

ARTICLE 8 – ADEQUATE PUBLIC FACILITIES

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8.1 PURPOSE AND FINDINGS

8.1.1 Purposes

The purposes of this Article are:

8.1.1.1 To ensure that public facilities needed to support new development are adequate to serve the new development by meeting or exceeding the Level of Service (LOS) standards established in this Article.

8.1.1.2 To provide a reasonable and realistic framework for the preparation of a Capital Improvements Program (CIP) needed to accommodate the city's anticipated growth and development.

8.1.1.3 To ensure that no development application is approved that would cause a reduction in the levels of service for any public facilities below the Adopted LOS standards established in this Article.

8.1.1.4 To ensure that adequate public facilities needed to support new development are available concurrent with the impacts of such development, as defined in this Article.

8.1.1.5 To establish uniform procedures for the review of development applications subject to the standards and requirements of this Article.

8.1.1.6 To discourage urban sprawl and to promote the small town character of North Augusta, including the traditional design principles set forth in the Comprehensive Plan.

8.1.1.7 To facilitate implementation of goals and policies set forth in the Comprehensive Plan, any master plans for the provision of public facilities and services, and the CIP.

8.1.1.8 To ensure that all applicable legal standards and criteria are properly incorporated in these procedures and requirements.

8.1.2 Findings

In adopting this Article, the city hereby finds and determines as follows:

8.1.2.1 The public facilities subject to this Article are necessary for the general public health, safety and welfare.

8.1.2.2 New growth and development within the city has an impact on the availability and capacity of the public facilities subject to this Article, which impact can be mitigated by the timing and sequencing of development as provided in this Article.

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8.1.2.3 The city has prepared and adopted a CIP in order to provide the public facilities needed to accommodate reasonably anticipated growth and development. The CIP will be updated from time to time to reflect changes in the city's growth rate, available financial resources and other relevant factors.

8.1.2.4 The LOS standards adopted for each public facility in this Article are necessary for the protection of the public health, safety and welfare, and will not unduly inhibit new growth and development within the City of North Augusta.

8.2 APPLICABILITY

8.2.1 Types of Applications

This Article applies to the following applications:

- a. Minor Site Plan
- b. Major Site Plan
- c. Major Subdivision (Preliminary Plat)
- d. Final Subdivision Plat
- e. Planned Development General Development Plan
- f. Rezoning
- g. Development Agreement

8.2.2 Final Plats

This Article applies to final plats to the extent that no adequacy report has been completed for the subdivision at a preliminary stage or the availability of a public facility is made a condition of preliminary plat approval.

8.2.3 Information Required

No application subject to this Article shall be accepted, approved, granted or issued unless it provides sufficient information to determine whether the capacity of public facilities is adequate to support the proposed development, as set forth in this Article.

8.2.4 Applications Resulting in No Additional Demand

This Article shall not apply to any use, development, project, structure, fence, sign or activity which does not result in a new Equivalent Residential Unit (ERU).

8.3 PROCEDURES FOR PROCESSING APPLICATIONS

8.3.1 Intent

It is the intent of this Article that no application subject to this Article be approved unless accompanied by a positive determination, or a positive determination subject to conditions, relating to the adequacy of public facilities as provided herein.

8.3.2 Submission of Application to Department and Payment of Fee

Each application for development approval subject to this Article shall include the information required by this Article and Appendix B, Application Documents, and shall be accompanied by the administrative fee specified for an adequate public facilities review.

8.3.3 Completeness Review

The Director shall determine whether the application is complete in accordance with the requirements of Article 5, Approval Procedures.

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8.3.4 Determination

8.3.4.1 Adequacy Report

The Director shall prepare a staff report evaluating the availability and adequacy of public facilities at the adopted LOS. If the Director determines that public facilities are not available and adequate at the adopted LOS, or will not be available concurrent with the completion of the development project, the application shall be denied.

8.3.4.2 Determination and Approval

8.3.4.2.1 For those applications that may be approved administratively, a determination by the Director that public facilities are available and adequate at the adopted LOS or will be available concurrent with the completion of the development project will authorize the approval of the application for the purposes of this Article.

