



REGULAR AGENDA

OF

APRIL 16, 2018



CITY OF NORTH AUGUSTA

AGENDA: REGULAR CITY COUNCIL MEETING

April 16, 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
Regular and study session meeting minutes of April 2, 2018
5. **YOUTH APPRECIATION:** Recognition of Participants
6. **PERSONNEL:** Employee of the Quarter, January, February, and March 2018 – Kim Newcomb, PC Support Technician with the Information Technology Department

UNFINISHED BUSINESS

7. **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 – Third and Final Reading

NEW BUSINESS

8. **COMMUNITY PROMOTION:** Resolution No. 2018-08 – A Resolution Recommending a Vote in Favor of the May 1, 2018 Aiken County \$90 Million Bond Referendum to Fund Facility Project Needs
9. **ECONOMIC DEVELOPMENT:** Ordinance No. 2018-06 – An Ordinance Designating a Portion of Riverside Village as a Designated Development Area Pursuant to the Tourism Infrastructure Admission Tax Act; Authorizing the City Administrator to Prepare and File Certain Documents Relating to the Designated Development Area; Authorizing the City Administrator to Prepare Provisions for the Expenditure of Monies Raised From the Area
 - A. Ordinance 2018-06, First Reading
 - B. Ordinance 2018-06, Second Reading
10. **FINANCE:** Resolution No. 2018-09 – A Resolution Identifying North Augusta Projects for the Aiken County Capital Projects Sales Tax IV
11. **FINANCE:** Capital Projects Sales Tax IV – Sales Tax Commission, Appointment
12. **PUBLIC SAFETY:** Resolution No. 2018-10 – A Resolution to Authorize the Payment of \$6,500.00 to Duraclean Systems Incorporated of North Augusta
13. **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

14. 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

15. ADJOURNMENT:

Administration Department



TO: Mayor and City Council
FROM: B. Todd Glover, City Administrator
DATE: April 13, 2018
SUBJECT: Regular City Council Meeting of April 16, 2018

REGULAR COUNCIL MEETING

ITEM 5. YOUTH APPRECIATION: Recognition of Participants

Monday, April 16, 2018, is the annual Youth Appreciation Day sponsored by the North Augusta Optimist Club in cooperation with the City and North Augusta High School. This is an occasion on which seniors from North Augusta High School are selected to participate as honorary City officials. The following students have been selected:

Position	City Official	Honorary Member
Mayor	Robert A. Pettit	Kurtis Poole
Councilmember	James M. "Jimmy" Adams, Jr.	Erin McDowell
Councilmember	J. Robert Brooks	Dylan Falzarano
Councilmember	Pat C. Carpenter	Kenzie Amos
Councilmember	Kenneth J. McDowell	Ja'Naeshia Ready
Councilmember	Fletcher L. Dickert	Elizabeth Wall
Councilmember	David W. McGhee	Caroline Wilson
City Administrator	B. Todd Glover	Trenton Gambrell
City Attorney	Kelly F. Zier	Brooke Atkinson
Director of Finance & Support Services	Cammie T. Hayes	Katie Wright
Interim Director of Planning and Development	Thomas C. Zeaser	Kate Wells

Director of Parks, Recreation, and Tourism	Richard L. Meyer	Matthew Hutto
Director of Public Safety	John C. Thomas	Jordan Flanders
Director of Engineering and Public Works	Thomas C. Zeaser	Njasi Oji
Director of Public Services	James E. Sutton	Mercedes Goodson

A reception will be held in the Palmetto Terrace Ballroom following the City Council meeting. Family members of the students are invited to attend. The Mayor, Councilmembers, and members of the North Augusta Optimist Club will be represented.

ITEM 6. PERSONNEL: Employee of the Quarter, January, February, and March, 2018 – Kim Newcomb, PC Support Technician with the Information Technology Department

The City of North Augusta Employee Recognition Committee would like to recognize the employee of the quarter for January, February, and March 2018, Kim Newcomb, PC Support Technician with the Information Technology department.

