

# Planning Commission



## Minutes of the Thursday, October 15, 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 October 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 JoAnn McKie. Commissioner Larry Watts joined the meeting at 7:10 p.m. Commissioner Bob Clark was absent. Also in attendance were Scott Sterling, AICP, Director of Planning and Development; Christine DeCamp, AICP, Planner; project applicants and their representatives; members of the public; and the press.
3. **Approval of Minutes** – The minutes of the June 18, 2015 Regular Meeting were approved as written. The September 3, 2015 Special Meeting minutes were corrected to reflect a 4 in favor, 1 opposed vote on Proposed Amendment A of Application RZT 15-002. The September 3, 2015 Special Meeting minutes were approved as corrected and copies were distributed to the Commissioners in attendance.
4. **Confirmation of Agenda** – The agenda was adjusted to switch the order of Agenda Items 5 and 6 and to renumber them in the meeting minutes.
5. **Citizen Presentation – Bergen Place Property Owners** – Gerald McNeal and Jeffrey Hutto, owners of Bergen Place properties immediately adjacent to Bergen Place West III, expressed concern that the Planned Development General Development Plan (GDP) for Bergen Place West was modified without the input of adjoining property owners. The original GDP, approved in 2005, shows that Longstreet Crossing dead ends at the entrance of Phase III of Bergen Place West. In 2014, at the request of Bergen Place West's developer, the Planning Commission approved a GDP modification that connects Longstreet Crossing with planned Bergen Place West roadways. The Bergen Place property owners stated that this change has increased construction traffic in their neighborhood and they feel the traffic will be more of a problem when the Bergen Place West III homes are built and the new homeowners use Longstreet Crossing as their egress.

The speakers' primary intent in speaking before the Commission was to suggest that public notice requirements be amended in similar future situations. They also requested the City's

help with other relief, for example: enforcing the construction noise ordinance; requiring construction traffic to access Bergen Place West III through Country Club Hills Drive instead of Bergen Place; and converting the intersection of Longstreet Crossing and Bridle Path Road to a 4-way stop.

Commissioners asked questions and discussed required public noticing procedures and possible relief for the Bergen Place property owners. Commissioner McKie suggested that, based on the layout of Bergen Place West and neighboring Wando Woodlands, Bergen Place West III residents may more easily exit the subdivision through Wando Woodlands and bypass Longstreet Crossing completely. Commissioners thanked Mr. McNeal, Mr. Hutto and the other Bergen Place residents at the meeting for their comments and their time.

Mr. Sterling indicated that he would pursue the options for relief that were discussed.

6. **Application PP 15-001** – A request by the North Augusta Riverfront Company, LLC and the City of North Augusta for approval of a major subdivision plan for Hammond's Ferry, Phase B.

Commissioner Fletcher recused himself from Planning Commission discussion and consideration of this agenda item due to a financial interest in the project and left the Council Chambers at 7:25 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report PP 15-001. The application is complete and compliance review comments for the first plan submittal have been transmitted to the applicants. The applicants' submittal of revised plans that will address the compliance comments is expected shortly. Planning staff is working with the applicants in identifying street names for the project phase. Mr. Sterling also reviewed the remaining steps in the Phase B development process, which include major subdivision plan approval, final plat approval, and individual site plan approvals for the various project components (hotel, stadium, etc.)

Howard Kaufman, North Augusta Riverfront Company, LLC, a project applicant, briefly reviewed the project to date and stated that it was consistent with earlier Hammond's Ferry plans for the area. Mr. Kaufman remained available to respond to Commissioners' questions.

Todd Glover, North Augusta City Administrator, representing the applicant City, provided background information on Phase B development to date. In response to Commissioners' questions, Mr. Glover provided proposed parking and traffic circulation details and explained project financing and safeguards that are integral to the financing model.

There were no public comments.

Commissioners asked questions and discussed the project timetable, completeness of the submitted application and staff approval conditions. They requested brief descriptions of the proposed uses shown on the plan pages and discussed street design. Other discussion items were the expected parking demand and the amount of planned on and off street parking; traffic circulation; hotel capacity and occupancy projections; whether or not there are

any identified environmental issues; and proposed partial relocation of Railroad Avenue and the City sewer line and the costs associated with the relocation. Commissioners also discussed recently-publicized financial problems facing Gwinnett County because of its publicly-financed stadium.

Mr. Kaufman, Mr. Glover, James Dean, Greenstone NG, LLC, and Mr. Sterling responded to all questions and comments.

**Consideration of Application PP 15-001 – Commissioner Key moved to approve the major subdivision plan for Hammond’s Ferry, Phase B, subject to the following conditions:**

- 1. Prior to approval of the major subdivision, the applicant shall revise the plan sets and supporting documentation to provide all required technical information listed in staff review comments.**
- 2. Prior to approval of the grading permit, the applicant shall provide the asphalt pavement design detail and pavement design calculations based on existing soil conditions within the road rights of way and projected traffic volumes.**

**Commissioner Watts seconded the motion. The motion passed 5-0, with Vice-Chairman/Commissioner Fletcher’s recusal.**

**7. Staff Reports – Mr. Sterling:**

- Referenced the September monthly report as well as supplemental reading material included in the Commission agenda packet.
- Updated Commissioners on the 2015 Comprehensive Plan. The Plan had a successful kickoff meeting on October 8. Upcoming citizen workshops are scheduled on Monday, October 26, Tuesday, October 27 and Wednesday, October 28. An email reminder will be sent to Commissioners with additional details. Mr. Sterling asked that Commissioners promote the upcoming meetings in the community to increase public involvement in the process.

**8. Adjourn – With no objection, Chairman Burnett adjourned the meeting at 8:32 p.m.**

Respectfully Submitted,

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