

Planning Commission



Agenda for the Thursday, August 17, 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** – July 20, 2017 Regular Meeting
4. **Confirmation of Agenda**
5. **Application RWN17-002 – Street Naming** – A section of Austin Graybill Road to be renamed Market Plaza Drive from Austin Graybill Road to Northridge Drive.

Applicant	City of North Augusta Department of Planning & Development
Project Name	Market Plaza Drive Right of Way Naming
General Location	Austin Graybill Road at Market Plaza Drive
Parcel Number	None
Proposed Name	Market Plaza Drive
Attachments	RWN17-002 – Memorandum #17-016

A. Public Hearing

B. Consideration of Application RWN17-002 by Commission

6. Application RWA17-001 – Street Abandonment – Unnamed section of Right-of-Way – Vicinity North of Five Notch Road and Georgia Avenue.

Applicant	Joe Vignati
Project Name	Unnamed Right-of-Way
General Location	North of Five Notch Rd and Georgia Ave Intersection
Parcel Number	None
Attachments	Request, Maps, Public Notice

A. Public Hearing

B. Consideration of Application RWN17-002 by Commission

7. Application RWA17-002 – Street Abandonment – Unnamed section of Right-of-Way between Clay Street and West Martintown Road.

Applicant	Lark W. Jones for Carol Ann Bostick, Marsha Blandenburg, Patricia Kinard, and Dorothy P. Kitchens
Project Name	Unnamed Right-of-Way – Possible Extension of Atlantis Avenue
General Location	60 ft strip between Clay St and W. Martintown Rd.
Parcel Number	None
Attachments	Request, Maps, Public Notice

A. Public Hearing

B. Consideration of Application RWN17-002 by Commission

8. Application PP17-002 – Major Subdivision – Hammond’s Ferry Section A4 – A request by HF Developers, LLC for approval of plans for 47 residential / commercial lots in Section A4 of the Hammond’s Ferry Planned Development.

Project Name	Hammond’s Ferry – Section A4
Applicant	HF Developers, LLC
Project Engineer	Cranston Engineering Group, P.C. / James Dean
Address/Location	Hammond’s Ferry between Section A and Riverside Village
Parcel Numbers	007-13-01-008; 007-13-01-005; 007-13-01-006; 007-13-19-004; 007-13-01-010; 007-13-01-011
Zoning District	PD – Hammond’s Ferry
Future Land Use	Mixed Use
Proposed Use	Mixed Use – Residential / Commercial
Project Area	±15.75 Acres
Number of Lots	47 Lots

A. Presentation by Applicant

B. Consideration of Application PP17-002 by Commission

9. **Application SP17-007 – Preliminary Major Site Plan – Sweetwater Commons Phase III** – A request by Next Chapter Holdings, LLC for approval of plans for up to 66 multi-family units in Phase III of Sweetwater Commons.

Project Name	Sweetwater Commons, Phase 3
Applicant	Next Chapter Holdings, LLC
Engineer	Bryant Engineering, PC / Steve Bryant
Address/Location	North of Walnut Lane – Behind Walmart at Sweetwater
Parcel Number	010-15-05-002
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	Multifamily Residential
Project Area	±11.3 acres

A. Presentation by Applicant

B. Consideration of Application SP17-007 by Commission

10. **Application CONPL17-001– Concept Plan – Walnut Village** – A request by Meybohm Realtors for review of preliminary concept plans for a mixed-use development located near the corner of Austin Graybill Road and Edgefield Road.

Project Name	Walnut Village
Applicant	Meybohm Realtors
Project Engineer	Bryant Engineering, P.C. / Steve Bryant
Project Contact	Keith Lawrence, Meybohm Realtors
Address/Location	Austin Graybill Road at US-25 / Edgefield Road
Parcel Number	010-14-04-007
Zoning District	GC – General Commercial
Future Land Use	Mixed Use
Proposed Use	Commercial / Residential / Retail
Project Area	±52.86 Acres

A. Presentation by Applicant

B. Consideration of Application CONPL17-001 by Commission

11. **Staff Report**

12. **Adjourn**

Planning Commission



Minutes of 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

1. **Call to Order** – The July 20, 2017 regular meeting, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m. in the Council Chambers.
2. **Roll Call** -- Members present for the roll call were Chairman Woods Burnett and Commissioners Bob Clark, Tim Key, Larry Watts and Briton Williams. Commissioners Carter and McKie were absent. Also present were Charles Martin, Interim Director of Planning and Development; Kuleigh Baker, Secretary for Planning and Engineering; representatives from Greenstone Properties, Trilogy Group, and W. R. Toole, Engineers; City Councilman David McGee; Terra Carroll, President of the North Augusta Chamber of Commerce; and members of the press.
3. **Approval of Minutes** – The minutes of the June 15, 2017 were approved as transmitted pending the correction of a reference to Commissioner Key as Chairman.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **IHOP/ Aspen Dental - Minor Site Plan - Application MSP17-008 – Commission Approval:**

Charles Martin, Interim Director of Planning Development, stated the application is presented to the Planning Commission because the applicant is requesting waivers which the Planning Commission has authority to grant at the time of site plan approval. The proposed development is a combination of an IHOP restaurant and an Aspen Dental office in the River Commons Planned Development on Knox Avenue. The lot is identified as parcel #4 and is situated between the existing Arby's and Starbucks.

David Shanahan, Hotcakes RC Ventures, LLC 6400 Powers Ferry Road Atlanta, led the discussion of the waivers being requested of the Planning Commission as part of the proposed IHOP / Aspen Dental plans.

Waivers from the following elements of the River Commons PD were requested:

1. **Vehicular Cross Access:** Section I.K.22. "Vehicular cross-access shall be provided between all parcels, where possible and permitted by differences in grade." Due to the grade of the existing site, the driveway would bisect the lot if vehicular cross-access were required to Arby's and Starbucks, reducing the amount of parking that could be provided and therefore making a restaurant impractical.

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." If Starbucks agrees, the walkway will be extended onto Starbucks property to their drive.

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 requested two rows of parking instead of one to provide for the demand anticipated by the restaurant and dentist office and to remain ADA compliant at both storefront entrances. A precedent for double row parking has been established by Walgreens.

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. Mr. Shanahan described the proposed pervious paving as a concrete / cement block paver system with locking elements. Parking spaces above the maximum number of impervious spaces will be made from the pervious pavers.

On motion by Chairman Burnett, second by Commissioner Key, the Commission unanimously approved the minor site plan for IHOP / Aspen Dental subject to the conditions listed below:

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 the River Commons Planned Development Ordinance 2004-32; and
2. Subject to a pedestrian connection to Starbucks with their consent; and
3. The motion includes the following decisions on the requested waivers:
 - Vehicle cross-access to adjoining properties will not be required
 - Pedestrian cross-access will be provided via the sidewalks along River Commons Blvd and sidewalk extension to the Starbucks parking / drive if Starbucks agrees
 - Two rows of parking along with a travel aisle will be allowed between the 25 ft front buffer and the front building line
 - 83 parking spaces will be allowed
 - 45 of the 83 parking spaces must be pervious

6. Crowne Plaza Hotel - Preliminary Major Site Plan - Application SP17-003 - Commission Approval :

Mr. Martin introduced Crowne Plaza as a 5-story hotel with 180 rooms, a restaurant and rooftop bar, meeting rooms and a ballroom.

Harvey Rudy, Greenstone Properties, 3301 Windy Ridge Parkway, Atlanta, elaborated on Mr. Martin's description of the hotel pointing out details of the plans for outdoor dining to face the ballpark, a plant-covered brick wall that will shield the pool area, and deck parking across Railroad Avenue. Mr. Rudy stated the hotel is inspired by the Hampton Terrace hotel, but not a replica. It is a custom design for North Augusta, not one from the InterContinental Hotels Group corporate catalog.

Turner Simkins, 20 Crystal Lake Drive made comments on behalf of the Hammond's Ferry Design Review Committee and stated their approval of the project. Mr. Simkins noted that the design was similar to the Hampton Terrace hotel with the exception of the dormers and cupolas and that the committee has been working with the designer on the massing, proportion, windows, awnings, etc.

On motion by Commissioner Key, second by Commissioner Williams, the Commission approved the Preliminary Major Site Plan for Crowne Plaza subject to two 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 the Hammond's Ferry Planned Development Ordinance 2015-14; and
2. Landscaping and lighting plans will be received and approved by staff before a Certificate of Occupancy is issued.

7. Parcel "D" of Riverside Village at Hammond's Ferry - Preliminary Major Site Plan - Application SP17-006 - Commission Approval:

Mr. Martin described Parcel "D" as a live-above retail unit on Railroad Avenue on the back side of the Brick Ponds. The first floor contains retail space with the 2nd-4th floor being utilized for fee-simple condominiums. The building is outside of the City's wetland buffer but the developer will have to mitigate an encroachment of the sidewalk on the SCDHEC buffer line. The building is situated on an urban corner lot. The West side setback accommodates the City's drainage system and will serve as a service lane for sanitation, deliveries, etc.

James Dean, Greenstone Properties, 3301 Windy Ridge Parkway, Atlanta, said the plans for Parcel "D" include 39 condominiums that range from 1000-1400 sq ft. Units will be privately owned. The elevations feature multiple facades created by a use of multiple colors and materials. The applicant has been working with the Hammond's Ferry Design Review Committee on the final design. Parking for the residential units is provided in the adjacent parking garage.

On motion by Commissioner Watts, second by Commissioner Clark, the Commission unanimously approved the Preliminary Major Site Plan application for Parcel "D" of Riverside Village in Hammond's Ferry 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 the Hammond's Ferry Planned Development Ordinance 2015-14; and

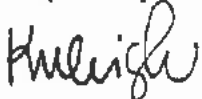
2. Continued collaboration with the Hammond's Ferry Design Review Committee for certain architectural details (trim, colors, porch details, windows, etc.) and a final letter of approval from HFDRC prior to issuance by the City of building permits. The HFDRC also requested review of individual storefronts prior to installation.

8. **Staff Report** – Mr. Martin noted that staff has approved plans for Walnut Corner at Walnut Lane and Hwy 25 that will include a Sprint service station and Dollar Tree. Staff have had various inquiries into properties available for residential development.

Commissioner Williams asked for a status update on Chipotle. Mr. Martin stated that to his knowledge, interior building permits had not been issued. *Note: Permits for upfitting of interiors have since been obtained.*

9. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:44 p.m.

Respectfully Submitted,



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


Department of Planning and Development



Memorandum # 17-016

City of North Augusta

To: North Augusta Planning Commission

From: Charles B. Martin 
Interim Director, Department of Planning and Development

Subject: Street Naming – RWN17-002 – A section of Austin Graybill Road to be renamed Market Plaza Drive from Austin Graybill Road to Northridge Drive

Date: August 10, 2017

Request

The Planning Commission is asked to review and consider a request by the City of North Augusta Department of Planning and Development to rename a remnant section of Austin Graybill Road to Market Plaza Drive. The short section of street to be renamed runs from the reconstructed Austin Graybill Road to Northridge Drive.

Background

When Edgefield Road was reconstructed through the I-20 interchange along with the associated frontage roads, the Edgefield Road end of Austin Graybill Road was reconfigured. In doing so, a section of the Old Austin Graybill Road that connects to Northridge Drive, and runs beside Burger King, remained in place and is used as a connector to Northridge Drive. It remained Austin Graybill Road even though Austin Graybill Road now runs straight to Edgefield Road.

The section is about a block long and currently has only one adjoining property using it for access. Burger King has a drive access onto the subject road. Burger King actually faces Northridge Drive but has an Austin Graybill address. They will receive a Northridge Drive address. The newly named Market Plaza Drive will connect to the existing Market Plaza Drive at its intersection with Northridge Drive.

State Code

The Planning Commission is responsible for approving the name of a street or road within the city jurisdictional properties (S.C. Code § 6-29-1200). After reasonable notice in a general circulation newspaper in the community, the Planning Commission may



change the name of an existing street or road within its jurisdiction. The Commission can make the change 1) where there is duplication of names or other conditions which tend to confuse the traveling public of the delivery of mail, orders, or messages; 2) when it locates addresses; or 3) upon any good and just reason that may appear to the Commission. After a public hearing, the Planning Commission issues a certificate designating the change. The certificate must be recorded at the Register of Means and Conveyance (RMC) office. The certified name then becomes the legal name of the street.

