



REGULAR AGENDA

OF

APRIL 2, 2018



CITY OF NORTH AUGUSTA

AGENDA: REGULAR CITY COUNCIL MEETING

April 2, 2018 – Municipal Center – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.

CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. Mayor Pettit will call for your comments prior to City Council discussing the matter. **Citizens wishing to address Mayor and City Council are required to submit a Speaker Form to the City Clerk before addressing Mayor and City Council.** Forms are provided on the credenza at the entrance to the Council Chambers. Citizen comments are limited to five minutes.

CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:** Regular and study session meeting minutes of March 19, 2018

UNFINISHED BUSINESS

5. **PUBLIC SAFETY:** Ordinance No. 2018-03 – An Ordinance Amending Chapter 22, Article I. of the Code of Ordinances for the City of North Augusta by Adding Section 22-13 to said Code, Establishing Fines for Parking Violations – Ordinance, Third and Final Reading

NEW BUSINESS

6. **ZONING:** Ordinance No. 2018-05 – An Ordinance Amending Article 3, Zoning Districts, Related to the Boundaries of the Neighborhood Preservation Overlay District, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances
 - A. Receipt of Planning Commission Recommendation
 - B. Ordinance 2018-05, First Reading
 - C. Ordinance 2018-05, Second Reading
7. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
 - A. Citizen Comments: At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. **Citizens wishing to address Mayor and City Council are required to submit a Speaker Form to the City Clerk before addressing Mayor and City Council.** Forms are provided on the credenza at the entrance to the Council Chambers. Citizen comments are limited to five minutes.
 - B. Council Comments
8. **ADJOURNMENT:**



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: March 29, 2018

SUBJECT: Regular City Council Meeting of April 2, 2018

REGULAR COUNCIL MEETING

ITEM 5. FINANCE: Ordinance No. 2018-04 – An Ordinance Adopting a Franchise Agreement Granting Knology of Augusta, Inc. Non-Exclusive Rights to Use Publicly Owned Rights-of-Way for the Purpose of Providing Cablevision, Telecommunications, and Related Services within the City of North Augusta – Ordinance, Third and Final Reading

An ordinance has been prepared for Council's consideration on third and final reading adopting a franchise agreement granting Knology of Augusta, Inc. non-exclusive rights to use publicly owned rights-of-way for the purpose of providing cablevision, telecommunications, and related services within the City of North Augusta.

Please see the minutes of March 19, 2018 for the ordinance text.

ITEM 6. ZONING: Ordinance No. 2018-05 – An Ordinance Amending Article 3, Zoning Districts, Related to the Boundaries of the Neighborhood Preservation Overlay District, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances

A. Receipt of Planning Commission Recommendation

On March 15, 2018, after a duly advertised and convened public hearing, the Planning Commission considered a motion to recommend that the City Council approve Application RZT 18-001 to amend Section 3.8.2, Establishment of Corridor Overlay

April 2, 2018

Districts, in Article 3, Zoning Districts, of the North Augusta Development Code. The proposed amendment would modify the boundaries of the current Neighborhood Preservation Overlay District to exclude Briggs Avenue to Maddox Street on the West side of Georgia Avenue. **The motion lost on a 3-3 vote and there is no recommendation to be presented to City Council.**

Please see **ATTACHMENT NO. 6-A** for a copy of Memo #18-007 from the Planning Department.

B. Ordinance 2018-05, First Reading

An ordinance has been prepared for Council's consideration on first reading amending Article 3, Zoning Districts, related to the boundaries of the Neighborhood Preservation Overlay District of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances.

Please see **ATTACHMENT NO. 6-B** for a copy of the proposed ordinance.

B. Ordinance 2018-05, Second Reading

Pending Council's passage of the ordinance on first reading, it is submitted for Council's consideration on second reading.

Department of Planning and Development



Memorandum # 18-007

City of North Augusta

To: B. Todd Glover, City Administrator

From: Kuleigh Baker, Planning & Engineering Secretary *KLB*

Subject: Application RZT 18-001 – North Augusta Development Code Text Amendment – A request by Mountaineer Pest Services, represented by Michael W. Pace, Director, to amend Section 3.8.2 entitled “Establishment of Corridor Overlay Districts” in regard to NP, Neighborhood Preservation Overlay in Article 3, Zoning Districts, of the North Augusta Development Code.

