

Planning Commission



Minutes of the Thursday, August 21, 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 August 21, 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 Len Carter, Bob Clark, Richard Fletcher, JoAnn McKie and Larry Watts. Commissioner Tim Key joined the meeting at 7:09 p.m. Also in attendance were Scott Sterling, AICP, Interim Director of Planning and Development; Christine DeCamp, AICP, Planner; Tanya Strickland, North Augusta Environmental Coordinator; and the applicants' representatives.
3. **Approval of Minutes** – The minutes of the Regular Meeting of July 17, 2014 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application PDM 14-001** – A request by Bill Beazley Homes, Inc. for approval of a minor modification to the Bergen Place West Planned Development General Development Plan.

Mr. Sterling reviewed the applicant's request as described in Staff Report PDM 14-001, including a brief history of the Bergen Place West Planned Development and the requested modifications to the original General Development Plan.

David Banks, Southern Partners, Inc., representing the applicant, provided additional background on the minor modification.

Consideration of Application PDM 14-001 – Commissioners asked questions and discussed the project history, current status and the requested Planned Development General Development Plan modifications. Mr. Sterling and Mr. Banks participated in the discussion and responded to all questions.

Commissioner Fletcher moved to approve Application PDM 14-001, a request for a minor modification to the Bergen Place West Planned Development General Development Plan.

Commissioner Carter seconded the motion. The motion passed unanimously.

6. **Application PP 14-002** – A request by Bill Beazley Homes, Inc. for approval of a Major Subdivision Plan for Bergen Place West, Phase III.

Mr. Sterling reviewed the application and staff approval conditions described in Staff Report PP 14-002.

Mr. Banks, the applicant's representative, reviewed the approval conditions and stated that the project NOI has been revised and submitted to DHEC.

Consideration of Application PP 14-002 – Commissioners asked questions and discussed past and current development plans; stormwater, wetlands, and grading concerns and procedures; current traffic issues in the vicinity and proposed traffic improvement plans; and approval conditions. Mr. Sterling and Mr. Banks participated in the discussion and responded to all questions.

Commissioner Carter moved to approve Application PP 14-002, a Major Subdivision Plan for Bergen Place West, Phase III, subject to the following condition:

1. **Prior to approval of the grading permit, the applicant shall provide asphalt pavement design detail and calculations based on existing soil conditions within the road rights of way and projected traffic volumes.**

Commissioner Watts seconded the motion. The motion passed unanimously.

7. **Application SP 14-002** – A request by SPS North Augusta, LLC for approval of a Preliminary Major Site Plan for North Augusta Parking Garage #1.

Mr. Sterling presented the application as outlined in Staff Report SP 14-002 and reviewed the two step major site plan review and approval process.

Michael Richardson, Bullock Tice Associates, Inc., representing the applicant and the City, briefly reviewed the project, displayed a sample of the proposed brick facing and offered to respond to Commissioners' questions.

Consideration of Application SP 14-002 – Commissioners asked questions and discussed proposed building materials and the building design; the site's topography and proximity to the Greenway; plans to provide public restrooms on or near the site; and additional information required to Final Major Site Plan approval. Commissioners discussed the amount of time required to empty the garage at peak times (rush hours) and requested that Mr. Sterling either obtain a traffic sources metric to help determine traffic volume and travel paths or include the garage in the an overall Riverfront traffic study. Mr. Sterling and Mr. Richardson participated in the discussion and responded to Commissioners' questions.

Commissioner Key moved to approve Application SP 14-002, a Preliminary Major Site Plan for North Augusta Parking Garage #1.

Commissioner McKie seconded the motion. The motion passed unanimously.

8. Update to the Stormwater Management Division's Baseline Stream Water Quality Report – Tanya Strickland, Environmental Coordinator, updated Commissioners on current stormwater management activities in the City as described in provided supporting materials.

9. Staff Reports – Mr. Sterling:

- Referenced the July monthly report as well as supplemental reading material included in the Commission agenda packet;
- Noted the submittal of revised building elevations for the proposed Medac Office Building (copies included in the agenda packet). The elevations will be updated to include dimensions.

10. Adjourn – Chairman Burnett requested, in light of new SCDHEC regulations related to mass grading limitations, that the staff prepare language to include these regulations as an amendment to the Development Code.

With no objection, Chairman Burnett adjourned the meeting at 9:03 p.m.

Respectfully Submitted,

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