



CITY COUNCIL
REGULAR MEETING AGENDA
WITH BACK-UP MATERIALS
MAY 6, 2019



AGENDA: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING
May 6, 2019 – Municipal Building – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.

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

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

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:** Regular and study session meeting minutes of April 15, 2019

NEW BUSINESS

5. **ELECTION:** 2019 Municipal Election – Certification of Official Results, Municipal Election Commission, Council Acceptance – Motion
6. **CITY COUNCIL:**
 - A. Recognition of Councilmember Kenneth J. “Ken” McDowell
 - B. Recognition of Councilmember James M. “Jimmy” Adams
 - C. Oath of Office – Councilmembers John R. Brooks, Eric H. Presnell, and Kevin W. Toole, Administered by Judge Thomas Murphy
7. **CITY COUNCIL:** Mayor Pro Tempore – Selection by Council
8. **PLANNING & DEVELOPMENT:** Planning Commission Recommendation and Project Staff Report: RZT19-001 Public Use Text Amendment, Receipt by Council – Motion
9. **PLANNING & DEVELOPMENT:** Ordinance No. 2019-02 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 9.58 Acres of Land Owned by Greenstone Properties, and Located West of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcels #007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003, from PD, Planned Development, to D, Downtown. Ordinance First and Second Readings
10. **PARKS, RECREATION & TOURISM:** Ordinance No. 2019-03 – To Exercise an Option to Purchase Property Formerly Known as North Augusta Country Club and to Convey Title to Property Owned by the City in Exchange for Said Property. Ordinance First and Second Readings
11. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
 - A. **Citizen Comments** At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. **Citizens wishing to address Mayor and City Council are required to submit a Speaker Form to the City Clerk before addressing Mayor and City Council.** Forms are provided on the credenza at the entrance to the Council Chambers. Citizen comments are limited to five minutes.
 - B. **Council Comments**
11. **ADJOURNMENT:**

Interoffice Memorandum



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: May 3, 2019

SUBJECT: Regular City Council Meeting of May 6, 2019

REGULAR COUNCIL MEETING

NEW BUSINESS

ITEM 5. ELECTION: 2019 Municipal Election – Certification of Official Results, Municipal Election Commission, Council Acceptance – Motion

Certification of the following candidates has been received from the Municipal Election Commission. These candidates have been declared elected to the office of City Council under provisions of Section 7-13-190 of the South Carolina Code. Receipt of the official results by motion of Mayor and Council is requested.

The results are as follows:

John R. Brooks
Eric H. Presnell
Kevin W. Toole

Please see **ATTACHMENT #5** for the letter of certification and the vote tabulation by precincts from the Municipal Election Commission.

ITEM 6. CITY COUNCIL:

- A. Recognition of Councilmember Kenneth J. “Ken” McDowell**
- B. Recognition of Councilmember James M. “Jimmy” Adams**
- C. Oath of Office – Councilmembers John R. Brooks, Eric H. Presnell, and Kevin W. Toole, Administered by Judge Thomas Murphy**

Municipal Judge Thomas Murphy will administer the Oath of Office to:
Councilmember John R. Brooks
Councilmember Eric H. Presnell
Councilmember Kevin W. Toole

Please see **ATTACHMENT #6** for the oaths of office.

ITEM 7. CITY COUNCIL: Mayor Pro Tempore – Selection by Council

Section 2-31 of the North Augusta City Code entitled “Mayor Pro Tempore”, states:

- (a) The council shall at the first meeting of the newly constituted council after any general election for municipal council, elect one of its members as mayor pro tempore for a term of two (2) years.
- (b) It shall be the duty of the mayor pro tempore to act as mayor during the absence or disability of the mayor, or in case of a vacancy in the office of Mayor.

A majority vote of the members of City Council is required to select the Mayor Pro Tempore.

ITEM 8. PLANNING & DEVELOPMENT: Planning Commission Recommendation and Project Staff Report: RZT19-001 Public Use Text Amendment, Receipt by Council – Motion

On April 18, 2019, after a duly advertised and convened public hearing, the Planning Commission considered a motion to recommend that the City Council approve Application RZT 19-001 to amend Section 3.6.4.5.2 entitled “Development Standards” and 3.8.1.1 entitled “Applicability” of the North Augusta Development Code to revise requirements for P, Public Use District related to corridor overlay standards in Article 3, Zoning Districts, of the North Augusta Development Code. **The motion was lost on a 4-2 vote and no recommendation will be presented to City Council.** Receipt of the report by motion of Mayor and Council is requested.

Please see [ATTACHMENT #7](#) for Memo #19-006 and a copy of the report.

ITEM 9. PLANNING & DEVELOPMENT: Ordinance No. 2019-02 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 9.58 Acres of Land Owned by Greenstone Properties, and Located West of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcels #007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003, from PD, Planned Development, to D, Downtown.

A. Ordinance, First Reading

An ordinance has been prepared for Council’s consideration authorizing the amendment of the Zoning map of the City of North Augusta, South Carolina by Rezoning ± 9.58 acres of land owned by Greenstone Properties, and located West of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcels # 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003, from PD, Planned Development, to D, Downtown.

Please see [ATTACHMENT #9-A](#) for a copy of the proposed ordinance and supporting documentation.

B. Ordinance, Second Reading

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

May 3, 2019

ITEM 10. PARKS, RECREATION & TOURISM: Ordinance No. 2019-03 – To Exercise an Option to Purchase Property Formerly Known as North Augusta Country Club and to Convey Title to Property Owned by the City in Exchange for Said Property.

A. Ordinance, First Reading

An ordinance has been prepared for Council's consideration authorizing the exercise of an option to purchase property formerly known as North Augusta Country Club and to convey title to property owned by the city in exchange for said property.

Please see [ATTACHMENT #10-A](#) for a copy of the proposed ordinance.