Findings

1. The Planning Commission is the appropriate body to receive public comment and render a decision on the street naming of the roadway located between Austin Graybill Road and Northridge Drive.
2. The street name, Market Plaza Drive, has been properly reviewed and approved through the Aiken County 911 protocols. The street name has been reserved and is ready pending Planning Commission approvals.

Attachments:

- Map of affected street area
- Letter to surrounding property owners
- Copy of Public Notice

EXHIBIT A



PROPOSED RENAMING OF
EXISTING AUSTIN GRAYBILL RD
TO MARKET PLAZA DR



100 Georgia Avenue
North Augusta, SC
20861-3843

Post Office Box 6400
North Augusta, SC
20861-6400

City of North Augusta

August 1, 2017

A.I.K. Partners, LLC
122 Davis Rd
Martinez, GA 30907

RE: Application RWN 17-002 – Street Naming – A request by the City of North Augusta to rename a portion of Austin Graybill Road to Market Plaza Drive.

Dear North Augusta Property Owner:

A request has been made by the City of North Augusta Department of Planning and Development to rename a remnant portion of Austin Graybill Road to Market Plaza Drive between Austin Graybill Road and Northridge Drive. The change will provide clarity for property addressing and E911 responses.

The change affects properties identified as Tax Parcel Numbers: 010-14-04-009; 010-14-04-007; 010-18-02-010; 010-14-04-012; and 010-14-04-010.

A map of the affected area is enclosed along with a copy of the public hearing notice that will be published in *The Star* on August 2, 2017.

The North Augusta Planning Commission will hold a public hearing and meeting to consider the street renaming request on Thursday, August 17, 2017. The hearing will begin at 7:00 p.m. and will be held in the City Council Chambers on the third floor of the North Augusta Municipal Center, 100 Georgia Avenue. You are welcome to attend this public hearing. Following the public hearing, the Planning Commission will consider and decide on the application.

If you have any questions, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

Charles B. Martin, Interim Director
Department of Planning and Development

Enclosures

Administration
Office: 803.441.4212
Fax: 803.441.4211

Planning & Economic
Development
Office: 803.441.4231
Fax: 803.441.4232

Engineering & Public Works
Office: 803.441.4223
Fax: 803.441.4208

Building Standards
Office: 803.441.4227
Fax: 803.441.4122

Finance
Office: 803.441.4215
Fax: 803.441.4189

Parks, Recreation
& Leisure Services
Office: 803.441.4300
Fax: 803.441.4310

Human Resources
Office: 803.441.4205
Fax: 803.441.4201

Public Utilities
Office: 803.441.4240
Fax: 803.441.4243

City of
North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on August 17, 2017, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RWN 17-002 – A request by the City of North Augusta Department of Planning and Development to rename a portion of Austin Graybill Road to Market Plaza Drive. The purpose of the name change is to rename a portion of the former Austin Graybill Road that resulted from the intersection reconstruction and signalization of Austin Graybill Road at US-25 / Edgefield Road.

Documents related to the street renaming application are available for public inspection in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on the request are encouraged to attend.

CITIZEN ASSISTANCE:

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

Department of Planning and Development

Project Staff Report

Street Abandonment – RWA17-001 – Unnamed Right-of-Way at Five Notch Road and Georgia Avenue

August 10, 2017

Prepared by Charles B. Martin, Interim Director 

Section 1 – Summary

Applicant	Joe Vignati
Project Name	Unnamed Right-of-Way
General Location	North of Five Notch Rd and Georgia Ave Intersection
Parcel Number	None
Attachments	Request, Maps

Section 2 – General Description

A request has been received from Joe Vignati for the abandonment of an approximately 30 ft by 200 ft section of right-of-way described as follows:

A thirty foot undeveloped road commencing at a point, ±233.52 ft north of the intersection of Five Notch Road and Georgia Avenue, extending westward a distance of approximately ±200 ft. Said property is identified as a thirty foot undeveloped road on a plat of K. L. Wise, surveyor, dated August 20, 1970. Said strip of land is also shown on a plat prepared for Joseph Vignati by Carr and Associates dated December 30, 2016 and recorded in the Office of the RMC for Aiken County, South Carolina in Plat Book 60 on Page 6. Said undeveloped roadway has a width of ±30 ft for the majority of its length, however the width is reduced in a tapering manner for approximately the final ±46 ft.

Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the application sufficiently complete for review and consideration by the Planning Commission and subsequent recommendation to City Council.

Section 4 – Review and Approval Process

The NADC states in Section 18.3.7.2 "All applications for the abandonment of a street or other public right-of-way shall be considered by the Planning Commission for conformity and consistency with the Comprehensive Plan and recommendations regarding the requested abandonment shall be forwarded to the City Council in accordance with the procedures specified in Article 5, Approval Procedures.

Article 5 identifies both the Planning Commission and the City Council as reviewing agencies and requires notification by mail, Internet, signs, and Public Hearing. City Council will hold the Public Hearing. All official notifications will be timed for the date of the City Council's consideration. Subject to Planning Commission's consideration and recommendation a public hearing may be scheduled for the regularly scheduled City Council meeting of September 18, 2017.

An ordinance adopted by City Council on three readings will conclude the abandonment. When officially abandoned, the right-of-way will revert to the adjoining property generally on a 50/50 basis.

Section 5 - Analysis

The section of right-of-way, although plated, was never received by the City, and was never named or opened. The property does not have a tax parcel number, nor has anyone paid taxes on the property. The right-of-way serves no public purpose and could best be used by adjoining property owners. When officially abandoned, the property will be given to the adjoining property owners 50/50. The abandonment would not be inconsistent with the Comprehensive Plan.

Attachments

1. Letter from Applicant
2. Aerial Map
3. Plats of Right-of-Way to be Abandoned
4. Proposed Public Hearing Notice

cc: Joe Vignati
Kelly Zier

JOE VIGNATI

2 Sedgewood Ct
N. Augusta, SC 29860

864-844-5962
cchason@comcast.net

August 1, 2017

City of North Augusta
Kelly Zier & Todd Glover
602 West Ave.
N Augusta, SC 29841

Good day,

My name is Joe Vignati and I am sending this communiqué as a follow up to my email dated July 18, 2017, and my letter dated June 19, 2017, regarding my request to obtain the undeveloped road adjacent to my property. My property, as indicated by the attached plat, shows all lots owned by me at the corner of Five Notch Road and Georgia Avenue. (TMS # 006-12-12-027 and # 006-12-12-029)

This 30 foot wide - 200 LFT in length parcel runs parallel with Five Notch Road and perpendicular to Georgia Avenue and connects my Lot 006-12-12-027 to my other Lot 006-12-2-029 parcels A & B and running behind parcel 006-12-12-026. I have contacted the owners of parcel 006-12-12-026 and am currently corresponding with them regarding my purchasing their small parcel in the middle of my adjacent properties.

I respectfully request that the City of North Augusta and/or any other associated entity forfeit or abandon this property and advise me on the necessary steps that need to be taken to allow me to obtain ownership of this 30 foot undeveloped road. I have enclosed documents that I believe will aid in identifying this parcel.

If you should require additional information or if I can be of any further assistance, please contact me or Charles Chason at 864-844-5962.

Sincerely,



Joe Vignati

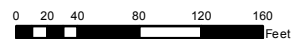
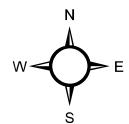


**PROPOSED ROW ABANDONMENT
APPROXIMATELY .13 ACRES**



PROPOSED ROW ABANDONMENT

**(NORTH OF W FIVE NOTCH RD
AND WEST OF GEORGIA AVE)**



PUBLIC HEARING NOTICE
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

The North Augusta City Council has scheduled a Public Hearing for Monday, September 18, 2017 at 7:00 pm. Such Public Hearing shall take place immediately preceding the regularly scheduled City Council Meeting. The purpose of the Public Hearing is to receive public comments on a proposed ordinance that would abandon a platted, but unopened, unimproved roadway within the City.

The specific property is described as follows:

A thirty foot undeveloped road commencing at a point, 233.52 feet north of the intersection of Five Notch Road and Georgia Ave, extending westward a distance of approximately two hundred (200) +/- feet. Said property is identified as a thirty foot undeveloped road on a plat of K.L. Wise, surveyor, dated August 20, 1970. Said strip of land is also shown on a plat prepared for Joseph Vignati by Carr and Associates dated December 30, 2016 and recorded in the Office of the RMC for Aiken County, South Carolina in Plat Book 60 at Page 6. Said undeveloped roadway has a width of thirty (30) feet for the majority of its length, however the width is reduced in a tapering manner for approximately the final forty-six (46) +/- feet

A copy of the proposed ordinance may be seen at the office of the City Clerk during regular business hours, or on the City's website at www.northaugusta.net. The Public Hearing will be held in the Council Chambers on the third floor of the Municipal Center, located at 100 Georgia Avenue, North Augusta, South Carolina.

Donna B. Young, City Clerk

Department of Planning and Development

Project Staff Report

Street Abandonment – RWA17-002 – Unnamed Strip between Clay Street and West Martintown Road

August 10, 2017

Prepared by Charles B. Martin, Interim Director 

Section 1 – Summary

Applicant	Lark W. Jones on behalf of Carol Ann Bostick, Marsha Blandenburg, Patricia Kinard, and Dorothy P. Kitchens
Project Name	Unnamed Right-of-Way
General Location	Unnamed strip of land between Clay St and W. Martintown Rd
Parcel Number	None
Attachments	Request, Maps, Public Notice

Section 2 – General Description

A request has been received from Lark W. Jones, on behalf of Carol Ann Bostick, Marsha Blandenburg, Patricia Kinard, and Dorothy P. Kitchens, for the abandonment of an approximately 60 ft by 375 ft section of right-of-way described as follows:

An unnamed strip of land between Lots 5 and 6 of Block A on a plat of the Mealing Estate by Walton Flyth, C. E., dated December 1941, and recorded in the RMC Office for Aiken County in Misc. Book 22 on Page 131. Said strip, while not named as such appears to have been reserved as a possible extension of Atlantis Avenue shown on said plat. Said strip is sixty (60) feet in width and runs a total distance of approximately three hundred seventy-five (375) feet. Said strip of land extends from Clay Avenue to Martintown Road.

Section 3 – Planning Commission Consideration

The Department of Planning and Development has determined the application sufficiently complete for review and consideration by the Planning Commission and subsequent recommendation to City Council.

Section 4 – Review and Approval Process

The NADC states in Section 18.3.7.2 "All applications for the abandonment of a street or other public right-of-way shall be considered by the Planning Commission for conformity and consistency with the Comprehensive Plan, and recommendations regarding the requested abandonment shall be forwarded to the City Council in

accordance with the procedures specified in Article 5, Approval Procedures.

Article 5 identifies both the Planning Commission and the City Council as reviewing agencies and requires notification by mail, Internet, signs, and Public Hearing. City Council will hold the Public Hearing. All official notifications will be timed for the date of the City Council's consideration. Subject to Planning Commission's consideration and recommendation a public hearing may be scheduled for the regularly scheduled City Council meeting of September 18, 2017.

An ordinance adopted by City Council on three readings will conclude the abandonment. When officially abandoned, the right-of-way will revert to the adjoining property generally on a 50/50 basis.

Section 5 – Analysis

The section of right-of-way, although platted, was never received by the City, and was never named or opened. The property has no tax parcel number, nor has anyone paid taxes on the property. The right-of-way serves no public purpose and could best be used by adjoining property owners. When officially abandoned, the property will be given to the adjoining property owners 50/50. The abandonment would not be inconsistent with the Comprehensive Plan.

Attachments

1. Letter from Applicant
2. Aerial Map
3. Plats of Right-of-Way to be Abandoned
4. Proposed Public Hearing Notice

cc: Lark W. Jones

LARK W. JONES
ATTORNEY AT LAW
107 West Pine Grove Avenue
North Augusta, South Carolina 29841

Telephone 803-279-2935 or 279-2951
Facsimile 803-279-1652

Admitted in S.C. & Ga.
E-mail: lwjlaw@comcast.net

July 7, 2017

Mr. B. Todd Glover
City Administrator
City of North Augusta
Municipal Building
North Augusta, S.C. 29841

Hand Delivery

Re; Blandenburg Property
Observatory Avenue @ Martintown Road

Dear Todd:

Pursuant to my recent e mail to you and Kelly, on behalf of Carol Ann Bostick, Patricia Kinard, Marsha Blandenburg and Dorothy B. Kitchens, the owners of the above property, I hereby request that the City of North Augusta adopt an ordinance formally abandoning any claim or interest in a platted but never opened portion of Atlantis Avenue from Clay Street to Martintown Road.

