

# Planning Commission



## Agenda for the Thursday, July 20, 2017 Regular Meeting

*Members of the Planning Commission*

Woods Burnett  
*Chairman*

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Briton Williams

*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** – June 15, 2017 Regular Meeting
4. **Confirmation of Agenda**
5. **Application MSP17-008 – Minor Site Plan – IHOP/Aspen Dental** – A request by Hotcakes RC Ventures, LLC for approval of plans for IHOP/Aspen Dental in the River Commons Planned Development.

Project Name	IHOP/Aspen Dental
Applicant	Hotcakes RC Ventures, LLC
Project Engineer	Trilogy Group / David Shanahan Ingenium Enterprises / James Neff
Address/Location	Parcel #4 of the River Commons Planned Development (Ord. # 2004-32)
Parcel Number	007-08-12-008
Zoning District	Planned Development with General Commercial Base & Highway Corridor Overlay
Future Land Use	Mixed Use
Proposed Use	Restaurant & Dental Office
Project Area	±1.51 acres

### **A. Presentation by Applicant**

### **B. Consideration of Application MSP17-008 by Commission**

6. **Application SP17-003 – Preliminary Major Site Plan – Crowne Plaza** -- A request by Ackerman Greenstone North Augusta, LLC for approval of the Crowne Plaza Hotel in Riverside Village at Hammond’s Ferry.

Project Name	Crowne Plaza in Riverside Village at Hammond’s Ferry
Applicant	Ackerman Greenstone North Augusta, LLC
Project Engineer	Cranston Engineering Group, PC / James Dean
Address/Location	Riverside Village – Parcel F
Parcel Number	007-17-02-005
Zoning District	Hammond’s Ferry PD – Phase B
Future Land Use	Mixed Use
Proposed Use	Hotel
Project Area	±1.78 Acres

**A. Presentation by Applicant**

**B. Consideration of Application SP17-003 by Commission**

7. **Application SP17-006 – Preliminary Major Site Plan – Parcel “D”** – A request by Greenstone Hammond’s Ferry, LLC for approval of a multi-story, mixed-use development on Parcel D of Riverside Village at Hammond’s Ferry.

Project Name	Parcel D at Riverside Village in Hammond’s Ferry
Applicant	Greenstone Hammond’s Ferry LLC
Project Engineer	W R Toole Engineers, Inc. / Charles Hall
Address/Location	Riverside Village – Parcel D
Parcel Number	007-14-19-007
Zoning District	Hammond’s Ferry PD – Phase B
Future Land Use	Mixed Use
Proposed Use	Commercial / Residential
Project Area	±0.83 Acres

**A. Presentation by Applicant**

**B. Consideration of Application SP17-006 by Commission**

8. **Staff Report**

9. **Adjourn**

# Planning Commission



## Minutes of 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

1. **Call to Order** – The June 15, 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 for the roll call were Chairman Woods Burnett and Commissioners Bob Clark, Larry Watts and Briton Williams. Commissioner Tim Key arrived at 7:02 p.m. and Commissioner JoAnn McKie arrived at 7:36 p.m. Commissioner Carter was absent. Also present were Charles Martin, Interim Director of Planning and Development; Kuleigh Baker, Secretary for Planning and Engineering; representatives from the Central Savannah River Land Trust, Greenstone Properties and W. R. Toole, Engineers; City Council members Jimmy Adams and David McGee; Board of Zoning Appeals Chairman Wes Summers; and members of the press.
3. **Approval of Minutes** – The minutes of the May 18, 2017 were approved as transmitted pending the correction of a spelling error.
4. **Confirmation of Agenda** – Item 6, Application PDM17-001, a request by the North Augusta Riverfront Company for Planned Development Minor Modification for Hammond's Ferry Phase "C" – Lake West was withdrawn by the applicant and removed from the original June agenda.
5. **Application RZM17-001 – Rezoning – Map Amendment** -- A request by the Central Savannah River Land Trust to rezone  $\pm 245.56$  acres of land located along W. Martintown Road, North of I-20, Tax Parcel #s: 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 zoning request is to protect the subject property's use as a nature preserve.

Charles Martin, Interim Director of Planning and Development, gave clarification that the Central Savannah River Land Trust's request was to rezone the two tax parcels identified as Tract "A" on the survey from Cranston, Robertson & Whitehurst, P.C dated June 14, 2006. Mr. Martin gave a summary of the history of the property including the annexation and original PD development plans prior to it being acquired by the CSRLT.

Hazel Cook, Executive Director of the Central Savannah River Land Trust explained that the organization was gifted the land and would like to provide basic services with a pole barn and picnic tables for recreational use, guided tours, and educational purposes while continuing to maintain it as a private nature preserve. She confirmed that impervious parking was not part of the plan, that there were 3-5 miles of existing trails, and that there were no current plans for the tracts that are not being rezoned (Tracts "B", "C", and "D" on the survey provided with the application package).

- A. Public Hearing:** Chairman Chip Burnett opened the floor for comments at 7:13 p.m. after reviewing the guidelines for public participation.

Leon Walden, 1818 Gregory Lake Road, asked for clarity on the property boundaries and purpose of the rezoning.

Mr. Burnett read the definition of Critical Areas from the North Augusta Development Code to the audience to highlight the limitations of usage for the land.

Brenda Bancroft, 219 Jackson Ave, made comments in favor of the rezoning request, citing the presence of endangered plant species, Relict Trillium.

The commissioners asked questions regarding the private nature of the park that will be open to the public for special events, how events would be publicized, and the history and mission of the organization.

The public hearing was closed at 7:33 p.m.

**B. Consideration of Application RZM17-001 by Commission:**

There was no additional discussion or questions from the Planning Commission following the Public Hearing.

Commissioner Key made a motion to recommend for approval by City Council the request by the Central Savannah River Land Trust to rezone ±245.56 acres of land known as Greystone Preserve, identified as Tract "A", Tax Parcels #: Aiken County 001 15 02 003 and Edgefield County 106 00 00 035 from PD, Planned Development to CR, Critical Areas.

Commissioner Watts offered a second and the motion passed unanimously. Commissioner McKie was not present for the discussion, consideration, or vote.

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

Chairman Burnett reminded the Planning Commission that at the May 18, 2017 meeting, the Preliminary Major Site Plan application for The Clubhouse at Riverside Village, part of Hammond's Ferry, Phase B, Parcel A-1, was approved subject to the following 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.

**A. Presentation by Applicant** – James Dean, Greenstone Properties presented sample materials for review by the Planning Commission. He outlined the revisions to the previously presented design including the addition of the cornice, larger windows, and louvres in the stairwell, and using one grey color instead of shades arranged in a pattern.

**B. Consideration of Application SP17-002 by Commission** – The Commission confirmed that there would not be glazing on the field side to create a glare from the field and that the City's current fire trucks could handle the height of the 7-story building.

Commissioner Clark 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:

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.

Commissioner Watts offered a second. The motion passed 4-2 with Commissioners Williams and McKie opposed.

7. **Application SP17-004 – 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.

Mr. Martin introduced the plans for the Stadium Parking Deck, a 6-story, 30,940 sq ft footprint building located across Railroad Avenue from the ball park that will include 544 spaces and 37 surface spaces.

Within the Hammond's Ferry Planned Development this property is considered an urban lot. The front set back on urban lots is 1.0 ft minimum and 5.0 ft maximum. With the exception of relief sections on the corners (.5 ft setback) the building is within the suggested setback.

Suggested side setbacks for corner urban lots is 0.5 ft minimum and 5.0 ft maximum. Due to the proximity of Georgia Avenue and the massing of the building, the applicant was asked 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 ft from the property line.

- A. Presentation by Applicant** – James Dean, Greenstone Properties, described the overall color and massing of architectural elements on the design. The group discussed options to conform to the 70 ft height standard. The current design of the proposed parking deck at 71 ft 7 in exceeds the height requirement by 1 ft 7 in.

The Commissioners also asked questions about the rate at which cars will be able to exit the parking deck following peak times from the two exits.

- B. Consideration of Application SP17-004 by Commission** – Chairman Burnett made a motion to approve the Major Site Plan application for the Stadium Parking deck 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; and
2. Subject to the 70 ft maximum building height; and
3. A waiver be provided for the east side setback to allow the setback to be approximately 16 ft from the property line.
4. 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.

Commissioner McKie offered a second. The motion passed unanimously.

***Note:*** *At the June 15, 2017 Planning Commission meeting, the preliminary site plan for the Stadium Parking Deck – SP17-004 was approved subject to conditions. One of those conditions was to keep the maximum height no more than the 70 ft specified in the Hammond's Ferry Planned Development Phase B for civic buildings. The site plan as presented showed a height of 71 ft 7 in for the towers rising above the top parking level on each end of the building.*

*As Greenstone Properties analyzed how the height of the towers could be adjusted, it was verified to the Planning Department that the reason for the tower height was to accommodate the elevators. As a result, two sections of the Hammond's Ferry Planned Development Ordinance and one section of the NADC code come into play.*

***First*** – *In the Hammond's Ferry Planned Development Ordinance, the height of civic buildings is clearly stated in Section II.E.3.p.iv. as 70 ft. The height of the towers on the deck is 71 ft 7 in which is 1 ft 7 in above the maximum. However, there is no mention of height extensions caused by mechanical or other items found on roofs.*

***Second*** – *Section II.E of the Hammond's Ferry Planned Development Ordinance states, "General Development Standards: The following development standards apply to all development in the project. In situations where the development*

*standards contained herein are silent or do not provide clear direction the provisions of the NADC shall apply.....* So since the Planned Development Ordinance does not address structures above the roof line, we turn to the North Augusta Development Code (NADC).

***Third** – Section 3.5.10.3 of the NADC states, “An overall height limit of one hundred thirty-three percent (133%) of the height of the structure shall apply to penthouses for electrical, mechanical, or elevator equipment, belfries, chimneys and chimney flumes, flagpoles, cupolas, domes or any bulkhead, water tank, statuary, monument or any similar structure, architectural detail or necessary mechanical appurtenance mounted on and extending above the roof of any building if such structure does not occupy more than thirty-three (33) percent of the area of the roof.”*

***Conclusion:** The effective roof line of the deck is at the 57 ft 2.25 in. The 133% limit would allow for a maximum height of the elevator towers to be 76.06 ft, nearly 5 ft higher than the proposed tower height. The towers occupy a very small percentage of the roof area. As a result, the height of the parking deck with towers is within the City codes and therefore acceptable.*

8. **Application SP17-005 – 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.

Mr. Martin introduced the city-owned Hotel Parking Deck as a 4-story, 35,787 sq ft building footprint with 417 spaces and 18 surface spaces located behind the parking deck. The parking deck will be located on a portion of the previously proposed West Avenue Extension right-of-way deemed unfeasible due to cost and the presence of wetlands. The Hotel Parking Deck will not interfere with public access to the Brick Pond Park. The City feels comfortable that the parking deck is outside its 25 ft buffer from the edge of water line but that Greenstone Properties will have to mitigate encroachment into the 30 ft state buffer. Placing subservice footings for the building may cause a temporary disturbance to the ground but there would be no above-ground intrusions.

- A. **Presentation by Applicant** – Mr. Dean said the building is situated close to the buffer because upon guidance of the City, a 4-story building was requested to reduce construction costs, resulting in a larger footprint to accommodate the required parking spaces. The current distance from building edge to the buffer is 3.67 ft. With the footing set to be approximately 2 ft 5 in, it should remain clear of the 25 ft City buffer. Mr. Dean also reiterated that they planned to plant additional trees to further enhance the border of the Brick Pond.
- B. **Consideration of Application SP17-005 by Commission** -- Chairman Burnett asked for assurance that the building footing would not encroach on the Brick Pond Park buffer and that there would not be a request for a waiver. The Chairman also requested the traffic impact metrics for the Hotel Parking Deck.

Mr. Martin noted that replatting of the property must be completed by the applicant prior to issuance of building permits.

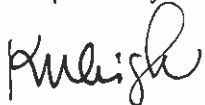
Chairman Key made a motion to approve the Preliminary Major Site Plan application for the Hotel Parking deck subject to conditions:

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; and
2. There would be no encroachment into the City's required 25 ft buffer either above or below grade either during construction or after construction.
3. Parcel "C" of Phase "B" of the Hammond's Ferry Planned Development must be combined and replatted with that portion of the previous West Avenue Extension upon which the building will sit prior to issuance of a building permit.

Commissioner Williams offered a second. The motion passed unanimously.

9. **Staff Report** – Mr. Martin said plans for Walnut Corner at Walnut Lane and US-25 were approved. Staff is reviewing projects for IHOP and Taco Bell. The department has received numerous applications for new residential development and minor site plans. An error in the staff report duplicating the previous YTD totals for zoning and text amendments was noted for revision.
10. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:48 p.m.

Respectfully Submitted,




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



# Department of Planning and Development

## Project Staff Report

Minor Site Plan Application - MSP 17-008 - IHOP/Aspen Dental July 13, 2017  
Prepared by Charles B. Martin, Interim Director 

Section 1 – Summary	
Project Name	IHOP/Aspen Dental
Applicant	Hotcakes RC Ventures, LLC
Project Engineer	Trilogy Group / David Shanahan Ingenium Enterprises / James Neff
Address/Location	Parcel #4 of the River Commons Planned Development (Ord. # 2004-32)
Parcel Number	007-08-12-008
Zoning District	Planned Development with General Commercial Base & Highway Corridor Overlay
Future Land Use	Mixed Use
Proposed Use	Restaurant & Dental Office
Project Area	±1.51 acres

### Section 2 – General Description

The project is a combination of an IHOP restaurant and an Aspen Dental office in one building located on parcel #4 of the River Commons Planned Development (Lowes, Kroger, etc.) on Knox Avenue. Parcel #4 is sandwiched between Starbucks to the south and Arby's to the north. The footprint of the building contains 4,160 sq. ft. for IHOP and 3,500 sq. ft. for Aspen Dental for a combined 7,660 sq. ft.

### Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the application sufficiently complete for review for a minor site plan. The application is appropriate for Planning Commission review and approval due to the applicant requesting certain waivers at the time of site plan review.

### **Conditions**

Planning Commission will be asked to consider the following waivers:

1. Vehicular Cross Access
2. Pedestrian Access to Adjoining Parcels
3. Parking Rows between the Building and the Front Buffer
4. Number of Parking Spaces and Pervious Surface for Excess Parking

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 Planned Development Ordinance # 2004-32 and the NADC for General Commercial and Highway Corridor Overlay Districts.

## Section 4 – Review and Approval Process

The proposed development is a minor site plan that would normally be reviewed and approved at the staff level. The development does not rise to the major site plan level requiring Planning Commission preliminary site plan approval.

However, the project is within the River Commons Planned Development. The Planned Development Ordinance contains provisions for which the applicant is requesting waivers.

Section I.A.1 of Planned Development Ordinance # 2004-32 states:

“Minor Modifications: Minor modifications to the development plan and program for valid land use planning and reasonable development reasons, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of subdivision approval for any portion of a phase or site plan approval for an individual parcel.”

Therefore the project is submitted to the Planning Commission for Review and Approval.

**Section 5 – History**

The River Commons Planned Development was adopted by City Council with passage of Ordinance 2004-32 on December 20, 2005. The River Commons development is anchored by Lowes on the south end and Kroger on the north end. There are 4 outparcels (numbered 2-5) running south to north along the western side of Knox Avenue. Parcel #2 is Walgreen; Parcel #3 is Starbucks; Parcel #4 is currently vacant and the subject of this application; and Parcel #5 is Arby's. Additional land remains undeveloped on the west side of the interior street River Commons Blvd.

Walgreen and Starbucks were approved by Planning Commission in April, 2006 as a joint submission for parcels #'s 2 & 3. Planning Commission approval dealt with waivers of the maximum number of parking spaces, pervious paving materials, and the timing of future submissions. The applicability of this action as it applies to the current project will be discussed in detail under "Analysis".

Arby's site plan, which involved no waivers, was approved at the staff level in April, 2009.

**Section 6 – Site Conditions**

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	PD, Planned Development; GC General Commercial with HC, Highway Corridor Overlay
North	Arby's	Mixed Use	PD, GC / HC
South	Starbucks	Mixed Use	PD, GC / HC
West	Vacant	Mixed Use	PD, GC / HC
East	Knox Avenue / Walmart	Mixed Use	PD, GC / HC

**Access** – The property is accessed primarily through 2 signalized entrances off of Knox Avenue onto River Commons Blvd. The property can also be accessed off of E. Martintown Road through the Lowe's parcel.

**Topography** –Parcel #4 is slopping north to south and is located between Arby's at a higher 397.0 ft elevation and Starbucks' at a lower 376.0 ft elevation. The difference in elevation from the south property line of Arby's to the north property line of Starbucks is 21.0 ft. The proposed finished elevation for Aspen Dental is at the 389.5 ft level and 388.0 for IHOP.

**Utilities** – The property is adequately served by City water and sewer.

**Floodplain** – The subject property does not have a federally designated floodway.

**Drainage Basin** – The property is located in the Water Works Basin. Overall sampling results indicate that the water quality at the outfall of this basin (below the River Golf Club ponds) is good. The property is served by a major drainage retention pond that serves the entire River Commons development

## Section 7 – Analysis

1. The proposed IHOP/Aspen Dental facility is a permitted and anticipated use of parcel #4 within the River Commons Planned Development.
2. The issues dictating the need for waivers are:
  - a. Topography; and
  - b. The fact that this is the last of the four parcels along Knox Avenue to be developed.
3. As suggested by the Planned Development ordinance, IHOP/Aspen Dental will share a common drive off of River Commons Blvd. with Starbucks. This was anticipated and facilitated with the Starbucks development.
4. Staff and representatives of the applicant have had numerous communications relating to the various ordinance requirements and how best to handle them given the site conditions that exist. There are several requirements of the Planned Development Ordinance that are not met by the IHOP/Aspen Dental plans as currently submitted. The applicant is requesting 4 waivers. They are:
  1. **Vehicular Cross Access:** Section I.K.22. of the PD ordinance states "Vehicular cross-access shall be provided between all parcels, where possible and permitted by differences in grade."

**The applicant requests a waiver from the requirement for vehicular cross access.**

With its site plan approval, Arby's was required to stub out a vehicular access drive to the adjoining property to its south – now the proposed IHOP/Aspen Dental site. Its requirement and its location did not take into consideration the practicality of a cross connection, due to elevation differences or location, and what effect it might have on the adjoining site. Vehicular cross access is handled on the south side by Starbucks and IHOP/Aspen Dental sharing a front entrance drive.

The applicant has provided evidence that a vehicular cross-access with Arby's to the north is not physically practical for this site. As noted in the project description, the north property line (south line of Arby's) is at a 397.0 ft elevation, and the south property line (north line of Starbucks) is at a 376.0 ft elevation. With the 21.0 ft. difference it is not practical to provide the vehicular cross connection without taking an inordinate amount of the applicant's property, thus making his project impractical and rendering parcel #4 virtually useless for the current application.

Staff's Review - We concur with the requested waiver for a vehicular cross access.

2. **Pedestrian Access to adjoining parcels:** Section I.K.24. States "Pedestrian walkways consisting of five (5) foot sidewalks shall be provided between all adjacent parcels. Where grade differences require, stairs or steps shall be installed."

**The applicant requests a waiver from the strict application of the pedestrian access and acceptance of its alternative routing.**

At the time of their construction, both Arby's on the north and Starbucks to the south, in compliance with this requirement, provided stub out sidewalks to their respective property lines. They did so without knowing what the eventual use of the vacant parcel would be. When IHOP/Aspen Dental submitted their site plans, both sidewalk connections from their neighbors were impractical– both from a grade elevation and location standpoints.

IHOP/Aspen Dental is showing a pedestrian sidewalk going to the Starbucks' property line in the vicinity of their front entrance where the grade is more appropriate. We have asked them to consider carrying the sidewalk to Starbucks's drive (with Starbucks permission) to make a better connection. They are also asking that their sidewalk to the Riverside Commons Blvd. sidewalk suffice as the pedestrian connection to Arby's.

Staff's Review - We concur with the logic and request for waiver on the pedestrian connections as proposed.

3. **Parking Rows Between Buffer & Building:** Section I.K.32. States "The structures to be developed on parcels 2, 3, 4, and 5 in Phase 2 shall be oriented toward Knox Avenue and shall be located as close as possible to the twenty five (25) foot landscape buffer. All of the buildings shall be designed to the same front setback; however, a drive aisle and one row of parking will be permitted between any building and the twenty five (25) foot buffer."

**The applicant requests a waiver thus allowing 2 rows of parking and drive aisle between the buffer and building.**

The proposed site plan for IHOP/Aspen Dental meets the required orientation and setback requirements. However, the site plan proposes 2 rows of parking between the building and buffer along with a drive aisle. The 2006 Planning Commission approval for Walgreen permitted 2 rows of parking along with a drive aisle. Starbucks' has a single row of parking and drive aisle. Arby's site plan was approved by staff with one row of parking along with the drive aisle.

With permission being given to Walgreen for the two rows of parking, a precedent is established for allowing the 2 rows of parking.

Staff's Review - We concur with the requested waiver for 2 rows of parking along with drive aisle.

4. **Number of Parking Spaces and Pervious Surfaces:** Section I.K.28. States "Parking ratios for each parcel in the project shall be no less than 3.33 per thousand square feet. The maximum parking ratio permitted for all uses except restaurant shall be 4.0 per thousand square feet. The maximum parking ratio for restaurants shall not exceed 6.0 per thousand square feet."

Section I.K.30. States "Any parking provided in excess of the maximum ratios shall be on a pervious surface approved by the Planning Commission at the site plan stage."

At 4,160 sq. ft. IHOP would be allowed 24.96 - rounded to 25 spaces.

At 3,500 sq. ft. Aspen Dental would be allowed 14.10 - rounded to 14 spaces.

Total allowed by the PD Ordinance would be 39 spaces. The plans show a total of 83 spaces which is 44 spaces over the maximum allowed. The current plans show a pervious surface for 45 parking spaces which requires Planning Commission Approval.

Waivers were granted allowing excess parking for Walgreen and Starbucks. A waiver was also granted that allowed the excess parking not to be a pervious surface.

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If the site was in only the underlying General Commercial district and not subject to the Planned Development, the approved parking spaces would be a minimum of 43 with a maximum of 85. The site plan as submitted would then be in compliance.

Staff's Review - We agree that a waiver should be allowed for the excess parking. However, the excess parking should be of approved pervious surface.

Attachments
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1. Application for Development Approval
2. Cover Letter
3. Aerial Photograph
4. Building Elevations
5. Grading and Drainage Plan
6. Zoning Plan
7. 3D Surface Model
8. Site Plan
9. Existing Zoning

cc: David Shanahan, Trilogy Group  
James Neff, Ingenium Enterprises

# Application for Development Approval

Please type or print all information



Staff Use

Application Number MSP17-008

Date Received 6/20/17

Review Fee \$125

Date Paid 6/20/17

1. Project Name IHOP/Aspen Dental  
Project Address/Location North Augusta MSP17-008 - Parcel #4 of the River Commons Planned Development  
1248 Knox Avenue

Total Project Acreage 1.51 acres Current Zoning PD

Tax Parcel Number(s) T.M. 007-08-12-008

2. Applicant/Owner Name Hotcakes RC Venture, LLC Applicant Phone (770) 955-0404

Mailing Address 6400 Powers Ferry Rd NW, Suite 100

City Atlanta ST GA Zip 30339 Email dshanahan@trilogygroup.net

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 James Neff License No. 20839

Firm Name Ingenium Enterprises Firm Phone (770) 437-8850

Firm Mailing Address 221 Roswell Street, Suite 100

City Alpharetta ST GA Zip 30009 Email jneff@ingeniumteam.com

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. [Signature]  
Applicant or Designated Agent Signature

6/22/17  
Date

DAVID S. BLASS  
Print Applicant or Agent Name





**DIMENSION**  
DEVELOPMENT PARTNERS, LLC

June 23, 2017

Mr. Charles Martin  
City of North Augusta  
100 Georgia Avenue  
North Augusta, SC 29841

Dear Charles:

Enclosed please find the Application for Development Approval and requested supplemental documents for the Planning Commission meeting on July 20, 2017. Also enclosed is a check in the amount of \$125.00, covering each of the five requested minor modifications in our application.

Section I.A.1. states:

“Minor Modifications: Minor modifications to the development plan and program for valid land use planning and reasonable development reasons, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of subdivision approval for any portion of a phase or site plan approval for an individual parcel.”

Our application addresses the following items and requests relief as stated:

1. Vehicular Cross Access: Section I.K.22. states “Vehicular cross-access shall be provided between all parcels, where possible and permitted by differences in grade.”

**The attached Exhibit, “Grading & Drainage Plan” demonstrates the grade differentials between the sites which make the cross access impossible.**

2. Pedestrian Access to adjoining parcels: Section I.K.24. states “Pedestrian walkways consisting of five (5) foot sidewalks shall be provided between all adjacent parcels. Where grade differences require, stairs or steps shall be installed.”

**The attached Exhibit “Zoning Plan” highlights the proposed pedestrian interparcel access.**

3. Parking Rows: Section I.K.32. states “ The structures to be developed on parcels 2, 3, 4, and 5 in Phase 2 shall be oriented toward Knox Avenue and shall be located as close as possible to the twenty five (25) foot landscape buffer. All of the buildings shall be designed to the same front setback; however, a drive aisle and one row of parking will be permitted between any building and the twenty five (25) foot buffer.”

**The proposed building is oriented to Knox Avenue. The building location meets the standard of “no more than 90’ from the front property line. The principal uses require parking in close proximity to the front door. The ADA requires handicapped accessible parking in close proximity to the public entrance.**

4. Number of Parking Spaces: Section I.K.28. states “Parking ratios for each parcel in the project shall be no less than 3.33 per thousand square feet. The maximum parking ratio permitted for all uses except restaurant shall be 4.0 per thousand square feet. The maximum parking ratio for restaurants shall not exceed 6.0 per thousand square feet.”

At 4,160 sq. ft. IHOP would be allowed 24.96 - rounded to 25 spaces.  
At 3,500 sq. ft. Aspen Dental would be allowed 14.10 - rounded to 14 spaces.  
Total allowed by the PD Ordinance would be 39 spaces. The plans show a total of 83 spaces which is 44 spaces over the maximum allowed.

**The proposed plans show 2 rows of parking between the building and the buffer. The maximum parking ratios do not allow for the amount of parking required to meet the demonstrated needs to the tenants. A standard Zoning Code requirement for restaurant parking is 1 space per 3 seats. That requirement would produce a minimum of 65 spaces to meet code for the IHOP. Standard retail parking requirements both industry and code are 5 spaces per 1000 sf. The Aspen use requirement is 5 per 1000, (18 spaces). The additional pervious area will be mitigated by the use of pervious paving. (See Exhibit, "Site Plan")**

5. Pervious surface required for excess parking spaces: Section I.K.30. states "Any parking provided in excess of the maximum ratios shall be on a pervious surface approved by the Planning Commission at the site plan stage."