B. Ordinance, Second Reading

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

ATTACHMENT #6
COUNCILMAN

"I DO SOLEMNLY SWEAR (OR AFFIRM) THAT I AM DULY QUALIFIED, ACCORDING TO THE CONSTITUTION OF THIS STATE, TO EXERCISE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN ELECTED, AND THAT I WILL, TO THE BEST OF MY ABILITY, DISCHARGE THE DUTIES THEREOF, AND PRESERVE, PROTECT AND DEFEND THE CONSTITUTION OF THIS STATE AND THE UNITED STATES."

"AS COUNCILMAN OF THE CITY OF NORTH AUGUSTA, I WILL EQUALLY, FAIRLY, AND IMPARTIALLY, TO THE BEST OF MY ABILITY AND SKILL, EXERCISE THE TRUST REPOSED IN ME, AND I WILL USE MY BEST ENDEAVORS TO PRESERVE THE PEACE AND CARRY INTO EFFECT ACCORDING TO THE LAW, THE PURPOSE FOR WHICH I HAVE BEEN ELECTED. SO HELP ME GOD."

JOHN R. BROOKS

SWORN TO BEFORE ME THIS
_____ DAY OF _____, 2019

NOTARY PUBLIC, SOUTH CAROLINA
MY COMMISSION EXPIRES _____

COUNCILMAN

"I DO SOLEMNLY SWEAR (OR AFFIRM) THAT I AM DULY QUALIFIED, ACCORDING TO THE CONSTITUTION OF THIS STATE, TO EXERCISE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN ELECTED, AND THAT I WILL, TO THE BEST OF MY ABILITY, DISCHARGE THE DUTIES THEREOF, AND PRESERVE, PROTECT AND DEFEND THE CONSTITUTION OF THIS STATE AND THE UNITED STATES."

"AS COUNCILMAN OF THE CITY OF NORTH AUGUSTA, I WILL EQUALLY, FAIRLY, AND IMPARTIALLY, TO THE BEST OF MY ABILITY AND SKILL, EXERCISE THE TRUST REPOSED IN ME, AND I WILL USE MY BEST ENDEAVORS TO PRESERVE THE PEACE AND CARRY INTO EFFECT ACCORDING TO THE LAW, THE PURPOSE FOR WHICH I HAVE BEEN ELECTED. SO HELP ME GOD."

ERIC H. PRESNELL

SWORN TO BEFORE ME THIS
_____ DAY OF _____, 2019

NOTARY PUBLIC, SOUTH CAROLINA
MY COMMISSION EXPIRES _____

COUNCILMAN

"I DO SOLEMNLY SWEAR (OR AFFIRM) THAT I AM DULY QUALIFIED, ACCORDING TO THE CONSTITUTION OF THIS STATE, TO EXERCISE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN ELECTED, AND THAT I WILL, TO THE BEST OF MY ABILITY, DISCHARGE THE DUTIES THEREOF, AND PRESERVE, PROTECT AND DEFEND THE CONSTITUTION OF THIS STATE AND THE UNITED STATES."

"AS COUNCILMAN OF THE CITY OF NORTH AUGUSTA, I WILL EQUALLY, FAIRLY, AND IMPARTIALLY, TO THE BEST OF MY ABILITY AND SKILL, EXERCISE THE TRUST REPOSED IN ME, AND I WILL USE MY BEST ENDEAVORS TO PRESERVE THE PEACE AND CARRY INTO EFFECT ACCORDING TO THE LAW, THE PURPOSE FOR WHICH I HAVE BEEN ELECTED. SO HELP ME GOD."

KEVIN W. TOOLE

SWORN TO BEFORE ME THIS
_____ DAY OF _____, 2019

NOTARY PUBLIC, SOUTH CAROLINA
MY COMMISSION EXPIRES _____

ATTACHMENT #5



Municipal Election Commission

P. O. Box 6400
North Augusta, SC 29861-6400

May 2, 2019

The Honorable Robert A. Pettit, Mayor
City of North Augusta
P. O. Box 6400
North Augusta, South Carolina 29861

Dear Mayor Pettit and Council:

The following have been certified by the Municipal Election Commission as having been duly elected to a new term on City Council in the General Election conducted April 30, 2019:

Bob Brooks
Eric Presnell
Kevin W. Toole

Our congratulations to the successful candidates. A copy of the vote tabulation by precincts is attached for your information.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Younginer, Jr.", written over a horizontal line.

John M. Younginer, Jr., Chairman

A handwritten signature in black ink, appearing to read "Verlon M. McDowell", written over a horizontal line.

Verlon McDowell

A handwritten signature in black ink, appearing to read "Ben Watson", written over a horizontal line.

Ben Watson

encl

2019 City of North Augusta City Council Election

Date: April 30, 2019

<u>Precinct Name</u>	<u>Stetson Corbitt</u>	<u>Elizabeth Jones</u>	<u>Dave Leverett</u>	<u>Bob Brooks</u>	<u>Eric Presnell</u>	<u>Kevin W Toole</u>	<u>VoteTotals</u>
CarolinaHeights10	4	4	3	16	17	14	58
NorthAugusta25	89	83	83	54	68	66	443
NorthAugusta26	20	19	18	16	16	18	107
NorthAugusta80	71	67	73	37	56	55	359
NorthAugusta28	67	63	83	95	101	113	522
NorthAugusta29	80	82	74	140	154	158	688
NorthAugusta55	84	76	81	73	89	96	499
NorthAugusta67	63	59	62	84	88	111	467
Belvedere9	7	14	8	9	12	11	61
Belvedere62	4	3	3	8	5	9	32
NorthAugusta54	25	33	27	13	15	22	135
Belvedere44	2	2	2	4	4	4	18
MistyLake45	0	0	0	2	4	2	8
AscaugaLake63	0	0	0	0	0	0	0
AscaugaLake84	2	3	1	3	2	4	15
FoxCreek58	38	32	33	64	53	69	289
NorthAugusta68	42	42	42	69	70	83	348
FoxCreek73	51	54	53	39	36	41	274
Merriwether1	16	14	14	2	5	6	57
NorthAugusta27	101	97	105	195	196	216	910
AikenCountyAbsentee	26	28	29	18	19	20	140
Total	792	775	794	941	1010	1118	

Department of Planning and Development

Memorandum # 19-006

To: B. Todd Glover, City Administrator

From: Libby Hodges, Planning and Development Director

Subject: Application RZT 19-001 – North Augusta Development Code Text Amendment – A request by the City of North Augusta to amend Section 3.6.4.5.2 entitled “Development Standards” and 3.8.1.1 of the North Augusta Development Code to revise requirements for P, Public Use District related to corridor overlay standards in Article 3, Zoning Districts, of the North Augusta Development Code.