This roadway was platted in 1941 but has never been opened or used as a street. The current owners are attempting to sell the property and the new development will incorporate the platted roadway in their plans. I have attached a copy of the tax map and plat for better identification.

I would appreciate the inclusion of language in the ordinance to the effect that the road has never been opened, used, nor maintained by the City. If you think it necessary to attend a study session or council meeting to further explain things to City Council, I would be happy to do so, although I'm sure they are all enjoying their vacation from me.

Please let me know if you need further information.

Sincerely,

Lark W. Jones

cc: by email to Kelly Zier, Esq. Mayor Pettit

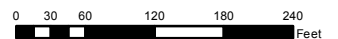
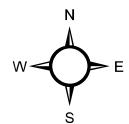


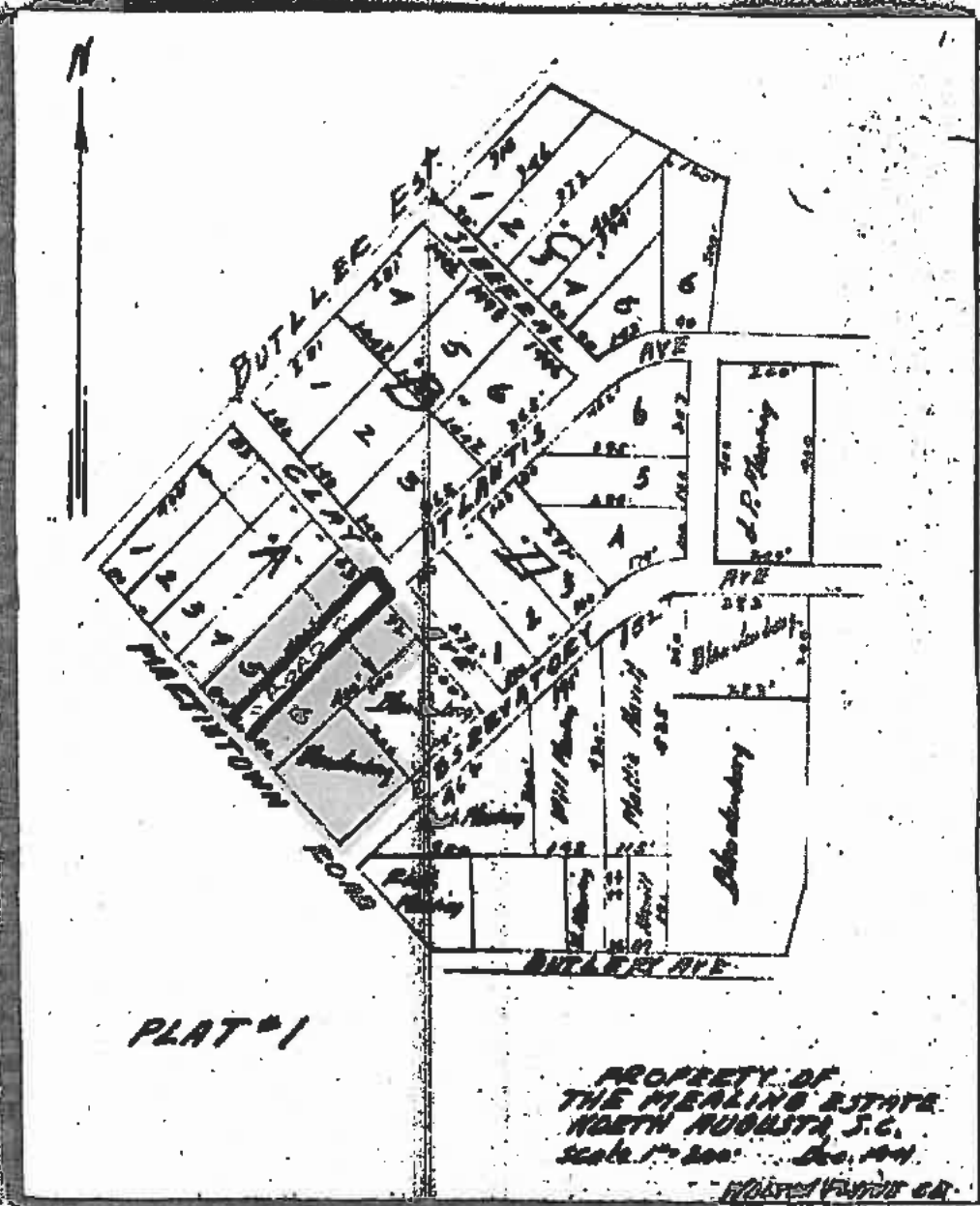
**PROPOSED ROW ABANDONMENT
APPROXIMATELY .52 ACRES**



PROPOSED ROW ABANDONMENT

**(POSSIBLE EXTENSION OF
ATLANTIS AVE)**





PLAT #1

PROPERTY OF
 THE HEALING ESTATE
 NORTH AUGUSTA, S.C.
 Scale 1" = 200' Dec. 1941
 HOOPER & FORT CO.

13

PUBLIC HEARING NOTICE
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

The North Augusta City Council has scheduled a Public Hearing for Monday, September 18, 2017 at 7:00 pm. Such Public Hearing shall take place immediately preceding the regularly scheduled City Council Meeting. The purpose of the Public Hearing is to receive public comments on a proposed ordinance that would abandon a platted, but unopened, unimproved roadway within the City.

The specific property is described as follows:

An unnamed strip of land between Lots 5 and 6 of Block A on a plat of the Mealing Estate by Walton Flythe, C.E., dated December, 1941, and recorded in the RMC Office for Aiken County, in Misc. Book 22 at Page 131. Said strip, while not named as such, appears to have been reserved as a possible extension of Atlantis Avenue shown on said plat. Said strip is sixty (60) +/- feet in width and runs a total distance of approximately three hundred seventy-five (375) +/- feet. Said strip of land extends from Clay Avenue to Martintown Road.

A copy of the proposed ordinance may be seen at the office of the City Clerk during regular business hours, or on the City's website at www.northaugusta.net. The Public Hearing will be held in the Council Chambers on the third floor of the Municipal Center, located at 100 Georgia Avenue, North Augusta, South Carolina.

Donna B. Young, City Clerk

Department of Planning and Development

Project Staff Report

Major Subdivision: PP17-002 – Hammond's Ferry Phase A4

August 10, 2017

Prepared by Charles B. Martin, Interim Director 

Section 1 – Summary	
Project Name	Hammond's Ferry – Phase A4
Applicant	HF Developers, LLC
Project Engineer	Cranston Engineering Group, P.C. / James Dean
Address/Location	Hammond's Ferry between Section A and Riverside Village
Parcel Numbers	007-13-01-008; 007-13-01-005; 007-13-01-006; 007-13-19-004; 007-13-01-010; 007-13-01-011
Zoning District	PD – Hammond's Ferry
Future Land Use	Mixed Use
Proposed Use	Mixed Use – Residential / Commercial
Project Area	±15.75 Acres
Number of Lots	47 Lots

Section 2 – General Description

Phase A4 of Hammond's Ferry consists of a total development area of 15.75 acres located generally along Railroad Avenue between Brick Pond Park and the Savannah River and sandwiched between the original sections of Hammond's Ferry and Riverside Village. This is the final phase of the Hammond's Ferry Planned Development. The proposed development contains 47 lots, most of which will be single family detached. There may be one large lot designated for a mixed use of residential and commercial (i.e. restaurant). The layout of streets and lots are in keeping with previous phases and is being designed in keeping with the requirements of Hammond's Ferry Planned Development Ordinance No. 2015-14. The development encompasses Preservation Park along with other archeologically sensitive properties owned by the City which are clearly identified and have restrictions as to the degree of development.

Section 3 – Planning Commission Consideration

The Planning Commission may consider an application of the Major Subdivision Preliminary Plat for a residential development known as PP17-002 – Hammond's Ferry, Phase A4 subject to conditions. Final approval will not be given until there is substantial

compliance will all requirements of the NADC and Hammond's Ferry Planned Development Ordinance No. 2015-14.

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 §5.8.3 of the NADC specifies the procedures for Planning Commission approval of preliminary plats for major subdivisions – in this case involving an excess of 10 acres, more than 5 lots and the creation of new roads and/or extension of existing roads.

The Planning Commission shall consider:

- (a) The type of subdivision proposed;
- (b) The physical characteristics of the land;
- (c) The relation of the proposed development to surrounding areas and existing and probable future development;
- (d) The relationship to major roads, utilities, and other facilities and services;
- (e) Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need of such instruments;
- (f) Compliance of the application with the provision of the NADC;
- (g) The suitability of plans proposed.

The approval of the major subdivision application does not constitute approval of a final subdivision plat, and accordingly, does not authorize the sale of lots or the occupancy or use of a parcel of land. The applicant may request final approval for the whole, or a section or sections of the major subdivision application upon completion of the subdivision and approval of the development by the City and state agencies with jurisdiction.

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 (Riverside Village). 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.

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	Savannah River	Savannah River	PD Planned Development
East	Riverside Village	Mixed Use	PD, Planned Development
West	Hammond's Ferry	Mixed Use	PD, Planned Development

Access – Primary access into Hammond’s Ferry is by way of Crystal Lake Drive and Railroad Avenue. The streets in A4 will be connected with existing streets in Phases A1-3 and with the street network in Riverside Village.

Topography – The site topography has some slope from north to south. There are a few areas along the proposed Front Street and the Greenway along the river bank that has steep slopes requiring special attention during construction.

Utilities – All utilities are available to the site and have sufficient capacity to serve the proposed development.

Floodplain – The site contains property within the 100 year floodplain. Construction of some individual units will require necessary flood certificates. The site also has federally designated wetlands.

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

Brick Pond Park contains a stormwater treatment cell to provide water quality treatment for city and private projects developed along Railroad Avenue and Center Street. The pond infrastructure has not been completed. Due to the downturn in the economy in 2008, a planned overflow device to release water to the Savannah River was never installed. Failure to install the device allowed the ponds to overflow for long periods of time. The ponds were designed with an overflow structure so that the water level could be maintained at 126 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 – Public Notice

A notice of the major subdivision application and scheduled date of the Planning Commission meeting was posted on the City website, www.northaugusta.net, on August 10, 2017.

Section 8 – Evaluation and Analysis

1. Residential dwellings and neighborhood commercial uses are permitted within Hammond's Ferry Planned Development as specified in Ordinance No. 2015-14.
2. The proposed major subdivision complies with the Future Land Use designation of Mixed Use as well as the Hammond's Ferry General Development Plan specific to this site.
3. The gross density of Phase A4 is 2.98 lots/acre.
4. The width of the proposed lots within A4 range from 25 ft to 176 ft.
5. The lots, street configurations, and alleys are generally consistent with the approved General Development Plan for Hammond's Ferry and PD Ordinance No. 2015-14. All city regulations and design standards will be reviewed for compliance prior to final approval.
6. The Landscape Plan is being reviewed for compliance with minimum requirements of the Hammond's Ferry Planned Development and NADC.
7. The subdivision provides adequate internal vehicular and pedestrian circulation for this phase and connectivity to the earlier sections of Hammond's Ferry and to the Riverside Village now under construction.
8. The proposed road network complies with the applicable sections of the Hammond's Ferry Planned Development Ordinance No. 2015-14. Road widths are within the prescribed limits for streets with on-street parking. All of the streets are showing delineated on-street parking.
9. The proposed plan is required to provide a minimum of two off-street parking spaces for each single-family detached dwelling.
10. Some street and lane names are yet to be identified, but will be selected and submitted to Aiken County E-911 for their review prior to final plat approval.
11. The watercourses, flood plain areas, wetlands, and other environmentally sensitive areas have been identified and addressed.