**The current plans show a pervious surface for 45 parking spaces which will require Planning Commission Approval.**

Please let me know if the enclosed application will require any further documentation, or additional copies of for the Planning Commission meeting.

Sincerely,



David K. Shanahan  
Development Partner  
Dimension Development Partners, LLC

Enclosures

DKS/bd





This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Lot: 02 5044 | Lot: 03 5050 | Zoom: 0.15 km

11705

DATE RELEASE

CHECKED BY: AK

DRAWN BY: AD

NOTE:  
THIS DRAWING IS THE PROPERTY OF ARE Kohn Architects, PC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ARE Kohn Architects, PC IS STRICTLY PROHIBITED.

PROJECT FOR:  
THE TRILOGY GROUP, LLC  
6400 POWERS FERRY ROAD  
SUITE 100  
ATLANTA, GA 30339  
TEL. (770) 955-0404

ARE KOHN ARCHITECTS, PC  
74 WOODSTOCK ROAD, ROSWELL, GA 30075  
TEL. (770) 642-9020 FAX. (770) 642-3755  
EMAIL: info@arekohn.com

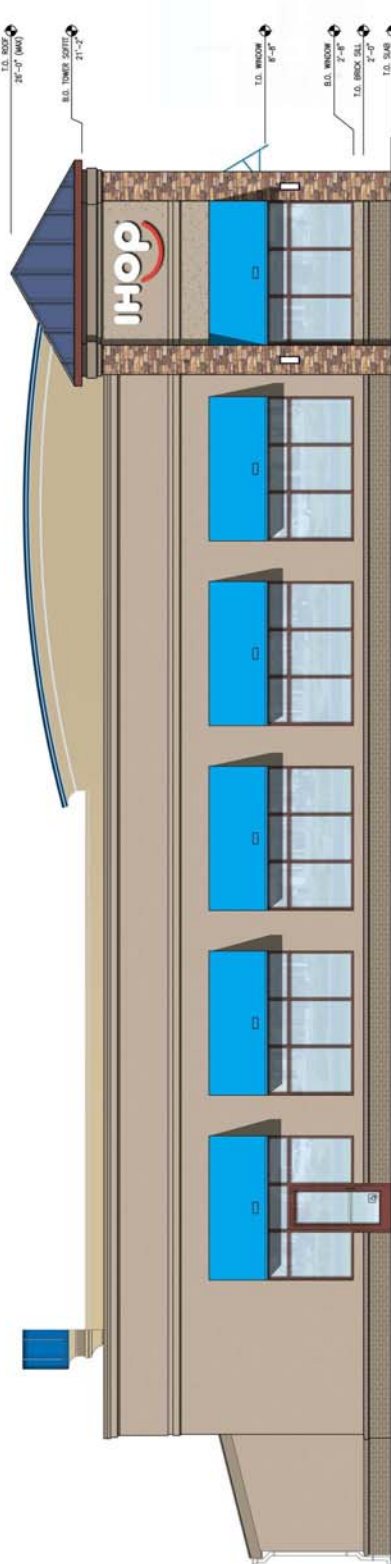
PROJECT: 11705  
DATE: 03.17.2017  
IHOP / ASPEN DENTAL  
NEW CONSTRUCTION  
EXTERIOR ELEVATIONS RENDERING

R-2.0

PRELIM. EXTERIOR ELEVATIONS: 04.06.2017.  
REVISED ELEVATIONS: 04.26.2017.



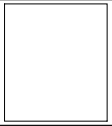
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



**ingenium**  
PLANNING & CONSTRUCTION  
2730 WOODBURN AVENUE  
SUITE 100  
NORTH AUGUSTA, SOUTH CAROLINA 29163  
PH: 803.747.0000  
WWW.INGENIUM-PA.COM



HOP/ASPEN DENTAL  
NORTH AUGUSTA, SOUTH CAROLINA

CLIENT:  
**HOTCHKISS RC VENTURE  
LLC**  
4605 DOWNSIDE ROAD  
ATLANTA, GEORGIA 30339  
PHONE: 770-955-0464

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	04/01/2013	ISSUE FOR PERMITS
2	04/01/2013	ISSUE FOR PERMITS
3	04/01/2013	ISSUE FOR PERMITS
4	04/01/2013	ISSUE FOR PERMITS
5	04/01/2013	ISSUE FOR PERMITS
6	04/01/2013	ISSUE FOR PERMITS
7	04/01/2013	ISSUE FOR PERMITS
8	04/01/2013	ISSUE FOR PERMITS
9	04/01/2013	ISSUE FOR PERMITS
10	04/01/2013	ISSUE FOR PERMITS

SCALE:  
AS SHOWN

ALTERNATIVE GRADING & DRAINAGE PLAN

NO.	DATE	DESCRIPTION
1	04/01/2013	ISSUE FOR PERMITS
2	04/01/2013	ISSUE FOR PERMITS
3	04/01/2013	ISSUE FOR PERMITS
4	04/01/2013	ISSUE FOR PERMITS
5	04/01/2013	ISSUE FOR PERMITS
6	04/01/2013	ISSUE FOR PERMITS
7	04/01/2013	ISSUE FOR PERMITS
8	04/01/2013	ISSUE FOR PERMITS
9	04/01/2013	ISSUE FOR PERMITS
10	04/01/2013	ISSUE FOR PERMITS

PROJECT NO.:  
DATE PLOTTED:  
DRAWN BY:  
CHECKED BY:

PROJECT NO.:  
DATE PLOTTED:  
DRAWN BY:  
CHECKED BY:



**LEGEND**

- UNUSABLE PORTION OF SITE DUE TO ROAD
- USABLE AREAS (ASCE)
- USABLE REMAINING PORTION OF SITE
- 1.08 ACRES (7.15%)

**SITE INFORMATION**

JURISDICTION: CITY OF NORTH AUGUSTA, SOUTH CAROLINA  
ZONING: PD (PLANNED DEVELOPMENT)  
PROJECT: HOP/ASPEN DENTAL  
OWNER: HOTCHKISS RC VENTURE LLC  
DESIGNER: INGENIUM PLANNING & CONSTRUCTION  
DATE: 04/01/2013

**ORIGINAL PROPOSED PARKING**

TYPE	NO. OF SPACES	TOTAL
REGULAR	75	75
BIKE	5	5
TOTAL	80	80

**NEW PROPOSED PARKING**

TYPE	NO. OF SPACES	TOTAL
REGULAR	100	100
BIKE	5	5
TOTAL	105	105

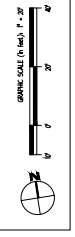
LOSS OF PARKING DUE TO INTER-PANEL ACCESS & SPACES  
DATE ASSESS: 2/1/13  
SITE AREA: 18 AC.  
TOTAL SITE AREA: 18 AC.  
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER FLOOD MAP NO. 460500300E, DATED 5/20/02.

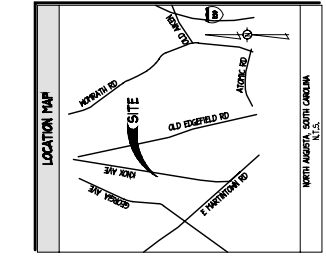
EXISTING INFORMATION: PROFESSIONAL LAND SURVEYORS, INC., DATED 04/01/2013  
PROPOSED: OUR SHEET (THIS)



KNOX AVENUE US HWY 25 & SC HWY 121  
R/M VARIABLE (PUBLC)

CONCRETE CURB & UTILITY (TYP.)





- LEGEND**
- ROUTE OF PEDESTRIAN ACCESS TO ADJACENT PARCELS
  - LOCATION OF NON-FEASIBLE VEHICULAR ACCESS ROUTE (SEE SHEET AG01)
  - 90° BUILD TO LINE

**SITE INFORMATION**

JURISDICTION: CITY OF NORTH AUGUSTA, SOUTH CAROLINA  
 ZONING: PD PLANNED DEVELOPMENT WITH HC OVERLAY  
 PARCEL# 007 08 12 003

REQUIRED BUILDING SETBACKS:  
 FRONT: MIN 5' OR 30' MAX 90'  
 SIDE: NONE OR 10'  
 REAR: 20'

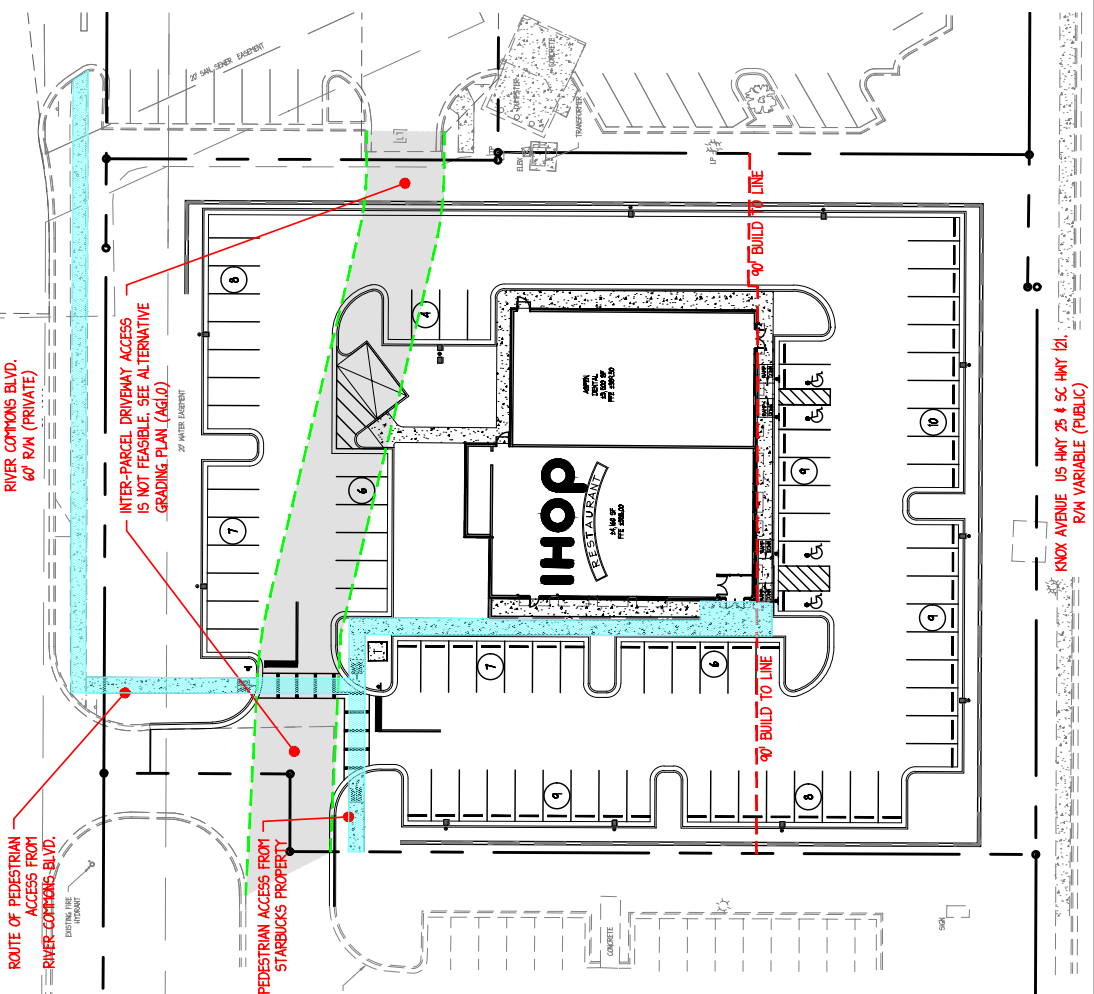
**PARKING REQUIRED PER PLANNED DEVELOPMENT:**  
 MIN: 3.33 PER 1,000 SF  
 4,160 + 3,500 SF = 26 SPACES  
 MAX (NO RESTAURANT): 4 PER 1,000 SF  
 3,500 SF = 14 SPACES  
 MAX (RESTAURANT): 6 PER 1,000 SF  
 4,160 SF = 25 SPACES

TOTAL: 26 SPACES  
 MAX: 31 SPACES

PROPOSED PARKING:  
 9' X 18' (REGULAR) = 74  
 8' X 18' (HC) = 4  
 TOTAL = 83

DRIVE AISLE: 25'

SITE AREA: 151 AC.