8.3.4.2.2 For those applications that require Planning Commission review and approval the Director shall prepare a staff report along with a recommendation to the Planning Commission.

8.3.4.2.3 The Director or the Planning Commission, as applicable, shall determine:

- a. That the application may be approved because public facilities and services are adequate and available at the adopted LOS or will be concurrent with the completion of the development project;
- b. That the application shall be denied because public facilities and services are not available at the adopted LOS or the demand for services generated by the development project would result in the adopted level of service being exceeded; or
- c. That the application shall be approved subject to the deferral of development until all public facilities are available and adequate if public facilities in the Impact Area are not adequate to meet the adopted LOS for the entire proposed development, consistent with the requirements of Table 8-1, Adopted LOS Standards.

8.3.4.3 Advancement of Capacity

In order to avoid undue hardship, the applicant may propose to construct or to secure funding for the public facilities necessary to provide capacity to accommodate the proposed development at the adopted LOS and at the time that the impact of the development will occur (advancement of capacity) as an alternative to the deferral of development (including the approval of subdivision and site development plans and issuance of building permits) consistent with the requirements of §8.3.6.

8.3.4.4 Rezoning

The determination of adequacy for a rezoning application will not be the sole determinant in a decision to approve or deny the rezoning application. A proposed rezoning which could result in a range of potential impacts shall be reviewed as if the greatest increase in impact would result. The review of adequacy of public facilities for the application for a rezoning shall compare the capacity of public facilities to the maximum projected demand which may result from the proposed rezoning based upon the potential density and intensity of development in the affected area pursuant to the rezoning.

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8.3.5 Effect of Determination of Adequacy of Public Facilities

8.3.5.1 A determination of adequacy of public facilities for a development proposal shall be deemed to conclude that:

- a. Public facilities are adequate and available at the time of issuance of the determination or will be concurrent with the completion of the development project as a result of the completion of construction of planned capital improvement projects; and
- b. Public facilities will be considered to be available at all subsequent stages of the development approval process up to the date of expiration of the final subdivision plat. This section shall not apply to any rezoning unless it is subject to a development agreement, in which case the public facilities will be considered to be available for the duration of said development agreement, or as otherwise provided therein.

8.3.5.2 A determination as set forth in §8.3.5.1, above, is valid until the earlier of:

- a. The expiration of the development permit; or
- b. If no expiration period is provided for in the development permit, the determination expires unless construction commences within two (2) years after approval of the application. For a preliminary plat, the determination expires unless construction commences on at least one (1) lot within two (2) years after approval of the preliminary plat.

8.3.6 Advancement of Capacity

8.3.6.1 No advancement of capacity (§8.3.4.3) for public facilities needed to avoid deterioration in the adopted LOS shall be accepted unless:

- a. The proposed public facility is a planned capital improvement; or
- b. Appropriate conditions are included to ensure that the applicant will obtain any necessary approvals for construction of the public facilities from any agency with jurisdiction thereof prior to or concurrent with the issuance of a final subdivision plat or other subsequent development permit, or a building permit.

8.3.6.2 The commitment to construct public facilities prior to the issuance of a building permit pursuant to §8.3.6.1.b., above, shall be included as a condition of the determination and shall contain, at a minimum, the following:

- a. For planned capital improvements, either a finding that the planned capital improvement is included within the capital improvements program or a resolution by the City Council to add the improvement to the CIP;
- b. An estimate of the total financial resources needed to construct the proposed public facilities or expansion thereof, and a description of the incremental cost associated therewith;
- c. A schedule for commencement and completion of construction of the planned capital improvement with specific target dates for multi-phase or large-scale capital improvement projects;
- d. A statement that the planned capital improvement is consistent with the Comprehensive Plan;
- e. A statement that the planned capital improvement is consistent with any ordinances and policies of the city relating to the construction and design of the public facility; and

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- f. At the option of the City Council in each case and only if the planned capital improvement proffered by the applicant will provide capacity exceeding the demand generated by the proposed development, reimbursement may be offered to the applicant for the pro rata cost of the excess capacity.

