

Planning Commission



Minutes of the Thursday, April 20, 2017 Regular Meeting

Members of the Planning Commission

Woods Burnett
Chairman

Leonard Carter, Jr.
Timothy V. Key
Larry Watts

Bob Clark
JoAnn McKie
Briton Williams

1. **Call to Order** – The April 20, 2017 regular meeting, having been duly publicized, was called to order by Chairman Woods Burnett at **7:00 p.m.** in the Council Chambers.
2. **Roll Call** -- Members present were Chairman Woods Burnett and Commissioners Len Carter, Bob Clark, JoAnn McKie, Larry Watts and Briton Williams. Commissioner Tim Key was absent. Also present were Charles Martin, Interim Director of Planning and Development; Kuleigh Baker, Secretary for Planning and Engineering; and representatives from Ambiopharm.
3. **Approval of Minutes** – The minutes of the March 13, 2017 special called meeting and March 16, 2017 regular meeting were approved as presented.
4. **Confirmation of Agenda** – There were no changes made to the agenda.
5. **Application RWN17-001 – Street Renaming** – A request by the City of North Augusta Department of Planning and Development to rename Westo Park in Hammond's Ferry to Westo Street due to an administrative error.
 - A. **Public Hearing:** Chairman Burnett recognized members of the public in attendance and opened the floor for comments on the Street Renaming Application at 7:01 p.m. There were no comments from the public.

Charles Martin, Interim Director of Planning and Development, described the administrative error and location of the site to the Commissioners.
 - B. **Consideration of Application RWN17-001 by Commission:**

On a motion by Commissioner Clark and a second by Commissioner Carter, the Planning Commission unanimously approved the request by the City of North Augusta to rename Westo Park in Hammond's Ferry to Westo Street.
6. **Application SP17-001 – Preliminary Major Site Plan** – A request for approval of a Preliminary Major Site Plan for an expansion of AmbioPharm.

A. Presentation by Applicant

Mr. Martin presented the application as outlined in Staff Report SP 17-001. The applicant proposes the expansion of AmbioPharm as part of a 10 year Master Plan.

AmbioPharm is a peptide manufacturer for the pharmaceutical market. The North Augusta location employs approximately 100 people. The proposed expansion would add approximately 60 additional jobs. The AmbioPharm campus consists of 32+ acres within the North Augusta Industrial Park that were previously occupied by Radcure / UCB Bioproducts / Cytec and is located near Halocarbon and the CVS Distribution Center. The site was developed in the early 1990s by UCB Bioproducts, with approved site plans in 1991, 1993, and 2001.

AmbioPharm opened its North Augusta campus in 2007. Initial additions to the Clean Room facility were approved in August 2011. Modifications to the Clean Room facility were approved on April 9, 2014. Building 400 and a Tank Farm addition were the most recent major additions to the plant, approved on May 14, 2015.

After undergoing a growth study in 2016, a master plan was developed for the next 10 years of growth. The first phase of growth is known as Buildings 500 A & B as presented in this application. The expansion will be located within the existing campus, north of the existing facilities. Building 500A will serve as a manufacturing facility and Building 500B will serve as a warehouse and supporting structure. Building 500 A will encompass approximately 32,400 sf and Building 500B will consist of approximately 19,250 sf Future phases of the development are outlined on the enclosed master plan.

Stephen Kiel, 3590 Ruddy Duck Wynd, Southport, North Carolina, AmbioPharm CFO, provided background information on the history of AmbioPharm and specific technical details about the production of the peptides in response to the Commissioner's questions. Mr. Kiel explained the purpose and function of peptides and ways that GMP and the FDA regulate production safety. The proposed expansion would double the capacity.

Charles Hall, W. R. Toole Engineers, 1009 Broad Street, Augusta, the project agent and civil engineer, briefly reviewed the applicant's development plans. Mr. Hall pointed out that the large retention pond was planned to accommodate the proposed expansion as built out over time. He addressed questions about parking, truck access, and landscape buffers.

Thomas Gray, 1266 Stephens Road, Edgefield, further described how the products were shipped in via 18-wheeler and distributed via FedEx or UPS in glass bottles or foil packaging under dry ice conditions.

Wayne Moore, Moore and Associates Engineers, 1009 East Avenue, civil engineer, described the partnership between AmbioPharm and W. R. Toole Engineers to design the retention pond. Mr. Moore stated that the portions of the building that could be viewed from the street were brick and the remaining exterior walls would be metal paneling.

Bob Harmon, Hipp Engineering & Consulting, 720 St. Sebastian Way, Augusta, project architect, confirmed the building elevation as 35 ft. and that all the buildings in the Master Plan would function similarly.

Commissioners asked questions and commented on the following: the manufacturing process and form of the final product in shipment, dangers and hazards of the chemicals used in production, number of additional employees the proposed expansion will add to the CSRA, landscaping of the retention pond, remedy of the shortfall of existing parking spaces, the total vertical elevation, and building materials.

B. Consideration of Application SP 17-001 by Commission

Chairman Burnett thanked members of AmbioPharm for their presentation.

Mr. Martin described the available water and sewer infrastructure.

The Commissioners agreed that the AmbioPharm project is an asset to the community.

With no additional comments, Commissioner Carter made a motion to approve the preliminary major site plan application for AmbioPharm Buildings 500A & 500B subject to compliance with Planning and Engineering staff review comments. Commissioner Williams offered a second. The motion was approved unanimously.

7. Staff Report

Mr. Martin stated that the City Council plans to study the Comprehensive Plan in May as recommended by the Planning Commission after Mayor Elect Bob Pettit is sworn into office.

Final approval is near for Walnut Corner, a new service station and convenience store featuring restaurants and retail space located on the corner of Walnut Lane and US-25. The developers have been working diligently with the Planning Department and SCDOT to analyze the traffic impact due to the high volume buildout of the site.

In closing remarks, Commissioner JoAnn McKie noted that development was moving quickly into North Augusta from Columbia County and that the Planning

Commission should remain diligent in their review of proposed projects while keeping in mind the goals of the 2017 Comprehensive Plan.

8. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 7:56 p.m.

Respectfully Submitted,

Kuleigh Baker
Secretary, Planning & Engineering
Secretary to the Planning Commission