

Planning Commission



Minutes for the Wednesday, October 16, 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** – August 21, 2024 Regular Meeting and September 18, 2024 Study Session

Bob Bigger made the 1st motion to approve the minutes, Chelsea Waddell seconded the motion. It was approved unanimously.

4. **Confirmation of Agenda** No changes were made to the agenda.

5. **RZT24-003** – Text Amendment – A request by the City of North Augusta for various corrections and amendments to the North Augusta Development Code including sections of Articles 4, 7, 8, 9, 10, and 14.

Jesse Elliott asked about the information requested regarding Halo lighting.

Tommy Paradise requested more time in order to research and provide the Planning Commission Members with accurate information. He stated that the recent Natural Disaster from Hurricane Helene caused a disruption in the daily operation of office duties.

Jesse Elliott concurred.

Chairman Christine Crawford stated that the discussion regarding Halo lighting will be deferred until the next meeting.

Vice Chairman Bob Bigger made the 1st motion to approve the recommendation to city council for the text amendment changes as reflected in the agenda. Jesse Elliott seconded the motion. It was approved unanimously.

6. **Staff Report**

a. August and September Performance Report

7. **Adjourn** 6:15 p.m.

Project Staff Report

PDM24-002 Bentley Place IV & V PD Mod

Prepared by: Kuleigh Baker

Meeting Date: November 20, 2024

SECTION 1: PROJECT SUMMARY

Project Name	Bentley Place IV & V (Greystone) PD Mod
Applicant	Bentley Place IV & V, LLC
Engineer	C. E. Dudley
Address/Location	Terminus of Haley Drive and Bentley Drive
Parcel Number	010-10-02-042

SECTION 2: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review changes to the current ordinance of the Bentley Place (AKA Greystone) Planned Development. The Major Modification proposed will also require review by the City Council. Site Plans submitted after the review and/or approval of the modified PD will be required to comply with all site plan review requirements.

This modification is being forwarded to the Planning Commission in consideration of the following provision of the 2008 North Augusta Development Code and PD Ordinance 2003-31:

NADC 5.7.5 Subsequent Applications

See §5.3.7

5.7.6 Modifications

A general development plan may be amended as provided in this section.

5.7.6.1 Major modifications to the development plan are changes that affect the content of the general development plan, except as provided in §5.7.6.2. Such modifications shall be reviewed and approved in the same manner as the original general development plan.

5.7.6.2 Minor modifications to the general development plan include changes to the mix of uses, location and sequence of phases and sub phases, and development schedule.

5.7.6.3 The Planning Commission may approve a minor modification to a general development plan at a regular meeting if it is consistent with the criteria for approval in the ordinance approving the PD general development plan.

a. A minor modification application shall be reviewed in the same manner as the original general development plan. However, no public hearing or public notice shall be required.

b. An applicant proposing a minor modification involving a shift in density or intensity between phases of a development shall provide a concept plan that shows, at a scale consistent with the general development plan, the street layout, the densities and intensities for each development phase, and compliance with the connectivity ratio in §14.19 for all streets within the proposed development.

Staff has determined that the modification requested is a major modification because it does not meet the criteria for minor modifications to the Planned Development outlined in PD ORD 2003-31:

A. Scope of Development: The scope of development shown on the General Development Plan for the Greystone Planned Development and as described herein shall be the maximum level of development allowed. The land uses permitted in the Greystone Planned Development shall be limited to those described in this ordinance.

B. Minor Modifications: Minor modifications to the general development plan include changes to the mix of uses, location and sequence of phases and sub phases, and scope of development and may be approved by the Planning Commission upon application for a minor modification or at the time of concept plan approval for a phase or subdivision approval for any portion of a phase.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 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 October 25, 2024. The property was posted with the required public notice on October 30, 2024. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in The North Augusta Star and on the City's website at www.northaugustasc.gov on October 30, 2024.

SECTION 4: SITE HISTORY

The general development plan for Bentley Place (previously the Greystone Planned Development) was initially approved by the Planning Commission on November 11, 2003 and by the City Council in Ordinance No. 2003-31 on December 1, 2003. Since that time the design of the project has changed for a variety of reasons.

On April 13, 2005, the North Augusta Planning Commission approved application PD 05-05, A request for a minor modification to the approved General Development Plan for Bentley Place Planned Development. The revised plan increased the amount of open space by approximately one acre and shifted the location of much of it from a more formal, constructed area in the center of the property to the non-jurisdictional wetland at the north end of the property. The net density increased slightly from the approved ordinance, however, the overall number of units decreased.

An application for the major subdivision plat for Phases IV and V was originally received on September 4, 2008 and has not been developed.

On January 15, 2009, the North Augusta Planning Commission approved application PDM 09-001, A request for a minor modification to the approved General Development Plan for Bentley Place Planned Development. The modification relocated the cross-access drive between the Planned Development and the adjacent commercial development to a more central location that avoided wetlands.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Townhouses	Residential Single-Family	PD, Planned Development
North	Single-Family Residential	Residential Single-Family	Outside City Zoning
South	Commercial/Light Industrial	Mixed Use/Industrial	Outside City Zoning
East	Commercial	Mixed Use	GC, General Commercial
West	Single-Family Residential	Residential Single-Family	PD, Planned Development

Access – Access to Phases IV and V is provided from Walnut Lane through the existing road network (Haley Drive and Bentley Drive). Internal sidewalks provide connection to the Walnut Lane Greenway Connection.

Topography – Phases IV and V are relatively flat, having been previously graded.

Utilities –The property has existing water line and sanitary sewer lines serving the development. Any extension or connection will be made per City standards.

Floodplain – The subject property does have federally designated floodway. Any construction within these areas must meet federal, state, and local standards as certified by the Floodplain Administrator.

Drainage Basin – This site is located within the Pole Branch Basin, one of the City’s largest basins. The basin is currently under development pressure. The upper basin borders Highway 25 and Walnut Lane and encompasses Austin Heights and Bergen Road communities. Water sampling is good. Stream integrity is poor, as the basin is not effective at transporting current loads of stormwater during heavy storm events.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff has determined that the modifications requested qualify as a major modification to the existing PD GDP, ORD 2003-31. Staff finds that this modification is generally in compliance with the original design intent of the property and supported by the Comprehensive Plan.

Section 5.7.3.4 of the NADC prescribes project information that must be addressed by the Staff and Planning Commission in the review of General Development Plans for proposed Planned Developments. Staff findings related to each issue follow.

1. Type of PD proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development.

Bentley Place has been under construction as an attached townhouse development. The majority of the property has been developed as one-story residential units.

The land is level floodplain and appropriate for the uses proposed by the Planned Development.

2. Relation to major roads, utilities and other facilities and services.

The proposed road network provides direct access for Bentley Place residents to the adjacent commercial property, reducing trip generation on Walnut Lane between the two sites. Major intersection improvements to Walnut Lane at US 25, including turn lanes, signalization, and pedestrian circulation, were previously completed.

3. Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed.

The applicant will provide any required deed restrictions, deeds of dedications, and guarantees required by the NADC during the Final Plat process for the Major Subdivision.

4. Compliance of the general development plan with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any, with reasons therefore.

The applicant has provided an approved narrative that describes the existing and proposed development of the property. The general development plan provides a working plan that will be used as a basis for subsequent major subdivision plat application upon approval of the minor modification to the approved General Development Plan and Ordinance.

5. Desirable specific modifications in regulations or the Comprehensive Plan as applicable in the particular case based on determinations that such modifications are necessary or justified in the particular case. Any recommended modifications shall be supported by demonstration that the public purpose of the Comprehensive Plan, PD District or other regulations would be met to at least an equivalent degree.

No modifications in regulations contained in the NADC or the Comprehensive Plan are necessary.

Section 5.7.4 of the NADC stipulates that the Planning Commission should consider the following factors in making a recommendation to the City Council:

1. The relationship of the request to the Comprehensive Plan.

The use and density in Bentley Place is consistent with the Mixed-Use Classification in the Future Land Use Map of the 2021 Comprehensive Plan and is appropriate for a Planned Development.

2. Whether the request violates or supports the Comprehensive Plan.

The overall Bentley Place Planned Development also supports section 4.5, Focus New Development in or Near Mixed-Use Activity Centers so that every resident is within walking distance of activity centers and public space.

3. Whether the permitted uses would be appropriate in the area concerned.

The development is located adjacent to the traditional downtown area of the City and to the residential areas surrounding. The permitted uses specified in the PD are the same uses permitted in the City's Downtown zoning districts.

4. Whether adequate public facilities such as roads, water and sewer facilities, drainage facilities, and schools and other public services exist or can be provided to serve the needs of the development.

Public facilities are available and adequate to serve the remaining development. Much of the required installation of water, sanitary sewer, and storm sewer facilities has already occurred. Electrical, gas, telephone, and cable utilities have been extended into the property. The property is served by the Aiken County School District.

Based on these findings, Staff recommends approval of the PD general development plan as proposed.

These changes will be presented as a draft ordinance for City Council to adopt if recommended by the Planning Commission.

A draft ordinance approving the modified General Development Plan is attached. Language proposed to be added to the ordinance is underlined. Language proposed to be deleted is ~~struck through~~.

Following is a summary of the changes proposed with this revision:

- All of the units will be 3 or 4-bedroom units in Phase IV &V instead of 2-bedroom units
- All of the units will be two-story instead of one-story in Phase IV & V
- All of the units will include a two-car garage (16 ft wide) in Phase IV & V
- Exterior elevations will include a mix of shakes, board and batten, and lap siding. No brick will be installed.
- End units in Phase IV & V will be reduced from 38'x66' to 24'x46'
- Interior units in Phase IV & V will be reduced from 26'x66' to 24'x46'

SECTION 7: ATTACHMENTS

1. Maps
2. Application Materials
3. Public Hearing Notice
4. Existing PD Ordinance 2003-31
5. Proposed PD Ordinance
6. Phase IV & V Concept Plan

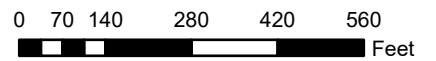
cc C. E. Dudley, PE, via email

G. B. Sharma, via email

Cayle Anderson, Crawford Creek Communities, via email



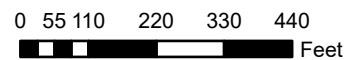
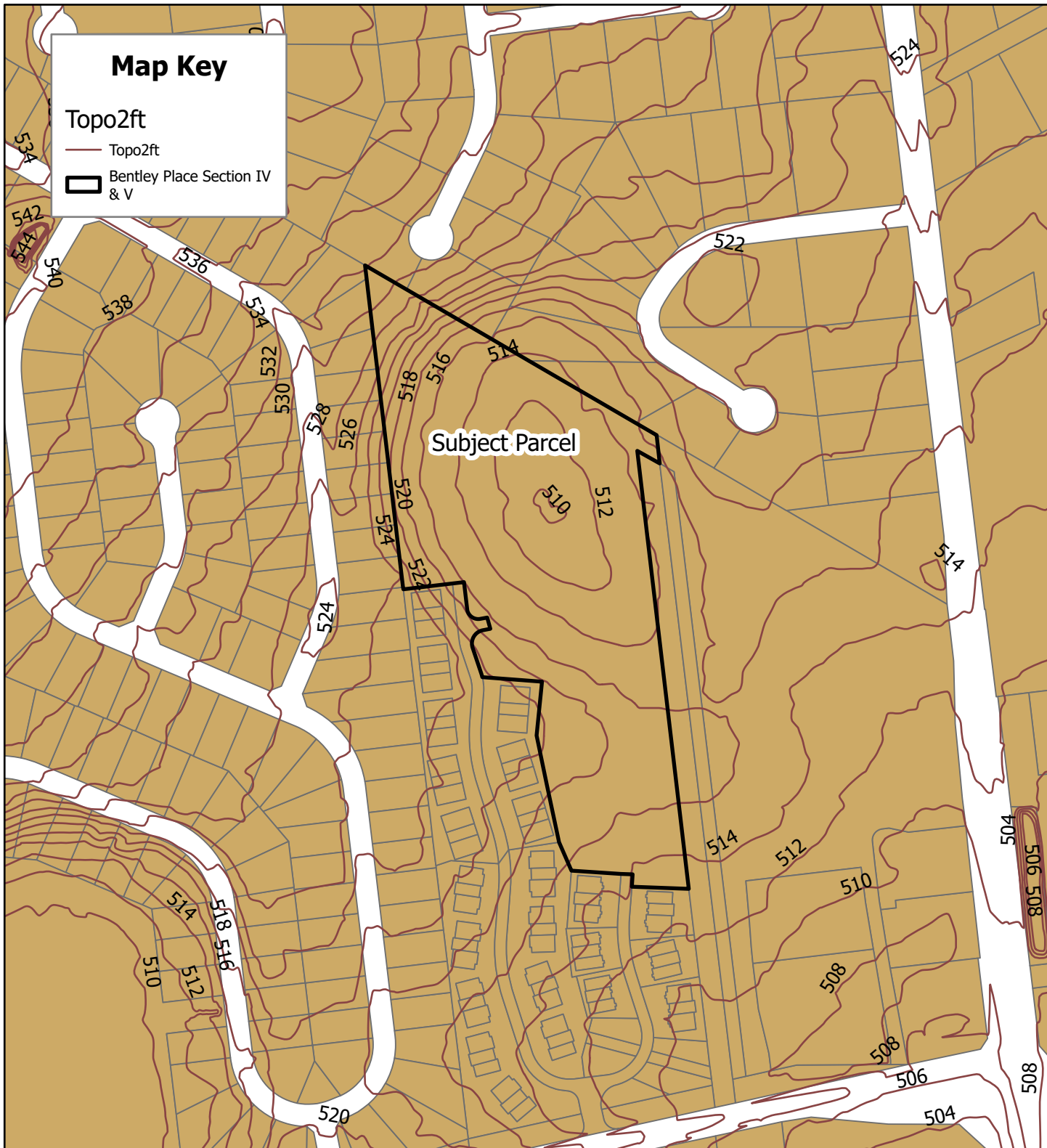
Aiken County, SC, Maxar, Microsoft



9/23/2024 10:35 AM



Aerial Map
Application Number PDM24-002
Bentley Place Section IV & V
TPN 010-10-02-042

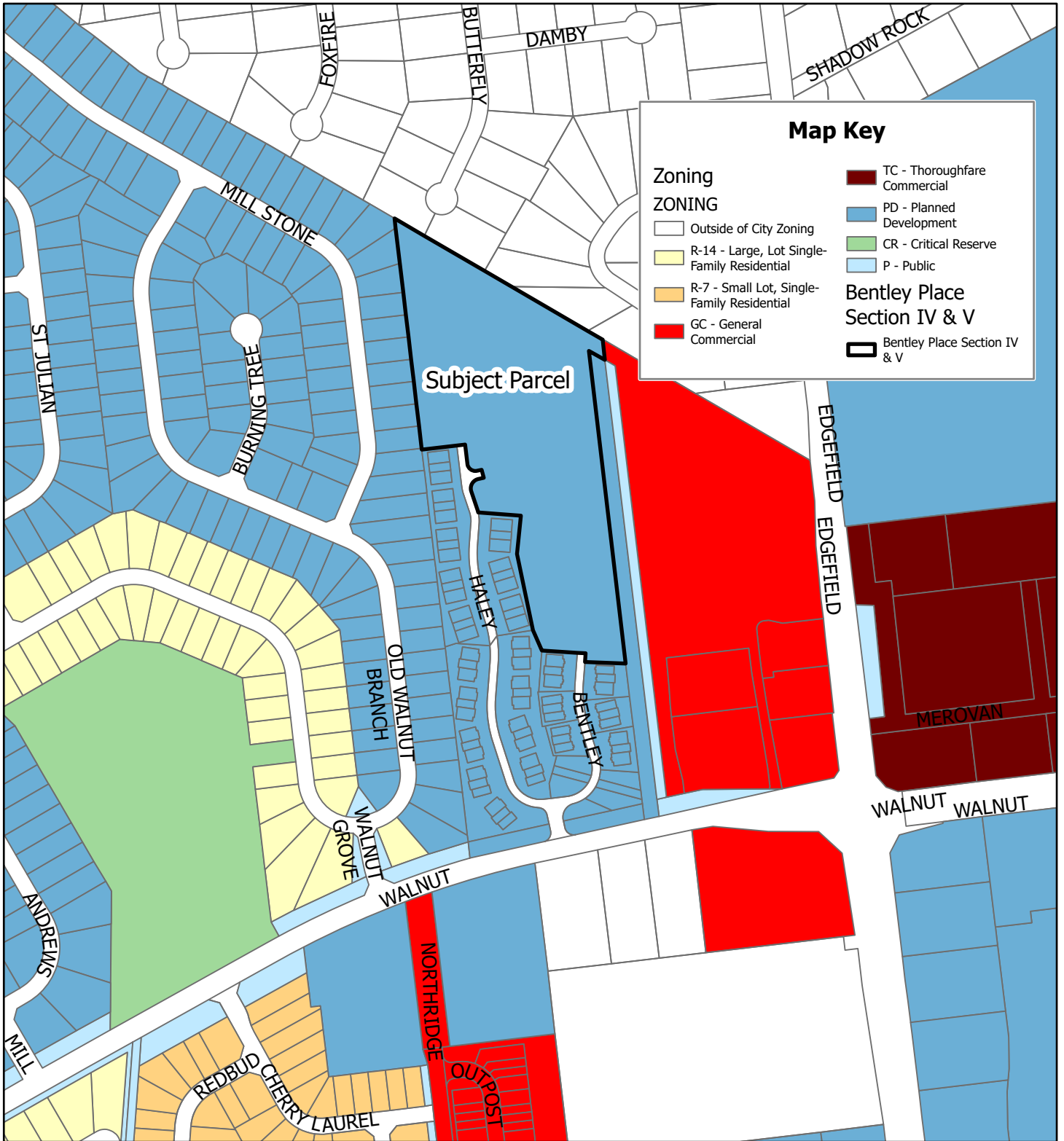


9/23/2024 10:35 AM



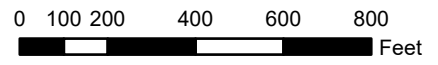
Topography Map
Application Number PDM24-002
Bentley Place Section IV & V
TPN 010-10-02-042