12. The plan provides for ±3.2 acres of open space.
13. Plans for stormwater management and utility improvements are being reviewed by the respective City departments and will require compliance with local, state, and federal standards prior to approval.
14. The proposed development contains a total of 15.75 acres. 7.43 acres are impervious with 8.2 acres remaining pervious. This unusual ratio of pervious acres is due in large part to the existence of Preservation Park.
15. Preservation Park is located within the Hammond's Ferry Phase A4 development. Preservation Park, owned by the City, is deed-restricted as an archeological resource area and controlled as to the amount of excavation, landscaping, and vertical development that may be constructed. It will be designed and improved by HF Developers, LLC for a mix of uses that will include small scale special events, Blue Clay farm produce sales, open space for informal soccer, softball, Frisbee, and other "pick-up" type recreation activities. Preservation Park may also be designed to serve as overflow parking for special events in Hammond's Ferry and on the Greenway. Overflow parking use design may include roll over curbs and sidewalks and structural treatment of the surface to accommodate vehicle access and parking.

There are also archeologically deed restricted areas within the Georgia Power easement that are not part of Preservation Park and may be used for hard surface parking, special event parking, limited agriculture and open space in accordance with archeological deed restrictions.

The developer and City are in discussions as to the best way to handle the development of Preservation Park providing an amenity for the community while at the same time observing the restrictions. The ultimate decision on how to handle the park development may not be settled prior to preliminary plat approval, but must be prior to final plat approval.

Project PP17-002

August 2017

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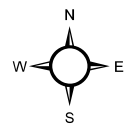
Attachments

1. Aerial Map
2. Site Plan
3. Preservation Park Plan

cc: Thomas Blanchard, HF Developers, LLC
James Dean, Cranston Engineering, PC
Turner Simkins, Hammond's Ferry Design Review Committee



HAMMOND'S FERRY SECTION A4



Department of Planning and Development

Project Staff Report

Preliminary Major Site Plan: SP 17-007 – Sweetwater Commons Phase III

August 10, 2017

Prepared by Charles B. Martin, Interim Director 

Section 1 – Summary

Project Name	Sweetwater Commons, Phase 3
Applicant	Next Chapter Holdings, LLC
Engineer	Bryant Engineering, PC / Steve Bryant
Address/Location	North of Walnut Lane – Behind Walmart at Sweetwater
Parcel Number	010-15-05-002
Zoning District	PD, Planned Development
Future Land Use	Mixed Use
Proposed Use	Multifamily Residential
Project Area	±11.3 acres

Section 2 – Planning Commission Consideration

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

Conditions:

1. 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 Sweetwater Planned Development Ordinance and the NADC.
2. Prior to final site approval, all requirements of Phases 1 and 2 shall be completed, reviewed, and approved by City staff.

Section 3 – Review and Approval Process

Pursuant to §5.6.2 of the North Augusta Development Code, a major site plan (a single structure that exceeds 40,000 square feet, multiple structures that exceed 60,000 square feet or a site that exceeds ten acres) requires Planning Commission review. Approval can be in two steps. The first step is the submission of a preliminary site plan application and required information for review by staff and approval by the Planning

Commission. The second step is the submission of a final site plan for review by staff for compliance with any conditions imposed by the Planning Commission and the technical site development provisions of the NADC.

The subject property in this application is ±11.3 acres in area. The proposed development will include up to 66 multi family dwelling units. The project exceeds the minimum threshold for a major site plan and is proper for Planning Commission review and consideration.

Section 4 – History

Planned Development History

A 16.25 acre portion on the southwest corner of the property, formerly a trailer park, was in the city limits and zoned C-3, General Commercial, for years. The balance of the B&H Land property, 260.74 acres, was annexed on July 10, 2000 with a Planned Development Zoning designation. On August 21, 2000 the 16.25 acre parcels rezoned to PD added to the annexed land to create the 277.5 acre PD area. On March 19, 2001 the City Council adopted the General Development Plan and Ordinance (Ord. No. 2001-06) that establish the guidelines for the development.

Since the original general development plan was approved, Phase 1, a two parcel, 3.81 acre area on the southwest corner of the larger property, was planned and developed and now is a gas station and a drive-through fast food restaurant. At that time a portion of Sweetwater Boulevard including an intersection with US 25 was constructed.

A major modification was submitted in April 2007 and contained Merovan Business Park within the development area. The Planning Commission held a public hearing for the rezoning request in July 2007 and recommended approval to City Council. Subsequent to the July meeting, the application was amended to remove the Merovan Business Park and proceed with a major modification to the approved Plan Development. On October 1, 2007, City Council approved the major modification to the General Development Plan and established a new Ordinance (Ord. No. 2007-16) that established the guidelines for the development.

The city approved a minor plat on January 3, 2008, to create a ±53.3 acre tract of land from the parent parcel (277.5 acres) between Merovan Business Park and the south end of the property (the south commercial). The south commercial property was sold to a third party. The ownership group defaulted on the loan for the property and BB&T Bank took possession.

The Planning Commission approved a phase concept plan for the residential component of Sweetwater with the exception of the multifamily phase (Phase R6) and a major subdivision plan for Phase 1 of the residential (PP 07-11) at the March 20, 2008 meeting. The developer subsequently constructed a segment of the Walnut Lane

extended roadway and utilities. The developer did not complete the road work near the intersection of US 25 as the City was working on an intersection improvement project with SCDOT to realign Walnut Lane and expand all segments of the intersection with additional lanes and signalization. The intersection project is complete.

The Planning Commission approved a minor modification to the residential component of the Sweetwater Planned Development shifting some of the approved residential types and densities around at the November 17, 2011 meeting.

Sweetwater Commons History

The applicant was approved for a preliminary major site plan on Phase 1 of the Sweetwater Planned Development residential component at the September 2014 Planning Commission meeting. That approval was for up to 200 multi-family units. Only 118 units were developed.

On March 19, 2015, the Planning Commission approved and recommended to City Council (approved by City Council) a request to reduce the landscape buffer along the residential side of the existing Colonial Gas Line easement (West side of Sweetwater Commons) in the Sweetwater Planned Development from twenty-five (25) feet to ten (10) feet.

At the same March 19, 2015 meeting, the Planning Commission approved a request to reduce the minimum side and rear setbacks in the multi-family residential phase of the Sweetwater Planned Development from twenty (20) feet to ten (10) feet.

At the March 3, 2016 meeting, the Planning Commission gave approval for Phase 2 of Sweetwater Commons containing 23 units.

When completed, Phase 1 & 2 combined will have 141 units. The additional 66 units for Phase 3 will bring the total to 207 units.

Section 5 – Site Conditions

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Existing Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Residential (Sweetwater Commons Phase 1 & 2)	Mixed Use	PD, Planned Development
South	Vacant/Residential	Mixed Use	PD, Planned Development
East	Vacant	Conservation Easement	PD, Planned Development
West	Commercial (Walmart)	Mixed Use	PD, Planned Development

Access – The site currently is directly accessible from Walnut Lane. Phase 3 will connect to Stevens Farm Lane, providing two access points.

Topography – The subject property is generally flat through the developable portion of the site.

Utilities – The site has access to an existing eight-inch sanitary sewer line to be extended from Phased One. The site has access to an existing eight inch water service line running within the roadway of Phase One.

Floodplain –The subject property is not located within a designated floodplain as identified on the FIRM maps. The Sweetwater area does contain natural drainage and associated wetlands on the eastern portion of the site. The wetlands are considered jurisdictional and regulated by the Army Corps of Engineers. This property is now under a conservation easement.

Drainage Basin – This site is located within the Franklin Branch Drainage Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Stormwater Management Department has not conducted a baseline assessment of the basin due to the limited property within the city limits and subject to city jurisdiction. The Sweetwater development is one of the first developments within the city’s portion of the Franklin Branch Drainage Basin.

Section 6 – Analysis

1. Multi-family residential uses are permitted in the Sweetwater Planned Development.
2. The future land use classification for the site is Mixed Use. The proposed multi-family residential use is appropriate for the future land use classification.
3. The site plan proposes access from Walnut Lane Extension through Phase 1 of the development to the subject property. The access drive should be more than sufficient for the expected trip generation of the multi-family use. Phase 3 will connect to Stephens Farm Lane and will complete a loop through the project.

The proposed Phase 3 layout will prevent Stevens Farm Lane from connecting through to large undeveloped tracts east of Sweetwater Commons. Stevens Farm Lane originally was intended to extend into the area. The land has been placed into conservation easements, preventing any development or the need for access.

4. The maximum number of proposed multi-family units anticipated for the Planned Development was originally 300. With the completion of Phase 3, the total unit count will be 207. The maximum unit count is consistent with the approved general development plan ordinance for the Sweetwater Development.
5. Parking requirements for multi-family units are 1.5 spaces per unit plus 1 space per 15 units for recreational vehicles, plus 1 space per 4 units for guest parking.

Parking Required –

66 units x 1.5 = 99.0 spaces for Residents

66 units ÷ 15 = 4.4 spaces for recreation vehicles

66 units ÷ 4 = 16.5 spaces for Guests

Total 119.9 → 120 spaces

Parking Provided –

132 spaces – 1 garage and 1 parking pad / unit

21 spaces for guests and recreational vehicles

Parking requirements are satisfied.

6. The architectural elevations for the proposed detached multi-family units are essentially the same as previous phases. The materials are horizontal siding, wood accents, and glass windows. The materials are appropriate for residential structures.
7. The final landscape plan must comply with the development standards for screening, buffering and street trees as specified in Article 10, Landscaping, in the NADC. The final, detailed landscape plan will require details regarding the species and buffer points for the individual buffer areas to confirm compliance with the development standards.
8. The proposed ingress and egress access drive locations are satisfactory. Final road design for Phase 3 must correspond with the existing Phase 1 road cross section (street, sidewalk, street trees, lighting, etc.) as it enters into the subject property.
9. The Stormwater management department must approve the sediment and erosion control plans.
10. The applicant must satisfactorily resolve the discharge of the captured stormwater on the site and appropriately treat the storm water (water quality) on site as part of the final site plan.
11. All new lighting must comply with Section 7.4, Lighting, in the NADC as applicable. Final review and approval will be required as part of the final major site plan approval.
12. **Rear Setback / Buffers**

As noted in the history, the City Council, upon recommendation of the Planning Commission, amended the PD Ordinance to reduce the required buffer along the Carolina Gas easement from 25 ft to **10 ft**. At the same time, the Planning Commission reduced the rear setback requirement from 25 ft to **10 ft** (setbacks are measured from the property line which in this case is approximately in the center line of the gas line 50 ft easement). The net effect of these two actions was to eliminate the setback entirely from any effective consideration as the remaining 10 ft setback was totally within the gas line easement – ending before the 10 ft buffer began.

Whether the situation described above was clearly understood at the time of approval is unclear. The situation is that within 10 ft of the gas line easement, all of the buffer trees, shrubs, etc. have to be established. The wood frame, field line fence is within the buffer. HVAC equipment is also within this 10 ft. The Phase 1 site plan was approved showing units to be built 10 ft from the easement line. Phase 1 has been built accordingly.