8.3.6.3 The construction or funding of only a portion of a public facility needed to meet the adopted LOS shall be approved by the Planning Commission only where:

- a. The public facility will be able to provide the capacity needed to meet the adopted LOS, and will be fully useable and operational, due to the characteristics of the facility; or
- b. The construction or funding of the balance of the public facility which is needed to meet the adopted LOS will be accomplished from other sources.

8.4 METHODOLOGY AND CRITERIA FOR DETERMINING AVAILABILITY AND ADEQUACY OF PUBLIC FACILITIES

8.4.1 Generally

No determination as to compliance with this Article shall be determined by the Director or recommended by the Director and determined by the Planning Commission unless public facilities within the impact areas set forth in Column C of Table 8-1, Adopted LOS standards are:

- a. Adequate, as measured by the adopted LOS, as set forth in §8.4.2 and Column B of Table 8-1; and
- b. Available, as set forth in §8.4.3 and Column E of Table 8-1.

8.4.2 Level of Service (LOS) Standards

Compliance with LOS standards shall be measured for each public facility set forth in Column A of Table 8-1, Adopted LOS Standards, in accordance with the corresponding standards set forth in Column C of Table 8-1. The LOS for each application for development approval shall be measured within the Impact Area set forth in Column D of Table 8-1, for each corresponding facility in Column A. Column E of Table 8-1 indicates whether planned capacity may be included in determining whether the improvements are available. Rules for interpretation of Table 8-1 are set forth in §§8.7 through 8.13, and Appendix A, Definitions.

8.4.3 Adequacy of Public Facilities

Public facilities are adequate if they have available capacity to accommodate the demand generated by the proposed development, or will have available capacity concurrent with the implementation of the development in accordance with the following calculation methodology, unless otherwise indicated herein:

8.4.3.1 Calculate total capacity by adding together the total capacity of public facilities including planned capital projects consistent with §8.4.2 herein.

8.4.3.2 Calculate available capacity by subtracting from the total capacity the sum of:

- a. The demand for each public facility created by existing development;
- b. The demand for each public facility created by the anticipated completion of committed development; and

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- c. The demand for each public facility created by the anticipated completion of the proposed development under consideration for determination.

8.5 PUBLIC FACILITIES AFFECTING AREAS OUTSIDE OF INCORPORATED AREA OF THE CITY

8.5.1 Applicability

The availability and adequacy of public facilities shall be determined only with respect to public facilities located within the incorporated areas of the city. If part of the applicable impact area lies within the city's planning area as defined in the Comprehensive Plan and in unincorporated Aiken or Edgefield County (adjacent county), absent an intergovernmental agreement with the city, the availability and adequacy shall be determined only with respect to public facilities located within the city's incorporated areas.

8.5.2 Intergovernmental Agreement

If the City Council has entered into an intergovernmental agreement with an adjacent county to evaluate public facilities in such areas, an applicant will be subject to the evaluation of the LOS standard for the facility as adopted by the adjacent county. Prior to the determination of adequacy of public facilities, the Director shall require the adjacent county to certify that issuance of a development approval for the proposed development will not cause a reduction in the LOS standards for those facilities lying within the adjacent county.

8.6 CAPITAL IMPROVEMENTS PROGRAM (CIP)

8.6.1 Purpose

The CIP is the mechanism by which the City of North Augusta provides new public facilities, and expansion of the capacity of public facilities, which are needed to accommodate existing and anticipated future population and employment. Through the CIP, the city intends to use all reasonable means to provide the public facilities and services needed to accommodate new growth and development, consistent with the availability of revenue sources, binding contributions for capital improvements provided by state or federal sources or applicants, and physical, environmental or topographical constraints on the expansion of the capacity of public facilities.

The purpose of the capital improvement plans contained in or referred to in the Transportation and Community Facilities elements of the Comprehensive Plan, priority project lists associated with specific funding sources, and annual capital projects appropriations is to:

- a. Evaluate the need for public facilities that are subject to this Article;
- b. Estimate the cost of improvements for which the city has fiscal responsibility;
- c. Analyze the fiscal capability of the city to finance and construct improvements;
- d. Adopt financial policies to guide the funding of improvements; and
- e. Schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other Comprehensive Plan elements.