Date: April 29, 2019

Planning Commission Recommendation

On April 18, 2019, after a duly advertised and convened public hearing, the Planning Commission considered a motion to recommend that the City Council approve Application RZT 19-001 to amend Section 3.6.4.5.2 entitled “Development Standards” and 3.8.1.1 entitled “Applicability” of the North Augusta Development Code to revise requirements for P, Public Use District related to corridor overlay standards in Article 3, Zoning Districts, of the North Augusta Development Code. **The motion was lost on a 4-2 vote and no recommendation will be presented to City Council.**

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

HISTORY AND EXPLANATION

The current North Augusta Development Code was adopted by City Council on December 17, 2007 and became effective January 1, 2008. Overlay Districts were introduced in this code.

The 1996 North Augusta Zoning Development Standards Ordinance (ZDSO) allowed for municipal facilities and certain other public service uses to be established without regard to districts provided the use met the dimensional requirements of the district, except height. All municipal developments were required to have the approval of City Council.

Resolution No. 2019-11 instructed the City Administrator to apply for the text change as described herein.

PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in The North Augusta Star on April 3, 2019. The public hearing notice was published on the City's website www.northaugusta.net on April 3, 2019.

PROPOSED AMENDMENTS

The proposed revisions to the Development Code have been modified to show changes as follows:

Underlined Text: text that has been modified or added to the Code.

~~Strike Through Text~~: text that will be removed.

§ 3.6.4.5.2 Development Standards – Uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12. ~~If the use is within a corridor overlay district, the standards of §3.8 apply.~~

and

§ 3.8.1.1 This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map, with the exception of those lots or parcels zoned P.

Attachments:

Staff Report
Resolution
Public Notice

Project Staff Report

RZT19-001 Public Use Text Amendment

Prepared by: Libby Hodges

Meeting Date: April 18, 2019

SECTION 1: PROJECT SUMMARY

Project Name	Public Use Text Amendment
Applicant	City of North Augusta
Proposed Text Amendment	Amendment of Sections 3.6.4.5.2 and 3.8.1.1 of the North Augusta Development Code to revise requirements for P, Public Use District related to corridor overlay standards.

SECTION 2: GENERAL DESCRIPTION

On March 18, 2019, City Council adopted Resolution 2019-11 directing the City Administrator to file an application requesting text amendments of the North Augusta Development Code related to Article 3.6.4.5.2, Development Standards and 3.8.1.1 Applicability/Corridor Overlay Districts as they relate to “P – Public Use” zoned properties..

“P – Public Use” zoning is described as the following in the North Augusta Development Code: The purpose of the Public Use zoning district is to provide suitable locations for land and structures in the city of North Augusta used exclusively by the city of North Augusta, Aiken County, the State of South Carolina, the United States, or other governmental jurisdictions and their instrumentalities; and as such shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

5.1.4.6 Legislative and Advisory Hearings – The purpose of a legislative public hearing is to provide the public an opportunity to be heard consistent with the adoption procedures provided by statute. Unlike quasi-judicial hearings, a legislative proceeding does not require due process

protections such as the right of the parties to offer evidence, cross-examination, sworn testimony; or written findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings such as amendments to a comprehensive plan, amendments to this Chapter including the zoning provisions of this Chapter and the Official Zoning Map, and applications for a Planned Development. The order of the proceedings for a legislative hearing shall be as set forth in §5.1.4.5.b. Testimony may be presented by any member of the public, but need not be submitted under oath or affirmation. The Planning Commission and Board of Zoning Appeals may establish a time limit for testimony.

5.3.2 Applicability

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map. An amendment to the Official Zoning Map which reclassifies property from one zoning district to another is known as a “rezoning.” A change to the text of this Chapter is referred to as a “text amendment”.

5.3.3 Initiation

This Chapter, including the Official Zoning Map and any supporting map(s), may be amended from time to time by the City Council, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested parties shall be supplied with the proper application form(s) by the Director.

(5.3.3.1 Rezoning, does not apply, removed for brevity)

5.3.3.2 Text Amendment – Any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text. A proceeding for approval of a text amendment may be initiated by filing an application with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a text amendment request. During the conference, the Department will identify the submittal requirements.

5.3.4 Completeness Review

Within fifteen (15) working days after receipt of an application, the Department shall complete a review of the application, determine if the application is complete pursuant to this section, and inform the applicant of the status of the completeness of the application. If the Department determines the application is not complete, the applicant shall be advised of the reasons for the incomplete application, the additional information required and the schedule to complete the application process.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as set forth in §5.1.3. The Planning Commission shall approve or deny the zoning amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

5.3.5.2 At least ten (10) days' notice and opportunity to comment must be given to the public if the applicant is allowed to present oral or written comments pursuant to S.C. Code §6-29-760.

5.3.5.3 The Planning Commission shall submit its recommendation to the City Council within thirty (30) calendar days, or other period required by law, after the initial hearing date (see S.C. Code §6-29-760(A)). A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a rezoning or text amendment application. A recommendation of approval with conditions of a rezoning may be submitted only if a conditional use permit is requested pursuant to §5.5.

