



REGULAR AGENDA

OF

NOVEMBER 19, 2018



CITY OF NORTH AUGUSTA

AGENDA: REGULAR CITY COUNCIL MEETING

November 19, 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. When speaking to Council, please step up to the microphone, give your full name and address, and direct your remarks to Mayor Pettit.

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 November 5, 2018
Special Called meeting minutes of November 12, 2018

UNFINISHED BUSINESS

5. **FINANCE:** Ordinance No. 2018-09 – Adopting a Budget for Fiscal Year 2019 Containing Estimates of Proposed Revenues and Expenditures by the City of North Augusta, South Carolina, for the Budget Year Beginning January 1, 2019, and Declaring that same shall Constitute the Budget of the City of North Augusta for such Budget Year – Ordinance, Third and Final Reading
6. **FINANCE:** Ordinance No. 2018-10 – Levying the Annual Tax on Property in the City of North Augusta, South Carolina, for the Fiscal Year Beginning January 1, 2019, and Ending December 31, 2019 – Ordinance, Third and Final Reading
7. **EASEMENT:** Ordinance No. 2018-11 – An Ordinance Granting Easements to Wide Open West, Inc. for Placement of Facilities Related to the Construction of Riverside Village at Hammond’s Ferry – Ordinance, Third and Final Reading

NEW BUSINESS

8. **ANNEXATION:** Property Located on Pisgah Rd., Aiken County Tax Parcel Numbers 005-19-06-003 and 005-19-06-002, ±1.72 acres
 - A. Petition, Resolution 2018-26 to Accept a Petition for Annexation of 1.72 +/- Acres of Property Located on Pisgah Road and Owned by Forrest T. and Felix D. McKie
 - B. Ordinance No. 2018-12 to Change the Corporate Limits of the City of North Augusta by Annexing 1.72 +/- Acres of Property Located on Pisgah Road and Owned by Forrest T. and Felix D. McKie, First Reading
 - C. Ordinance No. 2018-12 to Change the Corporate Limits of the City of North Augusta by Annexing 1.72 +/- Acres of Property Located on Pisgah Road and Owned by Forrest T. and Felix D. McKie, Second Reading
9. **COMMUNITY PROMOTION:** Arbor Day, December 7, 2018 - Proclamation
10. **ELECTIONS:** Ordinance No. 2018-13 - Complying with Sections 10-1 and 10-2 of the Code of Laws of North Augusta, South Carolina, By Setting the Dates for Municipal Party Primaries, Conventions, and General Election, Times for Filing of Nominating Petitions, Certification of Candidates by Parties, and Certification of Candidates by Municipal Election Commission
 - A. **Ordinance, First Reading**
 - B. **Ordinance, Second Reading**
11. **FINANCE:** Resolution No. 2018-27 – A Resolution to Declare the Result of a Bond Referendum in the City of North Augusta, South Carolina; And Matters Related Thereto.

12. **ZONING:** Ordinance No. 2018-14 - To Amend the Zoning Map of the City of North Augusta, South Carolina By Rezoning ± 67.57 Acres of Land Owned by the Summers Family Trust, and Located Along Austin Graybill Road Between Orchard Way and Fox Trail Drive, Aiken County Tax Parcel #011-05-01-001, from R-10, Medium Lot Residential, to R-5, Mixed Residential.
North Augusta Development Code, Proposed Map Amendment - Application RZM 18-003

- A. Receipt of Planning Commission Recommendation
- B. Ordinance, First Reading
- C. Ordinance, Second Reading

13. **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.
- B. Council Comments

14. **ADJOURNMENT:**



Interoffice Memorandum

TO: Mayor and City Council
FROM: B. Todd Glover, City Administrator
DATE: November 16, 2018
SUBJECT: Regular City Council Meeting of November 19, 2018

REGULAR COUNCIL MEETING

ITEM 5. FINANCE: Ordinance No. 2018-09 – Adopting a Budget for Fiscal Year 2019 Containing Estimates of Proposed Revenues and Expenditures by the City of North Augusta, South Carolina, for the Budget Year Beginning January 1, 2019, and Declaring that same shall Constitute the Budget of the City of North Augusta for such Budget Year – Ordinance, Third and Final Reading

An ordinance to adopt the proposed Fiscal Year 2019 Consolidated Budget is submitted for Council’s consideration on third and final reading.

Please see your minutes of October 15, 2018, for the ordinance text.

ITEM 6. FINANCE: Ordinance No. 2018-10 – Levying the Annual Tax on Property in the City of North Augusta, South Carolina, for the Fiscal Year Beginning January 1, 2019, and Ending December 31, 2019– Ordinance, Third and Final Reading

An ordinance has been prepared for Council’s consideration on third and final reading establishing the tax rate on all taxable property within the City of North Augusta for the Fiscal Year 2019.

The period for which the tax levy is due on all taxable property, except for motorized vehicles, shall be from January 1, 2018, to December 31, 2018. The period for which the tax levy is due for all motorized vehicles which are required to be licensed by Section 53-3-110, Codes of Laws of South Carolina, shall be from January 1, 2019, to December 31, 2019.

November 19, 2018

The tax levy imposed upon all taxable property shall be 73.50 mills.

Please see your minutes of October 15, 2018, for the ordinance text.

ITEM 7. EASEMENT: **Ordinance No. 2018-11 – An Ordinance Granting Easements to Wide Open West, Inc. for Placement of Facilities Related to the Construction of Riverside Village at Hammond’s Ferry – Ordinance, Third and Final Reading**

An ordinance has been prepared for Council’s consideration on third and final reading to grant easements to Wide Open West, Inc. for placement of facilities related to the construction of Riverside Village at Hammond’s Ferry.

Please see your minutes of November 2, 2018, for the ordinance text.

ITEM 8. ANNEXATION: **Property Located on Pisgah Rd., Aiken County Tax Parcel Numbers 005-19-06-003 and 005-19-06-002, ±1.72 acres**

A. **Petition, Resolution 2018-26 to Accept a Petition for Annexation of 1.72 +/- Acres of Property Located on Pisgah Road and Owned by Forrest T. and Felix D. McKie**

A resolution has been prepared for Council’s consideration accepting the petition of Forrest and Felix McKie in which the owners request the annexation of ±1.72 acres of property located on Pisgah Rd, Aiken County Tax Parcel Numbers 005-19-06-003 and 005-19-06-002.

Please see **ATTACHMENT #8-A** for a copy of the proposed petition, resolution, and map.

B. **Ordinance No. 2018-12 to Change the Corporate Limits of the City of North Augusta by Annexing 1.72 +/- Acres of Property Located on Pisgah Road and Owned by Forrest T. and Felix D. McKie, First Reading**

Pending Council’s acceptance of the petition described in **Item #8-A** above, an ordinance has been prepared for Council’s consideration on first reading to affect the requested annexation.

The property is proposed to be zoned GC, General Commercial. The requested zoning, GC, is inconsistent with the future land use classification of the property, Mixed Use, as specified in the Land Use Element of the 2017 Comprehensive Plan, and therefore has

November 19, 2018

been reviewed by the Planning Commission for recommendation to the City Council.

Please see **ATTACHMENT #8-B** for a copy of the proposed ordinance, maps, and staff memo.

C. Ordinance, Second Reading

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

ITEM 9. COMMUNITY PROMOTION: Arbor Day, December 7, 2018 – Proclamation

Mayor Pettit wishes to proclaim December 7, 2018, as Arbor Day in the City of North Augusta.

Please see **ATTACHMENT #9** for a copy of the proposed proclamation.

ITEM 10. ELECTIONS: Ordinance No. 2018-13 - Complying With Sections 10-1 And 10-2 Of The Code Of Laws Of North Augusta, South Carolina, By Setting The Dates For Municipal Party Primaries, Conventions, And General Election, Times For Filing Of Nominating Petitions, Certification Of Candidates By Parties, And Certification Of Candidates By Municipal Election Commission

A. Ordinance, First Reading

An ordinance has been prepared for Council's consideration on first reading establishing the dates for the 2019 Municipal election for three members of City Council. The terms of Councilmembers at James M. Adams, J. Robert Brooks, and Kenneth J. McDowell, will expire on May 1, 2018.

In accordance with Chapter 10 of the North Augusta City Code, the municipal election shall be held on the last Tuesday in April and shall be conducted pursuant to the State election law. Therefore, the municipal election date in 2019 for the election of three positions on City Council, presently occupied by Councilmembers James M. Adams, J. Robert Brooks, and Kenneth J. McDowell, shall be **Tuesday, April 30, 2019.**

The time for entry of candidates into party primaries or conventions shall commence at 9:00 A. M., January 8, 2019, and shall end at 12:00 Noon, January 15, 2019. Entries shall be made to the chairperson of the respective parties.

November 19, 2018

Primary elections, if selected by a party, shall be held on February 12, 2019, with a run-off, if necessary, on February 26, 2019.

Conventions, if selected by a party, shall be held no later than February 12, 2019.

The deadline for filing nominating petitions to the Municipal Election Commission shall be 12:00 Noon, February 13, 2019. Candidates may file by petition with no less than 5% of qualified electors.

The deadline for parties to certify candidates selected by primary or convention to the Municipal Election Commission shall be 12:00 Noon, March 1, 2019.

The certification of the candidates by petition, primary, or convention by the Municipal Election Commission shall be no later than 12:00 Noon, March 4, 2019.

Public notice of the election shall be given 60 days prior to the election (deadline is February 27, 2019).

The general election date is April 30, 2019.

Please see **ATTACHMENT NO. 10-A** for a copy of the proposed ordinance.

B. Ordinance, Second Reading

Pending Council's consideration of Item No. 10-A above, this ordinance is presented for Council's consideration on second reading.

ITEM 11. FINANCE: Resolution No. 2018-27 – A Resolution to Declare the Result of a Bond Referendum in the City of North Augusta, South Carolina; and Matters Related Thereto

A resolution has been prepared for Council's consideration to declare the result of a bond referendum in the City of North Augusta, South Carolina; and matters related thereto.

Please see **ATTACHMENT NO. 11** for a copy of the proposed resolution.

**ITEM 12. ZONING: Ordinance No. 2018-14 - To Amend the Zoning Map of the City of North Augusta, South Carolina By Rezoning ± 67.57 Acres of Land Owned by the Summers Family Trust, and Located Along Austin Graybill Road Between Orchard Way and Fox Trail Drive, Aiken County Tax Parcel #011-05-01-001, from R-10, Medium Lot Residential, to R-5, Mixed Residential
*North Augusta Development Code, Proposed Map Amendment - Application RZM 18-003***

A. Receipt of Planning Commission Recommendation

On October 18, 2018, after a duly advertised and convened public hearing, the Planning Commission considered a request by the CSRA Development, LLC, to rezone ± 67.57 acres of land on Austin Graybill Road, between Orchard Way and Fox Trail Drive, Aiken County Tax Parcels: 011-05-01-001 from R-10, Medium Lot Residential to R-5, Mixed Residential. The Planning Commission, on a vote of 7-0, voted in favor of a recommendation to City Council to rezone the property as proposed.

B. Ordinance, First Reading

An ordinance has been prepared for Council's consideration on first reading to amend the Zoning Map of the City of North Augusta, South Carolina by rezoning ± 67.57 acres of land on Austin Graybill Road, between Orchard Way and Fox Trail Drive, Aiken County Tax Parcels: 011-05-01-001 from R-10, Medium Lot Residential to R-5, Mixed Residential.

Please see **ATTACHMENT #12-B** for a copy of the proposed ordinance and memo.