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8.6.2 Applicability to Permitting Provisions of This Chapter

It is the intent of this Article that no application shall be denied, nor shall any condition be attached to an application pursuant to this Article, unless and until a CIP has been adopted by the City Council as provided herein.

8.6.3 Capital Improvements Data Requirements

The CIP shall be based upon the following data:

- a. The public facility needs as identified in the Comprehensive Plan, as amended. Where the Comprehensive Plan does not identify a need for public facilities within a given category, public facility needs shall be determined on the basis of project population and employment growth as set forth in the Comprehensive Plan, as amended;
- b. The geographic service area and location of major system components for each public facility shall be identified; and
- c. Existing revenue sources and funding mechanisms available for capital improvement financing shall be inventoried for each public facility.

8.6.4 Capital Improvements Analysis Requirements

The CIP shall be based upon the following analyses:

- a. Current local practices that guide the timing and location of construction, extension or increases in capacity of each public facility;
- b. The general fiscal implications of the existing deficiencies and future needs for each type of public facility. This analysis shall be based on the needed improvements, as identified by applying the LOS within each Impact Area, and shall address the relative priority of need among facility types;
- c. The costs of needed capital improvements for mitigation of existing deficiencies, replacement and new growth needs;
- d. The basis of cost estimates; and
- e. An assessment of the city's ability to finance capital improvements based upon anticipated population and revenues including:
 1. Forecasting of revenues and expenditures for five (5) years;
 2. Projections of debt service obligations for currently outstanding bond issues;
 3. Projection of ad valorem tax base, assessment ratio and ad valorem tax rate;
 4. Projections of other tax bases and other revenue sources such as impact and user fees;
 5. Projection of operating cost considerations; and
 6. Projection of debt capacity.

8.6.5 Requirements for Capital Improvements Implementation

The CIP shall contain:

- a. The five (5) year schedule of year-by-year capital improvements that the city has accepted to reduce existing deficiencies, remain abreast of replacements, and to meet future demand;
- b. Project description and general location; and
- c. A list of projected costs and revenue sources by type of public facility for the five (5) year period.

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8.7 TRANSPORTATION

8.7.1 Applicability

8.7.1.1 Applications shall be analyzed with respect to the availability of adequate transportation facilities which shall be determined pursuant a Transportation Impact Analysis (TIA).

8.7.1.2 A TIA is required as part of any application for approval of a rezoning, subdivision plat, site plan or general development plan (See §8.2.1) where:

- a. The Director determines that the proposed development will generate at least fifty (50) new peak hour trips; or
- b. The applicant is requesting or is required to provide more than one (1) access point or curb cut.

8.7.1.3 A TIA is not required for streets within the D, Downtown Mixed Use District. A parking and access review will be required for the applications listed in §8.2.1.

8.7.1.4 A TIA shall be prepared by the applicant according to the format established in Appendix B, Application Documents.

8.7.1.5 The TIA shall cover an area equal to the TIA defined in Column D of Table 8-1, Adopted LOS standards, for the corresponding traffic impact tier.

8.7.2 Mitigation

- a. The applicant may propose mitigation measures as described below as an alternative to deferral of permits or denial of the application. Mitigation measures may be permitted which would allow the LOS to be achieved by permitting the transportation network to function more efficiently, or which advance the construction of necessary transportation facilities so that they are available concurrent with the impacts of the development. The applicant shall use the following priority system in analyzing traffic mitigation proposals, with one (1) ranking the highest and eight (8) ranking the lowest:
 1. Improvements in connectivity internal to the site or between sites including cross-access improvements and cross-access easements;
 2. New road connections to improve connectivity;
 3. Access controls;
 4. Median islands;
 5. Intersection signalization;
 6. The addition of turn lanes;
 7. Pedestrian and transit infrastructure such as sidewalks and bus stops or passenger shelters;
 8. Pavement widening; and
 9. New road construction, either off site or internal to the site that provides connectivity in the impact area.
- b. Roadways and intersections within the TIA that are expected to operate below the adopted LOS under traffic conditions including projected traffic plus site-generated traffic must be identified and viable recommendations made for maintaining conditions at the adopted LOS.

