

Planning Commission



Agenda for the Thursday, June 15, 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

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** – May 18, 2017 Regular Meeting
4. **Confirmation of Agenda**
5. **Application RZM17-001 – Rezoning – Map Amendment** – A request by the Central Savannah River Land Trust to rezone ±245.56 acres of land located along W. Martintown Road, North of I-20, Tax Parcels: Aiken County 001 15 02 003 and Edgefield County 106 00 00 035 from PD, Planned Development to CR, Critical Areas. The purpose of the rezoning request is to protect the subject property's use as a nature preserve.

Project Name	Greystone Preserve
Applicant	Central Savannah River Land Trust
Address/Location	South of W. Martintown Road and West of I-20
Parcel Number	Aiken County Tax Parcel # 001 15 02 003 and Edgefield County Tax Parcel # 106 00 00 035
Existing Zoning	PD, Planned Development
Proposed Zoning	CR, Critical Areas
Proposed Use	Nature Preserve
Future Land Use	Mixed Use

- A. **Public Hearing** – The purpose of the hearing is to receive public comment.
- B. **Consideration of Application RZM17-001 by Commission**

6. **Application SP17-002 – Preliminary Major Site Plan – The Clubhouse** – A request by Greenstone Properties for approval of The Clubhouse at Riverside Village at Hammond’s Ferry.

Project Name	The Clubhouse at Riverside Village (Parcel A1)
Applicant	Greenstone Properties
Project Engineer	W. R. Toole Engineers, Inc.—Charles Hall
Address/Location	West of Georgia Avenue and South of Railroad Ave between and parallel to the GreenJackets Ballpark and 13 th Street
Parcel Number	007-17-02-001 (portion)
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	Parking, concourse, office space, and residential apartments
Project Area	±.80 acres

A. Presentation by Applicant

B. Consideration of Application SP17-002 by Commission

7. **Application SP17-004 – Preliminary Major Site Plan – Stadium Parking Deck** – A request by Greenstone Properties for approval of the Stadium Parking Deck at Riverside Village at Hammond’s Ferry.

Project Name	Stadium Parking Deck
Applicant	Greenstone Properties
Project Engineer	W. R. Toole Engineers, Inc.—Charles Hall
Address/Location	Railroad Avenue across from the GreenJackets Stadium and The Clubhouse at Riverside Village
Parcel Number	007-17-19-001
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	parking
Project Area	±1.53 acres

A. Presentation by Applicant

B. Consideration of Application SP17-004 by Commission

8. **Application SP17-005 – Preliminary Major Site Plan – Hotel Parking Deck** – A request by Greenstone Properties for approval of the Hotel Parking Deck at Riverside Village at Hammond’s Ferry.

Project Name	Hotel Parking Deck (Parcel E of Phase B)
Applicant	Greenstone Properties
Project Engineer	W. R. Toole Engineers, Inc.—Charles Hall
Address/Location	North side of Railroad Ave across from Hotel and West of Center St
Parcel Number	007-13-42-002
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	Parking
Project Area	±1.25 acres

A. Presentation by Applicant

B. Consideration of Application SP17-005 by Commission

9. **Staff Report**

10. **Adjourn**

Planning Commission



Minutes of the Thursday, May 18, 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 May 18, 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, Tim Key, JoAnn McKie, Larry Watts and Briton Williams. Also present were Charles Martin, Interim Director of Planning and Development; Kuleigh Baker, Secretary for Planning and Engineering; representatives from Greenstone Properties and W. R. Toole, Engineers; and members of the press.
3. **Approval of Minutes** – The minutes of the April 20, 2017 regular meeting were approved as presented.
4. **Confirmation of Agenda** – There were no changes made to the agenda.
5. **Application PP17-002 – Preliminary Major Site Plan** – A request by Greenstone Properties for approval of The Clubhouse at Ballpark Village.

Charles Martin, Interim Director of Planning and Development, gave a summary of The Clubhouse at Ballpark Village, a seven-story mixed-use building with offices, parking, apartments, and a concourse. In the Staff Report, the project site was reported at $\pm.08$ acres by mistake. The actual acreage of Parcel A1 is $\pm.80$ acres. The project comes before the Planning Commission as a Major Site Plan because the proposed structure exceeds 40,000 sq ft.

- A. **Presentation by Applicant:** James Dean, Vice President of Development, Greenstone Properties, 3301 Windy Ridge Parkway, Atlanta, GA described the major design elements of The Clubhouse including the function of the concourse, parking, leased offices and residential apartments. Mr. Dean pointed out the access drive located behind the building parallel to the Georgia Avenue Bridge and the Greenway connection, parking entrances, and proposed landscape screening. The applicant showed images of color and material samples for the building which features HardiePlank panels and white stone brick with the overall color scheme for the project being white and three shades of grey.

Chairman Burnett asked for Mr. Dean to comment on the Greenway connection and function of the retaining wall. Mr. Dean stated that the retaining wall is required by the SCDOT Encroachment permit as part of the overall baseball field project site. Commissioner Key asked questions about building accessibility from the Greenway and the safety components of the connection design and retaining wall height.

Charles Hall, Project Manager, W. R. Toole Engineers, Inc., 1005 Broad Street, Suite 200, Augusta spoke on calculations for the site plan. The distance from the Georgia Avenue Bridge to the South corner of the building is approximately 50 ft and the distance from the North end of the building along Railroad Avenue to the Georgia Avenue Bridge is 100 ft. The 84.5 ft elevation of the building does not include the current proposed rooftop stadium lighting elements or graphics. Chairman Burnett asked Mr. Hall and Mr. Dean to be mindful of and remain in compliance with §3.5.10.1 of the North Augusta Development Code in regards to building heights. Height limitations in Ordinance 2015-14 of 8 stories and 90ft also apply.

Chairman Burnett and Commissioner Key had several questions for Mr. Dean about the parking calculations. Chairman Burnett asked what the contingency plan for weekday parking totals is in the event that a game is rescheduled for a weekday. Mr. Key questioned whether the parking is sufficient or forced a fit into a formula since it relies on the borrowing of parking spaces from various garages in the total calculations. Mr. Martin brought attention to the Master Parking Facilities Operating and Easement Agreement between Greenstone Hammonds Ferry, LLC and the City of North Augusta, South Carolina dated April 25, 2017 that has been studied by various parties. Chairman Burnett asked Mr. Dean to confirm the number of on-street parking spaces for the Planning Commission.

Commissioner Williams expressed dissatisfaction with the design and general appearance of the building from the Georgia Avenue side, though he thought the field side was in keeping with the stadium design.

Commissioner McKie echoed the remarks of the Hammond's Ferry Design Review Committee stating that the building was very trend forward and that it did not match the aesthetics of the rest of the City of North Augusta or the Hammond's Ferry Planned Development. She offered suggestions on how the design could be enhanced to be more compatible with the surrounding area. The Planning Commissioners agreed that they were not pleased with the lines, colors, and materials of the building but that the site layout, form, and function of the building were acceptable.

Mr. Dean expressed concern about the urgency of the building timeline but agreed to have the architects review the design with the Planning Commission before final approval.

B. Consideration of Application RWN17-001 by Commission:

Chairman Burnett asked Mr. Martin to elaborate on the Traffic Impact Analysis completed by SRS Engineering, Inc. Mr. Martin summarized the report and made comments about the suggested infrastructure enhancements.

Chairman Burnett made a motion to approve the Preliminary Major Site Plan application for The Clubhouse at Ballpark Village, part of Hammond's Ferry, Phase B, Parcel A-1, subject to conditions:

1. Prior to final site plan approval the applicant shall comply with the remaining technical issues related to staff review and comments in accordance with development standards of the North Augusta Development Code and Hammond's Ferry Planned Development Ordinance 2015-14;
2. Greenstone Properties meeting again with the Planning Commission to discuss the alternate exterior design elements of the building after they have had an opportunity to consider and address the viewpoints expressed by the Commission. Final Planning Commission approval will be considered at that time;
3. The Building Standards Department is authorized to issue permits for foundation footings and to begin building plan reviews at such time as the may be ready.

Commissioner Clark offered a second. The motion passed 6-1 with Commissioner Williams opposed.

Chairman Burnett informed Mr. Dean and Mr. Hall that a meeting could be arranged as a study session or special called meeting as soon as the architect was ready with new plans for review.

6. **Staff Report** – Mr. Martin said plans for Walnut Corner were delayed by the applicant with plan revisions. Staff is also reviewing projects for IHOP and Taco Bell. The department has received numerous applications for new residential development and minor site plans.
7. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:47 p.m.

Respectfully Submitted,

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

Department of Planning and Development

Project Staff Report (Amended)

**Rezoning – Map Amendment
RZM17-001 Greystone Preserve**

June 15, 2017

Prepared by Charles B. Martin _____

Section 1 - Summary

Project Name	Greystone Preserve
Applicant	Central Savannah River Land Trust
Address/Location	South of W. Martintown Road and West of I-20
Parcel Number	Aiken County Tax Parcel # 001 15 02 003, Edgefield County Tax Parcel # 106 00 00 035
Existing Zoning	PD, Planned Development
Proposed Zoning	CR, Critical Areas
Proposed Use	Nature Preserve
Future Land Use	Mixed Use

Section 2 – Recommendation

Based on the finding of fact summarized below, the Department has determined the application is complete and that a recommendation by the Planning Commission to the City Council for this rezoning – map amendment, a request by the Central Savannah River Land Trust, represented by Hazel Cook, Executive Director, is appropriate. The property in question is located along and south of W. Martintown Road, west of I-20. The property is identified by Aiken County Tax parcel #001-15-02-003 and Edgefield County Tax Parcel #106-00-00-035. The property is currently vacant. Computation of acreage via the recorded plat accompanying the application is ±245.56

Section 3 – History

The property in question was annexed into the City with the adoption of Ordinance NO. 86-03 in November of 1986 as part of a larger annexation of a total of 754.72 acres. At that time, the zoning for the property was PUD. Part of the PUD was PD-R, Residential not to exceed 4 units/acre, part was R- Residential, and part was PD-G, General Commercial with Thoroughfare permitted uses. There were no specific plans but the property owner had a general idea as to his anticipated development. Subsequent zoning ordinances placed a PUD or PD zoning on the property allowing for mixed use. PD, Planned Development is the current zoning.

Over the years, numerous parties have looked into developing the property but found the rugged rock unsuitable for efficient and economical development of any kind. In 2016, the property was donated to the Central Savannah River Land Trust. **Their intention is to use the land for a nature preserve, and to further their mission of encouraging the conservation of our local landscape.** To that end, they are seeking permission to construct a pole barn to serve as a picnic shelter. In keeping with the intended use, no impervious parking is proposed, needed, or required.

To permit a structure, even a pole barn, in a PD without an adopted mixed use plan would not be appropriate. The specific pole barn proposal for this property along with the intended use for the entire tract as a nature preserve is a natural fit in the CR (Critical Areas) zone. The only allowed uses listed for CR zones are: bus shelters; churches and associated uses; open space, parks, or active recreational uses operated on a non-commercial basis; private boat docks, boat houses, or marinas; and agricultural uses not including livestock.

A ten (10) acre tract on W. Martintown Road was carved out of the whole tract several years ago for an intended apartment complex, which never materialized. That tract is now owned by Dr. Allen, who is developing it as a medical office complex. This ten (10) acres is not included in either of the acreage calculations above, nor are Tracts “B”, “C”, or “D” on the attached plat.

Section 4 – Site Conditions

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Commercial	Mixed Use	PD, Planned Development
South	Farming	Outside City	Outside City
East	Vacant	Mixed Use	PD, Planned Development / I-20
West	Farming	Outside City	Outside City

Access – The site currently has access from W. Martintown Road.

Topography –The site topography is severely rugged. The property is heavily wooded.

Utilities – Potable water is available on W. Martintown Road from the Edgefield Water and Sewer Authority. Sewer is available from the City of North Augusta.

Floodplain – The subject property is not within federally designated floodplain. Owl Branch, a.k.a. Oak Creek with associated wetlands runs through a portion of the property.

Drainage Basin – This site is located within the Crystal Lake Drainage Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Stormwater Management Department has conducted a baseline assessment of the basin and rates the overall quality as poor with water impairments including nitrates, ammonia and manganese, found in the samples. The report also indicates that areas of the basin have channel and stream bank degradation.

Section 5 – Public Notice

A notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 20 feet of the subject property on May 30, 2017. The property was posted with the required public notice on May 31, 2017. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in the STAR on May 31, 2017.

Section 6 – Findings and Analysis

Section 5.3.6 of the North Augusta Development Code (NADC) provides the minimum approval criteria to be used in determining a recommendation to City Council. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning.

1. The size of the tract in question (Sec. 5.3.6.1).

The subject property is identified as Tract “A” and is ±245.56 acres on a plat compiled for Greystone NA Properties, LLC by Cranston, Robertson & Whitehurst, P.C. dated June 14, 2006. The size of the property is appropriate for the purposes of the intended uses for the property.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, sec 1.2.

The proposed rezoning would provide significant protection for a large tract of land providing a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in section 5.3.6.3 of the NADC:

- a. The proposed rezoning is compatible with the surrounding area;
- b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning.
- c. There will be any adverse effects on existing or planned public utility services in the area
- d. Parking problems; or
- e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

Rezoning to CR – Critical Areas effectively removes the property from potential development. As a result, there is no negative impact on the surrounding area, the street network, public utility services, nor parking demands. The rezoning would keep the property in an undeveloped state except for nature trails, an occasional picnic shelter or bench. As a result there will be no excessive storm water runoff, water, air, or noise pollution and certainly no excessive nighttime lighting or other nuisances.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.

The property has remained in its present undeveloped state regardless of being in the City and regardless of its zoning label. CR – Critical Areas zoning will ensure that the current conditions remain.

5. The zoning districts and existing land uses of the surrounding properties.

In that the proposed zoning is in keeping with the use of the property in the current zoning, there will be no impact other than positive buffering for the adjoining properties.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.

The property is not suitable for a mixed use Planned Development due to its being so rugged.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.

The rezoning, if anything, will enhance neighborhoods, both existing and proposed, on properties North and West of W. Martintown Road. It will provide and protect a natural amenity for the residents therein.

8. The length of time the subject property has remained vacant as zoned, if applicable.

The property has remained undeveloped for many decades, if not forever.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.

There is an adequate supply of land available in the subject area and the community to accommodate the needs of the community both in housing and in commercial development.

10. Whether the existing zoning was in error at the time of adoption.

The existing zoning of PD, Planned Development has been in place for several decades. However it was not in error as it was the wishes of the then property owner and the City. Additional knowledge of the ruggedness of the terrain suggests that the CR- Critical Areas is now a better fit for the intended use.