Date: March 28, 2018

Planning Commission Recommendation

On March 15, 2018, after a duly advertised and convened public hearing, the Planning Commission considered a motion to recommend that the City Council approve Application RZT 18-001 to amend Section 3.8.2, Establishment of Corridor Overlay Districts, in Article 3, Zoning Districts, of the North Augusta Development Code. The proposed amendment would modify the boundaries of the current Neighborhood Preservation Overlay District to exclude Briggs Avenue to Maddox Street on the West side of Georgia Avenue. **The motion was lost on a 3-3 vote and no recommendation will be presented to City Council.**

A draft ordinance approving the text amendment is attached and a digital copy has been forwarded to the City Clerk. Please schedule the ordinance for consideration by City Council at the next available meeting.

HISTORY AND EXPLANATION

The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. The Neighborhood Preservation Overlay District was included as part of the new ordinance. The design elements and new development standards within the overlay district were put in as regulations to provide a clear direction that a high level of community design as outlined in the NADC should be adhered to as follows:

3.8.6 NP, Neighborhood Preservation Corridor Overlay District

3.8.6.1 Purpose – The Neighborhood Preservation Corridor Overlay District applies to areas of the city that are located on collector and arterial streets and are in transition between traditional residential and commercial uses. Structures in the corridor are predominantly if not exclusively residential in character. Parcel size is relatively small. The underlying zoning in the



corridor includes a variety of both commercial and residential districts. The continued residential use of some parcels may not be economically feasible. It is anticipated that conversion of single-family residences to commercial and office establishments will continue. Demolition of existing residential structures is inconsistent with policies expressed in the Comprehensive Plan and contemporary commercial development for new retail uses and office buildings is inappropriate. New high-density residential development is also inappropriate. Alternative uses of existing residential buildings provides a more orderly and reasonable transition for the surrounding neighborhood. With appropriate restrictions, the conversion of houses to office and small personal service uses is suitable and provides for economically feasible uses of parcels in the corridor. This overlay is, therefore, created with an emphasis on preserving the residential character of the corridors, protecting the unique design features and local architecture vernacular, and protecting the property values and health, safety and general welfare of surrounding neighborhoods. The Neighborhood Preservation Corridor Overlay District is established to preserve and protect residential neighborhoods while accommodating some transitional commercial uses at an appropriate scale in locations zoned for commercial uses. It is the intent of the Neighborhood Preservation Overlay Corridor District to maintain the residential appearance of existing structures and the residential setting of any building converted to a nonresidential use so that the converted dwelling will be compatible with neighboring residential property. To maintain residential character, lots shall not be developed or redeveloped solely for the purpose of providing parking.

3.8.6.2 Permitted Uses – Uses permitted in the Neighborhood Preservation Corridor Overlay District are provided in Table 3-2, Use Matrix, for the underlying base district. (Rev. 12-1-08; Ord. 2008-18)

3.8.6.2.1 Permitted nonresidential uses may be located on the first floor only. Upper stories may be used for residential and accessory storage uses only. Parking is not permitted as a principal use.

3.8.6.2.2 Uses that are not permitted are:

- a. Drive-in, drive-up and drive-through facilities;
- b. Indoor or outdoor sales of equipment, motorcycles or automobiles;
- c. Gasoline sales and automobile service stations; or
- d. Automobile and motorcycle repair.

3.8.6.2.3 No use which requires a special exception is permitted.

3.8.6.2.4 No use may be established unless and until it complies with the standards established in this section and other applicable standards contained in this Chapter.

3.8.6.2.5 No existing structure may be demolished until a site plan for the parcel has been approved. If the demolition of an existing structure is anticipated an evaluation of the economic feasibility of retaining, renovating or expanding the structure for the intended use shall be completed and submitted with the site plan application.



3.8.6.3 Dimensional Standards –

3.8.6.3.1 The dimensional standards for the Neighborhood Preservation Corridor Overlay District are established in Table 3-12.

