

Planning Commission



Minutes of the Thursday, May 18, 2017 Regular Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Briton Williams

1. **Call to Order** – The May 18, 2017 regular meeting, having been duly publicized, was called to order by Chairman Woods Burnett at **7:00 p.m.** in the Council Chambers.
2. **Roll Call** -- Members present were Chairman Woods Burnett and Commissioners Len Carter, Bob Clark, Tim Key, JoAnn McKie, Larry Watts and Briton Williams. Also present were Charles Martin, Interim Director of Planning and Development; Kuleigh Baker, Secretary for Planning and Engineering; representatives from Greenstone Properties and W. R. Toole, Engineers; and members of the press.
3. **Approval of Minutes** – The minutes of the April 20, 2017 regular meeting were approved as presented.
4. **Confirmation of Agenda** – There were no changes made to the agenda.
5. **Application PP17-002 – Preliminary Major Site Plan** – A request by Greenstone Properties for approval of The Clubhouse at Ballpark Village.

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

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

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

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

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

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

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

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

B. Consideration of Application RWN17-001 by Commission:

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

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

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

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

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

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

Respectfully Submitted,

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