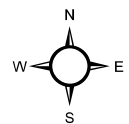
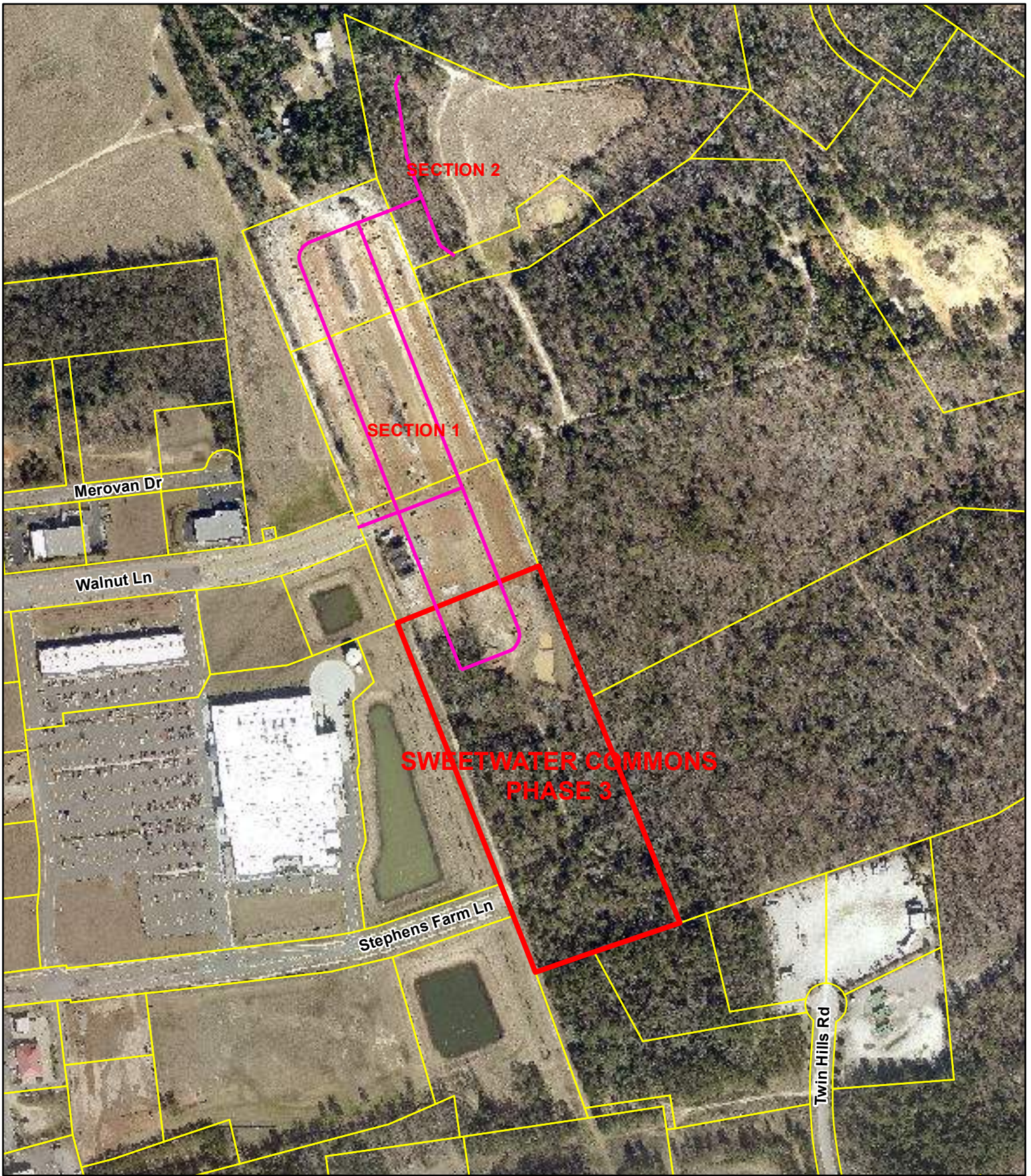
In reviewing the results of Phase 1 on-site, we have asked the applicant to show a 10 ft buffer plus a 10 ft setback starting at the building edge of the buffer on the proposed plans for Phase 3. They have accommodated this request and in doing so show 9 units with minimal intrusion in the setback. These units are noted on the site plan.

Given the 50 ft gas line easement plus the 10 ft buffer, the slight setback intrusions should not be an issue.

Attachments

1. Aerial Photograph
2. Sweetwater Commons Overall Site Plan
3. Phase 3 Site Plan
4. Elevations
5. Photograph of Rear Buffer / Setback

cc: Shane Malek, Next Chapter Sweetwater
Steve Bryant, PE, Bryant Engineering, Inc.
Wayne Millar, Next Chapter Sweetwater



SWEETWATER COMMONS

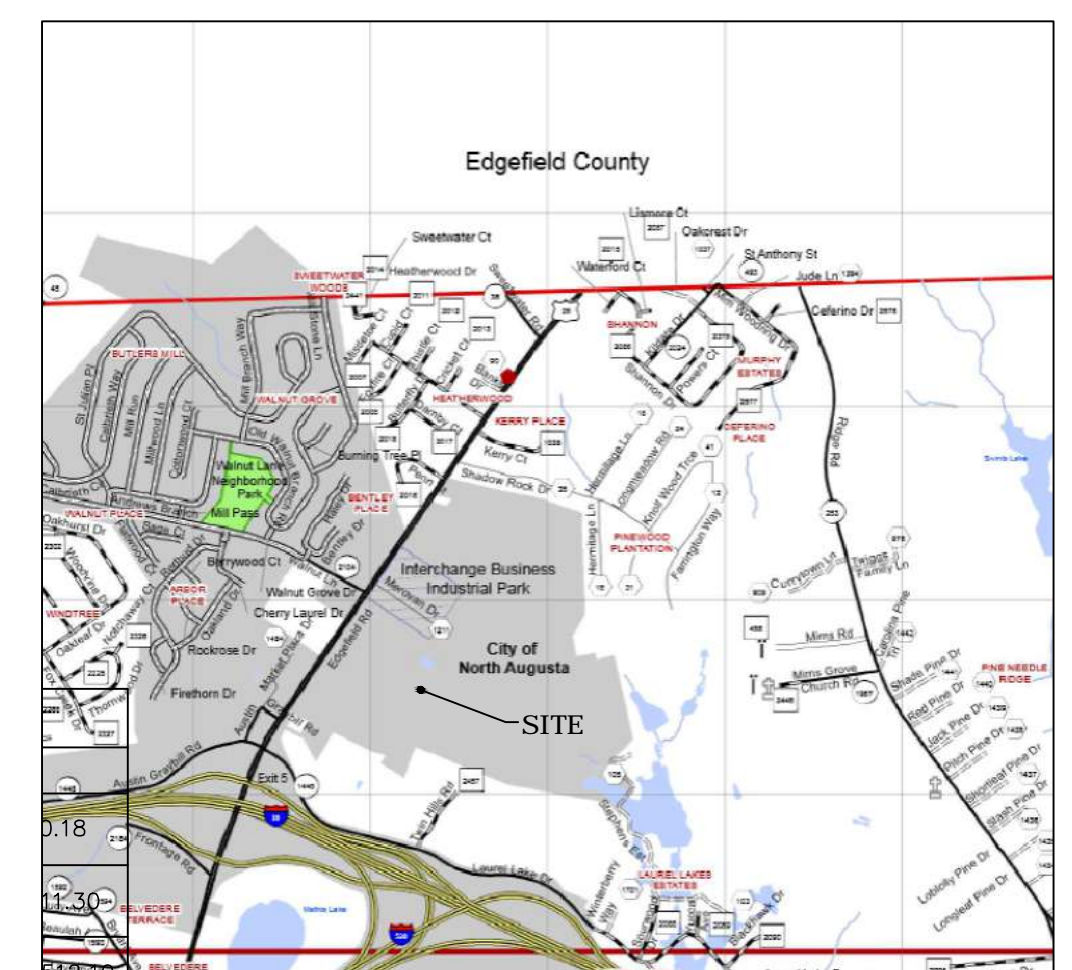
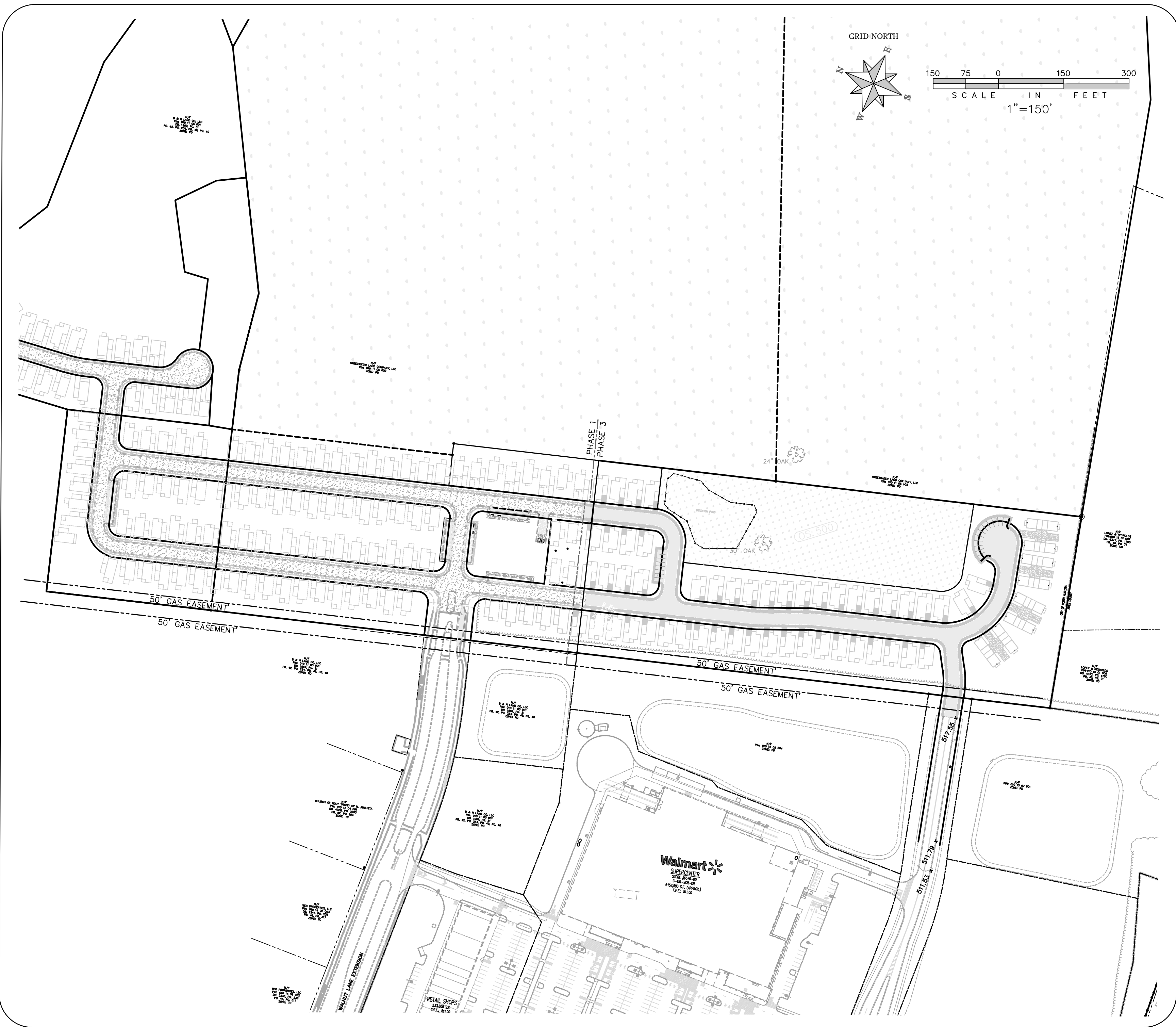
PHASE 3

PROJECT NO. 17-020

JULY 20, 2017

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STORM NETWORK DATA & DETAILS	10



LOCATION MAP
SCALE 1" = 2,000'
PROJECT NOTES

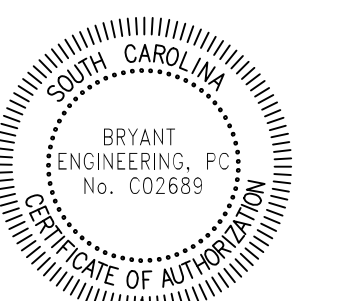
NORTH AUGUSTA REQUIRED NOTES

- IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL RESUME WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK AND AFTER EACH 0.50" RAINFALL EVENT. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- MASS GRADING NOT ALLOWED PRIOR TO INSTALLATION OF THE INITIAL PHASE SEDIMENT CONTROL DEVICES. STOCKPILES TO BE STABILIZED OR COVERED WITHIN 21 DAYS OF INACTIVITY AT THE SITE. SILT FENCE TO BE INSTALLED 8 FEET FROM THE TOE OF SLOPES AND BE SPACED 6-8 FEET APART WHEN DOUBLE ROW SILT FENCE IS INDICATED OR REQUIRED.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD (ONTO PAVED ROADWAYS) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCRI00000.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE IDENTIFIED AND OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTION/RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAGS, ETC.)
- THE FOLLOWING DISCHARGES ARE PROHIBITED:
-WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
-WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
-FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
-SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS POSSIBLE.
- A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.
- ALL STORM SEWER AND ROADS SHALL BE PRIVATE. CITY TO HAVE EASEMENT RIGHTS TO SEWER AND WATER LINES WITHIN THE ROAD RIGHT-OF-WAY AND DESIGNATED EASEMENTS.
- FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE "SITE WORK" SECTION OF THE CITY OF NORTH AUGUSTA CONSTRUCTION STANDARDS AND SPECIFICATIONS. COMPACTION TESTING SHALL BE CONDUCTED ON ALL FILL IN EXCESS OF TWO VERTICAL FEET WITHIN PROPOSED LOTS OR ROADWAYS. COMPACTION TESTS SHALL BE PERFORMED AT A MINIMUM FREQUENCY OF 1 PER 1000 SF PER TWO VERTICAL FEET OF FILL.
- TRASH FOR INDIVIDUAL LOTS TO BE SERVED WITH ROLL CARTS.
- NO SPECIAL EPA, SCDHEC, US CORP OF ENGINEERS PERMIT REQUIRED FOR THIS PROJECT.
- CITY OF NORTH AUGUSTA MUST BE NOTIFIED IN WRITING OF ANY CHANGES IN MAINTENANCE RESPONSIBILITY FOR THE STORMWATER DEVICES AT THE SITE.

