

# Planning Commission



## Minutes of the Thursday, July 17, 2014 Meeting

### *Members of the Planning Commission*

Woods Burnett

*Chairman*

Leonard Carter, Jr.

Bob Clark

Richard Fletcher

Timothy V. Key

JoAnn McKie

Larry Watts

### **REGULAR MEETING**

1. **Call to Order** – The regular meeting of July 17, 2014, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m.
2. **Roll Call** – Members present were Chairman Burnett and Commissioners Bob Clark, Richard Fletcher and Tim Key. Commissioners Len Carter, JoAnn McKie and Larry Watts were absent. Also in attendance were Scott Sterling, AICP, Interim Director of Planning and Development; Christine DeCamp, AICP, Planner; the applicants and their representatives; and the public.
3. **Approval of Minutes** – The minutes of the Regular Meeting of June 19, 2014 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 14-001** – A request by Kellogg Corp. to rezone ±3.69 acres of land located north of Gerber Daisy Lane and Shasta Daisy Path, Tax Parcel Numbers TMP 481 and TMP 482, (formerly portions of Tax Parcel Number 012-08-01-001) from CR, Critical Area to GC, General Commercial.

**Public Hearing** – Chairman Burnett opened the public hearing at 7:01 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZM 14-001. Since the applicant's rezoning request, the two parcels included in the application have been separated from the larger Kellogg Tract through the minor subdivision process. The bulk of the Kellogg Tract, ±86.12 acres, retains the CR, Critical Area zoning designation.

Ian Carroll, 3855 Manor Lane, Ellicott City, MD, representing the Kellogg Corp., spoke briefly about the ability to market the ±3.69 acre property under the requested General Commercial zoning as opposed to the current Critical Area zoning designation. Mr. Carroll indicated that a potential use of the two parcels may be a garden center which is

permitted as a conditional use in the General Commercial District. The two parcels are also included in the HC, Highway Corridor Overlay District.

The following members of the public were recognized by the Chairman:

Richard Mayson, 380 Woldus Drive, North Augusta, potential commercial developer of the discussed garden center, spoke in favor of the proposed rezoning;  
Nicholas Tarver, 296 Edisto Drive, North Augusta, spoke in favor of the proposed rezoning and potential use.

Commissioners and speakers made comments and asked questions related to site location and access; zoning history; potential permitted uses, impacts and benefits of the requested rezoning; traffic, water and sewer availability; irrigation; and topography, drainage and stormwater impacts. Mr. Carroll and Mr. Sterling responded to all questions and comments.

There were no other public comments. Chairman Burnett closed the public hearing at 7:27 p.m.

**Consideration of Application RZM 14-001 – Commissioner Clark moved to approve the request by Kellogg Corp. to rezone two parcels totaling ±3.69 acres of land located north of Gerber Daisy Lane and Shasta Daisy Path, Tax Parcel Numbers TMP 481 and TMP 482 (formerly portions of Tax Parcel Number 012-08-01-001) from CR, Critical Area to GC, General Commercial and to forward a recommendation for approval to City Council.**

**Commissioner Fletcher seconded the motion. The motion passed unanimously.**

- 6. Application RWN 14-001** – A request by the City of North Augusta Department of Public Safety to name a currently unnamed portion of right of way, located west of the Palmetto Parkway, east of Shasta Daisy Path and north of proposed Public Safety Station #3. The proposed name is Vigilance Way.

**Public Hearing** – Chairman Burnett opened the public hearing at 7:31 p.m.

Mr. Sterling reviewed the application as outlined in Staff Memorandum 14-24.

Captain Charles Williams, Department of Public Safety, reviewed the name proposal process and briefly reviewed the current status of Public Safety Station #3 construction.

Ian Carroll, representing the Kellogg Corp., owner of two large nearby parcels of land, expressed his support for the proposed name and also for the increased Public Safety presence in the vicinity.

There were no other public comments. Chairman Burnett closed the public hearing at 7:36 p.m.

**Consideration of Application RWN 14-001 – Commissioner Fletcher moved to approve the request by the North Augusta Department of Public Safety to name a currently unnamed portion of right of way, located west of the Palmetto Parkway, east of Shasta Daisy Path and north of proposed Public Safety Station #3, Vigilance Way.**

**Commissioner Clark seconded the motion. The motion passed unanimously.**

7. **Staff Reports** – Mr. Sterling referenced the June monthly report as well as supplemental reading material included in the Commission agenda packet.

8. **Adjourn** – Chairman Burnett requested:

- That Tanya Strickland, the City's Environmental Coordinator, attend the next Planning Commission meeting to update Commissioners regarding current stormwater and drainage issues.
- An update on revised steep slope regulations. Mr. Sterling stated that he is working with the City Administrator to develop a project timetable.
- An update on the 2015 Comprehensive Plan. Mr. Sterling stated that he has had some discussions with the City Council regarding the Plan process, including public input, and is working on a draft RFP that will be released within the next few weeks. Chairman Burnett asked that Commissioners be included in the discussion process.

Chairman Burnett thanked attendees for their participation in the meeting. With no objection, Chairman Burnett adjourned the meeting at 7:45 p.m.

Respectfully Submitted,

Scott Sterling, AICP, Interim Director  
Department of Planning and Development  
Secretary to the Planning Commission