

North Augusta



South Carolina's Riverfront

MINUTES OF November 19, 2025

Dr. Christine Crawford, Chairperson
Bob Bigger, Vice Chairperson
Lisa Christie, Commissioner
Jesse Elliott, Commissioner
Rett Harbeson, Commissioner
Erin Slade, Commissioner
Chelsea Waddell, Commissioner

ORDER OF BUSINESS

The meeting of the Planning Commission of the City of North Augusta of October 15, 2025 having been duly publicized was called to order by Chairperson Crawford at 6:00pm and also streamed online for public viewing at “City of North Augusta – Public Information” on www.Facebook.com and on the “City of North Augusta Public Information” on www.YouTube.com. Per Section 30-4-80, (e) notice of the meeting by email was sent out to the current maintained “Agenda Mailout” list consisting of news media outlets and individuals or companies requesting notification. Notice of the meeting was also posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Commissioners present were Vice Chairperson Bigger, Commissioners Elliott, Harbeson, Slade, Christie and Waddell.

Commissioner absent was Chairperson Crawford.

Also in attendance were Tommy Paradise, Director of Planning & Development, Phyllis Garvin, Planning Secretary; and Larry Elrod, System Support Specialist.

3. Approval of Minutes

The minutes of the Planning Commission Meeting of October 15, 2025 was approved as submitted by general consent.

4. Confirmation of Agenda

No changes to the agenda.

5. PPM25-001- Major Subdivision (Preliminary Plat) Modification – A request by Rushing Waters, LLC to modify the Major Subdivision Preliminary Plat for Rushing Waters Phase III to change from townhome to single-family detached lots. The request affects approximately 20.5 acres located on Montana Loop, zoned R-5, Mixed Residential, TPN 011-09-01-049.

a. Consideration of the Major Subdivision (Preliminary Plat) Modification request by the Planning Commission

Planning & Development Director Paradise reviewed the staff report to the Commission. **(See PC RM Supplemental Materials, Attachment #5)**

Director Paradise stated this is the first time a developer has asked to reduce lots. The applicant wants to modify to 63 single detached lots. The request will reduce the total number of lots from 178 to 131. The lots will be smaller than the lots in previous phases.

Phillip Green, engineer was present.

It was moved by Commissioner Harbeson, seconded by Commissioner Waddell, to Approve PPM25-001 – A request by Rushing Waters, LLC to modify the Major Subdivision Preliminary Plat for Rushing Waters Phase III to change from townhome to single-family detached lots. The request affects approximately 20.5 acres located on Montana Loop, zoned R-5, Mixed Residential, TPN 011-09-01-049.

Approved Unanimously

Business Meeting

a. Election of Officers

It was voted unanimously for Christine Crawford as Chairperson and Bob Bigger be the Vice-Chair.

b. Adoption of the 2026 Calendar

It was voted unanimously to approve the meeting schedule

6. Staff Report(s)

a. October Performance Report

Planning & Development Director Paradise stated that the September Report is in their packet for their information. **(See PC RM Supplemental Materials, Attachment #6)**

Director Paradise reminded the commissioners of training on December 3.

7. Adjournment

The Planning Commission meeting adjourned at 6:15 pm.

APPROVED THIS _____ DAY OF _____ 2025.

Respectfully Submitted,

Thomas L. Paradise
Planning & Development Director

Department of Planning and Development



Project Staff Report

RZM25-003 Crossroads Market Rezoning

Prepared by: Kuleigh Baker

Meeting Date: December 17, 2025

Project Name	Crossroads Market Rezoning
Applicant	Henbell McDonough HFT, LLC
Address/Location	404 E. Martintown Rd.
Parcel Numbers	007-11-05-049, 007-11-05-165, and 007-12-12-010
Existing Zoning	PD, Planned Development
Traffic Impact Tier	1
Proposed Use	Mixed Use
Proposed Zoning	GC, General Commercial
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 18.11 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 18.11.5 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 18.11.5.1-10:

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.3.
3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a. The proposed rezoning is compatible with the surrounding area;
 - b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c. There will be any adverse effects on existing or planned public utility services in the area;

- d. Parking problems; or
 - e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
 5. The zoning districts and existing land uses of the surrounding properties.
 6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
 7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
 8. The length of time the subject property has remained vacant as zoned, if applicable.
 9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
 10. Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.3 states the following:

1.3 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.3.1 To protect the health, safety and general welfare; and
- 1.3.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;
 - c. Include or reinforce central places, such as North Augusta's traditional downtown and neighborhood commercial centers, civic gathering places, and open space;

- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 18.11.4. The Planning Commission’s recommendation is then forwarded to the City Council for their consideration per NADC § 18.11.4.1.

SECTION 3: PUBLIC NOTICE

Per NADC Article 18, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was originally mailed to property owners within 200 feet of the subject property on November 21, 2025. The property was posted with the required public notice on November 26, 2025. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugustasc.gov on November 26, 2025.

