

# Planning Commission



## Minutes of 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

### **REGULAR MEETING**

1. **Call to Order** – The regular meeting of September 19, 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 Len Carter, Bob Clark, Richard Fletcher, JoAnn McKie and Larry Watts. Commissioner Tim Key was absent. Also in attendance were Scott Sterling, AICP, Interim Director of Planning and Development; Christine DeCamp, AICP, Planner; the applicants and their representatives; and members of the public.
3. **Approval of Minutes** – The minutes of the Regular Meeting of July 18, 2013 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 13-002** – A request by S.A., LLC (previously listed as 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. A Planning Commission recommendation to City Council is required.

**Public Hearing** – Chairman Burnett opened the public hearing at 7:02 p.m.

Mr. Sterling presented the application as outlined in Staff Report RZM 13-002. He stated that the application was originally filed under the wrong ownership name and provided commissioners with corrected information. The project applicant is S.A., LLC.

Cathy Goldman, representing the project applicant, offered to answer any of the Commissioners' questions related to the project.

There were no comments from the public. Chairman Burnett closed the public hearing at 7:09 p.m.

**Consideration of Application RZM 13-002** – Commissioners discussed the general intent of the proposed rezoning; permitted uses in the General Commercial zoning district; the use proposed for this site (restaurant with drive-through) if the rezoning is successful; and site demolition and development plans.

**Commissioner Watts moved to approve Application RZM 13-002, a request by S.A., LLC (previously listed as Snelling Properties, LLC), 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 and to forward a recommendation for approval to the City Council.**

**Commissioner Clark seconded the motion. The motion passed unanimously.**

6. **Application PPM 13-001** – A request by Woodstone Development, LLC to modify the approved Major Subdivision Plan for Woodstone, Phase III. A Planning Commission recommendation to City Council is requested.

Commissioner McKie recused herself from Planning Commission discussion and consideration of this agenda item due to a financial interest in the project and left the dais at 7:11 p.m.

Mr. Sterling reviewed the application and project history as outlined in Staff Memorandum 13-30. He stated that the applicant is seeking a City Council waiver of the requirement to construct an internal trail as shown on the approved Major Subdivision Plan for Woodstone, Phase III. In lieu of the internal trail, the applicant has deeded and improved a section of former railroad right of way located between planned Woodstone phases IV and V to the City in anticipation of a City-constructed Greenway extension through the subdivision. The City Council is seeking a recommendation from the Planning Commission before acting on the applicant's request.

Lance Jones of Woodstone Development, LLC, the project developer, reviewed his modification request, stating that the future Greenway extension, due to its planned location and design standards, will effectively serve residents of Woodstone as well as three adjacent subdivisions and provides a good alternative to the internal walking trail.

**Consideration of Application PPM 13-001** – Commissioners discussed the project history; reasons for the initial inclusion of the internal trail in Woodstone Phase III; and reasons for the modification request. They also discussed Development Code residential sidewalk requirements; current and future usage of the existing internal trail in Phase I; and consistency in the review of residential subdivision plans. Finally, Commissioners discussed alternative recommendations to City Council, including requiring the applicant to complete the Phase III internal trail as approved, and requiring construction of sidewalks on both sides of all Woodstone streets. Commissioners suggested that the residential sidewalk requirements in the Development Code may need review and possible amendment to ensure equitable treatment for all subdivisions.

**Commissioner Fletcher moved to recommend that the City Council approve Application PPM 13-001, the applicant's request to modify the approved Major Subdivision Plan for Woodstone, Phase III to waive the requirement to construct an internal trail due to the applicant's improvement of the future Greenway extension located between planned phases IV and V of the subdivision.**

**Commissioner Carter seconded the motion. The motion passed 5-0, with Commissioner McKie's recusal.**

Commissioner McKie returned to the dais at 7:51 p.m.

- 7. Application PP 13-002** – A request by Bright-Meyers, NA, LLC, represented by Freeland & Kauffman, Inc., for approval of a Phase Concept Plan and a Major Subdivision Plan for Sweetwater Square.

Mr. Sterling reviewed the application as outlined in Staff Report PP 13-002, including a brief history of the Sweetwater Planned Development and plans for the ±53 acre "south commercial" phase. He also outlined possible conditions for Commissioners to consider in their deliberations.

Matt Sasser of Bright-Meyers NA, LLC, the project developer, expressed his company's interest in working with the City and offered to answer any questions raised by Commissioners.

**Consideration of Application PP 13-002** – Commissioners asked questions and discussed the project history; past and current development plans; potential impacts on the Franklin drainage basin and the need for a baseline assessment of the basin; the impact of the proposed commercial uses on future Sweetwater residential development; Highway 25/Walnut Lane intersection improvements; the economic impact of the proposed development on the existing North Augusta Wal

Mart; the potential of a proposed right-in access drive; approval conditions; and the development timeline for the south commercial phase.