Kim started her employment with the City of North Augusta on June 19, 2013. Kim and her husband Mike have 2 daughters and 4 grandchildren. Kim loves to cook and take her grandchildren to the zoo.

Kim was hired to support the City of North Augusta’s transition to the one million dollar investment in Public Safety’s Tritech software system. Part of this new software included the “in vehicle” application that allows officers to run tags, sign out on calls, monitor calls, and gives them access to NCIC information at their fingertips. With over 53 mobile units going live it was imperative that the person selected to support this project be on their “A” game.

Kim follows up on any and every issue with the upmost tenacity and does not stop until she finds a solution and ultimate resolution for Public Safety related issues. It was quickly realized by IT staff that Kim possessed the skills and drive to do much more for Public Safety. Kim successfully supported and guided our Public Safety department through their migration to the new county wide 911 system. She also oversaw the implementation of Public Safety’s Replay telephone line recording system which allows Public Safety administration to review actual inbound and outbound calls to specific Public Safety phone lines. Kim can be found inside patrol units in the Municipal Center parking lot helping officers with any issue that may arise on their mobile data unit. Regardless if it is

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20 degrees or 110 degrees outside, Kim does not hesitate to assist the officers by fixing their issue so that they can return to their patrol duties as soon as possible.

The single most contributing factor to Kim's success in her role is her positive and caring attitude. When a Public Safety officer is having issues with their system it can be stressful and frustrating. Kim has the ability to calm the situation with her positive attitude and humor. Kim is the behind the scenes driving force and "unsung hero" that keeps our Public Safety officers online and efficient through technology.

Kim's primary duty is to support the mobile data units that Public Safety utilizes in their patrol vehicles.

Kim Newcomb is a tremendous asset to the Information Technology Department and the City of North Augusta workforce.

Congratulations to Kim Newcomb, our employee of the first quarter of 2018. Mayor Pettit will present her with a plaque, a \$25 gift certificate to Your Pie, and a \$25 gift card to Wal-Mart.

- ITEM 7. 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 8. COMMUNITY PROMOTION: **Resolution No. 2018-08 – A Resolution Recommending a Vote in Favor of the May 1, 2018 Aiken County \$90 Million Bond Referendum to Fund Facility Project Needs****

A resolution has been prepared for Council's consideration recommending a vote in favor of the May 1, 2018 Aiken County \$90 million bond referendum to fund facility project needs.

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Please see [ATTACHMENT NO. 8](#) for a copy of the proposed resolution.

ITEM 9. ECONOMIC DEVELOPMENT: Ordinance No. 2018-06 – An Ordinance Designating a Portion of Riverside Village as a Designated Development Area Pursuant to the Tourism Infrastructure Admission Tax Act; Authorizing the City Administrator to Prepare and File Certain Documents Relating to the Designated Development Area; Authorizing the City Administrator to Prepare Provisions for the Expenditure of Monies Raised from the Area

A. Ordinance 2018-06, First Reading

An ordinance has been prepared for Council's consideration on first reading designating a portion of Riverside Village as a Designated Development Area pursuant to the Tourism Infrastructure Admission Tax Act; authorizing the City Administrator to prepare and file certain documents relating to the designated development area; authorizing the City Administrator to prepare provisions for the expenditure of monies raised from the area.

Please see [ATTACHMENT NO. 9-A](#) for a copy of the proposed ordinance.

B. Ordinance 2018-06, Second Reading

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

ITEM 10. FINANCE: Resolution No. 2018-09 – A Resolution Identifying North Augusta Projects for the Aiken County Capital Projects Sales Tax IV

A resolution has been prepared for Council's consideration identifying North Augusta Projects for the Aiken County Capital Projects Sales Tax IV.

Please see [ATTACHMENT NO. 10](#) for a copy of the proposed resolution.