5.3.5.4 The City Council shall consider the recommendation of the Planning Commission on each proposed rezoning and text amendment within thirty (30) days of receipt of the Planning Commission report. The City Council is not bound by the recommendation in making a final decision and may call for additional information and/or public hearing(s).

5.3.5.5 No challenge to the adequacy of notice or challenge to the validity of a rezoning or text amendment, whether enacted before or after the effective date of this section, may be made sixty (60) days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with established procedures of the City Council and the Planning Commission and with S.C. Code §6-29.

5.3.6 Approval Criteria

Whenever the public necessity, safety or general welfare justifies such action, the Planning Commission may recommend amendments to the text of this Chapter or changes to zoning district boundaries. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning. **The Planning Commission shall consider the factors specified in §5.3.3.2 in reviewing an application for a text amendment.**

In summary, the Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 5.3.3.2 does not appear to provide additional standards for analysis to address in this staff report. The justification for the change and items needed to determine completeness are addressed in the resolution requesting the text change, a copy of which is supplied in the attachments.

SECTION 4: PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* on April 3, 2019. The public hearing notice was published on the City's website www.northaugusta.net on April 3, 2019.

SECTION 5: HISTORY

The current North Augusta Development Code was adopted by City Council on December 17, 2007 and became effective January 1, 2008. Overlay Districts were introduced in this code.

The 1996 North Augusta Zoning Development Standards Ordinance (ZDSO) allowed for municipal facilities and certain other public service uses to be established without regard to districts provided the use met the dimensional requirements of the district, except height. All municipal developments were required to have the approval of City Council.

SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

The proposed revisions to the Development Code have been modified to show changes as follows:

Underlined Text: text that has been modified or added to the Code.

~~Strike Through Text~~: text that will be removed.

3.6.4.5.2 Development Standards – Uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12. ~~If the use is within a corridor overlay district, the standards of §3.8 apply.~~

and

3.8.1.1 This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map, with the exception of those lots or parcels zoned P.

SECTION 7: ATTACHMENTS

1. Copy of Resolution 2019-011
2. NADC Section 3.6.4, un-edited
3. NADC Section 3.8.1.1, un-edited
4. DRAFT revisions to NADC Section 3.6.4 and 3.8.1.1.
5. 1996 Zoning Development Standards Ordinance, Section J
6. Public Notice

RESOLUTION NO. 2019-11
A RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO FILE AN
APPLICATION REQUESTING TEXT AMENDMENTS OF THE NORTH AUGUSTA
DEVELOPMENT CODE. SUCH TEXT AMENDMENTS RELATED TO ARTICLE
3.6.4.5.2 DEVELOPMENT STANDARDS AND 3.8.1.1 APPLICABILITY/CORRIDOR
OVERLAY DISTRICTS

WHEREAS, the Mayor and City Council have been reviewing and considering elements of the current Development Code as they relate to utilization of property by the City; and

WHEREAS, the current Development Code made public property subject to certain restrictions on development, that did not appear in previous codes; and

WHEREAS, the Mayor and City Council have determined that some changes to the existing Development Code are appropriate and in the best interest of the City and that changes to the Development Code should be pursued.

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

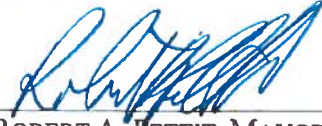
1. Mayor and City Council direct the City Administrator to file the appropriate application with the Department of Planning and Development requesting the following text amendments to the North Augusta Development Code:
 - a. 3.6.4.5.2 – Such section would be deleted in its present form and amended to read as follows:

Development Standards – Uses within the P, Public Use District, are not subject to the dimensional standards of §3.5 and §3.8. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12.
 - b. 3.8.1.1 – Such section would be deleted in its present form and amended to read as follows:

This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map, with the exception of those lots or parcels zoned P.
2. The City Administrator is further authorized to execute any documents necessary to make this application as well as submit any documents or information as required to allow the request to proceed.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 18 DAY OF MARCH, 2019.

SIGNED BY:



ROBERT A. PETTIT, MAYOR

ATTESTED BY:



SHARON LAMAR, CITY CLERK

ARTICLE 3 – ZONING DISTRICTS

3.6.2 CR, Critical Areas District

3.6.2.1 Purpose – The purpose of this district is to preserve and/or control development within known and identifiable areas of the city that exhibit the following characteristics:

- a. Wetlands, water courses, and lands reserved or maintained for stormwater management;
- b. Lands that serve as natural wildlife refuge areas;
- c. Environmentally sensitive lands and lands possessing great natural or historical resources;
- d. Lands that are reserved for open space or future parks and recreational areas; and
- e. Passive park and recreational lands.

3.6.2.2 Mapped Critical Areas – Lands exhibiting these characteristics shall be mapped as CR on the Official Zoning Map.

3.6.2.3 Permitted Uses – Development shall be limited to uses listed in Table 3-2, Use Matrix.

3.6.2.4 Dimensional Standards – Dimensional standards shall be the same as those applicable to an R-14 District.

3.6.3 TND, Traditional Neighborhood Development District

3.6.3.1 Purpose – The purpose of this district is to provide for concentrated mixed residential, retail, service and office uses. This district does not regulate land uses but, instead, permits any use to be established subject to design standards established in Article 2, Use Patterns, for a TND. Urban design standards are required to be supplied by the applicant or developer prior to approval in order maintain a neighborhood commercial scale and to promote pedestrian activity. Pedestrian circulation and common parking areas are required.

3.6.3.2 Location Criteria – A TND District may be designated for areas:
With an existing mix of retail, office, service, and residential uses located within a radius of one-quarter (¼) of a mile, or
On a tract or parcel for which a TND Use Pattern is proposed.

3.6.3.3 Use Regulations – The Use Matrix does not apply to a TND District provided, however, that no building permit shall be issued unless the requested use conforms to a preliminary subdivision development plan approved pursuant to a rezoning to a TND District. A TND development that complies with the TND Use Pattern regulations in Article 2, Use Patterns, may be permitted in a TND District as of right.