C. Ordinance, Second Reading

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

ATTACHMENT 8-A

RESOLUTION NO. 2018-26
TO ACCEPT A PETITION FOR ANNEXATION
OF ±1.72 ACRES OF PROPERTY LOCATED
ON PISGAH ROAD
AND OWNED BY FORREST AND FELIX MCKIE

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the governing body of the City of North Augusta determines it to be in the best interest of the City to accept a petition for annexation attached hereto dated November 19, 2018.

The property sought to be annexed is described as follows:

ALL those certain pieces, parcels, or tracts of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as containing 1.59 acres and 0.13 acres on the west side of Five Notch Road at Pisgah and on the east side of Georgia-Florida Railroad Caper House #535 as recorded in the Office of the RMC for Aiken County, South Carolina.

LESS AND EXCEPTING THEREFROM the 0.17 tract as conveyed to the South Carolina Department of Transportation by Deed of G.O. McKie, Jr., recorded April 11, 2012, in Book 4400, page 1848, aforesaid records.

Being the same property conveyed to George O. McKie by Deed of Central of Georgia Railroad Company dated October 26, 1971, and recorded November 13, 1971, in Book 439, page 207, aforesaid records.

This being the identical lands conveyed to Felix D. and Forrest T. McKie by deed recorded in the Office of the Register of Deeds for Aiken County in Deed Book 4462, page 297.

Tax Parcel Number 005-19-06-002 and 005-19-06-003

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 31, 2018 and prepared by the City of North Augusta.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of North Augusta in meeting duly assembled and by the authority thereof that the Petition to annex the property described herein is hereby accepted.

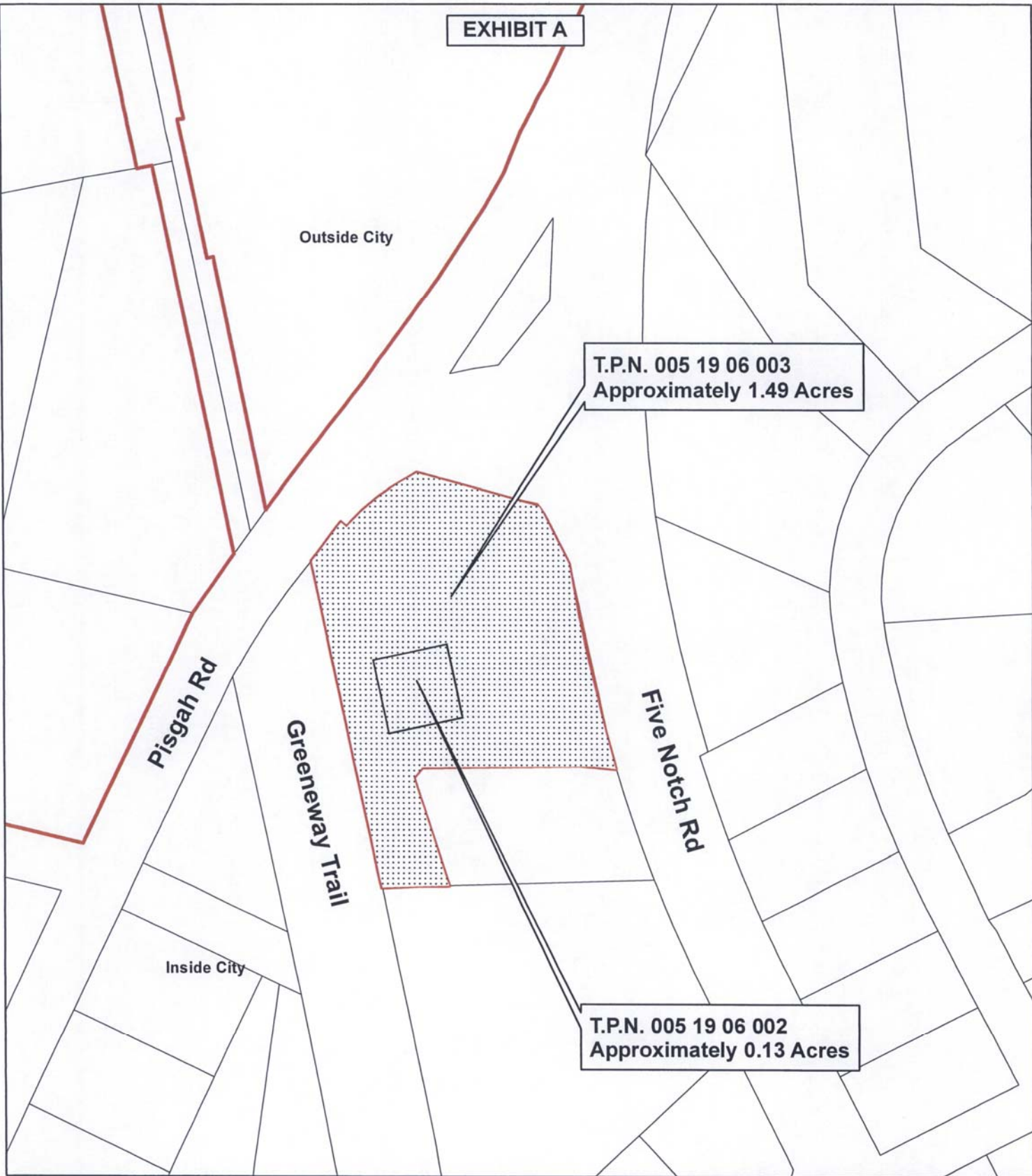
DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF
_____, 2018.

Robert A. Pettit, Mayor

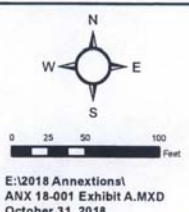
ATTEST:

Donna B. Young, City Clerk

EXHIBIT A



**ANX 18-001
MAP OF PROPERTY
SOUGHT TO BE ANNEXED TO
THE CITY OF NORTH AUGUSTA**



STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

PETITION FOR ANNEXATION OF ±1.62 ACRES
OF LAND LOCATED AT 2031 PISGAH ROAD
AND OWNED BY FOREST T. MCKIE
AND FELIX D MCKIE

We the undersigned, as freeholders and as purchaser under contract of property located at 2031 Pisgah Road, do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed is described as follows:

ALL those certain pieces, parcels, or tracts of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as containing 1.59 acres and 0.13 acres on the west side of Five Notch Road at Pisgah and on the east side of Georgia-Florida Railroad Caper House #535 as recorded in the Office of the RMC for Aiken County, South Carolina.

LESS AND EXCEPTING THEREFROM the 0.17 tract as conveyed to the South Carolina Department of Transportation by Deed of G.O. McKie, Jr., recorded April 11, 2012, in Book 4400, page 1848, aforesaid records.

Being the same property conveyed to George O. McKie by Deed of Central of Georgia Railroad Company dated October 26, 1971, and recorded November 13, 1971, in Book 439, page 207, aforesaid records.

This being the identical lands conveyed to Felix D. and Forrest T. McKie by deed recorded in the Office of the Register of Deeds for Aiken County in Deed Book 4462, page 297.

Tax Parcel Number 005-19-06-002 and 005-19-06-003

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 31, 2018, and prepared by the City of North Augusta.

This petition dated the 13th day of November 2018 prior to the affixing of any signatures hereto.

(Signature Pages Follow)

Tax Map Parcel Numbers

Property Representative Signatures

005-19-06-002



Owner




Owner

005-19-06-003

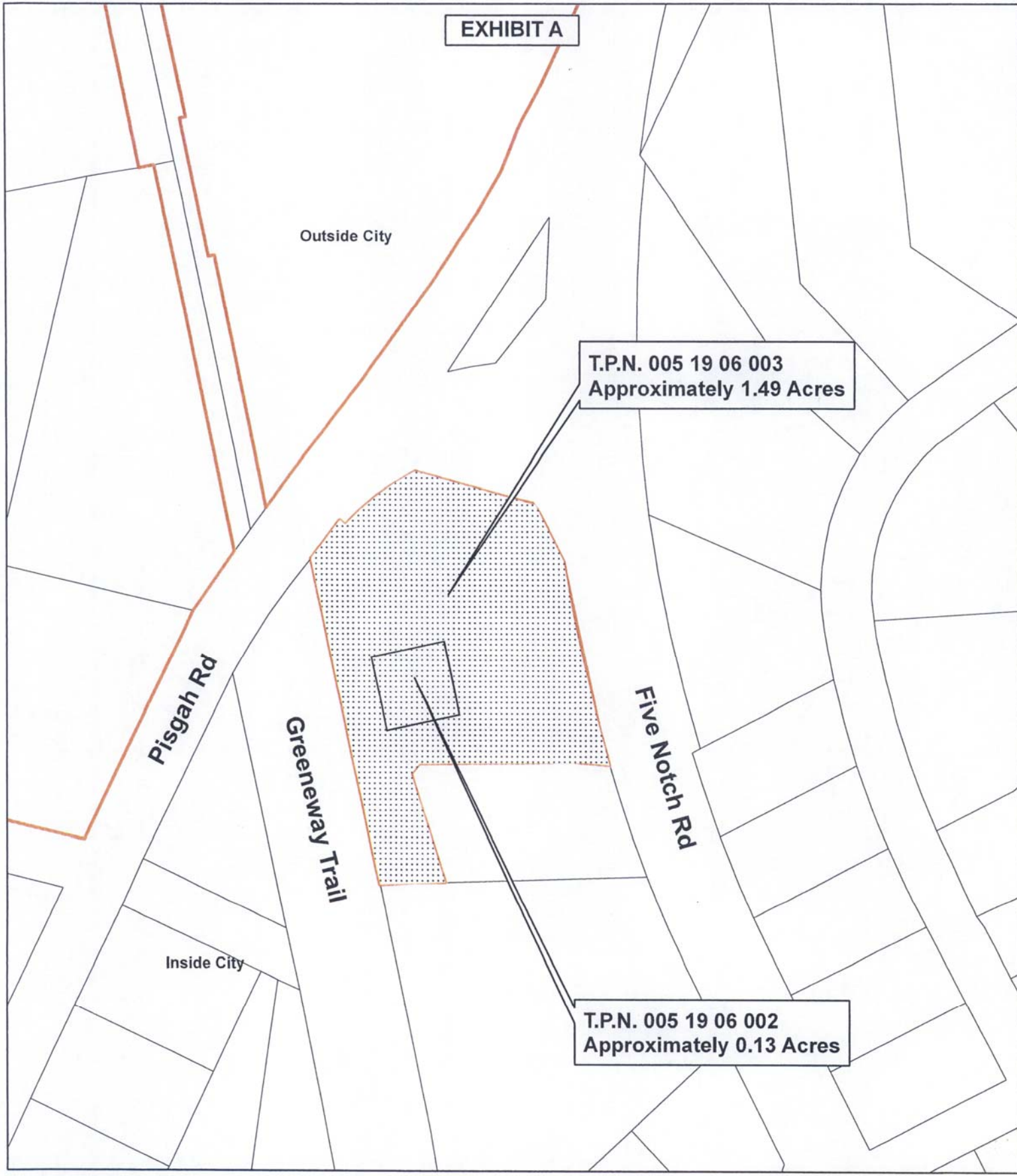


Owner

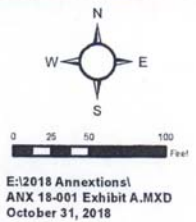


Owner

EXHIBIT A



**ANX 18-001
MAP OF PROPERTY
SOUGHT TO BE ANNEXED TO
THE CITY OF NORTH AUGUSTA**



ATTACHMENT 8-B

ORDINANCE NO. 2018-12
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ANNEXING
± 1.72 ACRES OF PROPERTY LOCATED
ON PISGAH ROAD
AND OWNED BY FELIX D. AND FORREST T. MCKIE

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 2018-26 dated November 19, 2018, accepted a Petition for Annexation and wish to annex the below described properties; and

WHEREAS, the zoning classification recommended for the properties proposed for annexation has been reviewed for consistency with the Future Land Use Classification of the properties as specified in the Land Use Element of the North Augusta 2017 Comprehensive Plan;

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 following described property shall be annexed into the City of North Augusta:

ALL those certain pieces, parcels, or tracts of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as containing 1.59 acres and 0.13 acres on the west side of Five Notch Road at Pisgah and on the east side of Georgia-Florida Railroad Caper House #535 as recorded in the Office of the RMC for Aiken County, South Carolina.

