

North Augusta OKs 3 projects

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NORTH AUGUSTA -- The number of conditions placed as contingencies for approval was the driving concern at the regular meeting of the North Augusta Planning Commission last Thursday night.

There were between 15 and 26 conditions to be met on each of three projects -- Sweetwater Phase I, Copper Pointe and Whatley Place.

The panel ultimately gave preliminary plat approval to all three projects after much discussion and a close look at the conditions.

Sweetwater Phase I is part of a huge project on Highway 25 and Walnut Lane, which will also include the realignment of Walnut Lane and expansion of the intersection at U.S. Highway 25 to a six-lane divided entrance.

Phase I includes 37 acres and 94 single-family and townhome units out of an expected total of 91 acres, 484 residential lots and 47 live/work residential lots.

"This is probably the largest project ever approved in North Augusta, except for The Springs," said Skip Grkovic, director of Economic and Community Development, referring to the large tract across the street from Sweetwater. He noted the total project will be as big as the Wal-Mart project, Lowe's and Hammond's Ferry altogether.

The major concerns with the Sweetwater project were the intersection and a plan to place a trail over an existing gas line easement from Colonial.

"We'll design and build the intersection," said Grkovic, who explained the costs would be charged back to the owners.

The commissioners agreed to a reduction in a proposed buffer from 25 to 20 feet if the developer is able to get permission to put a Greenway trail on the easement property.