Attachments

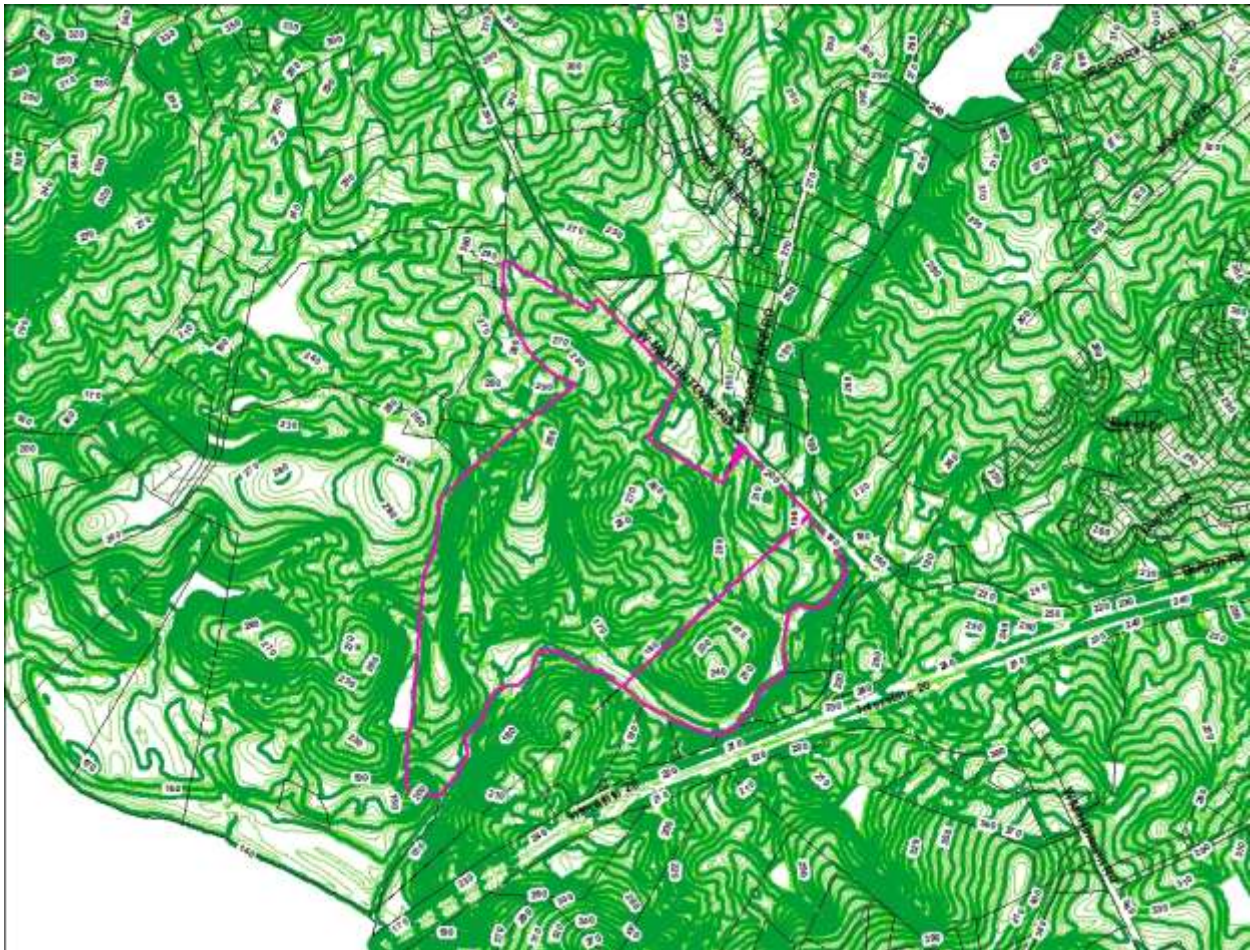
1. Aerial Map of Subject Site
2. Topo Map of Subject Site
3. Current Zoning Map of Subject Site
4. Application for Development Approval
5. Greystone Preserve Project Proposal
6. Master Plan of Greystone Preserve
7. Neighbor Letter
8. Map of Proposed Rezoning
9. Public Hearing Notice

cc: Hazel Cook, Executive Director, Central Savannah River Land Trust

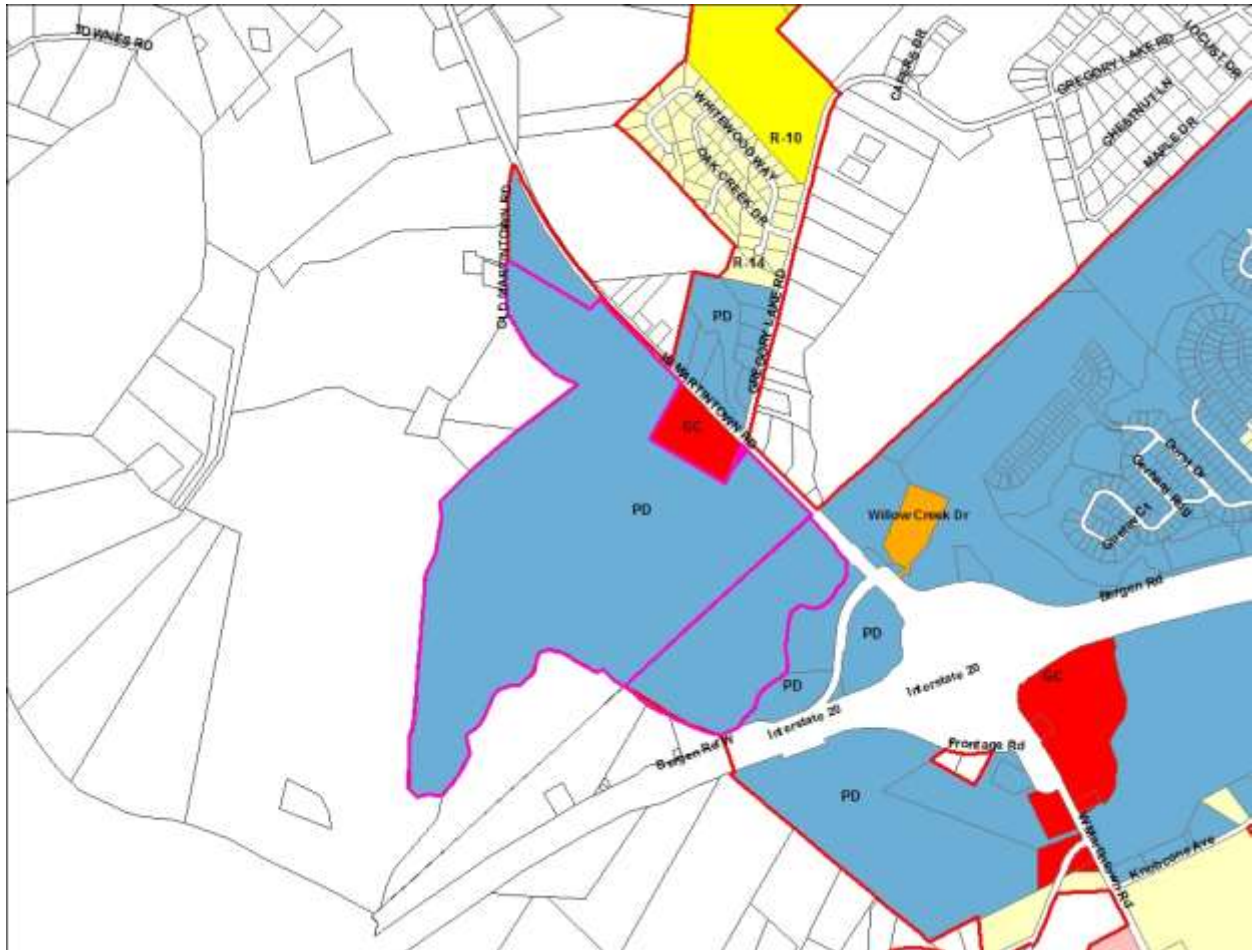
Section 7 – Aerial Photograph



Section 8 – Topography



Section 9 – Current Zoning



Application for Development Approval

Please type or print all information



Staff Use

Application Number R2M 17-001

Date Received 5/12/2017

Review Fee \$250

Date Paid 5/12/2017

1. Project Name Greystone Preserve
Project Address/Location W. Martintown Rd (across from 1341 W. Martintown)
Total Project Acreage 178.24 Current Zoning PD
Tax Parcel Number(s) 106-00-00-035-000 106-00-00-046

2. Applicant/Owner Name Central Savannah Riverland Trst Applicant Phone 706-312-5263 xt 1
Mailing Address P.O. Box 148
City Augusta ST GA Zip 30903 Email info@csr1t.org

3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor N/A License No. _____
Firm Name _____ Firm Phone _____
Firm Mailing Address _____
City _____ ST _____ Zip _____ Email _____
Signature _____ Date _____

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. Hazel Cook 5-12-2017
Applicant or Designated Agent Signature Date

Hazel Cook, Executive Director
Print Applicant or Agent Name

Greystone Preserve Outdoor Classroom & Trails

Application for Rezoning from PD to Critical Areas:

Metal-roofed Pole Barn: 30x60 sq ft
Safety Washing Stations & Clean Water

Grassy Area for Events
Grassy Parking Area



Structure to Include:

- Metal-roofed Pole Barn
- Classroom Tables/Benches
- Washing stations (outside)
- Power (lights/fans for barn)

Outdoor Area:

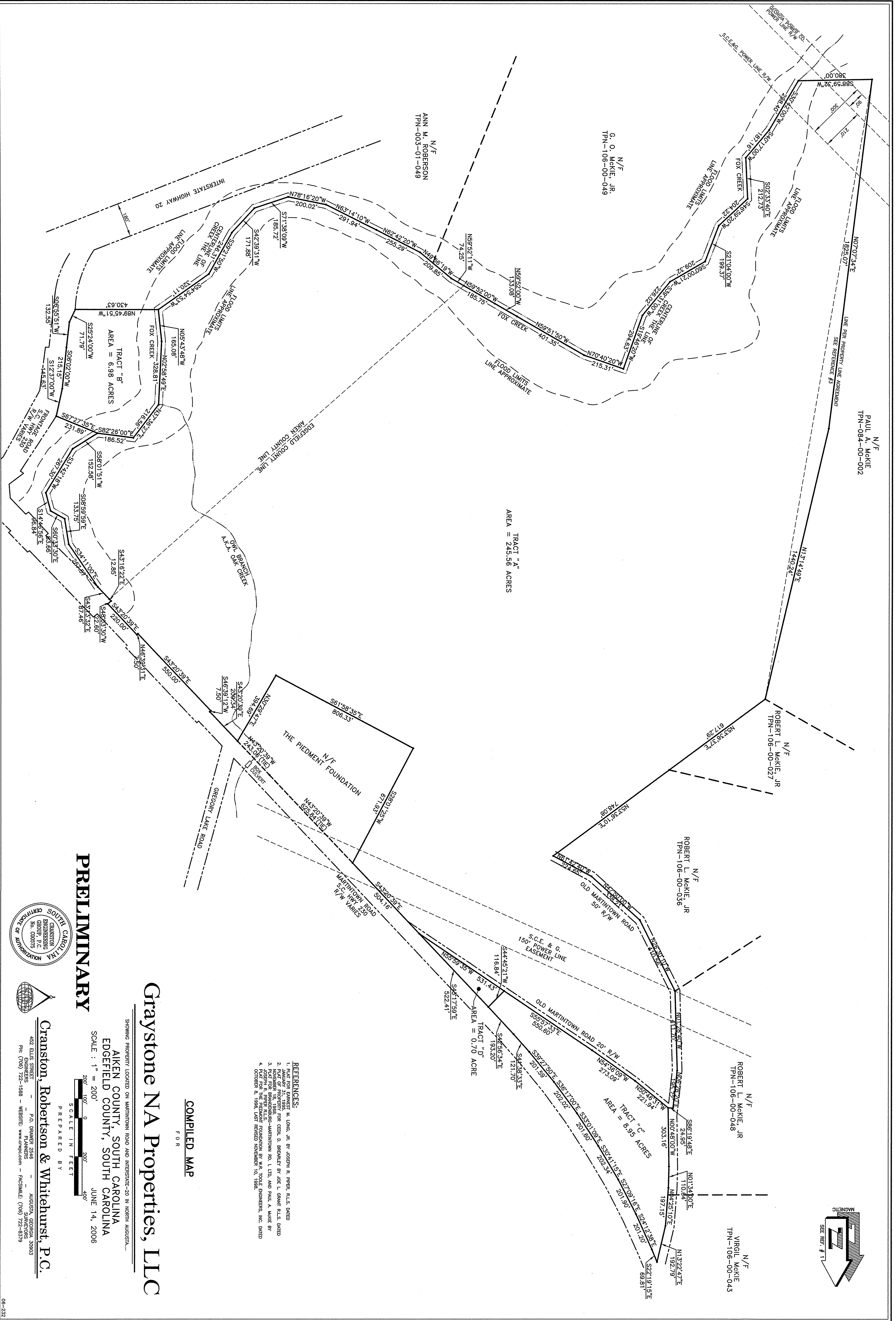
- Grassy area for events and parking

Trails:

- Primary and secondary nature trails throughout property

Long-term Plan "Wish-list":

- Enclose portion of pole barn for restroom
- Partner with local farming groups to add veggie beds or other educational elements
- Add interpretive kiosks for environmental education



PRELIMINARY

Graystone NA Properties, LLC

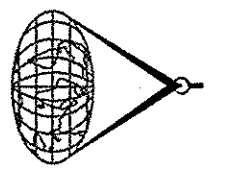
SHOWING PROPERTY LOCATED ON MARTINTOWN ROAD AND INTERSTATE-20 IN NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA
 EDGEFIELD COUNTY, SOUTH CAROLINA

SCALE : 1" = 200'
 JUNE 14, 2006

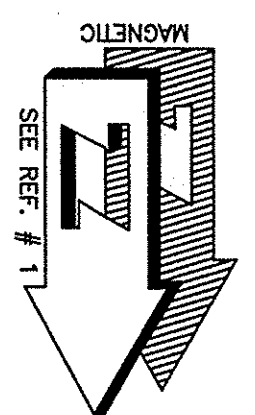
SCALE IN FEET
 200' 100' 0' 100' 200' 400'

COMPILED MAP
 FOR

- REFERENCES:**
1. BLUE BOOK SUBMITTAL BY M. LONG, JR. BY JOSEPH R. PERRY, R.L.S. DATED JANUARY 31, 1995.
 2. PLAT OF PROPERTY FOR CEDL D. BREGALIER BY JOE L. GRANT R.L.S. DATED JANUARY 31, 1995.
 3. PLAT FOR BRANDENBURG-MARTINTOWN RD. L. LTD. AND PAUL A. MCKIE BY JOSEPH R. PERRY, R.L.S. DATED OCTOBER 8, 1998.
 4. PLAT FOR THE PIEDMONT FOUNDATION BY W.R. TONGE ENGINEERS, INC. DATED OCTOBER 8, 1998. LAST REVISED NOVEMBER 10, 1998.



Cranston, Robertson & Whitehurst, P.C.
 432 ELUS STREETS - P.O. DRAWER 2348 - AUGUSTA, GEORGIA 30903
 PH: (706) 722-1588 - WEBSITE: WWW.CRWPC.COM - FACSIMILE: (706) 722-5379



May 30, 2017

RE: Proposed rezoning of ±261.49 acres of land located North of I-20 on W. Martintown Road, Parcel Number Aiken County Tax Parcel # 001-15-02-001 and 001-15-02-003, Edgefield County Tax Parcel # 106-00-00-035 and 106-00-00-046

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within 200 feet of the proposed project area.

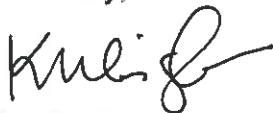
Dear North Augusta Property Owner:

The City recently received an application from the Central Savannah River Land Trust to rezone parcels of land totaling ±261.49 acres from PD (Planned Development) to CR (Critical Areas). The site is located North of I-20 on W. Martintown Road and is identified by Aiken County Tax Parcel # 001-15-02-001 and 001-15-02-003, Edgefield County Tax Parcel # 106-00-00-035 and 106-00-00-046. The purpose of the rezoning request is to protect the subject property's use as a nature preserve.