SECTION 4: SITE HISTORY

The three parcels proposed for rezoning are part of the commercial shopping center known as “Crossroads Market”. The properties are currently zoned PD, Planned Development; however, there is no adopted Planned Development General Development Plan Ordinance governing the shopping center.

The applicant is requesting to rezone TPNs 007-11-05-049, 007-11-05-165, and 007-12-12-010 from PD, Planned Development to GC, General Commercial. The request will guide future development and review of the properties against established zoning guidelines.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Commercial	Mixed Use	GC, General Commercial
South	Apartments	Residential Multi-Family	R-5, Mixed Residential
East	Utility/Commercial	Industrial/Mixed Use	GC, General Commercial
West	Commercial	Mixed Use	GC, General Commercial

Access – The property currently has multiple curb cuts along E. Martintown Rd. There are also internal driveways that connect the property to Plaza Place Dr. and the North Augusta Plaza shopping center.

Topography – The parcel is relatively flat.

Utilities – Water and wastewater are available across E. Martintown Rd.

Floodplain – The property does not fall within a federally designated floodplain.

Drainage Basin – This site is located within the Waterworks Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The 2020 Water Quality report sampling results are good to fair, with some nitrate pollution present. Stream channel integrity has been negatively impacted by excessive flows. Newer developments within the drainage basin utilize detention ponds to reduce the release rate.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission’s deliberation. Descriptions and commentary added by staff will be *italicized*.

1. The size of the tract in question (§18.11.5).

The total acreage of TPNs 007-11-05-049, 007-11-05-165, and 007-12-12-010 is 4.93 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§18.11.5.2).

The rezoning request satisfies several core principles and key initiatives of the current Comprehensive Plan. A key principle for economic development is to focus growth geographically in areas that are sustainable for the recruitment and retention of quality shopping. One of the economic guidelines for priority investment areas are existing commercial hubs ripe for redevelopment including commercial outparcel opportunities. Staff sees Crossroads Market as a fit for priority investment due to the age of the shopping center. Martintown Road has been identified as a priority investment area. The project proposed development of underutilized big-box parking lots for new investment and the development of outparcels. (Ch.4.1.2 and 4.2.1)

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in NADC §18.11.5.3.

a. The proposed rezoning is compatible with the surrounding area;

The surrounding area contains primarily commercial development with some mixed residential development surrounding Crossroads Market and North Augusta Plaza. The proposed rezoning is compatible with the surrounding area.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

There is an existing signalized entrance to Crossroads Market, and staff see no negative effects to the street network.

c. There will be any adverse effects on existing or planned public utility services in the area;

This is an undeveloped lot in an existing commercial strip and the infrastructure is in place to support the development of the parcel. The existing utility network accommodates the anticipated development potential of the subject property

based on the sizes of the sanitary sewer line located near the site and availability of potable water and sanitary sewer from the City of North Augusta.

d. Parking problems; or

Parking for each site will be provided based on the requirements of the North Augusta Development Code.

e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

The proposed rezoning does not appear to create any additional environmental impacts. Each site plan must comply with all applicable development standards in the Development Code, including the state and federal standards associated with stormwater management, water and air pollution. City design standards and municipal codes are in place to address noise pollution and excessive nighttime lighting.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§18.11.5.4).

This rezoning directly addresses infill development trends in the Martintown Road area. With existing infrastructure in and around the development, the outlines of what development can take place are currently in place and will not be significantly altered.

5. The zoning districts and existing land uses of the surrounding properties (§18.11.5.5).

The proposed zoning classification will remain mixed use as shown on the Future Land Use Map, which should not adversely impact the current surrounding mixed residential uses or commercial development, as it is no different than what exists currently and what has been planned for this property.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§18.11.5.6).

Without a PD ordinance in place, there are no legal standards governing land use. The subject properties are suitable for the proposed uses of the requested zoning district. The subject property is suitable for commercial development.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§18.11.5.7).

There are currently some townhouse and apartment uses near Crossroads Market. The subject parcels do not directly impact those uses. The rezoning is compatible with the existing neighborhood's stability and character.

8. The length of time the subject property has remained vacant as zoned, if applicable (§18.11.5.8).

The outparcels have remained undeveloped since the property was zoned PD. The existing commercial strip has been developed in compliance with GC uses due to the lack of a PD ordinance.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§18.11.5.9).

The amount of land available in this particular area is limited by the North Augusta Plaza development to the west, other commercial and restaurant uses to the east, and apartments to the south. The surrounding area is limited to infill development or redevelopment.

10. Whether the existing zoning was in error at the time of adoption (§18.11.5.10).

The existing zoning of PD, Planned Development has been in place since the 1980s. This does not appear to have been done in error; however, the SC Local Government Comprehensive Planning Enabling Act was adopted in 1994, and the existing PD zoning is not in compliance with contemporary laws. The State of South Carolina's requirements for planned development districts require a mixed-use component with residential and commercial uses.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that TPNs 007-11-05-049, 007-11-05-165, and 007-12-12-010 be rezoned from PD, Planned Development to GC, General Commercial.

The Planning Commission may recommend approval or denial of this request according to NADC § 17.4.