DATE:	06/06/17
SCALE:	1" = 40'
IE PROJECT #:	160194
FILE NAME:	160194_201
PROJECT MANAGER:	J5

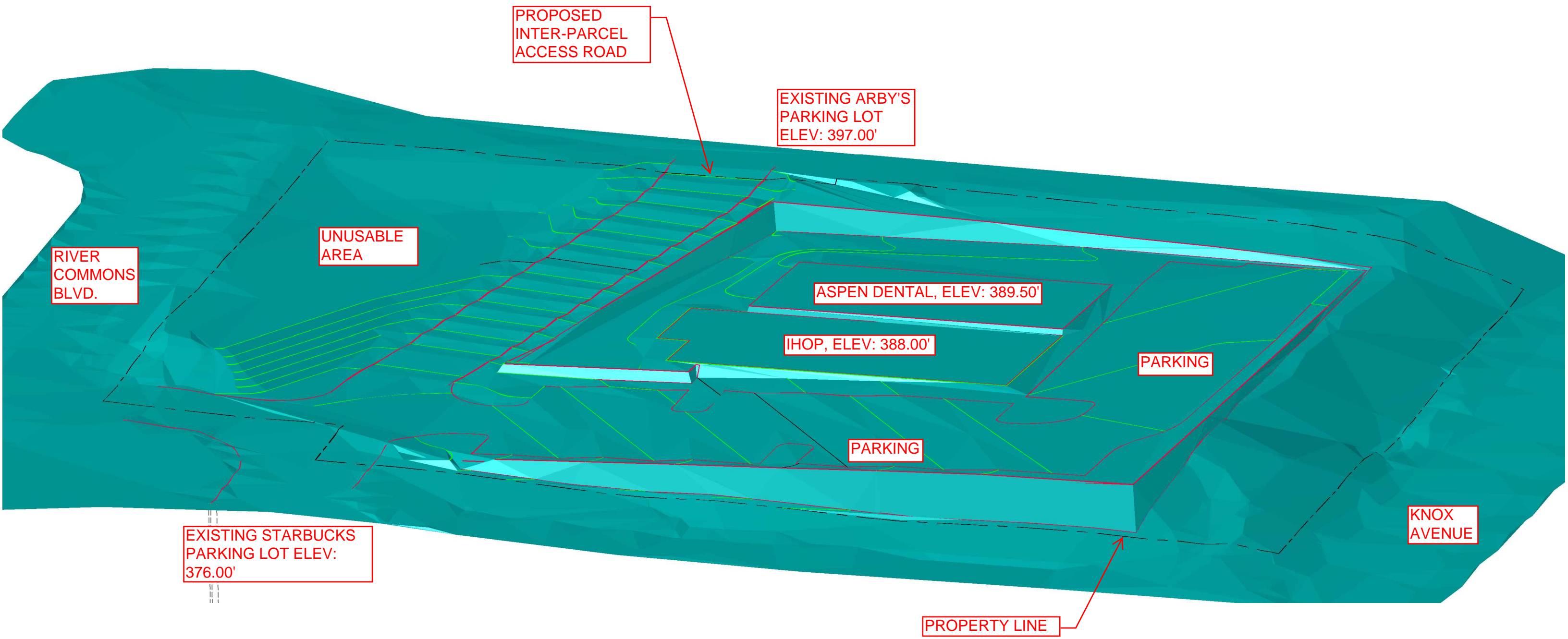
NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

**ingenium**  
 PLANNING & ENGINEERING  
 ENTERPRISES

221 ROSWELL ROAD | SUITE 101 | ALPHARETTA, GA 30091  
 770.457.2860 OFFICE | 644.655.6666 FAX

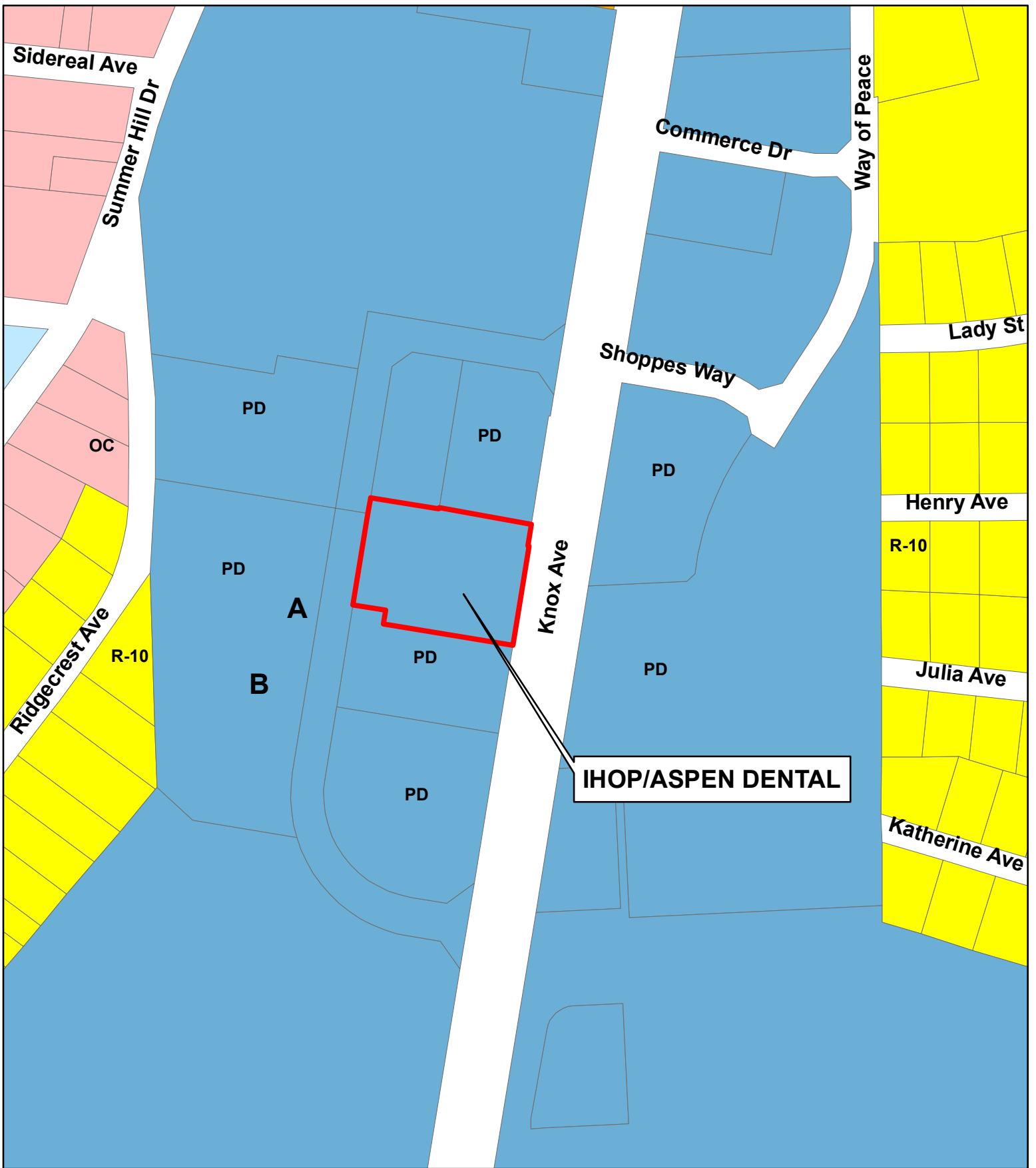
**IHOP/ASPEN DENTAL**  
 NORTH AUGUSTA, SOUTH CAROLINA



**IHOP/ASPEN DENTAL  
3D SURFACE MODEL  
06/27/2017  
N.T.S.**







# Department of Planning and Development

## Project Staff Report

Preliminary Major Site Plan: SP17-003 -- Crowne Plaza Hotel

July 13, 2017

Prepared by Charles B. Martin, Interim Director 

### Section 1 – Summary

Project Name	Crowne Plaza in Riverside Village at Hammond's Ferry
Applicant	Ackerman Greenstone North Augusta, LLC
Project Engineer	Cranston Engineering Group, PC / James Dean
Address/Location	Riverside Village – Parcel F
Parcel Number	007-17-02-005
Zoning District	Hammond's Ferry PD – Phase B
Future Land Use	Mixed Use
Proposed Use	Hotel
Project Area	1.78 Acres

### Section 2 – General Description

The project (Parcel "F" of Phase "B") is part of the overall PD for Riverside Village at Hammond's Ferry. The Crowne Plaza Hotel is located across from the stadium on Center Street and occupies an entire block bounded on the north by Railroad Avenue, on the west by Esplanade Avenue, on the south by Brissie Drive and on the east by Center Street. The hotel is 5 stories, with 180 rooms occupying 1.78 acres and containing a total of 122,655 sq ft. Also included within the building is a ballroom and meeting rooms, a restaurant bar/café, and roof top dining.

### Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the application sufficiently complete to 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 with all applicable development standards as imposed by the Planning Commission, Hammond's Ferry Planned Development Ordinance No. 2015-14, and the NADC.

#### **Conditions:**

Prior to final site plan approval, the applicant shall comply with any 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 section §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 and the Hammond's Ferry Planned Development Ordinance No. 2015-14.

#### 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, Ironwood Apartments, The Clubhouse, the Stadium Parking Deck and the Hotel Parking Deck.

Section 6 – Site Conditions			
	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Vacant	Mixed Use, Retail, Residential, Parking	PD, Planned Development
South	Vacant	Mixed Use	PD, Planned Development
East	Stadium under Construction	Mixed Use, Stadium	PD, Planned Development
West	Apartments under Construction	Mixed Use, Apartments	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 property originally had a slight slope toward the River. However, due to infrastructure installation for Riverside Village, there is no meaningful slope.

**Utilities** – The property has existing water line and sanitary sewer lines serving the Riverside Village at Hammond’s Ferry.

**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.

**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 ft 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 hotel is a permitted and anticipated use in the Hammond's Ferry Planned Development as part of 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 hotel is an integral component of Riverside Village.
4. The exterior materials used on the Hotel are brick for the first floor with cementitious siding for the 2<sup>nd</sup> – 5<sup>th</sup> floors with a metal roof.
5. The proposed height of the hotel is 5 stories at 78 feet 8 inches, well within the height allowed in Phase B of the Hammond's PD for a hotel. The limit for hotel was set at 8 stories not to exceed 90 ft.
6. Access to the hotel is adequate. The front of the hotel is serviced by Center Street as well as Railroad Avenue. Access to the rear is from Esplanade Avenue and Brissie Drive.
7. Most of the parking required for the hotel and conference center is provided in the hotel parking deck across Railroad Avenue. The hotel will have 180 Rooms.

The PD Ordinance requires ½ space per room. According to the master parking agreement, within the hotel parking deck 180 spaces are provided for hotel guests, 100 spaces are for the conference center and 35 for restaurant Valet. Surface parking (21 spaces) is provided off of Brissie Drive on the south and Esplanade Avenue on the west.

- 8 A Stormwater management plan for the hotel site will be required.
- 9 All new exterior 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 Setbacks:

All lots in Phase “B” are classified as urban lots. The hotel occupies an entire block within Riverside Village. As a result, the building has 2 corner urban lots, the first being Center Street at Railroad Ave, the second being Center Street at Brissie Drive. The setbacks for corner urban lots are as follows:

Front – 1.0 ft. minimum and 5.0 ft. maximum

Exterior Side – 0.5 minimum and 5.0 maximum

Rear – 3.0 ft.

The hotel shows a 0.5 ft. side setback on both sides (Railroad Avenue and Brissie Drive), and the rear is 3.0 ft., all of which are in compliance.

As one would imagine the front of the hotel serves a multitude of purposes and lining up close to the front property line does not allow for the hotel to function as intended. This was anticipated and provided for in the Hammond's Ferry Planned Development. Section II.E.3.o. states:

“Exceptions to Maximum Front and Side Setbacks on Urban Zone Lots:  
Maximum front and side setbacks may be increased where the setback area is used for a plaza, pocket park, or pedestrian amenity and where the area can be programmed for active use including outdoor restaurant seating, entertainment, a fountain or statuary, outdoor seating, pedestrian connection to a parking area or other space intended for active use.  
Such spaces are important to larger scale structures, civic structures, schools and similar uses.”

The front setback of the hotel varies in width and contains the portico/drive drop-off area and an outdoor seating area that could be used in conjunction with the restaurant.

11. Review by Hammond's Ferry Design Review Committee-- Section II.A.6.b. of Ordinance No. 2015-14 states:

"Site Plans will not be approved by the Director, or the Planning Commission if applicable, until the HFDRC has reviewed the plans and determined that the design complies with the Hammond's Ferry Pattern Book and Hammond's Ferry Covenants and Restrictions."

Please see attachments for comments from the Hammond's Ferry Design Review Committee.

#### Attachments

1. Application for Development Approval
2. Designation of Agent
3. Elevations
4. Preliminary Site Plan
5. Executive Summary of Hotel Specifics
6. Master Plan of Riverside Village at Hammond's Ferry
7. Aerial Map
8. Hammond's Ferry Design Review Comments

cc: Harvey Rudy, Ackerman Greenstone North Augusta, LLC  
James Dean, Cranston Engineering Group, P.C.