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ITEM 11. FINANCE: **Capital Projects Sales Tax IV – Sales Tax Commission, Appointment**

Mayor Pettit wishes to recommend the appointment of Lark Jones as the City of North Augusta's representative on the Capital Projects Sales Tax Commission to consider proposals for funding capital projects within Aiken County from the proceeds of a continuation of the Capital Projects Sales Tax and to formulate the referendum question that is to appear on the ballot.

ITEM 12. PUBLIC SAFETY: **Resolution No. 2018-10 – A Resolution to Authorize the Payment of \$6,500.00 to Duraclean Systems Incorporated of North Augusta**

A resolution has been prepared for Council's consideration to authorize the payment of \$6,500.00 to Duraclean Systems Incorporated of North Augusta.

Please see **ATTACHMENT NO. 12** for a copy of the proposed resolution.

ITEM 13. 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 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. 13-A** for a copy of Memo #18-007 from the Planning Department.

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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. 13-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.

ATTACHMENT 8

RESOLUTION NO 2018-08
RECOMMENDING A VOTE IN FAVOR OF THE MAY 1, 2018 AIKEN COUNTY
\$90 MILLION BOND REFERENDUM TO FUND FACILITY PROJECT NEEDS

WHEREAS, Aiken County voters will have the opportunity on May 1, 2018, to vote on a \$90 million bond referendum to fund facility projects at Hammond Hill Elementary School, Belvedere Elementary School, Midland Valley High School, Millbrook Elementary School, and to build a new elementary school and a new middle school adjacent to the Highland Springs development in North Augusta; and

WHEREAS, the Aiken County School District receives no funding from the state or federal government for the upkeep, maintenance and construction of schools; and

WHEREAS, the population growth in North Augusta has substantially exceeded projections, and schools are already at or near capacity; and

WHEREAS, the referendum projects are specific to schools in areas of the county where growth is continuing in North Augusta and surrounding communities served by schools at, or near, capacity; and

WHEREAS, quality education provided in K-12 schools is a huge economic driver; and

WHEREAS, the property tax increase to provide the facilities necessary to deliver the education and instructional benefits to North Augusta families will be minimal.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, that the North Augusta City Council recommends a vote in favor of the referendum on May 1, 2018.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 16TH DAY OF APRIL, 2018.

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

ORDINANCE NO. 2018-06

DESIGNATING A PORTION OF RIVERSIDE VILLAGE AS A DESIGNATED DEVELOPMENT AREA PURSUANT TO THE TOURISM INFRASTRUCTURE ADMISSION TAX ACT; AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND FILE CERTAIN DOCUMENTS RELATING TO THE DESIGNATED DEVELOPMENT AREA; AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE PROVISIONS FOR THE EXPENDITURE OF MONIES RAISED FROM THE AREA

WHEREAS, The Council of the City of North Augusta finds that municipalities are authorized by the Tourism Infrastructure Admissions Tax Act, codified as S.C. Code Ann §§ 12-21-6510 to 6580 (2001) (the "Act"), to share in the revenues collected from the license tax paid on admissions (the "Admissions Tax Revenues") to establishments through the designation by the Council of designated development areas or major tourism or recreation facilities. Further, the Council finds that to qualify as a designated development area or a major tourism or recreation facility, certain requirements of the Act must be met, including but not limited to: (a) the total aggregate amount of the designated development area may not exceed five percent of the total acreage of the City; (b) the total acreage for all designated development areas within the City may not exceed ten percent of the total acreage of the City; and (c) an aggregate investment in land and capital assets of at least twenty million dollars has been or will be made in the designated development area within the investment period. Further, the Council finds that a portion of the area within the City known as Riverside Village has met or will meet the statutory requirements to qualify for designations as a designated development area and the sharing of Admission Tax Revenue. ; and

WHEREAS, It is the intent of the City by passage of the Ordinance to begin the process of creating the designated development area as contemplated by designating the areas as a designated development area and to authorize the City Administrator to prepare for the Council's consideration provisions for the expenditure of the monies raised from the area to be utilized in appropriate ways.; and

WHEREAS, Pursuant to the provisions of the Act, the Council of the City of North Augusta declares that the area described in Attachment A and shown in Attachment B hereto, more commonly known as Riverside Village is a designated development area (Riverside Village Designated Development Area).; and

WHEREAS, The Council reserves the right to change the boundaries of Riverside Village Designated Development Area prior to the date that a certification application is approved by the South Carolina Department of Revenue for the respective designated development area.