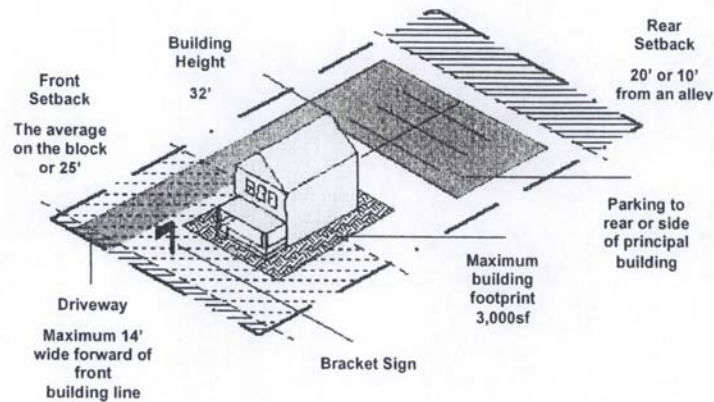
3.8.6.3.2 Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, one existing driveway from the corridor street may be utilized regardless of location or width. (Adopt. 12-01-08; Ord. 2008-18)

TABLE 3-11 DIMENSIONAL STANDARDS FOR THE NEIGHBORHOOD PRESERVATION CORRIDOR OVERLAY DISTRICT

	A	B
1. Maximum Height		2.5 stories or 32 feet
2. Minimum Height		14 feet
3. Minimum Front Setback		The average existing setback within the block in which the parcel is located or 25 feet
4. Maximum Front Setback		50 feet
5. Minimum Side Setback		Required buffer or 5 feet
6. Minimum Rear Setback		Required buffer, 20 feet or 10 feet from an alley
7. Maximum Building Footprint		3,000 square feet
8. Maximum Building Coverage		50%



FIGURE 3-15 EXAMPLE OF RESIDENTIAL STRUCTURE CONVERTED TO COMMERCIAL USE IN THE NEIGHBORHOOD PRESERVATION CORRIDOR



3.8.6.4 Building Design –

3.8.6.4.1 Building entrances shall face the corridor street or a park.

3.8.6.4.2 Not less than forty percent (40%) of the front facade of new buildings shall include doors or windows.

3.8.6.4.3 The slope of an existing roof shall be retained in any reconstruction or addition. The slopes of roofs on new buildings shall match the average of the roof pitches on buildings within the block.

3.8.6.4.4 The existing facade facing or visible from the street, including existing doors and windows shall be retained.

3.8.6.5 Access and Parking –

3.8.6.5.1 Not more than one (1) access to a street shall be permitted per lot or parcel. There is no restriction on the number of access points to an alley.

3.8.6.5.2 The maximum driveway width between right of way and the front of any building is fourteen (14) feet.

3.8.6.5.3 Off-street parking shall be provided as set forth in Article 14, Parking. No above-ground structured parking is permitted, except for a residential garage that was constructed as an accessory use to a dwelling prior to its conversion to a non-residential use.

3.8.6.5.4 Parking shall not be permitted between structures and the corridor street. Parking shall be located on the side or in the rear of buildings only. Parking visible from the front shall be



screened with a permanent wall, fence or hedge not less than forty-two (42) and no more than sixty (60) inches in height.

3.8.6.5.5 Parking areas shall be setback at least five (5) feet from the property line provided, however, that if the property line abuts an alley, no setback is required unless the alley abuts a front or side yard of a parcel that is zoned residential or in a residential use.

3.8.6.5.6 Parking areas shall be improved with an approved surface pursuant to the provisions of Article 12, Parking. Ground surface areas not covered with an approved surface shall be restricted from parking by signage and curbing, fencing or other physical barriers.

3.8.6.6 Landscaping Requirements –

3.8.6.6.1 Street Trees and Plantings – One (1) street tree shall be planted for every forty (40) feet of frontage on the corridor street in accordance with Article 10, Landscaping, unless existing trees are in place and meet the standard. Required trees and plantings shall be planted between the sidewalk and curb where there is adequate space. In the event there is inadequate space between the sidewalk and curb as determined by the Director, the required trees may be planted behind the sidewalk in the front setback. If planted in the front setback the general alignment of street trees in the corridor shall be maintained to the extent practicable.

