 19, 2024 Regular Meeting

Bob Bigger made the first motion to approve the minutes, Jesse Elliott made the second motion. It was approved unanimously.

4. **Confirmation of Agenda** No changes were made to the agenda.
5. **ANX24-003** – Annexation – A request by Charles Blackston to annex +21.87 acres located at 401 W Five Notch Road, TPN 005-19-02-001. The property is requested to be zoned R-7, Small Lot, Single-Family Residential.

Erin Slade Recused herself.

Tommy Paradise stated that the parcel has been in discussion for development for several years. While directing the member attention to the projector, Mr. Paradise stated that the three parcels shown were once one parcel. The parcels were zoned CR, Critical Restricted previously. The applicant had wetlands delineated on the parcels and after the parcels were surveyed, the northern parcel was zoned R-7 and the other two parcels remained Critical Restricted zoning. Mr. Paradise continued by stating that the parcel is located next to Mossy Creek Elementary and displayed a photo of the recorded plat for the Planning Commission to view.

Rett Harbeson asked of the parcel in question contained wetland and if that was the reason it was zoned CR.

Mr. Paradise stated that when the parcel is developed, all wetland must be avoided. He stated that the applicant would be best to answer the question.

Applicant James Dean wit Cranston Engineering of 452 Ellis St. Augusta, Ga approached the podium. Mr. Dean stated that he is representing Mr. Blackston. He continued by stating that the wetland was delineated several years ago and the wetland extends along the southern property line and then back up eastern property line and has the associated wetlands buffer as well. He stated that they are requesting a R-7 zoning and is looking to place a patio-home type development in the area. Due to there being wetland on the site, he stated that there will be a significant amount of open space. The developer is going got a denser use in order to drive the yield up.

There was no public comment.

- a. Consideration of the Annexation request by the Planning Commission

There were no further comments from the Planning Commission Member.

- b. Recommendation to City Council

Jesse Elliot made the first motion to recommend annexation along with the zoning of R-7 small lot single family. Lisa Christie made second motion. Recommendation was agreed upon unanimously.

6. Staff Report

- a. June Performance Report

7. Adjourn 6:14pm

Respectfully Submitted,

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

Thomas L. Paradise, Director
Department of Planning and Development