

Planning Commission



Minutes of the Thursday, April 21, 2016 Regular Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Timothy V. Key

JoAnn McKie

Larry Watts

Briton Williams

1. **Call to Order** – The regular meeting of April 21, 2016, 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, and Briton Williams. Commissioner Tim Key joined the meeting at 7:06 p.m. Commissioners JoAnn McKie and Larry Watts 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 February 18, 2016 Study Session, the February 18, 2016 Regular Meeting, the March 3, 2016 Study Session and the March 3, 2016 Called Meeting were approved as written.
4. **Confirmation of Agenda** – There was one change to the agenda. Mr. Sterling stated that Don Adams, the applicant for Application PP 15-002, a Major Subdivision Plan for Ponce De Leon Townhouses, withdrew his application earlier in the day.
5. **Application RZT 16-004** – A request by the City of North Augusta to amend Section 3.8.5.10.5, Prohibited Materials, in Article 3, Zoning Districts, of the North Augusta Development Code. The applicant requests the referenced section be amended to eliminate percentage limits on the use of drainage-backed synthetic stucco, referred to hereinafter as EIFS, in the Highway Corridor Overlay District. A Planning Commission recommendation to City Council is required.

Public Hearing – Chairman Burnett briefly reviewed the Planning Commission's Public Participation Guidelines and opened the public hearing at 7:03 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZT 16-004. In addition to proposed language to eliminate the 10% limit on EIFS usage, he stated that other text changes were also proposed to clarify wording and to eliminate redundancy in the HC Corridor Overlay permitted materials language.

Todd Glover, City Administrator, representing the City, reviewed the requested text changes. He stated that the elimination of percentage limits on the use of EIFS in the Highway Corridor District is intended to facilitate commercial development.

Commissioners asked questions and commented on the documented pros and cons of EIFS and its durability; differing types of EIFS, and the correct terminology to use in identifying the permitted material.

The following members of the public commented on Application RZT 16-004:

Fletcher Dickert, 1916 Byrnes Road, and a member of City Council, stated his support for the elimination of percentage limits for EIFS. He asked that the Development Code definition of EIFS be updated to clarify that it be drainage-backed and also that the Commission consider allowing small amounts of EIFS to be used below the eight foot height limit established in the current Code.

Mr. Fletcher also requested that the permitted materials in the Highway Corridor Overlay District be expanded to permit painted CMU block on sides of commercial buildings that are hidden from public view, and also that metal siding be permitted on commercial structures in the District. Mr. Fletcher provided photos of several commercial buildings with metal exteriors as information.

Mr. Sterling and Mr. Glover responded to all questions and comments. To clarify, Mr. Sterling stated that painted CMU block is currently permitted on portions of commercial buildings that are hidden from public view and also that architectural metal panels, such as those used in the 2011 Bob Richards Toyota renovation, are also permitted in the Highway Corridor District.

There were no other public comments. Chairman Burnett closed the public hearing at 7:27 p.m.

Consideration of Application RZT 16-004 – Commissioners discussed the 2011 text amendment that set the 10% limit on EIFS and also established architectural metal panels as a permitted material; and the pros and cons of the current Overlay requirements. They reviewed the City zoning map to clarify the boundaries of the Highway Corridor Overlay District. Commissioners generally agreed that the focus of the proposed text amendment, as discussed in a recent joint City Council-Planning Commission meeting, should remain on the EIFS language. They also discussed the best definition/description to use for EIFS.

Commissioner Williams moved to recommend that the City Council approve the request by the City of North Augusta to amend Section 3.8.5.10.5 as proposed, with new Section 3.8.5.10.5.d (former Section 3.8.5.10.5.f) to read:

- d. **Drainage-backed synthetic stucco (Drainage-backed Exterior Insulation Finishing System [Drainage-Backed EIFS]) may be applied to any wall surface eight feet or more above the adjacent grade.**

Commissioner Clark seconded the motion. The motion passed on a 5-0 vote.

6. **Application PP 15-002** – A request for Major Subdivision Plan approval for Ponce De Leon Townhomes. The application has been withdrawn at the applicant's request.
7. **Application SP 16-003** – A request by LIV Development for Preliminary Major Site Plan Approval of Ironwood Multifamily.

Mr. Sterling reviewed the application as outlined in Staff Report SP 16-003. The applicant proposes to construct 280 multifamily units in Hammond's Ferry, Phase B. The project meets completeness requirements for a Preliminary Major Site Plan. The applicant and City staff are currently working to meet the parking requirements established in the 2015 Planned Development ordinance.

Andrew Murray, LIV Development, the project applicant, briefly reviewed the proposed project and site layout. Mr. Murray stated that the number of required parking spaces is higher than the number of spaces needed in other LIV Development multifamily projects. He stated his willingness to work with the City to resolve any parking issues.

Taylor Brock, Charlan Brock Architects, the project architect, provided the most recent architectural elevations as well as details on proposed building materials. He stated that the current elevations have been approved by the Hammond's Ferry Design Review Committee.

Commissioners offered comments and asked questions about parking requirements and parking options, proposed building materials, unit floorplans, planned amenities and Final Major Site Plan Requirements. Commissioners expressed an interest in the structures that were uncovered during recent timbering activities on the site and discussed the feasibility of incorporating any old brick or other noteworthy material in Phase B development.

Mr. Sterling, Mr. Murray and Mr. Brock responded to all questions and comments.

Consideration of Application SP 16-003 – Commissioner Key moved to approve the Preliminary Major Site Plan for Ironwood Multifamily, subject to the following condition:

1. **Prior to Final Major Site Plan approval, the applicant shall address the remaining technical issues identified in staff reviews and comments to comply with**

applicable standards in the Hammond's Ferry Planned Development Ordinance and the North Augusta Development Code.

Commissioner Carter seconded the motion. The motion passed on a 5-0 vote.

8. Staff Reports – Mr. Sterling:

- Referenced the March monthly report as well as supplemental reading material included in the Commission agenda packet.
- Stated that Stantec, the City's Comprehensive Plan consultant has prepared a complete draft plan. The digital plan is a large file and will probably be distributed to Commissioners on thumb drives.
- Reminded Commissioners of the joint City Council/Planning Commission meeting on Thursday, April 28 beginning with dinner at 6:00 p.m. Chairman Burnett asked that all Commissioners review the Downtown section of the draft Comprehensive plan prior to the April 28 meeting.

9. Adjourn – With no objection, Chairman Burnett adjourned the meeting at 8:10 p.m.

Respectfully Submitted,

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