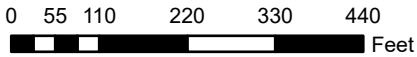
SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Application Documents
6. Public Hearing Notice

cc Henbell McDonough HFT, LLC, via email

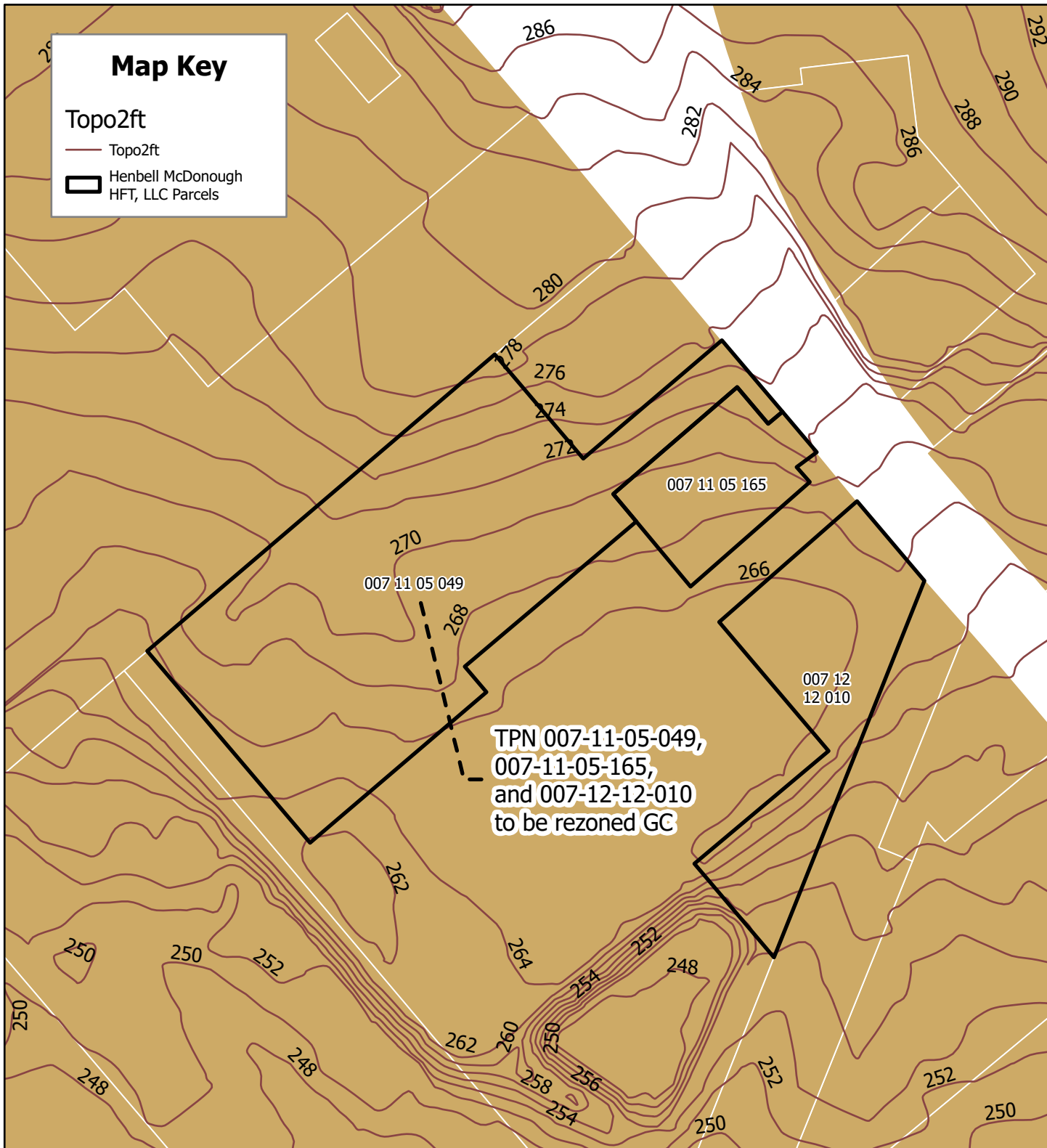


Aerial Map
Application Number RZM25-003
Tax Parcel Numbers
TPN 007-11-05-049,
007-11-05-165, and 007-12-12-010

