

# Planning Commission



## Minutes of the Thursday, June 16, 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 June 16, 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, Larry Watts and Briton Williams. Commissioner Tim Key joined the meeting at 7:04 p.m. Commissioners Len Carter and JoAnn McKie were absent. Also in attendance were Scott Sterling, AICP, Director of Planning and Development; Christine DeCamp, AICP, Planner; the applicants' representatives; members of the public; and the press.
3. **Approval of Minutes** – The May 19, 2016 Regular Meeting minutes were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application PP 16-001** – A request by Metro Homesites, LLC for approval of a major subdivision plan for Gregory Landing, Section 1.

Commissioner Watts recused himself from Planning Commission discussion and consideration of this agenda item and left the dais at 7:02 p.m.

Mr. Sterling presented the application as outlined in Staff Report PP 16-001. The applicant proposes the construction of 60 single-family detached homes in Section 1 of this project.

Philip Green, P.E. Southern Partners, Inc., 1233 Augusta West Parkway, Augusta, the project agent and engineer, briefly reviewed the applicant's development plans. Mr. Green stated that he is currently working with City stormwater and engineering staff on hydrology requirements and protection of environmentally sensitive areas. The proposed plans are designed to minimize soil erosion with special attention to any 30% or greater slopes. He stated that the finished subdivision will meet the City's street trees requirement, and, in answer to Commissioners' question, stated that he will finalize the exact number of single-family lots on the next set of plans.

Commissioners asked questions and commented on the following: project phasing and the correct number of proposed lots, the presence of existing 30% or greater slopes; the extent of proposed mass grading; sidewalk and street trees requirements; detention pond locations; planned efforts to minimize impact to the Fox Creek drainage basin; and current staff review comments.

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

**Consideration of Application PP 16-001 – Commissioner Clark moved to approve the major subdivision plan for Gregory Landing, Section 1, subject to the following conditions:**

- 1. Prior to approval of the major subdivision plan, the applicant shall provide project plans and supporting documents that are revised to meet all technical requirements identified in staff reviews.**
- 2. Prior to approval of a site grading permit, the applicant shall provide asphalt pavement design details and calculations that are based on existing soil conditions within the road rights of way and on projected traffic volumes.**

**Commissioner Williams seconded the motion. The motion passed 4-0 with Commissioner Watts' recusal.**

Commissioner Watts returned to the dais at 7:18 p.m.

- 6. Applications CU 16-005 and SP 16-004 – A request by KCK Properties, LLC, represented by Regent Healthcare Development, LLC, for approval of a conditional use permit and a preliminary major site plan for North Augusta Assisted Living – The Regent.**

Mr. Sterling reviewed the applications as outlined in Staff Report CU 16-005 and SP 16-004. He provided a brief history of project activity on the site to date, including rezoning of the back portion of the property by City Council earlier this year and a front setback variance granted earlier this month by the Board of Zoning Appeals. The applicant proposes the construction of an 80-unit assisted living/ memory care facility on West Martintown Road. The proposed use is conditional in the Office Commercial zoning district and requires the Planning Commission to receive public comment prior to taking action on the conditional use permit request. Mr. Sterling also reviewed the criteria for Planning Commission consideration of a conditional use permit request as outlined in the Staff Report and responded to Commissioners' questions.

John Donaldson, 6300 Powers Ferry Road, Atlanta, the project developer, introduced himself and responded to Commissioners' questions related to parking, fencing and other issues.

Tilden Hilderbrand, P.E., Hass and Hilderbrand, the project engineer, provided background information on the preliminary site plan and specific technical

details in response to Commissioners' questions.

**Conditional Use Hearing** – Chairman Burnett briefly reviewed the conditional use permit consideration process and opened the administrative hearing at 7:52 p.m.

There were no public comments. Chairman Burnett closed the hearing at 7:54 p.m.

**Consideration of Application CU 16-005** – Commissioners discussed the following issues and findings of fact: the front setback variance granted by the Board of Zoning Appeals; perimeter landscape buffers required by the North Augusta Development Code; and a request from neighboring property owners (Goley) for fencing to prevent future residents from accessing their property, which includes a detention pond.

**Commissioner Burnett moved to grant a conditional use permit to allow an assisted living/memory care facility in the OC, Office Commercial zoning district, subject to two conditions:**

- 1. As an addendum to the Board of Zoning Appeals condition that perimeter fencing be required adjacent to the Goley property, the fencing shall be either green or black vinyl-clad chain link fencing and also a minimum of six feet in height.**
- 2. The required fifteen (15) foot perimeter landscape buffer shall be increased to twenty-five (25) feet on all land adjacent to the Goley property, except in areas where the subject land is less than twenty-five (25) feet in width or in the event that a fire inspection determines that the twenty-foot (25) buffer is not permitted.**

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

**Consideration of Application SP 16-004** – Commissioners asked questions and commented on site zoning; proposed building elevations and materials; retaining wall specifications; project licensing and limits on the number of bedrooms per residential category; proposed fencing and buffers; parking requirements; number of employees per shift; and the two-step major site plan review and approval process.

Mr. Sterling, Mr. Hilderbrand and Mr. Donaldson responded to all questions and comments.

**Consideration of Application SP 16-004** – **Commissioner Key moved to approve the preliminary major site plan for North Augusta Assisted Living – The Regent subject to the following condition:**

- 1. Prior to final site plan approval, the applicant shall comply with all technical issues identified in staff reviews and comments to meet the requirements of applicable standards in the North Augusta Development Code.**

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

**7. Staff Reports – Mr. Sterling:**

- Referenced the May monthly report included in the Commission agenda packet;
- Stated that the City's Comprehensive Plan update continues to move forward and that additional meetings will be scheduled soon.
- Provided an update on three current NADC text amendments that were recommended for approval at the last Planning Commission meeting. The three ordinances, all a part of Application RZT 16-005, have passed on first and second reading by the City Council and will be considered for final approval on June 20.

**8. Adjourn – With no objection, Chairman Burnett adjourned the meeting at 8:30 p.m.**

Respectfully Submitted,

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