

Planning Commission



Minutes for the Wednesday, September 18, 2024, Study Session

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 – 6:00 p.m.

All members except Lisa Christie and Chelsea Waddell was present.

2. Discussion – North Augusta Development Code

Chairman Christine Crawford noted that there were a number of typos in the newly adopted development code that needed to be discussed and asked Tommy Paradise to lead the conversation.

Mr. Paradise began the discussion with the Article 4- Zoning Districts Established and the typo that refers the reader to section 6.4 regarding parking instead of Article 8. He continued to Article 10- Mobility table 10.2 & 10.4 and recommended adding notes to refer reader to tables 14.2, 14.3, and 14.4.

Mr. Paradise discussed Article 9-Signs table 9.3 which allowed the maximum signage for DTMU1 and DTMU2 zoning districts to have 100 sq. Ft and table 9.6.3.2.a states maximum total square feet of sign area permitted shall be 200 or 3 sq. ft per linear foot

of street frontage, whichever is less. Mr. Paradise recommended either separating DTMU1 and DTMU2 signage to 100sq ft and 200 sq. ft or amend table 9.3 and 9.63.2.a to agree. Planning Commission decided to amending the table to both reflect 200 sq. ft or 3 sq. ft per linear foot if street frontage.

Planning Commission discussed Article 19 regarding abandonment of use and nonconforming use. They decided to leave wording as is and have Article 3.5.4 to address reestablishment limits. Mr. Paradise proceeded to discuss placing missing wording for abandoned nonconforming signs into Article 9-Signs. The Planning Commission recommended adding "Nonconforming signs abandoned for 6 months are larger shall be removed" to Article 9-Signs.

Planning Commission decided to make an edit to 7.6 Street Tree Landscaping requirements tables to reflect the buffer width and buffer points.

Mr. Paradise continued to speak about Lighting curfews and pole height allowed which is not listed in the current development code. Planning Commission decided to recommend the edit be added to Article 14.2 Lighting Standards.

Mr. Paradise spoke about currently not having the criteria for site plan and general development plan approval listed in the current development code as it was in the previous development code. The Planning Commission decided to add wording to Article 18- Administration and Enforcement.

Mr. Paradise stated that Article 18 regarding variances doesn't not give the criteria on the approval of variances and recommends adding the criteria from the previous development code which stated that the Board of Zoning Appeals would review the variances before approval, as well as the rules and procedures of approval.

Mr. Paradise spoke about "Halo" signs and canopy signs not being allowed in the DTMU1 or DTMU2 zoning districts and asked of the Planning Commission would recommend allowing the type of signage. Planning Commission decided to not recommend "Halo" signage or canopy signage be added to the North Augusta Development Code at this time and recommended having an architectural study performed on those type of signs prior to the recommending the edit change.

3. Adjourn 7:45pm

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "T. Paradise".

Thomas L. Paradise, Director
Department of Planning and Development