

Planning Commission



Minutes of the Thursday, July 18, 2013 Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Richard Fletcher

Timothy V. Key

JoAnn McKie

Larry Watts

REGULAR MEETING

1. **Call to Order** – The regular meeting of July 18, 2013, 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, Richard Fletcher, Tim Key, JoAnn McKie and Larry Watts. Commissioner Len Carter was absent. Also in attendance were Scott Sterling, AICP, Interim Director of Planning and Development; the applicant; and the public.
3. **Approval of Minutes** – The minutes of the Regular Meeting of June 20, 2013 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 13-001** – A request by Eric Brandenburg Separate Property Trust to rezone ±52.96 acres of land located off Walnut Lane west of Edgefield Road, Tax Parcel Numbers 010-14-04-007 and 010-18-02-001, from PD, Planned Development to GC, General Commercial.

Mr. Sterling reviewed the application as outlined in Staff Report RZM 13-001.

Public Hearing – Chairman Burnett opened the public hearing at 7:15 p.m. and reviewed meeting participation guidelines.

Philip Green, 1233 Augusta West Parkway, represented the applicant and spoke briefly about the flexibility to market the property for general commercial uses versus under a Planned Development, requested zoning district is more restrictive than the TC, Thoroughfare Commercial originally preferred at the time of annexation and recent commercial development interests in the area if the site rezoning is approved.

The following members of the public were recognized by the Chairman and spoke regarding the application including:

Alice Hester, 361 Redbud Drive
Ronald Berkshire, 159 Cherry Laurel Drive
Michael Lobaugh, 168 Haley Drive
Vera DeVito, 137 Cherry Laurel Drive

They asked questions including: retail uses, nursing homes, manufactured home parks, Section 8 Housing, multi-family, buffer requirements, landscaping and screening, sound barriers from loading and delivery areas and the Cherry Laurel Drive stub out to the subject property. Mr. Sterling and Mr. Green answered all questions posed by the public and Commissioners.

There were no other public comments. Chairman Burnett closed the public hearing at 7:45 p.m.

Consideration of Application RZM 13-001 – Commissioners discussed the general intent of the proposed rezoning, permitted uses in the General Commercial zoning district compared to uses and the development process in Planned Development District, the benefits of a Cherry Laurel Drive vehicular connection into the subject property, and also potential impacts and benefits of the rezoning.

Commissioner Fletcher moved to approve the request by Eric Brandenburg Separate Property Trust to rezone ±52.96 acres of land located off Walnut Lane west of Edgefield Road, Tax Parcel Numbers 010-14-04-007 and 010-18-02-001, from PD, Planned Development to GC, General Commercial, and to forward a recommendation for approval to the City Council.

Commissioner McKie seconded the motion. The motion passed unanimously.

The Planning Commission further made a recommendation of summary. As future development is considered on the subject property, that the following findings be considered:

- Cherry Laurel Drive not be extended into the subject property as a vehicular connection based on concern of potential high volume of traffic and the street's proximity to Walnut Lane. The Planning Commission considered this access as a redundant connection at this time.
- Site plan reviews for the subject property take into consideration adequate buffer widths with possible fencing and/or walls to mitigate potential commercial uses from the adjacent, existing residential developments.

- Careful review of proposed plantings between the future development on the subject property and adjacent properties to ensure a sufficient buffering and screening.

6. **Staff Reports** – Mr. Sterling:

- Referenced the June monthly report as well as supplemental reading material included in the Commission agenda packet.
- Commissioners reviewed the Planning and Development department draft mass grading language from the North Augusta Forward that was handed prior to the meeting. Commissioners requested a comparison between the draft language and the mass grading language that was submitted to the City Council in 2011. A future study session may be necessary to review the two documents.
- Reminded Commissioners of their obligation to attend three hours of continuing education before the end of the year and offered alternatives, stating that a group (Planning Commission and Board of Zoning Appeals) training session will be scheduled in September or October.

7. **Adjourn** –With no objection, Chairman Burnett adjourned the meeting at 8:23 p.m.

Respectfully Submitted,

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