3.6.3.4 Development Standards – See Article 2, Use Patterns, for TND regulations.

3.6.4 P, Public Use District

3.6.4.1 Purpose – The purpose of this district is to provide suitable locations for land and structures in the city of North Augusta used exclusively by the city of North Augusta, Aiken County, the State of South Carolina, the United States, or other

ARTICLE 3 – ZONING DISTRICTS

governmental jurisdictions and their instrumentalities; and as such shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property. This district is also applicable to land owned by public utilities and public service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.). Property owned by public utilities and utilized primarily for office, customer service or retail sales is not appropriate for the Public Use district. If Public Use zoned property is sold to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area. (Rev. 12-1-08; Ord. 2008-18)

3.6.4.2 Applicability – A P, Public Use District, designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P, Public Use District designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

3.6.4.3 Permitted Uses – The uses listed in Table 3-7 are permitted in the P, Public Use District, subject to the issuance of a conditional use permit as required by Article 5, Approval Procedures. Public lands that are reserved or designated for environmental protection, open space or other natural state should be zoned in the CR, Critical Areas District, rather than the P, Public Use District.

3.6.4.4 Procedures – A site plan is required for uses permitted in the P, Public Use District, to the extent required by law. The site plan may be submitted concurrent with an application for rezoning. However, the Planning Commission and City Council may attach additional conditions to the approval of the district subject to a development agreement. In lieu of the application submittal requirements specified in Article 5, Approval Procedures, the applicant for rezoning to a P, Public Use District, shall address each of the review criteria of this section in their application materials.

3.6.4.5 Standards and Review Criteria

3.6.4.5.1 Review Criteria for Rezoning – In reviewing an application for a proposed P, Public Use District, the Planning Commission and City Council shall consider the following:

- a. **Inter-jurisdictional Analysis** – A review to determine the extent to which an inter-jurisdictional approach may be appropriate, including consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a citywide, countywide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered.
- b. **Financial Analysis** – A review to determine if a negative financial impact upon the City of North Augusta can be reduced or avoided by intergovernmental agreement.
- c. **Special Purpose Districts** – When the public facility is being proposed by a special purpose district including a school district, the city should consider the facility in the context of the district's overall plan and the extent to which the plan and facility are consistent with the Comprehensive Plan.

ARTICLE 3 – ZONING DISTRICTS

- d. Measures to Facilitate Siting – The factors that make a particular facility difficult to site should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors including, but not limited to:
1. The availability of land;
 2. Access to the transportation network;
 3. Compatibility with neighboring uses; and
 4. The impact on the physical environment.

3.6.4.5.2 Development Standards – Uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12. If the use is within a corridor overlay district, the standards of §3.8 apply.

TABLE 3-7 USES PERMITTED IN THE P, PUBLIC USE DISTRICT

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
1.	Fire, sheriff, and emergency services	6400-6430	4500-4530	922120
2.	Government offices or other governmental civic uses or facilities such as courts and city halls	6200 - 6221		92
3.	Libraries	4242	4300	519120
4.	Museums, galleries			712110
5.	Maintenance of government buildings and grounds, including equipment storage	2450		561210
6.	Open space, park or active recreational uses operated on a non-commercial basis		5500	712190
7.	Post office	6310		491
8.	Recreation centers	5380	3200	713940
9.	Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	6124-6140	4220	6113
10.	Public utility storage and service yards	2450		2211 2212 2213
11.	Sewage treatment plant, pump stations, or lift stations	4340	6300-6314 6350-6356	22132
12.	Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items	4343		562111 562119

ARTICLE 3 – ZONING DISTRICTS

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
13.	Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities		6200-6290	221310
14.	Service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.)	4300	6000	221 517

3.6.5 R-MH, Manufactured Housing and Mobile Home District

3.6.5.1 Purpose – The purpose of this district is to provide housing alternatives in the way of manufactured housing or mobile home subdivisions, and to insure quality development of such projects consistent with the city’s prevailing residential characteristics. This district shall function as a "floating zone" wherein the district is described and set forth in the text below but shall be unmapped. A property owner may petition for the zone to be applied to a particular parcel meeting the minimum zoning district area requirements of this Chapter through legislative action of the City Council.

Comment: Manufactured Homes are factory-built homes that comply with the National Manufactured Housing Construction and Safety Standards, known as the “HUD Code.” Mobile Homes are factory built homes that do not conform to the HUD Code or the local building code, typically because they were manufactured prior to adoption of the HUD Code in 1976. Modular Homes are factory-built homes that comply with the local building code rather than the HUD Code. See the detailed definitions of these terms in Appendix A. Standard Manufactured Homes are permitted only in the R-MH Zoning District.

3.6.5.2 Manufactured housing or mobile home parks in the R-MH, Manufactured Home Residential District, shall conform to the following standards in addition to those set forth in Articles 4 through 16:

3.6.5.2.1 The following uses are permitted within an R-MH, Manufactured Home Residential District:

- a. Manufactured homes.
- b. Mobile homes within parks or subdivisions.
- c. Any use permitted within an R-7 district.

3.6.5.3 No more than one (1) dwelling unit shall occupy one (1) lot.

ARTICLE 3 – ZONING DISTRICTS

3.6.5.4 Manufactured homes and mobile homes shall have their wheels and tongue removed upon arrival to the site and may not be occupied until the wheels and tongue have been removed.

3.6.5.5 Manufactured units or mobile homes shall be placed on a permanent foundation with all utilities (underground) already in place for each dwelling unit. The perimeter of the units shall be screened with permanent landscaping or fencing material consistent with the standards for building landscaping in Article 10, Landscaping. The units shall be anchored to the site in a manner approved by the city to protect against accidental movement.