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

The City Administrator is authorized, empowered and directed to prepare and file any necessary forms, applications, or other documents required pursuant to the Act and within the time periods prescribed.

ORDINANCE FOR A DESIGNATED DEVELOPMENT AREA

BE IT FURTHER ORDAINED that the City Administrator is authorized and directed to prepare for the Council's considerations provisions for the expenditure of the monies raised from the Riverside Village Designated Development Area to be determined by the City, including but not limited to paving, signalization, intersection landscaping, motorized and non-motorized vehicular and pedestrian ways with aesthetic enhancements and recreation facility.

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

EXHIBIT A

LEGAL DESCRIPTION OF RIVERSIDE VILLAGE GENERAL DEVELOPMENT PLAN LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina and known as Ballpark Village at Hammond's Ferry, and being more particularly described as follows:

BEGINNING at a point located at the intersection of the southern right- of- way of Railroad Avenue and the western right- of- way of Georgia Avenue, A.K.A. U. S. Highway 25 Business; thence from said point of beginning commence south 21 degrees 20 minutes 01 seconds west along the western right- of- way of Georgia Avenue for a distance of 399.04 feet; thence continuing along said right- of- way on a bearing of south 21 degrees 14 minutes 28 seconds west for a distance of 109.67 feet; thence north 64 degrees 33 minutes 43 seconds west for a distance of 87.91 feet; thence north 76 degrees 22 minutes 54 seconds west for a distance of 460.10 feet; thence north 73 degrees 21 minutes 37 seconds west for a distance of 431.65 feet; thence north 73 degrees 19 minutes 31 seconds west for a distance of 99.81 feet; thence south 20 degrees 07 minutes 54 seconds west for a distance of 17.72 feet; thence north 69 degrees 52 minutes 06 seconds west for a distance of 749.27 feet; thence north 20 degrees 07 minutes 54 seconds east for a distance of 50.08 feet; thence north 20 degrees 07 minutes 54 seconds east for a distance of 302.60 feet; thence south 87 degrees 32 minutes 11 seconds east for a distance of 13.14 feet; thence north 47 degrees 50 minutes 56 seconds east for a distance of 10.80 feet; thence north 19 degrees 39 minutes 22 seconds east for a distance of 203.81 feet; thence north 19 degrees 39 minutes 22 seconds east for a distance of 7.00 feet; thence north 03 degrees 06 minutes 35 seconds west for a distance of 11.00 feet; thence north 53 degrees 35 minutes 11 seconds west for a distance of 12.36 feet to a point on the southern right- of- way of Railroad Avenue; thence crossing Railroad Avenue on a bearing of north 20 degrees 07 minutes 54 seconds east for a distance of 45.43 feet to a point on the northern right- of- way of Railroad Avenue; thence proceeding along the northern right- of- way of Railroad Avenue south 69 degrees 52 minutes 06 seconds east for a distance of 49.40 feet; thence turning and extending from said right- of- way north 20 degrees 07 minutes 56 seconds east for a distance of 209.94 feet; thence south 69 degrees 48 minutes 35 seconds east for a total distance of 443.07 feet to the western right- of- way of West Avenue; thence proceeding along said right- of- way north 20 degrees 07 minutes 54 seconds east for a distance of 41.47 feet; thence turning and crossing West Avenue on a bearing of south 69 degrees 49 minutes 05 seconds east for a total distance of 52.85 feet; thence south 28 degrees 41 minutes 57 seconds east for a distance of 60.72 feet; thence south 69 degrees 52 minutes 53 seconds east for a total distance of 299.07 feet; thence south 74 degrees 48 minutes 05 seconds east for a distance of 132.01 feet; thence north 75 degrees 12 minutes 16 seconds east for a distance of 111.77 feet; thence south 76 degrees 58 minutes 50 seconds east for a distance of 75.01 feet to a point on the western right- of- way of Center Street; thence south 76 degrees 58 minutes 40 seconds east for a distance of 67.16 feet to a point on the eastern right- of- way of Center Street; thence south 76 degrees 58 minutes