**Commissioner Clark moved to approve Application PP 13-002, the Major Subdivision Plan for Sweetwater Square, subject to the following conditions:**

- 1. The applicant shall extend the existing southern roadway to the east boundary of the subject property to provide access for future Sweetwater Planned Development residential.**
- 2. The applicant shall provide copies of the offsite stormwater easements and/or acquire the property needed for the discharge of stormwater into the state right of way on Laurel Lakes Drive.**
- 3. Prior to approval of the final subdivision plat, the applicant shall provide sufficient documentation for public ingress/egress easements for access across the north/south access drives on the Wal Mart/retail shops parcel as well as ingress/egress easements for access from Walnut Lane (extended) and the southern roadway.**

**Commissioner Fletcher seconded the motion. The motion passed unanimously.**

**Commissioner Carter moved to approve Application PP 13-002, the Phase Concept Plan for Sweetwater Square.**

**Commissioner Fletcher seconded the motion. The motion passed unanimously.**

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

Mr. Sterling presented the application as outlined in Staff Report SP 13-002 and reviewed possible conditions for Commissioners to consider in their deliberations. He updated Commissioners on some changes since the preparation of the Staff Report, including the applicant's success in obtaining a Board of Zoning Appeals variance related to exterior light pole height which would be incorporated into the final major site plan.

Michael Ranks of Freeland & Kauffman, Inc., the project engineer, stated that SCDOT has denied the Highway 25 control of access break required for a right-in access road to the development as shown on the current site plan. Mr. Ranks stated that the applicant has an alternative plan that accommodates the SCDOT denial.

Michael Blinn of BRR Architecture, the project architect, reviewed the building materials as shown on the building elevations. He stated that the planned exterior facing materials followed the current Wal Mart business model and that the proposed "Quik-Brik" was consistent with the approved Highway Corridor Overlay materials listed in Section 3.8.5 of the Development Code.

**Consideration of Application SP 13-002** – Commissioners asked questions and discussed permitted Highway Corridor Overlay materials; the percentage of EIFS (synthetic stucco) shown on the elevations; building side and back finishes; planned berms and landscape buffers; staff review comments; and additional information required prior to Final Major Site Plan approval.

**Commissioner Fletcher moved to approve Application SP 13-002, the Preliminary Major Site Plan for Sweetwater Square, Phase 1, subject to the following conditions:**

- 1. Prior to Final Major Site Plan approval, a Final Plat shall be recorded with the Aiken County RMC in accordance with the approved Major Subdivision Plan (Preliminary Plat). The platting process will establish the lots of record for Phase 1 of Sweetwater Square. Any required guarantees shall be secured prior to the approval of the Final Plat in accordance with procedures set forth in the North Augusta Development Code (NADC).**
- 2. Prior to Final Major Site Plan approval, the applicant shall submit plans that address all remaining staff review comments. The review comments cover technical details of the plans to ensure compliance with the Sweetwater Planned Development Ordinance and the NADC.**
- 3. Prior to the issuance of the first Certificate of Occupancy, the applicant shall complete the installation of the southern roadway and have it inspected and approved by the City. If the developer plans to dedicate the roadway along with appropriate infrastructure improvements, all required legal documents and guarantees shall be submitted to the City prior to said Certificate of Occupancy issuance.**
- 4. Prior to Final Major Site Plan approval, the project architect will verify to city staff that the synthetic stucco planned for building exteriors does not exceed the requirements of Section 3.8.5.10.5.f of the Development Code.**

**Commissioner Clark seconded the motion. The motion passed unanimously.**

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

Mr. Sterling reviewed the application as outlined in Staff Report SP 13-001 and outlined possible conditions for Commissioners to consider in their deliberations. He stated that, in response to staff review comments, the applicant submitted a revised set of plans after completion of the Staff Report. The new plans are currently under review and may impact the conditions listed in the Staff Report. This project represents the first of eight planned additions/renovations to the High School.

Tilden Hilderbrand of Hass and Hilderbrand, the project engineer, stated that the required SCDOT concurrence letter has been obtained. He also indicated that all remaining approval requirements listed as conditions in the Staff Report will be met prior to plan approval.

**Consideration of Application SP 13-001** – Commissioners asked questions and commented on the proposed plan, future development on the property and the project timeline.

**Commissioner Fletcher moved to approve Application SP 13-001, the Preliminary Major Site Plan for the North Augusta High School classroom addition, subject to the following conditions:**

- 1. Prior to Final Major Site Plan approval, the applicant shall resolve the vehicular and pedestrian circulation patterns within the site including the possible access connection between the 240-space parking lot and the western access drive to Knobcone Avenue and comply with both City and South Carolina Department of Transportation (SCDOT) standards.**
- 2. Prior to Final Major Site Plan approval, the applicant shall comply with the provisions of Article 6, Site Analysis and Protection, of the North Augusta Development Code (NADC) as it pertains to floodplain management. All work, including stormwater detention facilities and storm sewer installations, shall respect the floodplain, wetlands and City riparian buffer requirements.**
- 3. Prior to Final Major Site Plan approval, the applicant shall comply with the remaining technical issues identified in staff reviews and comments in accordance with the applicable NADC development standards.**

**Commissioner Carter seconded the motion. The motion passed unanimously.**

**10. Staff Reports** – Mr. Sterling:

- Referenced the August monthly report as well as supplemental reading material included in the Commission agenda packet.

- Stated that he is continuing to work on a steep slope ordinance language comparison report and will have information to Commissioners soon.
- Indicated that he is in the process developing options to meet Commissioners' mandatory annual continuing education requirement.

**11. Adjourn** – Commissioner Watts requested that a study session be scheduled prior to any Planning Commission meeting with a large number of agenda items.

With no objection, Chairman Burnett adjourned the meeting at 9:37 p.m.

Respectfully Submitted,

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