LESS AND EXCEPTING THEREFROM the 0.17 tract as conveyed to the South Carolina Department of Transportation by Deed of G.O. McKie, Jr., recorded April 11, 2012, in Book 4400, page 1848, aforesaid records.

Being the same property conveyed to George O. McKie by Deed of Central of Georgia Railroad Company dated October 26, 1971, and recorded November 13, 1971, in Book 439, page 207, aforesaid records.

This being the identical lands conveyed to Felix D. and Forrest T. McKie by deed recorded in the Office of the Register of Deeds for Aiken County in Deed Book 4462, page 297.

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 31, 2018 and prepared by the City of North Augusta.

- II. The zoning classification recommended for the properties to be annexed is consistent with the Future Land Use Classification of the properties as specified in the North Augusta 2017 Comprehensive Plan; therefore, the properties shall be zoned GC, General Commercial, as shown on a map identified as "Exhibit B" titled "General Commercial Zoning of Property Sought to be Annexed to the City of North Augusta" dated October 31, 2018 and prepared by the City of North Augusta.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final 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: _____

Second Reading: _____

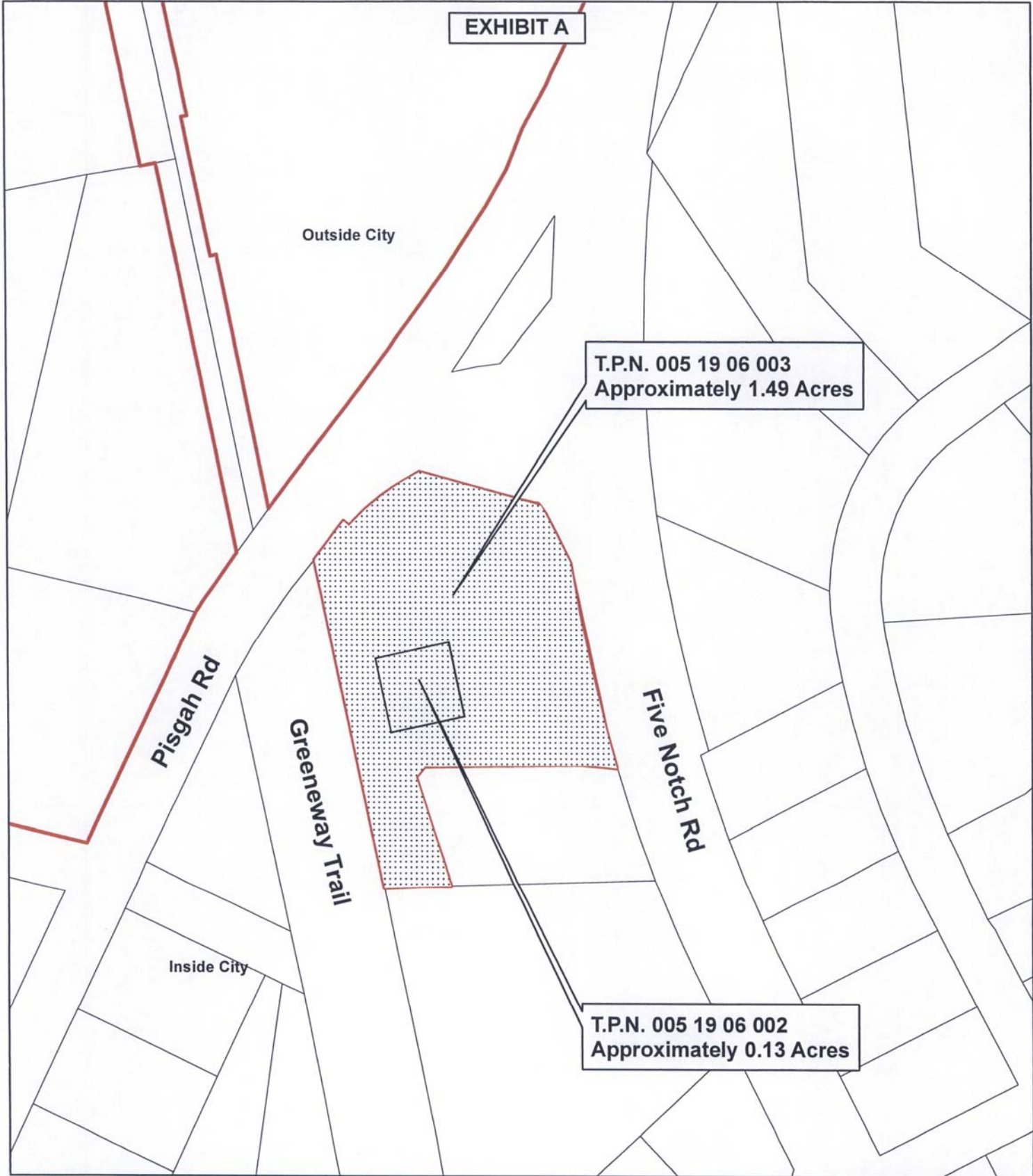
Third Reading: _____

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

EXHIBIT A



T.P.N. 005 19 06 003
Approximately 1.49 Acres

T.P.N. 005 19 06 002
Approximately 0.13 Acres

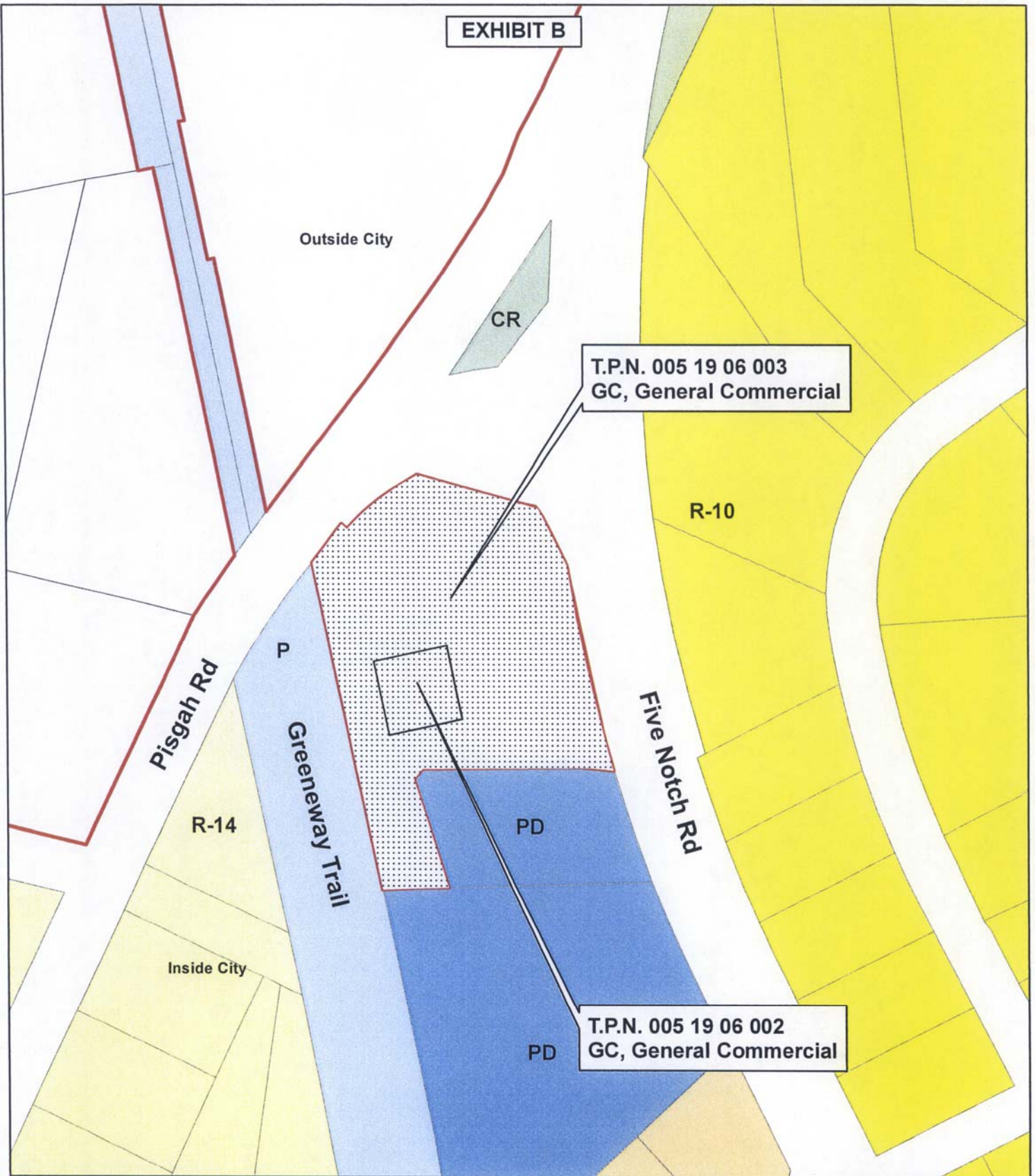


ANX 18-001
MAP OF PROPERTY
SOUGHT TO BE ANNEXED TO
THE CITY OF NORTH AUGUSTA

0 25 50 100 Feet

E:12018 Annexions1
ANX 18-001 Exhibit A.MXD
October 31, 2018

EXHIBIT B



Department of Planning and Development



Project Staff Report

ANX18-001 2031 Pisgah Rd., Aiken County

Prepared by: Libby Hodges

Meeting Date: November 15, 2018

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	2031 Pisgah Rd.
Parcel Number	005-19-06-003, 005-19-06-002
Total Development Size	± 1.72 acres
Zoning Requested	GC, General Commercial
Future Land Use	Low Density Residential

SECTION 2: PLANNING COMMISSION CONSIDERATION

The City of North Augusta has received a request to annex 2031 Pisgah Rd., currently owned by Forrest and Felix McKie.

The Planning Commission is being asked to make a recommendation regarding the zoning classification of this property prior to annexation.

NADC § 18.3.7 Additional Reviews

18.3.7.3 Annexation – All proposed annexations, where the requested zoning is inconsistent with the Land Use Element of the Comprehensive Plan or differs from zoning on adjacent property, shall be reviewed by the Planning Commission for conformity and consistency with the Comprehensive Plan and recommendations regarding the zoning to be applied to the property to be annexed shall be forwarded to the City Council in accordance with the Planning Commission recommendation procedures specified in Article 5, Approval Procedures.