3.6.5.6 Parking spaces shall be paved, properly marked, and lighted.

3.6.5.7 Concrete curbs shall be installed at the end of all "head-in" parking spaces.

3.6.5.8 All roadways shall have a minimum travel width of twenty (20) feet exclusive of parking.

3.6.5.9 A minimum of ten percent (10%) of the park site gross acreage shall be reserved and developed for recreational purposes. No recreation area shall be smaller than one-half (½) acre.

3.6.5.10 Accessory uses shall be limited to park offices, laundromats, meeting halls or activity centers, recreation facilities and maintenance buildings. Lots occupied by individual units may include one (1) accessory structure provided it is located behind the front elevation of the principal structure on the lot and a setback of three (3) feet is maintained on the side and rear.

3.6.5.11 Home occupations are permitted only within the dwelling units occupying each lot or dwelling site.

3.7 RESERVED

3.8 CORRIDOR OVERLAY DISTRICTS

3.8.1 Applicability

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

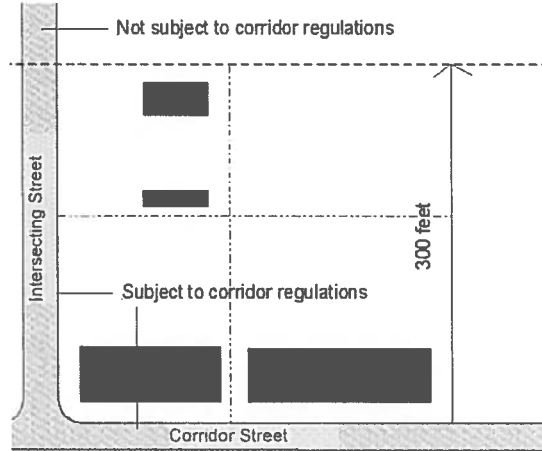
3.8.1.2 In the event that the definite boundaries of the district cannot be ascertained, Corridor Overlay Districts shall be deemed to encompass the depth of the lots fronting on both sides of the corridor street up to three hundred (300) feet and all property within three hundred (300) feet of the edge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

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

ARTICLE 3 – ZONING DISTRICTS

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

FIGURE 3-1 CORRIDOR AND INTERSECTING STREETS



3.8.2 Establishment of Corridor Overlay Districts

The following overlay districts are hereby established:

TABLE 3-8 CORRIDOR DISTRICTS ESTABLISHED (Rev. 12-19-11; Ord. 2011-16)
(Rev. 6-20-16; Ord. 2016-14)

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

ARTICLE 3 – ZONING DISTRICTS

A		B	
Overlay District	Corridor Streets Generally		
3.	NP, Neighborhood Preservation Overlay	<ol style="list-style-type: none"> 1. West Avenue between Jackson Avenue and Martintown Road 2. Carolina Avenue between Jackson Avenue and Martintown Road 3. The south side of Martintown Road between Bama Avenue and West Avenue 4. The north side of Martintown Road between Bama Avenue and Hampton Avenue 5. The residentially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 6. Martintown Road between River Bluff Drive and Hammond Pond Road 7. The east side of Georgia Avenue between Jackson Avenue and Observatory Avenue 8. The east side of Georgia Avenue between Sidereal Avenue and Argyle Avenue 9. The west side of Georgia Avenue between Jackson Avenue and Hugh Street 10. Buena Vista Avenue from the alley located between Georgia Avenue and East Avenue to Brookside Drive 	
4.	LMK, Landmark Overlay	<ol style="list-style-type: none"> 1. Reserved. Not applicable until the city adopts historic preservation standards for any portion of the city. 	

3.8.3 District Purposes and Standards

The purposes, zoning standards, site design and access standards, and building form standards for each corridor district are described in §3.8.4 for the Georgia Avenue Overlay District, §3.8.5 for the Highway Corridor Overlay district and §3.8.6 for the Neighborhood Preservation Corridor Overlay District.

3.8.4 G, Georgia Avenue Overlay District

3.8.4.1 Purpose and Findings – The G, Georgia Avenue Overlay District, is designed for that portion of the D, Downtown Mixed Use District, that contains the heart of traditional commercial activity in North Augusta. This overlay is created with an emphasis on maintaining the integrity of the traditional storefront building facades to facilitate a mixture of uses, including residential, coordinating parking design and access, and encouraging greater pedestrian activity and use. (Rev. 6-20-16; Ord. 2016-14)

ARTICLE 3 – ZONING DISTRICTS

3.6.2 CR, Critical Areas District

3.6.2.1 Purpose – The purpose of this district is to preserve and/or control development within known and identifiable areas of the city that exhibit the following characteristics:

- a. Wetlands, water courses, and lands reserved or maintained for stormwater management;
- b. Lands that serve as natural wildlife refuge areas;
- c. Environmentally sensitive lands and lands possessing great natural or historical resources;
- d. Lands that are reserved for open space or future parks and recreational areas; and
- e. Passive park and recreational lands.

3.6.2.2 Mapped Critical Areas – Lands exhibiting these characteristics shall be mapped as CR on the Official Zoning Map.

3.6.2.3 Permitted Uses – Development shall be limited to uses listed in Table 3-2, Use Matrix.

3.6.2.4 Dimensional Standards – Dimensional standards shall be the same as those applicable to an R-14 District.

3.6.3 TND, Traditional Neighborhood Development District

3.6.3.1 Purpose – The purpose of this district is to provide for concentrated mixed residential, retail, service and office uses. This district does not regulate land uses but, instead, permits any use to be established subject to design standards established in Article 2, Use Patterns, for a TND. Urban design standards are required to be supplied by the applicant or developer prior to approval in order maintain a neighborhood commercial scale and to promote pedestrian activity. Pedestrian circulation and common parking areas are required.

3.6.3.2 Location Criteria – A TND District may be designated for areas:
With an existing mix of retail, office, service, and residential uses located within a radius of one-quarter (¼) of a mile, or
On a tract or parcel for which a TND Use Pattern is proposed.

