

# 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 2<sup>nd</sup>-4<sup>th</sup> 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