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- c. Roadways and intersections within the project site and on all roads and streets along its boundary that operate or are projected to operate below the adopted LOS, without project related site-generated traffic, need not to be improved to the adopted LOS by the proposed development. However, such roadways and intersections, under conditions which include such site generated traffic, must be improved to the projected LOS that would exist without the site-generated traffic by altering some combination of on-site traffic demands, off-site traffic demands, on-site traffic capacities and off-site traffic capacities.
- d. LOS notwithstanding, required traffic impact mitigation improvements are not limited to those that can be implemented within the project site and on all roads and streets along its boundary.

8.7.3 Implementation

For phased construction projects, implementation of necessary traffic improvements must be accomplished no later than the completion of the project phase for which the capacity analysis shows that they are required. Plats and site plans, if applicable, for project phases subsequent to a phase for which a traffic improvement is required may be approved only if the traffic improvements are completed or guaranteed.

8.7.4 Traffic Impact Tiers

Traffic impact tiers for the purposes of determining LOS requirements are defined as:

- a. Tier 1: All streets and intersections lying within an area circumscribed by the Savannah River, Jefferson Davis Highway (US 1), Martintown Road (SC130) and River Bluff Drive/Road.
- b. Tier 2: All streets and intersections not located in Tier 1 and lying within an area circumscribed by the Savannah River, Horse Creek, Belvedere Clearwater Road (SC 126) as extended beyond Edgefield Road (US 25) to Five Notch Road at Pisgah Road, Five Notch Road and I-20 including Martintown Road, Jefferson Davis Highway (US 1), Belvedere Clearwater Road (SC 126) and Five Notch Road.
- c. Tier 3: All streets and intersections within the comprehensive planning area not located within Tier 1 or Tier 2.

8.7.4.1 Zoning Map

The boundaries of the traffic impact tiers described herein are shown on the Official Zoning Map.

8.7.5 Exemptions

The city finds and determines that certain factors, such as interconnected street systems, mixed uses and the availability of pedestrian facilities, can result in fewer trips than isolated, low-density subdivisions. Certain development patterns produce fewer trips and shorter trips than developments subject to conventional zoning or located on the fringe of the metropolitan area. The city hereby finds that traffic patterns and infrastructure within its urban core are established, and that there is a strong public policy to encourage reinvestment in the city's downtown area. Further, the city hereby finds that there is a strong public policy to encourage infill development and that there is little opportunity to expand transportation capacity in many infill areas without destroying the city's historic built environment. Accordingly, the following are exempt from this section to the extent described herein:

- a. Applications for development approval within the limits of the original plan for the city as depicted on the 1891 Boeckh Plat or the 1912 Summers Plat or both are entirely exempt.

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- b. Any application for a TND subdivision or site plan is exempt by fifty percent (50%). The trip generation calculation may be reduced by fifty percent (50%) for the purpose of determining LOS requirements and calculating adequate public facilities pursuant to this Article.

8.8 FIRE PROTECTION

[RESERVED]

8.9 POLICE PROTECTION

[RESERVED]

8.10 WATER

8.10.1 Applicability

Applications shall be analyzed with respect to the availability of adequate potable water which shall be determined pursuant to the following information:

- a. System capacity;
- b. Capacity of the Savannah River intake, wellfield or other source of raw water supply;
- c. Historical average flow of potable water;
- d. Historical peak flow of potable water;
- e. Number of hook-ups and the estimated potable water demand per hook-up; and
- f. Number of hook-ups for which contractual commitments have been made.

8.10.2 Determination of Adequacy and Availability

A determination of adequacy and availability of water service by the City Engineer must be submitted indicating that the project is within the city service area and that it has the capacity to serve the project as proposed. If the ability of the city to serve a proposed development is contingent upon planned facility expansion, details regarding such planned improvements shall be submitted.