Map Key

Zoning	TC - Thoroughfare Commercial
ZONING	PD - Planned Development
Outside of City Zoning	CR - Critical Reserve
R-14 - Large, Lot Single-Family Residential	P - Public
R-7 - Small Lot, Single-Family Residential	Bentley Place Section IV & V
GC - General Commercial	Bentley Place Section IV & V



9/23/2024



Zoning Map
 Application Number PDM24-002
 Bentley Place Section IV & V
 TPN 010-10-02-042
 Zoned PD, Planned Development



Application for Development Approval

Please type or print all information



Staff Use	
Application Number _____	Date Received _____
Review Fee _____	Date Paid _____

1. **Project Name** Bentley Place IV & V, LLC
Project Address/Location Bentley Drive; North Augusta, SC
Total Project Acreage 11.86 **Current Zoning** PD
Tax Parcel Number(s) 010-10-02-042


2. **Applicant/Owner Name** GB Sharma **Applicant Phone** 706-294-1102
Mailing Address 3543 Interlachen Drive
City Martinez **ST** GA **Zip** 30907 **Email** sharmagb@yahoo.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** CE Dudley **License No.** 5331
Firm Name CE Dudley **Firm Phone** 803-648-2483
Firm Mailing Address 1018 Wildwood Road
City Aiken **ST** SC **Zip** 29801 **Email** cedudleype@bellsouth.net
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.  5/19/24
Applicant or Designated Agent Signature **Date**

Cayle M. Anderson
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 Bentley Place IV & V, LLC

Project Address/Location Bentley Drive; North Augusta, SC

Project Parcel Number(s) 010-10-02-042

2. Property Owner Name GB Sharma Owner Phone 706-294-1102

Mailing Address 3543 Interlachen Drive

City Martinez ST GA Zip 30907 Email sharmagb@yahoo.com


3. Designated Agent Cayle Anderson

Relationship to Owner Builder Representative

Firm Name Crawford Creek Communities Phone 706-210-9981

Agent's Mailing Address P.O. Box 632

City Grovetown ST GA Zip 30813 Email cayle@crawfordcreekcommunities.com

Agent's Signature  Date 5/9/24

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature

Date

5. Sworn and subscribed to before me on this _____ day of _____, 20 ____.

Notary Public

Commission Expiration Date



CRAWFORD CREEK
COMMUNITIES

PROPOSED MODIFICATIONS

BENTLEY PLACE – PHASES IV & V

BENTLEY DRIVE

AIKEN, SC

TAX APRACEL NO. 010-10-01-042

11.82 ACRES

May 13, 2024

1. Current approved plan provides that 100% of the units will be two-bedroom units. We'd like to propose a revision to allow 100% 3- and 4-bedroom units in Phase IV & V.
2. Current approved plan provides that 100% of the units be one-story. We'd like to propose a revision to allow 100% of the units to be two-story in Phase IV & V.
3. Current approved plan provides no garages. We'd like to propose that 100% of the units will consist of a double car garage (16') in Phase IV & V.
4. We are proposing to build the Brighton and Brookside Plans (or similar product) attached hereto. The exterior elevations will be a mix of shakes, board and batten and lap siding and will not replicate the drawings attached hereto. We propose that no brick is to be installed.
5. We'd like to propose that all lot sizes in Phase IV & V be reduced to the following:
 - a. End Units: Current Plan is 38'x66', we propose this to be reduced to 24'x46'
 - b. Interior Units: Current Plan is 26'x66', we propose this to be reduced to 24'x46'

Cayle Anderson

Cayle Anderson, Designated Agent

05/13/2024

Date

T: 844-649-9716
400 Northridge Road
Suite 325
Atlanta, GA 30350

T: 706-210-9981
201 Insperon Drive
P.O. Box 632
Grovetown, GA 30813

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, November 20, 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:

PDM24-002 – A request by Bentley Place IV & V, LLC to modify the Bentley Place Planned Development to allow two-story, three and four-bedroom homes with garages on reduced lot sizes in phases IV and V of the subdivision. The request affects approximately 11.86 acres at the terminus of Haley Dr. and Bentley Dr. zoned PD, Planned Development, TPN 010-10-02-042.

Documents related to the application will be available for public inspection after November 13, 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 by Noon on November 20th.

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.

ORDINANCE NO. 2003-31
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 24.14 ± ACRE GREYSTONE PLANNED DEVELOPMENT
LOCATED GENERALLY ON THE NORTH SIDE OF WALNUT LANE
APPROXIMATELY 800 FEET WEST OF US 25

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from the Nordahl Development Company of South Carolina, Inc., requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 24.14 ± acres located generally on the north side of Walnut Lane approximately 800 feet west of US 25; and

WHEREAS, the North Augusta Planning Commission, at its October 9, 2003, meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 24.14 ± acre Greystone Planned Development.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The General Development Plan for the 24.14 ± acre Greystone Planned Development is hereby approved as outlined below and as shown on the attached plan and identified as 'Exhibit A' as prepared by Southern Partners, Inc. dated August 20, 2003 and revised October 2, 2003.
 - A. Scope of Development: The scope of development shown on the General Development Plan for the Greystone Planned Development and as described herein shall be the maximum level of development allowed. The land uses permitted in the Greystone Planned Development shall be limited to those described in this ordinance.
 - B. Development Program: The development will provide 154 one story single-family townhome residential units developed primarily in four unit structures. Approximately fifty percent of the units will provide two bedrooms. The other fifty percent will provide three bedrooms. Twenty-five percent of the units will include a one-car garage. The development will be constructed in four phases as follows:

<u>Phase</u>	<u>Units</u>	<u>Location</u>	<u>Additional Features</u>
I	37	SE Quadrant	Main entrance, Common area / park
II	37	SW Quadrant	
III	34	NE Quadrant	Secondary entrance
IV	46	NW Quadrant	

C. Plan Approval Process: Each phase of the development shall be submitted and approved as a preliminary plat and, after completion of development, a final plat in accordance with the applicable provisions of the Zoning and Development Standards Ordinance.

D. Minor modifications: Minor modifications to the development plan and program, i.e. mix of units, number and location of buildings, development phasing, height, setbacks, parking, and landscaping, may be approved by the Planning Commission at the time of preliminary plat approval for a phase.

E. General Development Standards:

- | | |
|--|---------------------|
| 1. Maximum building height | one story |
| 2. Front setback | varies |
| 3. Minimum distance between buildings | 30 feet |
| 4. Rear setback (from adjacent property lines) | 20 feet |
| 5. Parking | 2.5 spaces per unit |

F. Other Development Conditions:

- Stormwater Master Plan: Prior to or in conjunction with the preliminary plat submission for phase 1 a stormwater management plan shall be submitted that addresses issues identified by the City Engineer, the need for stormwater detention and maintenance of the joint residential/commercial detention area. Such plan shall also address the transfer of storm water to the city’s existing regional detention pond. Reliance on the use of the existing open ditch across other properties shall require that the city be indemnified in the event of damage to other properties.
- Traffic Analysis: A detailed traffic analysis proposing an appropriate design for the intersection of the loop road with Walnut Lane shall be prepared. The traffic design shall provide for adequate storage and turning movements on both the loop road and Walnut Lane.

3. Street Design: The loop road and parking as shown on the general development plan shall be constructed to the City's street construction standards and shall be dedicated to the City between the curbs. The perpendicular parking spaces adjacent to the street shall remain private and shall be managed and maintained by the homeowners association. The final plats and the subdivision covenants shall specify that the parking spaces are to remain private. The loop road shall be extended to the property line of the commercial parcel on the east side of the project.
 4. Land Dedication: A fifty-foot strip of land adjacent to Walnut Lane shall be dedicated to the city to provide for the extension of the future Walnut Lane Greenway extension from Butlers Mill to US 25.
 5. Sidewalks: Sidewalks shall be constructed on both sides of the loop road between the parking spaces and the front of the units. Sidewalks shall also be constructed to connect the development with the future Walnut Lane Greenway extension and the commercial area east of the project.
 6. Covenants and Restrictions: The subdivision covenants shall specify that garages shall not be converted to bedrooms or living space.
 7. Central Common Area: The design of the improvement to the central common area shall be submitted and approved by the Planning Commission prior to or in conjunction with the preliminary plat for phase 1.
 8. Perimeter Fencing: A six-foot privacy fence shall be constructed on the west and north property lines and, depending on the final stormwater detention design, near the east property line. The type and design of the fence shall be approved by the Planning Commission in conjunction with the preliminary plat for phase one.
 9. Landscaping: Landscaping according to city standards shall be included on the preliminary plat and installed in each phase as developed.
- G. Applicable Standards for Review: General design criteria and development standards applicable to the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance as currently adopted or as it may be amended.

- II. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

- III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____
DAY OF _____, 2003

First Reading _____

Lark W. Jones, Mayor

Second Reading _____

Third Reading _____

ATTEST:

Donna B. Young, City Clerk

ORDINANCE XX
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 24.14 ± ACRE GREYSTONE BENTLEY PLACE
PLANNED DEVELOPMENT LOCATED GENERALLY ON THE
NORTH SIDE OF WALNUT LANE APPROXIMATELY 800
FEET WEST OF US 25

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from the Nordahl Development Company of South Carolina, Inc., requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 24.14 ± acres located generally on the north side of Walnut Lane approximately 800 feet west of US 25; and

WHEREAS, the North Augusta Planning Commission, at its October 9, 2003, meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 24.14 ± acre Greystone Planned Development.

WHEREAS, an application has been received from Bentley Place IV & V, LLC requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 24.14± acres located generally on the north side of Walnut Lane approximately 800 feet west of US 25; and

WHEREAS, the developer, Bentley Place IV & V, proposes a development of five phases; and

WHEREAS, the North Augusta Planning Commission, at its November 12, 2024 meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 24.14 ± acre Bentley Place Planned Development.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

1. The General Development Plan for the 24.14 ± acre Greystone Planned Development is hereby approved as outlined below and as shown on the attached plan and identified as 'Exhibit A' as prepared by Southern Partners, Inc. dated

August 20, 2003 and revised October 2, 2003.

A. Scope of Development: The scope of development shown on the General Development Plan for the Greystone Planned Development and as described herein shall be the maximum level of development allowed. The land uses permitted in the Greystone Planned Development shall be limited to those described in this ordinance.

B. Development Program: ~~The development will provide 154 one story single-family townhome residential units developed primarily in four unit structures. Approximately fifty percent of the units will provide two bedrooms. The other fifty percent will provide three bedrooms. Twenty five percent of the units will include a one car garage. The development will be constructed in four phases as follows:~~

The development will provide 108 one story single-family townhome residential units developed primarily in four-unit structures and 56 two story single-family townhome residential units developed primarily in two, three, four, and five unit structures. Approximately sixty-five percent of the units will provide two bedrooms. The other thirty-five percent will provide a mix of three and four bedrooms. Twenty-five percent of the units will include a one-car garage and thirty-five percent of the units will include a two-car garage. The development will be constructed in five phases as follows:

<u>Phase</u>	<u>Units</u>	<u>Location</u>	<u>Additional Features</u>
I	37	SE Quadrant	Main entrance, Common area/ park
II	37	SW Quadrant	
III	34	NE Quadrant	Secondary entrance
IV	46 31	NW NE Quadrant	
V	25	NW Quadrant	

C. Plan Approval Process: Each phase of the development shall be submitted and approved as a preliminary plat and after completion of development, a final plat in accordance with the applicable provisions of the Zoning and Development Standards Ordinance.

D. Minor modifications: Minor modifications to the development plan and program, i.e. mix of units, number and location of buildings, development phasing, height, setbacks, parking, and landscaping, may be approved by the Planning Commission at the time of the preliminary plat approval for a phase.

E. General Development Standards:

- | | |
|--|--|
| 1. Maximum building height | one-story <u>2 story</u> |
| 2. Front setback | varies |
| 3. Minimum distance between buildings | 30 feet |
| 4. Rear setback (from adjacent property lines) | 20 feet |
| 5. Parking | 2.5 <u>2.86</u> spaces per unit |

F. Other Development ~~Conditions~~ Standards:

1. Stormwater Master Plan: Prior to or in conjunction with the preliminary plat submission for phase 1 a stormwater management plan shall be submitted that addresses issues identified by the City Engineer, the need for stormwater detention and maintenance of the joint residential/commercial detention area. Such plan shall also address the transfer of storm water to the city's existing regional detention pond. Reliance on the use of the existing open ditch across other properties shall require that the city be indemnified in the event of damage to other properties.
2. Traffic Analysis: A detailed traffic analysis proposing an appropriate design for the intersection of the loop road with Walnut Lane shall be prepared. The traffic design shall provide for adequate storage and turning movements on both the loop road and Walnut Lane.
3. Street Design: The loop road and parking as shown on the general development plan shall be constructed to the City's street construction standards and shall be dedicated to the City between the curbs. The perpendicular parking spaces adjacent to the street shall remain private and shall be managed and maintained by the homeowner's association. The final plats and the subdivision covenants shall specify that the parking spaces are to remain private. The loop road shall be extended to the property line of the commercial parcel on the east side of the project.
4. Land Dedication: A fifty-foot strip of land adjacent to Walnut Lane shall be dedicated to the city to provide for the extension of the future Walnut Lane Greenway extension from Butlers Mill to US 25.
5. Sidewalks: Sidewalks shall be constructed on both sides of the loop road between the parking spaces and the front of the units. Sidewalks shall also be constructed to connect the development with the future Walnut Lane Greenway extension and the commercial area east of the project.
6. Covenants and Restrictions: The subdivision covenants shall specify that garages shall not be converted to bedrooms or living space.
7. Central Common Area: The design of the improvement to the central common

area shall be submitted and approved by the Planning Commission prior to or in conjunction with the preliminary plat for phase 1.

8. Perimeter Fencing: A six-foot privacy fence shall be constructed on the west and north property lines and, depending on the final stormwater detention design, near the east property line. The type and design of the fence shall be approved by the Planning Commission in conjunction with the preliminary plat for phase one.

9. Landscaping: Landscaping according to city standards shall be included on the preliminary plat and installed in each phase as developed.

G. Applicable Standards for Review: General design criteria and development standards applicable to the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance as currently adopted or as it may be amended.

II. All ordinances or parts of Ordinances in conflict herewith are, to the next of such conflict, hereby repealed.

III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2024.