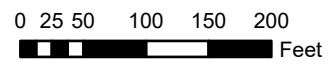


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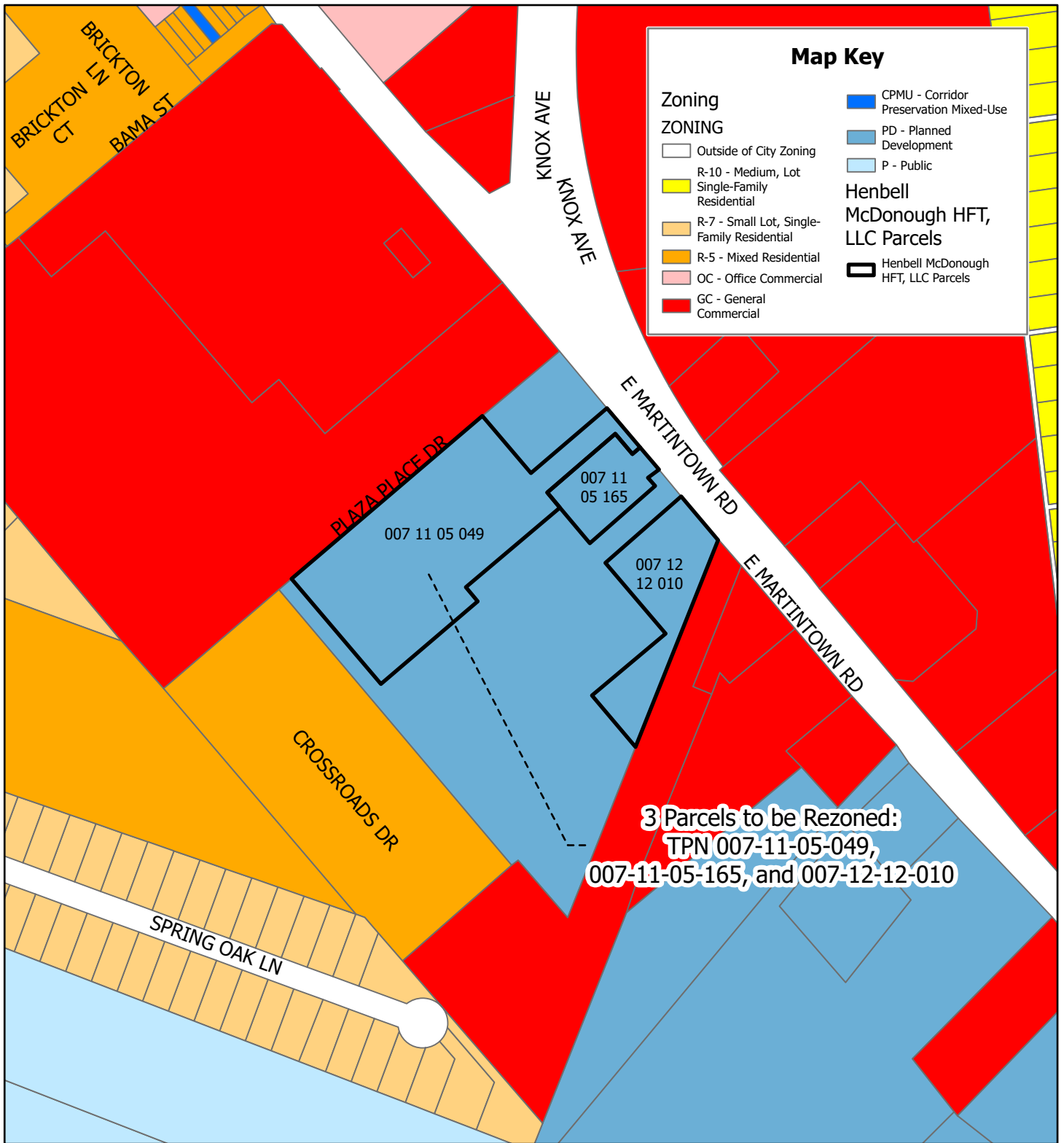
TPN 007-11-05-049,
007-11-05-165,
and 007-12-12-010
to be rezoned GC



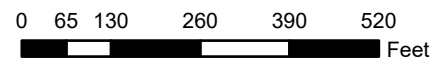
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Topography Map
Application Number RZM25-003
Tax Parcel Numbers
007-11-05-049, 007-11-05-165,
and 007-12-12-010



Current Zoning Map
 Application Number RZM25-003
 Tax Parcel Numbers
 007-11-05-049, 007-11-05-165,
 and 007-12-12-010
 Zoned PD, Planned Development



