

Planning Commission



Agenda for the Thursday, September 19, 2013 Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Richard Fletcher

Timothy V. Key

JoAnn McKie

Larry Watts

CITIZEN ASSISTANCE: Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development 48 hours prior to the meeting at 803-441-4221.

1. **Call to Order** – 7:00 p.m.
2. **Roll Call**
3. **Approval of Minutes** – Regular Meeting of July 18, 2013.
4. **Confirmation of Agenda**
5. **Application RZM 13-002** – North Augusta Zoning Map Amendment – A request by Snelling Properties, LLC, represented by James G. Swift & Associates, to rezone ±0.76 acres of land located at 1010 Edgefield Road, Tax Parcel Number 010-14-04-009, from PD, Planned Development to GC, General Commercial.

Applicant	Snelling Properties, LLC
Project Name	Map Amendment
General Location	1010 Edgefield Road
Parcel Number	010-14-04-009
Existing Zoning	PD, Planned Development
Proposed Zoning	GC, General Commercial
Future Land Use	Mixed Use
Proposed Use	Commercial Redevelopment

- **Public Hearing** – The purpose of the Hearing is to receive public comment.
- **Consideration of Application RZM 13-002**

6. Application PPM 13-001 – Major Subdivision Plan Modification – A request by Woodstone Development, LLC, to modify the approved Major Subdivision Plan for Woodstone, Phase III.

Project Name	Woodstone, Phase III Modification
Applicant	Woodstone Development, LLC
Representative/Engineer	Southern Partners, Inc.
Address/Location	Off Bergen Road
Parcel Number	005-10-06-003 (portion)
Zoning District	PD, Planned Development
Future Land Use	Low Density Residential
Current Use	Single-Family Detached Residential
Phase Size	22.69 acres (77.32 acres overall)
Number of Lots	34 (155 lots overall)
Open Space	8.93 acres (22.30 acres overall)
Gross Density	1.5 units per gross acre (2 units/gross acre overall)

- **Consideration of Application PPM 13-001 and Recommendation to City Council**

7. Application PP 13-002 – Phase Concept Plan and Major Subdivision Plan – A request by Bright-Meyers, LLC for approval of a phase concept plan and a major subdivision plan for Sweetwater Square.

Project Name	Sweetwater Square
Applicant	Bright-Meyers NA, LLC
Representative/Engineer	Freeland & Kauffman, Inc.
Address/Location	Edgefield Road at Walnut Lane
Parcel Number	010-15-05-001
Zoning District	PD, Planned Development /HC, Highway Corridor
Future Land Use	Mixed Use
Project Area	±52.61 acres
Proposed Use(s)	General Commercial
Number of Lots	12 lots plus Right of Way

- **Consideration of Phase Concept Plan for Sweetwater Square**
- **Consideration of Application PP 13-002**

8. Application SP 13-002 – Preliminary Major Site Plan – A request by Bright-Meyers, LLC for approval of a preliminary major site plan for Sweetwater Square, Phase 1.

Project Name	Sweetwater Square, Phase 1
Applicant	Bright-Meyers NA, LLC
Engineer/Architect	Freeland & Kauffman, Inc.
Address/Location	Edgefield Road at Walnut Lane
Parcel Number	005-15-05-001 (portion)
Zoning District	PD, Planned Development/HC, Highway Corridor
Future Land Use	Mixed Use
Proposed Uses	General Commercial
Project Area	±33.92 acres
Building Square Footages	±158,000 square foot Wal Mart ±33,600 square feet of retail shops

- **Consideration of Application SP 13-002**

9. Application SP 13-001 – Preliminary Major Site Plan – A request by Aiken County Public Schools for approval of a preliminary major site plan for a classroom addition to North Augusta High School.

Project Name	North Augusta High School Classroom Addition
Applicant	Aiken County Public Schools
Engineer/Architect	Hass & Hilderbrand, Inc.
Address/Location	2000 Knobcone Avenue
Parcel Number	005-18-01-016
Zoning District	P, Public
Future Land Use	Institutional, Government and Public Facilities
Proposed Uses	Public Education
Project Area	±47.17 acres
Building Square Footage	44,776 square foot classroom building (17 classrooms)

- **Consideration of Application SP 13-001**

10. Staff Reports

11. Adjourn