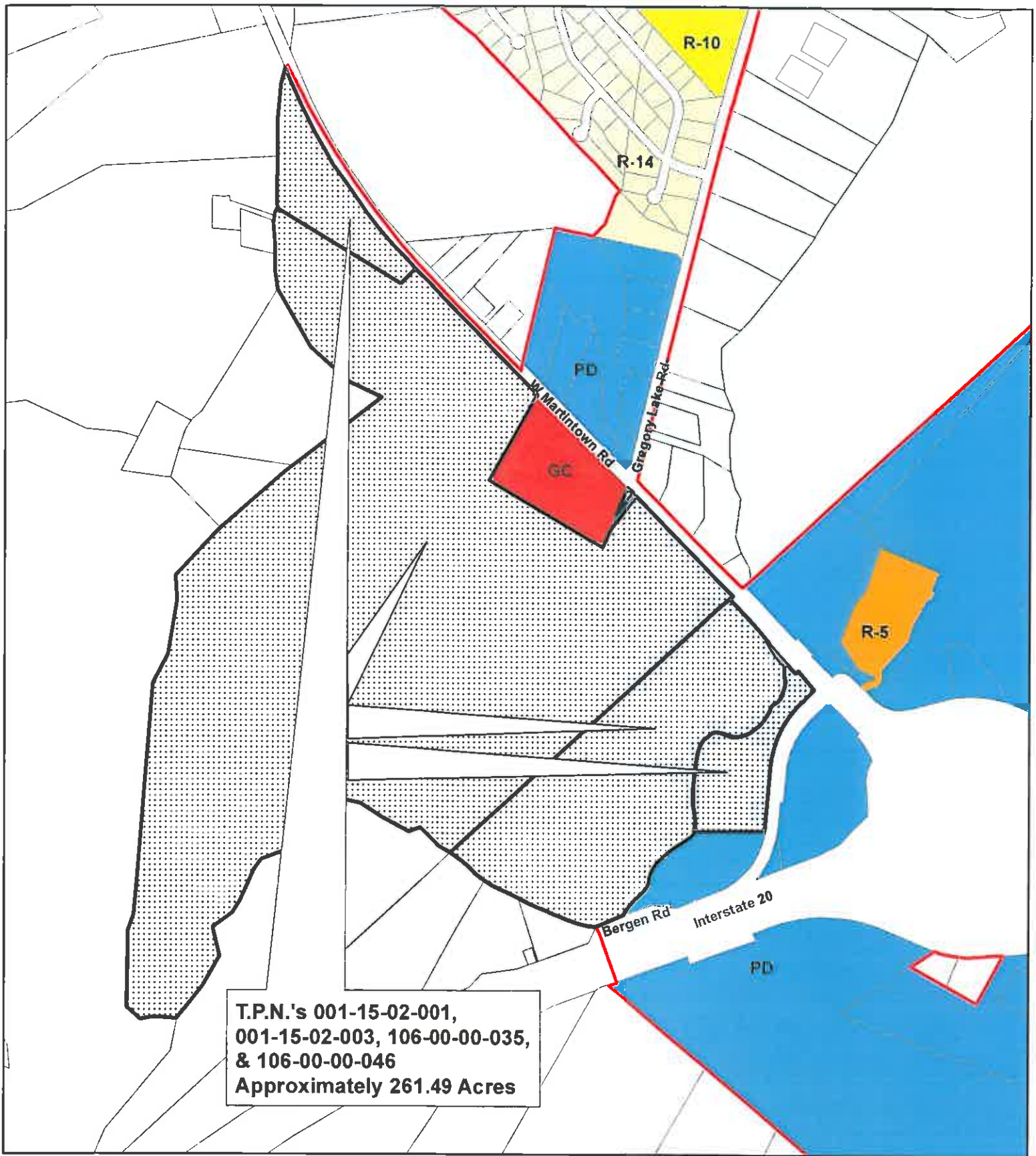
The North Augusta Planning Commission will hold a public hearing to collect public input and to consider the rezoning application on Thursday, June 15, 2017. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. The Planning Commission hearing will begin at 7:00 p.m. in the City Council Chambers on the third floor of the North Augusta Municipal Center, 100 Georgia Avenue. You are welcome to attend this public hearing.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on May 31, 2017. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Kuleigh Baker, Secretary
Departments of Planning and Engineering



Application Number RZM 17-001
Tax Parcel Numbers
 001-15-02-001, 001-15-02-003,
 106-00-00-035, & 106-00-00-046
A Request to Rezone from
PD, Planned Development to
CR, Critical Areas



City of
North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on June 15, 2017, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RZM 17-001 – A request by the Central Savannah River Land Trust to rezone ±261.49 acres of land located along W. Martintown Road, North of I-20, Tax Parcels: Aiken County 001 15 02 001 and 001 15 02 003; Edgefield County 106 00 00 035 and 106 00 00 046 from PD, Planned Development to CR, Critical Areas. The purpose of the rezoning request is to protect the subject property's use as a nature preserve.

A map and documents related to the rezoning application will be available for public inspection after June 8, 2017 in the Dept. of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on the requested rezoning are encouraged to attend.

CITIZEN ASSISTANCE:

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

Department of Planning and Development

Project Staff Report

Preliminary Major Site Plan; SP 17-002 The Clubhouse at Riverside Village

June 8, 2017

Prepared by Charles B. Martin _____

Section 1 - Summary

Project Name	The Clubhouse at Riverside Village (Parcel A1)
Applicant	Greenstone Properties
Project Engineer	W. R. Toole Engineers, Inc.—Charles Hall
Address/Location	West of Georgia Avenue and South of Railroad Ave between and parallel to the GreenJackets Ballpark and 13 th Street
Parcel Number	007-18-05-002
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	Parking, concourse, office space, and residential apartments
Project Area	±.80 acres

Section 2 – General Description

The project (Parcel A1) is part of the overall approved PD for the Riverside Village at Hammond's Ferry. The Clubhouse at Riverside Village is a 7-story, multi-use facility located contiguous to the GreenJackets Stadium off Railroad Avenue in the Hammond's Ferry Riverside Village development. The building will house parking (Level 1), portions of the GreenJackets team rooms (Level 2), concourse (Level 2), office space (Level 3), and residential apartments (Levels 4-7). The site is accessible from Railroad Avenue and from a service drive that runs parallel to Georgia Avenue. City utilities are available to service the building.

Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the above mentioned application sufficiently complete and in compliance for a preliminary major site plan. The application is appropriate for Planning Commission review and approval. Final major site plan approval will be completed once the applicant has complied with all applicable development standards.

At the May 18, 2017 meeting, the Commission made a motion and second to approve the Preliminary Major Site Plan application for The Clubhouse at Riverside Village, part of Hammond's Ferry, Phase B, Parcel A-1. The motion passed 6-1 subject to conditions:

1. Prior to final site plan approval the applicant shall comply with the remaining technical issues related to staff review and comments in accordance with development standards of the North Augusta Development Code and Hammond's Ferry Planned Development Ordinance 2015-14;
2. Greenstone Properties meeting again with the Planning Commission to discuss the alternate exterior design elements of the building after they have had an opportunity to consider and address the viewpoints expressed by the Commission. Final Planning Commission approval will be considered at that time;
3. The Building Standards Department is authorized to issue permits for foundation footings and to begin building plan reviews at such time as they may be ready.

Since that time, permits to build the building footings have been issued.

Attached are elevations reflecting some of the proposed changes. The following is Greenstone's description of the changes to date:

A. Ballpark venue colors and aesthetics – The Clubhouse building remains a collaborative and aesthetic partner to the new Ballpark. The modified design remains consistent in expressing the off-white brick and dark grey color palette established at the project's outset. This color combination reinforces the intent of softening the building's presence with lighter tones to put greater attention and emphasis on the stunning venue and the Savannah River.

B. Georgia Avenue Elevation – To better stratify the building's impact along Georgia Avenue, the broad area between the expressed stair towers has been changed to reflect the darker gray color only. This alteration better proportions the building's massing. Three additional changes were incorporated: larger windows across the entire elevation to bring greater transparency to the façade, larger openings at the stair tower, and an extended eyebrow at the top of the elevation to provide a changing shadow line on the building.

Our sincere intent is to create a building that satisfies the needed plan and programmatic requirements while also serving as an enduring aesthetic partner with the dynamic ballpark.

For the meeting on June 15, 2017, James Dean representing Greenstone Properties will be present to discuss with the Commission suggested changes in the exterior architectural elements of The Clubhouse and will be requesting the Planning Commission's approval. Elevations showing the proposed changes are attached to this report. We expect additional changes that will be presented at the June 15, 2017 Planning Commission meeting.

Conditions

1. Prior to final site plan approval, the applicant shall comply with the remaining technical issues related to staff reviews and comments in accordance with the applicable development standards of the NADC and the Hammond's Ferry Planned Development (Ordinance No. 2015-14).

Section 4 – Additional Information

See Agenda packet from May 18, 2017 for information relating to:

Section 4 – Review and Approval Process

Section 5 – History

Section 6 – Site Conditions

Section 7 – Analysis;

and attachments for:

1. Aerial Map of Subject Site
2. Topo Map of Subject Site
3. Zoning Map of Subject Site
4. Master Plan of the Clubhouse at Riverside Village
5. Architectural Elevations of Subject Site
6. Master Parking Agreement, Exhibit B (5/8/17)

Attachments

1. Revised Elevations for The Clubhouse

cc: Charles Hall, W. R. Toole Engineers, Inc.



THE CLUBHOUSE

THE CLUBHOUSE

Cowcarz

THE VILLAGE



THE CLUBHOUSE

comcast

THE CLUBHOUSE

WWO

LEVI'S

WWO

The Cage



THE COLLEGE

Comcast

Coca-Cola

Wendy's

Apple

LETTUCE

Volkswagen

Creative Designs

LETTUCE

Coca-Cola

Wendy's

LETTUCE

Coca-Cola

Volkswagen

LETTUCE

3

2



THE CLUBHOUSE

THE MEL

GREENJACKETS
GREEN

U-NU 9299

Department of Planning and Development

Project Staff Report

Preliminary Major Site Plan; SP 17-004 Stadium Parking Deck

June 8, 2017

Prepared by Charles B. Martin _____

Section 1 - Summary

Project Name	Stadium Parking Deck
Applicant	Greenstone Properties
Project Engineer	W. R. Toole Engineers, Inc.—Charles Hall
Address/Location	Railroad Avenue across from the GreenJackets Stadium and The Clubhouse at Riverside Village
Parcel Number	007-14-19-001
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	parking
Project Area	±1.53 acres

Section 2 – General Description

The project (Parcel “B” of Phase “B”) is part of the overall PD for Riverside Village at Hammond’s Ferry. The stadium deck is located at the intersection of Railroad Avenue and an access road to Brick Pond Park that runs parallel to Georgia Avenue. The deck is 6 floors and designed for ±544 spaces. There is an additional 37 surface spaces proposed. The project area size is ±1.53 acres with a building footprint of ±30,940 sq ft.

Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the above mentioned application sufficiently complete for review for a preliminary major site plan. The application is appropriate for Planning Commission review and approval. Final major site plan approval will be completed once the applicant has complied will all applicable development standards.

Conditions

1. Prior to final site plan approval, the applicant shall comply with the remaining technical issues related to staff reviews and comments in accordance with the applicable development standards of the NADC and the Hammond’s Ferry Planned Development (Ordinance No. 2015-14).

Section 4 – Review and Approval Process

Pursuant to §5.6.2 of the North Augusta Development Code, a major site plan (**a single structure that exceeds 40,000 square feet**, multiple structures that exceed 60,000 square feet, or a site that exceeds ten acres) requires Planning Commission review. Approval is in two steps. The first step is the submission of a preliminary site plan application and required information for review by the staff and approval by the Planning Commission. The second step is the submission of a final site plan for review by staff for compliance with any conditions imposed by the Planning Commission and the technical site development provisions of the NADC.

Section 5 – History

The general development plan for the Hammond's Ferry project (previously the North Augusta Riverfront) was initially approved by the Planning Commission on July 25, 2002 and by the City Council in Ordinance No. 2002-23 on December 12, 2002. Since that time the design of the project has changed for a variety of reasons. The changes have been approved by the City Council in three formal amendments to the development agreement.

The Planning Commission approved a minor modification to the General Development Plan (GDP) on May 19, 2005 to reflect the various changes to the overall plan. The major subdivision for Phase A1 was approved in September 2004. The master developer received an approval from the Planning Commission for a minor modification to the General Development Plan in February 2006 to clarify the setback requirements. Phase A2 was approved by the Planning Commission at the March 2006 meeting. Phase A3 was approved by the Planning Commission at the May 2007 meeting. Phase D was approved by the Planning Commission at the June 2014 meeting.

The general development plan was reviewed and revised to incorporate a development plan for Phase B (Town Center). The major modification to the GDP and Planned Development Ordinance were reviewed and recommended for approval by the Planning Commission at the May 21, 2015 meeting. City Council adopted the GDP and Ordinance on August 3, 2015.

The Phase B Major Subdivision Plan was conditionally approved by the Planning Commission at the October 15, 2015 meeting.

Projects previously approved for Phase "B" include the stadium and Ironwood Apartments. The Clubhouse is currently under review by the Planning Commission.

Section 6 – Site Conditions

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Brick Pond Park	Mixed Use	PD, Planned Development
South	Stadium and The Clubhouse	Not Applicable	PD, Planned Development
East	Georgia Avenue	Not Applicable	Not Applicable
West	Riverside Village (Under Construction)	Mixed Use	PD, Planned Development

Access – The roads serving this property include Center Street, Railroad Avenue and Riverside Boulevard, which are all city maintained. Railroad Avenue will be reconstructed to comply with current city standards, including a proposed roundabout at the intersection with Center Street. A Traffic Impact Analysis was completed for Phase B and encompassed a significant study area to review the potential impacts of a large scale development. Some mitigation was recommended based on the input data provided through the Phase B development plans, existing traffic, future growth and other factors. Expected road improvements should provide better access in and out of the site once the infrastructure plans have been constructed.

Topography –The site topography has some slope from south to north (generally) towards the Brick Ponds.

Utilities – The property has existing water line and sanitary sewer lines serving the Hammond’s Ferry development.

Floodplain – The subject property does not have a federally designated floodway, however there are some floodplain elements within the site. Mitigation may occur within the floodplain areas of the site without modifications to the FIRM maps. The adjacent Brick Pond Park has federally designated wetlands.

Drainage Basin – This site is located within the Crystal Lake Drainage Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Stormwater Management Department has conducted a baseline assessment of the basin and rates the overall quality as poor with water impairments including nitrates, ammonia and manganese, found in the samples. The report also indicates that areas of the basin have channel and stream bank degradation.

Brick Pond Park contains a stormwater treatment cell to provide water quality treatment for city and private projects developed along Railroad Avenue and Center Street. The pond infrastructure has not been completed. Due to the downturn in the economy in 2008, a planned overflow device to release water to the Savannah River was never installed. Failure to install the device allowed the ponds to overflow for long periods of time. The ponds were designed with an overflow structure so that the water level could be maintained at 126' above sea level. The city is just getting the Riverside Village infrastructure project started and the overflow device will be installed soon. All federal, state, and city permits for the installation have been issued. The completion of the Brick Pond filtration system in compliance with its original design will enhance the quality of the water prior to its eventual discharge into the river.