Comment: City Code §19-18 provides: Damaging trees, shrubs, etc., along streets. Except as otherwise provided, it shall be unlawful for any person to cut, break, mutilate, deface or in any manner destroy or damage any tree, flower, vine, plant or shrub, or any boxing, pot or other thing provided for the protection thereof in or upon any street, alley, square or sidewalk in the city.

3.8.6.6.2 General Lot Landscaping – See Article 10, Landscaping.

3.8.6.6.3 Parking Lot Landscaping – See Article 10, Landscaping.

3.8.6.7 Lighting – All lighting shall be directed on-site or onto adjacent walkways and shall be shielded from interfering with corridor traffic and direct off-site viewing.

3.8.6.8 Signs –

3.8.6.8.1 Signs are permitted in accordance with the provisions of Article 13, Signs, unless specified otherwise in this section.

3.8.6.8.2 Driveway directional signs are not permitted unless the circulation pattern for an establishment is not obvious and traffic must proceed along a specific route for service.

3.8.6.8.3 Window signs are not permitted.

3.8.6.8.4 Signs shall not be internally illuminated. Externally illuminated signs and signs in which the letters or graphics are constructed of neon tubing are permitted. Illuminated signs shall not be oriented such that the direction and intensity of lighting creates glare or a hazardous condition for drivers or pedestrians.



3.8.6.9 Utilities and Trash Receptacles – All trash receptacles and utility equipment shall be located in the side or rear yard. Trash receptacles and utility equipment shall be screened so as not to be visible from the public right of way.

3.8.6.10 Business Operations for Nonresidential Uses –

3.8.6.10.1 Business hours of operation shall be limited to the period from 7:00 a.m. to 9:00 p.m.

3.8.6.10.2 Goods shall not be displayed or stored on the premises in a manner that is visible from the exterior of the building. Merchandise displays are not permitted on the right of way, or in any yard or setback, or on any open porch. Merchandise displays are permitted on covered porches. Window displays shall not exceed ten (10) square feet per display and shall not cumulatively exceed twenty (20) square feet or five percent (5%) of the area of the front facade, whichever is greater.

There is no specific language regarding the Neighborhood Preservation Overlay Corridor in the 2017 Comprehensive Plan.

PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in *The Star* on February 28, 2018. The public hearing notice was published on the City's website www.northaugusta.net on February 28, 2018.

PROPOSED AMENDMENTS

The applicant provided a written proposal for the text amendment. The applicant is proposing to change the boundaries of the NP, Neighborhood Preservation Overlay.

Proposed Text Amendments

The section of the North Augusta Development Code affected by each proposed amendment is identified by the section number in the current copy of the Code and the proposed new section number, if changed. Language proposed for deletion is ~~struck through~~. Proposed new language is underlined.



3.8 CORRIDOR OVERLAY DISTRICTS

3.8.1 Applicability

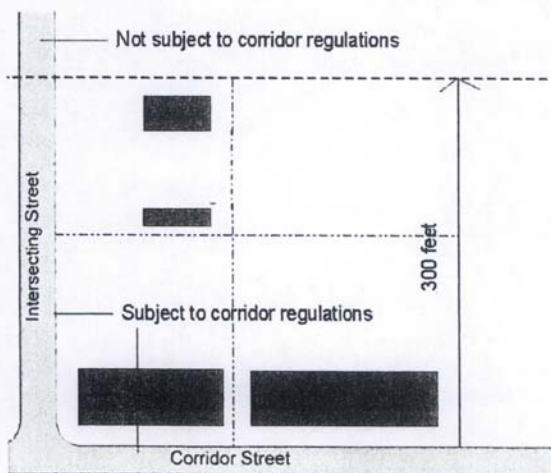
3.8.1.1 This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map.

3.8.1.2 In the event that the definite boundaries of the district cannot be ascertained, Corridor Overlay Districts shall be deemed to encompass the depth of the lots fronting on both sides of the corridor street up to three hundred (300) feet and all property within three hundred (300) feet of the edge of the right of way which utilizes the corridor street for direct access, unless otherwise specified, along specific sections of the corridor streets designated in §3.8.2, Establishment of Corridor Overlay Districts.

