

Planning Commission



Minutes of the Thursday, May 19, 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 May 19, 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 Bob Clark, JoAnn McKie, Larry Watts and Briton Williams. Commissioner Tim Key joined the meeting at 7:06 p.m. Commissioner Len Carter was absent. Also in attendance were Scott Sterling, AICP, Director of Planning and Development; Christine DeCamp, AICP, Planner; members of the public; and the press.
3. **Approval of Minutes** – The April 21, 2016 Regular Meeting minutes were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda. Mr. Sterling stated that the proposed RZT 16-005 text amendments could be considered and motioned separately and suggested that they be divided into three sections: Farmers Markets and associated definitions; Mobile Food Vending and associated definitions; and Georgia Avenue Overlay District boundaries and development standards.
5. **Application RZT 16-005** – A request by the City of North Augusta to amend Table 3.2, Use Matrix; Table 3.8, Corridor Districts Established; Section 3.8.4, G, Georgia Avenue Overlay District; Article 4, Supplemental Use Regulations; and Appendix A, Definitions, of the North Augusta Development Code (NADC). A recommendation to the City Council is required.

Public Hearing – Chairman Burnett provided an overview of two joint City Council/Planning Commission meetings earlier in the spring at which the two groups worked together to develop new or amended Development Code language to address the topics included in tonight's application. He briefly reviewed the Planning Commission's Meeting Participation Guidelines and opened the public hearing at 7:03 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZT 16-005. To facilitate discussion, the proposed text changes were grouped in three sections, providing the opportunity for Commissioners' questions and public comment after each section.

- A. Amend Section 4.35.8, Farmers and Produce Markets, to expand opportunities for farmers markets to operate in the City, and add two new definitions, "Farmers Market" and "Farmers Market, Mobile" to Appendix A, Definitions.

Commissioner McKie recused herself from discussion and action on this portion of the agenda because of a vested interest in a farmers market that operates on property owned by a family member and left the Council Chambers at 7:08 p.m.

Commissioners commented on and asked questions about current farmers market regulations; the incidence of current or past farmers markets in the City; the best definition of the term Farmers Market; and an appropriate limit on the number of days of operation as a temporary conditional use.

There were no public comments.

Commissioner McKie returned to the Council Chambers at 7:29 pm.

- B. Add a new Section 4.35.9. Mobile Food Vendors, to establish standards for mobile food vending in designated areas of the City, add two new definitions, "Food Truck" and "Mobile Food Unit" to Appendix A, Definitions, and modify Table 3-2, Use Matrix, to include Food Trucks as a conditional temporary use in the commercial and industrial zoning districts.

Commissioners commented on and asked questions about existing food trucks in the City; the addition of the term "Industrially zoned" to Section 4.35.9.1.c.1; food truck regulations in other cities; the perceived difficulty vendors may experience in meeting the proposed regulations; and current SCDHEC food truck licensing requirements.

The following member of the public commented on the proposed text amendment:

Lark Jones, 629 Stanton Road, spoke in favor of adopting food truck regulations as a necessary part of encouraging food trucks in the City. He led a discussion and was joined by David McGhee, 522 Railroad Avenue and Richard Fletcher, 1 Shadowmoor Court, each of whom commented, and asked questions related to, the advisability of food truck alcohol sales; and general SCDHEC food truck regulations, in particular the DHEC requirement that food trucks operate as an extension of a retail food establishment, or commissary.

- C. Amend Table 3-8, Corridor Districts Established, to change the boundaries of the Georgia Avenue Overlay District. Also, amend Section 3.8.4, G, Georgia Avenue Overlay District, to provide standards that will maintain the integrity of traditional storefront facades to facilitate a mixture of commercial and residential development and redevelopment in the downtown.

Commissioners commented on and asked questions about the overall intent of District standards; the proposed northern Overlay District boundary; the potential for different types of residential development in the District; alternative building height requirement options and whether the primary measurement should be based on a percentage or on an average; revising proposed Section 3.8.4.4.3.9 to limit EIFS to the area eight (8) feet or more above the adjacent grade; and revising Figure 3-3 to illustrate more of the facade elements listed in Section 3.8.4.4.3.1

The following member of the public commented on the proposed text amendment:

Lark Jones spoke in favor of either returning the northern Overlay District boundary to Spring Grove Avenue or providing exemptions to the existing church campuses located on Georgia Avenue between Spring Grove and Jackson Avenues.

Mr. Jones also discussed proposed language in Section 3.8.4.3.a, stating that single-family residential homes may not be advisable in the District and that any project for multiple homes, such as a condo development, could create parking issues.