Section 7 – Analysis

1. A multi-story parking deck is a permitted and anticipated use in the Hammond's Ferry Planned Development as part of the Riverside Village.
2. The future land use classification for the site is Mixed Use. The proposed use is appropriate for the future land use classification.
3. The parking deck is required to partially satisfy the parking requirements of the Riverside Village at Hammond's Ferry.
4. The deck will be colored precast with thin brick inlay. All railings and fencing will be prefinished aluminum. No actual selections of materials have otherwise been made at this time.
5. The proposed height of the Stadium Deck is 6 stories and 71 feet 7 inches, exceeding the maximum allowed for civic buildings in the Hammond's Ferry Planned Development Ordinance by 1 foot 7 inches.
6. A landscape plan that complies with the development standards as specified in Article 10, Landscaping, in the NADC must be submitted as part of the final site plan application.
7. The proposed access appears satisfactory. The project will have two entrances off of Railroad Avenue. The Traffic Impact Analysis completed for the Phase B development included several proposed mitigation measures which may minimize the impact of the project on the existing transportation system or tend to alleviate poor service levels not caused by the project. Measures considered necessary to mitigate roadway system deficiencies were identified in the Traffic Impact Analysis.

Those roadways identified in the Traffic Impact Analysis include: Center Street, Bluff Avenue, Bluff Avenue at West Avenue, Railroad Avenue at Riverside Boulevard, Railroad Avenue at Center Street (roundabout), Crystal Lake Drive at Alta Vista Drive, East Buena Vista at Riverside Boulevard, West Avenue at W. Clifton Avenue, Georgia Avenue at W. Clifton Avenue and Georgia Avenue at Buena Vista Avenue.

8. A stormwater management plan for the Stadium Deck will be required.
9. All new lighting must comply with Section 7.4, Lighting, in the NADC. Final review and approval will be required as part of the final major site plan approval.
10. Platted Properties:

The proposed Stadium Deck is located on Parcel "B" of Phase "B" of the Hammond's Ferry Planned Development along with ±0.21 acres being acquired from SCDOT. These properties will be replatted and combined into one tax parcel prior to obtaining a building permit.

11. Setbacks:

Within the Hammond's Ferry Planned Development this property is considered an urban lot.

The front set back on urban lots is 1.0ft minimum and 5.0ft maximum. With the exception of relief sections on the corners (.05ft setback) the building is within the suggested setback.

Suggested side setbacks for corner urban lots is 0.5ft minimum and 5.0ft maximum. Due to the proximity of Georgia Avenue and the massing of the building, we have asked the applicant to keep the building as far away from the right-of-way line as possible. This will also further protect the City's 24" water line located within the Georgia Avenue right-of-way. The current side setback is 16.0ft from the property line.

12. Buffer Zones:

SCDHEC 30ft buffer as determined from the Wetlands delineation – The proposed development is outside the 30ft buffer as measured from the wetlands delineation.

NADC 25ft buffer – The proposed development is outside the City's 25ft buffer as defined by and measured from the high water mark. No permanent structure nor any construction activity is proposed nor will it be allowed into this buffer.

Attachments

1. Application for Development Approval
2. Aerial Map of the Subject Site
3. Topo Map of the Subject Site
4. Zoning Map of the Subject Site
5. Stadium Parking Deck Site Plan
6. Architectural Elevations of Subject Site
7. Master Plan of Riverside Village at Hammond's Ferry

cc: Charles Hall, W. R. Toole Engineers, Inc.

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>SP 17-004</u>	Date Received <u>6/6/17</u>
Review Fee <u>\$ 229.50</u>	Date Paid <u>6/6/17</u>

1. Project Name STADIUM PARKING DECK

Project Address/Location RAILROAD AVENUE, NORTH AUGUSTA, SC 29841

Total Project Acreage 1.42 ACRES (includes 0.21 acres SCDOT Quit Claim Area) Current Zoning PD

Tax Parcel Number(s) 007.17.02.001 (PORTION) AKA PARCEL "B"
Greenstone Augusta Office I, LLC

2. Applicant/Owner Name _____ Applicant Phone 678-486-5487

Mailing Address 3301 Windy Ridge Parkway, Suite 320

City Atlanta ST GA Zip 30339 Email jdean@greenstone-properties.com

3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor WILLIAM R TOOLE License No. 10045

Firm Name W R TOOLE ENGINEERS, INC Firm Phone 706-722-4114

Firm Mailing Address 1005 BROAD STREET, SUITE 200

City AUGUSTA ST GA Zip 30901 Email RTOOLE@RTOOLE.COM

Signature Date 6-6-17

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. 6/6/17
Applicant or Designated Agent Signature Date

James D. Dean
Print Applicant or Agent Name

Attachment 2 – Aerial Photograph



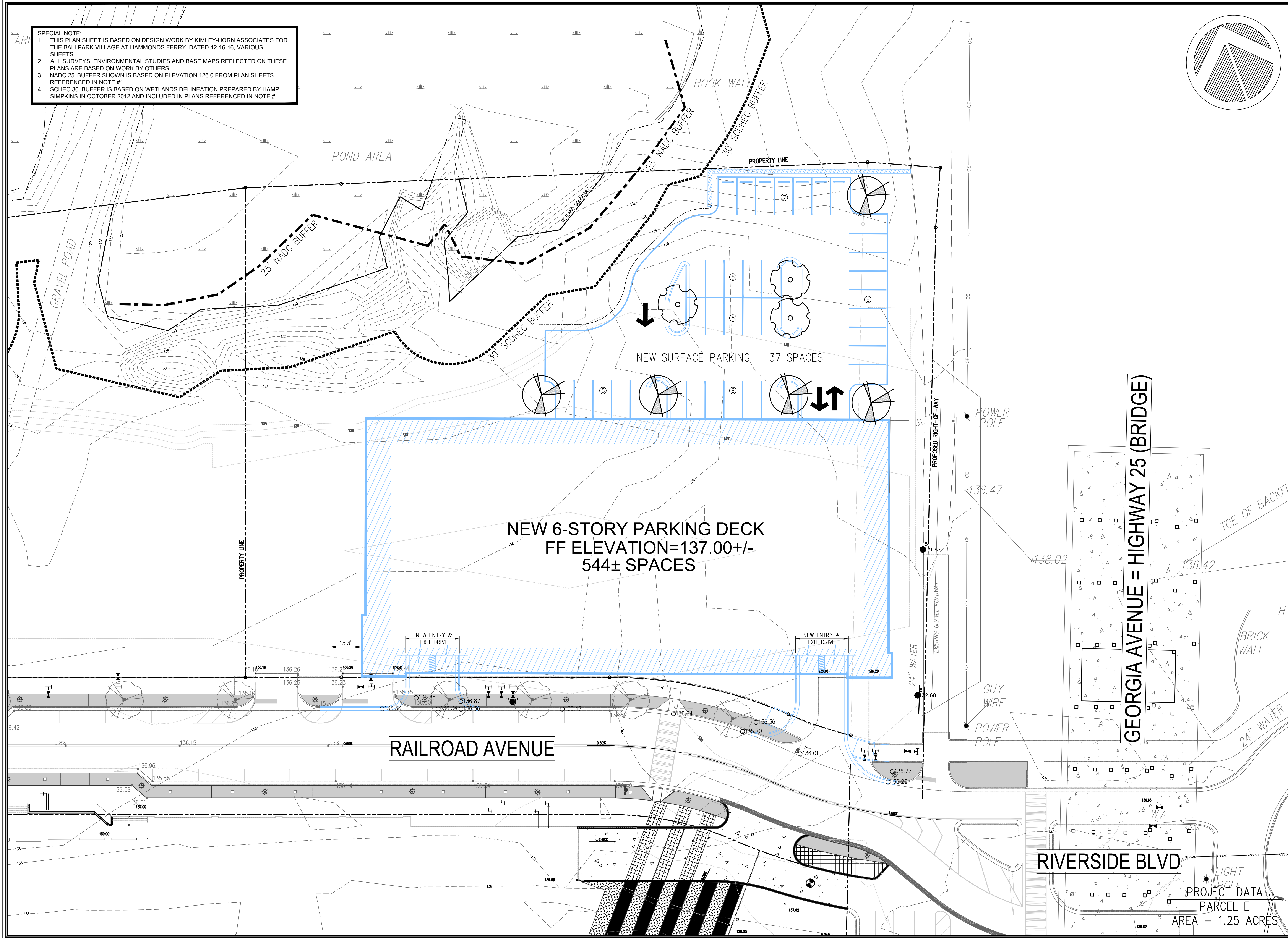
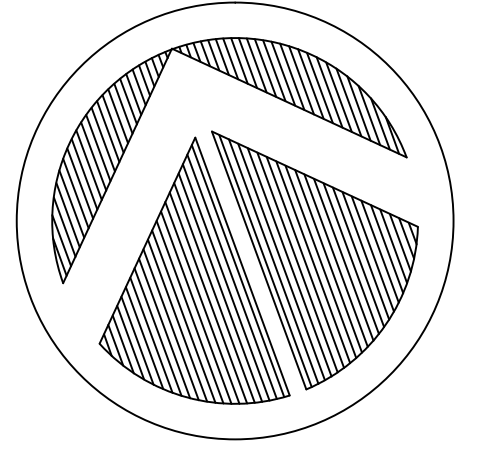
Attachment 3 – Topography



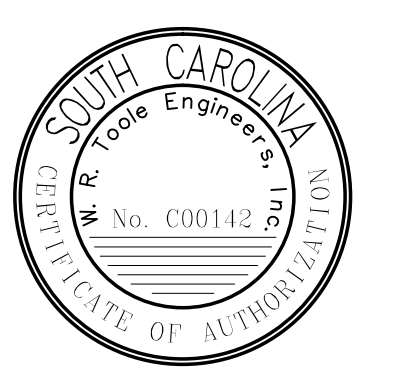
Attachment 4 – Zoning



SPECIAL NOTE:
 1. THIS PLAN SHEET IS BASED ON DESIGN WORK BY KIMLEY-HORN ASSOCIATES FOR THE BALLPARK VILLAGE AT HAMMONDS FERRY, DATED 12-16-16, VARIOUS SHEETS.
 2. ALL SURVEYS, ENVIRONMENTAL STUDIES AND BASE MAPS REFLECTED ON THESE PLANS ARE BASED ON WORK BY OTHERS.
 3. NADC 25' BUFFER SHOWN IS BASED ON ELEVATION 126.0 FROM PLAN SHEETS REFERENCED IN NOTE #1.
 4. SCHEC 30'-BUFFER IS BASED ON WETLANDS DELINEATION PREPARED BY HAMP SIMPKINS IN OCTOBER 2012 AND INCLUDED IN PLANS REFERENCED IN NOTE #1.



REV. NO.	DATE	DESCRIPTION



PRELIMINARY OVERALL SITE PLAN
 Aiken County, South Carolina

Stadium Deck at HF Ballpark Village

WR Toole Engineers, Inc.
 1005 Broad St., Suite 200 • Augusta, Ga. 30901 • 706.722-4114 • www.wrtoole.com
 Engineers • Consultants • Planners

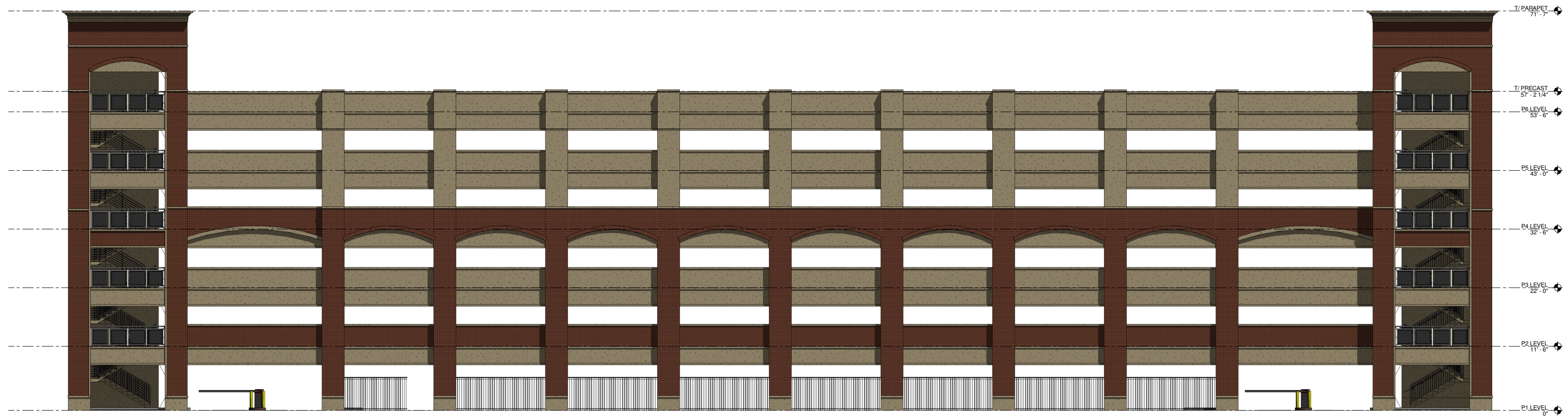
PROJECT INFORMATION

JOB NO: 170200
 DRAWN BY: CWH
 CHECKED BY: EPH
 DRAWING FILE: 170200_PRE.DWG
 DRAWING SCALE: 1"=20'
 ORIGINAL RELEASE DATE: JUNE 06, 2017

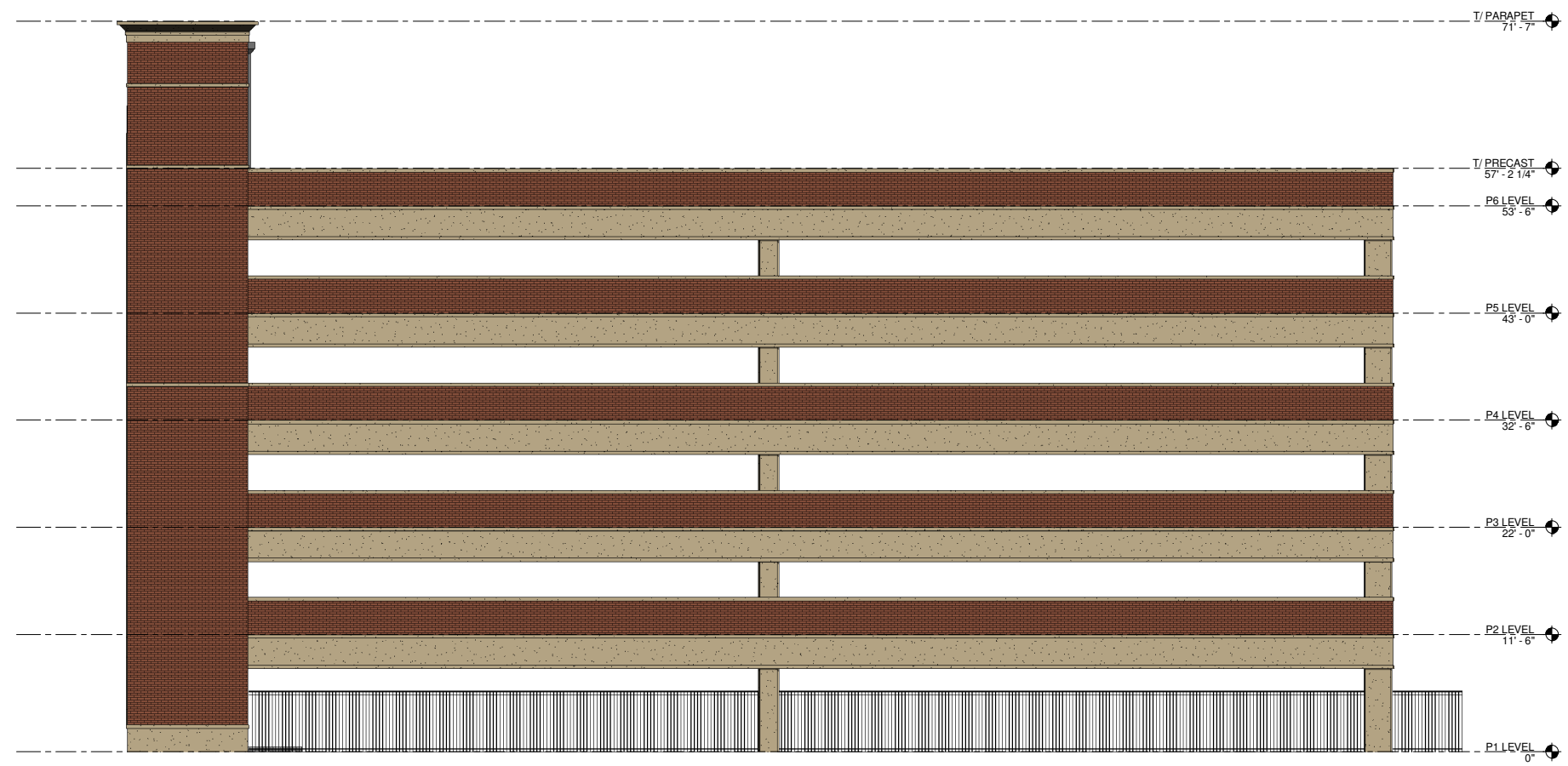
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RIVERSIDE BLVD