12/8/2025



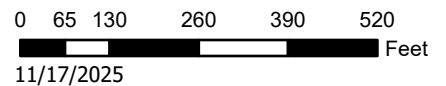
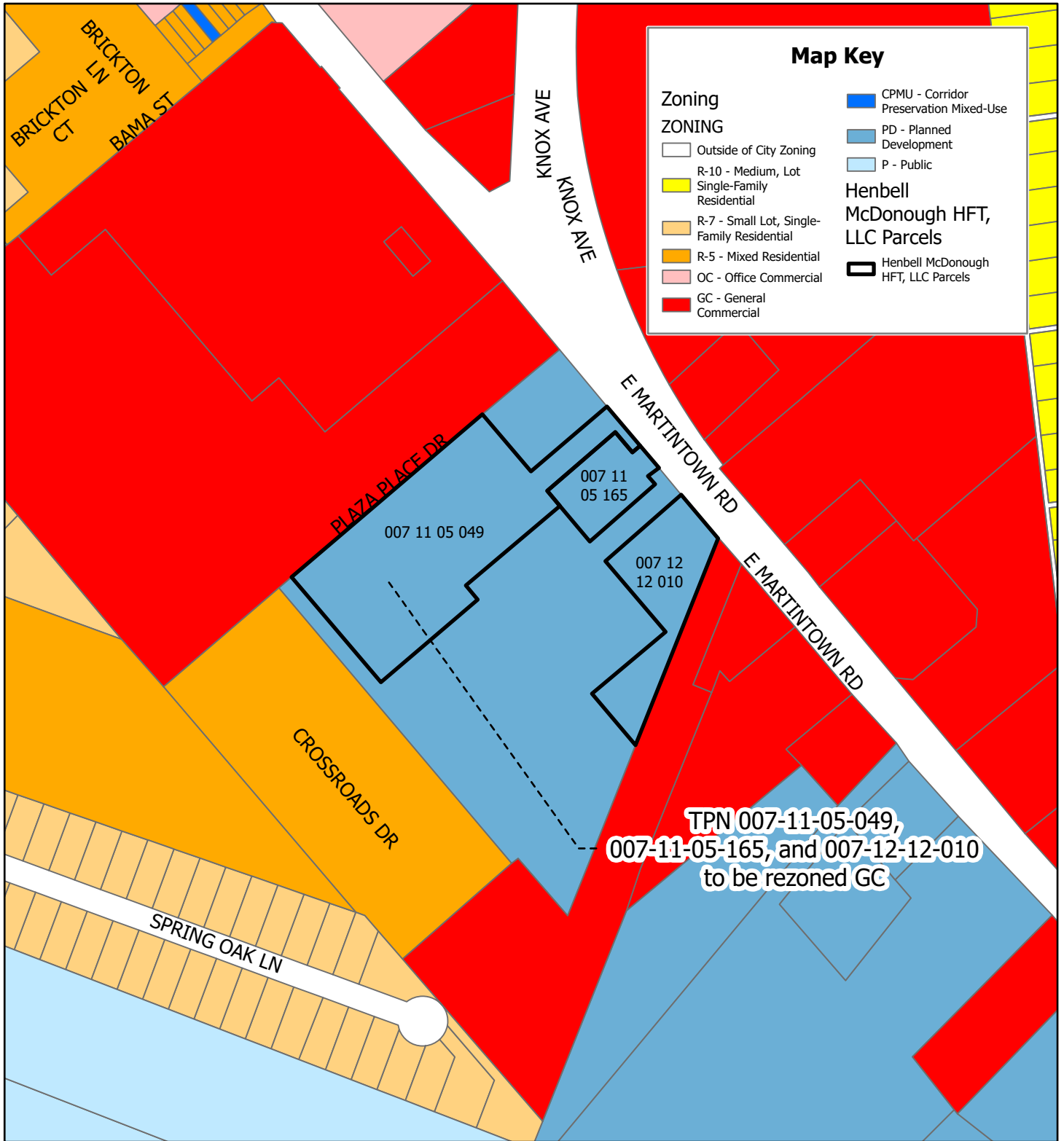


Exhibit A
 Application Number RZM25-003
 Tax Parcel Numbers
 007-11-05-049, 007-11-05-165,
 and 007-12-12-010
 to be rezoned GC, General Commercial



Planning and Development Application

Please type or print all information



Staff Use

Application Number RZM 215-003
Review Fee \$250

Date Received 11/14/25
Date Paid 11/14/25

1. Project Name Crossroads Market (small shops and outparcels)
Project Address/Location 404 E. Martintown Road
Total Project Acreage ~~0.20~~ 4.93 ACRES Current Zoning PD
Tax Parcel Number(s) ~~007-11-05-165~~ 007-11-05-049, 007-11-05-165, 007-12-12-010

2. Applicant/Owner Name Holton Brinson as agent for Applicant Phone 706-833-1324
Henbell McDonoughHFT, LLC
Mailing Address 3510 Wheeler Road, Augusta, GA 30904
City Augusta ST GA Zip 30904 Email holton@jordantrotter.com

3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor _____ License No. _____
Firm Name _____ Firm Phone _____
Firm Mailing Address _____
City _____ ST _____ Zip _____ Email _____
Signature _____ Date _____

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) _____ yes no

6. In accordance with Article 18 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. [Signature] _____ Date 11/14/25
Applicant or Designated Agent Signature

HOLTON BRINSON

Print Applicant or Agent Name

Designation of Agent

Please type or print all information



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

Staff Use Only	
Application Number <u>R2M 25-003</u>	Date Received <u>11/14/25</u>

1. Project Name Crossroads Market (small shops and outparcels)
Project Address/Location 404 E. Martintown Road
Project Parcel Number(s) 3.23

2. Property Owner Name Henbell McDonough HFT, LLC Owner Phone 706-736-1031
Mailing Address 3510 Wheeler Road
City Augusta ST GA Zip 30909 Email dennis@jordantrotter.com

3. Designated Agent Holton Brinson
Relationship to Owner Development Manager
Firm Name Jordan Trotter Commercial Phone 706-833-1324
Agent's Mailing Address 3510 Wheeler Road
City Augusta ST GA Zip 30909 Email Holton@jordantrotter.com
Agent's Signature _____ Date _____

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

[Signature] _____ Date 11/14/25
Owner Signature

5. Sworn and subscribed to before me on this 14TH day of November, 20 25.

Brittany Egbert
Notary Public

9/21/29
Commission Expiration Date





November 14, 2025

City of North Augusta
Planning Commissioners and City Council
100 Georgia Avenue,
North Augusta, SC 29841

Commissioners,

We are seeking to rezone three parcels along East Martintown Road from Planned Development (PD) to General Commercial (GC). These parcels make up a portion of the Crossroads Market Shopping Center, including the small shop space and two outparcels.

