

Planning Commission



Minutes of the Thursday, January 15, 2015 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 January 15, 2015, 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, Richard Fletcher, Tim Key and Larry Watts. Commissioners Bob Clark and JoAnn McKie were absent. Also in attendance were Scott Sterling, AICP, 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 November 20, 2014 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 14-002** – A request by Alan Venable, representing Mary F. Mobley, to rezone ±1.46 acres of land located at the intersection of Ponce De Leon Avenue and Elm Street, Tax Parcel Number 007-15-03-009, from PD, Planned Development, to R-14, Large Lot Single-Family Residential. A Planning Commission recommendation to City Council is required.

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

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

Alan Venable, 2414 Ponderosa Drive, Augusta, the applicant's representative, briefly reviewed the map amendment request and the owner's plans for the site.

Commissioners discussed the general intent of the proposed rezoning, the applicant's plan for the future use of the property, potential impacts to natural vegetation on the site, and benefits of the rezoning.

Mr. Sterling and Mr. Venable responded to all questions and comments.

There were no other public comments. Chairman Burnett closed the public hearing at 7:07 p.m.

Consideration of Application RZM 14-002 – Commissioner Fletcher moved to recommend that the City Council approve the request by Alan Venable, representing Mary F. Mobley, to rezone ±1.46 acres of land located at the intersection of Ponce De Leon Avenue and Elm Street, Tax Parcel Number 007-15-03-009, from PD, Planned Development, to R-14, Large Lot Single-Family Residential.

Commissioner Watts seconded the motion. The motion passed unanimously.

- 6. Application RZM 14-003** – A request by Everett D. Harbeson, representing John Arscott, to rezone ±6.07 acres of land located along Bergen Road north of I-20, Tax Parcel Number 001-19-01-001, from PD, Planned Development, to TC, Thoroughfare Commercial. A Planning Commission recommendation to City Council is required.

Public Hearing – Chairman Burnett opened the public hearing at 7:15 p.m.

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

Everett D. (Rett) Harbeson, 1296 Broad Street, Augusta, the applicant's representative, briefly reviewed the map amendment request and the owner's plans for the site.

Commissioners discussed the general intent of the rezoning request along with potential impacts and benefits; permitted uses in the TC, Thoroughfare Commercial zoning district compared to other City zoning districts; the applicant's plan for the future use of the property; development plans for other property in the immediate vicinity; the size of the proposed business footprint, building layout and proposed building materials; landscape buffers; including the site in the Highway Corridor Overlay District; site topography, steep slope management and watersheds; anticipated traffic impacts from the proposed use; the separate site development review and approval process; other City locations that may have been considered by the applicant; and the process for obtaining a special exception from the Board of Zoning Appeals.

Mr. Sterling and Mr. Harbeson responded to all questions and comments.

There were no other public comments. Chairman Burnett closed the public hearing at 7:24 p.m.

Consideration of Application RZM 14-003 – Commissioners discussed their options: table the application; recommend approval or denial of the requested

Thoroughfare Commercial zoning; or recommend approval or denial of the rezoning of the property to a different zoning district such as General Commercial. The applicant's proposed use, a Peterbilt truck sales and service business, could be permitted as a Special Exception, with Board of Zoning Appeals approval, under the General Commercial classification. The applicant's proposed use would be permitted by right under the Thoroughfare Commercial classification. The general consensus of the Commission during this discussion was that a motion to recommend Thoroughfare Commercial zoning would possibly be denied by the Planning Commission.

Commissioner Fletcher moved to recommend that the City Council rezone ±6.07 acres of land located along Bergen Road north of I-20, Tax Parcel Number 001-19-01-001, from PD, Planned Development, to GC, General Commercial and include the site in the Highway Corridor Overlay District.

Commissioner Watts seconded the motion.

Prior to a vote on the motion, Mr. Harbeson requested clarification of the motion and what the vote would mean for the applicant going forward. Chairman Burnett reviewed the rezoning approval process and stated that, if at any point in the process, the rezoning to any district is denied by City Council, the applicant must wait a minimum of one year before he may submit a new map amendment application to the Planning Commission. Mr. Harbeson requested that the motion under consideration be tabled until he conferred with the property owner.

Commissioners Fletcher and Watts withdrew their motion and second.

Commissioner Fletcher moved to table Application RZM 14-003 to a future Planning Commission meeting, date to be determined. Commissioner Watts seconded the motion. The motion passed unanimously.

- 7. Application RZM 14-004 – A request by Joel Presley, representing Edgewood Square Investors, LLC, to rezone Edgewood Square Shopping Center, ±22.47 acres of land located along Edgefield Road, Tax Parcel Number 006-12-05-001, from PD, Planned Development, to GC, General Commercial. A Planning Commission recommendation to City Council is required.**

Public Hearing – Chairman Burnett opened the public hearing at 8:14 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZM 14-004.

Joel Presley, P.O. Box 6033, North Augusta, the applicant's representative, briefly reviewed the map amendment request and the owner's plans for the site.

Commissioners discussed the general intent of the proposed rezoning, permitted uses in the GC, General Commercial zoning district compared to permitted uses and the development process in the PD, Planned Development zoning district, the applicant's plan for the future use of the property, and also potential impacts and benefits of the rezoning.

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

There were no other public comments. Chairman Burnett closed the public hearing at 8:17 p.m.

Consideration of Application RZM 14-004 – Commissioner Watts moved to recommend that the City Council approve the request by Joel Presley, representing Edgewood Square Investors, LLC, to rezone Edgewood Square Shopping Center, ±22.47 acres of land located along Edgefield Road, Tax Parcel Number 006-12-05-001, from PD, Planned Development, to GC, General Commercial.

Commissioner Key seconded the motion. The motion passed unanimously.

8. Staff Reports – Mr. Sterling:

- Referenced the December monthly report as well as supplemental reading material included in the Commission agenda packet.
- Notified Commissioners of a City Council study session to discuss the Planning Commission's recommended steep slope amendment to the Development Code. The meeting will be held on Monday, January 26 at 6:15 p.m.
- Updated Commissioners on the 2015 Comprehensive Plan consultant selection process. Four consultant presentations were heard on January 6 and 8. The next steps are to discuss project scope and budget with the highest ranked firm and to request a City Council resolution to proceed with contract negotiations.

9. Adjourn – With no objection, Chairman Burnett adjourned the meeting at 8:24 p.m.

Respectfully Submitted,

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