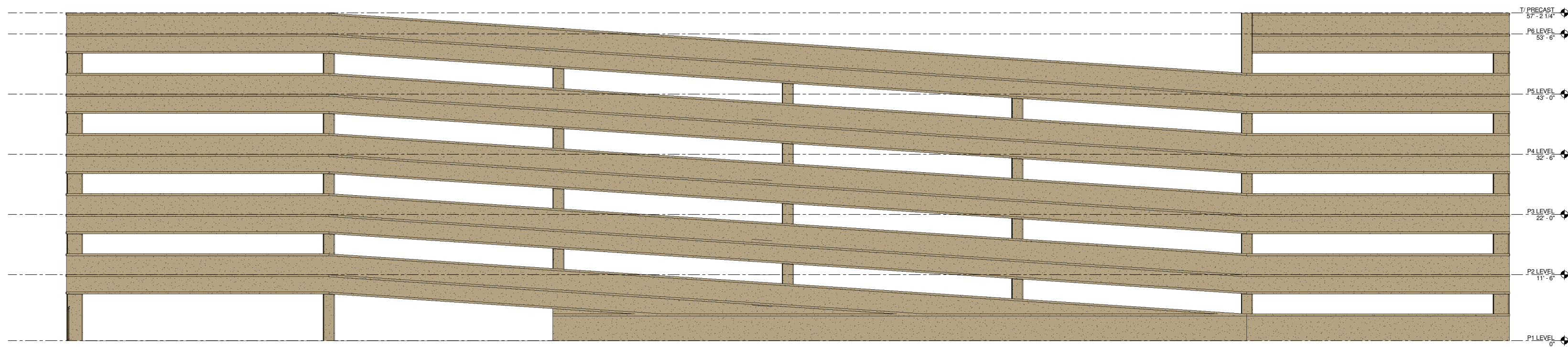
PROJECT DATA
 PARCEL E
 AREA - 1.25 ACRES



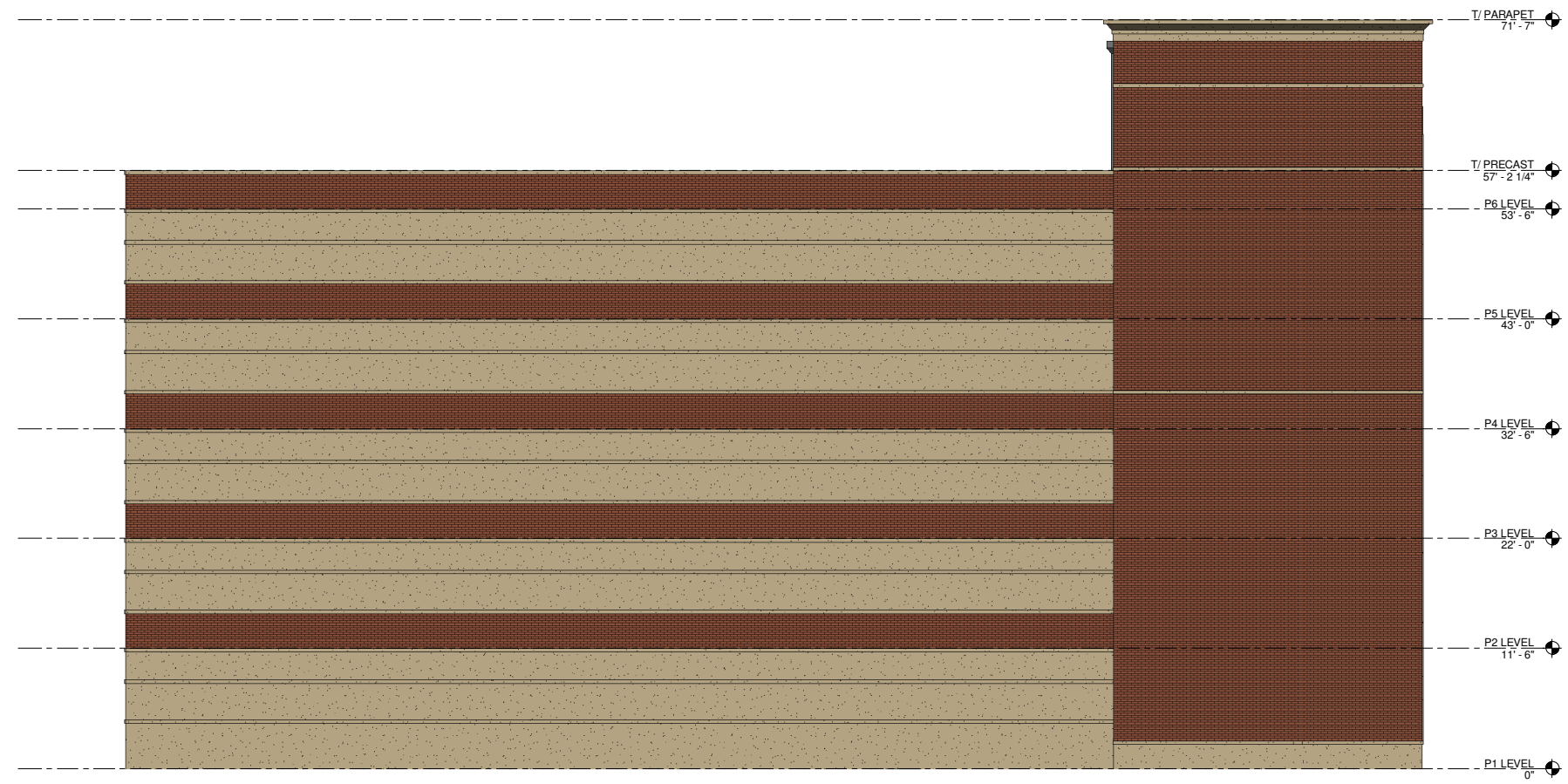
STADIUM DECK - SOUTH ELEVATION



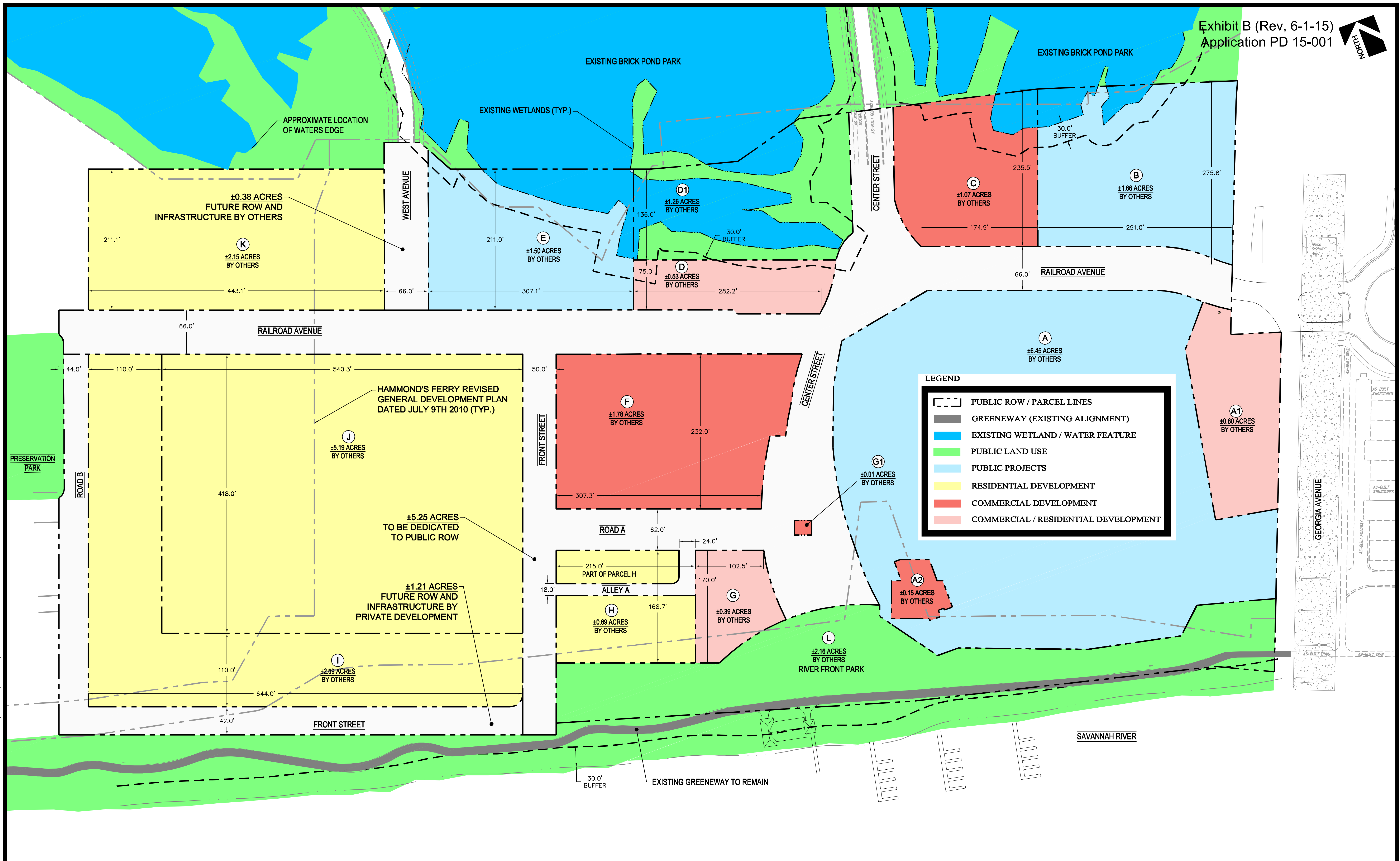
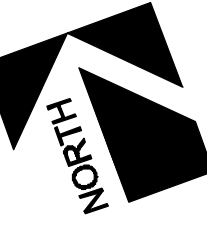
STADIUM DECK - EAST ELEVATION



STADIUM DECK - NORTH ELEVATION



STADIUM DECK - WEST ELEVATION



Department of Planning and Development

Project Staff Report

Preliminary Major Site Plan; SP 17-005 Hotel Parking Deck

June 8, 2017

Prepared by Charles B. Martin _____

Section 1 - Summary

Project Name	Hotel Parking Deck (Parcel E of Phase B)
Applicant	Greenstone Properties
Project Engineer	W. R. Toole Engineers, Inc.—Charles Hall
Address/Location	North side of Railroad Ave across from Hotel and West of Center St
Parcel Number	007-13-42-002
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	Parking
Project Area	±1.25 acres

Section 2 – General Description

The project (Parcel E of Phase B) is part of the overall approved PD for Riverside Village at Hammond's Ferry. The project is a 4-story parking deck with additional surface parking. The deck is the main parking facility for the Hotel.

The building has a footprint of 35,787 sq ft with 4 floors providing ±417 parking spaces plus 18 surface spaces. Street access is provided by 2 entrances on Railroad Avenue.

Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the above mentioned application sufficiently complete for consideration of a preliminary major site plan. The application is appropriate for Planning Commission review and approval. Final major site plan approval will be completed once the applicant has complied with all applicable development standards.

Conditions

1. Prior to final site plan approval, the applicant shall comply with the remaining technical issues related to staff reviews and comments in accordance with the applicable development standards of the NADC and the Hammond's Ferry Planned Development (Ordinance No. 2015-14).

Section 4 – Review and Approval Process

Pursuant to §5.6.2 of the North Augusta Development Code, a major site plan (**a single structure that exceeds 40,000 square feet**, multiple structures that exceed 60,000 square feet, or a site that exceeds ten acres) requires Planning Commission review. Approval is in two steps. The first step is the submission of a preliminary site plan application and required information for review by the staff and approval by the Planning Commission. The second step is the submission of a final site plan for review by staff for compliance with any conditions imposed by the Planning Commission and the technical site development provisions of the NADC. The project that is the subject of this application is ± 1.25 acres in size and proposes the construction of a 4-story building for parking. The total square footage is 133,500.

Section 5 – History

The general development plan for the Hammond's Ferry project (previously the North Augusta Riverfront) was initially approved by the Planning Commission on July 25, 2002 and by the City Council in Ordinance No. 2002-23 on December 12, 2002. Since that time the design of the project has changed for a variety of reasons. The changes have been approved by the City Council in three formal amendments to the development agreement.

The Planning Commission approved a minor modification to the General Development Plan (GDP) on May 19, 2005 to reflect the various changes to the overall plan. The major subdivision for Phase A1 was approved in September 2004. The master developer received an approval from the Planning Commission for a minor modification to the General Development Plan in February 2006 to clarify the setback requirements. Phase A2 was approved by the Planning Commission at the March 2006 meeting. Phase A3 was approved by the Planning Commission at the May 2007 meeting. Phase D was approved by the Planning Commission at the June 2014 meeting.

The general development plan was reviewed and revised to incorporate a development plan for Phase B (Town Center). The major modification to the GDP and Planned Development Ordinance were reviewed and recommended for approval by the Planning Commission at the May 21, 2015 meeting. City Council adopted the GDP and Ordinance on August 3, 2015.

The Phase B Major Subdivision Plan was conditionally approved by the Planning Commission at the October 15, 2015 meeting.

Projects previously approved for Phase “B” include the stadium and Ironwood Apartments. The Clubhouse is currently under review by the Planning Commission.

Section 6 – Site Conditions

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	Hammond’s Ferry PD, Planned Development
North	Brick Pond Park	Mixed Use	Hammond’s Ferry PD, Planned Development
South	Railroad Ave and proposed Hotel	Mixed Use	Hammond’s Ferry PD, Planned Development
East	Georgia Avenue	Not Applicable	Hammond’s Ferry PD, Planned Development
West	Vacant	Mixed Use	Hammond’s Ferry PD, Planned Development

Access – The roads serving this property include Center Street, Railroad Avenue and Riverside Boulevard, which are all city maintained. Railroad Avenue will be reconstructed to comply with current city standards, including a proposed roundabout at the intersection with Center Street. A Traffic Impact Analysis was completed for Phase B and encompassed a significant study area to review the potential impacts of a large scale development. Some mitigation was recommended based on the input data provided through the Phase B development plans, existing traffic, future growth and other factors. The current proposal includes 2 entrances off of Railroad Avenue. Expected road improvements should provide better access in and out of the site once the infrastructure plans have been constructed.