# Application for Development Approval

Please type or print all information



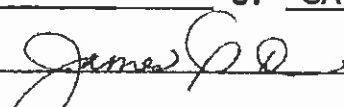
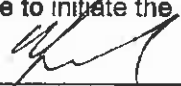
Staff Use

Application Number SP 17-003

Date Received 7/6/2017

Review Fee \$ 267

Date Paid 7/6/2017

1. Project Name Hammond's Ferry - Crowne Plaza  
Project Address/Location Riverfront Village - Parcel F  
Total Project Acreage 1.78 Current Zoning PUD  
Tax Parcel Number(s) 007-17-02-005  
Ackerman Greenstone
2. Applicant/Owner Name North Augusta, LLC Applicant Phone 678-589-7619  
Mailing Address 3301 Windy Ridge Parkway, Suite 320  
City Atlanta ST GA Zip 30339 Email hrudy@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 James P Dean, PE License No. 27380  
Firm Name Cranston Engineering Group, PC Firm Phone 706-722-1588  
Firm Mailing Address 452 Ellis Street  
City Augusta ST GA Zip 30901 Email jpdean@cranstonengineering.com  
Signature  Date 6/23/17
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.  7-5-17  
Applicant or Designated Agent Signature Date  
Harvey Rudy  
Print Applicant or Agent Name



# Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

<b>Staff Use Only</b>	
Application Number <u>SP 17-003</u>	Date Received <u>7/6/2017</u>

1. Project Name Hammond's Ferry - Crowne Plaza

Project Address/Location Riverfront Village - Parcel F

Project Parcel Number(s) 007-17-02-005

2. Property Owner Name Ackerman Greenstone North Augusta, LLC  
~~Cranston's Hammond's Ferry, LLC~~ Owner Phone 878-589-7819

Mailing Address 3301 Windy Ridge Parkway, Suite 320

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

3. Designated Agent James P. Dean, PE

Relationship to Owner Civil Engineer

Firm Name Cranston Engineering Group, PC Phone 706-722-1588

Agent's Mailing Address 452 Ellis Street

City Augusta ST GA Zip 30901 Email jpdean@cranstonengineering.com

Agent's Signature [Signature] Date 6/23/17

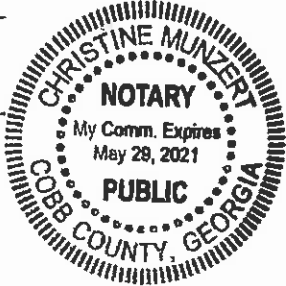
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature [Signature] Date 7-5-17

5. Sworn and subscribed to before me on this 5<sup>th</sup> day of July, 2017.

Notary Public [Signature]

Commission Expiration Date May 29 2021





  
CROWNE PLAZA

















CROWNE PLAZA





1 Presentation East Elevation - Center Street  
 PR-20 1/8" = 1'-0"



2 Presentation West Elevation - Esplanade Avenue  
 PR-20 1/8" = 1'-0"



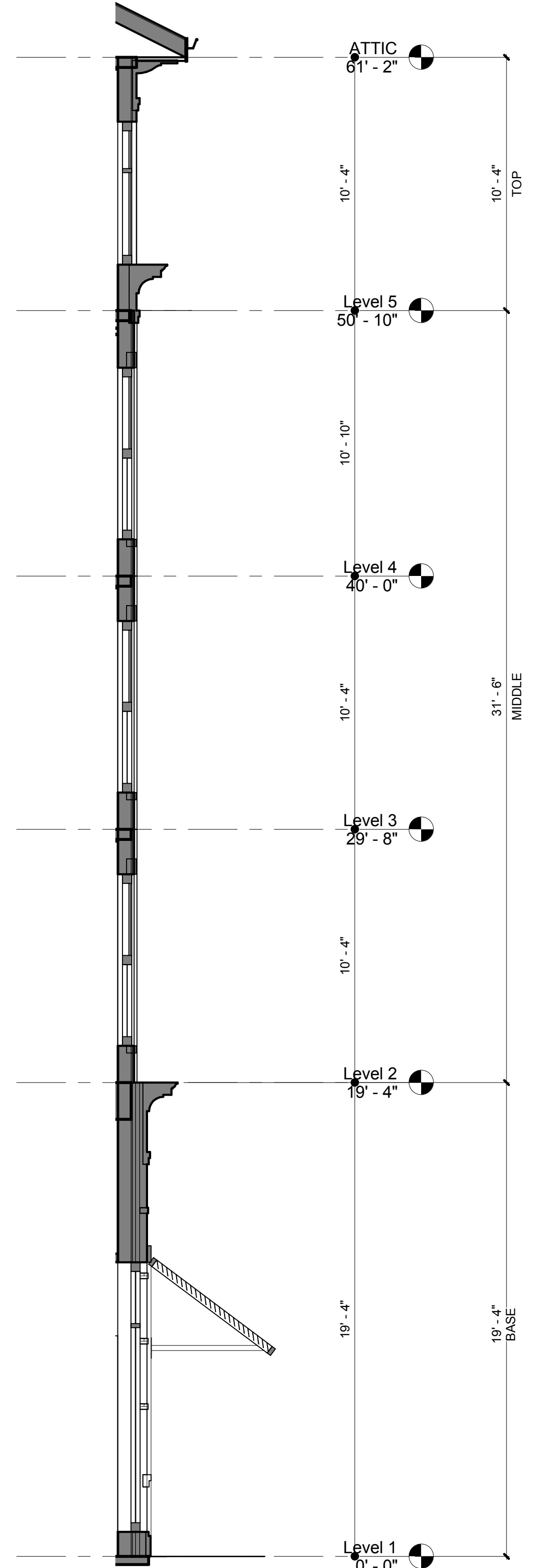
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PR-21 1/8" = 1'-0"



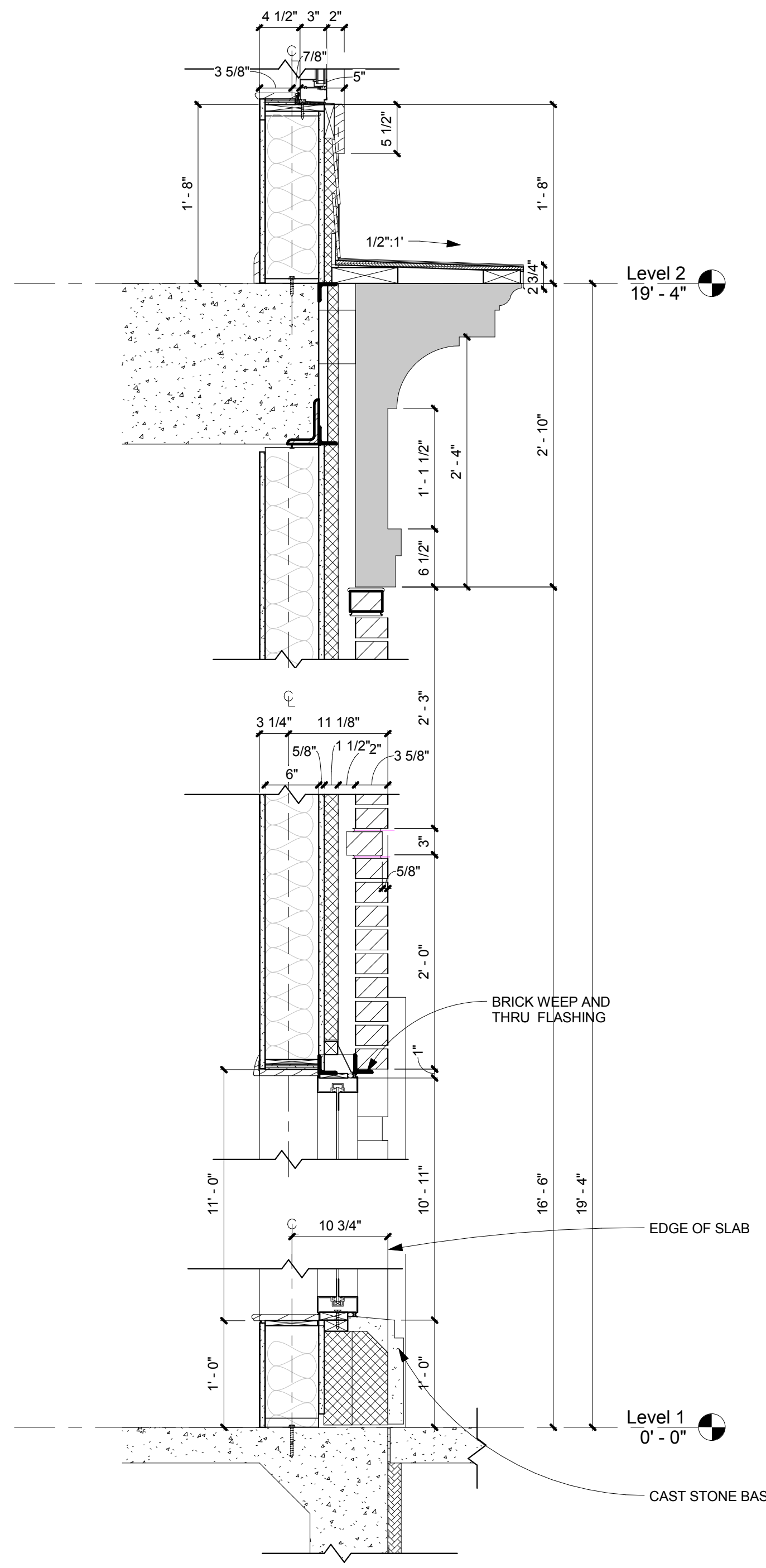
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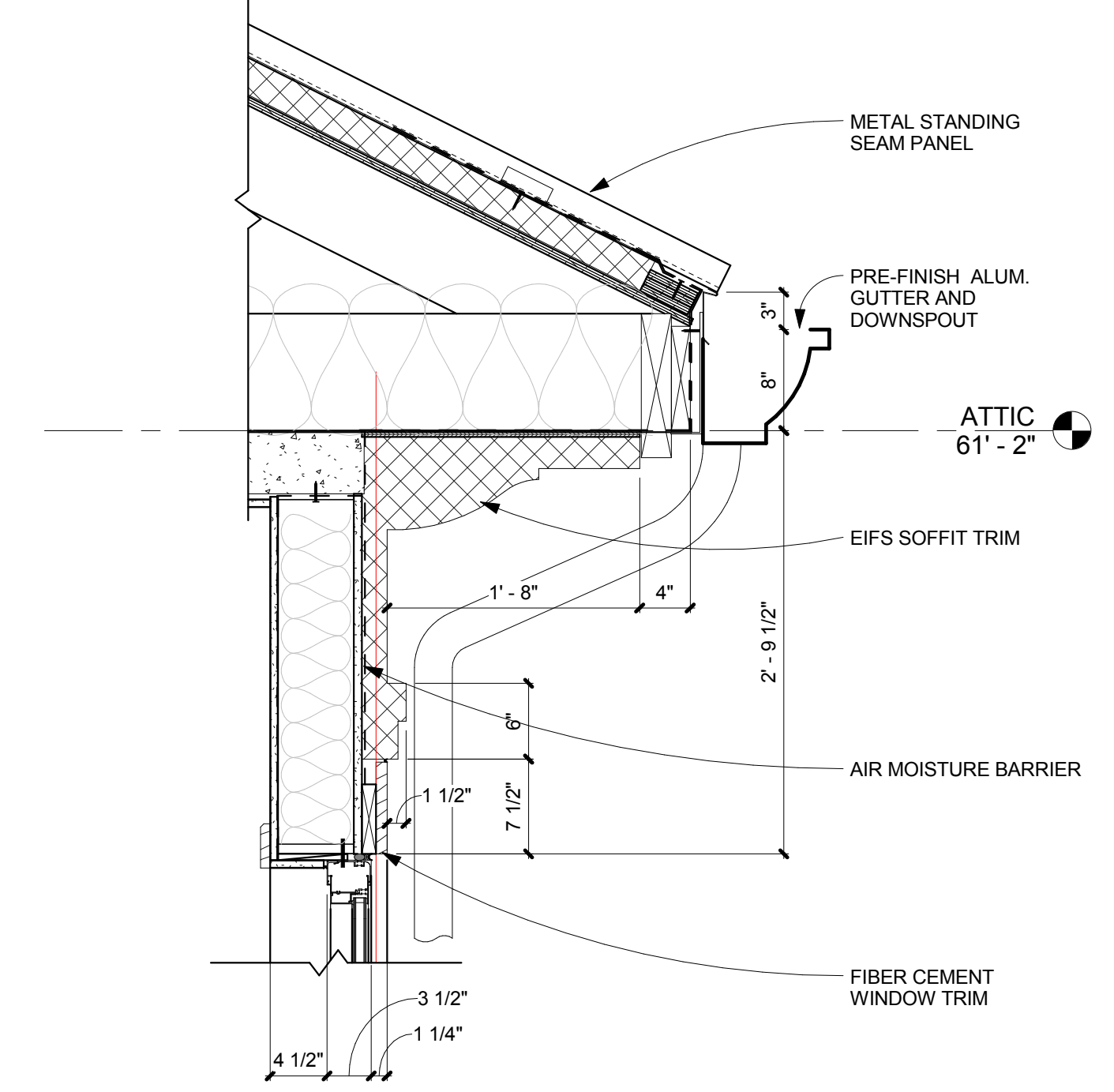
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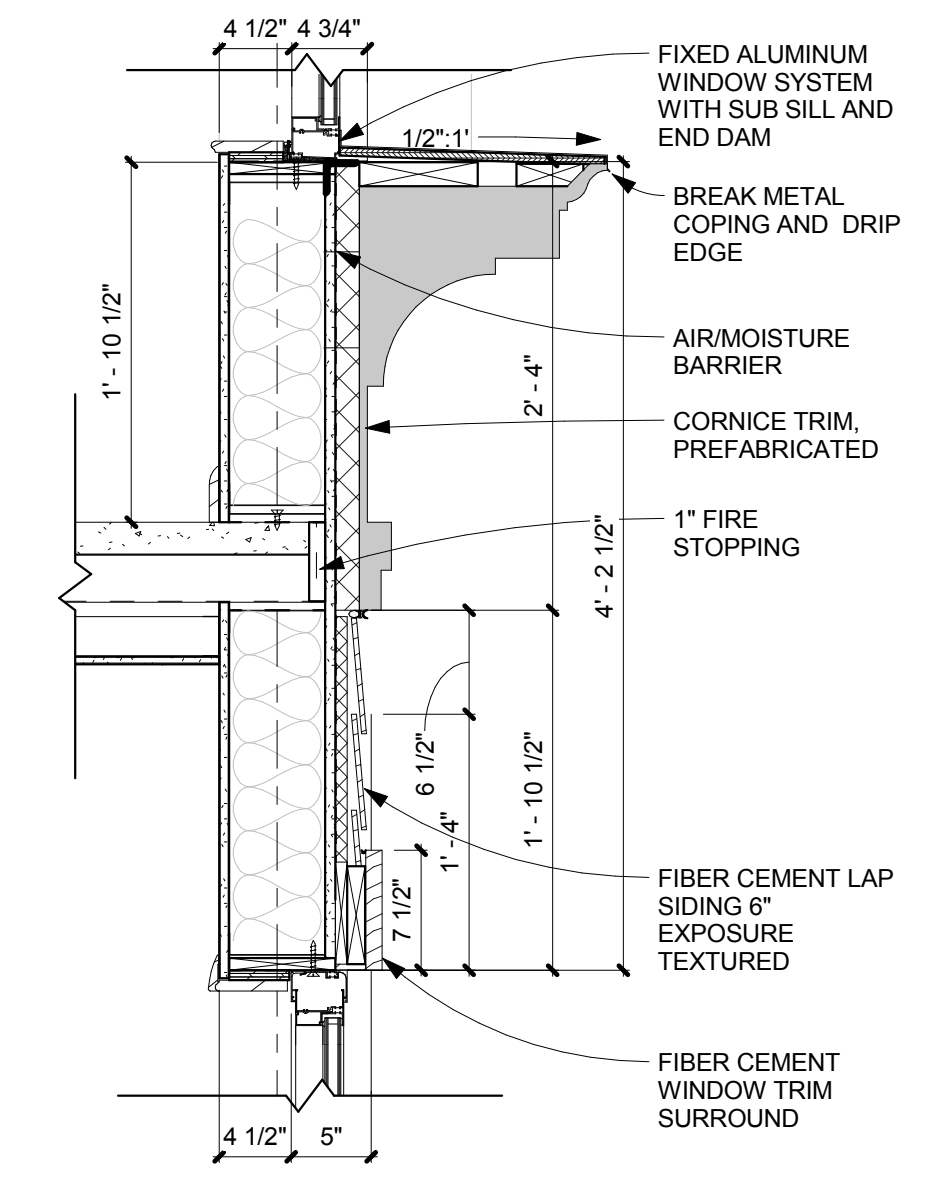
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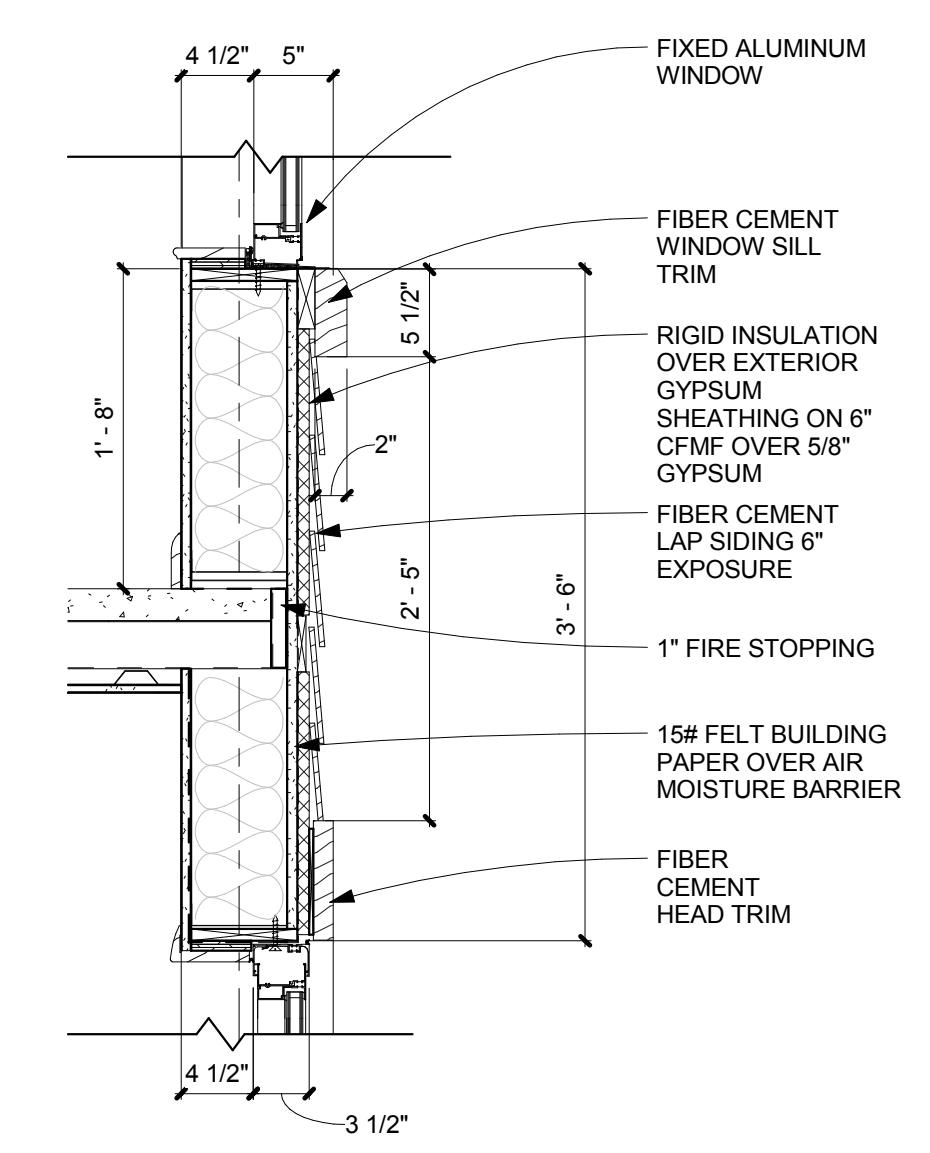
3 LOWER LEVEL DETAIL  
PR-22 1" = 1'-0"