Following a general meeting with planning staff regarding the potential development of these outparcels, we were asked to bring these properties to your attention in order to clean up the zoning in this area. These parcels are currently zoned Planned Development, which is a zoning classification that is no longer supported by the City's zoning ordinance. Although these parcels have long been held to General Business standards, formal rezoning will provide consistency and allow both the property owners and Planning Staff to move forward with development in accordance with existing GB uses and design standards.

We look forward to discussing this matter in greater detail and appreciate your consideration of our request.

Sincerely,

Dennis Trotter
Partner, Henbell McDonough HFT, LLC &
Jordan Trotter Commercial Real Estate

City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 6:00 PM on Wednesday, December 17, 2025, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following applications:

RZM25-003 – Rezoning – A request by Henbell McDonough HFT, LLC to rezone approximately 4.93 acres located at 404 E. Martintown Rd., TPNs 007-11-05-049, 007-11-05-165, and 007-12-12-010 from PD, Planned Development, to GC, General Commercial.

Documents related to the applications will be available for public inspection after December 11, 2025, in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, and online at www.northaugustasc.gov. All members of the public interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugustasc.gov by Noon on December 17th.

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

Memorandum # 25-049

To: Planning Commission
From: Tommy Paradise, Director
Subject: Proposed Tree Preservation Ordinance
Date: December 8, 2025

The Planning Commission requested that staff provide information concerning a possible tree preservation ordinance at their last meeting. Staff needs additional guidance from the Planning Commission concerning their goals for the ordinance. The Planning Commission should also consider additional workload and responsibilities entailed by the additional regulations and attempt to maintain these within the current staffing and training levels.

It is important to look at where we are now regarding landscape regulations. The current regulations require buffers, parking lot landscaping, street trees, subdivision entrance landscaping, general landscaping and landscaping for single-family residential.

General landscaping requirements include:

1. At least ten percent of the net lot area must have a tree canopy cover either through existing tree cover or by installation of new trees. Required parking landscaping areas, both perimeter and interior, are excluded for the net lot area calculation.
2. The perimeter of the building footprint, excluding paved sidewalks and loading areas, shall be planted with shrubs and small trees not less than two feet in height. A minimum of one shrub shall be planted for every five feet of perimeter of the principal structure(s).
3. All areas of the lot or parcel not occupied by structures, parking and required landscape areas, sidewalks, loading and service areas, driveways, courtyards and patios, tree canopy, foundation planting or other regularly maintained planting beds shall be planted or sodded with an acceptable turf or vegetative ground cover that will achieve full coverage within one year of installation.

Single-family residential requires:

1. At least 20 percent of the total lot area less that area covered by a primary dwelling must have a canopy cover either by existing tree cover or by installation (new planting).
2. The perimeter of the building footprint visible from a street shall be planted with shrubs not less than 18 inches in height or vegetative groundcover, or both. A minimum of one shrub shall be planted for each ten feet of perimeter of the principal structure.

3. The area of the lot between the front and side property lines and the front and side walls of the principal structure, excluding driveways, patios, trees, foundation planting or other regularly maintained planting beds, shall be seeded, planted or sodded with an acceptable turf or vegetative ground cover that will achieve full coverage within one year of installation.
4. In addition to other requirements of this section, for a single-family detached lot a Large Tree in compliance with Table 7-2 shall be planted in the front yard of lot within 10 feet of the front property line.

Additionally, §14.170.4(c).c requires all sites of disturbance greater than twenty (20) acres to have a phasing plan reviewed and approved the City Engineering Department.

A tree preservation ordinance does not “prohibit” clear cutting but instead regulates replacement required by development. Typically tree preservation ordinance divides the land into three categories:

1. Not being developed
2. Being developed
3. Post development

In reviewing various tree preservation ordinances there tends to be some common requirements for property being developed, such as

1. Designating certain types and size tree and requiring s tree survey showing all trees such trees or larger contained on the project site. The survey also determines the amount of caliper inches of these trees that are on the lot and the amount that will be removed. Generally, the number of inches before development must be replaced with new trees of a certain size, generally either 2-inch or 3-inch trees from an approved list. If this is not achievable a tree fund is set-up that receives the cost of the additional trees that are then utilized by the City to plant trees in other areas.
2. Designating a certain size and types of trees that are protected from removal unless it is the Planning Director determines there is absolutely no alternative because of unavoidable grading or because of the required configuration of paving, essential utilities, or buildings.