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Convenience Store/ Gas Station	Low Density Residential	n/a (Aiken County)
North	Single-family Residential (Aiken County)	Low Density Residential	n/a (Aiken County)
South	Commercial (Car Wash)	Low Density Residential	PD, Planned Development
East	Single-family Residential	Low Density Residential	R-10, Medium Lot Residential
West	Public – Greenway	Parks, Open Space	P, Public

SECTION 4: STAFF EVALUATION AND ANALYSIS

Any existing improvements on the property that do not comply with current Development Codes will be considered legally non-conforming. Any future improvements will be expected to comply with the codes in force at the time of the improvement.

The current development on site is classified as use 5.24: Convenience stores selling gasoline. This is considered a Commercial Use as provided in Article 3 of the NADC:

3.3.3 Commercial Districts The purpose of commercial districts is to provide commercial opportunities in certain areas of the community in response to market conditions, but not at the expense of residential areas or environmental amenities. Within the four (4) commercial districts, a building or premises shall be used only for the permitted uses. No outdoor storage or display of goods shall be permitted unless an outdoor use is conditionally approved pursuant to §4.33. No business shall be established in or allowed to occupy a mobile home or manufactured unit other than as an office for a mobile home sales lot.

The following zoning designations allow this use by right. Each zoning type is followed by the description of each zoning classification.

3.3.3.3 GC, General Commercial District – The purpose of this district is to provide for areas within the city where large-scale commercial developments may take place. This district is designed to support citywide or regional shopping centers and business

complexes of greater magnitude than permitted by the OC, Office Commercial, or NC, Neighborhood Commercial Districts. It permits a wide range of business and commercial uses generally clustered for cumulative attraction and optimum accessibility, but also in strips where so designated by the Comprehensive Plan.

3.3.3.4 TC, Thoroughfare Commercial District – The purpose of this district is to accommodate commercial, light industrial and warehouse/distribution uses. These uses need a high volume highway traffic zone. Such commercial uses typically depend upon a regional commercial market characterized by bright and intensive signage designed to gain the attention of passing motorists. Commercial uses of this nature are detrimental to residential neighborhoods and professional commercial zones and, accordingly, are limited to areas of the community where traffic volumes are the highest and residential development and professional commercial land uses are the least prevalent.

Based on these descriptions, staff recommends using a GC, General Commercial zoning for the property at adoption.

SECTION 5: ATTACHMENTS

Site Map
Aerial
Future Land Use
Exhibit A
Exhibit B

cc. Lark Jones, lwjlaw@comcast.net

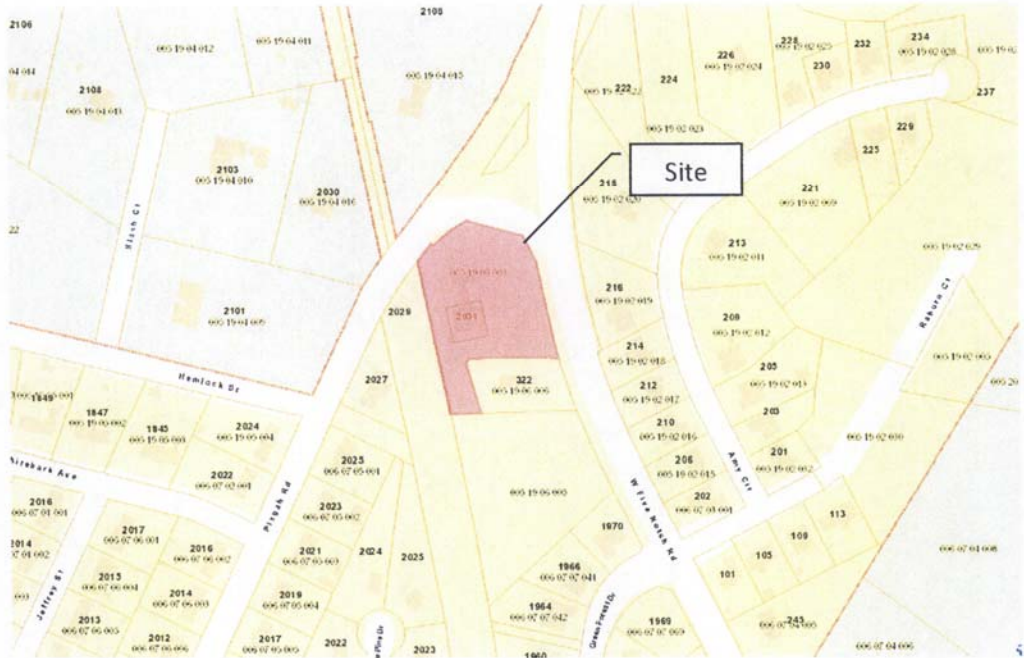


Figure 1: Site

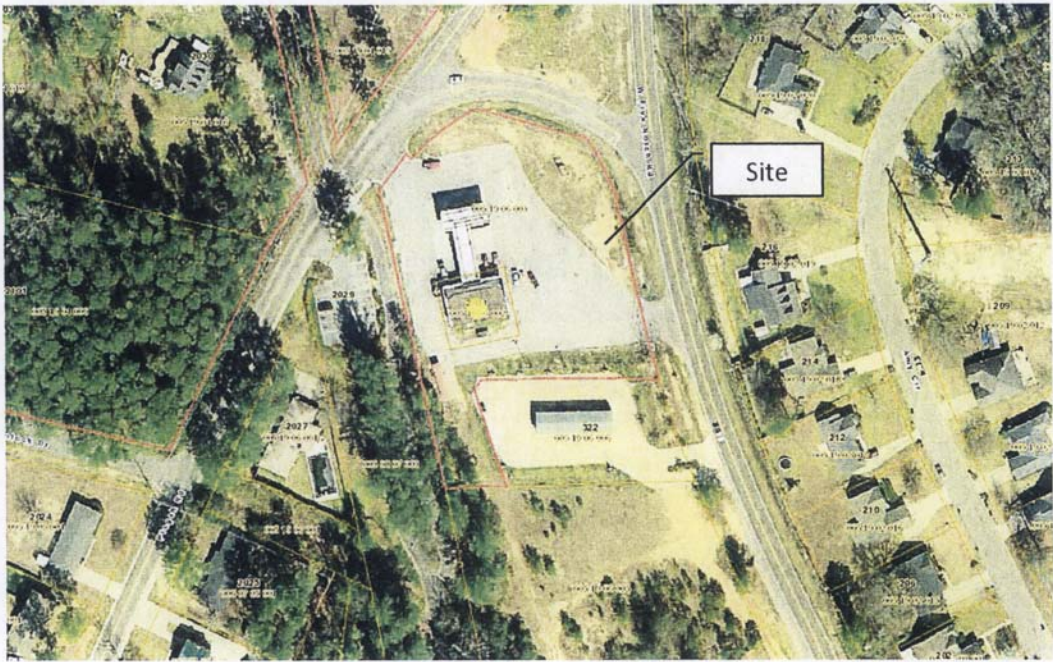


Figure 2: Aerial



Figure 3: Current Zoning

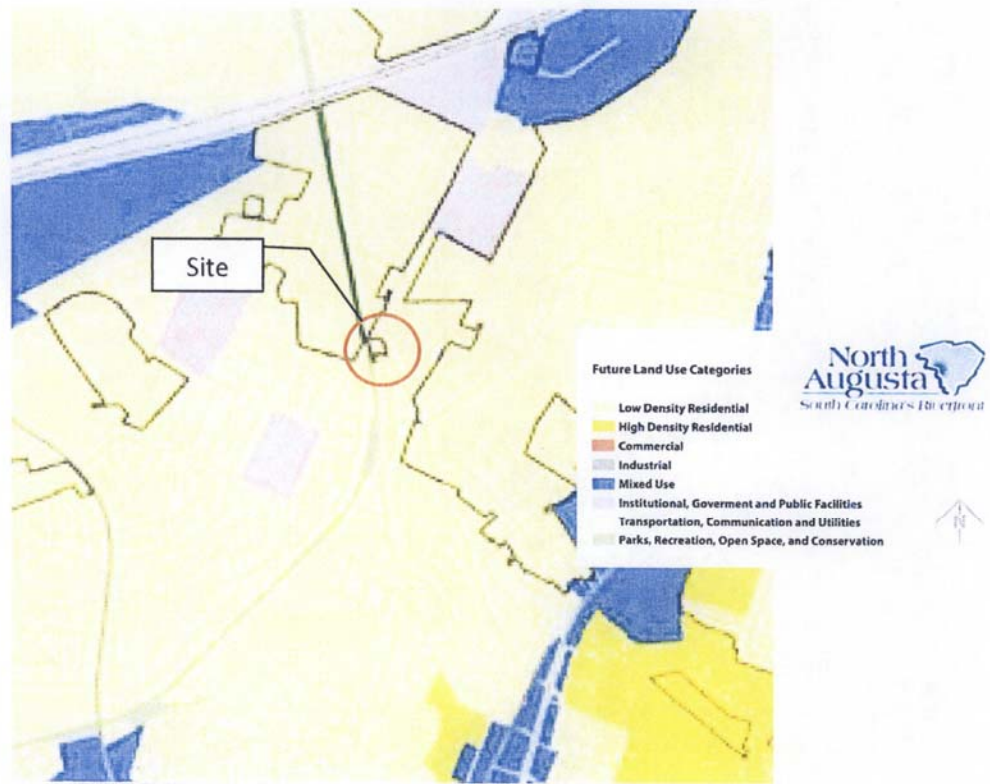


Figure 4: Future Land Use



City of North Augusta, South Carolina

ARBOR DAY PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, I, Robert A. Pettit, Mayor of the City of North Augusta, South Carolina, do hereby proclaim December 7, 2018, as "Arbor Day" in North Augusta, South Carolina, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 19th day of November, 2018.

Robert A. Pettit, Mayor
City of North Augusta

ATTACHMENT 10-A

ORDINANCE NO. 2018-13
COMPLYING WITH SECTIONS 10-1 AND 10-2 OF THE
CODE OF LAWS OF NORTH AUGUSTA, SOUTH CAROLINA,
BY SETTING THE DATES FOR MUNICIPAL PARTY PRIMARIES, CONVENTIONS,
AND GENERAL ELECTION, TIMES FOR FILING OF NOMINATING PETITIONS,
CERTIFICATION OF CANDIDATES BY PARTIES, AND
CERTIFICATION OF CANDIDATES BY MUNICIPAL ELECTION COMMISSION

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 2019 Municipal General Election for Purposes of electing the three members of City Council for the City of North Augusta, South Carolina, on Tuesday, April 30, 2019.

- II. The filing and certification dates are hereby set for the 2019 Municipal Party Primaries and General Election as follows:
 - A. The time for entry of candidates into party primaries or conventions shall commence at 9:00 A. M., January 8, 2019, and shall end at 12:00 Noon, January 15, 2019. Entries shall be made to the chairperson of the respective parties.
 - B. Primary elections, if selected by a party, shall be held on February 12, 2019, with a run-off, if necessary, on February 26, 2019.
 - C. Conventions, if selected by a party, shall be held no later than February 12, 2019.
 - D. The deadline for filing nominating petitions to the Municipal Election Commission shall be 12:00 Noon, February 13, 2019. Candidates may file by petition with no less than 5% of qualified electors.
 - E. The deadline for parties to certify candidates selected by primary or convention to the Municipal Election Commission shall be 12:00 Noon, March 1, 2019.
 - F. The certification of the candidates by petition, primary, or convention by the Municipal Election Commission shall be no later than 12:00 Noon, March 4, 2019.

- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. 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 _____

Second Reading _____

Third Reading _____

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

ATTACHMENT 11

RESOLUTION NO. 2018-27

A RESOLUTION TO DECLARE THE RESULT OF A BOND REFERENDUM HELD IN THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA; AND MATTERS RELATED THERETO.