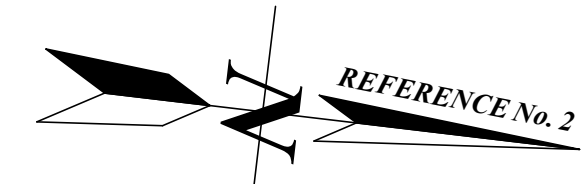
First Reading: _____

Second Reading: _____

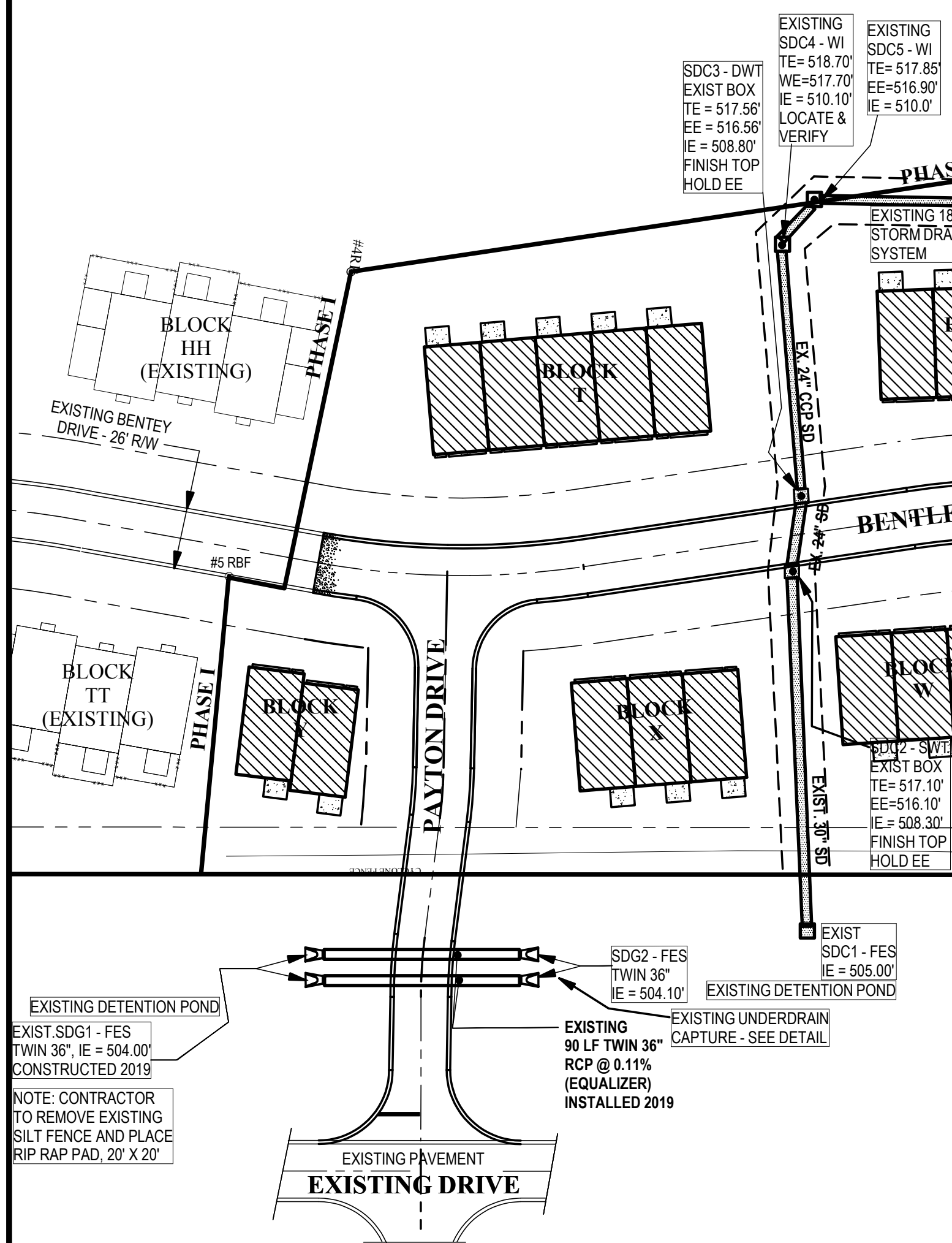
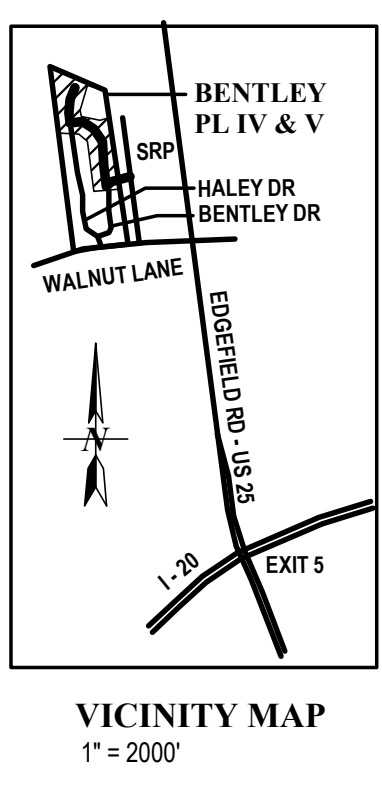
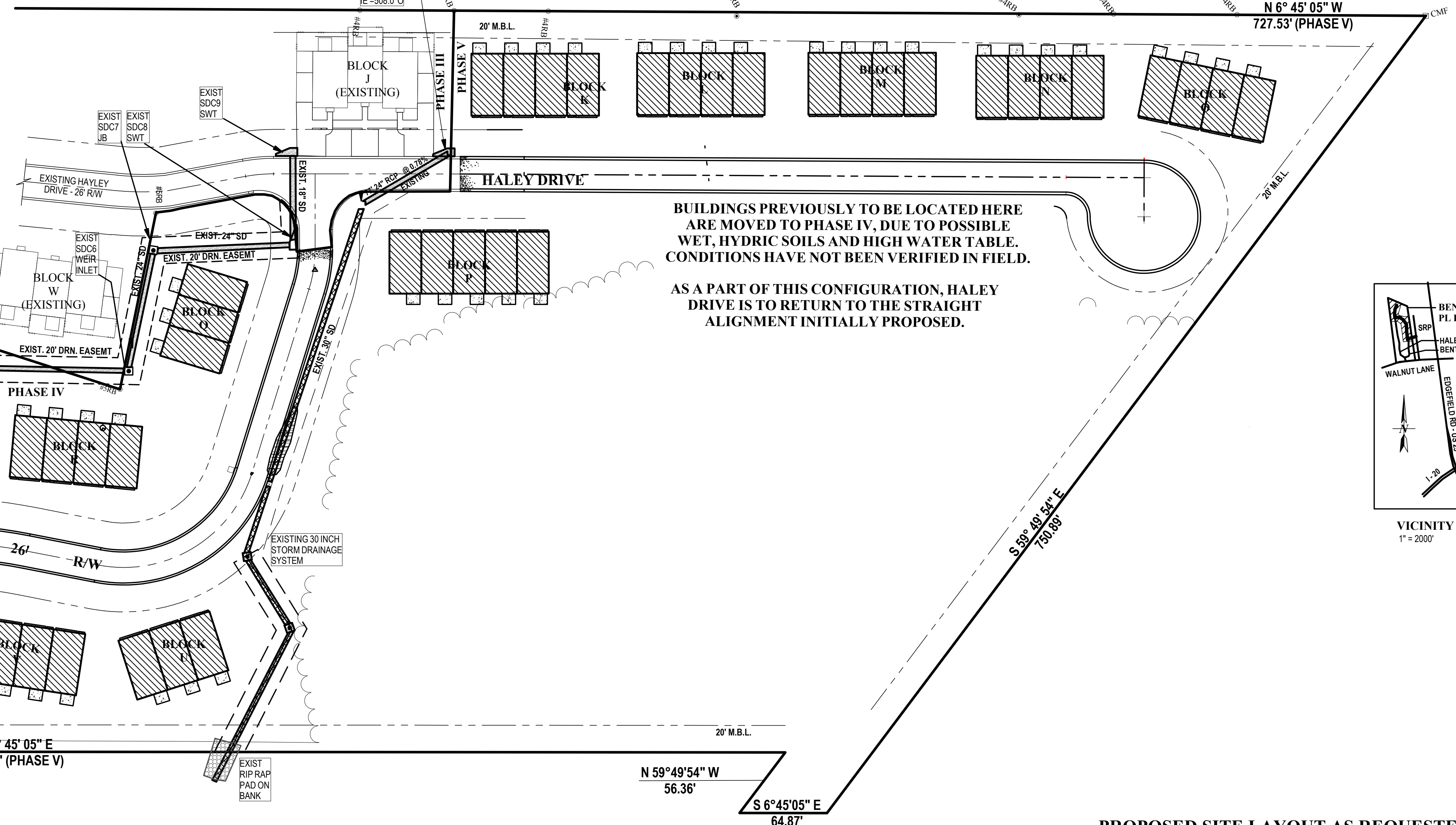
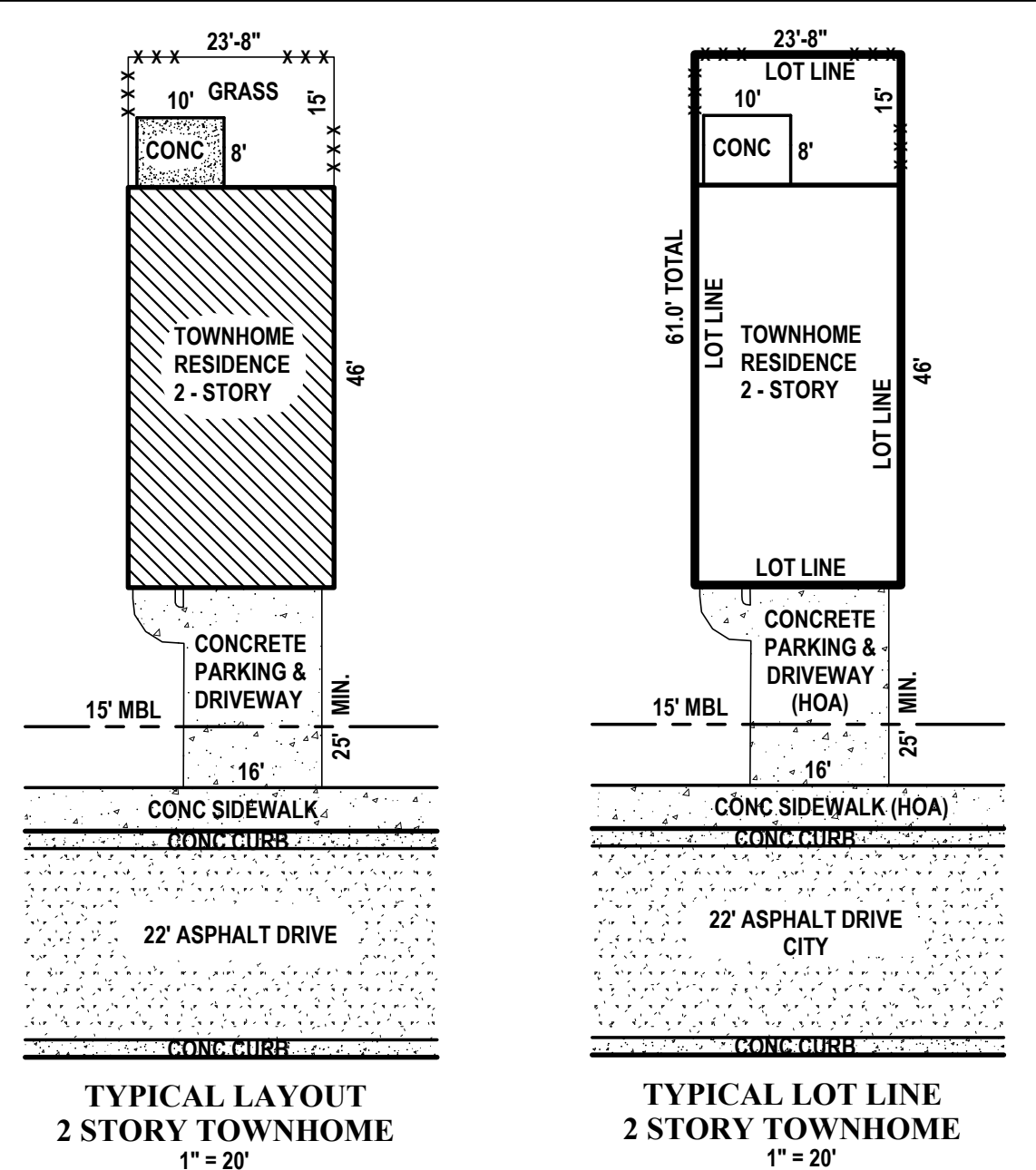
Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk



- REFERENCES:
1. PLAT FOR NORDAHL, TRACTS "A" AND "B" BY SOUTHERN PARTNERS, INC., T.M. GRAHAM, R.L.S., DEC. 21, 2005, RECORDED IN PLAT BOOK 51, PAGE 75, RMC, EXCEPTIONS NOTED.
 2. PLAT OF BENTLEY PLACE, PHASE I, BY STAR SURVEYING, SEPTEMBER 14, 2006, RECORDED IN PLAT BOOK 52, PAGE 184, RMC, - BEARINGS TAKEN FROM THIS PLAT.
 3. CONSTRUCTION PLANS BY BLUEWATER ENGINEERING, DATED , APPROVED AND PERMITTED BY THE CITY OF NORTH AUGUSTA
 4. TOPOGRAPHICAL SURVEY BY CONSTRUCTION SUPPORT SERVICES MAY, 2024



PROPOSED SITE LAYOUT AS REQUESTED BY CRAWFORD CREEK COMMUNITIES

BENTLEY PLACE - PHASES IV & V SITE REVISIONS
 TAX PARCEL No. 010-10-02-042, CONSISTING OF 11.86 ACRES, FOR CONSTRUCTION OF 57 TOWNHOMES, LOCATED AT BENTLEY PLACE IN THE NORTHERN PART OF NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

PREPARED FOR
BENTLEY PLACE IV & V, LLC
PROPOSED LAYOUT CONCEPT PLAN

SCALE: 1" = 50' OR AS SHOWN ORIGINAL DATE: MARCH 15, 2019 REVISION DATE: AUGUST 13, 2024

	C. E. Dudley PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING Serving SC & GA since 1975	REV. CODE CC
	1018 WILDWOOD ROAD, AIKEN, SOUTH CAROLINA 29801 TELEPHONES: 803-648-2483 (OFFICE), 803-645-3337 (MOBILE) EMAIL & FAX SCAN: ccedudley@bellsouth.net WEBSITE: www.CEDudley.com	2ND PRINTING CC1
	SHEET	

BROOKSIDE



ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADI.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VL.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O.	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	WD.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

DESIGN CRITERIA

ROOF LIVE LOAD: 20 psf
 FLOOR LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
 SEISMIC DESIGN CATEGORY: B
 Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments (2020)
 International Fire Code, 2018 Edition, with (No Georgia Amendments)
 International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
 International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
 International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
 National Electrical Code, 2020 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

GENERAL NOTES

- SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.
- FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2500psf. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 5" WIDE.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.
- CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.
- STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
- MORTAR FOR BRICK VENEER SHALL BE TYPE S.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. REINFORCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND SIDES OF FOOTINGS.
- WOOD FOR LOADBEARING STUDS SHALL BE No. 2 SPRUCE PINE FIR, OR BETTER.
- WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.
- WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE No. 2 SOUTHERN PINE OR BETTER.
- WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE No. 2 SOUTHERN PINE OR BETTER.
- WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES. I-JOISTS SHALL BE DETAILED, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.
- LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi., AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.
- BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR 7/16" THICK B/C PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.
- REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310

PLAN INDEX

PAGE#	PAGE NAME
A-01	COVER SHEET
A-02	ELEVATION A-ELEVATIONS AND ROOF PLAN
A-04	ELEVATION C-ELEVATIONS AND ROOF PLAN
A-06	SLAB FOUNDATION PLAN
A-08	1ST FLOOR PLAN
A-09	2ND. FLOOR PLAN; OPTIONS

PROJECT DESCRIPTION
 SINGLE FAMILY RESIDENCE
 TYPE OF CONSTRUCTION
 TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME
 WOOD CONSTRUCTION-
 NON-SPRINKLERED
 OCCUPANCY CLASSIFICATION
 SINGLE FAMILY HOME-ATTACHED

SQUARE FOOTAGE

1ST. FLOOR	677 SF
2ND. FLOOR	1026 SF
TOTAL HEATED	1703 SF
GARAGE	372 SF

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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START DATE:
 09/20/2021

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 MHART

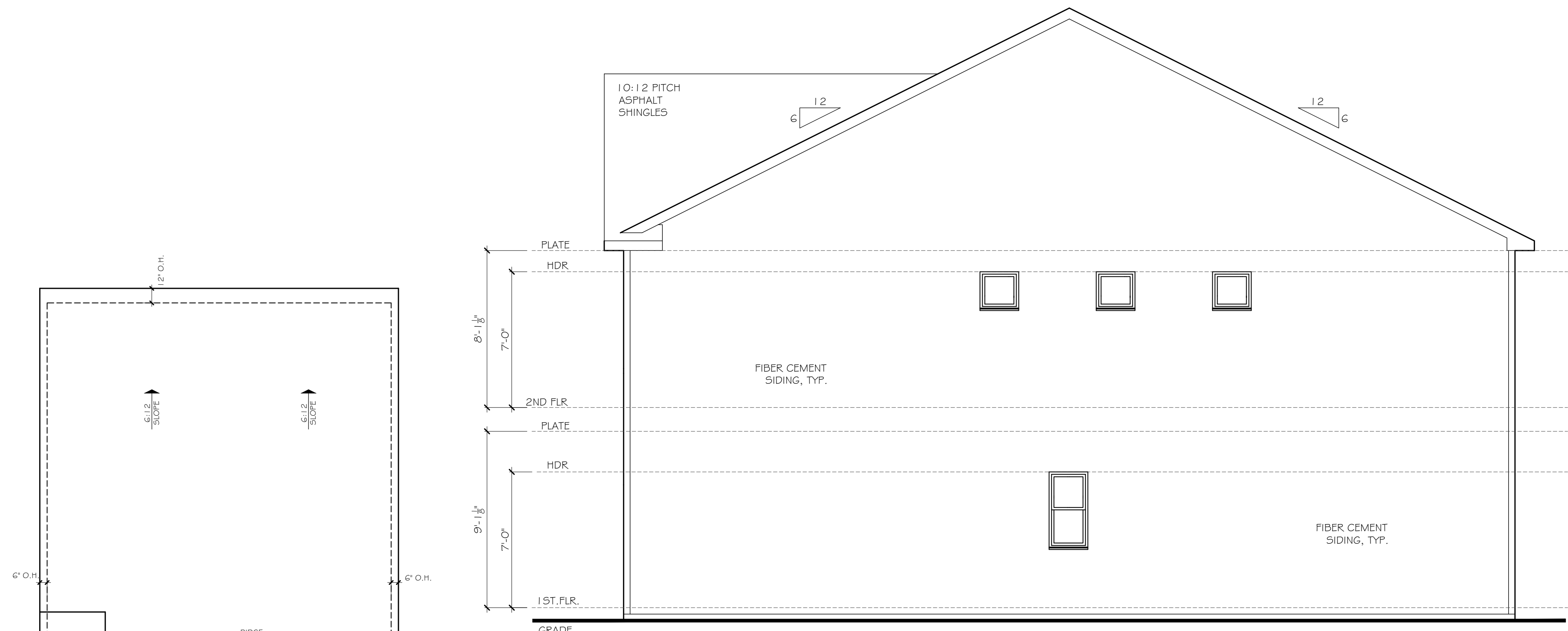
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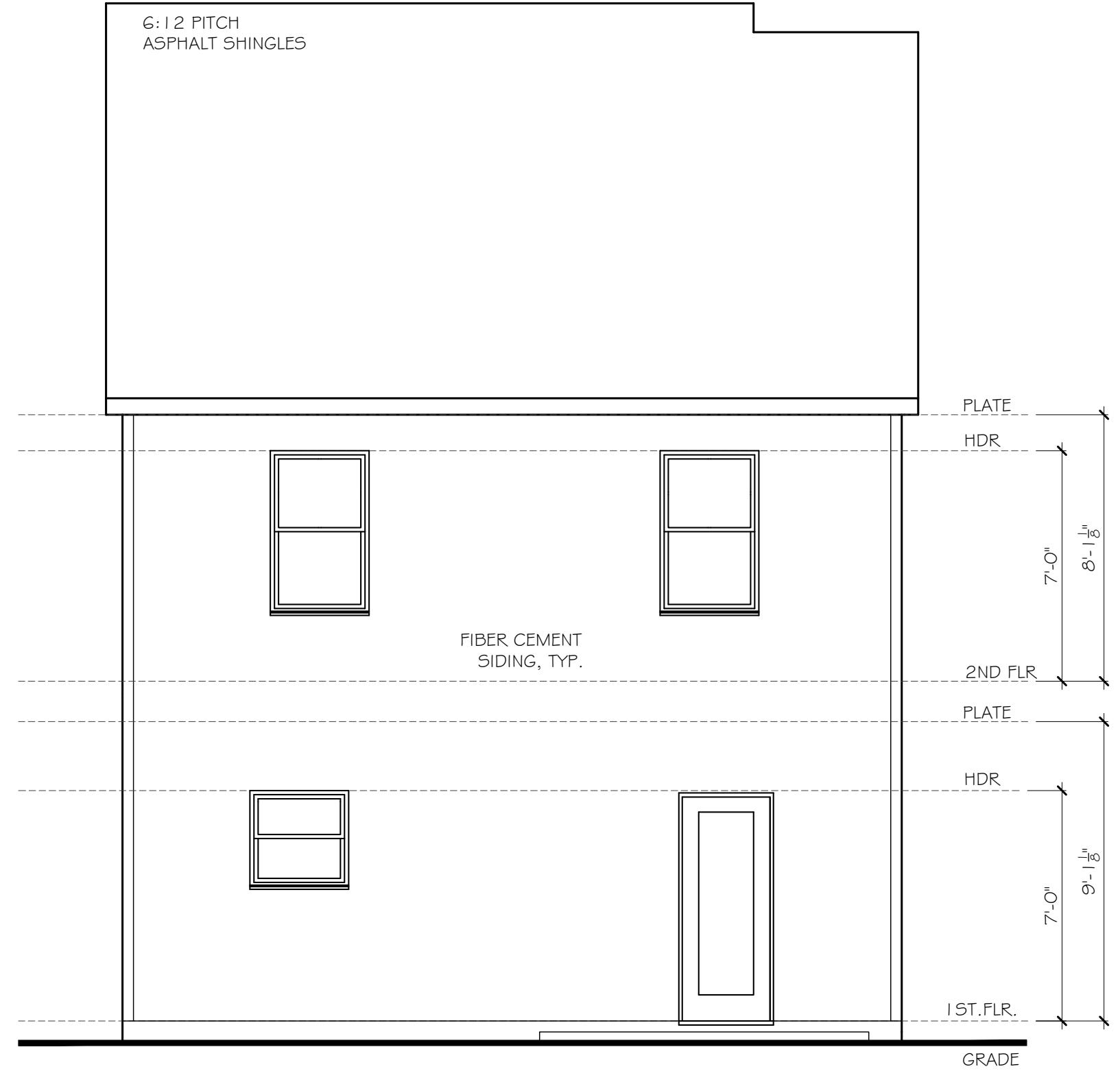
A-01