Topography –The site topography has some slope from south to north (generally) towards the Brick Ponds.

Utilities – The property has existing water line and sanitary sewer lines serving the Hammond’s Ferry development.

Floodplain – The subject property does not have a federally designated floodway, however there are some floodplain elements within the site. The adjacent Brick Pond Park has federally designated wetlands.

Drainage Basin – This site is located within the Crystal Lake Drainage Basin as designated on the City of North Augusta Stormwater Management's Drainage Basin Map. The Stormwater Management Department has conducted a baseline assessment of the basin and rates the overall quality as poor with water impairments including nitrates, ammonia and manganese, found in the samples. The report also indicates that areas of the basin have channel and stream bank degradation.

Brick Pond Park contains a stormwater treatment cell to provide water quality treatment for city and private projects developed along Railroad Avenue and Center Street. The pond infrastructure has not been completed. Due to the downturn in the economy in 2008, a planned overflow device to release water to the Savannah River was never installed. Failure to install the device allowed the ponds to overflow for long periods of time. The ponds were designed with an overflow structure so that the water level could be maintained at 126' above sea level. The city is just getting the Riverside Village infrastructure project started and the overflow device will be installed soon. All federal, state, and city permit for the installation have been issued. The completion of the Brick Pond filtration system in compliance with its original design will enhance the quality of the water prior to its eventual discharge into the river.

Section 7 – Analysis

1. A multi-story parking deck is a permitted and anticipated use in the Hammond's Ferry Planned Development as part of the Riverside Village.
2. The future land use classification for the site is Mixed Use. The proposed use is appropriate for the future land use classification.
3. The parking deck is required to partially satisfy the parking requirements of the Riverside Village at Hammond's Ferry.
4. The deck will be colored precast with thin brick inlay. All railings and fencing will be prefinished aluminum. No actual selections of materials have otherwise been made at this time.
5. The proposed height of the Stadium Deck is 4 stories and ± 50 ft 7 in and complies with the maximum height requirements for Phase B of the Hammond's Ferry PD, which is 70 ft for civic buildings.
6. A landscape plan that complies with the development standards as specified in Article 10, Landscaping, in the NADC must be submitted as part of the final site plan application.

7. The Traffic Impact Analysis completed for the Phase B development included several proposed mitigation measures which may minimize the impact of the project on the existing transportation system or tend to alleviate poor service levels not caused by the project. Measures considered necessary to mitigate roadway system deficiencies were identified in the Traffic Impact Analysis. Those roadways identified in the Traffic Impact Analysis include: Center Street, Bluff Avenue, Bluff Avenue at West Avenue, Railroad Avenue at Riverside Boulevard, Railroad Avenue at Center Street (roundabout), Crystal Lake Drive at Alta Vista Drive, East Buena Vista at Riverside Boulevard, West Avenue at W. Clifton Avenue, Georgia Avenue at W. Clifton Avenue and Georgia Avenue at Buena Vista Avenue.
8. A stormwater management plan for the Hotel Parking Deck will be required.
9. All new lighting must comply with Section 7.4, Lighting, in the NADC. Final review and approve will be required as part of the final major site plan approval.
10. Buffers:

For the Hotel Parking Deck site, 2 very distinct and separate buffers come into play.

#1 SCDHEC required buffer of 30 feet as measured from the delineated wetlands. This project has always identified a small intrusion into the State required buffer; however, the state has specific procedures and mitigation requirements if the buffer has to be penetrated. State permitting procedures will be followed.

#2 North Augusta Development Code (NADC) required 25 foot setback area on both sides of the stream as measured from the stream banks and around all bodies of water as measured from the high water mark. The code does not provide for intrusions into this buffer.

Throughout the planning process for Riverside Village at Hammond's Ferry, the City and developers used as reference a wetlands delineation prepared in September 2012. This was used in the determination of the subdivision of properties and the subsequent recorded subdivision plat. Preliminary building footprints were based upon the buffers measured from the 2012 delineated wetlands.

As specific projects began to be designed and sited it became apparent that:

- The City's required 25 ft buffer from the high water mark was not recognized as a separate measurement totally independent from the wetlands delineation. It was incorrectly viewed as 25 ft from the delineated wetlands.
- The current high water mark at an elevation of approximately 128.65 ft is not the high water mark that should be applied. Once the Brick Pond constructed wetlands is fully operational, the high water mark should be the designed elevation level of 126 ft.
- The survey used for the wetlands delineation was in some cases inconclusive as to where the high water mark 126 ft elevation is exactly located.

As a result of the 3 points above, the design of the Hotel Parking Deck may require a waiver of the strict application of the 25 ft setback from the targeted 126 ft elevations in a small area at the northeast back corner. If the waiver is needed, the developer will be asked to provide additional and intense vegetative buffer materials on the site.

Since we are not comfortable with the actual location of the 126 ft elevation, we have requested the applicant to provide us with a new survey that will tell us conclusively where the high water elevation of the 126 ft is. With that information we can know for sure to what extent, if any, the footprint of the Hotel Parking Deck is affected and to what extent a waiver may be required.

This information will be available to us prior to the June 15, 2017 Planning Commission meeting.

The attached site plans provide us with a good perspective of the Hotel Parking Deck as it is proposed to be sited on the property. However, please recognize that the measurements shown are based on the inconclusive survey of the 126 ft high water mark. We do expect the new survey to provide different and more definitive information.

11. Platted Properties:

The proposed Hotel Parking Deck will be constructed on Parcel "E" of Phase "B" of the Hammond's Ferry Planned Development plus a portion of the West Avenue extension right-of-way which will be acquired from the City. The separate parcels will be combined into one tax parcel prior to issuance of a building permit.

12. Setbacks:

Front – Code requirements for urban lot front setbacks is 1 ft minimum and 5 ft maximum. With the exception of the front corners of 0.5 ft, the front setback is at ± 2.0 ft and meets code.

East Side – Interior urban lots have side setback requirements of 5.0 ft minimum and 10 ft maximum. The Hotel Deck meets the code requirement with the exception of a 3.8ft minimum at the front corner, the balance of the east side being an average of 5.3 ft.

West Side – Urban corner lots have side setback requirements of 0.5 ft minimum and 5.0ft maximum. The Hotel Deck meets the code requirements within 0.5 ft on its west side (West Ave).

Attachments

1. Application for Development Approval
2. Aerial Map of the Subject Site
3. Topo Map of the Subject Site
4. Zoning Map of the Subject Site
5. Hotel Parking Deck Site Plan
6. Architectural Elevations of Subject Site
7. Master Plan for Riverside Village

cc: Charles Hall, W. R. Toole Engineers, Inc.

Application for Development Approval

Please type or print all information



		Staff Use
Application Number	<u>SP17-005</u>	Date Received <u>6/6/17</u>
Review Fee	<u>\$187.50</u> <u>\$25 Waiver</u> <u>\$212.50</u>	Date Paid <u>6/6/17</u>

1. Project Name HOTEL PARKING DECK

Project Address/Location RAILROAD AVENUE, NORTH AUGUSTA, SC 29841

Total Project Acreage 1.25 ACRES Current Zoning PD

Tax Parcel Number(s) 007.17.02.001 (PORTION) AKA PARCEL "E"
City of North Augusta, SC

2. Applicant/Owner Name Greenstone Development Services, LLC Applicant Phone 678-486-5487

Mailing Address 3301 Windy Ridge Parkway, Suite 320

City Atlanta ST GA Zip 30339 Email jdean@greenstone-properties.com

3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor WILLIAM R TOOLE License No. 10045

Firm Name W R TOOLE ENGINEERS, INC Firm Phone 706-722-4114

Firm Mailing Address 1005 BROAD STREET, SUITE 200

City AUGUSTA ST GA Zip 30901 Email RTOOLE@RTOOLE.COM

Signature *William R Toole* Date 6-6-17

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

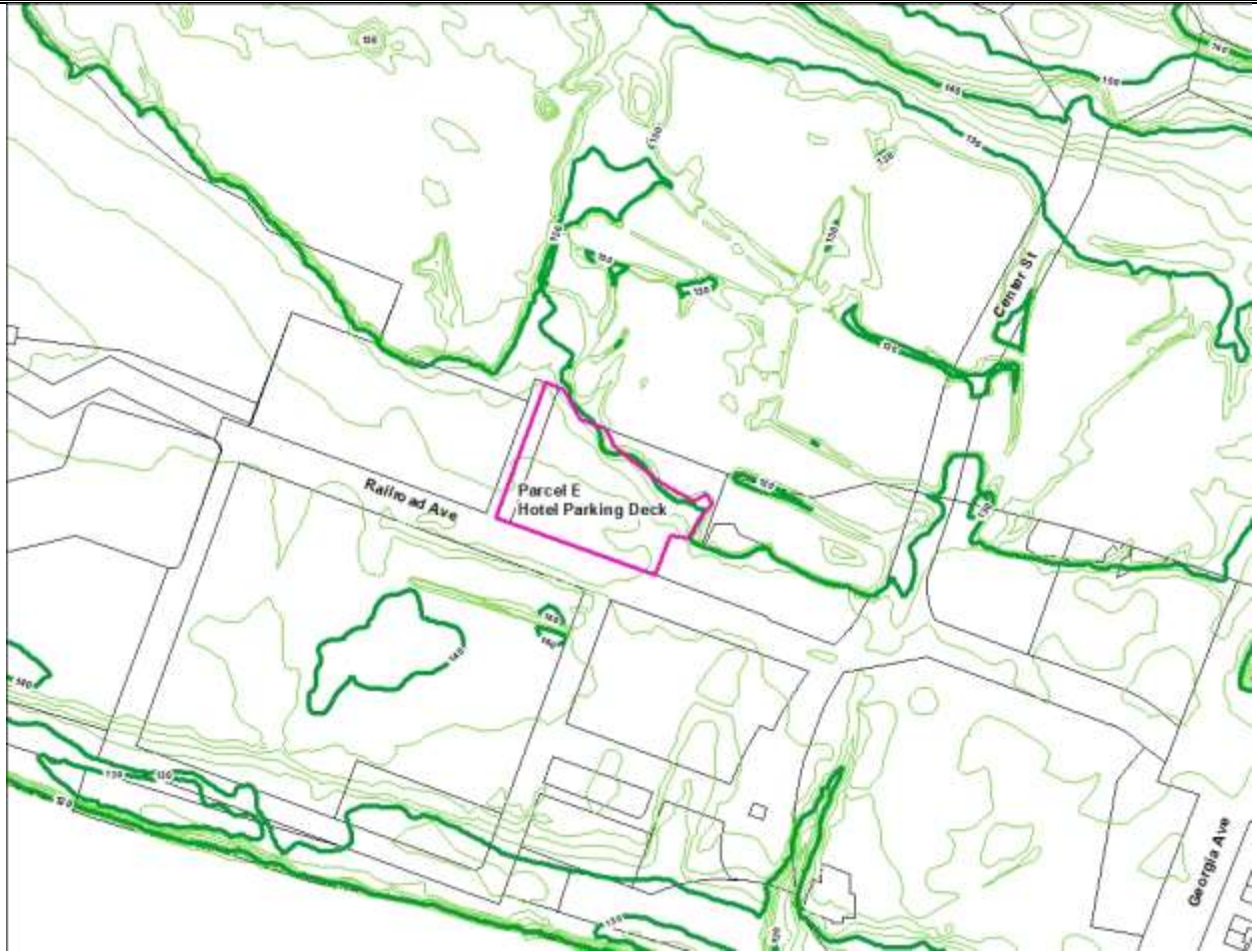
7. *James D. Dean* 6/6/17
Applicant or Designated Agent Signature Date

James Dean
Print Applicant or Agent Name

Attachment 2 – Aerial Photograph



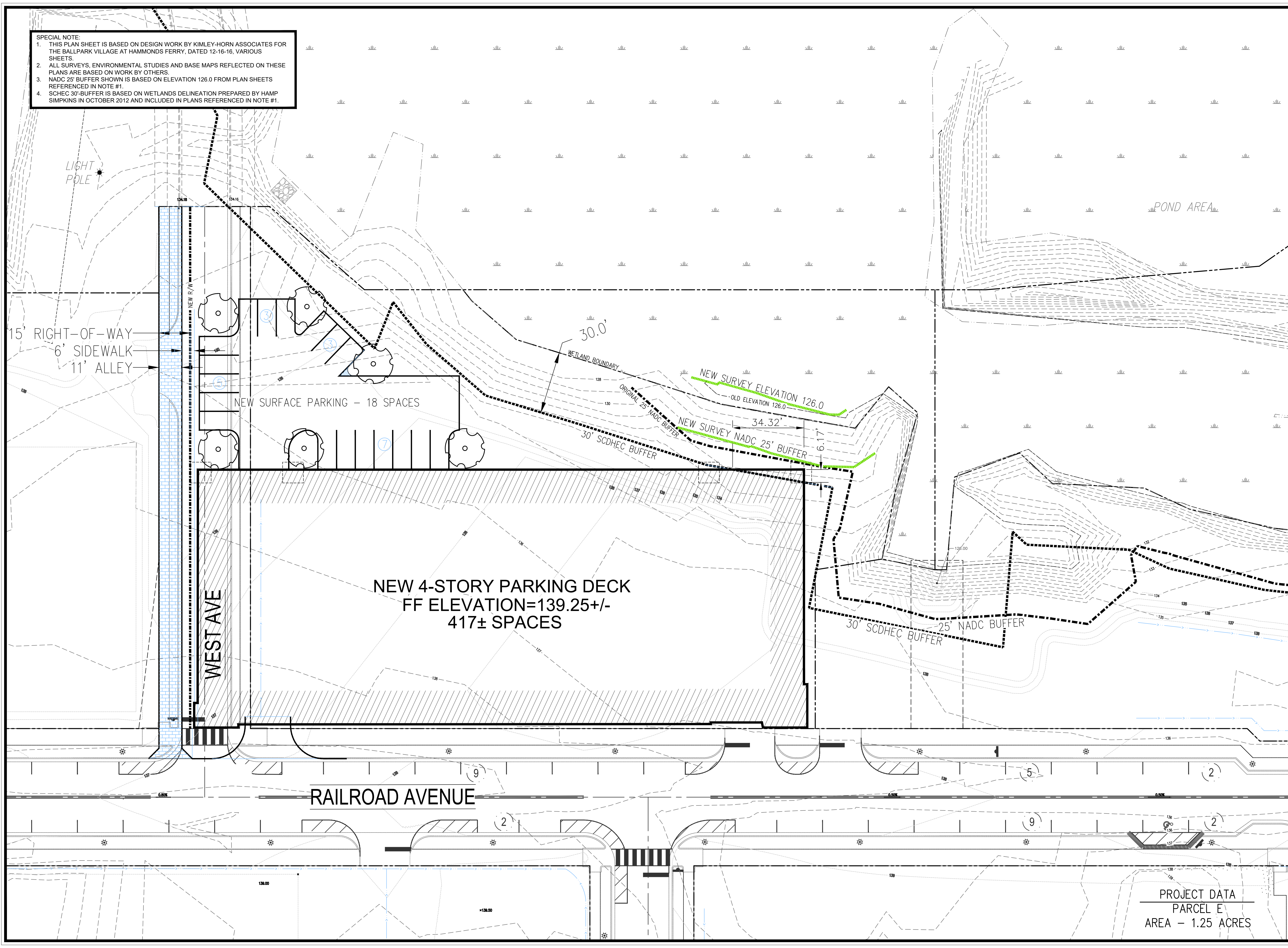
Attachment 3 – Topography



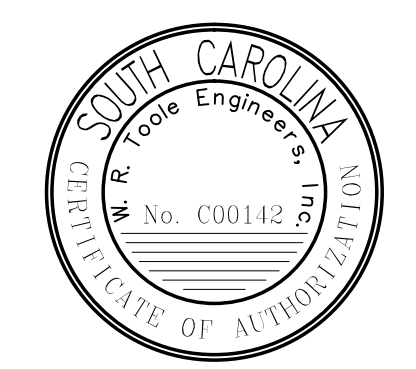
Attachment 4 – Zoning



SPECIAL NOTE:
 1. THIS PLAN SHEET IS BASED ON DESIGN WORK BY KIMLEY-HORN ASSOCIATES FOR THE BALLPARK VILLAGE AT HAMMONDS FERRY, DATED 12-16-16, VARIOUS SHEETS.
 2. ALL SURVEYS, ENVIRONMENTAL STUDIES AND BASE MAPS REFLECTED ON THESE PLANS ARE BASED ON WORK BY OTHERS.
 3. NADC 25' BUFFER SHOWN IS BASED ON ELEVATION 126.0 FROM PLAN SHEETS REFERENCED IN NOTE #1.
 4. SCDHEC 30'-BUFFER IS BASED ON WETLANDS DELINEATION PREPARED BY HAMP SIMPKINS IN OCTOBER 2012 AND INCLUDED IN PLANS REFERENCED IN NOTE #1.