Section 1 Findings of Fact

WHEREAS, the City Council (the “City Council”) of the City of North Augusta, South Carolina (the “City”), pursuant to Ordinance No. 2018-07 of the City Council (the “Ordinance”), ordered a bond referendum to be held in the City of North Augusta on November 6, 2018;

WHEREAS, the Boards of Voter Registration and Elections of Aiken County and Edgefield County conducted a referendum in the City in accordance with the Ordinance on November 6, 2018 (the “Referendum”) where the ballot question attached at Exhibit A (the “Question”) was submitted to the qualified electors of the City; and

WHEREAS, the Aiken County Board of Canvassers and the Edgefield County Board of Canvassers have provided, and the City Council has received, the official returns of the Referendum, which official returns establish that the Referendum was in favor of the Question.

Section 2 Declaration of Result; Deferral of Finding Pursuant to Section 1.01(9) of the Ordinance

Declaration of Result. City Council hereby declares that the result of the Referendum was in favor of the Question, there having been 5,393 votes cast in favor of the Question and 2,689 votes cast in opposition to the Question. Copies of the official returns, as provided by the Boards of Canvassers, are attached at Exhibit B.

Deferral of Finding and Direction. This resolution is not intended to and does not constitute the resolution contemplated at the last sentence of Section 1.01(9) of the Ordinance. The findings required and direction to the Authorized Officers (as defined in the Ordinance) to provide for the issuance of the bonds contemplated to be made in the last sentence of such Section 1.01(9) shall be set forth in a separate resolution.

Section 3 Effective Date

This resolution shall be effective on the date of adoption hereof by City Council.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS THE 19TH DAY OF NOVEMBER, 2018.

**CITY OF NORTH AUGUSTA,
SOUTH CAROLINA**

[SEAL]

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

EXHIBIT A

FORM OF BALLOT

OFFICIAL BALLOT FOR REFERENDUM
\$10,250,000 GENERAL OBLIGATIONS BOND
CITY OF NORTH AUGUSTA, SOUTH CAROLINA
NOVEMBER 6, 2018

Precinct _____
No. _____

Initials of Issuing Officer

OFFICIAL BALLOT FOR REFERENDUM
\$10,250,000 GENERAL OBLIGATIONS BOND
CITY OF NORTH AUGUSTA, SOUTH CAROLINA
NOVEMBER 6, 2018

Question

Shall the City of North Augusta, South Carolina (the "City"), be authorized to issue and sell, either as a single issue or as several separate issues, general obligation bonds of the City in an aggregate principal amount of not exceeding \$10,250,000, the proceeds of which shall be applied to defray (A) the costs of designing, developing, and constructing a new Department of Public Safety headquarters and related fire apparatus; and (B) the costs of issuance of such bonds, provided that such authorization shall be conditioned on a favorable capital project sales tax referendum held on this day in Aiken County, South Carolina pursuant to Title 4, Chapter 10, Article 3 of the Code of Laws of South Carolina 1976, as amended?

- Yes, in favor of the question
- No, opposed to the question

If you are in favor of the question, fill in the oval before the words "Yes, in favor of the question"; if you are opposed to the question, fill in the oval before the words "No, opposed to the question."

EXHIBIT B
OFFICIAL RETURNS

STATE OF SOUTH CAROLINA
AIKEN COUNTY BOARD OF CANVASSERS
STATEMENTS AND RETURNS OF VOTES
FOR
THE GENERAL ELECTION

ELECTION DATE: NOVEMBER 6, 2018

We, the County Board of Canvassers, certify that all proper procedures for canvassing votes in this election have been followed, and we have received written confirmation from election commission staff of the same; and upon such confirmation and any further review of our own, we certify the following results of this election are correct in all respects.

<u>A. Kay McQueen</u>	<u>Blanche L. Wimberly</u>
<u>Wanda Meyer</u>	_____
<u>Daphne Smith</u>	_____
<u>Donald Hill</u>	_____
<u>James T. Combs SR</u>	_____

Certification Date: November 9, 2018

SUMMARY REPORT

Aiken County
Statewide General
November 6, 2018

Official Results

Run Date: 11/09/18 10:49 AM

	VOTES	PERCENT
PRECINCTS COUNTED (OF 93)	84	90.32
REGISTERED VOTERS - TOTAL	110,805	
BALLOTS CAST - TOTAL	60,333	
VOTER TURNOUT - TOTAL		54.45
STRAIGHT PARTY		
Vote for 1		
Democratic (DEM)	14,563	36.68
Working Families (WFM)	206	52
United Citizens (UNC)	135	34
Green (GRN)	135	34
Republican (REP)	24,446	61.58
American (AMR)	179	45
Libertarian (LIB)	37	09
Total	39,701	
Governor and Lieutenant Governor		
Vote for 1		
James Smith (DEM)	22,754	38.17
Henry McMaster (REP)	36,801	61.73
Write-In	57	10
Total	59,612	
Secretary of State		
Vote for 1		
Melvin T Whittenburg (DEM)	21,556	36.25
Mark Hammond (REP)	37,878	63.69
Write-In	38	06
Total	59,472	
State Treasurer		
Vote for 1		
Rosalyn L Glenn (DEM)	20,683	34.78
Rosalyn Glenn (WFM)	1,011	1.70
Curtis Loftis (REP)	36,818	61.91
Sarah Work (AMR)	928	1.56
Write-In	29	05
Total	59,469	
Attorney General		
Vote for 1		
Constance Anastopoulos (DEM)	21,049	35.35
Constance Anastopoulos (WFM)	953	1.60
Alan Wilson (REP)	37,513	63.00
Write-In	33	06
Total	59,548	
Comptroller General		
Vote for 1		
Richard Eckstrom (REP)	42,637	97.64
Write-In	1,032	2.36
Total	43,669	

	VOTES	PERCENT
State Superintendent of Education		
Vote for 1		
Israel Romero (DEM)	20,502	34.50
Molly Mitchell Spearman (RLP)	38,479	64.75
Write-In	447	.75
Total	59,428	
Commissioner of Agriculture		
Vote for 1		
Chris Melius (UNC)	3,664	7.51
David Edmond (GRN)	6,316	12.95
Hugh Weathers (REP)	38,534	79.03
Write-In	242	.50
Total	48,756	
U.S. House of Reps District 2		
Vote for 1		
Sean Carrigan (DEM)	21,760	36.44
Joe Wilson (REP)	37,338	62.53
Sonny Narang (AMR)	572	.96
Write-In	38	.06
Total	59,708	
State House of Reps District B1		
Vote for 1		
Elise Fox (DEM)	6,317	35.06
Elise Fox (WFM)	350	1.94
Bart Blackwell (REP)	11,342	62.95
Write-In	8	.04
Total	18,017	
State House of Reps District B2		
Vote for 1		
William Bill Clyburn (DEM)	3,141	97.30
Write-In	87	2.70
Total	3,228	
State House of Reps District B3		
Vote for 1		
Bill Hixon (REP)	7,884	78.27
David Weikle (LIB)	2,093	20.78
Write-In	96	.95
Total	10,073	
State House of Reps District B4		
Vote for 1		
Jennifer Cook Larissey (DEM)	4,487	35.13
Ronnie Young (REP)	8,270	64.76
Write-In	14	.11
Total	12,771	

SUMMARY REPORT

Atken County
Statewide General
November 6, 2018

Official Results

Run Date: 11/09/18 10:49 AM

	VOTES	PERCENT
State House of Reps District 86		
Vote for 1		
Bill Taylor (REP)	9,703	97.75
Write In	223	2.25
Total	9,926	
County Council District 1		
Vote for 1		
Kathy Rawls (REP)	4,469	96.48
Write In	163	3.52
Total	4,632	
County Council District 2		
Vote for 1		
Debra A Lark (DEM)	3,132	30.84
Camille Furguele (REP)	7,018	69.12
Write In	4	.04
Total	10,154	
County Council District 5		
Vote for 1		
Juanita Hall (DEM)	2,270	33.81
Sandy Haskell (REP)	4,437	66.10
Write In	6	.09
Total	6,713	
County Council District 6		
Vote for 1		
Philip A Napier (REP)	5,571	97.58
Write In	138	2.42
Total	5,709	
School Board District 2		
Vote for 1		
Jason Crane	2,651	50.19
Levi Green	2,602	49.26
Write In	29	.55
Total	5,282	
School Board District 3		
Vote for 1		
John Wesley Hightower	1,966	40.98
Brian Silas	2,767	57.68
Write In	64	1.33
Total	4,797	
School Board District 5		
Vote for 1		
Write In	808	100.00
Total	808	

	VOTES	PERCENT
School Board District 6		
Vote for 1		
Tim Lintner	1,654	38.94
Dwight Smith	2,514	59.18
Write In	80	1.88
Total	4,248	
School Board District 7		
Vote for 1		
Rosemary English	3,268	98.46
Write In	51	1.54
Total	3,319	
Soil and Water District Commission		
Vote for 2		
Melanie Shull	34,480	94.28
Write In	2,092	5.72
Total	36,572	
Langley Water & Sewer Commission		
Vote for 2		
Write In	20	100.00
Total	20	
Bath Water & Sewer Commission		
Vote for 1		
Billy Kight	104	99.05
Write In	1	.95
Total	105	
Clearwater Water & Sewer Commission		
Vote for 1		
Joy Workman	93	97.89
Write In	2	2.11
Total	95	
College Acres Water & Sewer Commission		
Vote for 1		
David Adkins	834	98.00
Write In	17	2.00
Total	851	
Belvedere Fire Commission		
Vote for 1		
Write In	125	100.00
Total	125	

SUMMARY REPORT

Aiken County
Statewide General
November 6, 2018

Official Results

Run Date: 11/09/18 10:49 AM

VOTES PERCENT

Amendment 1

Vote for 1

Yes	24,444	43.49
No.	31,757	56.51
Total	56,201	

County Capital Project Sales and Use Tax

Vote for 1

Yes, In favor of the question	36,750	64.96
No, Opposed to the question	19,821	35.04
Total	56,571	

City of North Augusta Bond

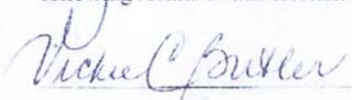




Vote for 1

Yes, In favor of the question	5,357	66.87
No, Opposed to the question	2,654	33.13
Total	8,011	

STATE OF SOUTH CAROLINA
EDGEFIELD COUNTY BOARD OF CANVASSERS
STATEMENTS AND RETURNS OF VOTES
FOR
GENERAL ELECTION

ELECTION DATE: 11/06/2018

We the County Board of Canvassers certify that all proper procedures for canvassing votes in this election have been followed, and we have received written confirmation from election commission staff of the same; and upon such confirmation and any further review of our own, we certify the following results of this election are correct in all respects.

