

Planning Commission



Minutes of the Thursday, September 18, 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 September 18, 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, Tim Key, JoAnn McKie and Larry Watts. Also in attendance were Scott Sterling, AICP, Interim Director of Planning and Development; Christine DeCamp, AICP, Planner; the applicants and their representatives; members of the public; and the press.
3. **Approval of Minutes** – The minutes of the Regular Meeting of August 21, 2014 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.

Ms. DeCamp stated that the meeting recording function was not working and that the meeting would not be taped.

5. **Application RZT 14-001** – A request by the North Augusta Riverfront Company and the City of North Augusta to amend Article 4, Supplemental Regulations related to swimming pool setbacks and temporary construction and real estate offices; Article 5, Approval Procedures, related to notice requirements and to permits, violations and enforcement; Article 10, related to landscape plan and tree removal requirements; and Appendix A, Definitions, of the North Augusta Development Code.

Commissioner Fletcher recused himself from Planning Commission discussion and consideration of this agenda item due to a financial interest in the Hammond's Ferry development and left the Council Chambers at 7:03 p.m.

Public Hearing – Chairman Burnett briefly reviewed meeting participation guidelines and opened the public hearing at 7:03 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZT 14-001. Two of the proposed text amendments are new; the balance of the proposals are a re-presentation of language changes that were approved by the Planning Commission in 2011 but were not yet formally adopted.

The following members of the public spoke in favor of the proposed text amendment to decrease swimming pool setbacks:

Catie Rabun, North Augusta Riverfront Company, 89 Crystal Lake Drive, North Augusta
Ken Newsome, 465 Railroad Avenue, North Augusta

Commissioners and speakers primarily discussed the swimming pool setback amendment, including the proposed language; the Citywide impact of a swimming pool setback decrease; whether private swimming pools and also a community pool were proposed in the original Hammond's Ferry general development plan; the City's past swimming pool setback requirements; City Engineer and City Building Official requirements for pool siting and construction; the impacts of backyard swimming pools on neighborhoods; and information provided by Ms. Rabun and Chairman Burnett related to swimming pool setbacks in other communities.

Commissioners also discussed the background for the other proposed text amendments; time limits for construction trailers; the proposed requirement that landscape plans for minor and major site plans and major subdivision plans be sealed by a landscaping professional; and the proposed language related to violations, penalties and enforcement.

Mr. Sterling and the speakers responded to all questions and comments.

There were no other public comments. Chairman Burnett closed the public hearing at 7:43 p.m.

Consideration of Application RZT 14-001 – Commissioner Clark moved to approve the request by the North Augusta Riverfront Company and the City of North Augusta to amend Article 4, Supplemental Regulations related to swimming pool setbacks and temporary construction and real estate offices with a Table 4-1 language change to permit pools to be located five (5) feet from side and rear lot lines and zero (0) feet from structures; Article 5, Approval Procedures, related to notice requirements and to permits, violations and enforcement; Article 10, related to landscape plan and tree removal requirements; and Appendix A, Definitions, of the North Augusta Development Code, and to forward a recommendation for approval to City Council.

Commissioner Watts seconded the motion.

Commissioners discussed the seconded motion and agreed that the zero (0) foot setback from structures for swimming pools should instead be three (3) feet.

Commissioner Clark amended his motion to approve the request by the North Augusta Riverfront Company and the City of North Augusta to amend Article 4, Supplemental Regulations related to swimming pool setbacks and temporary construction and real estate offices with a Table 4-1 language change to permit pools to be located five (5) feet from side and rear lot lines and three (3) feet from structures; Article 5, Approval Procedures, related to notice requirements and to permits, violations and enforcement; Article 10, related to landscape plan and tree removal requirements; and Appendix A, Definitions, of the North Augusta Development Code, and to forward a recommendation for approval to City Council.

Commissioner Watts seconded the amended motion. The amended motion passed 6-0, with Commissioner Fletcher's recusal.

Commissioner Fletcher returned to the Council Chambers at 8:16 p.m.

6. **Application RZT 14-002** – A request by the City of North Augusta to amend Article 5, Approval Procedures, Article 6, Site Analysis, and Appendix A, Definitions, related to activity permitting, mass grading and steep slope development, of the North Augusta Development Code.

Public Hearing – Chairman Burnett opened the public hearing at 8:17 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZT 14-002.

Commissioners offered comments and asked questions about the impact of the 30% slope development limit on builders and the need for the proposed mass grading definition.

Mr. Sterling responded to all comments and questions.

There were no public comments. Chairman Burnett closed the public hearing at 8:20 p.m.

Consideration of Application RZT 14-002 – Commissioner Fletcher moved to approve the request by the City of North Augusta to amend Article 5, Approval Procedures, Article 6, Site Analysis, and Appendix A, Definitions, with a deletion of the Mass Grading definition, related to activity permitting and steep slope development, of the North Augusta Development Code, and to forward a recommendation for approval to the City Council.

Commissioner Carter seconded the motion. The motion passed unanimously.

7. **Application RWA 14-001** – A request to abandon two unnamed alleys at the corner of Bluff Avenue and Center Street.

Public Hearing – Chairman Burnett opened the public hearing at 8:32 p.m.

Mr. Sterling reviewed the application as outlined in Staff Memorandum 14-31, stating that the abandonment is requested to facilitate development of the property.

There were no public comments. Chairman Burnett closed the public hearing at 8:35 p.m.

Consideration of Application RWA 14-001 – Commissioner Key moved to approve the request to abandon the two unnamed alleys located at the corner of Bluff Avenue and Center Street and to forward a recommendation for approval to City Council.

Commissioner Clark seconded the motion. The motion passed unanimously.

8. **Application SP 14-003** – A request for approval of a Preliminary Major Site Plan for Sweetwater Commons.

Mr. Sterling reviewed the application as outlined in Staff Report SP 14-003.

Joel Presley, representing the applicant, BSP Land, LLC, and Wayne Millar, project developer, briefly reviewed the project plans and offered to answer Commissioners' questions.

Commissioners offered comments and asked questions about proposed building elevations and building materials; environmentally sensitive areas and detention plans; and price points and project amenities for the proposed rental units.

Mr. Sterling, Mr. Presley and Mr. Millar responded to all comments and questions.

Consideration of Application SP 14-003 – Commissioner Carter moved to approve the Preliminary Major Site Plan for Sweetwater Commons.

Commissioner McKie seconded the motion. The motion passed unanimously.

9. **Staff Reports** – Mr. Sterling:

- Referenced the August monthly report as well as supplemental reading material included in the Commission agenda packet.
- Updated Commissioners on the Medac office building and associated parking garage project.

10. Adjourn – Chairman Burnett requested an update on the 2015 Comprehensive Plan. Mr. Sterling stated that he will have information available to Commissioners in November.

With no objection, Chairman Burnett adjourned the meeting at 8:55 p.m.

Respectfully Submitted,

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