The Development Code has the following maintenance standards regulating post development:

1. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of in accordance with the City Code.
2. All required landscaping shall be maintained in a neat and orderly manner, and in a healthy, vigorous, and attractive state, at all times and as is appropriate for the season. This shall include, but is not limited to, mowing,

- edging, pruning, fertilizing, watering, weeding and other activities common to the maintenance of landscaping. Plant materials that exhibit evidence of insect pests, disease and damage shall be appropriately treated.
3. The owner shall remove dead, diseased or deteriorated plants and shall replace such plants within the next planting season after removal. If replacement is necessary, all plants and other landscape materials shall be equal in size, density, and appearance as originally required at the time of the approval of the development permit.
 4. Landscaped areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the landscaping.
 5. If after three years following installation of required buffer or screening plant materials, the plants have not formed an effective screen, or if an effective screen is not maintained, the Director may require that another type of screen be added or additional plantings be installed.
 6. All landscaped areas shall be protected from vehicular encroachment. No area of any lot or parcel that is not designed for vehicle parking or paved with an all-weather surface may be used for vehicle parking or storage.
 7. All tree and shrub pruning shall be performed in accordance with American National Standards Institute Tree, Shrub and Other Woody Plant Management Standard Practices (Pruning) (ANSI A300 (Part 1)) –2008, contained in Appendix C. Trees that have been improperly pruned through topping or hat racking shall be replaced.
 8. Landscaping of all slopes, cuts, fills, terraces, or graded areas shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertically to five feet horizontally shall be planted with ground cover appropriate for the purpose and for soil conditions, water availability and environment.
 9. If existing tree cover is used, the actual coverage measured at the drip line of each tree or at the perimeter drip lines of a tree preservation zone may be used.

If the Planning Commission wishes to move forward with a tree preservation ordinance, staff will need some further guidance such as:

1. Should undeveloped/vacant land be regulated?
2. If post development is regulated should it exempt single-family?
3. Permitting process and fees for removal requests
4. Possible additional (undisturbed) buffer requirements between single-family developments

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
November 2025***

City of North Augusta
Department of Planning and Development
Monthly Report for November 2025

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Received	Approved	Received	Approved	Received	Approved	Received	Approved
Development Applications								
Subdivisions								
Major Subdivision Plans (PP)	1	0	3	1	0	0	5	3
Planned Acres	0.7	0.00	245	10.68	0.00	0.00	151.79	81.58
Planned Lots	1	0	485	69	0	0	230	50
Minor Subdivision Plans (MP)	0	0	13	13	1	1	18	14
Platted New Lots	0	0	13	13	1	1	21	16
Major Subdivision Plans (FP)	0	1	5	3	0	0	2	2
Platted Acres	0	66.67	235.46	127.86	0.00	0.00	95.38	95.38
Platted Lots	0	56	281	217	0	0	180	180
Site Plans								
Minor Site Plans (MSP)	1	1	9	8	1	0	15	8
Major Site Plans (SP)	0	0	2	0	1	0	2	5
Site Plan Modification (SPM)	0	0	3	3	0	0	3	1
Total Site Plan Acres	0.57	24.36	109.94	109.37	14.49	0.00	124.59	37.10
Planned Developments								
PD Gen Dev Plans/Major Mod. (PD)	0	0	0	0	0	0	1	0
PD Acres	0	0	0	0	0	0	467	0
Development Plan Modification (PDM)	0	0	0	0	0	0	2	1
Annexations								
Annexation Agreements Received	0	0	0	0	0	0	1	0
Annexation Cases (ANX) Approved by City Council	1	0	2	0	1	0	4	2
Parcels	0	0	0	0	0	0	0	1
Acres	1	0	2	0	1	0	9	4
	67.45	0	135	0.00	0.35	0	540	3.64

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

November 2025 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B25-0696	006 14 13 012	Casey Kvartek	1848 Robin Rd	R-7	11/4/2025	Replace Existing Cover on Front Porch
B25-0710	127 00 10 058	Keystone Homes	990 Love Bird Ln	PD	11/4/2025	New Residential Constr
B25-0711	127 00 10 029	Keystone Homes	417 Mill Stone Ln	PD	11/4/2025	New Residential Constr
B25-0685	003 16 11 006	GrayBeal LLC	674 Railroad Ave	PD	11/4/2025	New Residential Constr
B25-0716	106 00 14 067	Stanley Martin Homes	6076 General Dr	R-7	11/7/2025	New Residential Constr
B25-0717	106 00 14 060	Stanley Martin Homes	6098 General Dr	R-7	11/7/2025	New Residential Constr
B25-0718	106 00 14 059	Stanley Martin Homes	6122 General Dr	R-7	11/7/2025	New Residential Constr
B25-0720	106 00 14 058	Stanley Martin Homes	6154 General Dr	R-7	11/7/2025	New Residential Constr
B25-0701	106 00 14 003	Stanley Martin Homes	5063 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0702	106 00 14 002	Stanley Martin Homes	5045 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0703	106 00 14 001	Stanley Martin Homes	5031 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0705	106 00 14 005	Stanley Martin Homes	5091 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0706	106 00 14 006	Stanley Martin Homes	5109 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0707	106 00 14 008	Stanley Martin Homes	5133 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0708	106 00 14 009	Stanley Martin Homes	5145 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0709	106 00 14 007	Stanley Martin Homes	5123 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0712	106 00 14 057	Stanley Martin Homes	5174 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0713	106 00 14 065	Stanley Martin Homes	6141 Proper Ct	R-7	11/13/2025	New Residential Constr
B25-0726	014 00 02 188	Greystone Construction Services	221 Rivernorth Dr	PD	11/13/2025	New Residential Constr
B25-0732	106 00 13 008	Keystone Homes	455 Parakeet Ct	R-10	11/19/2025	New Residential Constr
B25-0736	014 00 02 234	Greystone Construction Services	1536 Satilla Pl	PD	11/19/2025	New Residential Constr
B25-0737	014 00 02 200	Greystone Construction Services	7275 Tallulah Ln	PD	11/19/2025	New Residential Constr
B25-0742	106 00 14 011	Stanley Martin Homes	5165 Proper Ct	R-7	11/19/2025	New Residential Constr