3.6.3.3 Use Regulations – The Use Matrix does not apply to a TND District provided, however, that no building permit shall be issued unless the requested use conforms to a preliminary subdivision development plan approved pursuant to a rezoning to a TND District. A TND development that complies with the TND Use Pattern regulations in Article 2, Use Patterns, may be permitted in a TND District as of right.

3.6.3.4 Development Standards – See Article 2, Use Patterns, for TND regulations.

3.6.4 P, Public Use District

3.6.4.1 Purpose – The purpose of this district is to provide suitable locations for land and structures in the city of North Augusta used exclusively by the city of North Augusta, Aiken County, the State of South Carolina, the United States, or other

ARTICLE 3 – ZONING DISTRICTS

governmental jurisdictions and their instrumentalities; and as such shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property. This district is also applicable to land owned by public utilities and public service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.). Property owned by public utilities and utilized primarily for office, customer service or retail sales is not appropriate for the Public Use district. If Public Use zoned property is sold to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area. (Rev. 12-1-08; Ord. 2008-18)

3.6.4.2 Applicability – A P, Public Use District, designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P, Public Use District designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

3.6.4.3 Permitted Uses – The uses listed in Table 3-7 are permitted in the P, Public Use District, subject to the issuance of a conditional use permit as required by Article 5, Approval Procedures. Public lands that are reserved or designated for environmental protection, open space or other natural state should be zoned in the CR, Critical Areas District, rather than the P, Public Use District.

3.6.4.4 Procedures – A site plan is required for uses permitted in the P, Public Use District, to the extent required by law. The site plan may be submitted concurrent with an application for rezoning. However, the Planning Commission and City Council may attach additional conditions to the approval of the district subject to a development agreement. In lieu of the application submittal requirements specified in Article 5, Approval Procedures, the applicant for rezoning to a P, Public Use District, shall address each of the review criteria of this section in their application materials.

3.6.4.5 Standards and Review Criteria

3.6.4.5.1 Review Criteria for Rezoning – In reviewing an application for a proposed P, Public Use District, the Planning Commission and City Council shall consider the following:

- a. **Inter-jurisdictional Analysis** – A review to determine the extent to which an inter-jurisdictional approach may be appropriate, including consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a citywide, countywide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered.
- b. **Financial Analysis** – A review to determine if a negative financial impact upon the City of North Augusta can be reduced or avoided by intergovernmental agreement.
- c. **Special Purpose Districts** – When the public facility is being proposed by a special purpose district including a school district, the city should consider the facility in the context of the district's overall plan and the extent to which the plan and facility are consistent with the Comprehensive Plan.

ARTICLE 3 – ZONING DISTRICTS

- d. Measures to Facilitate Siting – The factors that make a particular facility difficult to site should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors including, but not limited to:
1. The availability of land;
 2. Access to the transportation network;
 3. Compatibility with neighboring uses; and
 4. The impact on the physical environment.

3.6.4.5.2 Development Standards – Uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12.

TABLE 3-7 USES PERMITTED IN THE P, PUBLIC USE DISTRICT

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
1.	Fire, sheriff, and emergency services	6400-6430	4500-4530	922120
2.	Government offices or other governmental civic uses or facilities such as courts and city halls	6200 - 6221		92
3.	Libraries	4242	4300	519120
4.	Museums, galleries			712110
5.	Maintenance of government buildings and grounds, including equipment storage	2450		561210
6.	Open space, park or active recreational uses operated on a non-commercial basis		5500	712190
7.	Post office	6310		491
8.	Recreation centers	5380	3200	713940
9.	Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	6124-6140	4220	6113
10.	Public utility storage and service yards	2450		2211 2212 2213
11.	Sewage treatment plant, pump stations, or lift stations	4340	6300-6314 6350-6356	22132
12.	Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items	4343		562111 562119

ARTICLE 3 – ZONING DISTRICTS

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
13.	Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities		6200-6290	221310
14.	Service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.)	4300	6000	221 517

3.6.5 R-MH, Manufactured Housing and Mobile Home District

3.6.5.1 Purpose – The purpose of this district is to provide housing alternatives in the way of manufactured housing or mobile home subdivisions, and to insure quality development of such projects consistent with the city’s prevailing residential characteristics. This district shall function as a "floating zone" wherein the district is described and set forth in the text below but shall be unmapped. A property owner may petition for the zone to be applied to a particular parcel meeting the minimum zoning district area requirements of this Chapter through legislative action of the City Council.

Comment: Manufactured Homes are factory-built homes that comply with the National Manufactured Housing Construction and Safety Standards, known as the "HUD Code." Mobile Homes are factory built homes that do not conform to the HUD Code or the local building code, typically because they were manufactured prior to adoption of the HUD Code in 1976. Modular Homes are factory-built homes that comply with the local building code rather than the HUD Code. See the detailed definitions of these terms in Appendix A. Standard Manufactured Homes are permitted only in the R-MH Zoning District.

3.6.5.2 Manufactured housing or mobile home parks in the R-MH, Manufactured Home Residential District, shall conform to the following standards in addition to those set forth in Articles 4 through 16:

3.6.5.2.1 The following uses are permitted within an R-MH, Manufactured Home Residential District:

- a. Manufactured homes.
- b. Mobile homes within parks or subdivisions.
- c. Any use permitted within an R-7 district.

3.6.5.3 No more than one (1) dwelling unit shall occupy one (1) lot.

ARTICLE 3 – ZONING DISTRICTS

3.6.5.4 Manufactured homes and mobile homes shall have their wheels and tongue removed upon arrival to the site and may not be occupied until the wheels and tongue have been removed.

3.6.5.5 Manufactured units or mobile homes shall be placed on a permanent foundation with all utilities (underground) already in place for each dwelling unit. The perimeter of the units shall be screened with permanent landscaping or fencing material consistent with the standards for building landscaping in Article 10, Landscaping. The units shall be anchored to the site in a manner approved by the city to protect against accidental movement.

