

North Augusta



South Carolina's Riverfront

MINUTES OF March 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 March 18, 2026 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 Elliott, Harbeson, Slade, and Waddell.

Commissioner absent was Christie.

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 February 18, 2026 was approved as submitted by general consent.

4. Confirmation of Agenda

No changes to the agenda.

5. PDM26-001– Planned Development Modification – A request by Stanley Martin Homes to modify The Hive Planned Development Narrative. The request affects ±65.65 acres zoned PD, Planned Development, a portion of TPNs 001-20-01-004 and 005-14-04-010 shown as Sections C and D in The Hive Planned Development Land Use Map. The request is to revise Sections 3.2.3, 3.2.4, and 3.3.4 of the General Development Plan Narrative to reduce the minimum lot size and reduce the overall density in Sections C and D of The Hive Planned Development.

- a. Public Hearing
- b. Consideration of the Planned Development Modification 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)**

Director Paradise stated applicant wanted to reduce the lot size and reducing the lot count in Sections C and D.

Burt Fine engineer for Cranston was present. Mr. Fine talked about lot sizes and the development design.

Lauren McCarthy applicant for Stanley Martin Homes was present. Ms. McCarthy talked about the design of land, preserving trees and the design of homes having bigger lots for the homes. The applicant wants to offer a variety of home sizes not cookie cutter ones.

Chairperson Crawford opened the Public for Comments.

Justin resident in County. Justin spoke about the covenants and traffic on Pinion.

Donald Bridges resident. Mr. Bridges spoke about the traffic tying into Pinion Rd.

Laura Hamilton resident. Ms. Hamilton spoke about the access on Pinion Rd and the size of the homes being built.

Jeff & Miranda Williams residents. Mr. Williams spoke about encroaching on his property to build roads and removing trees.

Jean Norris resident. Ms. Norris spoke about the neighborhood being quiet.

Hearing no further comments, Chairperson Crawford closed the Public Hearing. Discussion ensued relative to answering the questions present by the residents and clarifying that Pinion Road was not part of the modification application.

It was moved by Commissioner Bigger, seconded by Commissioner Waddell, to recommend to City Council to Approve, **PDM26-001– Planned Development Modification** – A request by Stanley Martin Homes to modify The Hive Planned Development Narrative. The request affects ±65.65 acres zoned PD, Planned Development, a portion of TPNs 001-20-01-004 and 005-14-04-010 shown as Sections C and D in The Hive Planned Development Land Use Map. The request is to revise Sections 3.2.3, 3.2.4, and 3.3.4 of the General Development Plan Narrative to reduce the minimum lot size and reduce the overall density in Sections C and D of The Hive Planned Development.

Approved unanimously

6. Discussion

a. Tree Preservation

Director Paradise provided two recommendations on Tree Preservation. The commissioners discussed them and provided staff the direction to prepare for next meeting discussing.

7. Staff Report(s)

a. March Performance Report

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

Director Paradise went over a few projects that had been approved in the last month.

8. Adjournment

The Planning Commission meeting adjourned at 7:55 pm.

APPROVED THIS 15 DAY OF April 2026.

Respectfully Submitted,



Thomas L. Paradise
Planning & Development Director