	_____
	_____
	_____
	_____
	_____

Certification Date: 11/09/2018

SEC. FORM 1104-200811

SUMMARY REPT-GROUP DETAIL

Edgefield County
Statewide General
November 6, 2018

Official Results

Run Date:11/09/18 10:09 AM

Report EL45A Page 001

	TOTAL VOTES	%	DS850	M650	DS200	H100	iVotronic	Flash
PRECINCTS COUNTED (OF 17)	14	82.35						
REGISTERED VOTERS - TOTAL	15,921							
BALLOTS CAST - TOTAL	9,534		0	0	0	492	9,042	0
VOTER TURNOUT - TOTAL		59.88						
STRAIGHT PARTY								
Vote for 1								
Democratic (DEM)	2,819	44.32	0	0	0	188	2,631	0
Working Families (WFM)	46	.72	0	0	0	0	46	0
United Citizens (UNC)	16	.25	0	0	0	0	16	0
Green (GRN)	11	.17	0	0	0	0	11	0
Republican (REP)	3,427	53.88	0	0	0	150	3,277	0
American (AMR)	34	.53	0	0	0	1	33	0
Libertarian (LIB)	7	.11	0	0	0	1	6	0
Total	6,360		0	0	0	340	6,020	0
Governor and Lieutenant Governor								
Vote for 1								
James Smith (DEM)	3,747	39.90	0	0	0	272	3,475	0
Henry McMaster (REP)	5,636	50.01	0	0	0	214	5,422	0
WRITE-IN	9	.10	0	0	0	0	9	0
Total	9,392		0	0	0	486	8,906	0
Secretary of State								
Vote for 1								
Melvin T Whittenburg (DEM)	3,609	38.59	0	0	0	267	3,342	0
Mark Hammond (REP)	5,741	51.38	0	0	0	217	5,524	0
Write-In	3	.03	0	0	0	0	3	0
Total	9,353		0	0	0	484	8,869	0
State Treasurer								
Vote for 1								
Rosalyn L Glenn (DEM)	3,517	37.44	0	0	0	264	3,253	0
Rosalyn Glenn (WFM)	152	1.62	0	0	0	6	146	0
Curtis Loftis (REP)	5,612	59.75	0	0	0	211	5,401	0
Sarah Kork (AMR)	106	1.13	0	0	0	3	103	0
Write-In	6	.06	0	0	0	0	6	0
Total	9,393		0	0	0	484	8,909	0

SUMMARY REPT-GROUP DETAIL

Edgefield County
Statewide General
November 6, 2018

Official Results

Run Date:11/09/18 10:09 AM

Report EL45A Page 002

	TOTAL VOTES	%	DS850	M650	DS200	M100	iVotronic	Flash
Attorney General								
Vote for 1								
Constance Anastopoulos (DEM)	3,529	37.56	0	0	0	266	3,263	0
Constance Anastopoulos (WFM)	145	1.54	0	0	0	4	141	0
Alan Wilson (REP)	5,719	60.87	0	0	0	213	5,506	0
Write-In	2	.02	0	0	0	0	2	0
Total	9,395		0	0	0	483	8,912	0
Comptroller General								
Vote for 1								
Richard Eckstrom (REP)	6,481	98.96	0	0	0	259	6,222	0
Write-In	68	1.04	0	0	0	1	67	0
Total	6,549		0	0	0	260	6,289	0
State Superintendent of Education								
Vote for 1								
Israel Romero (DEM)	3,512	37.45	0	0	0	260	3,252	0
Molly Mitchell Spearman (REP)	5,837	62.24	0	0	0	217	5,620	0
Write-In	29	.31	0	0	0	3	26	0
Total	9,378		0	0	0	480	8,898	0
Commissioner of Agriculture								
Vote for 1								
Chris Nelms (UNC)	617	8.61	0	0	0	38	579	0
David Edmond (GRN)	662	9.24	0	0	0	42	620	0
Hugh Weathers (REP)	5,870	81.89	0	0	0	219	5,651	0
WRITE-IN	19	.27	0	0	0	1	18	0
Total	7,168		0	0	0	300	6,868	0
U.S. House of Reps Dist 3								
Vote for 1								
Mary Geren (DEM)	3,611	38.33	0	0	0	269	3,342	0
Jeff Duncan (REP)	5,702	60.52	0	0	0	213	5,489	0
Dave Moore (AMR)	108	1.15	0	0	0	2	106	0
Write-In	1	.01	0	0	0	0	1	0
Total	9,422		0	0	0	484	8,938	0
State House of Reps Dist 82								
Vote for 1								
William Bill Clyburn (DEM)	4,183	96.05	0	0	0	254	3,929	0
Write-In	172	3.95	0	0	0	7	165	0
Total	4,355		0	0	0	261	4,094	0

SUMMARY REPT-GROUP DETAIL

Edgefield County
Statewide General
November 6, 2018

Official Results

Run Date:11/09/18 10:09 AM

Report: E145A Page 003

	TOTAL VOTES	%	DS850	M650	DS260	M100	1Votronic	Flash
State House of Reps Dist 83								
Vote for 1								
Bill Hixon (REP)	2,530	88.03	0	0	0	132	2,398	0
David Weikle (LIB)	338	11.76	0	0	0	11	327	0
Write-In	6	.21	0	0	0	0	6	0
Total	2,874		0	0	0	143	2,731	0
Probate Judge								
Vote for 1								
Sallie Cooks (DEM)	3,596	38.22	0	0	0	265	3,331	0
Greg W Anderson (REP)	5,802	61.67	0	0	0	217	5,585	0
Write-In	10	.11	0	0	0	0	10	0
Total	9,408		0	0	0	482	8,926	0
Coroner								
Vote for 1								
David T Burnett (DEM)	6,608	98.72	0	0	0	317	6,291	0
Write-In	86	1.28	0	0	0	1	85	0
Total	6,694		0	0	0	318	6,376	0
Auditor								
Vote for 1								
Bill Gilchrist (REP)	6,927	99.27	0	0	0	276	6,651	0
Write-In	51	.73	0	0	0	1	50	0
Total	6,978		0	0	0	277	6,701	0
County Treasurer								
Vote for 1								
Arlene Traxler (REP)	6,965	99.37	0	0	0	279	6,706	0
Write-In	44	.63	0	0	0	3	41	0
Total	7,009		0	0	0	282	6,747	0
County Council District 1								
Vote for 1								
Albert Talbert (DEM)	1,527	98.83	0	0	0	65	1,462	0
Write-In	18	1.17	0	0	0	1	17	0
Total	1,545		0	0	0	66	1,479	0
County Council District 2								
Vote for 1								
Arthur Biggs (REP)	1,662	99.05	0	0	0	65	1,597	0
Write-In	16	.95	0	0	0	3	13	0
Total	1,678		0	0	0	68	1,610	0

SUMMARY REPT-GROUP DETAIL

Edgefield County
Statewide General
November 5, 2018

Official Results

Run Date:11/09/18 10:09 AM

Report EL45A Page 004

	TOTAL VOTES	%	DS850	M650	DS200	M100	iVotronic	Flash
County Council District 3								
Vote for 1								
Dean Campbell (REP)	1,224	98.71	0	0	0	35	1,189	0
Write-In	16	1.29	0	0	0	1	15	0
Total	1,240		0	0	0	36	1,204	0
County Council District 4								
Vote for 1								
Jacqueline Glover Kenyon (DEM)	1,278	97.19	0	0	0	107	1,171	0
Write-In	37	2.81	0	0	0	1	36	0
Total	1,315		0	0	0	108	1,207	0
County Council District 5								
Vote for 1								
Scott Cooper (REP)	1,825	99.35	0	0	0	83	1,742	0
Write-In	12	.65	0	0	0	0	12	0
Total	1,837		0	0	0	83	1,754	0
Soil and Water District Commission								
Vote for 2								
Suzanne B Holmes	3,739	53.47	0	0	0	186	3,553	0
Reg Williams	3,205	45.83	0	0	0	174	3,031	0
Write-In	49	.70	0	0	0	0	49	0
Total	6,993		0	0	0	360	6,633	0
School Board District 1								
Vote for 1								
Willie S Campbell	482	54.65	0	0	0	50	432	0
Jason Rushton	399	45.24	0	0	0	6	393	0
Write-In	1	.11	0	0	0	0	1	0
Total	882		0	0	0	56	826	0
School Board District 2								
Vote for 1								
Carroll Wates	916	98.81	0	0	0	33	883	0
Write-In	11	1.19	0	0	0	0	11	0
Total	927		0	0	0	33	894	0
School Board District 6								
Vote for 1								
Chad Blackston	708	98.61	0	0	0	21	687	0
Write-In	10	1.39	0	0	0	0	10	0
Total	718		0	0	0	21	697	0

SUMMARY REPT-GROUP DETAIL

Edgefield County
Statewide General
November 6, 2018

Official Results

Run Date:11/09/18 10:09 AM

Report EL45A Page 005

	TOTAL VOTES	%	DS850	M650	DS200	M100	iVotronic	Flash
Beaverdam Creek Watershed								
Vote for 2								
write-in	29	100.00	0	0	0	1	28	0
Total	29		0	0	0	1	28	0
AMENDMENT 1								
Vote for 1								
Yes	3,785	42.53	0	0	0	146	3,640	0
No	5,116	57.47	0	0	0	294	4,822	0
Total	8,902		0	0	0	440	8,462	0
COUNTY COUNCIL TERMS								
Vote for 1								
Yes, in favor of the question	3,707	42.02	0	0	0	217	3,490	0
No, opposed to the question	5,114	57.98	0	0	0	222	4,892	0
Total	8,821		0	0	0	439	8,382	0
SCHOOL DISTRICT BOND								
Vote for 1								
Yes, in favor of the question	6,308	71.33	0	0	0	341	5,967	0
No, opposed to the question	2,535	28.67	0	0	0	101	2,434	0
Total	8,843		0	0	0	442	8,401	0
COUNTY ON-PREMISES ALCOHOL SALES								
Vote for 1								
Yes, in favor of the question	5,462	62.46	0	0	0	249	5,213	0
No, opposed to the question	3,283	37.54	0	0	0	145	3,138	0
Total	8,745		0	0	0	394	8,351	0
COUNTY OFF-PREMISES ALCOHOL SALES								
Vote for 1								
Yes, in favor of the question	5,103	58.41	0	0	0	211	4,892	0
No, opposed to the question	3,633	41.59	0	0	0	189	3,444	0
Total	8,736		0	0	0	400	8,336	0
CITY OF NORTH AUGUSTA BOND								
Vote for 1								
Yes, in favor of the question	36	50.70	0	0	0	3	33	0
No, opposed to the question	35	49.30	0	0	0	2	33	0
Total	71		0	0	0	5	66	0

ATTACHMENT 12-B

ORDINANCE NO. 2018-14

TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 67.57 ACRES OF LAND OWNED BY
THE SUMMERS FAMILY TRUST, AND LOCATED ALONG AUSTIN GRAYBILL
ROAD BETWEEN ORCHARD WAY AND FOX TRAIL DRIVE, AIKEN COUNTY TAX
PARCEL #011-05-01-001, FROM R-10, MEDIUM LOT RESIDENTIAL, TO R-5, MIXED
RESIDENTIAL.

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, pursuant to Section 5.3, North Augusta Development Code, the North Augusta Planning Commission may recommend amendments to the Zoning Map, provided such amendments are consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following an October 18, 2018, public hearing, reviewed, considered the amendment to the Zoning Map and recommended said amendment to the City Council for approval.

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 property owned by the owned by CSRA Development, LLC, and located along Austin Graybill Road, between Orchard Way and Fox Trail Drive, Aiken County Tax Parcel #011-05-01-001, from R-10, Medium Lot Residential, to R-5, Mixed Residential.
- II. Said property being officially rezoned to the classification R-5, Mixed Residential, more specifically in accordance with the map attached hereto as Exhibit "A," the official Zoning Map of the City of North Augusta is to be so amended.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final reading.