OF

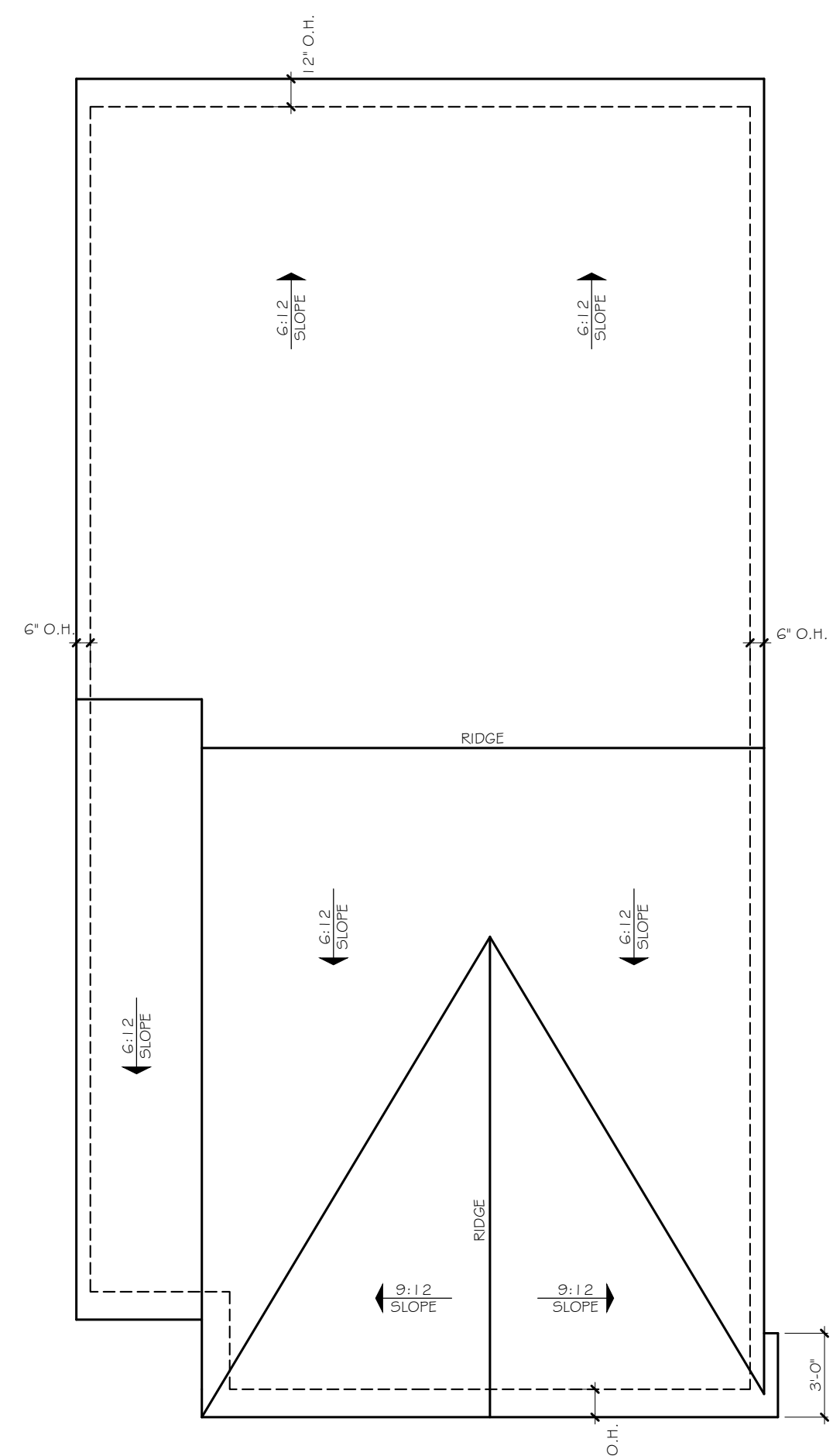
**BROOKSIDE
 ELEVATIONS AND ROOF PLAN**



4 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0" (11x17" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22x34" SHEET SIZE)

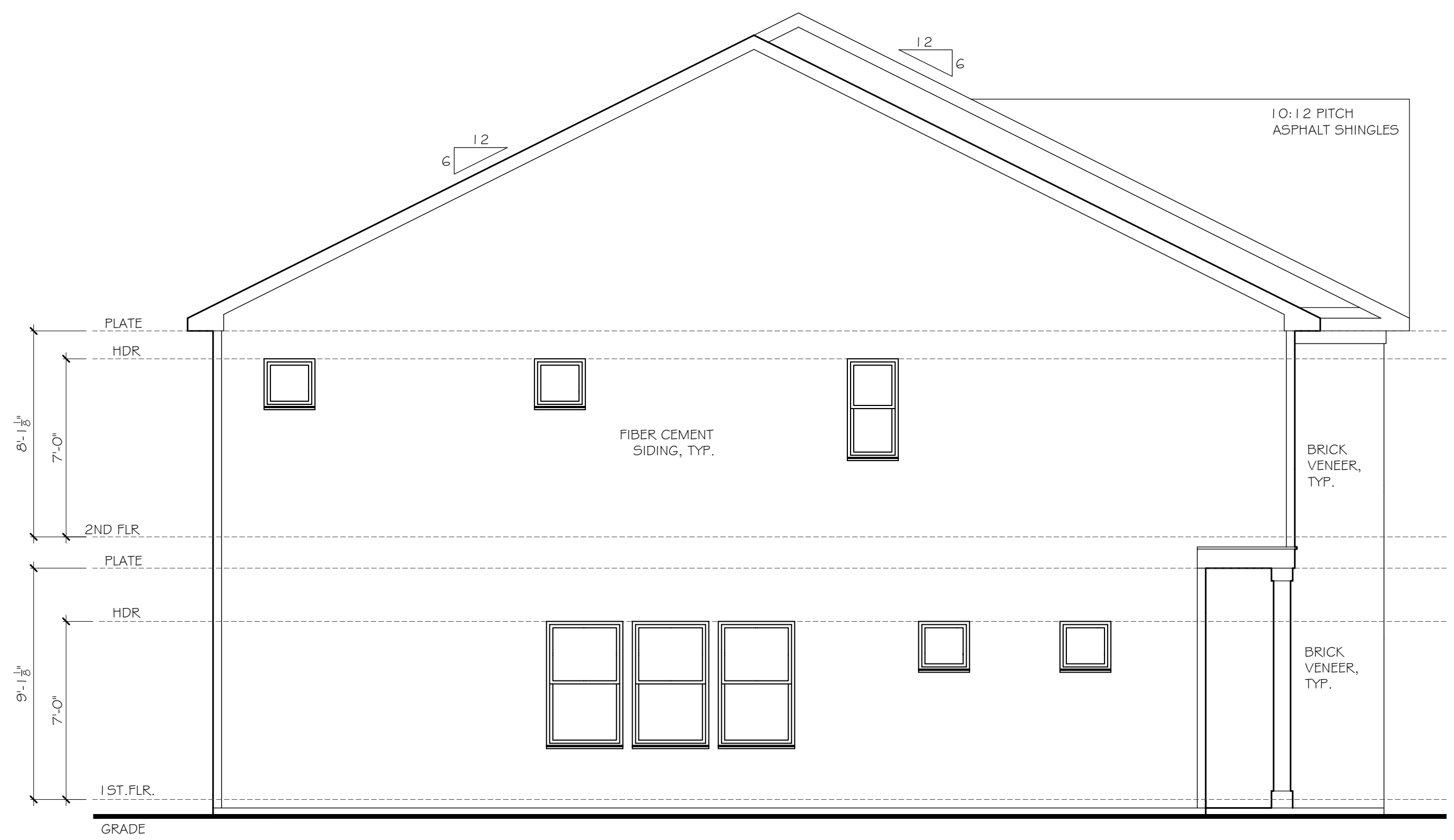


2 REAR ELEVATION
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 SCALE: 1/4" = 1'-0" (22x34" SHEET SIZE)

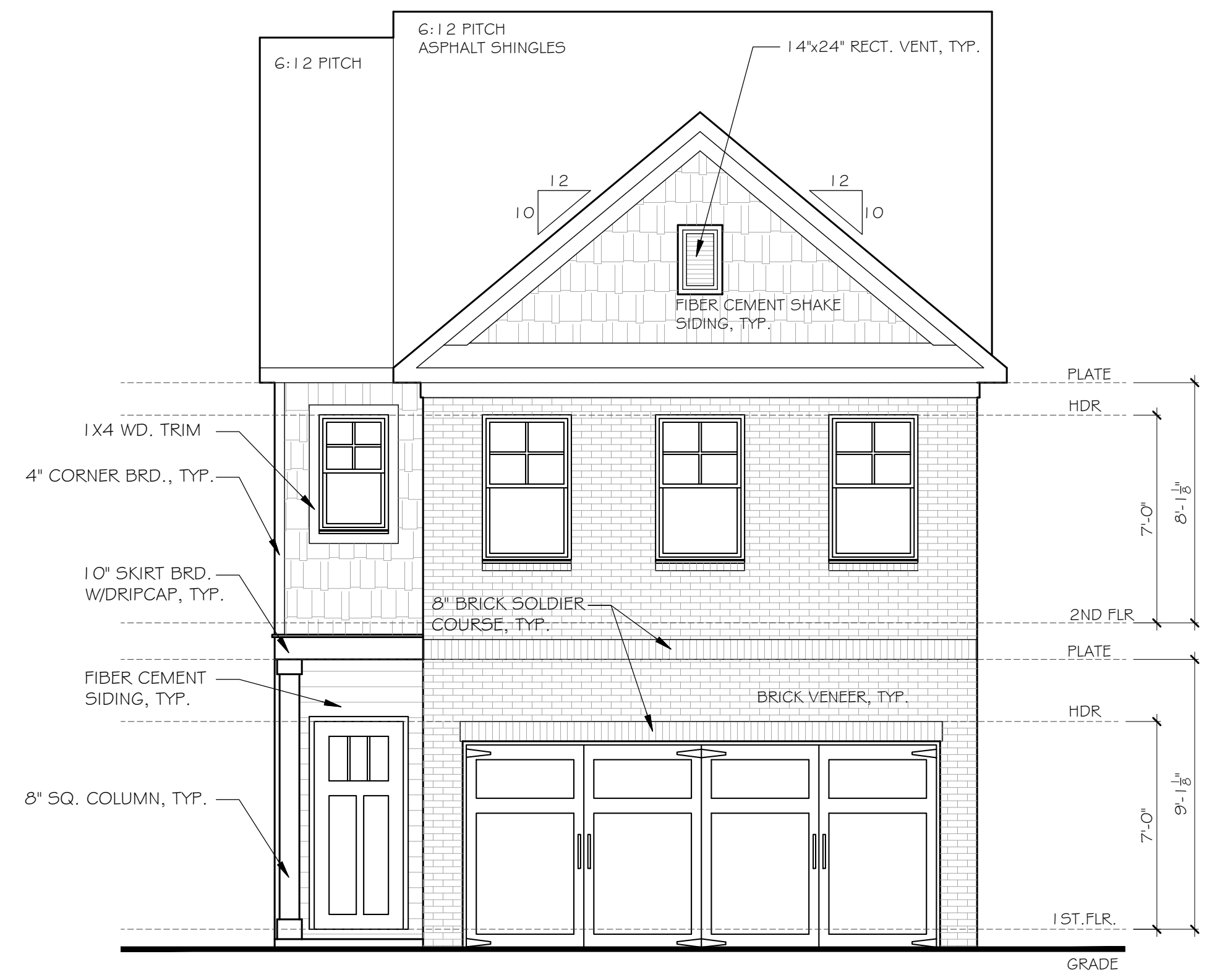


5 ROOF PLAN
 SCALE: 3/32" = 1'-0" (11x17" SHEET SIZE)
 SCALE: 3/16" = 1'-0" (22x34" SHEET SIZE)

- ELEVATION NOTES:**
- DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 - VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 - GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 - ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



3 LEFT ELEVATION
 SCALE: 1/8" = 1'-0" (11x17" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22x34" SHEET SIZE)



1 FRONT ELEVATION A
 SCALE: 1/8" = 1'-0" (11x17" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22x34" SHEET SIZE)

SEAL:

REVISION CHANGES:

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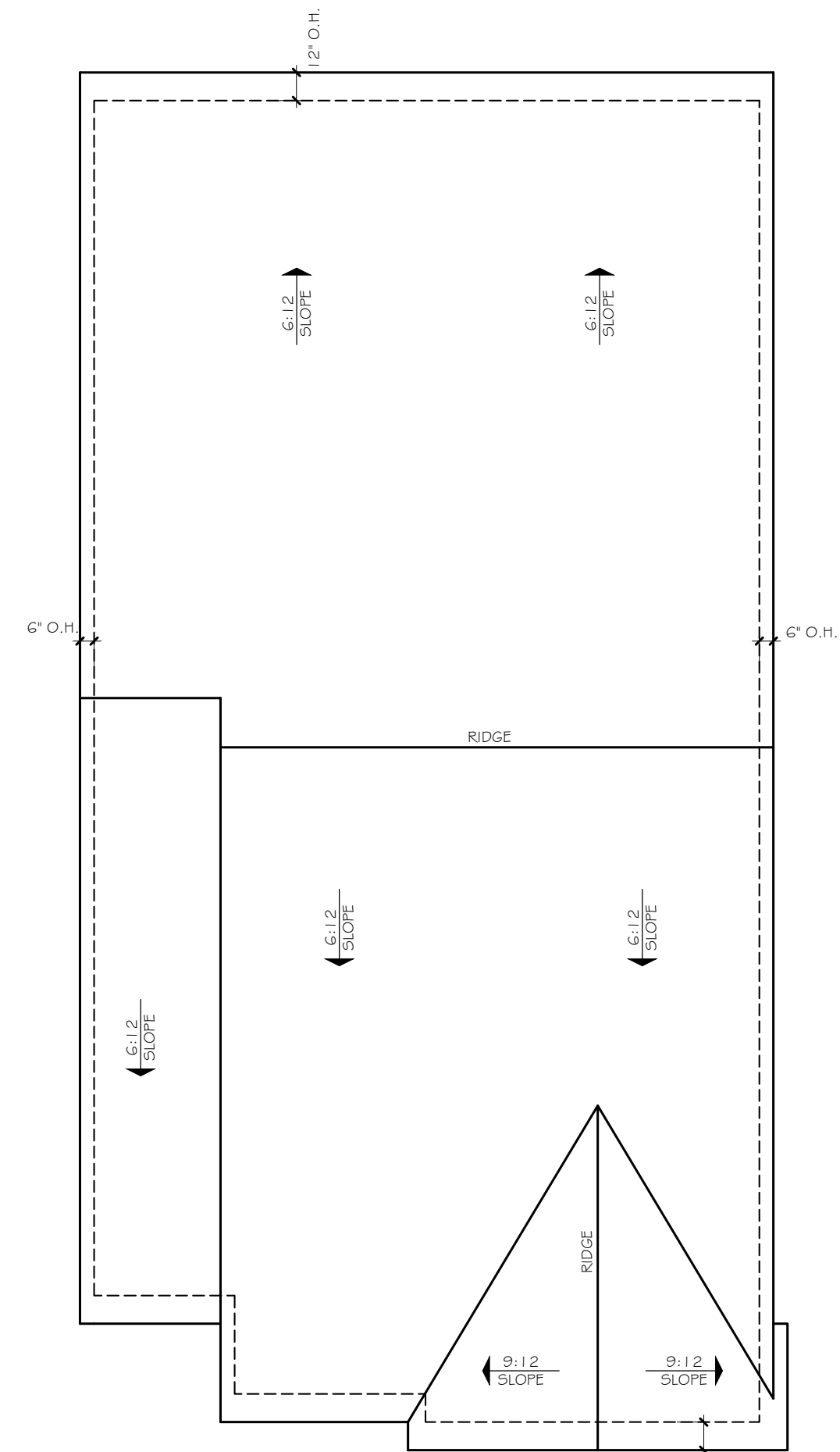
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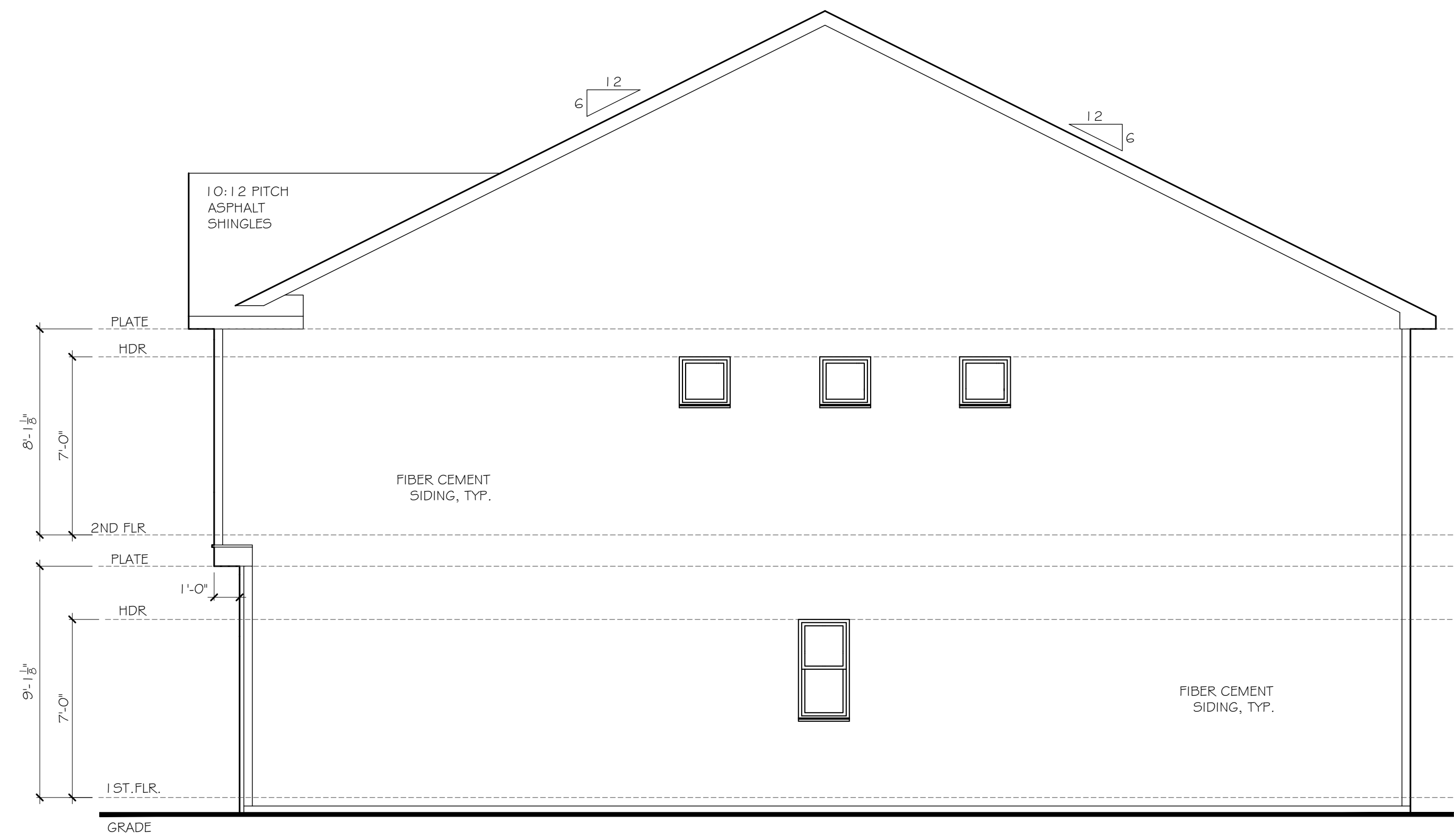
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**BROOKSIDE
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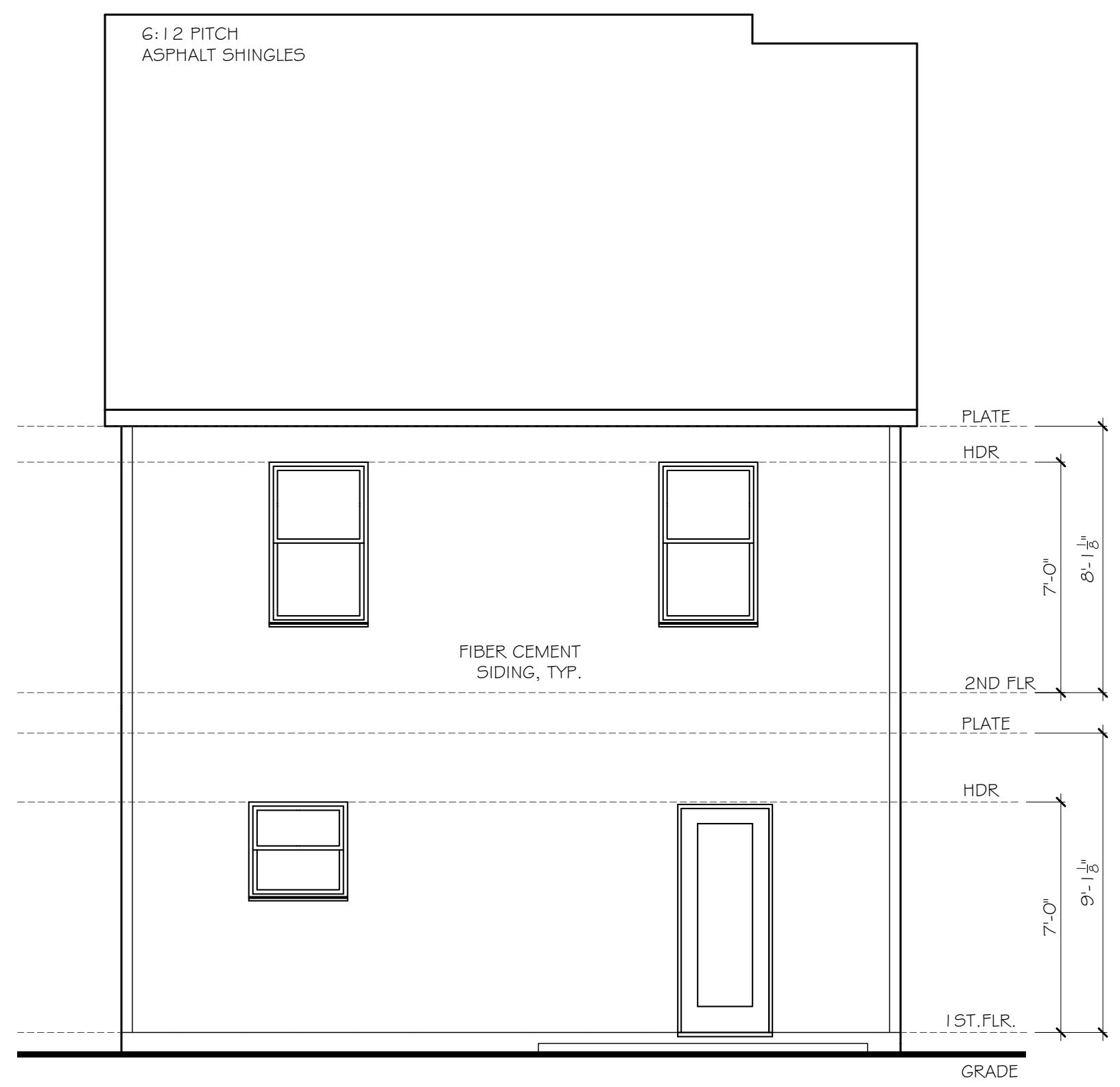


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4 RIGHT ELEVATION
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 SCALE: 1/4" = 1'-0" (22x34" SHEET SIZE)



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0" (11x17" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22x34" SHEET SIZE)



3 LEFT ELEVATION
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1 FRONT ELEVATION A
 SCALE: 1/8" = 1'-0" (11x17" SHEET SIZE)
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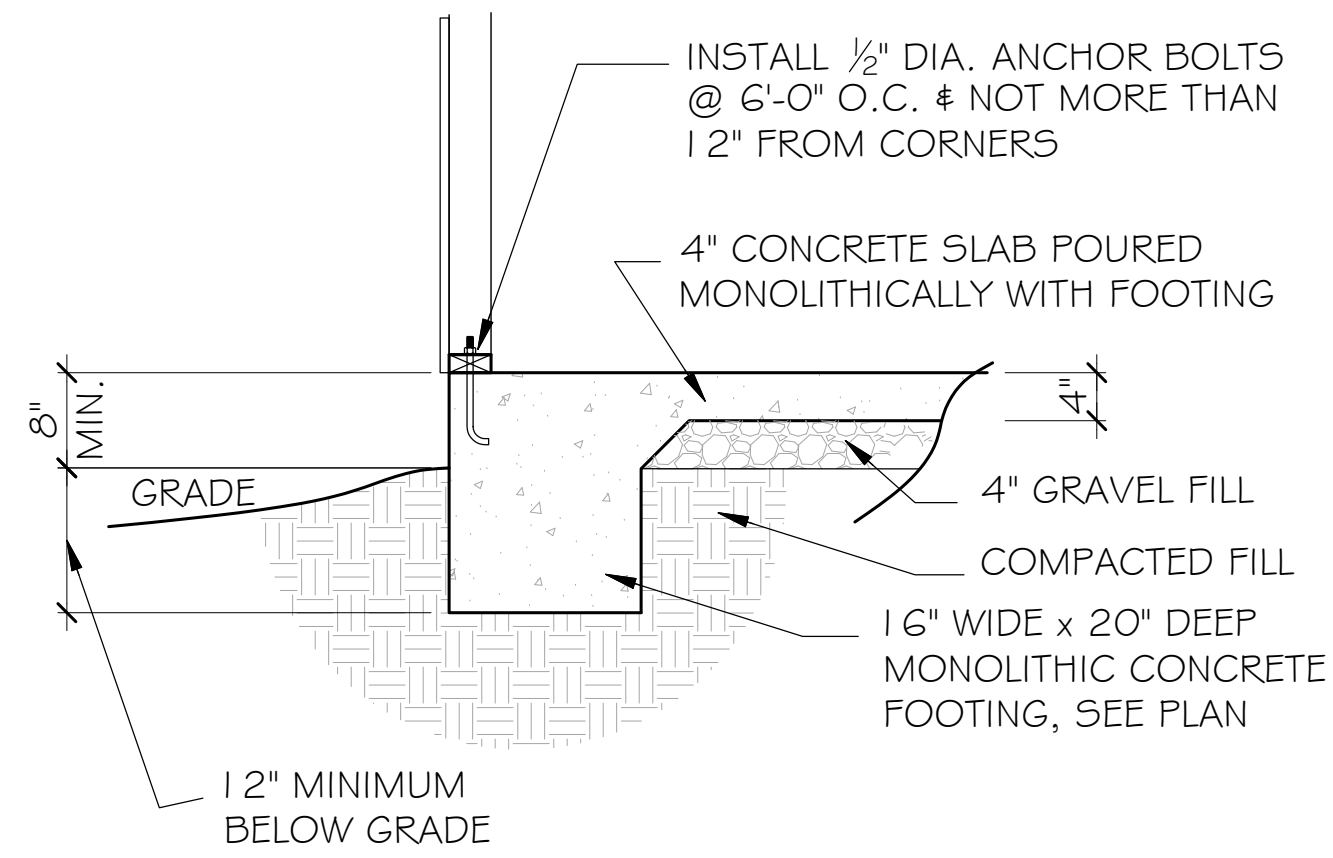
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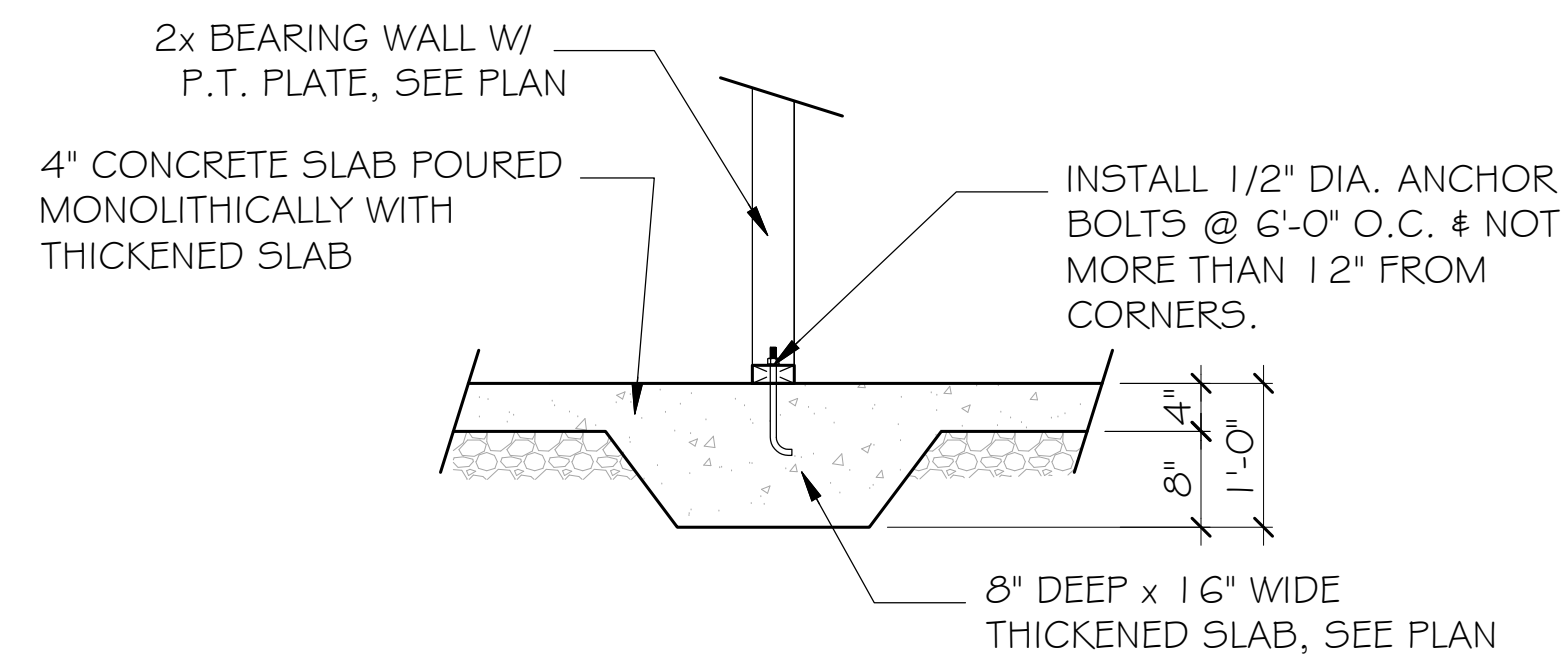
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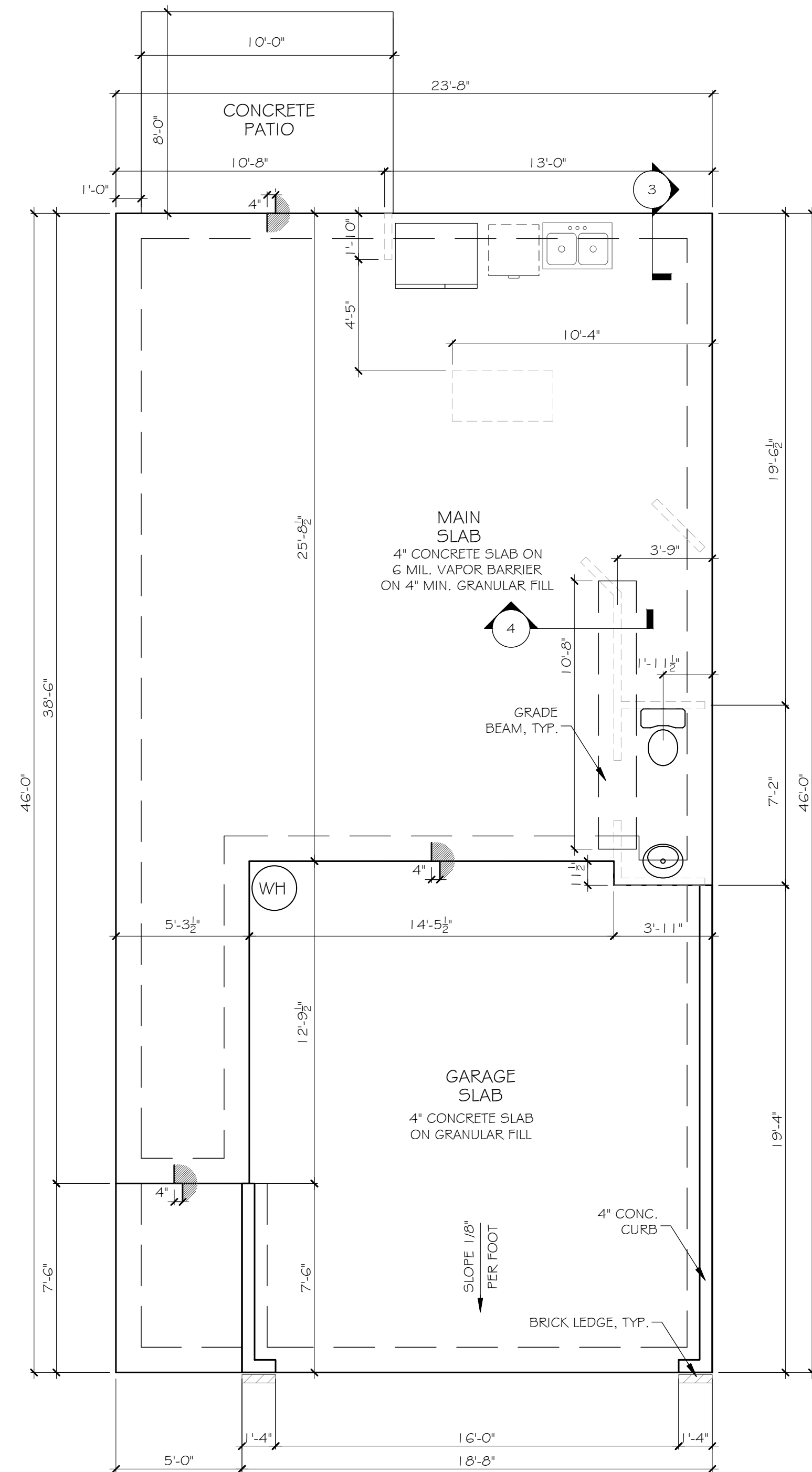
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3 FOUNDATION SECTION - EXTERIOR WALL
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 SCALE: 3/4" = 1'-0" (22" x 34" SHEET SIZE)



4 THICKENED SLAB SECTION - GRADE BEAM
 SCALE: 3/8" = 1'-0" (1 1/2" x 7" SHEET SIZE)
 SCALE: 3/4" = 1'-0" (22" x 34" SHEET SIZE)



1 SLAB FOUNDATION PLAN
 SCALE: 1/8" = 1'-0" (1 1/2" x 7" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22" x 34" SHEET SIZE)

**BROOKSIDE
 SLAB FOUNDATION PLAN**

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1	12/10/2018

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SUBDIVISION COLLECTION:

START DATE:

09/20/2021

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MHART

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SHEET NO.