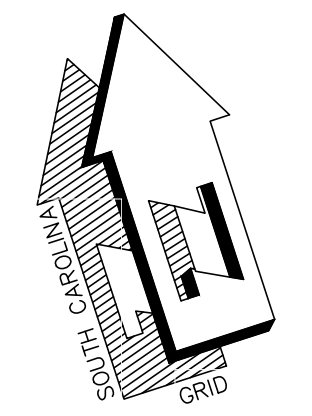
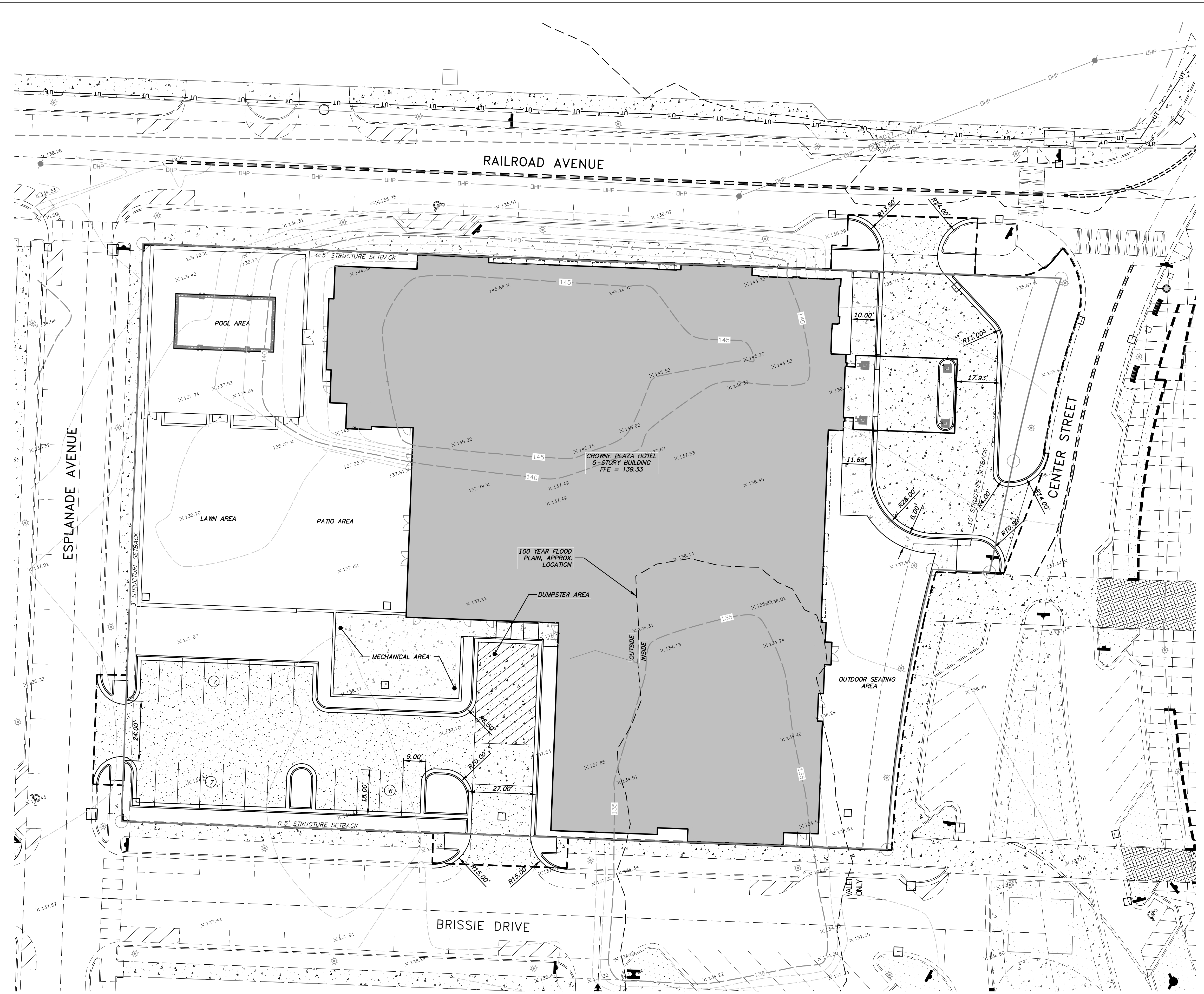
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PR-22 1" = 1'-0"




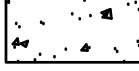
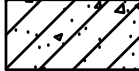
5 TOP CORNICE DETAIL  
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6 TYPICAL LEVEL DETAIL  
PR-22 1" = 1'-0"



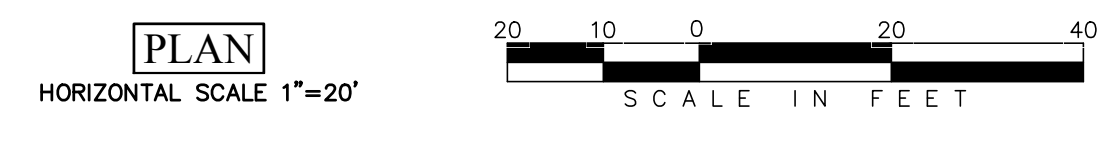
**PAVING LEGEND:**

-  ASPHALT PAVING
-  CONCRETE PAVING
-  REINFORCED CONCRETE PAVING

**SITE NOTES:**

1. ALL DASHED IMPROVEMENTS OUTSIDE OF THE PROJECT BOUNDARY WILL BE COMPLETED BY OTHERS UNDER THE SUPERVISION OF THE CITY OF NORTH AUGUSTA.
2. THE CONTRACTOR SHALL COORDINATE SITE WORK AND LIMITS OF WORK ASSOCIATED WITH STREET CONSTRUCTION WITH THE CITY OF NORTH AUGUSTA.
3. ALL UTILITIES AND ELEMENTS OF CONSTRUCTION THE EXTEND FROM THE STREETS INTO THE PROJECT LIMITS SHALL BE COORDINATED WITH THE CITY OF NORTH AUGUSTA.

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**PLAN**  
HORIZONTAL SCALE 1"=20'



PREPARED BY  

**Cranston Engineering Group, P.C.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 402 ELLIS STREET, AUGUSTA, GEORGIA 30901  
 POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30903  
 TELEPHONE 706-722-1588 FACSIMILE 706-722-8379  
 mail@cranstonengineering.com  
 JOB NO: 2017-0183

**CROWNE PLAZA HOTEL**

Project Address

**REVISIONS**

No	Date	Description
1	6/30/17	50% DD

DRAWING TITLE

SITE PLAN

PROJECT NUMBER

10101

DATE

DATE

**C.300**

North Augusta Crowne Plaza

**Executive Summary**

7/6/2017

**180 Rooms**  
**122,665 SF Total**

<u>Room Count</u>	<u>As Designed</u>	<u>%</u>
King	108	60%
Double Queen	61	34%
One Room Suites	3	2%
Accessible King*	4	2%
Accessible Double Queen*	4	2%
<b>Total</b>	<b>180</b>	<b>100%</b>