ORDINANCE TO AMEND ZONING MAP SUMMERFIELD

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

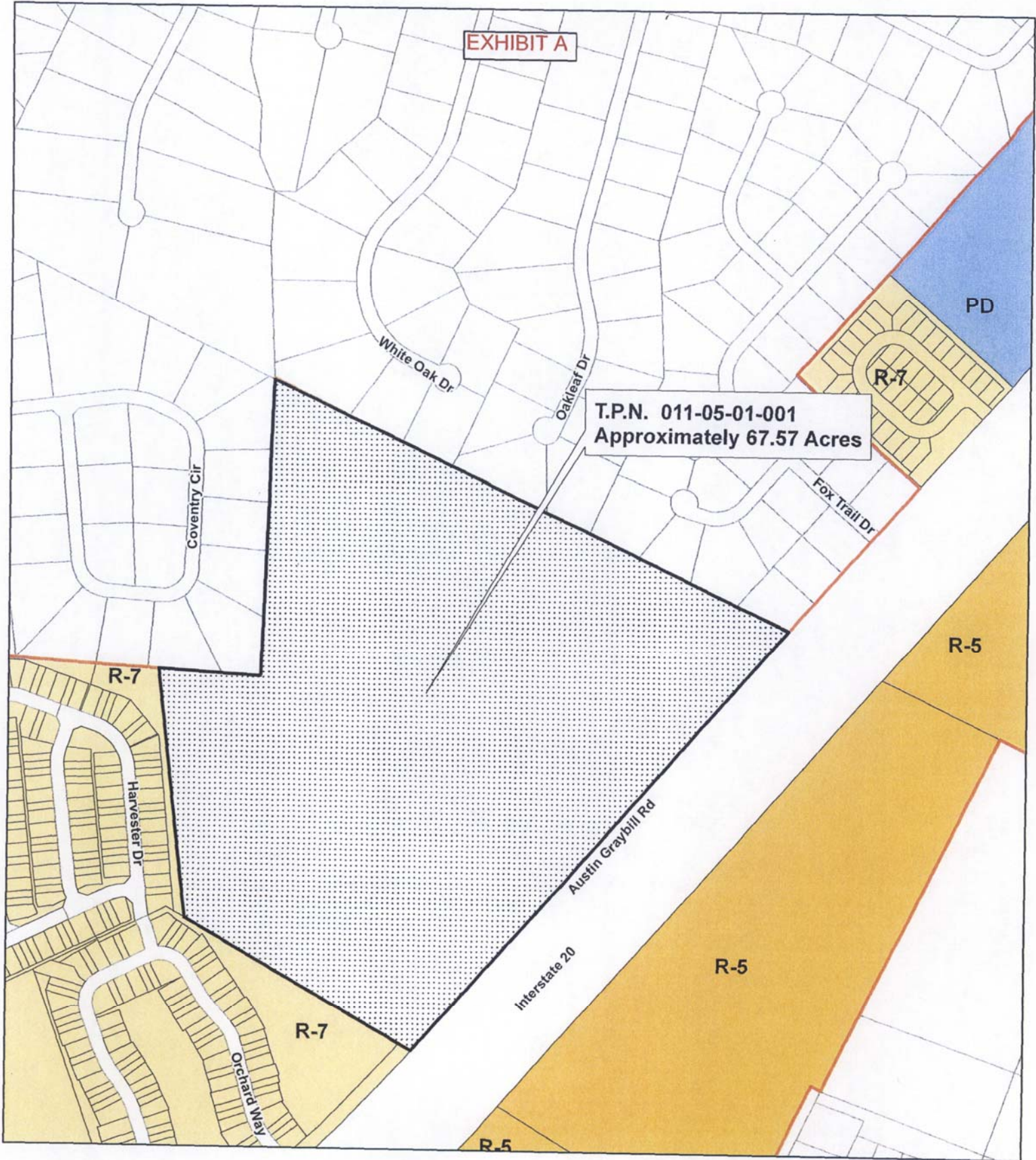
Second Reading _____

Third and Final Reading _____

ATTEST:

Donna B. Young, City Clerk

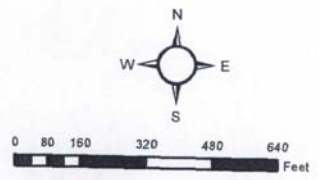
EXHIBIT A



**T.P.N. 011-05-01-001
Approximately 67.57 Acres**



**Application Number RZM 18-003
Tax Parcel Number
011-05-01-001
A Request to Rezone from
R-10, Medium Lot, Single-Family
Residential to R-5, Mixed Residential**



Department of Planning and Development



Memorandum # 18-023

City of North Augusta

To: B. Todd Glover, City Administrator
From: Libby Hodges, Director of Planning & Development

A handwritten signature in blue ink, appearing to be 'LH', enclosed in a blue oval.

Subject: Application number RZM18-003 – Summerfield – A request by the CSRA Development, LLC, to rezone ± 67.57 acres of land located along Austin Graybill Rd, between Orchard Way and Fox Trail Dr., Aiken County Tax Parcels: 011-05-01-001 from R-10, Medium Lot Residential to R-5, Mixed Residential Zoning. The purpose of the rezoning request is to develop as a single-family residential subdivision.

Date: November 14, 2018

Planning Commission Recommendation

On October 18, 2018, after a duly advertised and convened public hearing, the Planning Commission considered a request by the CSRA Development, LLC, to rezone ± 67.57 acres of land on Austin Graybill Road, between Orchard Way and Fox Trail Drive, Aiken County Tax Parcels: 011-05-01-001 from R-10, Medium Lot Residential to R-5, Mixed Residential. **The Planning Commission, on a vote of 7-0, voted in favor a recommendation to City Council to rezone the property as proposed.**

Following is the Staff Report associated with the request along with the proposed ordinance.

SECTION 1: PROJECT SUMMARY

Project Name	Summerfield
Applicant	CSRA Development, LLC
Address/Location	Austin Graybill Rd., between Orchard Way and Fox Trail Dr.
Parcel Number	011-05-001-001
Total Development Size	± 67.57 acres
Existing Zoning	R-10, Medium Lot Residential
Overlay	n/a
Traffic Impact Tier	Tier 3
Proposed Use	Residential Development
Proposed Zoning	R-5, Mixed Residential
Proposed Lots	145
Proposed Density	2.15 du per acre
Proposed Open Space	29.97 acres (44%)
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

- 1) The size of the tract in question.
- 2) Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
- 3) The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a) The proposed rezoning is compatible with the surrounding area;
 - b) There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c) There will be any adverse effects on existing or planned public utility services in the area;
 - d) Parking problems; or
 - e) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

- 4) Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
- 5) The zoning districts and existing land uses of the surrounding properties.
- 6) Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
- 7) Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
- 8) The length of time the subject property has remained vacant as zoned, if applicable.
- 9) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
- 10) Whether the existing zoning was in error at the time of adoption.

The Planning Commission may recommend approval, approval with conditions or denial of this request according to NADC § 5.1.3. The Planning Commission's recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

Final approval will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on October 3, 2018. The property was posted with the required public notice on October 3, 2017. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The Aiken Standard* and on the City's website at www.northaugusta.net on October 3, 2018.

SECTION 4: SITE HISTORY

The Site was annexed in 1984, per Ordinance 84-11. At that time, the property was zoned R-2. It appears the site has been converted to the closest corresponding zoning over time without any major changes. No other information about any former proposed developments restrictions has been found at this time.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant / Borrow Pit	Mixed Use	R-10, Medium Lot Residential
North	Fully Developed Residential Single-Family	Low Density Residential (Aiken County)	Large Lot Single-Family Residential
South	Austin Graybill Rd/I-20, Vacant	Mixed Use	R-5, Mixed Residential
East	Residential Single-Family	Mixed Use	R-14, Large Lot Single-Family Residential
West	R-5, Mixed Residential (Townhomes) & Fully Developed Single-Family Residential	Mixed Use, Low Density Residential (Aiken County)	R-5, Mixed Use Residential & Large Lot Single-Family Residential

Access – The site currently has access from Austin Graybill Road, a two lane road that is classified as a major collector by the South Carolina Department of Transportation. There do not appear to be any programmed SCDOT project for this area in the near future. The property does not appear on the North Augusta Greenway, Pedestrian and Bicycle Master Plan.

Topography –The property has varied topography, with a portion of the site being relatively flat, and the southwestern portion of the site sloping abruptly. The property is partially wooded, but has a number of acres that have been graded as a borrow site.

Utilities – Water and sanitary sewer appears to be available from adjacent sites. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – The subject property does not appear to have any federally designated floodplains or wetlands.

Drainage Basin – This site is located within the Pole Branch Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The 2014 Stormwater Management Stream Water Quality Assessment Summary lists the Pole Branch Basin as approximately 50% within the city limits and reports an overall poor water quality. This means studies have indicated water quality impairments in several categories. This basin has been ranked as a high priority for water quality improvements through best management practices and other water quality improvement projects.

SECTION 6: STAFF EVALUATION AND ANALYSIS

1. The size of the tract in question (§5.3.6.1).

The subject property is approximately ±67.57 acres in total area. Portions of the site have been subdivided as recently as 2007, with portions being dedicated to the development of Whatley Place Townhomes immediately to the west of the site. This property is of sufficient size to accommodate a smaller lot single-family development.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The 2017 Comprehensive Plan encourages a mix of residential lot size and more connected and walkable residential development. While the development is not interconnected with other similar developments nearby, the development does show proposed connectivity within the development. As it stands, the existing fully developed residential neighborhoods surrounding the site, the site topography, and lack of sidewalk along Austin Graybill Road do not provide easy connectivity between developments. The proposed rezoning would generally conform to and further the goals of the Comprehensive Plan in this area.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in §5.3.6.3 of the NADC:

a. The proposed rezoning is compatible with the surrounding area;

The proposed rezoning is generally compatible with other recent development in the area. There are several larger lot single family residential neighborhoods surrounding the property. Single-family residential uses on

the subject property would be compatible with the surrounding existing residential development.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

Access would be provided from existing roadways. The street network will be evaluated as part of a site plan review process for any necessary upgrades to the existing transportation network. Austin Graybill Road is a state-maintained road and any required improvements will be coordinated with SCDOT.

c. There will be any adverse effects on existing or planned public utility services in the area;

The existing utility network appears to be able to accommodate the anticipated development potential of the subject property based on the sizes of the sanitary sewer line located near the site and availability of potable water and sanitary sewer from the City of North Augusta. As part of the site plan approval process, the existing utility systems will be reviewed to the extent necessary to ensure that development of the subject property will not creating any adverse effects on the overall utility service to the area.

d. Parking problems; or

Residential development is required by the Development Code to provide parking on each site.

e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

The proposed rezoning from R-10 to R-5 does not appear to create any additional environmental impacts. The site plan must comply with all applicable development standards in the Development Code, including the state and federal standards associated with stormwater management, water and air pollution. City design standards are in place to address noise pollution and excessive nighttime lighting.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).

Recent development in the area follows a denser housing pattern as evidenced by two new developments along the Austin Graybill Road corridor, Whatley Place Townhomes and Thomas Place. The proximity of the subject property to existing residential properties in the area is suitable for the desired residential development.