PROJECT DATA	
AREA	11.3 ACRES (PHASE 3)
NO. OF UNITS (PHASE 2)	67 UNITS
DENSITY	5.9 UNITS/ACRE
ZONING	PD, CR
ADJACENT ZONING	PD, CR
DISTURBED ACREAGE	4.0 ACRES (PHASE 2)
US 25	ARTERIAL (PUBLIC)
WALNUT LANE	COLLECTOR (PUBLIC)
SETBACKS	FRONT (0') REAR (10')

OWNER: SWEETWATER LAND CO, LLC	DEVELOPER: NEXT CHAPTER HOLDINGS, LLC	CONTACT: WAYNE MILLAR 200 BEALE LANE EVANS, GA 30809 (706) 394-2690	SURVEYOR: RONNIE PLATNER 1 WISE FERRY CT LEXINGTON, SC 29072 (803) 315-1238	SURVEY PERFORMED: OCTOBER 2015 & JUNE 2017	ZONING: PUD - HIGHWAY CORRIDOR	TAX MAP PORTION OF: 010-15-005-002	PARCEL#:
NPDES DATA		TRIBUTARY: FRANKLIN BRANCH DRAINAGE BASIN: LITTLE HORSE CREEK MAIN TRIBUTARY: SAVANNAH RIVER		FLOOD DATA			
				FIRM PANEL 45037C04000: THERE ARE NO SPECIAL FLOOD HAZARD AREAS			
				OPEN SPACE			
				OPEN SPACES (500) FOR A TOTAL OF 3.25 ACRES IS DESIGNATED AS "PASSIVE". THE OPEN SPACES BUFFER IS TO BE SET ASIDE AT COMPLETION OF THE DEVELOPMENT TO POA.			
				PARKING REQUIREMENTS			
				1.5 SPACES PER RESIDENT*(65) =97.5 1.0 SPACE PER EACH 4 RESIDENTS (GUESTS)*(65)=16.2 1.0 SPACES PER EACH 15 RESIDENTS (REC)*(65)=4.3 TOTAL SPACES REQUIRED: 118 SPACES			
				2 SPACES PER RESIDENT = 130 > 97.5 21 SPACES FOR GUEST/REC=21 REQUIRED			

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE THE NECESSARY RIGHT-OF-WAY PERMIT(S) AND PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING ANY CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OF SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS.
- THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR INACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY. FAILURE TO DO SO AND TO CONTINUE CONSTRUCTION SHALL MAKE THE CONTRACTOR COMPLETELY LIABLE FOR WHATEVER ERRORS AND/OR PROBLEMS THAT MAY SUBSEQUENTLY ARISE.
- THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE, OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT PLANS, OR SPECIFICATIONS.
- ALL WORK AND ALL MATERIALS FURNISHED SHALL BE REASONABLY CLOSE IN CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS NECESSARY TO PROTECT THE PUBLIC AND THE WORK.
- IN ALL AREAS WHICH REQUIRE FILL MATERIAL, THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY ROOTS, HEAVY RIGHT-OF-WAY THE OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH, AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED, IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIALS. THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL.
- DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
- RECORD DRAWING: AT THE END OF CONSTRUCTION, THE CONTRACTOR IS TO PROVIDE TO THE ENGINEER A COPY OF ALL THE FIELD CHANGES FOR THAT MONTH FOR UPDATING RECORD DRAWINGS (FORMERLY REFERRED TO AS "AS-BUILTS"), AT LEAST TWO WEEKS PRIOR TO FINAL COMPLETION. THE CONTRACTOR IS TO PROVIDE ONE COMPLETE SET OF DRAWINGS SHOWING ALL CHANGES MARKED IN WATERPROOF RED. A STATEMENT OF VERIFICATION/CERTIFICATION FROM THE CONTRACTOR AND A GEORGIA LICENSED LAND SURVEYOR SHALL BE AFFIXED TO EACH SHEET.
- ALL LOT CORNERS DISTURBED BY CONTRACTOR WILL BE REPLACED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
- COMPACTION IN FILL AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL EMPLOY A SOILS TESTING FIRM TO PERFORM A SUFFICIENT NUMBER OF TESTS TO CERTIFY COMPACTION REQUIREMENTS HAVE BEEN MET. THESE TESTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- SUBGRADE ANALYSIS TO BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE IF REQUIRED BY THE CITY OF NORTH AUGUSTA PRIOR TO DUMPING BASE MATERIAL.
- CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT (NPDES). CONTRACTOR SHALL BE REQUIRED TO ADHERE TO THE REQUIREMENTS OF CITY OF NORTH AUGUSTA, AIKEN COUNTY AND SCDHEC. CONTRACTOR MAY NOT START WORK UNTIL ALL REQUIREMENTS HAVE BEEN MET.
- CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATIONS OF ALL PROPOSED DEVELOPMENT. CONTRACTOR SHALL VERIFY I.E. OF ALL EXISTING PIPES AND ROAD GRADE ELEVATIONS OF EXISTING ROADS BEFORE BEGINNING CONSTRUCTION.
- THIS SITE PLAN MAY NOT BE ALTERED OR REVISED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO MAKING ANY CHANGES TO THE APPROVED PLAN. FAILURE TO DO SO, SHALL RESULT IN THE CONTRACTOR ACCEPTING FULL RESPONSIBILITY FOR WHATEVER ERRORS AND/OR PROBLEMS THAT MAY SUBSEQUENTLY ARISE.
- CONTRACTOR IS RESPONSIBLE TO REMOVE OR CLEAN OUT ANY SILT, DIRT, MUD OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THEIR SITE AND FINDS ITS WAY INTO A PRIVATE POND OR A CITY OWNED POND. THEY ARE RESPONSIBLE TO REMOVE ANY OF THE ABOVE MENTIONED ITEMS THAT COME OFF THEIR SITE ON PRIVATE OR CITY PROPERTIES TO INCLUDE RIGHT-OF-WAY.
- THE SURVEYOR SHALL CONTACT ENGINEER OF RECORD AND REQUEST AN ELECTRONIC FILE OF THE SITE PLAN FOR STAKING BLDG., PARKING, STORM SEWER AND GENERAL LAYOUT OF THE PROJECT.



ENGINEER:
BRYANT ENGINEERING, PC.
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NORTH AUGUSTA, SC 29841
803-279-8688
SMB@BryantEng.com



Know what's below
Call before you dig

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCRI00000.

REV. #	ADD PARKING CALCS TO TABLE	DATE	APPROV. BY
1 <td></td> <td>07/27/17</td> <td></td>		07/27/17	
REV. #	DESCRIPTION	DATE	APPROV. BY

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Department of Planning and Development

Project Staff Report

Concept Plan: CONPL17-001 – Walnut Village

August 10, 2017

Prepared by Charles B. Martin, Interim Director 

Section 1 – Summary	
Project Name	Walnut Village
Applicant	Meybohm Realtors
Project Engineer	Bryant Engineering, P.C. / Steve Bryant
Project Contact	Meybohm Realtors / Keith Lawrence
Address/Location	Austin Graybill Road at US-25 / Edgefield Road
Parcel Number	010-14-04-007
Zoning District	GC – General Commercial
Future Land Use	Mixed Use
Proposed Use	Commercial / Residential / Retail
Project Area	±52.86 Acres

Section 2 – General Description

Meybohm Realtors is proposing to develop an existing ±52.86 acre tract that is generally located near the corner of Austin Graybill Road and Highway 25 (Edgefield Road). The tract also reaches north to Walnut Lane. The proposed development will be a mixed use development that is proposed to be called Walnut Village. The first phase of the project will be townhomes, a retail commercial center, and traffic mitigation improvements.

Section 3 – Planning Commission Consideration

The Request

The developer has requested that the Planning Commission review the documents provided in the concept plan application and provide non-binding review comments. The applicant is seeking feedback to best determine the future course of action regarding the subject property.

Section 4 – Review and Approval Process

The Planning Commission has the authority vested in the North Augusta Development Code under Section §5.1.2.2, titled Sketch Plan, to informally review a sketch or concept plan for a development for which the applicant intends to prepare and submit an application for development. The purpose of the concept plan review process is to provide the Planning Commission input in the formative stages of a development. The Planning Commission may make specific recommendations regarding the proposed development. The applicant shall not be bound by any concept plan for which review is requested, nor shall the Planning Commission be bound by any such review.

Section 5 – History

The subject property has anticipated development for many years. The prior owners of the property worked with the City over the years providing utility easements, needed rights-of-way, needed road connections and regional drainage facilities for adjoining property developments all in anticipation of the property's development.

The current owner, Meybohm Realty, has spent considerable time looking for the best way to develop the property. They have worked closely with the Planning and Engineering Departments. Recognizing that traffic in this area would be of prime concern, they have worked with their traffic engineering consultants as well as the City's traffic engineering consultants. The results of that effort is evident in the attached narrative of the project.

Section 6 – Site Conditions			
	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	GC, General Commercial
North	Residential	Residential	PD, Planned Development
South	Austin Graybill / I-20	Austin Graybill / I-20	PD Planned Development
East	Shopping Center	Mixed Use	PD, Planned Development
West	Single Family Residential	Single Family Residential	R-7, Small Lot Single Family Residential

Access – The property has undeveloped road access from Austin Graybill Road, Northridge Drive, and Walnut Lane.

Topography – The property generally slopes from North to South and all of the development will slope toward an existing detention pond located just off Austin Graybill Road.

Utilities – Adequate water and sewer service is available to the property as a result of service being provided to adjoining properties as well as in anticipation of developing this property.

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

Drainage Basin – Detention will be provided by expanding an existing detention pond located at the south end of the property just off of Austin Graybill Road.

The land is within the Pole Branch Basin. Overall, sampling results indicate that the basin is in poor quality.

Section 7 – Analysis

The Planning Department has worked with Meybohm for more than a year and has reviewed several iterations of the proposed concept plan before you. We would direct your attention to the attached comprehensive narrative for Walnut Village Conceptual Master Plan Submittal for an analysis of the project and how various issues are proposed to be addressed.

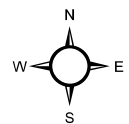
Attachments

1. Aerial Location Map
2. Walnut Village Conceptual Master Plan
3. Preliminary Site Plans
4. Traffic Impact Analysis Executive Summary
5. Memo from Todd Salvagin

cc: Keith Lawrence, Meybohm Realtors
Steve Bryant, Bryant Engineering, PC



WALNUT VILLAGE



WALNUT
VILLAGE
A MIXED USE DEVELOPMENT
NORTH AUGUSTA SOUTH CAROLINA

Conceptual Master Plan Submittal

July 27, 2017

Prepared for:

MEYBOHM

BROKERAGE | DEVELOPMENT | MANAGEMENT

3519 Wheeler Road

Augusta, Georgia 30909

706-736-3375

klawrence@meybohm.com

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1. Introduction
2. Existing Conditions
3. Utilities
4. Concept Plan
5. Proposed Traffic Improvements
6. Traffic Improvement Options
7. Summary
8. Figures
9. Traffic Impact Analysis
10. City of North Augusta traffic review memorandum

1. Introduction

Meybohm Realtors is proposing to develop an existing 52.86 acre tract that is generally located near the corner of Austin-Graybill Boulevard and Highway 25. The tract also reaches north to Walnut Lane. The proposed development will be a mixed use development that is proposed to be called Walnut Village. This area of the City has seen rapid commercial growth over the last 6 years. The proposed plan is one that will allow over 50 acres to be developed in a cohesive manner that will continue to push the vision and values of The City of North Augusta forward. The first phase of this project will be the townhomes located on parcel 7, a retail commercial center on parcel 5 and the necessary traffic mitigation improvements outlined in the Traffic Impact Analysis prepared by AECOM.

Meybohm Realtors has spent over a year in determining the highest and best uses for the land. A master plan was then designed that would act as the blue print for moving forward. The following narrative outlines the existing conditions, traffic concerns and proposed plan.