8.11 SEWER

8.11.1 Applicability

Applications shall be analyzed with respect to the availability of adequate sanitary sewer capacity which shall be determined pursuant to the following information:

- a. System capacity;
- b. Historical average daily flow of treated sewage;
- c. Historical peak flow of treated sewage;
- d. Number of hook-ups and the estimated sewer demand per hook-up; and
- e. Number of hook-ups for which contractual commitments have been made.

8.11.2 Determination of Adequacy and Availability

A determination of adequacy and availability of sewer service by the City Engineer must be submitted indicating that the project is within the city service area and that it has the capacity to serve the project as proposed. If the ability of the city to serve a proposed development is contingent upon planned facility expansion, details regarding such planned improvements shall be submitted.

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8.12 COMMUNITY PARKS AND OPEN SPACE

[RESERVED]. See Article 11, Open Space and Parks.

8.13 GREENWAYS

[RESERVED]. See Article 11, Open Space and Parks.

TABLE 8-1 ADOPTED LEVEL OF SERVICE STANDARDS

(Rev. 12-1-08; Ord. 2008-18)

	A	B	C	D	E
	Facility	Applicability	Level of Service	Impact Area	Year Planned Capacity Will Be Available
1.	Streets – Tier 1	See §8.2.1	LOS E	One-quarter (¼) mile	Third (3rd) year of CIP
2.	Streets – Tier 2	See §8.2.1	LOS D	One-half (½) mile	Second (2nd) year of CIP
3.	Streets – Tier 3	See §8.2.1	LOS C	One-half (½) mile	First (1st) year of CIP
4.	Water	See §8.2.1	As established by SCDHEC, S.C. Code Regs. §61-58.4 (Finished Water Pumping, Storage and Distribution Facilities)	City water service area	First year of CIP
5.	Sewer	See §8.2.1	As established by SCDHEC, S.C. Code §61-67 (Standards for Wastewater Facility Construction)	City sewer service area	First year of CIP
6.	Community Parks and Open Space	See §11.2	See §11.3	City limits	Third year of CIP
7.	Greenways	See §11.2	0.78 miles per 1,000 Equivalent Residential Units (4 lineal feet per ERU)	City limits	Third year of CIP
8.	Stormwater Management	See Article 15	See Article 15	Drainage basin	First year of CIP or onsite

Sources: Comprehensive Plan; B.P. Barber & Associates, Water Distribution System Study (December 1998); North Augusta Parks, Recreation and Leisure Services 2001 Master Plan.

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TABLE 8-2 EQUIVALENT RESIDENTIAL UNITS (ERUS) FOR TRANSPORTATION

	A	B	C	D
	Land Use	Variable	Trip Generation Rate per Day	ERU
1.	Residential, Single-family	Dwelling Unit	9.55	1.00
2.	General light industrial	1,000 SF	6.97	0.73
3.	Industrial park	1,000 SF	6.97	0.73
4.	Manufacturing	1,000 SF	3.85	0.40
5.	Warehousing	1,000 SF	4.88	0.51
6.	Mini-warehouse	1,000 SF	2.61	0.27
7.	Apartments (post-1973)	Dwelling Unit	6.28	0.66
8.	Low-rise apartment	Dwelling Unit	6.59	0.69
9.	High-rise apartment	Dwelling Unit	4.20	0.44
10.	Condo/Townhouse	Dwelling Unit	5.86	0.61
11.	High-rise condo	Dwelling Unit	4.18	0.44
12.	Mobile homes	Dwelling Unit	4.81	0.50
13.	Hotel	Room	8.70	0.91
14.	Elementary school	1,000 SF	14.49	1.52
15.	High school	1,000 SF	10.90	1.14
16.	Church	1,000 SF	9.32	0.98
17.	Day care center	1,000 SF	79.26	8.30
18.	Hospital	1,000 SF	16.78	1.76
19.	General office (<10,000 sf)	1,000 SF	24.60	2.58
20.	General office (10,000-25,000 sf)	1,000 SF	19.72	2.06
21.	General office (25,000-50,000 sf)	1,000 SF	16.58	1.74
22.	General office (50,000-100,000 sf)	1,000 SF	14.03	1.47
23.	General office (100,000-200,000 sf)	1,000 SF	11.85	1.24
24.	General office (200,000-300,000 sf)	1,000 SF	10.77	1.13
25.	General office (300,000-400,000 sf)	1,000 SF	9.96	1.04
26.	General office (400,000-500,000 sf)	1,000 SF	9.45	0.99
27.	General office (600-700,000 sf)	1,000 SF	9.05	0.95
28.	General office (700-800,000 sf)	1,000 SF	8.75	0.92
29.	General office (>800,000 sf)	1,000 SF	8.46	0.89
30.	Corporate headquarters	1,000 SF	6.27	0.66
31.	Single tenant office	1,000 SF	11.5	1.20
32.	Office park	1,000 SF	11.42	1.20
33.	Research and development center	1,000 SF	7.70	0.81
34.	Business park	1,000 SF	14.37	1.50
35.	Building materials store	1,000 SF	30.56	3.20
36.	Specialty retail	1,000 SF	40.67	4.26
37.	Discount store	1,000 SF	70.13	7.34
38.	Hardware store	1,000 SF	51.29	5.37
39.	Plant nursery (Garden center, Retail)	1,000 SF	36.08	3.78