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B25-0743	106 00 14 086	Stanley Martin Homes	5216 Proper Ct	R-7	11/19/2025	New Residential Constr
B25-0744	106 00 14 004	Stanley Martin Homes	5079 Proper Ct	R-7	11/19/2025	New Residential Constr
B25-0745	106 00 14 056	Stanley Martin Homes	6192 General Dr	R-7	11/20/2025	New Residential Constr
B25-0746	106 00 14 055	Stanley Martin Homes	6210 General Dr	R-7	11/20/2025	New Residential Constr
B25-0747	106 00 14 066	Stanley Martin Homes	6161 General Dr	R-7	11/20/2025	New Residential Constr
B25-0748	106 00 14 067	Stanley Martin Homes	6179 General Dr	R-7	11/20/2025	New Residential Constr
B25-0749	106 00 14 064	Stanley Martin Homes	6123 General Dr	R-7	11/20/2025	New Residential Constr
B25-0750	106 00 14 013	Stanley Martin Homes	5199 Proper Ct	R-7	11/20/2025	New Residential Constr
B25-0752	106 00 14 010	Stanley Martin Homes	5155 Proper Ct	R-7	11/21/2025	New Residential Constr
B25-0753	006 11 12 008	Ivey Residential SC LLC	5228 Anna Creek Way	R-7	11/21/2025	New Residential Constr
B25-0754	106 00 14 069	Stanley Martin Homes	6219 General Dr	R-7	11/21/2025	New Residential Constr
B25-0755	106 00 14 087	Stanley Martin Homes	5198 Proper Ct	R-7	11/21/2025	New Residential Constr
B25-0756	106 00 14 089	Stanley Martin Homes	5110 Proper Ct	R-7	11/21/2025	New Residential Constr
B25-0757	106 00 14 014	Stanley Martin Homes	5217 Proper Ct	R-7	11/21/2025	New Residential Constr
B25-0758	106 00 14 012	Stanley Martin Homes	5183 Proper Ct	R-7	11/21/2025	New Residential Constr
B25-0759	106 00 14 088	Stanley Martin Homes	5180 Proper Ct	R-7	11/21/2025	New Residential Constr
B25-0751	106 14 00 068	Stanley Martin Homes	6201 General Dr	R-7	11/25/2025	New Residential Constr
B25-0733	013 05 12 019	Patricia Reyes	675 Crestlyn Dr	R-10	11/26/2025	2 Story Adition
B25-0735	003 16 13 007	J-Mar Builders	658 Front St	PD	11/26/2025	New Residential Constr
B25-0766	127 00 10 011	Keystone Homes	414 Mill Stone Ln	PD	11/26/2025	New Residential Constr
SP25-0016	006 07 07 033	Pete Alweine Pool Co	1899 Green Forest Dr	R-7	11/26/2025	Swimming Pool

Sign Permits

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN25-059	007 14 09 010	Stacy Atkins	Stacy Atkins Fine Art & Design	R-7	11/5/2025	
SN25-061	007 14 19 005	Stadium North Sweetwater at Riverside		DTMU2	11/12/2025	
SN25-062	007 13 42 003	Denyse Companies Inc	Sweetwater at Riverside	DTMU2	11/13/2025	
SN25-064	006 18 01 008	Jennifer Delaney	Alter'd Salon Spa	NC\HC	11/14/2025	
SN25-065	007 14 02 005	Jerry Pinion	Medical Comfort Systems	DTMU2	11/21/2025	
SN25-066	007 08 09 004	Finuf Sign Co Inc	Sally Beauty	PD	11/25/2025	

City of North Augusta
 Department of Planning and Development
Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC25-086	006 18 04 002	Sheila Roker	Quick Print and Graphics	GC\HC	11/12/2025	
CZC25-087	007 16 05 003	Brigita Gangway	Brie's Bodago	GC	11/13/2025	
CZC25-088	006 19 05 035	Scott Mims	Edgefield Pool Room LLC	PD	11/14/2025	