2. Existing Conditions

The existing site is currently partially cleared. A majority of the timber was removed by the previous owner prior a few years prior to the land being purchased by Meybohm Realtors. The land generally slopes from north to south and all of the development will slope to an existing detention pond located just off of Austin-Graybill Boulevard. There are no wetlands present on the site. An environmental consultant was hired prior to any planning work being performed to ensure the actual development envelope available. The existing Conditions map is figure 1.



Aerial View of the proposed site and the surrounding area.

3. Utilities

This site will be served by public water and sewer. Both the existing water and sewer mains bisect this property under existing easements. The plan is to use these two mains to serve the required water demand and handle the necessary sewerage needs of this proposed development.

Detention will be provided for this development by expanding an existing detention pond located at the south end of the property just off of Austin Graybill Boulevard. The existing ditch will be used to carry some of the storm water that will be generated from the development of this land. An analysis of the ditch will be performed to ensure that this natural feature can handle the expected storm water flow.

The site will also be served by South Carolina Electric and gas. Both of these services are located proximate to the proposed site. The location of the existing utilities are shown on Figure 2

4. Conceptual Plan

The concept for this land is to develop a mixed use development that will consist of residential, commercial and retail. The proposed plan breaks up the project into 8 parcels:

- Parcel 1 – This is a hotel approved site that we have been working on over the last year to get this designation in place. The site has been designed for a 95 room hotel.
- Parcel 2 – This parcel is laid out for a 3,500 square foot Fast food site.
- Parcel 3 - This parcel is laid out for a 3,500 square foot Fast food site.
- Parcel 4 – This parcel is laid out for a 3,500 square foot sit down restaurant.
- Parcel 5 – This parcel is intended to be a 10,000 square foot retail/commercial strip mall
- Parcel 6 – This parcel has been designed for a 50,000 square foot mini warehouse space. The intent is that some of the space with be climate controlled.
- Parcel 7 – This parcel is intended to be used for no more than 100 townhomes. The layout submitted shows approximately 90 townhomes.
- Parcel 8 – No use has been determined for this parcel as of yet. We have considered it as an apartment site but no plans have been finalized. This parcel is not part of our current traffic impact analysis study. Once a use has been finalized then the traffic impact analysis will be updated and submitted to the City of North Augusta for their review. We have left a right of way along side of parcel 7 to access parcel 8 in the future.

Figure 3 shows the proposed conceptual plan and figure 6 shows a color rendering of the master plan.

5. Proposed traffic Improvements

In determining how to develop this property, we had to take into account the impact that the traffic generated from this conceptual plan would have on the surrounding roadways. We went through about four different conceptual plans and four different traffic studies to best determine how to develop the property and handle the traffic.

We have been working with AECOM on a Traffic Impact Analysis for over a year. The final report is included with this submittal in section 8. This report completely analyzes the impact our development and then proposed improvements to the mode to keep the roadway network functioning smoothly. Figure 4 show the location of the improvements and report discuss the improvements and impacts in detail.

In looking at the entire property originally we considered connecting Northridge Drive from near Dollar General to near Cherry Laurel Drive however the traffic study showed that an additional left turn lane off of Hwy 25 onto Austin Graybill Boulevard would be required. The cost of such a roadway improvement would make the project unfeasible. The relocation of the traffic light from its previous location by the Burger King to the Austin Graybill Boulevard location changed dramatically how this 52 acres could be developed.

The next section discusses some of the other possible traffic improvement option we are currently exploring. The most notable one would be a traffic light and new roadway that would line up with one of the Walmart shopping center driveways.

6. Traffic Improvement Options

There are currently two other traffic improvement options that we are working to determine the feasibility of constructing. These options are shown on Figure 5. In order to do these improvements we will have to have two different property owners buy into this as an option. While our initial conversation have been encouraging much more engineering and discussion remains. Once this is complete we would come back to the City to formally present these options.

The first improvement shown on Figure 5 is to construct a new roadway next to Sonic and Food lion that would line up with the Walmart Shopping center. Current studies by the City of North Augusta have already shown this location as a future signalized intersection. This is shown on the plan as option 1 from A to B. The plan would involve constructing a road in a portion of the drive aisle and parking lot. This road way would then connect to the proposed townhomes.

The second possible improvement would involve a connection alongside of parcel six and seven to what could be a possible roundabout. Even if we are not successful in getting the two other land owners to consider these improvements we will set aside enough land for a future Right of Way so this option isn't lost forever. This is shown on Figure 5 as Option B.

Our plan is to leave as many future roadway options open as possible while still making sure the project remains feasible.

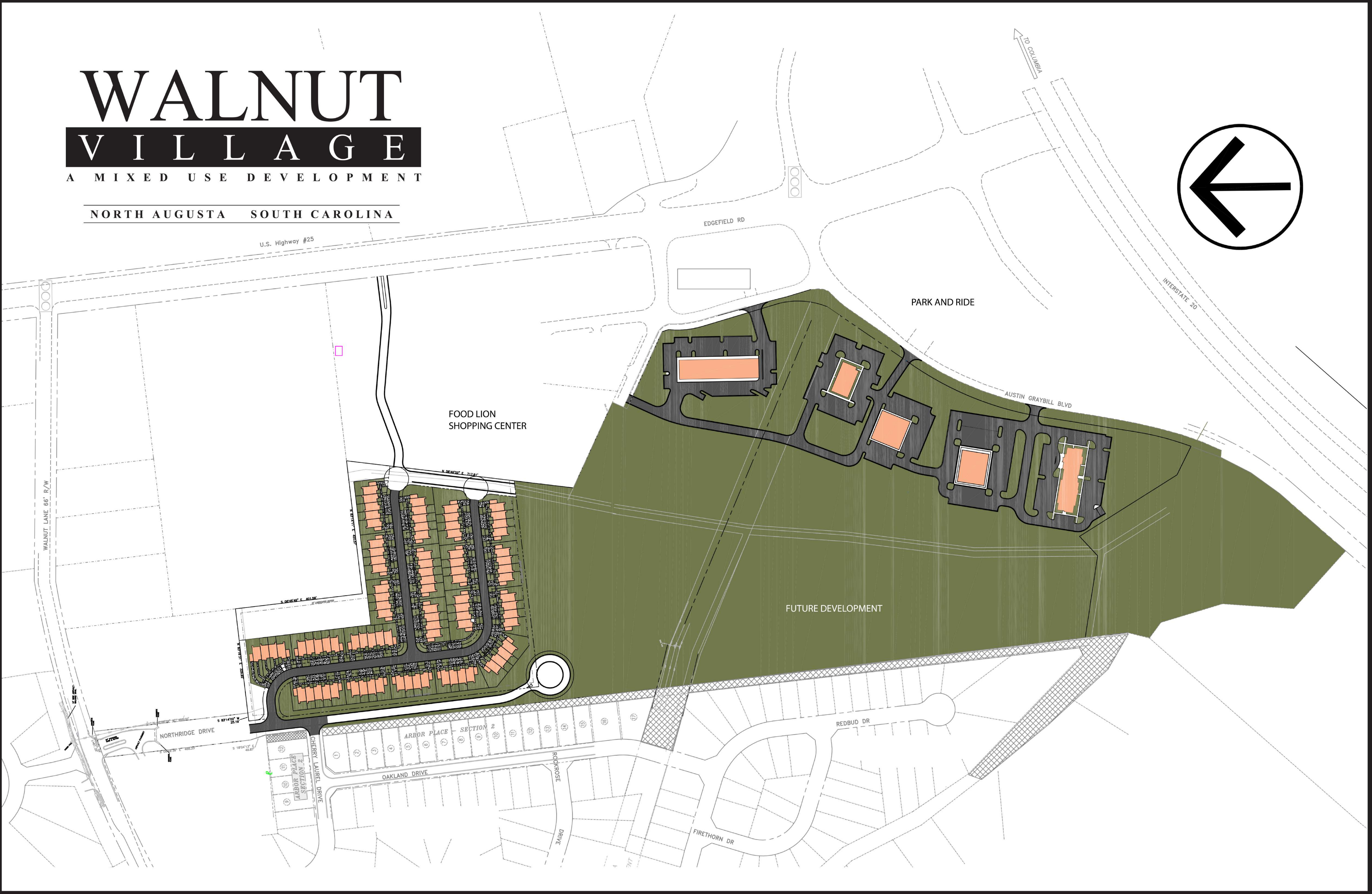
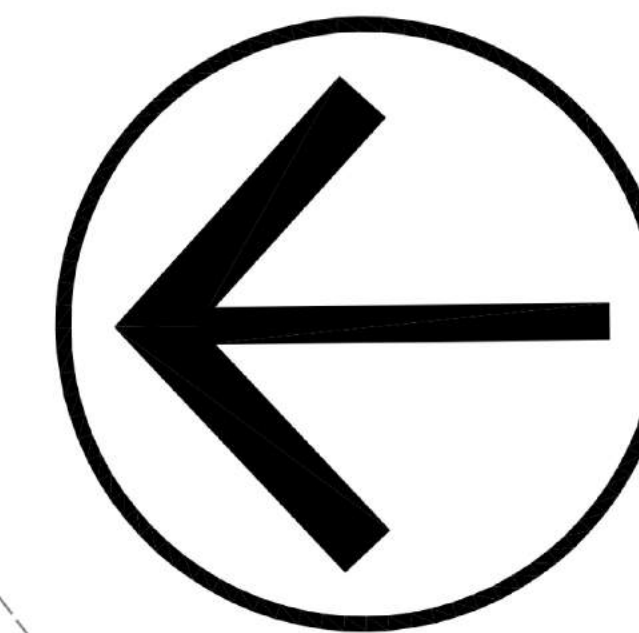
7. Summary

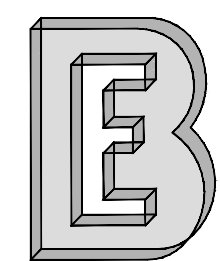
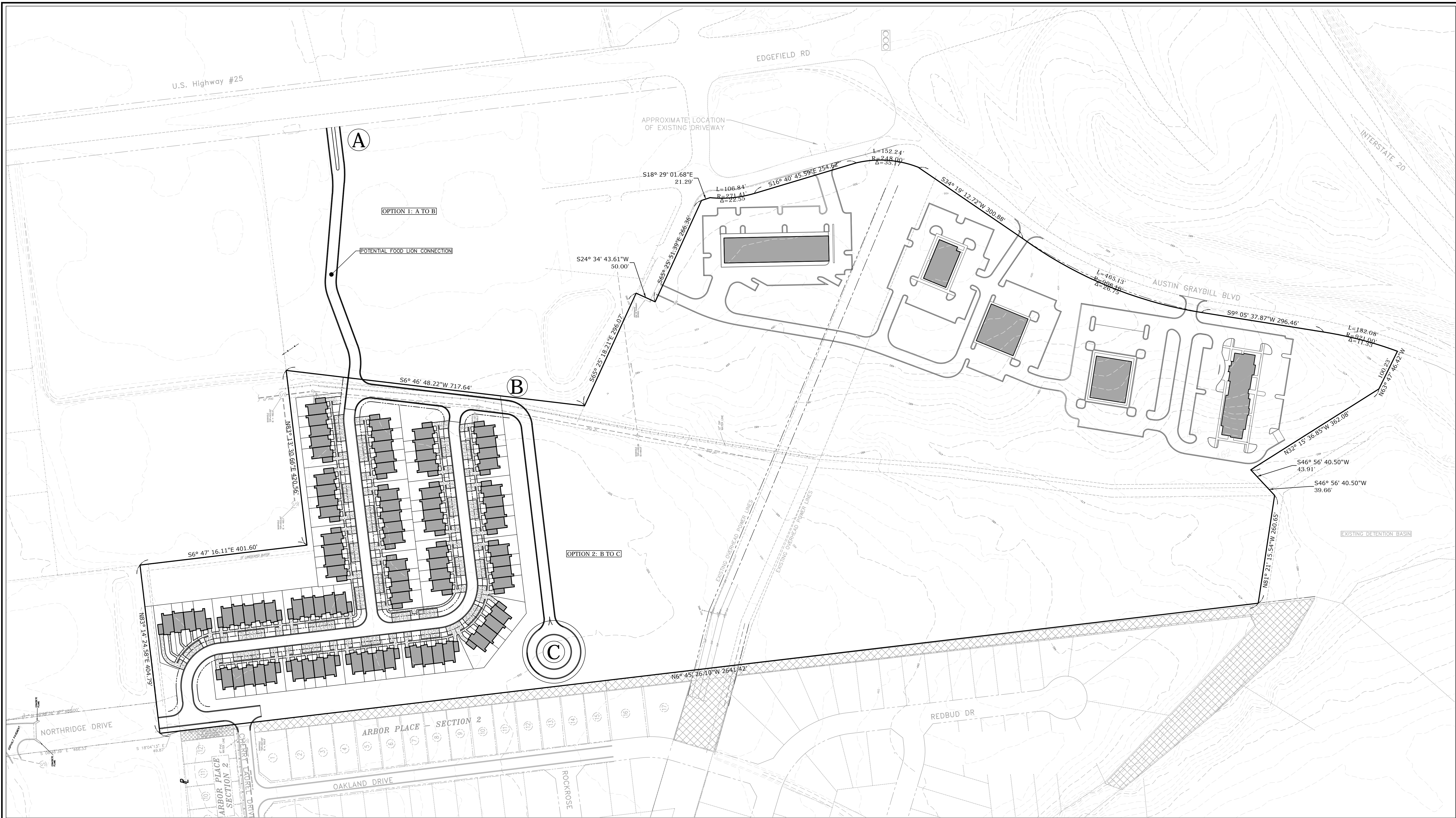
In conclusion we would like to respectfully ask for your consideration in executing the attached conceptual plan based on the information we have presented herein. We feel that Walnut Village is a quality mixed use development that the City of North Augusta will be proud to see come alive.

