

Planning Commission



Minutes of the Thursday, March 19, 2015 Regular 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 March 19, 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, Bob Clark, Richard Fletcher, Tim Key, JoAnn McKie and Larry Watts. 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 Study Session and Regular Meeting of February 19, 2015 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZT 15-001** – A request by the City of North Augusta to amend Article 6, Site Analysis and Protection, and Appendix A, Definitions, of the North Augusta Development Code related to steep slope development

Public Hearing – Chairman Burnett briefly reviewed public meeting participation guidelines and opened the public hearing at 7:02 p.m.

Mr. Sterling reviewed the application as outlined in Staff Memorandum 15-12. Application RZT 15-001 provides draft Development Code language that is taken from current SCDHEC stormwater regulations.

Commissioners offered comments and requested clarification on the proposed language. Chairman Burnett requested one language correction.

There were no public comments. Chairman Burnett closed the public hearing at 7:04 p.m.

Consideration of Application RZT 15-001 – Commissioner Fletcher moved to recommend that the City Council approve Application RZT 15-001, a request by the City of North Augusta to amend Article 6, Site Analysis and Protection, and Appendix A, Definitions, of the North Augusta Development Code related to steep slope development.

Commissioner Clark seconded the motion. The motion passed unanimously.

- 6. Application PDM 15-001**– A request by BSP Land, LLC and B&H Land Co., LLC for approval of a minor modification to the approved General Development Plan for the Sweetwater Planned Development.

Mr. Sterling reviewed the application as outlined in Staff Memorandum 15-13. The applicants seek to reduce landscape buffer requirements for property along the residential side of the existing Colonial Gas easement from twenty-five (25) feet to ten (10) feet to better serve future residential development. In addition, the applicants are requesting a reduction in the minimum side and rear setbacks in Sweetwater Commons, the proposed multifamily residential phase of the development, from twenty (20) feet to ten (10) feet. Mr. Sterling stated that the first modification request, the landscape buffer reduction, requires a recommendation to the City Council. The second modification request, the setbacks reduction, requires a Planning Commission decision.

Wayne Millar, Sweetwater Commons' project developer, briefly reviewed the requested modifications and offered to answer Commissioners' questions.

Commissioners offered comments and asked questions about overall project and phase density; multifamily building layout and placement; building design and proximity to proposed perimeter landscaping; existing buffers provided by adjacent parcels; landscape buffer maintenance; current buffers along the Colonial Gas easement; the established conservation easement adjacent to the project area; and the basis for the original buffer and setback requirements.

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

Consideration of Application PDM 15-001 – Commissioner Fletcher moved to recommend that the City Council approve the a request by BSP Land, LLC and B&H Land, LLC to reduce the landscape buffer along the residential side of the existing Colonial Gas line easement in the Sweetwater Planned Development from twenty-five (25) feet to ten (10) feet.

Commissioner McKie seconded the motion. The motion passed unanimously.

Commissioner Key moved to approve the request by BSP Land, LLC and B&H Land, LLC to reduce the minimum side and rear setbacks in the multifamily residential phase of the Sweetwater Planned Development from twenty (20) feet to ten (10) feet.

Commissioner Carter seconded the motion. The motion passed unanimously.

- 7. Application SP 15-001** – A request by SUSO 3 Augusta, LP for approval of a Preliminary Major Site Plan for North Augusta Shopping Center Redevelopment.

Mr. Sterling reviewed the application as outlined in Staff Report SP 15-001.

Tyler Pridham, SUSO Augusta, LP, the property owner, and Brian Doiron, Cor 3 Design, LLC, the project architect, briefly reviewed the project plans, stating that approximately 70% of the existing commercial structure would be retained during redevelopment, and offered to answer Commissioners' questions.

Commissioners offered comments and asked questions about the two-step major site plan review process; proposed building materials; planned parking changes; the potential for increased noise and its impact on adjacent residential properties; screening requirements; and the anticipated economic costs and benefits of the project.

Mr. Sterling, Mr. Pridham and Mr. Doiron responded to all comments and questions.

Consideration of Application SP 15-001 – Commissioner Watts moved to approve the Preliminary Major Site Plan for North Augusta Shopping Center Redevelopment.

Commissioner Clark seconded the motion. The motion passed unanimously.

- 8. Public Presentation** – Brett Brannon – Downtown Revitalization: Presenting a Catalyst for Change.

Chairman Burnett introduced Mr. Brannon who presented North Augusta 2000's R⁴ Initiative (retail, restaurant, recruitment and retention) to improve and encourage general access to downtown North Augusta through expansion of the Greenway. Mr. Brannon offered the example of the successful Swamp Rabbit Trail and its impact on the City of Travelers Rest, SC.

Following Mr. Brannon's presentation, Chairman Burnett, on behalf of the Planning Commission, thanked Mr. Brannon and stated the Commission's longstanding commitment to both improve the downtown and enhance the Greenway.

9. Staff Reports – Mr. Sterling:

- Referenced the February monthly report as well as supplemental reading material included in the Commission agenda packet.
- Notified Commissioners that the contract with Stantec to assist in preparation of the 2015 Comprehensive Plan has been executed. The consultants have begun their work.

10. Adjourn – With no objection, Chairman Burnett adjourned the meeting at 9:00 p.m.

Respectfully Submitted,

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