ARTICLE 8 – ADEQUATE PUBLIC FACILITIES

	A	B	C	D
	Land Use	Variable	Trip Generation Rate per Day	ERU
40.	Shopping center (<10,000 sf GLA)	1,000 SF	167.59	17.55
41.	Shopping center (10,000-50,000 sf GLA)	1,000 SF	91.65	9.60
42.	Shopping center (50,000-100,000 sf GLA)	1,000 SF	70.67	7.40
43.	Shopping center (100,000-200,000 sf GLA)	1,000 SF	54.50	5.71
44.	Shopping center (200,000-300,000 sf GLA)	1,000 SF	46.81	4.90
45.	Shopping center (300,000-400,000 sf GLA)	1,000 SF	42.02	4.40
46.	Shopping center (400,000-500,000 sf GLA)	1,000 SF	38.65	4.05
47.	Shopping center (500,000-600,000 sf GLA)	1,000 SF	36.35	3.81
48.	Shopping center (600,000-800,000 sf GLA)	1,000 SF	33.88	3.55
49.	Shopping center (800,000-1.0M sf GLA)	1,000 SF	32.09	3.36
50.	Shopping center (1.0M-1.2M sf GLA)	1,000 SF	30.69	3.21
51.	Shopping center (1.2M-1.4M sf GLA)	1,000 SF	29.56	3.10
52.	Shopping center (1.4M-1.6M sf GLA)	1,000 SF	28.61	3.00
53.	Quality restaurant	1,000 SF	96.51	10.11
54.	Sit-down restaurant	1,000 SF	205.36	21.50
55.	Fast food without drive-through	1,000 SF	786.22	82.33
56.	Fast food with drive-through	1,000 SF	632.12	66.19
57.	New car sales	1,000 SF	47.91	5.02
58.	Convenience market	1,000 SF	737.99	77.28
59.	Furniture store	1,000 SF	4.34	0.45

TABLE 8-3 EQUIVALENT RESIDENTIAL UNITS (ERUS) FOR GREENEWAYS

	A	B	C	D
	Principal Building Activity	Square feet per Employee	Employees per 1,000 SF	SF per ERU
1.	Education	767	1.30	1,764
2.	Food Sales	984	1.02	2,263
3.	Food Service	578	1.73	1,329
4.	Health Care	520	1.92	1,196
5.	Lodging	1,317	0.76	3,029
6.	Mercantile and Service (Commercial)	945	1.06	2,174
7.	Office	387	2.58	890
8.	Public Assembly	1,317	0.76	3,029
9.	Public Order and Safety	746	1.34	1,716
10.	Religious Worship	726	1.38	1,671
11.	Warehouse and Storage	1,730	0.58	3,979
12.	Other	544	1.84	1,251