WALNUT VILLAGE

A MIXED USE DEVELOPMENT

NORTH AUGUSTA SOUTH CAROLINA



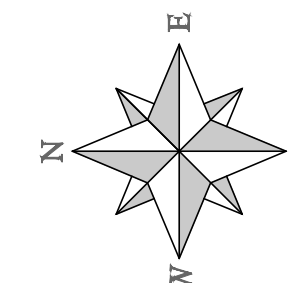


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WALNUT VILLAGE

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 (706) 736-3375

GRID NORTH



100 0 100 200
 SCALE: 1"=100'
 SCALE IN FEET

WALNUT VILLAGE

TRAFFIC IMPROVEMENTS - OPTIONS

PROJ. ENG: SMB

DATE: JULY 27, 2017

SHEET NO.

DRAWN BY: SMB

JOB NO.: 16-004

5 OF 6

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REV	DESCRIPTION	DATE	APPROV. BY

1.0 EXECUTIVE SUMMARY

The planned Walnut Crossing Commercial Center development is located off Exit 5 of Interstate 20 bordered by Edgefield Road (US 25) to the east, Walnut Lane (S-2104) to the north, and Austin Graybill Road (S-1445) to the south in North Augusta, South Carolina. The proposed development is expected to contain 100 townhomes, 90-room hotel, 10,000 square feet shopping center, 50,000 square foot mini-warehouse, a 3,500 square foot high-turn over sit-down restaurants, and two (2) 3,500 square feet fast food restaurants with drive-through windows. It should be noted that 216 apartments next to the planned townhomes along with a new connection to US 25 at Market Place Drive is planned at a future date and would require an additional traffic study.

AECOM determined the impacts for each study intersection as described below. The following roadway improvements are recommended as presented in **Figure 10**.

Edgefield Road (US 25) at Austin Graybill Road (S-1445) / Laurel Lake Drive

- Construct an exclusive eastbound right-turn lane on Austin Graybill Road that extends approximately 100 feet ending transition taper with Park and Ride right out only driveway.
- Extend existing northbound left-turn lane on Edgefield Road to provide 275 feet of storage.
- Modify signal timings such that the eastbound (Austin Graybill Road) and westbound (Laurel Lake Drive) left-turn phases obtain an extra five seconds by decreasing the eastbound and westbound through / right-turn phases by 5 seconds. This timing adjustment does not decrease the existing green time allocated to Edgefield Road.
- For the PM peak hour, consider increasing the northbound left-turn phase up to seven seconds to minimize queuing beyond the provided storage length.
- Remove existing 5-section protected permissive signal head for the northbound and southbound left-turn phases and replace with flashing yellow arrows. Due to the distance to adjacent signals, this is expected to provide flexibility with signal coordination as these phases can also be lagged if needed.

Austin Graybill Road (S-1445) at Austin Graybill Road / Parking and Ride Right Out Only

- Convert Austin Graybill Road southbound approach to a right-in right-out only.

Austin Graybill Road (S-1445) at Proposed Access Road / Park and Ride Entrance

- Construct a westbound right-turn lane on Austin Graybill Road with 100 feet of storage.
- Construct a southbound shared through / left-turn lane with and an exclusive right-turn lane with 100 feet of storage.

Austin Graybill Road (S-1445) at Driveway #1

- Construct a southbound shared left / right-turn lane on Driveway #1.

MEMORANDUM

TO: Mr. Charles Martin, **North Augusta Interim Planning Director**

FROM: Todd E. Salvagin

DATE: July 13, 2017

RE: **Austin Graybill Mixed-Use Project - North Augusta, SC**

A project kick-off meeting was held on August 24, 2016 to discuss project and present to applicant the required parameters for the study and relevant information to be included in the study.

The Initial Study dated November 11, 2016 was reviewed, comments developed and a meeting with developer held on December 7, 2016 at N Augusta Town Hall. Items discussed included:

- The need for dual left-turn lanes on US 25 northbound entering Austin Graybill Rd due to volume exceeding the 250-300 volume during the PM peak-hour.
- The need to modify the northeastern Austin Graybill Rd access to right-in/right-out (RIRO).
- Potential of accessing site opposite Market Place Drive through the Food Lion Center.
- Addition of right-turn lane on Austin Graybill Road eastbound.
- Impact to traffic signal system on US 25.

The Final Study dated June 6, 2017 has been reviewed. For the most part, comments on the initial report have been responded too. Most recent report includes the following:

- Removal of the apartment complex from the project. Traffic generated by the apartment complex proposed was a major driver in the need for the dual left-turn lanes on US 25 northbound at the Austin Graybill Rd intersection. Apartment project will require a formal stand alone submittal and new traffic study in the future if/when planning occurs.
- Conversion of the site access on Austin Graybill Rd closes to US 25 (opposite the park & ride access right-out only) to RIRO.
- Widening of Austin Graybill Rd. approaching US 25 to include a separate right-turn lane.
- Modification to the northbound approach of US 25 at Austin Graybill Rd is proposed.

NOTE: This lengthening of the left-turn lane will result in the removal of the Town landscaped median at this location.

SUMMARY

The June 6th report addresses prior comments from the initial submittal which meets requirements as set by the Town during the scoping session. Page 1 of the Final Study (June 6th) outlines the recommended improvements for the project which are also indicated by pages 31 and 32 in more detail as well a graphic representation by Figure 10.

These improvements will aid in the mitigation of the project impact as called out in this final document for the development of:

- 100 Townhomes;
- A 90-room/key hotel;
- 10,000 square foot (sf) shopping center;
- 50,000 sf mini-warehouse;
- A 3,500 sf high-turn over sit-down restaurant; and
- Two 3,500 sf fast food restaurants.

Note: No apartments

Three additional suggestions are provided below which expand upon the presented requirements and would enhance the project plan/mitigation as well as review future impact to the US 25 at Austin Graybill Rd. intersection

- The re-construction of the access drive on Austin Graybill Rd. to become a RIRO should incorporate a raised median with in Austin Graybill Rd. Thus median will geometrically enforce the limitation of vehicular movements at this intersection to the recommended right-in/right-out. This should be the responsibility of the project. *Note: Park and Ride access is already a right-out only access.*
- Any modifications in signal system timing must be approved by the SCDOT whom maintains the system along US 25. Modifications to the system timing may require the submittal and approval by the SCDOT of revised signal/timing plans.
- Monitor the intersection of US 25 at Austin Graybill Rd., specifically the northbound left-turn movement. The report indicates that this movement increase from the current PM peak-hour volume of 119 vehicles to a 2020 Build volume of 276 vehicles. The point of reviewing dual left-turn lanes is typically 300 peak-hour vehicles. Therefore under the Build condition; this volume is very close to meeting this volume. Recommending the preserving right-of-way along Austin Graybill Rd. along the projects frontage so that in the future, if dual lanes are needed, development has not precluded the ability to provide the needed roadway cross-section on Austin Graybill Rd;.

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

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

***MONTHLY REPORT
FOR
JULY 2017***

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

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Development Applications								
Subdivisions								
Major Subdivision Plans	0	0	2	0	0	0	1	0
Planned Acres	0.00	0.00	27.88	0.00	0.00	0.00	32.40	0.00
Planned Lots	0	0	89	0	0	0	60	0
Minor Subdivision Plans	0	0	9	0	0	0	6	0
Platted New Lots	0	0	18	0	0	0	1	0
Major Subdivision Plans	0	0	1	0	1	0	4	0
Platted Acres	0.00	0.00	21.18	0.00	25.03	0.00	86.49	0.00
Platted Lots	0	0	42	0	54	0	149	0
Site Plans								
Minor Site Plans	3	0	6	0	0	0	8	0
Major Site Plans	0	0	2	0	0	0	2	0
Total Site Plan Acres	11.14	0.00	40.92	0.00	0.00	0.00	33.58	0.00
Planned Developments								
PD Gen Dev Plans/Major Mod.	0	0	0	0	0	0	0	0
PD Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Plan Modifications	0	0	0	0	0	0	2	0
Annexations								
Applications	0	0	1	0	0	0	1	0
Parcels	0	0	1	0	0	0	2	0
Acres	0.00	0.00	0.40	0.00	0.00	0.00	82.82	0.00
Zoning/Text Amendments								
Rezoning	0	0	1	0	0	0	2	1
Parcels	0	0	2	0	0	0	2	2
Acres	0.00	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
Other								
Certificates of Zoning Compliance	19	0	129	0	11	0	88	0
Zoning Confirmation Letters	3	0	6	0	0	0	4	0
Residential Site Reviews	9	0	108	0	23	0	133	0
Sign Permits	1	0	32	0	2	0	26	0
Planning Projects	0	0	2	0	0	0	4	0
Communications Towers	0	0	0	0	0	0	0	0
Conditional Use Permits	0	0	1	0	0	0	4	0

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

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
Appeals								
Variances	0	0	1	0	0	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
Fees Collected								
Development Applications	\$2,427.00		\$10,117.20		\$599.00		\$10,399.50	
Appeals	\$0.00		\$200.00		\$0.00		\$400.00	
Maps/Publications	\$0.00		\$0.00		\$0.00		\$117.97	
Special Review Fees	\$0.00		\$0.00		\$0.00		\$0.00	
Total Fees	\$2,427.00		\$10,317.20		\$599.00		\$10,917.47	

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

Residential Site Plan Approvals

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Description
RSP17-100	005-09-17-016	Bill Beazley Homes	355 Bridle Path Rd	PD	7/11/2017	New Residential
RSP17-101	007-13-33-002	Jmar Builders	12 Phoenix St	PD	7/12/2017	New Residential
RSP17-102	006-05-04-024	Julian Richards	925 W Martintown	R-14	7/12/2017	Carport
RSP17-103	003-16-08-003	Wetherington Builders	616 Front St	PD	7/14/2017	New Residential
RSP17-104	007-10-02-017	Michael and Teresa Laym	321 Jackson Avenue	R-7	7/19/2017	Deck
RSP17-105	010-09-02-107	John Los Swimming Pools	604 St. Julian Pl	PD	7/19/2017	Pool
RSP17-106	007-08-04-018	Gladys Bonilla	803 Hillside Dr	R-10	7/19/2017	Storage Building
RSP17-107	010-14-07-005	Peachtree Pools & Spas	138 Oakland Dr	R-7	7/25/2017	Pool
RSP17-108	012-11-08-001	Catherine E. Key	290 Edisto Dr	R-10	7/25/2017	Slab for Spa

Minor Site Plan Approvals

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Acres	Use
MSP17-008	007-08-12-003	Hotcakes RC Venture	1248 / 1252 Knox Ave	PD	7/27/2017	1.51	IHOP / Aspen Dental
MSP17-009	010-11-05-007	Next Chapter Sweetwater	Sydenham Court in Sweetwater Commons	PD	7/17/2017	9.59	Park
MSP17-010	106-00-00-035	Central Savannah River Land Trust	Martintown Road North of I-20	CR	7/31/2017	0.04	Picnic Shelter