3.8.1.3 The streets designated in §3.8.2, Table 3-8, Column B, are referred to as Corridor Streets (see Figure 3-1).

3.8.1.4 A street that intersects a designated Corridor Street is referred to as an Intersecting Street (see Figure 3-1).

FIGURE 3-1 CORRIDOR AND INTERSECTING STREETS



3.8.2 Establishment of Corridor Overlay Districts

The following overlay districts are hereby established:



TABLE 3-8 CORRIDOR DISTRICTS ESTABLISHED
 (Rev. 12-19-11; Ord. 2011-16)

A		B	
Overlay District		Corridor Streets Generally	
1.	G, Georgia Avenue Overlay	1. Georgia Avenue between Clifton Avenue and Spring Grove Avenue	
2.	HC, Highway Corridor Overlay	1. Martintown Road between US 1 and Bama Avenue 2. The commercially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 3. The south side of Martintown Road between West Avenue and River Bluff Drive 4. Martintown Road between Knobcone Avenue and the city limits 5. Knox Avenue/Edgefield Road (US 25) between Martintown Road and the city limits north of Walnut Lane 6. Jefferson Davis Highway (US 1) between Martintown Road and Atomic Road 7. Belvedere-Clearwater Road between Edgefield Road (US 25) and Old Sudlow Lake Road 8. The east side of Georgia Avenue between Marion Avenue and Knox Avenue/Edgefield Road (US 25) 9. The west side of Georgia Avenue between Hugh Street and Knox Avenue/Edgefield Road (US 25) 10. Five Notch Road Between Georgia Avenue and Walnut Lane	
3.	NP, Neighborhood Preservation Overlay	1. West Avenue between Jackson Avenue and Martintown Road 2. Carolina Avenue between Jackson Avenue and Martintown Road 3. The south side of Martintown Road between Bama Avenue and West Avenue 4. The north side of Martintown Road between Bama Avenue and Hampton Avenue 5. The residentially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 6. Martintown Road between River Bluff Drive and Hammond Pond Road 7. The east side of Georgia Avenue between Jackson Avenue and Observatory Avenue 8. The east side of Georgia Avenue between Sidereal Avenue and Argyle Avenue 9. The west side of Georgia Avenue between Jackson Avenue and Hugh Street 10. The west side of Georgia Avenue between Jackson Avenue and Briggs Avenue 11. The west side of Georgia Avenue between Maddox Street and Hugh Street 12. Buena Vista Avenue from the alley located between Georgia Avenue and East Avenue to Brookside Drive	
4.	LMK, Landmark Overlay	1. Reserved. Not applicable until the city adopts historic preservation standards for any portion of the city.	

P&D Memo 18-007
Application RZT 18-001
March 28, 2018
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City of North Augusta

Attachments:
Staff Report
Applicant Request
Public Notice in The Star, February 28, 2018

Department of Planning and Development

Project Staff Report

Text Amendment Application RZT 18-001

March 8, 2018

Prepared by KB/TZ

Section 1 – Summary

Applicant	Mountaineer Pest Services
Project Number	RZT 18-001
Proposed Text Amendment	North Augusta Development Code Text Amendment – A request by Mountaineer Pest Services, represented by Michael W. Pace, Director, to amend Section 3.8.2 entitled “Establishment of Corridor Overlay Districts” in regard to NP, Neighborhood Preservation Overlay in Article 3, Zoning Districts, of the North Augusta Development Code.

Section 2 – Planning Commission Consideration

The Department of Planning and Development has determined Application RZT 18-001 to be complete and in compliance for a text amendment. The application is appropriate for Planning Commission review and recommendation to the City Council.

Section 3 – History and Explanation

The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. The Neighborhood Preservation Overlay District was included as part of the new ordinance. The design elements and new development standards within the overlay district were put in as regulations to provide a clear direction that a high level of community design as outlined in the NADC should be adhered to as follows:

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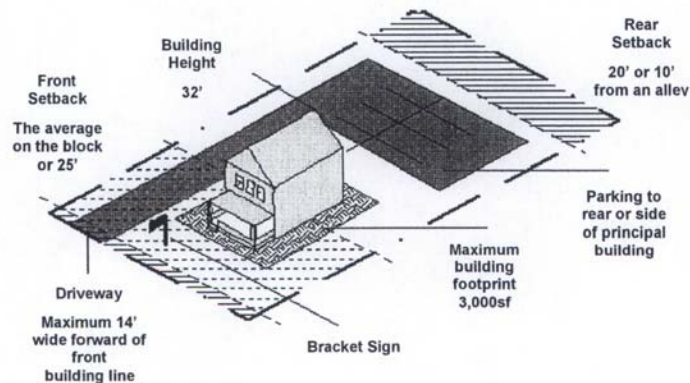
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There is no specific language regarding the Neighborhood Preservation Overlay Corridor in the 2017 Comprehensive Plan.