A-06

OF

**BROOKSIDE
 1ST. FLOOR PLAN**

SEAL:

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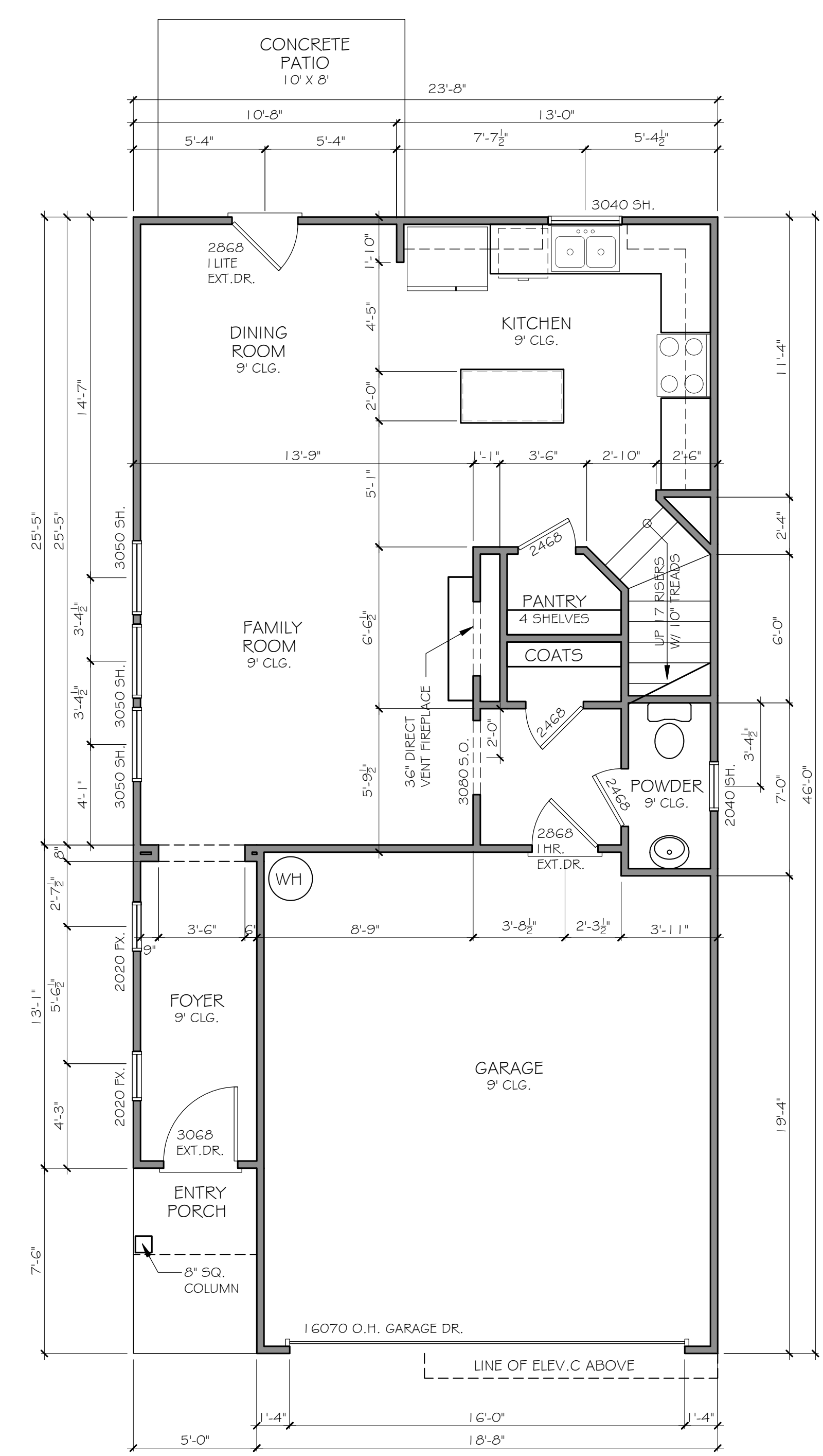
MHART

SCALE:

SHEET NO.

A-08

OF



1 1ST. FLOOR PLAN (ELEV A & C)
 SCALE: 1/8" = 1'-0" (11 1/4" x 17" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22 1/2" x 34" SHEET SIZE)

**BROOKSIDE
 2ND. FLOOR PLAN**

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE
1	12/10/2018

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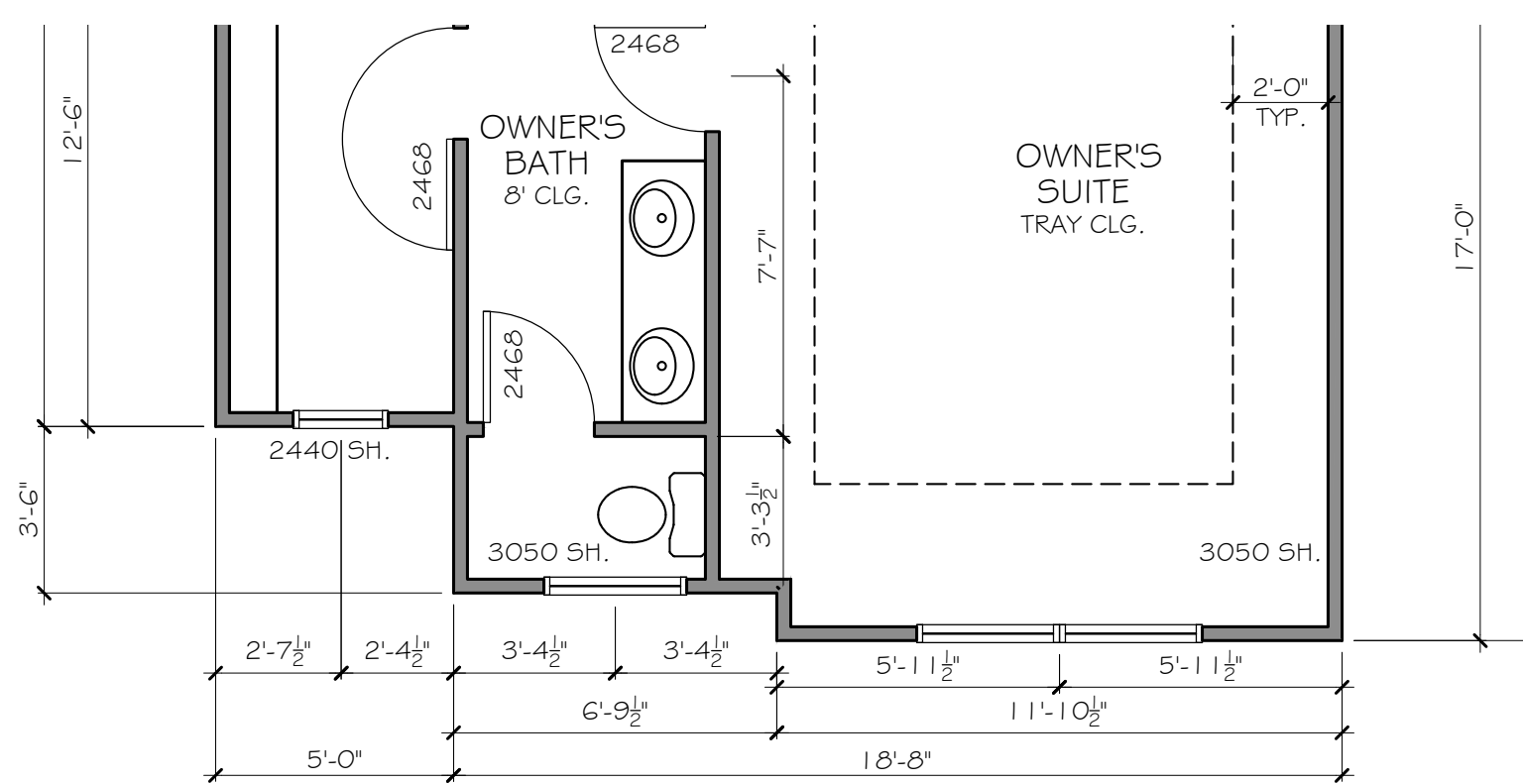
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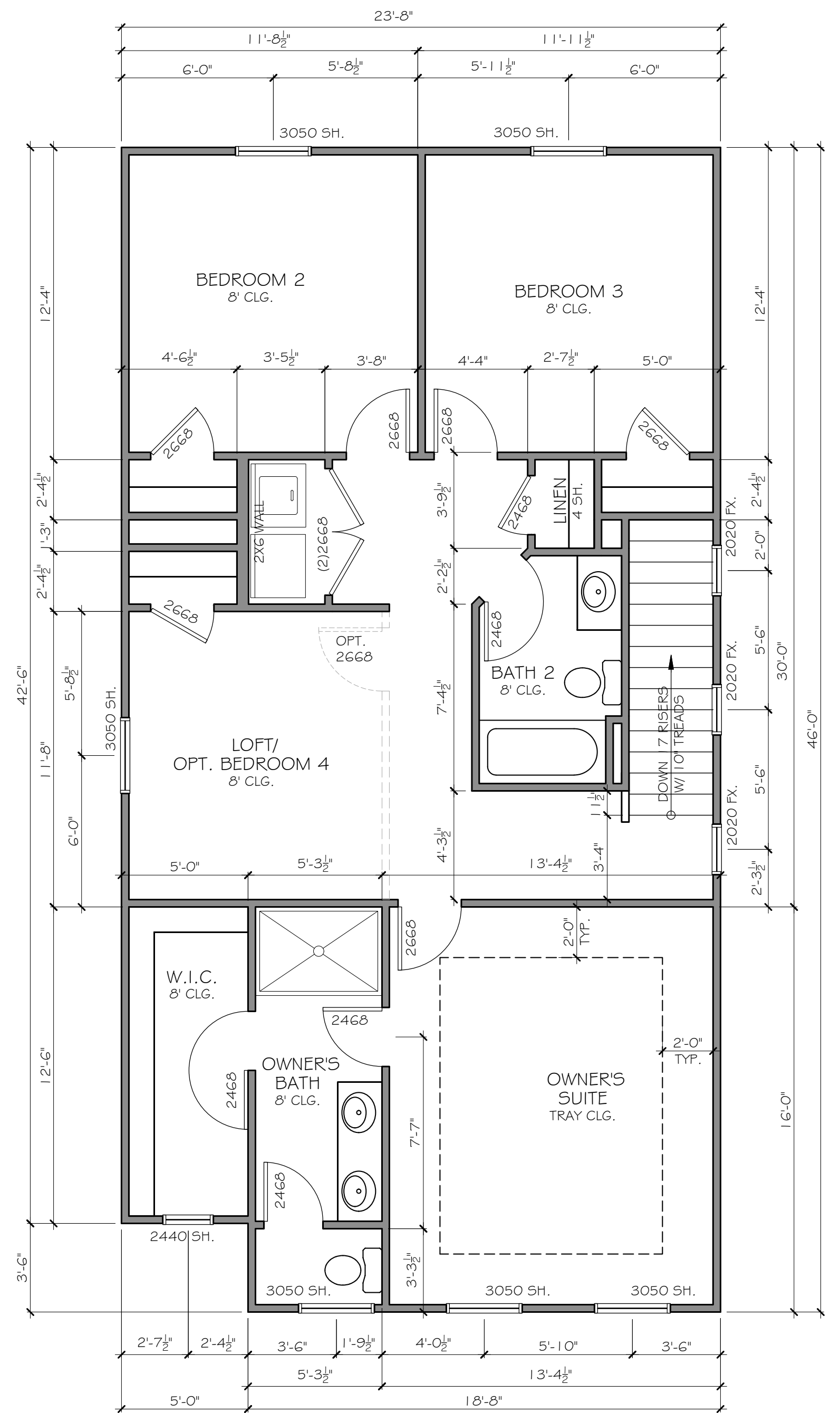
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A-09

OF



2 2ND. FLOOR PLAN (ELEV C)
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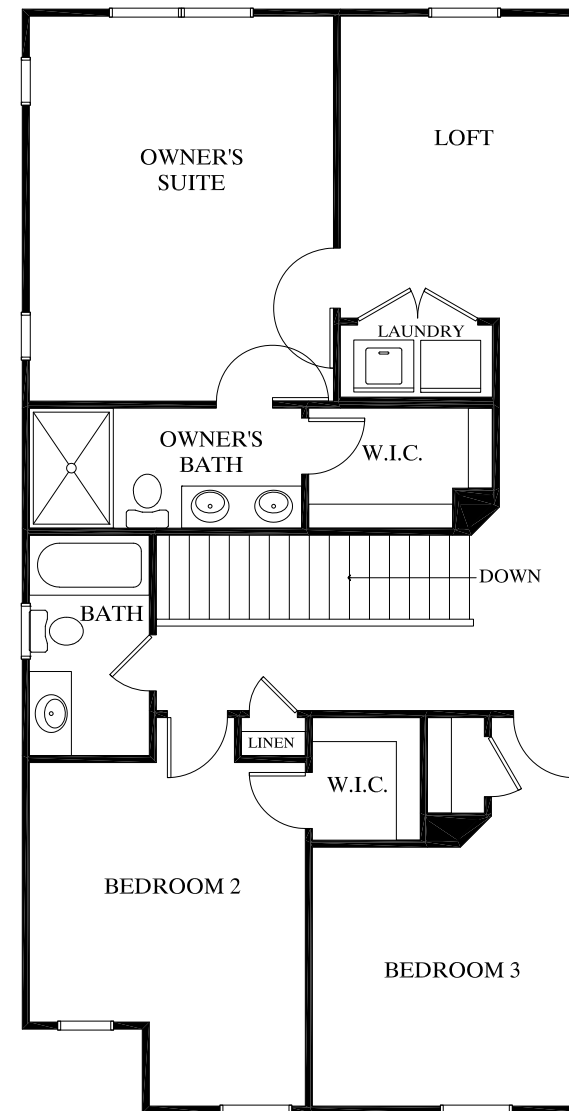
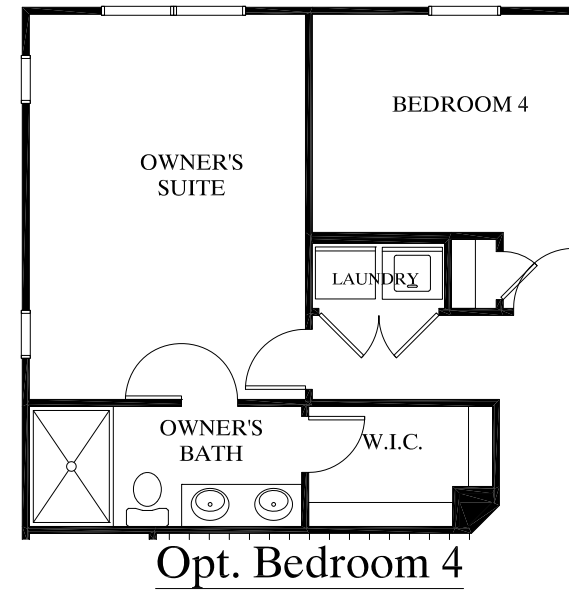
1 2ND. FLOOR PLAN (ELEV A)
 SCALE: 1/8" = 1'-0" (11x17" SHEET SIZE)
 SCALE: 1/4" = 1'-0" (22x34" SHEET SIZE)



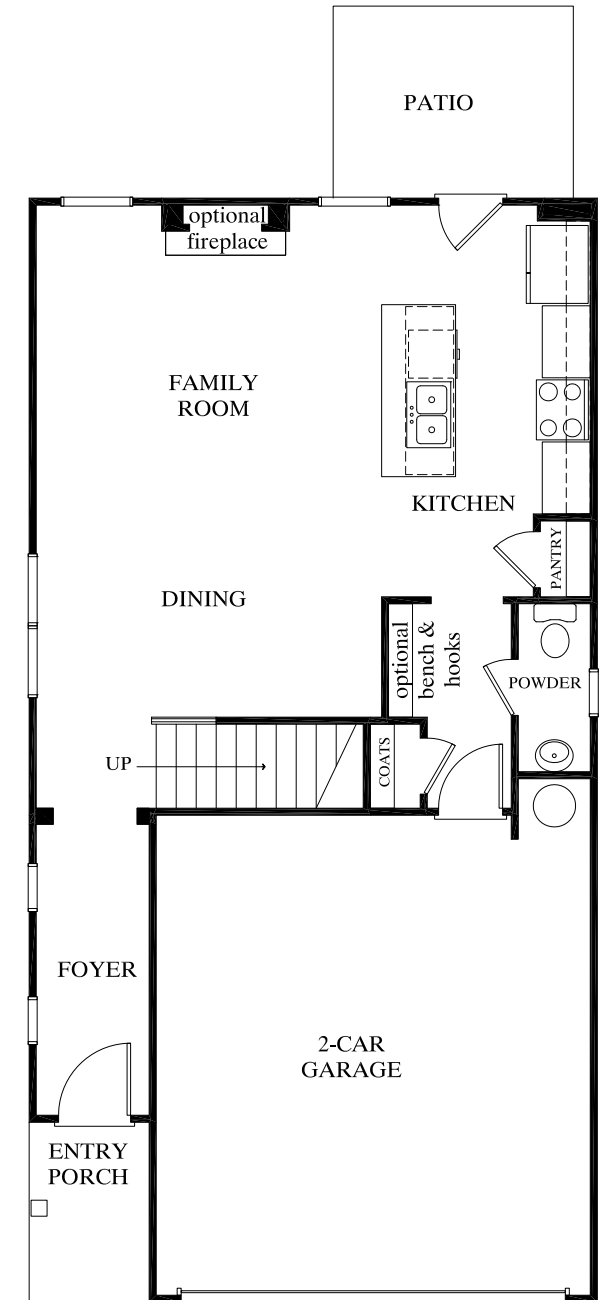
CRAWFORD CREEK
COMMUNITIES

Brighton

1703 SF



2nd. Floor Plan



1st. Floor Plan



For illustrative purposes only. Actual construction may vary as circumstances dictate. Builder reserves the right to change or delete features at any time. Materials or items shown as "optional" may be selected at additional cost.