50 seconds east for a total distance of 216.70 feet; thence south 72 degrees 13 minutes 25 seconds east for a total distance of 300.91 feet to a point on the western right- of- way of Georgia Avenue; thence proceeding along said right- of- way south 24 degrees 29 minutes 17 seconds west for a distance of 29.76 feet; thence continuing along said right- of- way south 21 degrees 28 minutes 52 seconds west for a distance of 29.83 feet; thence south 21 degrees 28 minutes 52 seconds west for a distance of 216.32 feet along said right-of-way to the northern right-of-way of Railroad Avenue and the western right-of-way of Georgia Avenue; thence along the arc of a curve on the northern right of way of Railroad Avenue having a radius of 192.69 feet for an arc distance of 12.87 feet, the curve being subtended by a chord having a bearing of north 57 degrees 51 minutes 02 seconds for a chord distance of 12.87 feet; thence crossing Railroad Avenue along the western right- of- way of Georgia Avenue on a bearing of south 21 degrees 23 minutes 32 seconds west for a distance of 67.22 feet; thence continuing south 21 degrees 24 minutes 14 seconds west for a distance of 36.62 feet; thence south 72 degrees 12 minutes 35 seconds east for a distance of 75.73 feet along the western right- of- way of Georgia Avenue to the **POINT OF BEGINNING**.

Said tract or parcel contains 35.27 acres and is bounded on the north by lands of the City of North Augusta and HF Developers, LLC, on the west by HF Developers, LLC and City of North Augusta Preservation Park, on the south by lands of the City of North Augusta and the Savannah River and on the east by Georgia Avenue.

NOTES:

1. **General Development Plan (GDP) Area** - described above excludes approximately 0.14 acres (Parcel B3) anticipated for purchase by Greenstone from South Carolina Department of Transportation (SCDOT) as necessary for final footprint of Stadium Deck (Parcel B), thus GDP Total = $35.27 + 0.14 = 35.41$ acres. There is also the potential for increase of GDP by addition of land west of Parcel K and north of Railroad Avenue for increased Senior Living site requirements.
2. **Land deeded to City outside GDP Area** – described above excludes Greenstone owned land to be deeded to the City upon creation of Final Plat. Neither the Final Plat nor GDP legal descriptions identify these parcels: (a) 0.14 acres north of Parcel K and west of West Avenue, and (b) 0.02 acres south of GDP's Front Street.

ATTACHMENT 10

RESOLUTION NO. 2018-09
IDENTIFYING NORTH AUGUSTA PROJECTS FOR THE
AIKEN COUNTY CAPITAL PROJECTS SALES TAX IV

WHEREAS, Aiken County Council, in anticipation of conducting a referendum in 2018, has appointed a Capital Projects Sales Tax Commission to consider proposals for funding capital projects within Aiken County from the proceeds of a continuation of the Capital Projects Sales Tax and to formulate the referendum question that is to appear on the ballot; and

WHEREAS, the Mayor and members of City Council wish to submit for consideration a list of projects to be funded in North Augusta.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta in meeting duly assembled and by the authority thereof that the projects listed on the attached "Exhibit A" shall be submitted to the Aiken County Sales Tax Commission for inclusion in the 2018 referendum.