Section 4 – Public Notice

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in *The Star* on February 28, 2018. The public hearing notice was published on the City's website www.northaugusta.net on February 28, 2018.

Section 5 – Proposed Amendments

The applicant provided a written proposal for the text amendment. The applicant is proposing to change the boundaries of the NP, Neighborhood Preservation Overlay.

Proposed Text Amendments

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3.8 CORRIDOR OVERLAY DISTRICTS

3.8.1 Applicability

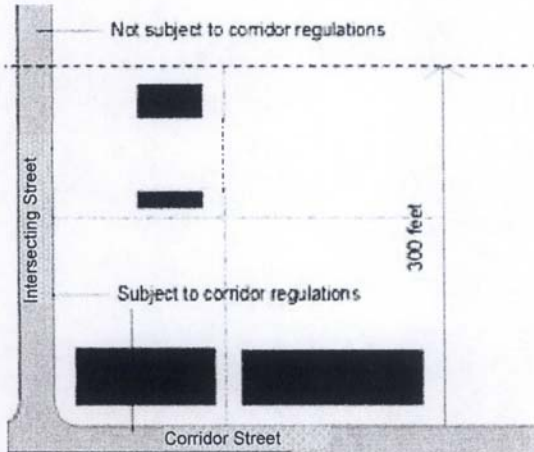
3.8.1.1 This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map.

3.8.1.2 In the event that the definite boundaries of the district cannot be ascertained, Corridor Overlay Districts shall be deemed to encompass the depth of the lots fronting on both sides of the corridor street up to three hundred (300) feet and all property within three hundred (300) feet of the edge of the right of way which utilizes the corridor street for direct access, unless otherwise specified, along specific sections of the corridor streets designated in §3.8.2, Establishment of Corridor Overlay Districts.

3.8.1.3 The streets designated in §3.8.2, Table 3-8, Column B, are referred to as Corridor Streets (see Figure 3-1).

3.8.1.4 A street that intersects a designated Corridor Street is referred to as an Intersecting Street (see Figure 3-1).

FIGURE 3-1 CORRIDOR AND INTERSECTING STREETS



3.8.2 Establishment of Corridor Overlay Districts
 The following overlay districts are hereby established:

TABLE 3-8 CORRIDOR DISTRICTS ESTABLISHED
 (Rev. 12-19-11; Ord. 2011-16)

A		B
Overlay District		Corridor Streets Generally
1.	G, Georgia Avenue Overlay	1. Georgia Avenue between Clifton Avenue and Spring Grove Avenue
2.	HC, Highway Corridor Overlay	1. Martintown Road between US 1 and Bama Avenue 2. The commercially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 3. The south side of Martintown Road between West Avenue and River Bluff Drive 4. Martintown Road between Knobcone Avenue and the city limits 5. Knox Avenue/Edgefield Road (US 25) between Martintown Road and the city limits north of Walnut Lane 6. Jefferson Davis Highway (US 1) between Martintown Road and Atomic Road 7. Belvedere-Clearwater Road between Edgefield Road (US 25) and Old Sudlow Lake Road 8. The east side of Georgia Avenue between Marion Avenue and Knox Avenue/Edgefield Road (US 25) 9. The west side of Georgia Avenue between Hugh Street and Knox Avenue/Edgefield Road (US 25) 10. Five Notch Road Between Georgia Avenue and Walnut Lane