REV. NO.	DATE	DESCRIPTION



PRELIMINARY OVERALL SITE PLAN
 Aiken County, South Carolina
Hotel Deck at HF Ballpark Village
W R Toole Engineers, Inc.
 1005 Broad St., Suite 200 • Augusta, Ga. 30901 • 706.722.4114 • www.wrtoole.com
 Engineers • Consultants • Planners

PROJECT INFORMATION	
JOB NO:	17020D
DRAWN BY:	CWH
CHECKED BY:	EPH
DRAWING FILE:	17020EPRE.DWG
DRAWING SCALE:	1"=20'
ORIGINAL RELEASE DATE:	JUNE 06, 2017
Sheet:	C1.1

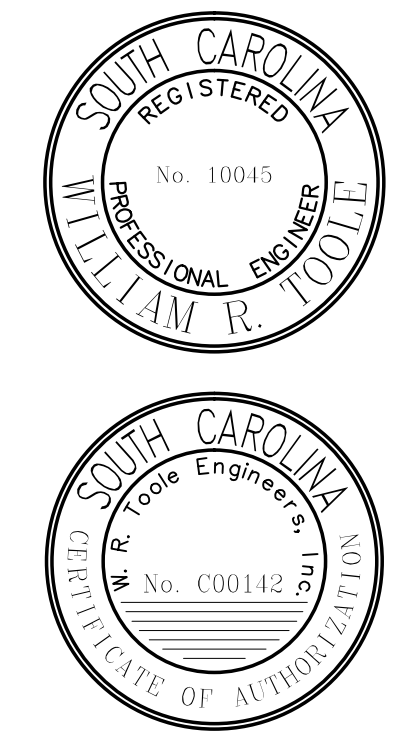
PROJECT DATA
 PARCEL E
 AREA - 1.25 ACRES

SPECIAL NOTE:
 1. THIS PLAN SHEET IS BASED ON DESIGN WORK BY KIMLEY-HORN ASSOCIATES FOR THE BALLPARK VILLAGE AT HAMMONDS FERRY, DATED 12-16-16, VARIOUS SHEETS.
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PROJECT DATA
 PARCEL E
 AREA - 1.25 ACRES

REV. NO.	DATE	DESCRIPTION



PRELIMINARY OVERALL SITE PLAN AIKEN COUNTY, SOUTH CAROLINA

PROJECT TITLE:
Hotel Deck at HF Ballpark Village

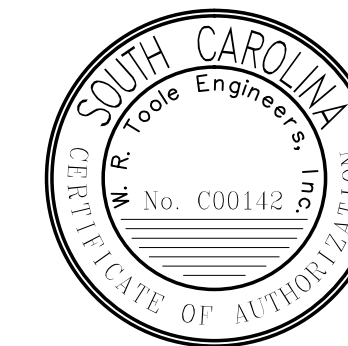
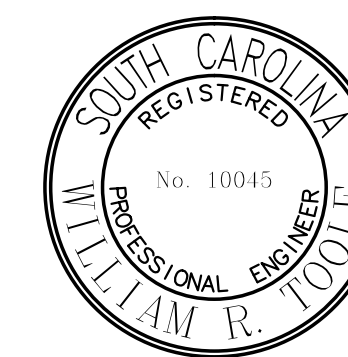
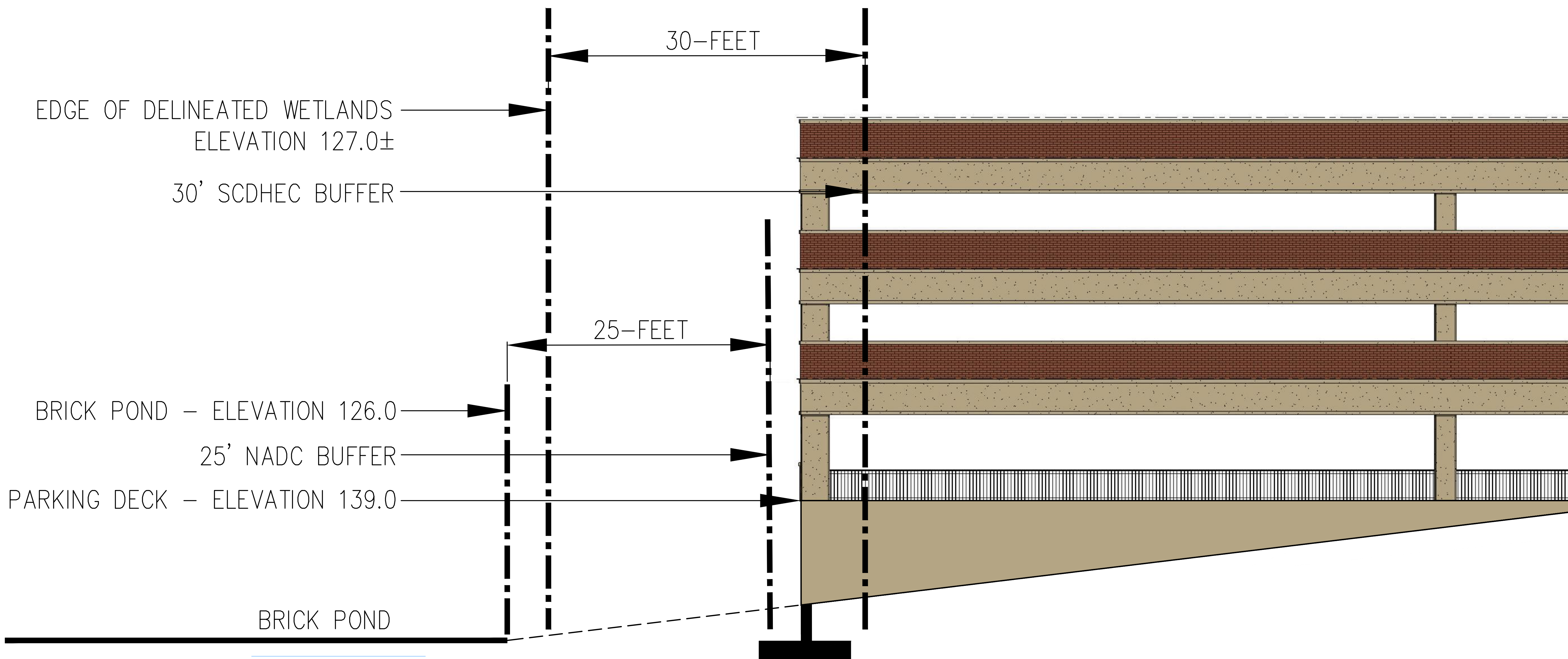
W R Toole Engineers, Inc.
 1005 Broad St., Suite 200 • Augusta, Ga. 30901 • 706.722.4114 • www.wrtoole.com
 Engineers • Consultants • Planners

SCALE: 1" = 5'

PROJECT INFORMATION

JOB NO: 17020D
DRAWN BY: CWH
CHECKED BY: EPH
DRAWING FILE: 17020EPRE.DWG
DRAWING SCALE: 1"=5'
ORIGINAL RELEASE DATE: JUNE 06, 2017

Sheet:
C1.1a

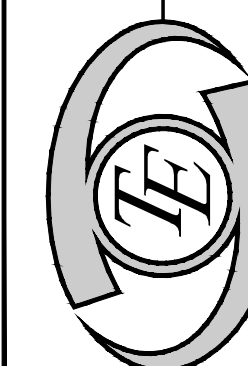


AIKEN COUNTY, SOUTH CAROLINA

CROSS-SECTION EXHIBIT

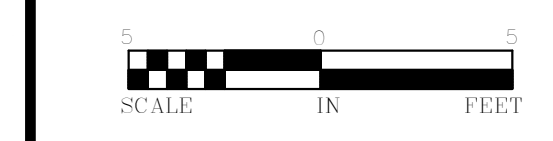
PROJECT TITLE:

Hotel Deck at HF Ballpark Village



W R Toole Engineers, Inc.
 1005 Broad St., Suite 200 • Augusta, Ga. 30901 • 706.722.4174 • www.wrtoole.com

Engineers • Consultants • Planners



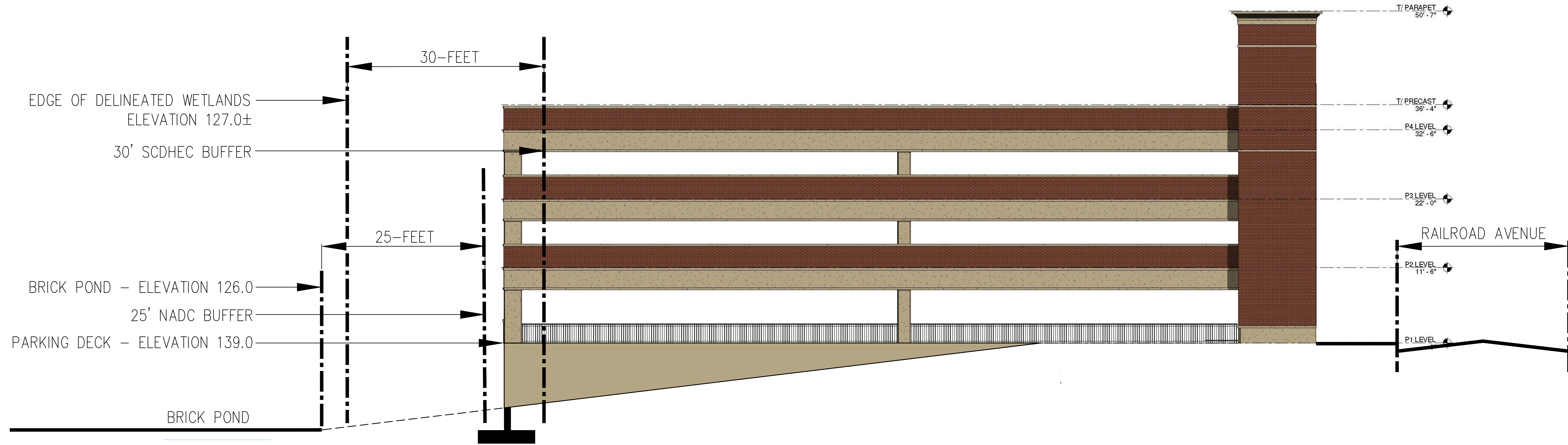
PROJECT INFORMATION

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DRAWN BY:	CWH
CHECKED BY:	EPH
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ORIGINAL RELEASE DATE:	JUNE 06, 2017

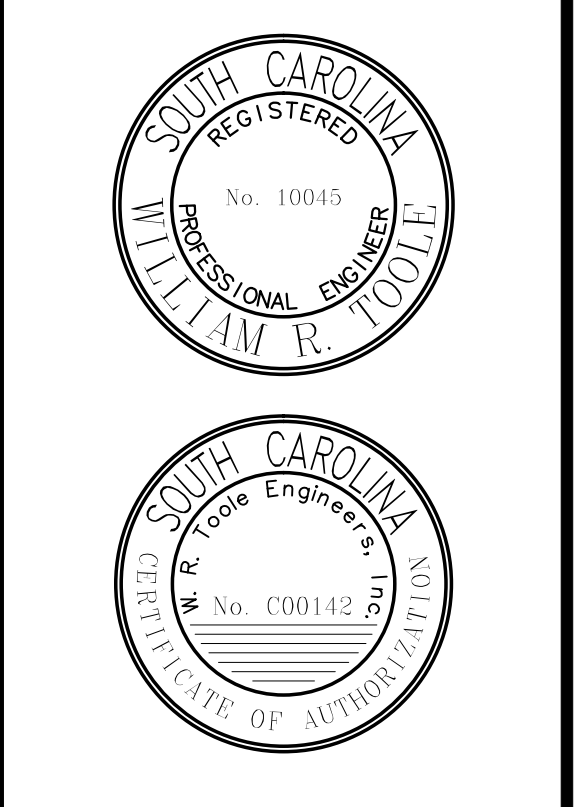
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C1.2