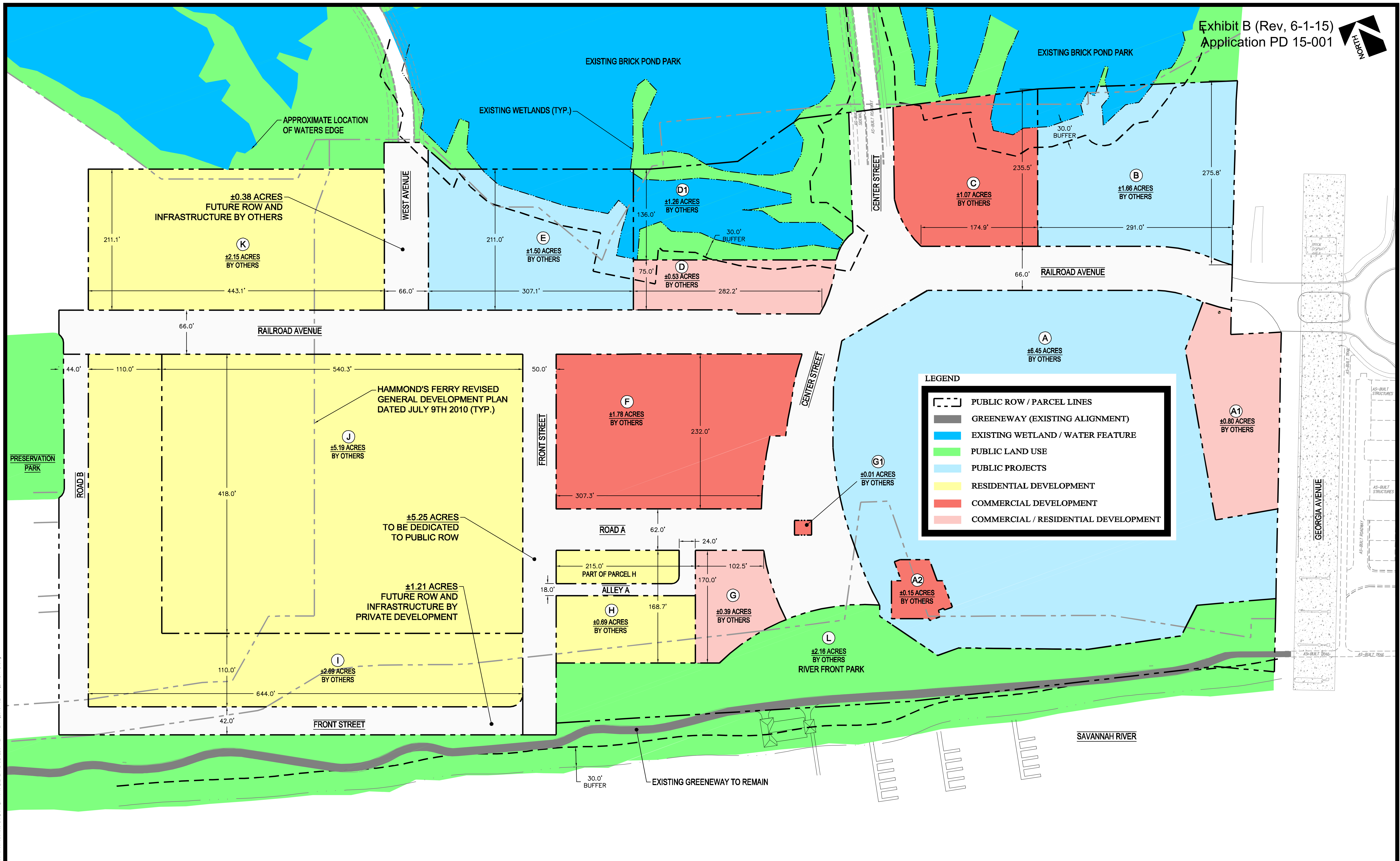
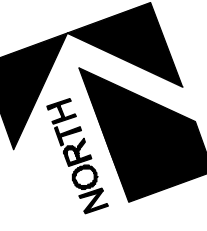
681 SF Key

**Gross Area**

Lobby Level	34,925 SF		
Level 2	22,750 SF		
Level 3	22,675 SF		
Level 4	22,675 SF		
Level 5	19,640 SF	Roof Bar	3,035 SF
<b>TOTAL</b>	<b>122,665 SF</b>		

AREAS of USE:

Pool	4,370 SF	Restaurant Bar/Café	5,407 SF
Tent Area	4,666 SF	Outdoor patio	1,312 SF
Courtyard	2,777 SF	Hotel Lobby	5,868 SF
Ballroom	5,320 SF	Fitness Area	1,150 SF
Meeting Rooms	1,890 SF	Rooftop Dining	3,035 SF



**LEGEND**

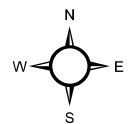
- PUBLIC ROW / PARCEL LINES
- GREENWAY (EXISTING ALIGNMENT)
- EXISTING WETLAND / WATER FEATURE
- PUBLIC LAND USE
- PUBLIC PROJECTS
- RESIDENTIAL DEVELOPMENT
- COMMERCIAL DEVELOPMENT
- COMMERCIAL / RESIDENTIAL DEVELOPMENT

K:\CHL\PR\011262006 GreenJackets\Baltimore\Hammonds\GENERAL DEVELOPMENT PLAN\2015-02-19\EXHIBIT B.dwg





# BLOCK F CROWNE PLAZA



# Department of Planning and Development

## Project Staff Report

Preliminary Major Site Plan: SP17-006 – Parcel D at Riverside Village

July 13, 2017

Prepared by Charles B. Martin, Interim Director 

### Section 1 – Summary

Project Name	Parcel D at Riverside Village in Hammond's Ferry
Applicant	Greenstone Hammond's Ferry LLC
Project Engineer	W R Toole Engineers, Inc. / Charles Hall
Address/Location	Riverside Village – Parcel D
Parcel Number	007-14-19-007
Zoning District	Hammond's Ferry PD – Phase B
Future Land Use	Mixed Use
Proposed Use	Commercial / Residential
Project Area	0.83 Acres

### Section 2 – General Description

The project (Parcel "D" of Phase "B") is part of the overall PD for Riverside Village at Hammond's Ferry. The project is a combination commercial/residential structure located along the north side of Railroad Avenue across from the Crowne Plaza Hotel at Center Street. The 4 story building contains  $\pm$  17,390 sq. ft. of commercial space on the first floor, and  $\pm$ 17,805 sq. ft. of residential on each of the 2<sup>nd</sup> – 4<sup>th</sup> floors. Total floor area is  $\pm$  70,805 sq. ft. Each of the residential floors contain 11 units with a total of 23 bedrooms.

### Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the 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 with all applicable development standards as imposed by the Planning Commission and the NADC.

**Conditions:**

Prior to final site plan approval, the applicant shall comply with any 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 section §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, Ironwood Apartments, The Clubhouse, the Stadium Parking Deck and the Hotel Parking Deck.

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 - Brick Pond Park	PD, Planned Development
South	Crowne Plaza (under review)	Mixed Use	PD Planned Development
East	Vacant	Mixed Use, Office Bldg. Proposed	PD, Planned Development
West	Hotel Parking Deck	Mixed Use, Parking Deck	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 property slopes toward Brick Pond Park.

**Utilities** – The property has existing water line and sanitary sewer lines serving the Riverside Village at Hammond's Ferry.

**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.

**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 ft 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. The 4 story commercial/residential building 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 commercial/residential building is an integral component of Riverside Village.
4. The exterior materials used on the building are a combination of Brick, Stucco and cementitious siding and panels.

5. The proposed height of the building is 4 stories at 54 ft-0" and is within the 4 story 60 ft. height limit in the Hammond's Ferry PD ordinance.
6. Access to the building is adequate. The building fronts on the north side of Railroad Avenue and can be accessed from Center Street, Railroad Avenue and Riverside Boulevard.
7. Parking required for the residential component of the building is satisfied in the Hotel Parking Deck. The PD ordinance requires 1.75 spaces per unit or 58 spaces for the 33 residential units. The master parking agreements provides 84 spaces for residents.
8. A Stormwater Management Plan for the site will be required.
9. All exterior 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. Setbacks:

All lots in Phase "B" are classified as urban lots. The subject property, although long, falls into the classification of a corner lot.

Exterior Side – Corner lots have a side setback of 0.5 ft. minimum and a 5.0 ft. maximum. The Center Street end of the building is in compliance.

Front – The front setback for urban lots is 1.0 ft. minimum and 5.0 ft. maximum. The Railroad Avenue frontage is in compliance.

Interior Side – The west end of the building constitutes an interior side setback. As designed, the east end of the site consists of a ±25 ft. drainage easement and service area allowing for service access to the rear of the building and the rear doors of the commercial spaces on the first floor as well as access to the dumpster. Due initially to the storm drain easement the prescribed 5.0 ft. minimum to 10 ft. maximum side setback cannot be met. The use for service area which is certainly needed takes advantage of the easement.

11. Wetlands / Buffers:

As a result of the new survey that correctly identified the 126 ft. elevation from which the NADC 25 ft. buffer was set for the Hotel Parking Garage, the 126 ft.

elevation for Parcel D was also verified. The building on Parcel D as originally designed encroached into the 25 ft. buffer. Following the new survey, the building was redesigned to eliminate any encroachment into the City's buffer. There still remains a small portion of the back walkway that is within the SCDHEC 30 ft. buffer which will have to be permitted by the state.

12. Review by Hammond's Ferry Design Review Committee-- Section II.A.6.b. of Ordinance No. 2015-14 states:

"Site Plans will not be approved by the Director, or the Planning Commission if applicable, until the HFDRC has reviewed the plans and determined that the design complies with the Hammond's Ferry Pattern Book and Hammond's Ferry Covenants and Restrictions."

Please see attachments for comments from the Hammond's Ferry Design Review Committee.

#### Attachments

1. Application for Development Approval
2. Rendering
3. Elevations
4. Preliminary Site Plan
5. Aerial Map
6. Hammond's Ferry Design Review Comments

cc: James Dean, Greenstone Hammond's Ferry, LLC

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

# Application for Development Approval

Please type or print all information



**Staff Use**

Application Number SP17-004 Date Received 7/6/17  
Review Fee \$150 Date Paid 7/7/17

1. Project Name PARCEL D AT HAMONDS FERRY BALLPARK VILLAGE

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

Total Project Acreage 0.83 ACRES Current Zoning PD

Tax Parcel Number(s) 007.17.02.001 (PORTION) AKA PARCEL "D"

2. Applicant/Owner Name Greenstone Hammond's Ferry, LLC Applicant Phone 678/486-6587

Mailing Address 3301 Windy Ridge Parkway, Suite 320

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

3. Is there a Designated Agent for this project?        Yes   X   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 7.6.17

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   X   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.

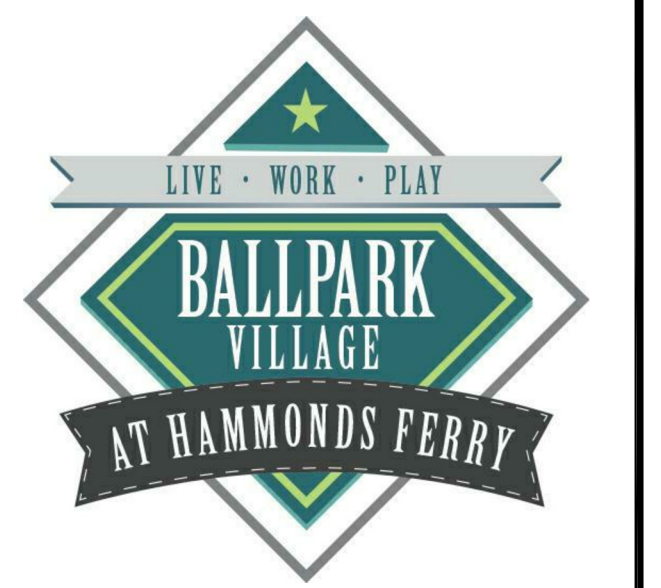
7. James D. Dean 7/5/17  
Applicant or Designated Agent Signature Date

James D. Dean  
Print Applicant or Agent Name





Hammond's Ferry Lot D



**HAMMOND'S FERRY  
BUILDING D**



**GREENSTONE  
PROPERTIES**

100 GEORGIA AVENUE  
NORTH AUGUSTA, SC 29861

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*Print Record*

*Revisions*

Date: 07/11/2017 Job No: 1503016.000

Sheet Title

**EXTERIOR ELEVATION**

Sheet No.