	A	B
	Overlay District	Corridor Streets Generally
3.	NP, Neighborhood Preservation Overlay	1. West Avenue between Jackson Avenue and Martintown Road 2. Carolina Avenue between Jackson Avenue and Martintown Road 3. The south side of Martintown Road between Bama Avenue and West Avenue 4. The north side of Martintown Road between Bama Avenue and Hampton Avenue 5. The residentially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 6. Martintown Road between River Bluff Drive and Hammond Pond Road 7. The east side of Georgia Avenue between Jackson Avenue and Observatory Avenue 8. The east side of Georgia Avenue between Sidereal Avenue and Argyle Avenue 9. The west side of Georgia Avenue between Jackson Avenue and Hugh Street 10. The west side of Georgia Avenue between Jackson Avenue and Briggs Avenue 11. The west side of Georgia Avenue between Maddox Street and Hugh Street 12. Buena Vista Avenue from the alley located between Georgia Avenue and East Avenue to Brookside Drive
4.	LMK, Landmark Overlay	1. Reserved. Not applicable until the city adopts historic preservation standards for any portion of the city.

Attachments:

1. Applicant Request
2. Public Notice

cc: Michael Pace

Mountaineer Pest Services

February 14, 2018

City of North Augusta Board of Zoning Appeals
100 Georgia Avenue
North Augusta, South Carolina 29841

RE: **Application Submittal and Review Section 5.3**
1514 Georgia Ave. Parcel No. 006-19-06-010
1516 Georgia Ave. Parcel No. 006-19-06-009
1518 Georgia Ave. Parcel No. 006-19-06-008

Honorable Members of the Zoning Board of Appeal:

The above-referenced properties are zoned General Commercial, however, a Neighborhood Preservation Corridor Overlay District has been placed on top of General Commercial zoning. It is the petitioner's request that a text amendment be applied to North Augusta Development Code Article 3, Section 3.8.2. The text amendment requested below is relatively minor, and does not violate or circumvent any other parameters set forth in Article 3, Sections 3.8.2.

**I. Identification of the Specific Section of the North Augusta
Development Code Proposed to be Amended**

Article 3 – Zoning Districts, Section 3.8.2 | Establishment of Corridor Overlay Districts states “NP, Neighborhood Preservation Overlay: The west side of Georgia Avenue between Jackson Avenue and Hugh Street”

Text Amendment Request:

1. “NP, Neighborhood Preservation Overlay: The west side of Georgia Avenue between Jackson Avenue and Briggs Avenue.”
2. “NP, Neighborhood Preservation Overlay: The west side of Georgia Avenue between Maddox Street and Hugh Street.”

The above-named properties are zoned General Commercial and the Neighborhood Preservation Overlay also applies. Petitioner is requesting the text amendment so that the above-referenced properties would be exempt from the overlay

Main Office 803-278-1131
Aiken 803-648-9533 Augusta 706-733-2445 Evans 706-650-1989
Lexington 803-796-4699

Mountaineer

Pest Services

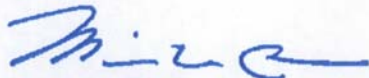
which would allow him to build and revitalize the properties in accordance with North Augusta Development Code, Article 3, Section 3.5.7.6 | Dimensional Standards | General Commercial.

The granting of such an amendment will not be materially detrimental to the public welfare and it will do no harm to either public or private interests, and is injurious to any property or interest. In fact, granting the amendment will serve only to create a more pleasing visual harmony by virtue of the careful, authentic, architectural design of his vision for these properties.

The North Augusta 2017 Comprehensive Plan developed by the Mayor and Council references a Downtown Master Plan wherein it states the long-term vision and strategy for Georgia Avenue is to function as North Augusta's vibrant, pedestrian-oriented main street as well as adopting policies and zoning regulations to encourage mixed use of commercial, retail and residential development. Petitioner has the resources to assist in making this vision come to life without any funding from the City of North Augusta, however, he needs the text amendment granted.

Thanking you for your kind consideration.

Sincerely,



Michael W. Pace, Director
Mountaineer Pest Services, LLC

Main Office 803-278-1131

Alken 803-648-9533 Augusta 706-733-2445 Evans 706-650-1989

Lexington 803-796-4699

City of
North Augusta, South Carolina
Planning Commission
PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a Public Hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, March 15, 2018, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

RZT 18-001– A request by Mountaineer Pest Services to amend Section 3.8.2, Establishment of Corridor Overlay Districts in regard to the NP, Neighborhood Preservation Overlay, in Article 3, Zoning Districts, of the North Augusta Development Code.