REV. NO.	DATE	DESCRIPTION



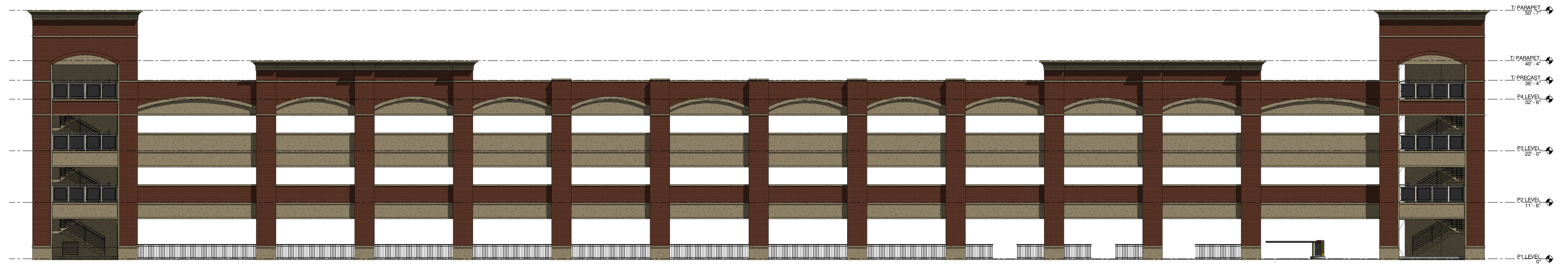
REV. NO.	DATE	DESCRIPTION



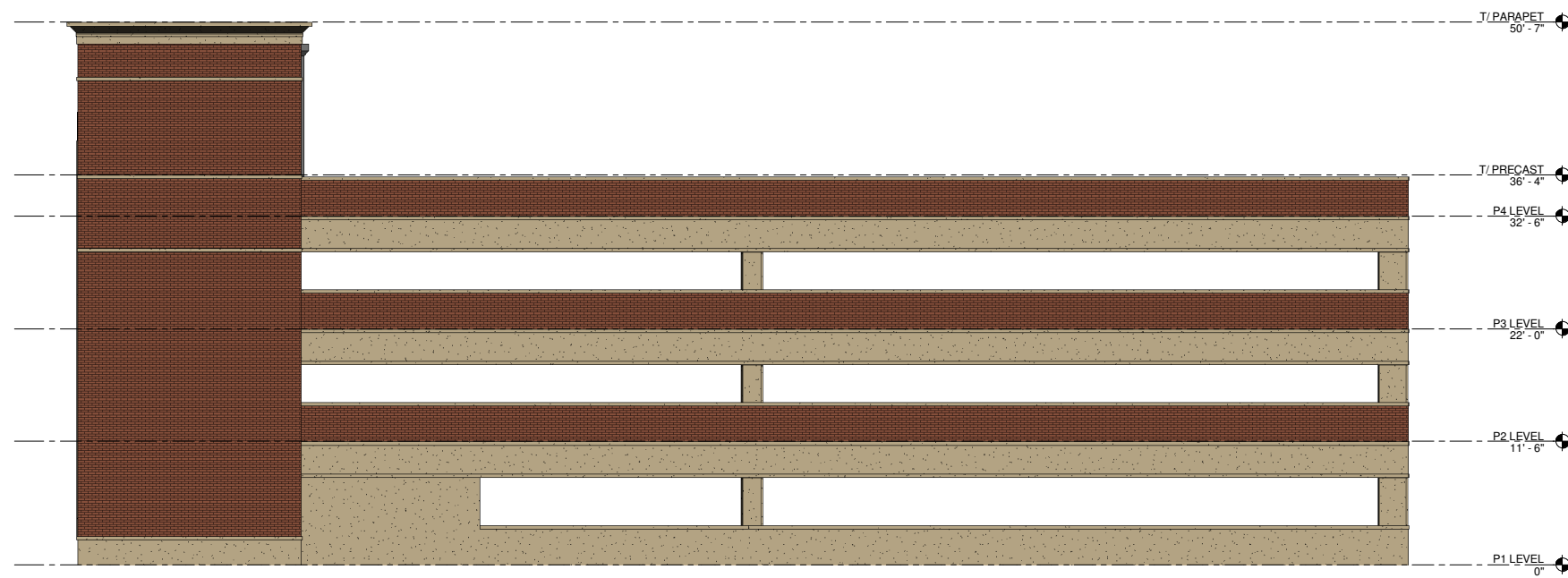
AIKEN COUNTY, SOUTH CAROLINA
Hotel Deck at HF Ballpark Village
W R Toole Engineers, Inc.
 1005 Broad St., Suite 207 • Augusta, Ga. 30907 • 706/722-4114 • www.wrtoole.com
 Engineers • Consultants • Planners

SCALE: 1" = 5'

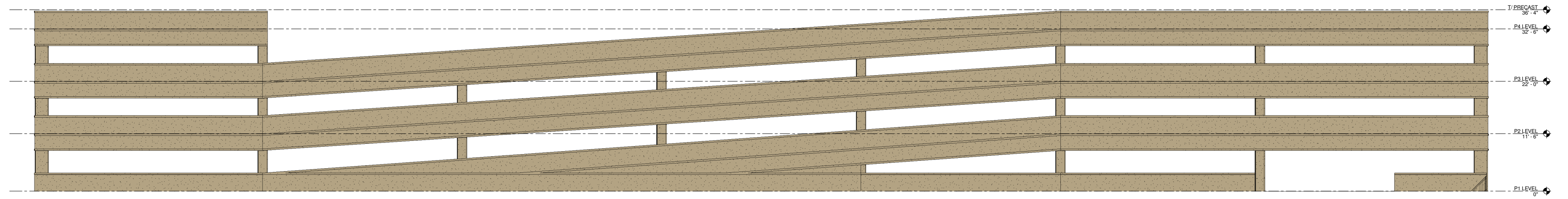
PROJECT INFORMATION	
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DRAWN BY:	CWH
CHECKED BY:	EPH
DRAWING FILE:	170200PRE.DWG
DRAWING SCALE:	1"=5'
ORIGINAL RELEASE DATE:	JUNE 06, 2017
Sheet:	C1.3



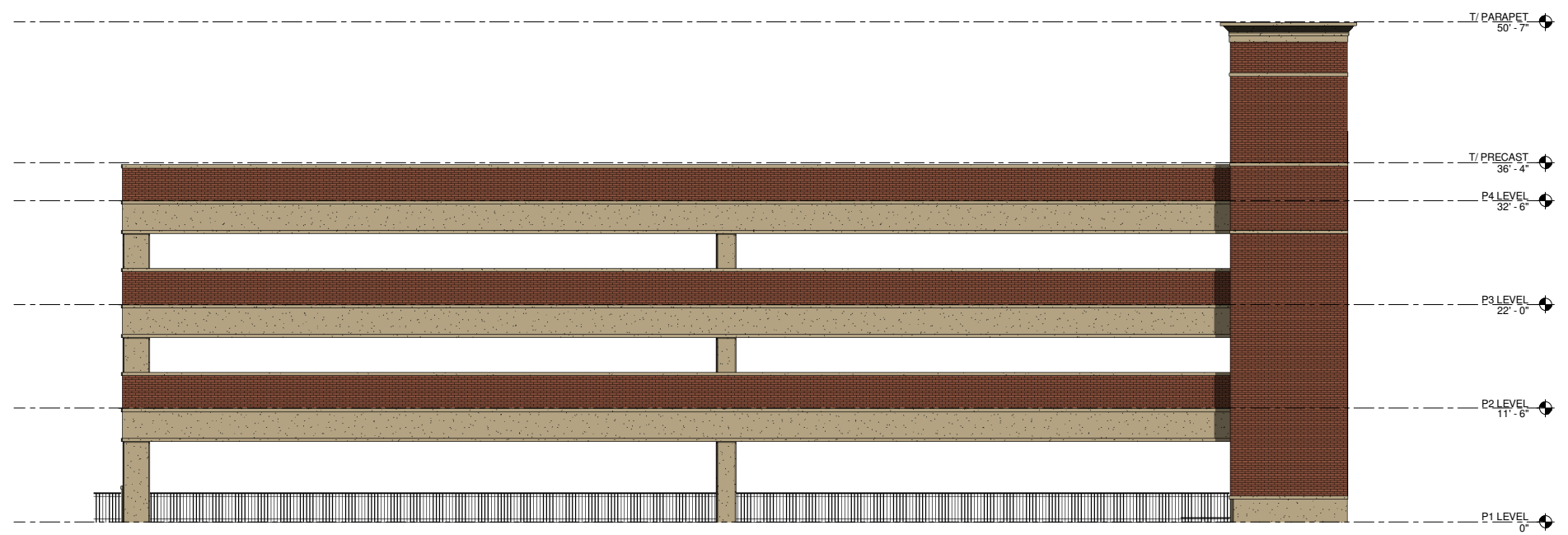
HOTEL DECK - SOUTH ELEVATION



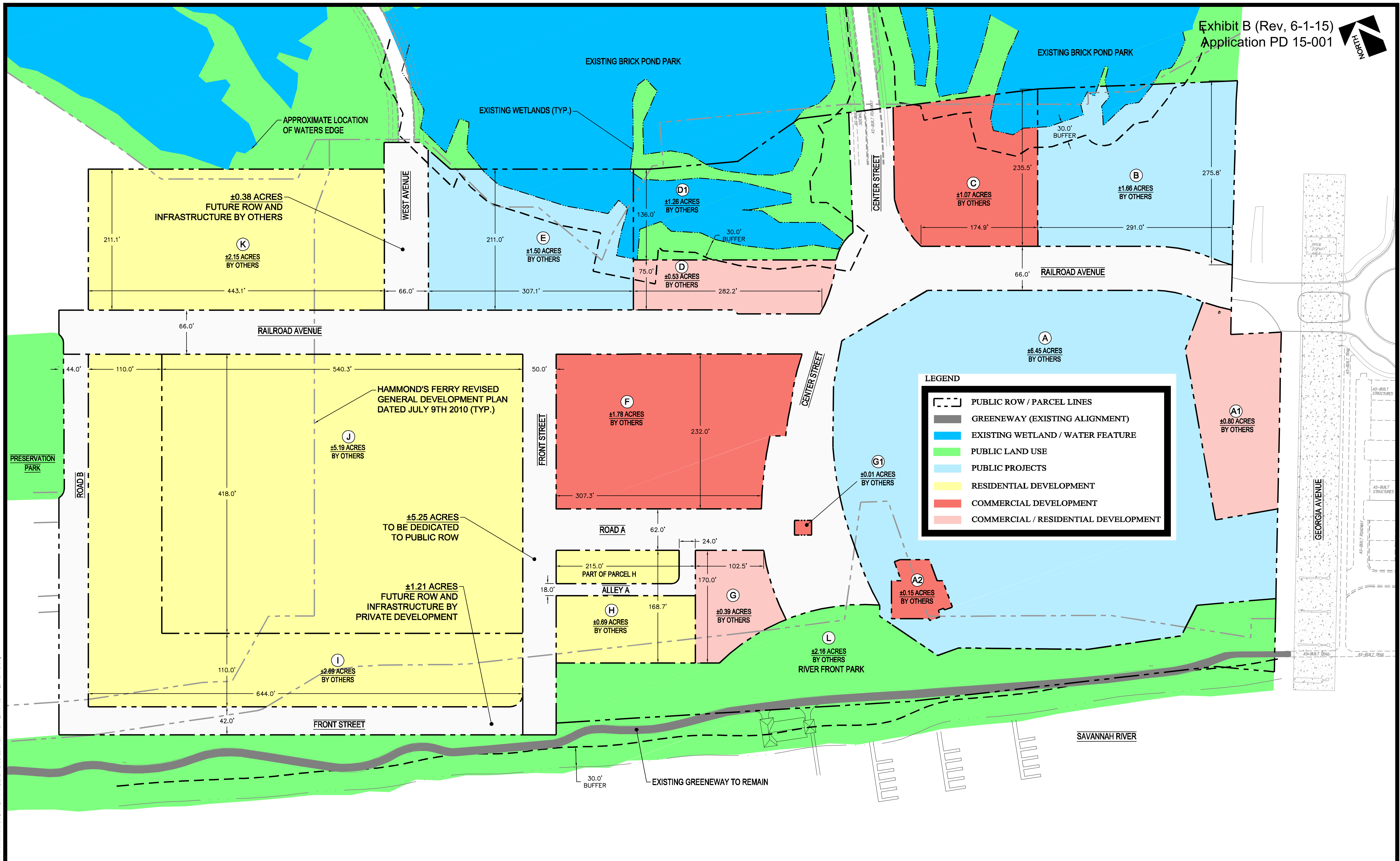
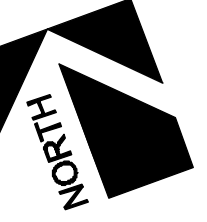
HOTEL DECK - EAST ELEVATION



HOTEL DECK - NORTH ELEVATION



HOTEL DECK - WEST ELEVATION



***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***CHARLES B. MARTIN,
INTERIM DIRECTOR***

***MONTHLY REPORT
FOR
MAY 2017***

City of North Augusta
Department of Planning and Development
Monthly Report for May 2017

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Development Applications								
Subdivisions								
Major Subdivision Plans	0	0	0	0	0	0	0	0
Planned Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Planned Lots	0	0	0	0	0	0	0	0
Minor Subdivision Plats	2	0	4	0	0	0	2	0
Platted New Lots	3	0	4	0	0	0	1	0
Major Subdivision Plats	0	0	2	0	1	0	3	0
Platted Acres	0.00	0.00	43.84	0.00	17.62	0.00	61.46	0.00
Platted Lots	0	0	62	0	33	0	95	0
Site Plans								
Minor Site Plans	1	0	8	0	0	0	7	0
Major Site Plans	1	0	2	0	1	0	2	0
Total Site Plan Acres	15.00	0.00	27.28	0.00	20.77	0.00	33.05	0.00
Planned Developments								
PD Gen Dev Plans/Major Mod.	0	0	0	0	0	0	0	0
PD Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Plan Modifications	0	0	0	0	0	0	2	0
Annexations								
Applications	0	0	1	0	0	0	1	0
Parcels	0	0	1	0	0	0	2	0
Acres	0.00	0.00	0.40	0.00	0.00	0.00	82.82	0.00
Zoning/Text Amendments								
Rezoning	0	0	0	0	0	0	2	1
Parcels	0	0	0	0	0	0	2	2
Acres	0.00	0.00	0.00	0.00	0.00	0.00	1.61	0.70
Conditional Zoning	0	0	0	0	0	0	0	0
Parcels	0	0	0	0	0	0	0	0
Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Text Amendments	0	0	0	0	1	0	2	2
Other								
Certificates of Zoning Compliance	15	0	100	0	6	0	61	0
Zoning Confirmation Letters	0	0	3	0	1	0	4	0
Residential Site Reviews	7	0	88	0	9	0	90	0
Sign Permits	1	0	26	0	2	0	20	0
Planning Projects	2	0	4	0	0	0	4	0
Communications Towers	0	0	0	0	0	0	0	0
Conditional Use Permits	0	0	2	0	0	0	2	0

City of North Augusta
Department of Planning and Development
Monthly Report for May 2017

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Appeals								
Variances	0	0	0	0	0	0	0	0
Special Exceptions	0	0	0	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	1	0	1
Waivers	0	0	0	0	0	0	0	0
Fees Collected								
Development Applications	\$510.00		\$6,774.70		\$2,120.00		\$9,080.50	
Appeals	\$0.00		\$200.00		\$200.00		\$400.00	
Maps/Publications	\$0.00		\$0.00		\$0.00		\$117.97	
Special Review Fees	\$0.00		\$0.00		\$0.00		\$0.00	
Total Fees	\$510.00		\$6,974.70		\$2,320.00		\$9,598.47	

**City of North Augusta
Department of Planning and Development
Staff Approvals - May 2017**

Residential Site Plan Approvals

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Description
RSP17-080	005-11-05-017	Forrest McKie, Inc.	109 Broxten	PD	5/10/2017	New Residential
RSP17-081	006-20-10-005	Prescott & Sons	113 Alpine Ave	OC	5/15/2017	New Residential
RSP17-082	006-06-13-024	Peter Smith	1899 Coulter Dr	R-14	5/15/2017	Garage
RSP17-083	005-09-13-027	Bill Beazley Homes	420 Bridle Path Rd	PD	5/19/2017	New Residential
RSP 17-084	007-13-40-004	J Mar Builders	56 Fulton Street	PD	5/23/2017	New Residential
RSP 17-085	014-00-02-081	Meredith Homes, Inc.	178 Altamaha Dr	PD	5/26/2017	New Residential
RSP 17-086	005-13-03-033	Bill Beazley Homes	334 Bridle Path Rd	PD	5/30/2017	New Residential

Minor Site Plan Approvals

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Acres	Use
MSP17-007	007-13-01-003	The Frog Stop	410 West Terrace	P	5/1/2017	0.06	Public

Final Subdivision Plats

Application No.	Project Name	Address	Zone	Approved	Acres	Lots
FP17-001	Wando Woodlands, Phase 5	off Bergen Road	PD	5/4/2017	21.18	42

Minor Subdivision Plats

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Acres	Net Lots
MP17-005	005-11-05-017	Forrest McKie	109 Broxten Dr	PD	5/10/2017	0.18	1
MP17-006	006-12-12-029	Joseph E. Vignati	117 W Five Notch Rd	GC	5/16/2017	0.66	2