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

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

EXHIBIT A

CAPITAL PROJECTS SALES TAX IV PROJECTS
(Projects to be prioritized as the revenues become available)

PUBLIC SAFETY PROJECTS		\$ 11,500,000
	Headquarters Development	
PUBLIC WORKS & TRANSPORTATION PROJECTS		7,950,000
	Martintown Road at US 1 Interchange Design and Improvements	
	Downtown Pedestrian and Vehicular Traffic and Safety Enhancements	
	Georgia Avenue Undergrounding Utilities	
	Road Reconstruction Program	
	Street Resurfacing Program	
PARKS, RECREATION & TOURISM PROJECTS		3,900,000
	Park and Facility Restoration, Additions and Improvements	
	Downtown Greenway Connector	
INFRASTRUCTURE PROJECTS		5,000,000
	Wastewater Infrastructure Improvements	
	Stormwater Infrastructure Improvements	
ECONOMIC DEVELOPMENT PROJECTS		1,250,000
	Gateways and Wayfinding Enhancements	
MUNICIPAL IMPROVEMENT PROJECTS		1,100,000
	Software and Technology Enhancements for a Citizen Information Portal, Record Keeping & Storage, Transaction Processing, Accounting and Financial Reporting	
	Safety and Security Improvements for the Municipal Building	
	Finance Department Lobby Improvements for Citizen Transactions	
TOTAL		<u>\$ 30,700,000</u>

ATTACHMENT 12

RESOLUTION NO. 2018-10

A RESOLUTION TO AUTHORIZE THE PAYMENT OF \$6,500.00 TO DURACLEAN SYSTEMS INCORPORATED OF NORTH AUGUSTA

WHEREAS, the City entered into a contract with Duraclean Systems Incorporated of North Augusta on or about the 20th day of June, 2017, for remediation of mold, mildew, and asbestos of the lower level of the Public Safety headquarters building, located at 444 East Buena Vista Avenue; and,

WHEREAS, the contractual price for the work was the amount of \$52,300.00; and,

WHEREAS, Duraclean has completed all work required pursuant to said contract and been paid \$52,300.00; and,

WHEREAS, Duraclean has previously advised the City that their estimate and bid was based upon doing approximately 1,500 square feet of remediation and that, in order to complete the job, the remediation area exceeded what they had anticipated, based upon their review of the bid documents; and,

WHEREAS, the excess area remediated consisted of approximately 3,000 square feet; and,

WHEREAS, the cost, to Duraclean for the additional work was \$9,000.00 for the extra asbestos abatement and \$4,000.00 for extra demolition of clean materials; and,

WHEREAS, Duraclean has requested that the City pay to it an additional sum of \$13,000.00; and,

WHEREAS, the City has thoroughly reviewed the request, the bid documents, and considered the work done by Duraclean; and,

WHEREAS, the City, in reviewing this matter and discussing the same with agencies that had input related to the creation of the bid documents has determined that the bid documents were accurate, but at the same time recognizes the misinterpretation that resulted in the additional work; and,

WHEREAS, the City is satisfied with the worked performed by Duraclean and believes that a compromise settlement related to the contract is appropriate under the circumstances.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, that:

1. The City authorizes an additional payment to Duraclean Systems Incorporated of North Augusta in the amount of \$6,500.00;
2. The funds for such payment shall come from the Capital Projects Fund;
3. In conjunction with the payment and resolution of this matter, the City Attorney is to prepare and have executed a full release from Duraclean Systems Incorporated of North Augusta as to the settlement;
4. That the City Administrator is authorized to execute any documents necessary in order to complete this matter.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS THE 16TH DAY OF APRIL, 2018.

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk


Department of Planning and Development



Memorandum # 18-007

City of North Augusta

To: B. Todd Glover, City Administrator

From: Kuleigh Baker, Planning & Engineering Secretary 

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:

- Drive-in, drive-up and drive-through facilities;
- Indoor or outdoor sales of equipment, motorcycles or automobiles;
- Gasoline sales and automobile service stations; or
- 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.