Mr. Jones asked that the Commissioner consider modifying Section 3.8.4.4.3 to permit a minimum building height of sixteen (16) feet. He based his request on research of current building heights in the District and also current building heights of potential commercial tenants.

Richard Fletcher stated his belief that single-family structures could enhance the District. He advocated for the reinstatement of a City Design Review Committee that could help incorporate single-family residential uses in the District.

Mr. Fletcher discussed building heights, reminding Commissioners that a higher minimum height requirement would not impact existing buildings in the District. He suggested a minimum building height of 24 feet or higher.

Finally, Mr. Fletcher argued against EIFS as a permitted building material in the District due to its flammability.

There were no other public comments. Mr. Sterling responded to all comments and questions generated by Planning Commissioners and public speakers. Chairman Burnett closed the public hearing at 9:05 p.m.

Consideration of Application RZT 16-005 – Commissioners agreed to consider each of the three proposed text amendment groupings separately. All motions are recommendations to the City Council.

Commissioner McKie left the Council Chambers during consideration of Amendment A.

Proposed Amendment A – Commissioner Key moved to recommend that the City Council approve a text amendment to modify language in Section 4.35.8, Farmers

and Produce Markets, to eliminate a minimum site acreage requirement in commercially zoned districts and also to make minor language changes to the Section; and to modify Appendix A, Definitions, to add a definition for “Farmers Market” as modified during the meeting to read:

Farmer’s Market – A market conducted outdoors or in an unenclosed structure where retail sales and demonstration of community supported agricultural products, including fruits, produce, ornamental crops, eggs and other agricultural products, and homemade value added products, including baked goods, jam and jellies, pickles and relish, dried fruits, syrups and honey. A farmers market does not include the sale and demonstration of mass-produced items, used clothing, furniture, appliances and other similar products.

And a definition for “Farmers Market, Mobile”.

Commissioner Clark seconded the motion. The motion passed on a 5-0 vote, with Commissioner McKie’s recusal.

Commissioner McKie returned to the Council Chambers.

Proposed Amendment B – Commissioner Clark moved to recommend that the City Council approve a text amendment to add a new Section 4.35.9, Mobile Food Vendors, to establish standards for mobile food vending in designated areas of the City; add two new definitions, “Food Truck” and “Mobile Food Unit” to Appendix A, Definitions; modify Section 4.35.9.1.c to read: *Permitted on commercially and industrially zoned property only*; and modify Table 3-2, Use Matrix, to include Food Trucks as a conditional use in the commercial and industrial zoning districts.

Commissioner Williams seconded the motion. The motion passed on a 6-0 vote.

Proposed Amendment C – Chairman Burnett moved to recommend that the City Council amend Table 3-8, Corridor Districts Established, to change the boundaries of the Georgia Avenue Overlay District from north of the Greenway to Spring Grove Avenue; and to amend Section 3.8.4, G, Georgia Avenue Overlay District, to provide standards that will maintain the integrity of traditional storefront facades to facilitate a mixture of commercial and residential development and redevelopment in the downtown. Updates to the amended language during the meeting included:

1. The proposed boundary change;
2. A revision to Section 3.8.4.4.3, Maximum and Minimum Height, to read in part: *The minimum height shall be eighteen (18) feet above the elevation of the sidewalk along the entire frontage*;
3. Modification to Section 3.8.4.4.3.9, Wall Materials to read in part: *Hard surfaced exterior wall materials permitted for downtown buildings include*

brick, limestone, architectural split-face concrete blocks, parged block, painted brick, stone, terra cotta, stucco, plaster, fiber cementitious board siding and drainage-backed Exterior Insulation Finishing Systems (EIFS). The use of EIFS is limited to the area eight (8) feet or more above the adjacent grade;

Commissioner McKie seconded the motion. The motion passed on a 6-0 vote.

6. Staff Reports Mr. Sterling:

- Referenced the April monthly report as well as supplemental reading material included in the Commission agenda packet;
- Notified Commissioners that the North Augusta Plaza renovation was approved earlier in the week and that construction on the site should begin within the next 30 days; and
- Asked that Commissioners provide final feedback to him on the draft Comprehensive Plan they received a few weeks ago. Commissioners will be updated on progress as it occurs.

7. Adjourn – Commissioner McKie and Councilman McGhee commended the Planning Commission, the City Council and the planning staff for the joint efforts made by all to develop revised Georgia Avenue Overlay District text amendment language.

With no objection, Chairman Burnett adjourned the meeting at 10:05 p.m.

Respectfully Submitted,

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