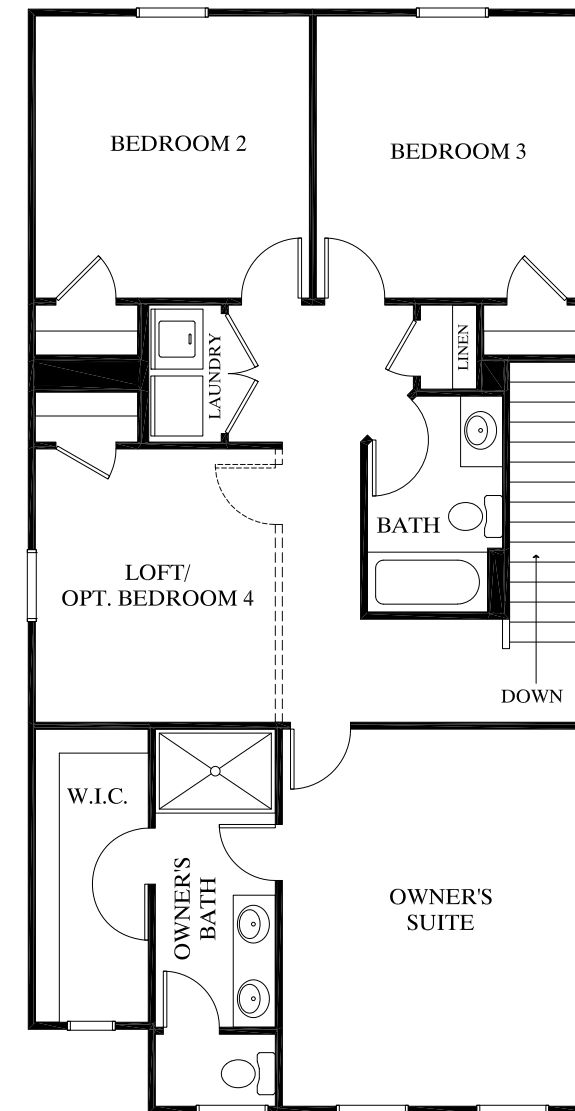


CRAWFORD CREEK
COMMUNITIES

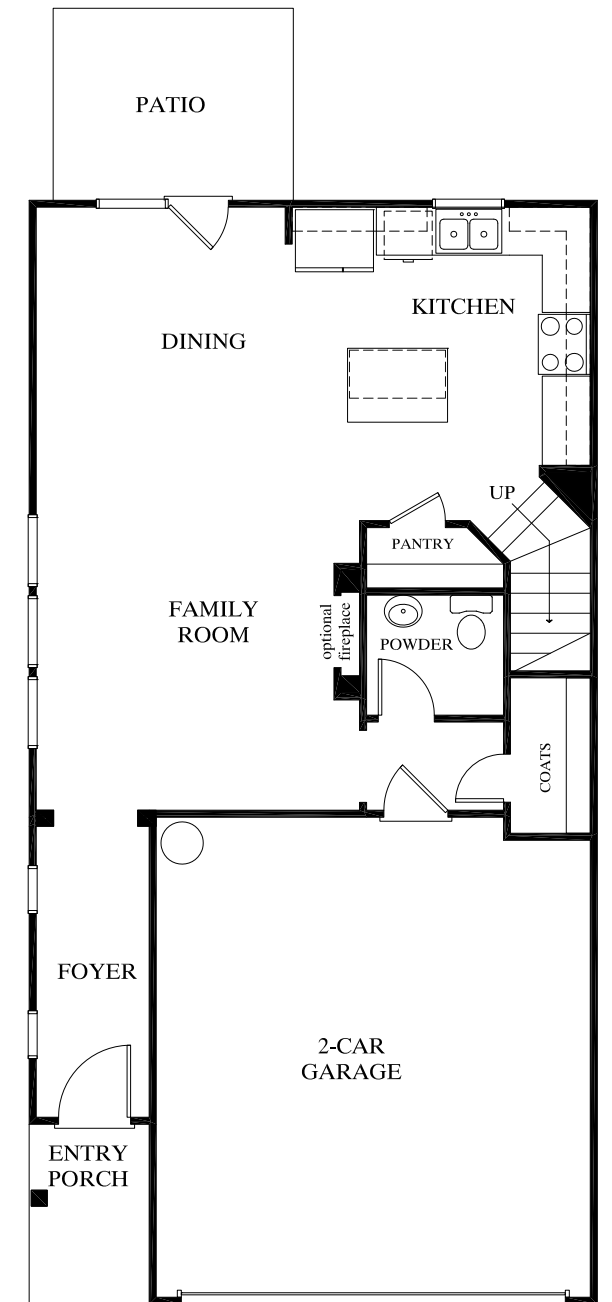


Brookside

1703 SF



2nd. Floor Plan



1st. Floor Plan



For illustrative purposes only. Actual construction may vary as circumstances dictate. Builder reserves the right to change or delete features at any time. Materials or items shown as "optional" may be selected at additional cost.

Project Staff Report

ANX24-0006 Summers Family LLLP

Prepared by: Kuleigh Baker

Meeting Date: November 20, 2024

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	Edgefield Road/Highway 25 at Ascauga Lake Road
Parcel Number	011-07-01-010
Total Development Size	± 18.57 ac
Zoning Requested	GC, General Commercial
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Summers Family, LLLP, has requested to annex parcel number 011-07-01-010, approximately 18.57 acres, along Edgefield Road/Highway 25 on the West side of the Ascauga Lake Road intersection. The request is for the parcel to be zoned GC, General Commercial 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 Mixed Use.

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	UD, Urban Development (Aiken County)
North	Commercial/Single-Family Residential	Residential Single-Family	GC, General Commercial / RC, Residential Single-Family Conservation (Aiken County)
South	Commercial	Mixed Use	GC, General Commercial
East	Commercial	Mixed Use	GC, General Commercial /TC, Thoroughfare Commercial
West	Commercial/Single-Family Residential	Residential Single-Family	RC, Residential Single-Family Conservation (Aiken County)

SECTION 4: STAFF EVALUATION AND ANALYSIS

The parcel proposed for annexation currently is heavily wooded on the western portion with road access via multiple curb cuts along Edgefield Road. The applicant has requested the GC, General Commercial 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.

The General Commercial zoning district is described as the following:

NADC Section 4.12.7 General Commercial

The purpose of this district is to provide for areas of large-scale commercial developments. The district is designed to support citywide or regional shopping centers and business complexes than that permitted in the OC, Office Commercial, or NC, Neighborhood Commercial Districts. It permits a wide range of business and commercial uses generally clustered for cumulative attraction and optimum accessibility, but also in strip configurations where so designated by the Comprehensive Plan.

The mixed-use classification of the 2021 Comprehensive Plan permits most residential, commercial, institutional, recreational, government and religious uses. Land uses can be developed in a variety of forms. The downtown and riverfront areas are the most significant

mixed-use areas in the city. Some areas adjacent to interstate highways and along major arterial corridors are also appropriate for the mixed-use classification. Within this classification zoning districts with substantially different standards may be located adjacent to each other.

The Economic Development Chapter of the 2021 Comprehensive Plan recognizes that the greatest concentrations of jobs per square mile in North Augusta are located in the northern part of the City along US-25 (Edgefield Road), the southern part of the City along Knox Avenue, Georgia Avenue, and at Martintown Road close to the Knox Avenue intersection, and the southeastern part of the City, just east of the I-520 and Jefferson Davis Highway intersection. While the Edgefield Road region is not included as a priority investment area in the plan, goals and strategies promote focused development in this area. Attracting new industries and improving the quality of life for employees in North Augusta will position the City regionally for economic growth.

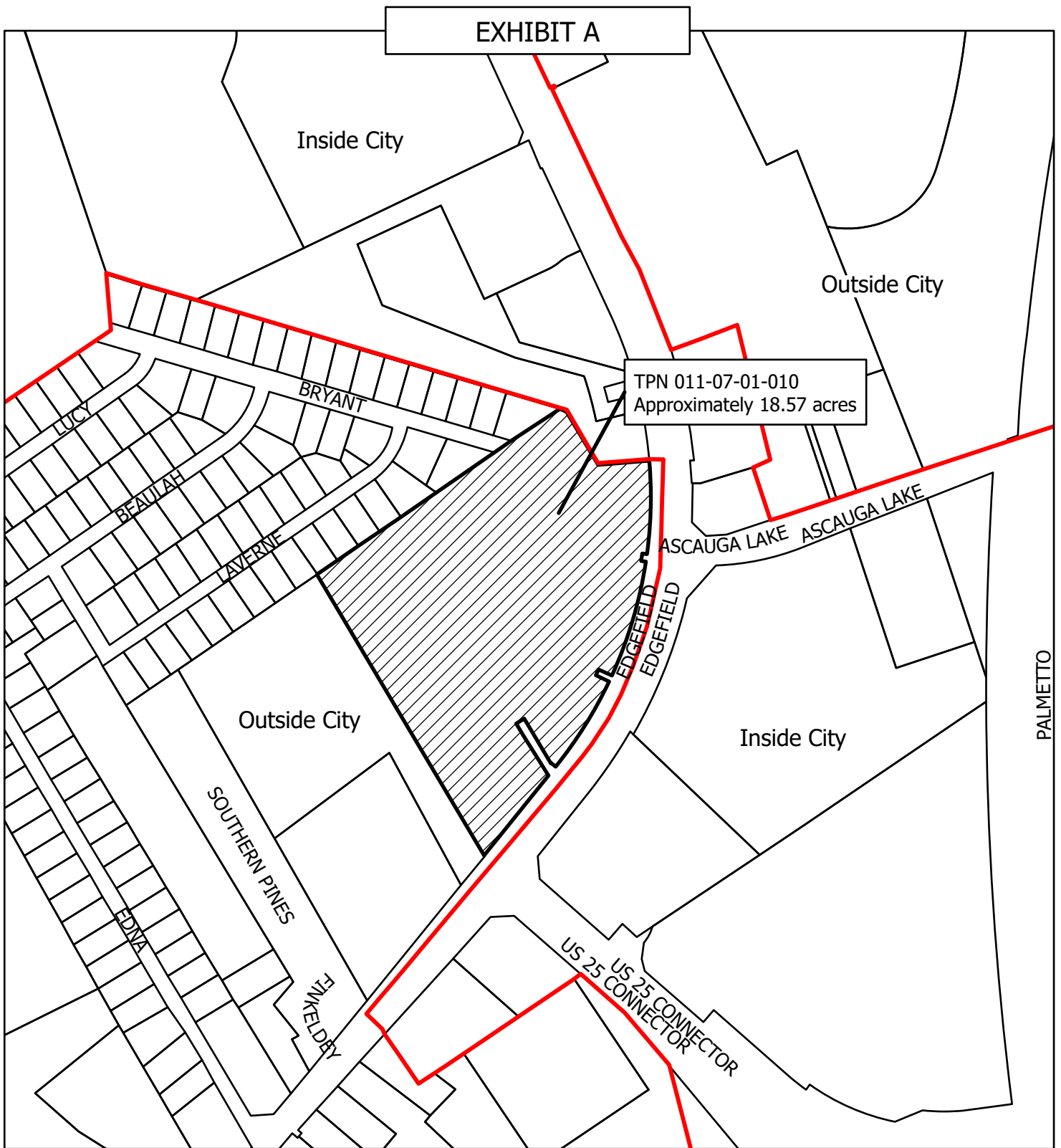
Goal 4.4 of the Comprehensive Plan is to identify targeted businesses and investment for the I-20/I-520 interchange. The subject parcel is in proximity to this area. There is an opportunity to create a unique and appropriate gateway to North Augusta that supports the economic vitality of the City. The City will work with regional economic development organizations, such as Aiken-Edgefield-Saluda Economic Development Partnership and the Augusta Economic Development Authority to create strategies on how to develop the I-20/I-520 interchange to attract further investment to the area.

Based on these descriptions and similarly zoned properties within the city limits, staff believes allowing GC, General Commercial zoning is appropriate for the property.

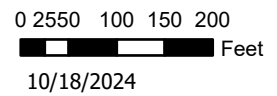
SECTION 5: ATTACHMENTS

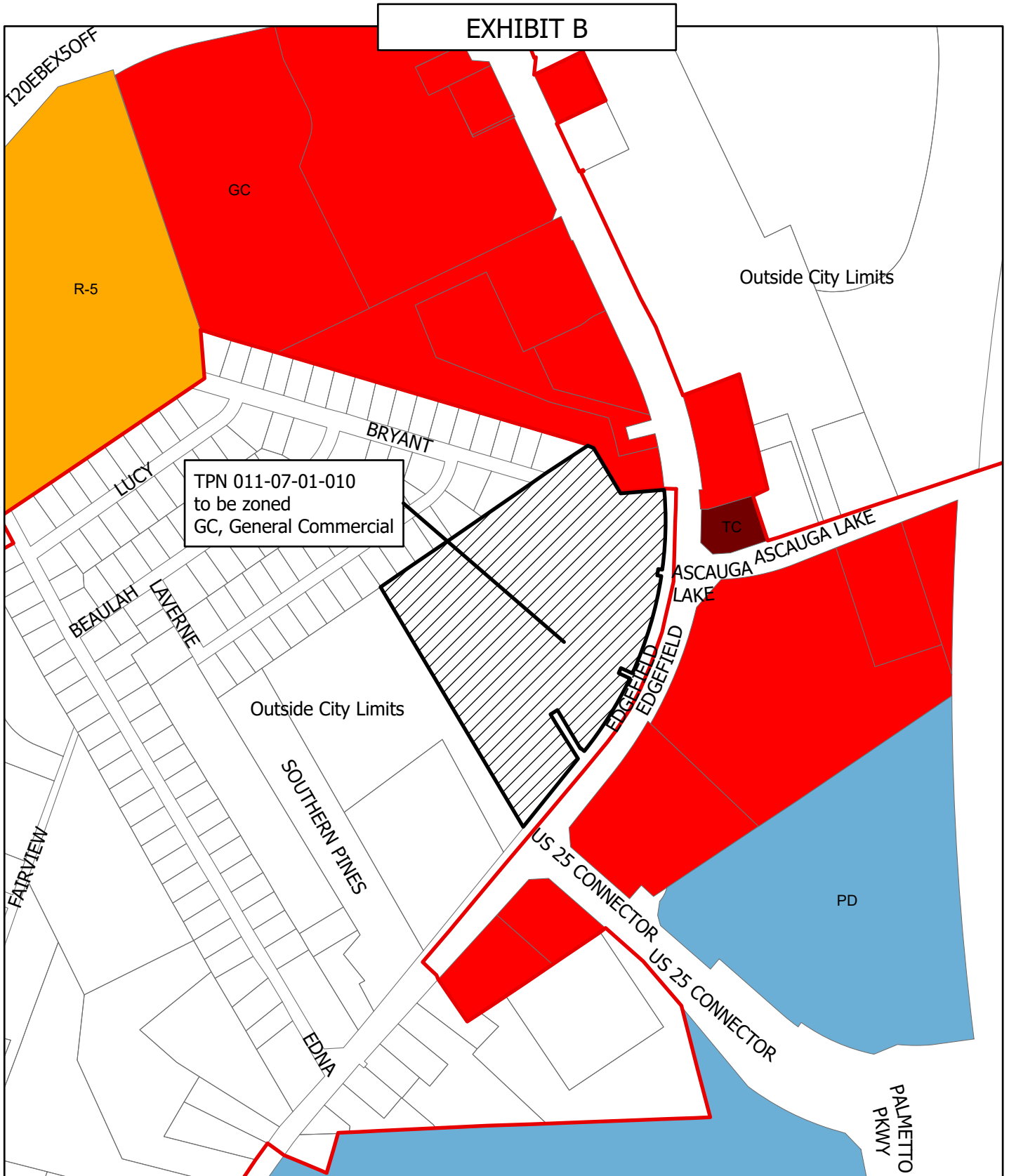
Exhibit A Map
Exhibit B Map
Application Documents

cc Travis H. Reed, Meybohm Commercial, via email
Dottie Summers, Summers Family, LLLP, via email