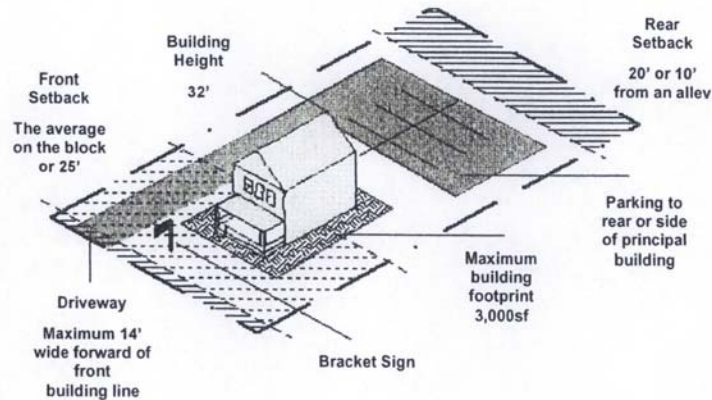
3.8.6.3.2 Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, one existing driveway from the corridor street may be utilized regardless of location or width. (Adopt. 12-01-08; Ord. 2008-18)

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

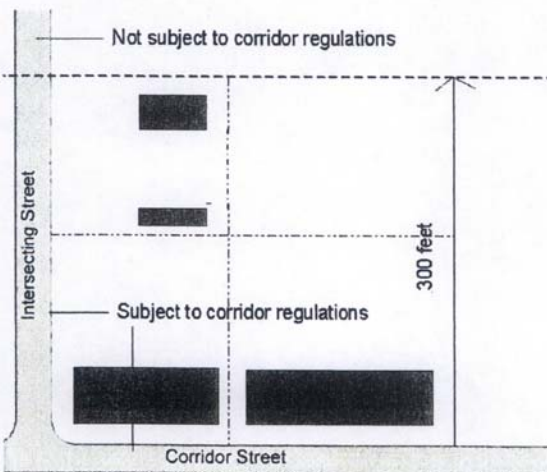
3.8.1.1 This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map.

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. <u>The west side of Georgia Avenue between Jackson Avenue and Briggs Avenue</u> 11. <u>The west side of Georgia Avenue between Maddox Street and Hugh Street</u> 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
Page 9 of 9



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:

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 –

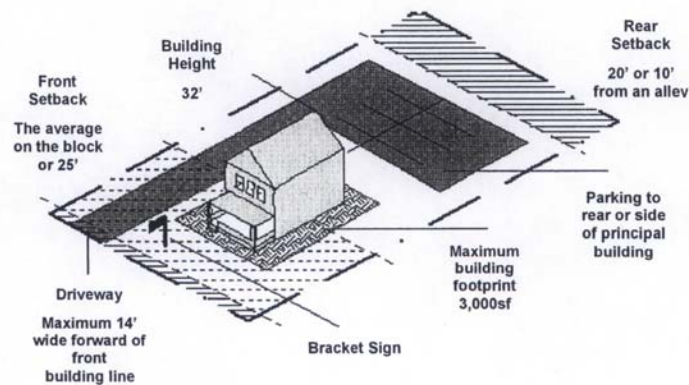
3.8.6.3.1 The dimensional standards for the Neighborhood Preservation Corridor Overlay District are established in Table 3-12.

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.

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

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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.

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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.

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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.

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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.

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

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

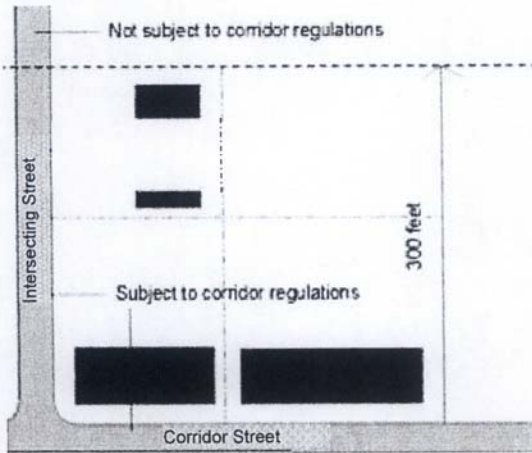
3.8.1.1 This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map.

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

A		B	
Overlay District		Corridor Streets Generally	
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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

P e s t S e r v i c e s

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

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	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 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