5. **The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).**
The proposed zoning classification will remain residential, which should not adversely impact the current surrounding single-family residential uses.
6. **Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).**
The existing zoning classification would not allow the density of development and mix of lot sizes proposed by the applicant.
7. **Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).**
The proposed rezoning appears to be similar to two new developments along the Austin Graybill Road corridor, Whatley Place Townhomes and Thomas Place. Although not a true mixed residential development (a mix of apartment, townhomes and detached single family homes), there is some overall diversity of development nearby with public and institutional uses nearby. Without a direct connection to I-20, the area does not lend itself easily to commercial development.
8. **The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).**
The subject property has remained undeveloped and vacant since at least 1984.
9. **Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).**
The properties in the surrounding area are largely built out as residential uses. This rezoning request would allow the subject property to create a residential development on property that is currently vacant at a slightly higher density than currently accommodated.
10. **Whether the existing zoning was in error at the time of adoption (§5.3.6.10).**
The parcel was zoned R-2 at annexation in 1984. The existing zoning of R-10, Medium Lot, Single-Family Residential has been in place since the adoption of the North Augusta Development Code in 2008. This does not appear to have been done in error at any time.

SECTION 7: STAFF RECOMMENDATION

Based on the analysis and evaluation of each review criteria outlined above, the Department has determined the application is complete. A recommendation by the Planning Commission for the rezoning of this parcel as requested by CSRA Development for Parcel #011-05-001-001 to rezone ±67.57 acres from R-10, Medium Lot Residential, to R-5, Mixed Residential, is appropriate.

SECTION 8: ATTACHMENTS

Site Map
Aerial
Topography
Current Zoning
Future Land Use
Public Notice



Figure 1: Site



Figure 2: Aerial



Figure 3: Topography

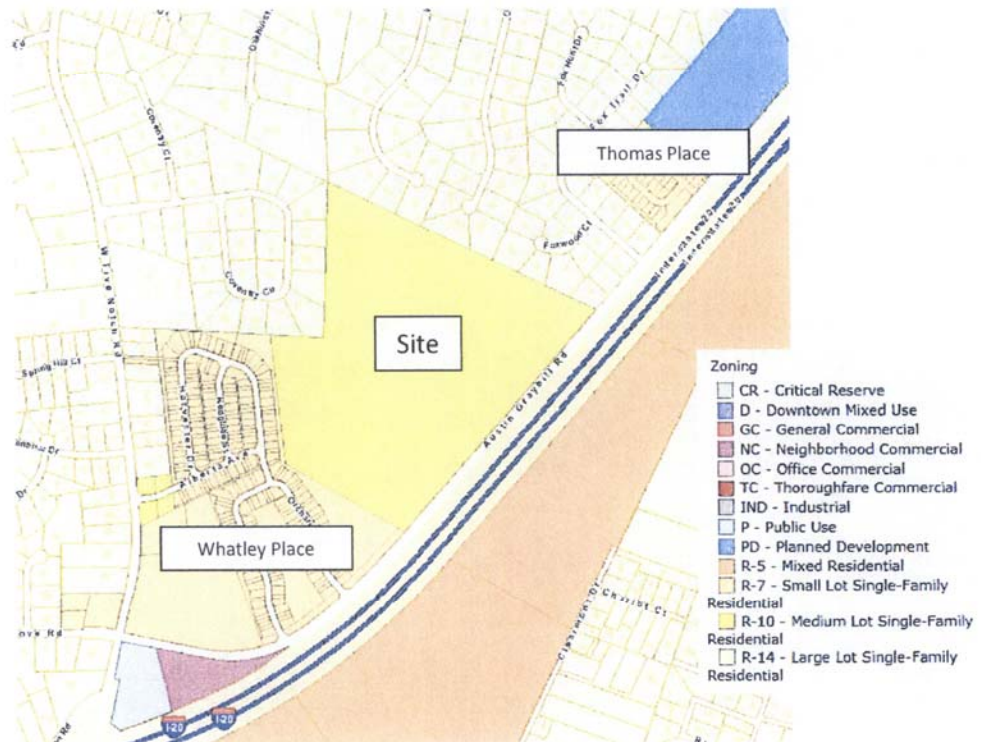


Figure 4: Current Zoning

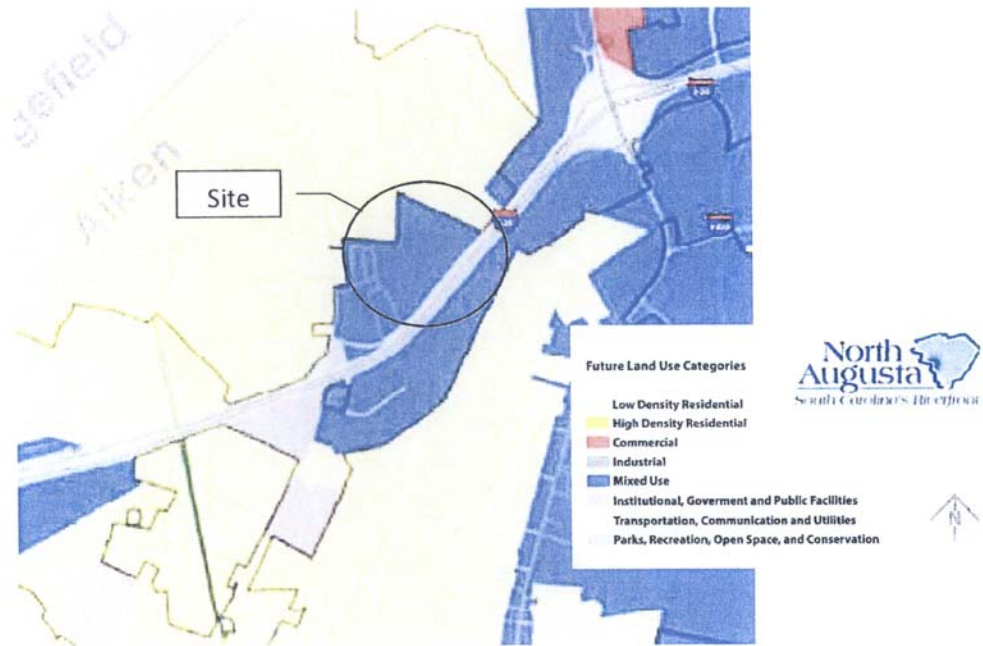


Figure 5: Future Land Use



100 Georgia Avenue
North Augusta, SC
29841-3843

Post Office Box 6400
North Augusta, SC
29861-6400

City of North Augusta

October 2, 2018

RE: Proposed rezoning of ± 67.57 acres of land located at Austin Graybill Rd. between Fox Trail Dr. and Orchard Way, Tax Parcel: 011-05-01-001.

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner:

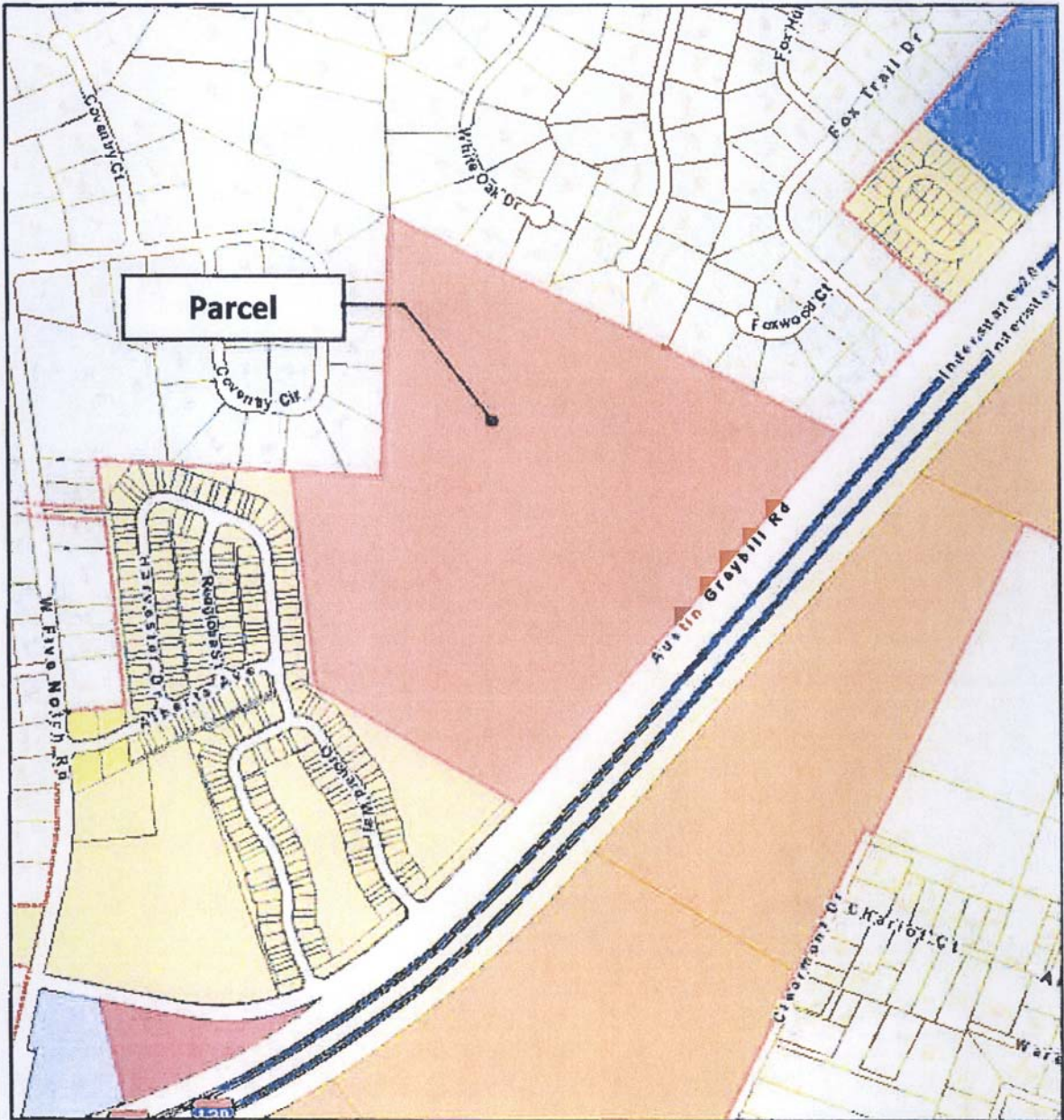
CSRA Development has made a request to rezone ± 67.57 acres of land located on Austin Graybill Dr., between Fox Trail Dr. and Orchard Way, Tax Parcel: 011-05-01-001 from R-10, Medium Lot, Single-Family Residential, to R-5, Mixed Residential. The purpose of the rezoning request is to convert the lot for use as a new residential subdivision totaling approximately 146 new lots.

The North Augusta Planning Commission will hold a public hearing to collect public input and to consider the rezoning application on Thursday, October 18, 2018. The Planning Commission hearing will begin at 7:00 p.m. in the City Council Chambers on the third floor of the North Augusta Municipal Center, 100 Georgia Avenue. You are welcome and encouraged to attend and participate in this public hearing. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Aiken Standard* on October 3, 2018. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

Libby Hodges, AICP
Director
Department of Planning and Development



RZM18-003

Summerfield, 146 lots proposed

± 67.57 Acres

Parcel 011-05-01-001

Austin Graybill Rd., between Orchard Way and Fox Trail Dr.



City of North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a Public Hearing at its regular meeting beginning at 7:00 PM on Thursday, October 18, 2018, in the Council Chambers located on the third floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following:

RZM 18-003 – A request to amend the official zoning map from R-10 to R-5 on ±67.57 acres of property on Austin Graybill Rd. between Fox Trail Dr. and Orchard Way, parcel 011-05-01-001.

Copies of the application documents are available for public inspection after October 11, 2018, in the offices of 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 please notify the Department of Planning and Economic Development at 803-441-4221 at least 48 hours prior to the meeting.