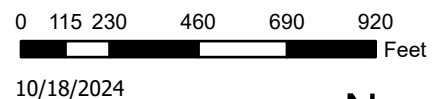


ANX24-006
 MAP OF PROPERTY
 SOUGHT TO BE ANNEXED
 TO THE CITY OF NORTH AUGUSTA





**ANX24-006
ZONING OF PROPERTY
SOUGHT TO BY ANNEXED
TO THE CITY OF NORTH AUGUSTA**



Planning and Development Application

Please type or print all information



Staff Use

Application Number ANX 24-000 Date Received 10/10/24
Review Fee NA Date Paid _____

1. Project Name SUMMERS FAMILY, LLLP PETITION FOR ANNEXATION
Project Address/Location HWY 25 & ASCAUGA LAKE RD
Total Project Acreage 19.63 AC Current Zoning AGRICULTURAL
Tax Parcel Number(s) 011-07-01-610

2. Applicant/Owner Name SUMMERS FAMILY LLLP Applicant Phone 803 634 0817
Mailing Address 50 STEPHENS ESTATE
City NORTH AUGUSTA ST SC Zip 29860 Email dsummers12942@gmail.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 _____ 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 Article 18 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. Travis H. Reed Nov 4, 2024
Applicant or Designated Agent Signature Date
TRAVIS H. REED
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 <u>ANX 24-004</u>	Date Received <u>10/10/2024</u>

1. Project Name SUMMERS FAMILY, LLP PETITION FOR ANNEXATION
Project Address/Location HIGHWAY 25 E ASCAUGA LAKE RD
Project Parcel Number(s) 011-07-01-010
2. Property Owner Name SUMMERS FAMILY, LLP Owner Phone 803-634-0817
Mailing Address 50 STEPHENS ESTATE
City NORTH AUGUSTA ST SC Zip 29860 Email dsummers12942@gmail.com
3. Designated Agent TRAVIS H. REED
Relationship to Owner COMMERCIAL REAL ESTATE BROKER
Firm Name MEYBOHM COMMERCIAL Phone 706-836-8091
Agent's Mailing Address 3519 WHEELER RD
City AUGUSTA ST GA Zip 30909 Email TREED@MEYBOHM.COM
Agent's Signature Travis H. Reed Date _____
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Dotti Summers
Owner Signature

Aug. 7, 2024
Date

5. Sworn and subscribed to before me on this 7th day of August, 2024.

Karen Lott Mauldin
Notary Public

7/8/2031
Commission Expiration Date

STATE OF SOUTH CAROLINA)	PETITION FOR ANNEXATION
)	TAX PARCEL NUMBER 011-07-01-010
COUNTY OF AIKEN)	LOCATED ON HWY 25
)	OWNED BY SUMMERS FAMILY TRUST, LLLP

I, the undersigned, as freeholders and owners of property located on Hwy 25, Tax Parcel Number 011-07-01-010 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 is described as follows:

ALL those certain pieces, parcels or lots of land, with any improvements thereon, situate, lying and being near the Town of Belvedere in Aiken County, South Carolina, being shown and designated as Tract "A" containing 0.89 acre, more or less, Tract "B" containing 5.58 acres, more or less, Tract "C" containing 1.01 acres, more or less, and Tract "D" containing 4.12 acres, more or less, as shown on a plat prepared for K & S Properties LLC by William H. McKie, III, P.L.S. dated November 2, 2003 and recorded February 2, 2004 in Plat Book 47, Page 228-1, Aiken County Records. Reference is made to said plat for a more accurate and complete description of the metes and bounds of the subject property.

Together with all that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being near the Town of Belvedere in Aiken County, South Carolina, being shown and designated as Tract "B" containing 8.51 acres, more or less, as shown on a plat prepared for Jim Bush Sherlock et al. by William H. McKie, III P.L.S. dated December 8, 1994, last revised April 25, 1996 and recorded June 27, 2006 in Plat Book 51, Page 500, Aiken County Records. Reference is made to said plat for a more accurate and complete description of the metes and bounds of the subject property.

Less and Except any portions of the aforesaid property previously conveyed to the South Carolina Department of Transportation.

Being the same property conveyed to Jimmy Summers and Dotti Berniece Summers, as Co- Trustees of the Summers Family Trust dated July 11, 1985 (and Jimmy Summers passed away leaving Dotti Berniece Summers as the sole trustee) by deed of Sew & Kar Properties, LLC dated September 7, 2007 and recorded March 31, 2008 in Record Book 4195, Page 1596, Aiken County Records, thereafter corrected and re-recorded immediately prior hereto and by deed of T & C Exchange Accommodators, Inc., Exchange No. 1061, as qualified intermediary for Jimmy Summers and Dotti Berniece Summers, as Co-Trustees of the Summers Family Trust dated July 11, 1985, said deed dated December 23, 2009 and recorded January 11, 2010 in Record Book 4291, Page 1322, Aiken County Records and by deed of Mary Frances Sherlock, Jim Bush Sherlock, Jim Jap Sherlock and Theresa

D.J.

Sherlock dated June 23, 2006 and recorded June 27, 2006 in Record Book 4072, Page 1304, Aiken County Records.

The Tax Parcel Number is 011-07-01-010
The 19.63 acres is requested to be zoned GC General Commercial.

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 _____ day of _____, 2024

Property Owner Signature

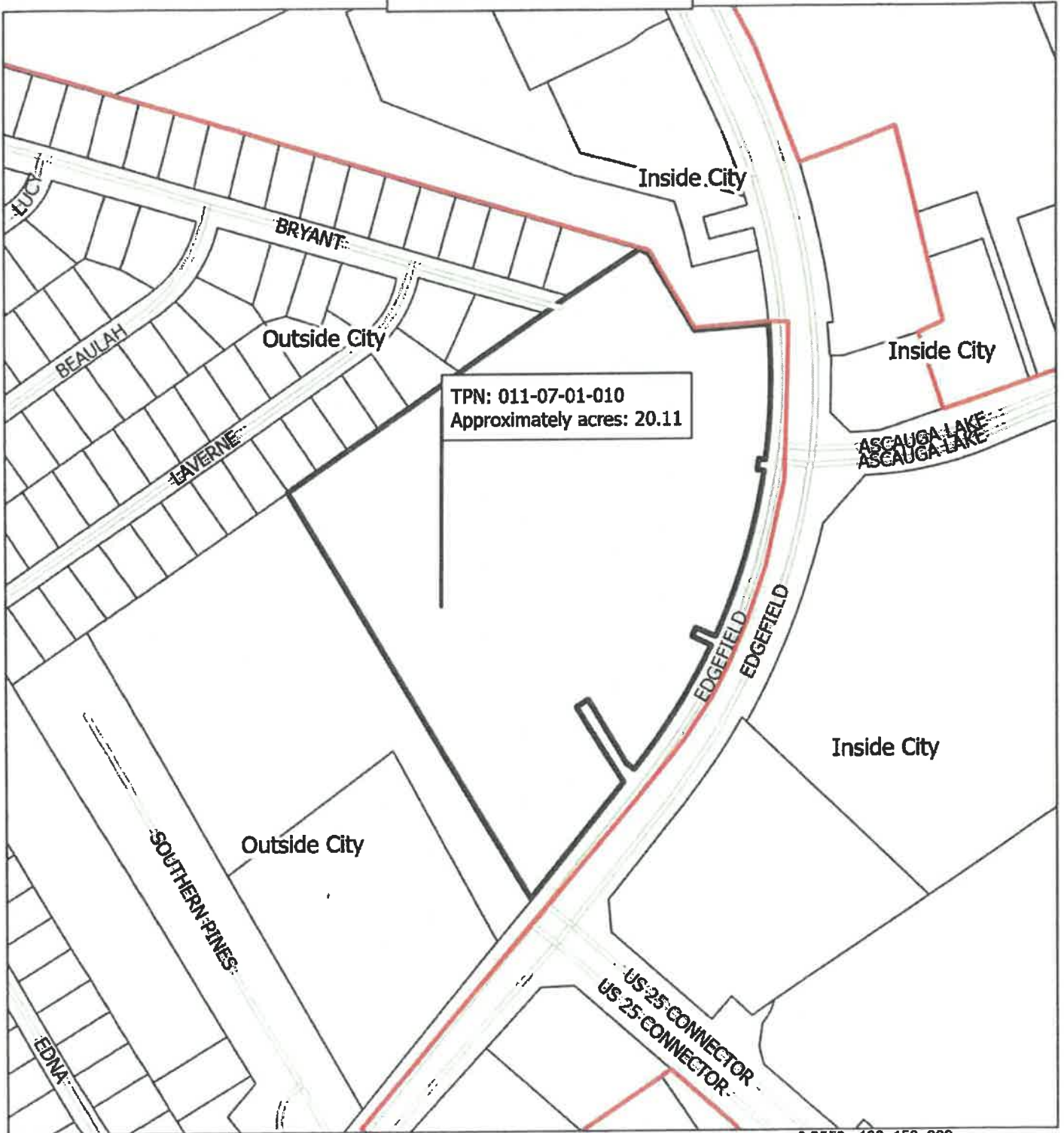
Witness



Dotti B. Summers
Summers Family Trust LLLP

as it's Trustee (title

EXHIBIT A



MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA

Planning Commission



The Planning Commission (PC) generally meets on the third Wednesday of each month at 7:00 PM in the City Council Chambers, 3rd floor, North Augusta Municipal Center, 100 Georgia Avenue.

2025 Planning Commission Meeting Schedule

Application Due Date	Agenda Issued	Meeting Date
December 16, 2024	January 9	January 15
January 20	February 13	February 19
February 17	March 13	March 19
March 17	April 10	April 16
April 21	May 15	May 21
May 19	June 12	June 18
June 16	July 10	July 16
July 21	August 14	August 20
August 18	September 11	September 17
September 15	October 9	October 15
October 20	November 13	November 19 (Business Mtg)
November 17	December 11	December 17

Submitting an Application to the Planning Commission

The application process begins with an initial application submittal followed by a completeness review. The initial application and supporting documents are submitted to the Department of Planning and Development on the 2nd floor of the Municipal Center. Information required at initial submittal is listed by application type on the application checklist and in the North Augusta Development Code (NADC), both available in the Document Library on the City website, www.northaugustasc.gov

*Staff review is required prior to Planning Commission consideration; therefore, some application types may have alternate due dates. Please contact the Planning & Development staff if you need assistance with your application or have questions about the submittal deadlines.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
October 2024***

City of North Augusta
Department of Planning and Development
Monthly Report for October 2024

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Development Applications								
Subdivisions								
Major Subdivision Plans (PP)	1	0	5	3	1	3	3	4
Planned Acres	29.34	0.00	151.79	81.58	219.50	254.22	271.98	277.72
Planned Lots	54	0	230	50	554	188	662	278
Minor Subdivision Plans (MP)	2	0	17	13	2	1	11	8
Platted New Lots	2	0	20	15	2	1	25	22
Major Subdivision Plans (FP)	0	0	2	2	0	0	6	5
Platted Acres	0	0.00	95.38	95.38	0.00	0.00	130.20	112.77
Platted Lots	0	0	180	180	0	0	326	283
Site Plans								
Minor Site Plans (MSP)	1	1	14	8	2	1	13	6
Major Site Plans (SP)	0	0	1	5	1	0	3	1
Site Plan Modification (SPM)	2	0	3	1	0	0	0	0
Total Site Plan Acres	30.14	1.13	110.10	37.10	222.12	2.80	319.91	25.69
Planned Developments								
PD Gen Dev Plans/Major Mod. (PD)	0	0	1	0	0	0	3	2
PD Acres	0	0	467	0	0	0	245.7	175.34
Development Plan Modification (PDM)	0	0	2	1	0	0	0	0
Annexations								
Annexation Agreements Received	1	0	1	0	0	0	5	5
Annexation Cases (ANX) Approved by City Council	0	0	3	2	0	0	5	5
Parcels	1	0	9	4	0	0	6	6
Acres	8.51	0	540	3.64	0	0	28	29

City of North Augusta
Department of Planning and Development
Monthly Report for October 2024

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$3,640.92	\$32,987.84	\$6,722.77	\$39,844.15
Appeals	\$500.00	\$4,046.62	\$250.00	\$2,463.74
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$4,140.92	\$37,034.46	\$6,972.77	\$42,307.89

* Not yet recorded

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed
Property Maintenance	1	18	155	100	7	10	130	122
Property Leins/Contractor Mitigation	0	4	0	15	2	2	7	7
Swimming Pools	0	0	3	2	2	2	7	7
Recreational Vehicles/RV/Boat/Utility Trailers	0	1	22	16	2	2	13	22
Illegal Vehicles	7	6	62	47	13	13	36	50
Commercial Vehicles/Equipment	0	0	3	3	2	2	7	7
Temporary Signs	155	155	856	856	115	115	1004	1004
Landscape Inspections	2	2	159	159	15	15	193	193
Structure Demolitions	1	0	1	1	0	0	0	0
Citation/Summons Issued	0	0	0	0	0	0	1	0
Stormwater Complaint	0	1	1	1	0	0	4	3
Sanitation Complaint	4	0	15	12	1	1	23	19
No License/Permit Etc.	4	3	29	24	3	3	36	41

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

October 2024 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B24-0478	006 11 07 010	Ivey Residential	5079 Anna Creek Way	R-7	10/15/2024	New Residential Construction
B24-0480	007 12 10 014	Jose Garcia	913 Yardly Dr	R-10	10/15/2024	Add Master Bedroom w/Bath & Front Porch
B24-0483	014 00 02 169	Greyston Construction Services LLC	638 RiverNorth Dr	PD	10/15/2024	New Residential Construction
B24-0493	007 09 14 011	Matthew Travis	325 Lucerne Ave	R-7	10/18/2024	Storage Building 10x12
SP24-0010	014 00 02 153	Bluecrew Construction LLC	702 Rivernorth Dr	PD	10/18/2024	Swimming Pool
B24-0504	007 13 17 003	Jason Thacker	33 Crystal Lake Dr	PD	10/22/2024	Garage w/Bonus Room
B24-0505	007 13 27 003	J-Mar Builders & Services	32 Crystal Lake Dr	PD	10/22/2024	Carport w/Storage Room
B24-0506	003 16 04 002	GrayBeal LLC	608 Boeckh St	PD	10/23/2024	New Residential Construction
B24-0507	006 17 06 099	Cynthia Lewis	906 Holliday Dr	R-14	10/23/2024	19x15 Sunroom Addition
B24-0511	106 00 13 007	Keystone Homes	447 Parakeet Ct	R-10	10/23/2024	New Residential Construction
B24-0512	106 00 13 013	Keystone Homes	499 Parakeet Ct	R-10	10/23/2024	New Residential Construction
B24-0514	011 05 15 013	Plandwell Vertical LLC	5135 Greyton Cir	R-7	10/25/2024	New Residential Construction
B24-0521	011 05 10 001	Robert Corless	7007 Kingburgh Lane	R-7	10/30/2024	Storage Building 10x12
B24-0532	005 12 09 007	Derrick Caldwell	130 Pecan Grove Rd	R-7	10/30/2024	Storage Building 20x30
B24-0537	127 00 10 004	Keystone Homes	344 Mill Stone Lane	PD	10/31/2024	New Res Construction
B24-0538	127 00 10 003	Keystone Homes	336 Mill Stone Lane	PD	10/31/2024	New Res Construction
B24-0539	127 00 10 002	Keystone Homes	328 Mill Stone Lane	PD	10/31/2024	New Res Construction
B24-0540	127 00 10 001	Keystone Homes	320 Mill Stone Lane	PD	10/31/2024	New Res Construction
B24-0541	127 00 10 005	Keystone Homes	352 Mill Stone Lane	PD	10/31/2024	New Res Construction

City of North Augusta
Department of Planning and Development

Sign Permits

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN24-030	010 14 12 001	Spears Signs	LuLu's Car Wash	PD\HC	10/5/2024	
SN24-031	006 20 05 002	Mixon Sign Co	Beefed Up	GC\HC	10/7/2024	
SN24-033	011 07 03 009	Daniel Abernathy	KC Liquor & Wine	TC\HC	10/14/2024	
SN24-034	007 10 20 007	Keen Signs	S Community Reuse organizati	D	10/24/2024	
SN24-035	001 20 02 004	CASCO Signs	Circle K	GC\HC	10/29/2024	
SN24-036	006 20 01 008	Mixon Sign Co	Speak Life Deliverance Ministry	GC\HC	10/29/2024	

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC24-087	012 09 01 001	Qing Mei Li	QQ Spa	GC	10/8/2024	
CZC24-088	007 16 05 001	Jing Guo	Travel Body Work Spa	GC	10/17/2024	
CZC24-089	007 08 09 008	Roosvelt Mealing	Carla's Kitchen	PD\HC	10/21/2024	
CZC24-091	006 16 14 001	Rick A Voss	Batteries Plus	GC/HC	10/30/2024	
CZC24-092	007 12 02 007	Michael Garrison	Gameday pants.net LLC	NC	10/30/2024	
CZC24-093	006 19 03 001	Ren DeZhu	Q Flower Europe Massage	GC/HC	10/31/2024	