

# North Augusta



*South Carolina's Riverfront*

## **MINUTES OF February 18, 2026**

*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 February 18, 2026 having been duly publicized was called to order by Chairperson Crawford at 6:00 pm and also streamed online for public viewing at “City of North Augusta – Public Information” on [www.Facebook.com](http://www.Facebook.com) and on the “City of North Augusta Public Information” on [www.YouTube.com](http://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, Commissioners Elliott, Harbeson, Christie and Waddell.

Commissioners absent were Bigger and Slade.

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 January 21, 2026 was approved as submitted by general consent.

#### **4. Confirmation of Agenda**

No changes to the agenda.

5. **RZT26-001– Text Amendment – A request by Verizon Wireless for a text amendment to allow Telecommunications Tower and Antennae as a Special Exception in the P, Public Use zoning district. The request affects Table 5.1 Use Matrix, Section 5.5.36 Telecommunications Tower and Antennae, and Table 5.6 Tower Standards of the North Augusta Development Code.**
  - a. **Public Hearing**
  - b. **Consideration of the Text Amendment 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 attached)**

Director Paradise stated that telecommunication towers and antenna are allowed as a special exception and this text amendment would require a special exception. Director Paradise went over what the Development Code would allow or not allow for telecommunications towers. Director Paradise stated that Verizon Wireless has been in discussions with the City to lease a location for a new telecommunications Tower to improved cell phone coverage near the public park. Which would allow telecommunications towers to be located in places that are zoned Public Use. The applicant is requesting this text amendment to locate a tower near Riverview Park due to weak signal in that area.

Steven Sullivan applicant for Verizon Wireless was present. Mr. Sullivan went over the search process for placing towers. The area near the park and river front have weak signal which is way there is a need for this new tower. Mr. Sullivan also stated that they have talked with the City about leasing a location for the telecommunications tower. The design of the towers is not different and will blend in.

Chairperson Crawford opened the Public Hearing for Comments.

Amanda Avery resident spoke about the design of the cell tower tree being more attractive.

Hearing no further comments, Chairperson Crawford closed the Public Hearing.

Discussion ensued relative to questions about the cell towers. Also, that this application would be going to BZA for a Special Exception.

It was moved by Commissioner Elliott, seconded by Commissioner Christie, to recommend to City Council to Approve RZT26-001– Text Amendment – A request by Verizon Wireless for a text amendment to allow Telecommunications Tower and Antennae as a Special Exception in the P, Public Use zoning district. The request affects Table 5.1 Use Matrix, Section 5.5.36 Telecommunications Tower and Antennae, and Table 5.6 Tower Standards of the North Augusta Development Code.

It was approved unanimously.

**6. PP25-003 – Major Subdivision Preliminary Plat – A request by Riverside Village I Owner, LLC for major subdivision preliminary plat approval for 11 townhouses on Parcel I in Phase B of the Hammond’s Ferry Planned Development. The request affects approximately ±0.69 acres zoned DTMU2, Downtown Mixed Use 2, TPN 007-17-02-004.**

- a. Consideration of the Major Subdivision Preliminary Plat request by the Planning Commission

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

Director Paradise stated this is Parcel I in Riverside Village which is part of Phase B of the Hammonds Ferry Development. It is .69 acres and will have 11 townhomes with a shared parking area. This is consistent with the general development plan and Hammond’s Ferry Ordinance.

Lance Cheely, landscape architect was present.

Michelle Wilson resident was concerned about the high density, population and parking.

Rick Acrey, resident stated concern about the density of development and also the provisions being made for the developments.

Amanda Avery resident spoke about people looking for other places to live vs. living in a dense area.

It was moved by Commissioner Harbeson, seconded by Commissioner Elliott, to Approve PP25-003 – Major Subdivision Preliminary Plat – A request by Riverside Village I Owner, LLC for major subdivision preliminary plat approval for 11 townhouses on Parcel I in Phase B of the Hammond’s Ferry Planned Development. The request affects approximately ±0.69 acres zoned DTMU2, Downtown Mixed Use 2, TPN 007-17-02-004.

It was approved unanimously.

**SP25-004 – Major Site Plan – A request by Aiken County Public School District for an addition to North Augusta Middle School located at 725 Old Edgefield Road. The request affects approximately 13.4 acres, TPN 013-09-01-001, zoned P, Public Use.**

- a. Consideration of the Major Site Plan application by the Planning Commission

Director Paradise stated this is new construction for North Augusta Middle School. The constructions will be in 3 phases. The first Phase will be construction of new school. The second phase will be the demolition of the old school and Phase 3 will be new driveway loop off Old Edgefield Rd & construction of additional parking areas. Phase 2 & 3 will be done simultaneously.

Tilden Hilderbrand engineer was present. Mr. Hilderbrand went over everything that was going to be done. He also showed the proposed school as it will look when complete.

Mike Jerro Executive Director of Facilities for School District was present. He went over the plan for the construction of the new school. He also answered any questions for the commissioners or residents.

Amanda Avery resident spoke about development near the school would be good.

Michelle Wilson resident spoke about flat roofs leaking and asked about solar panels.

It was moved by Commissioner Christie, seconded by Commissioner Waddell, to Approve SP25-004 – Major Site Plan – A request by Aiken County Public School District for an addition to North Augusta Middle School located at 725 Old Edgefield Road. The request affects approximately 13.4 acres, TPN 013-09-01-001, zoned P, Public Use.

It was approved unanimously.

## **7. Discussion**

### **a. Tree Preservation**

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

Mr. Paradise stated he had Mr. Cheely here to do a presentation on tree preservation. Director Paradise gave Mr. Cheely's background information.

Mr. Cheely landscape architect for Cranston was present. Mr. Cheely presented to the Commissioners information for tree preservation.

## **9. Staff Report(s)**

### **a. January Performance Report**

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

Director Paradise gave an update on different projects and their progress that the planning department are working on.

## **10. Adjournment**

The Planning Commission meeting adjourned at 7:30 pm.

APPROVED THIS 18 DAY OF March 2026.

Respectfully Submitted,



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Thomas L. Paradise  
Planning & Development Director