**A2.1**

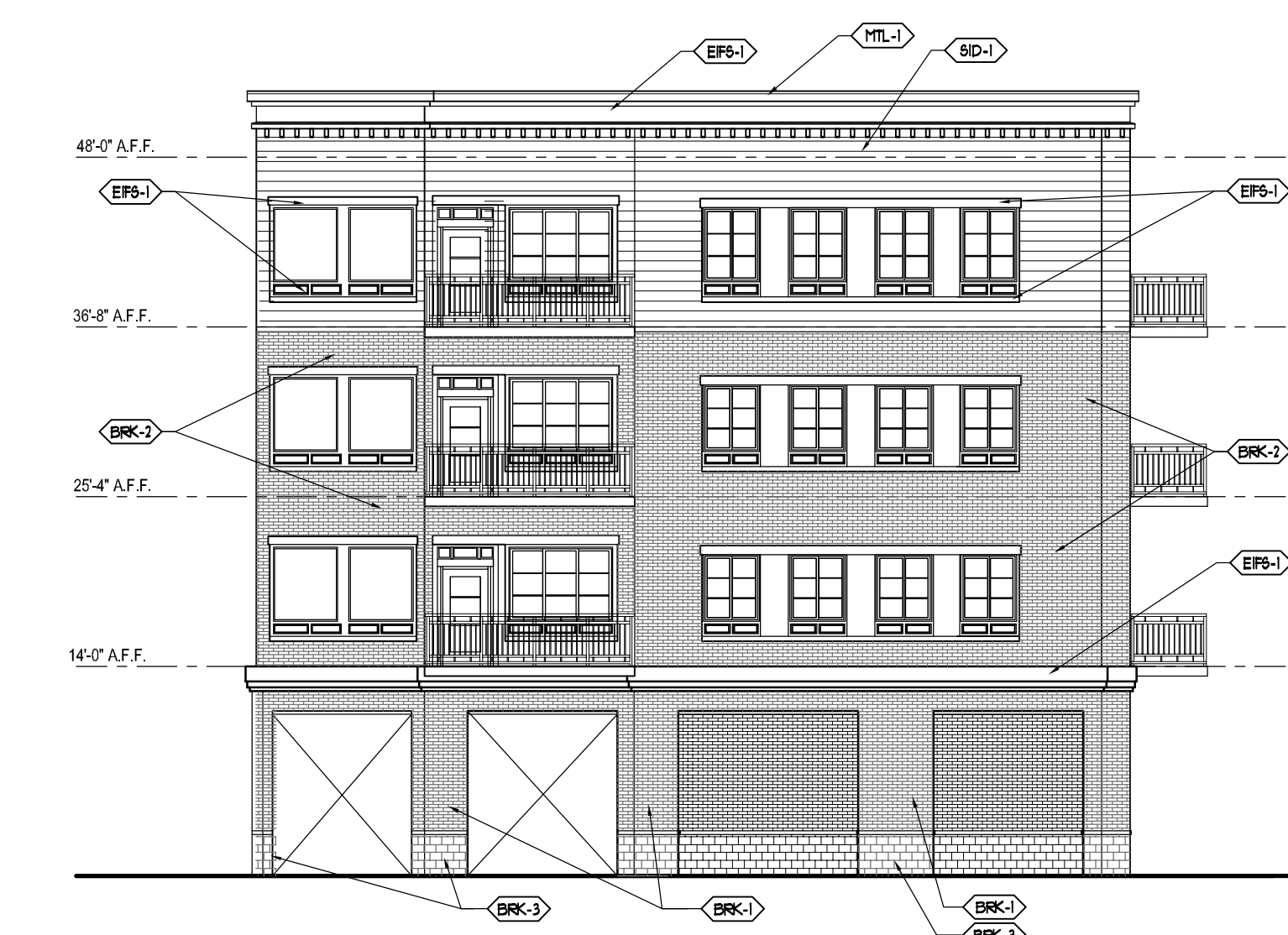
NOT RELEASED FOR CONSTRUCTION



**1 EXTERIOR SOUTH ELEVATION**  
SCALE 3/32" = 1'-0"



**2 EXTERIOR NORTH ELEVATION**  
SCALE 3/32" = 1'-0"



**3 EXTERIOR EAST ELEVATION**  
SCALE 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BRK-1	BRICK VENEER, CHEROKEE BRICK, 'OLD MISSISSIPPI' - UTILITY / MODULAR
BRK-2	BRICK VENEER, CHEROKEE BRICK, 'OLD RICHMOND' - UTILITY / MODULAR
BRK-3	BRICK VENEER, CHEROKEE BRICK, 'STANDARD' - GREEN SIZE - PAINTED
EPB-1	E.P.S. DRY-VIT SANDPRESSED CUSTOM COLOR (SHERWIN WILLIAMS 'TAU' 'SWEET VILLA')
WP-1	WOOD PANELING SYSTEM - 'RESERVE COGNAC'
MTL-1	PRE-FINISHED METAL PAC-CLAD 'ALMOND'
R-1	MALESTIC SLATE ROOF SYSTEM - 'TINGHAT GRAY'
SD-1	ALLURA LAF BONDING FIBER CEMENT - 'LIGHT MAPLE'

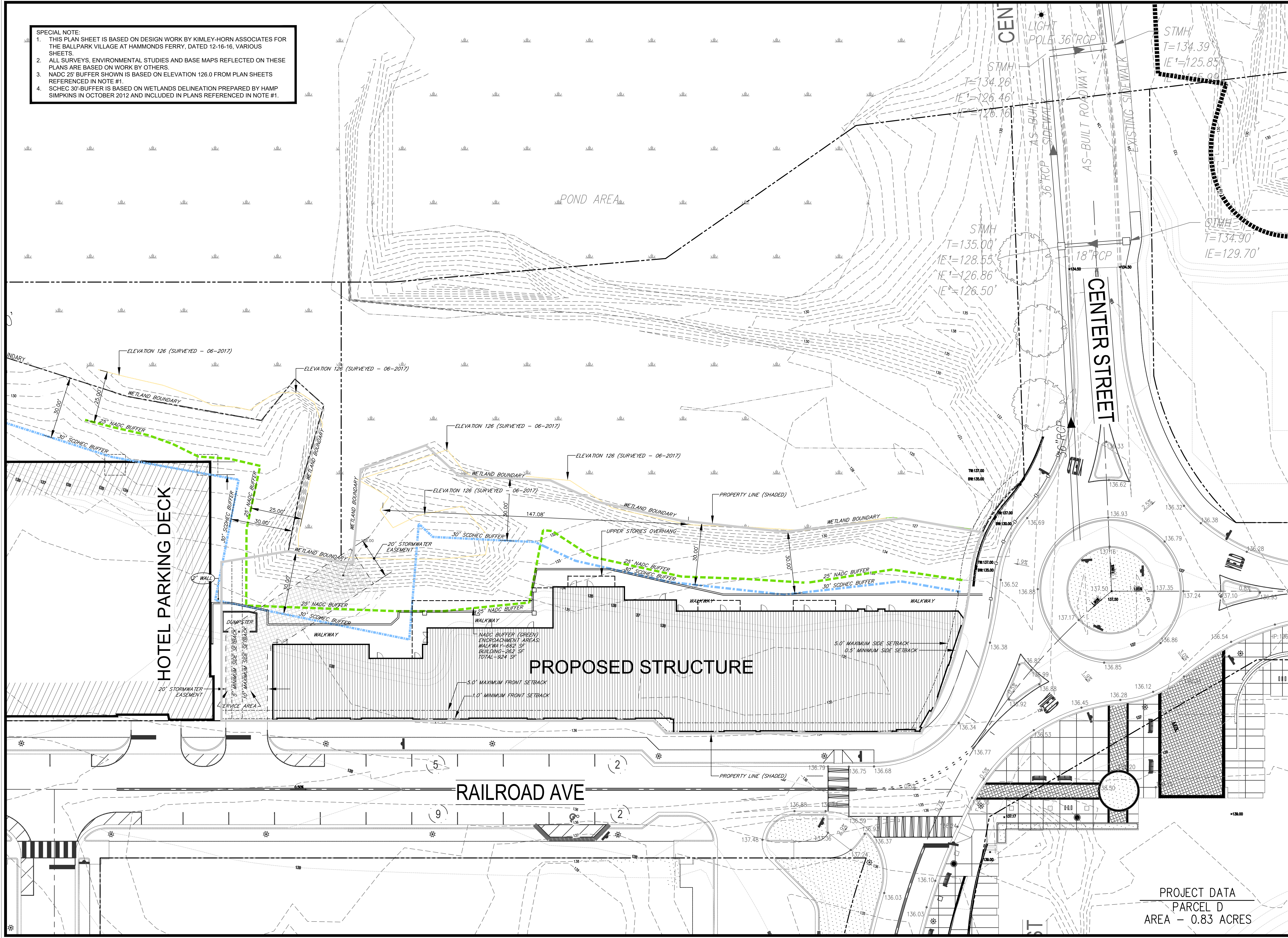
  

EXTERIOR FINISH NOTES	
1.	ONLY EXACT MATCHES FOR COLORS AS SPECIFIED WILL BE ACCEPTED.
2.	CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS TO THE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION OF FINISHES.
3.	PAIN ANY EXPOSED ELECTRICAL PANELS, PIPING, CONCRETE, ETC. TO MATCH ADJACENT WALL (SEE SCHEDULE).
4.	ALL SEALANT SHALL MATCH ADJACENT SURFACES. CONTRACTOR SHALL SUBMIT SAMPLES + LOCATION DIAGRAM TO ARCHITECT.
5.	CPI CONTROL JOINTS ARE TO BE PROVIDED EVERY 30'-0" O.C. (MAX) UNLESS NOTED OTHERWISE.

P:\01 - THE WAKEFIELD BEASLEY ASSOCIATES ARCHITECTS\Projects\Hammond's Ferry\Construction\Exterior\Exterior Elevation\A2.1.dwg  
 PLOTTED BY: JAMES S. BEASLEY  
 PLOTTED DATE: 6/29/2017 3:40 PM  
 PLOT TIME: 0:00:00

**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
1	07/10/17	



**PRELIMINARY OVERALL SITE PLAN**  
**Parcel D at Riverside Village**

AIKEN COUNTY, SOUTH CAROLINA

**WR Toole Engineers, Inc.**  
 1005 Broad St., Suite 200 • Augusta, Ga. 30901 • 706-722-4114 • www.wrtoole.com  
 Engineers • Consultants • Planners

**PROJECT INFORMATION**

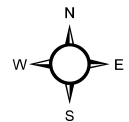
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 CHECKED BY: EPH  
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 DRAWING SCALE: 1"=20'  
 ORIGINAL RELEASE DATE: JULY 05, 2017

Sheet: **C1.1**

PROJECT DATA  
 PARCEL D  
 AREA - 0.83 ACRES



# BLOCK D



***DEPARTMENT OF  
PLANNING AND DEVELOPMENT***

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

***MONTHLY REPORT  
FOR  
JUNE 2017***

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

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
<b>Development Applications</b>								
<b>Subdivisions</b>								
Major Subdivision Plans	1	0	2	0	1	0	1	0
Planned Acres	6.89	0.00	27.88	0.00	32.40	0.00	32.40	0.00
Planned Lots	37	0	89	0	60	0	60	0
Minor Subdivision Plats	3	0	9	0	4	0	6	0
Platted New Lots	6	0	18	0	0	0	1	0
Major Subdivision Plats	0	0	1	0	0	0	3	0
Platted Acres	0.00	0.00	21.18	0.00	0.00	0.00	61.46	0.00
Platted Lots	0	0	42	0	0	0	95	0
<b>Site Plans</b>								
Minor Site Plans	2	0	6	0	1	0	8	0
Major Site Plans	0	0	2	0	0	0	2	0
Total Site Plan Acres	4.40	0.00	29.78	0.00	0.53	0.00	33.58	0.00
<b>Planned Developments</b>								
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
<b>Development Plan Modifications</b>	0	0	0	0	0	0	2	0
<b>Annexations</b>								
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
<b>Zoning/Text Amendments</b>								
Rezoning	1	0	1	0	0	0	2	1
Parcels	2	0	2	0	0	0	2	2
Acres	245.56	0.00	245.56	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	0	0	2	2
<b>Other</b>								
Certificates of Zoning Compliance	15	0	110	0	16	0	77	0
Zoning Confirmation Letters	1	0	4	0	0	0	4	0
Residential Site Reviews	13	0	99	0	20	0	110	0
Sign Permits	4	0	31	0	4	0	24	0
Planning Projects	2	0	2	0	0	0	4	0
Communications Towers	0	0	0	0	0	0	0	0
Conditional Use Permits	0	0	1	0	2	0	4	0

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

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
<b>Appeals</b>								
Variances	0	0	1	0	1	0	1	0
Special Exceptions	0	0	0	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	1
Waivers	0	0	0	0	0	0	0	0
<b>Fees Collected</b>								
Development Applications	\$915.50		\$7,690.20		\$720.00		\$9,800.50	
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	
<b>Total Fees</b>	<b>\$915.50</b>		<b>\$7,890.20</b>		<b>\$920.00</b>		<b>\$10,318.47</b>	

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

Residential Site Plan Approvals

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Description
RSP17-087	014-00-020-28	JBC Construction	39 Savannah River Pl	PD	6/1/2017	New Residential
RSP17-088	005-10-07-012	R. T. Bailey	216 Bridle Path Rd	PD	6/7/2017	New Residential
RSP17-089	007-06-08-012	Nick Mellinger	312 W Martintown Rd	R-14	6/7/2017	Porch Addition
RSP17-090	005-14-06-016	Forrest McKie, Inc.	185 Broxten	PD	6/12/2017	New Residential
RSP17-091	007-13-37-003	Phil Wetherington	613 Railroad Ave	PD	6/12/2017	New Residential
RSP17-092	010-13-15-006	Clarence Muns	140 Millwood Lane	PD	6/12/2017	Porch
RSP17-093	005-13-05-038	Pete Alewine Pool Co.	162 Langfuhr Way	PD	6/14/2017	Pool
RSP17-094	005-09-11-019	Pete Alewine Pool Co.	60 Blair Dr	PD	6/15/2017	Pool
RSP17-095	007-14-10-004	Dandelion's Café	220 Georgia Ave	D	6/21/2017	AC Covering
RSP17-096	002-12-05-009	Welsh Custom Homes	115 Walsh Way	R-14	6/21/2017	New Residential
RSP17-097	007-13-31-003	Ken Newsome	82 Crystal lake	PD	6/27/2017	Storage Building
RSP17-098	010-09-02-172	Southern Siding	363 Old Walnut Branch	PD	6/27/2017	Sunroom
RSP17-099	007-15-01-039	Fernando McCumber	514 Goldman St	R-7	6/29/2017	Room Addition

Minor Subdivision Plats

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Acres	Net Lots
MP17-008	010-10-04-055	WTC-IMG, LLC	1070 Edgefield Rd	GC	6/28/2017	1.1	2
MP17-009	002-20-0-056	Paul Roberts	934 Medie Ave	R-14	6/26/2017	1.21	1
MP17-010	007-12-06-034	Martintown ACD, LLC	407 E Martintown Rd	GC	6/26/2017	1.24	2

Minor Site Plan Approvals

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Acres	Use
MSP17-002	010-14-04-014	WTC Enterprises, LLC	1050 Edgefield Rd	GC	6/14/2017	3.75	Service Station
MSP17-003	007-12-06-034	Southeast QSR, LLC	407 E Martintown Rd	GC	6/21/2017	0.65	Restaurant