Documents related to the application will be available for public inspection after March 8 in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on any matter that is the subject of a public hearing are encouraged to attend.

CITIZEN ASSISTANCE

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

ORDINANCE NO. 2018-05
AMENDING ARTICLE 3, ZONING DISTRICTS, RELATED TO THE BOUNDARIES
OF THE NEIGHBORHOOD PRESERVATION OVERLAY DISTRICT, OF THE
NORTH AUGUSTA DEVELOPMENT CODE, CHAPTER 18 OF THE CITY OF
NORTH AUGUSTA, SOUTH CAROLINA CODE OF ORDINANCES

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code which is consistent with the City's Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Title 6, Chapter 29 of the South Carolina Code, the North Augusta Planning Commission may review requests for amendments to zoning ordinances; and

WHEREAS, pursuant to Section 5.3.3.1 Rezoning and Text Amendments in Article 5, Approval Procedures, of the North Augusta Development Code, any property owner, city board, commission, department or the City Council may apply for a change in zoning district boundaries; and

WHEREAS, the North Augusta Planning Commission, following a March 15, 2018 public hearing, reviewed and considered a request by Mountaineer Pest Services to amend Section 3.8.2, Establishment of Corridor Overlay Districts, in Article 3, Zoning Districts, of the North Augusta Development Code to change the boundaries of the Neighborhood Preservation Overlay District. The Planning Commission report has been provided to City Council.

The Mayor and City Council have reviewed the request as well as the report from the Planning Commission and has determined that the change to the boundaries of the Neighborhood Preservation Overlay District is appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

I. The North Augusta Development Code, Chapter 18 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described in the following section. The section of the Code affected by the proposed amendment is identified by the section number.

A. Section 3.8.2, Establishment of Corridor Overlay Districts, is amended to read:

3.8.2 Establishment of Corridor Overlay Districts

The following overlay districts are hereby established:

TABLE 3-8 CORRIDOR DISTRICTS ESTABLISHED
(Rev. 12-19-11; Ord. 2011-16)

A		B
Overlay District		Corridor Streets Generally
1.	G, Georgia Avenue Overlay	1. Georgia Avenue between Clifton Avenue and Spring Grove Avenue
2.	HC, Highway Corridor Overlay	<ol style="list-style-type: none"> 1. Martintown Road between US 1 and Bama Avenue 2. The commercially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 3. The south side of Martintown Road between West Avenue and River Bluff Drive 4. Martintown Road between Knobcone Avenue and the city limits 5. Knox Avenue/Edgefield Road (US 25) between Martintown Road and the city limits north of Walnut Lane 6. Jefferson Davis Highway (US 1) between Martintown Road and Atomic Road 7. Belvedere-Clearwater Road between Edgefield Road (US 25) and Old Sudlow Lake Road 8. The east side of Georgia Avenue between Marion Avenue and Knox Avenue/Edgefield Road (US 25) 9. The west side of Georgia Avenue between Hugh Street and Knox Avenue/Edgefield Road (US 25) 10. Five Notch Road Between Georgia Avenue and Walnut Lane
3.	NP, Neighborhood Preservation Overlay	<ol style="list-style-type: none"> 1. West Avenue between Jackson Avenue and Martintown Road 2. Carolina Avenue between Jackson Avenue and Martintown Road 3. The south side of Martintown Road between Bama Avenue and West Avenue 4. The north side of Martintown Road between Bama Avenue and Hampton Avenue 5. The residentially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 6. Martintown Road between River Bluff Drive and Hammond Pond Road 7. The east side of Georgia Avenue between Jackson Avenue and Observatory Avenue 8. The east side of Georgia Avenue between Sidereal Avenue and Argyle Avenue 9. The west side of Georgia Avenue between Jackson Avenue and Briggs Avenue 10. The west side of Georgia Avenue between Maddox Street and Hugh Street 11. Buena Vista Avenue from the alley located between Georgia Avenue and East Avenue to Brookside Drive
4.	LMK, Landmark Overlay	1. Reserved. Not applicable until the city adopts historic preservation standards for any portion of the city.

II. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS
_____ DAY OF _____, 2018.

First Reading _____

Robert A. Pettit, Mayor

Second Reading _____

Third Reading _____

ATTEST:

Donna B. Young, City Clerk

