

North Augusta



South Carolina's Riverfront

MINUTES OF DECEMBER 17, 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 September 17, 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 Chairperson Crawford, Vice Chairperson Bigger, Commissioners Harbeson, Slade, Christie and Waddell.

Commissioners absent were Elliott.

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 November 19, 2025 was approved as submitted by general consent.

4. Confirmation of Agenda

No changes to the agenda.

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

- a. Public Hearing
- b. Consideration of the Rezoning request by the Planning Commission
- c. Recommendation to City Council

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

Commissioner Bigger recused himself.

Director Paradise stated this is a rezoning of 4.93 acres at 404 E. Martintown Rd. which is known as Crossroads Market Shopping Center. There are 3 parcels involved in the rezoning. It would be changing from Planned Development to General Commercial. These parcels have recently been subdivided. There is no General Development plan for this PD. It's existing non-conforming basically. So, for the applicant to do a general development plan it would not conform with the PD requirements because there's not a residential component. The applicant is asking for it to be rezoned to General Commercial to make it conform to what is already there.

Dennis Trotter Realtor was present.

Chairperson Crawford opened the Public Hearing for comments.

No public comments.

The commissioners had no further discussion.

It was moved by Commissioner Harbeson, seconded by Commissioner Waddell, to recommend to City Council to Approve **RZM25-003** – Rezoning – A request by Henbell McDonough HFT, LLC to rezone approximately 4.93 acres located at 404 E. Martintown Rd. in the Crossroads Market shopping center, TPNs 007-11-05-049, 007-11-05-165, and 007-12-12-010 from PD, Planned Development to GC, General Commercial.

It was approved unanimously.

6. Discussion

a. Tree Preservation

Planning & Development Director Paradise reviewed the staff report to the Commission. (See PC RM Supplemental Materials, Attachment #6)

Director Paradise went over that the current ordinance regulates buffers and parking lot landscaping. It also regulates street trees which is required on the lot. Subdivision entrances require landscaping and general landscaping for the commercial sites. The City also requires landscaping for single family residential prior to Certificate of Occupancy. The general landscaping requirements are 10% of the net lot area has to have tree canopy either with the existing coverage or installation of new trees. Director Paradise gave more information that is required due to trees and landscaping.

Jason Whinghter, developer was present. Mr. Whinghter went over the reasons of why they clear and grade a majority of residential development sites.

Discussion ensued relative to the codes and ordinances of the City for landscaping and trees. The commissioners decided to further the discussion at next meeting. Also, to have an arborist /horticulturist to speak at next meeting.

7. Staff Report(s)

a. November Performance Report

Planning & Development Director Paradise stated that the August Report is in their packet for their information. (See PC RM Supplemental Materials, Attachment #7)

8. Adjournment

The Planning Commission meeting adjourned at 6:57 pm.

APPROVED THIS 6 DAY OF February 2025.

Respectfully Submitted,



Thomas L. Paradise
Planning & Development Director