3.6.5.6 Parking spaces shall be paved, properly marked, and lighted.

3.6.5.7 Concrete curbs shall be installed at the end of all "head-in" parking spaces.

3.6.5.8 All roadways shall have a minimum travel width of twenty (20) feet exclusive of parking.

3.6.5.9 A minimum of ten percent (10%) of the park site gross acreage shall be reserved and developed for recreational purposes. No recreation area shall be smaller than one-half (½) acre.

3.6.5.10 Accessory uses shall be limited to park offices, laundromats, meeting halls or activity centers, recreation facilities and maintenance buildings. Lots occupied by individual units may include one (1) accessory structure provided it is located behind the front elevation of the principal structure on the lot and a setback of three (3) feet is maintained on the side and rear.

3.6.5.11 Home occupations are permitted only within the dwelling units occupying each lot or dwelling site.

3.7 RESERVED

3.8 CORRIDOR OVERLAY DISTRICTS

3.8.1 Applicability

3.8.1.1 This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map, with the exception of those lots or parcels zoned P.

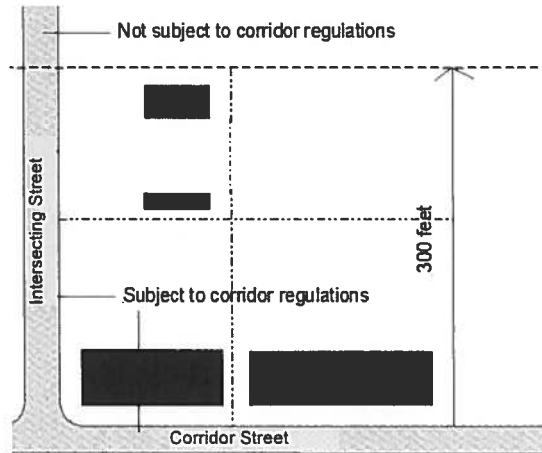
3.8.1.2 In the event that the definite boundaries of the district cannot be ascertained, Corridor Overlay Districts shall be deemed to encompass the depth of the lots fronting on both sides of the corridor street up to three hundred (300) feet and all property within three hundred (300) feet of the edge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

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

ARTICLE 3 – ZONING DISTRICTS

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

FIGURE 3-1 CORRIDOR AND INTERSECTING STREETS



3.8.2 Establishment of Corridor Overlay Districts

The following overlay districts are hereby established:

TABLE 3-8 CORRIDOR DISTRICTS ESTABLISHED (Rev. 12-19-11; Ord. 2011-16)
(Rev. 6-20-16; Ord. 2016-14)

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

ARTICLE 3 – ZONING DISTRICTS

A		B	
Overlay District	Corridor Streets Generally		
3.	NP, Neighborhood Preservation Overlay	<ol style="list-style-type: none"> 1. West Avenue between Jackson Avenue and Martintown Road 2. Carolina Avenue between Jackson Avenue and Martintown Road 3. The south side of Martintown Road between Bama Avenue and West Avenue 4. The north side of Martintown Road between Bama Avenue and Hampton Avenue 5. The residentially zoned and utilized property on the north side of Martintown Road between Hampton Avenue and River Bluff Drive 6. Martintown Road between River Bluff Drive and Hammond Pond Road 7. The east side of Georgia Avenue between Jackson Avenue and Observatory Avenue 8. The east side of Georgia Avenue between Sidereal Avenue and Argyle Avenue 9. The west side of Georgia Avenue between Jackson Avenue and Hugh Street 10. Buena Vista Avenue from the alley located between Georgia Avenue and East Avenue to Brookside Drive 	
4.	LMK, Landmark Overlay	<ol style="list-style-type: none"> 1. Reserved. Not applicable until the city adopts historic preservation standards for any portion of the city. 	

3.8.3 District Purposes and Standards

The purposes, zoning standards, site design and access standards, and building form standards for each corridor district are described in §3.8.4 for the Georgia Avenue Overlay District, §3.8.5 for the Highway Corridor Overlay district and §3.8.6 for the Neighborhood Preservation Corridor Overlay District.

3.8.4 G, Georgia Avenue Overlay District

3.8.4.1 Purpose and Findings – The G, Georgia Avenue Overlay District, is designed for that portion of the D, Downtown Mixed Use District, that contains the heart of traditional commercial activity in North Augusta. This overlay is created with an emphasis on maintaining the integrity of the traditional storefront building facades to facilitate a mixture of uses, including residential, coordinating parking design and access, and encouraging greater pedestrian activity and use. (Rev. 6-20-16; Ord. 2016-14)

SECTION J: CERTAIN PUBLIC SERVICE AND UNIQUE USES
EXEMPT

- 4.j.1. **General:** Due to the unique nature of certain public service uses and the need to locate such uses in certain areas of the City, the following list of uses may be established without regard to districts, provided such uses meet all dimensional requirements of the district, except height. The Planning Commission shall be required to approve items a through c, and City Council shall approve item d, of the items listed below.
- a. Telephone exchange and repeater stations
 - b. Radio and TV Station Tower
 - c. Electrical Transmitters
 - d. Municipal facilities
 - e. Personal communications system towers, and cellular telephone towers as outlined in Section 4.k.
- 4.j.2. **Landscapes and Bufferyards:** All land uses cited in this section shall observe the landscaping and bufferyard requirements established in the Subdivision and Landscaping Chapter. See Illustrated Example of Bufferyard Design in Article Seven, Section D.
- 4.j.3. Mobile homes and manufactured structures may be permitted as temporary uses in any zoning district during construction of buildings or projects, provided that a permit for such use is first issued by the Zoning Administrator and that said use shall be removed within fifteen (15) days after completion of the project.

SECTION K: COMMUNICATIONS TOWER AND ANTENNA

- 4.k.1. **General:** These regulations will permit the placement of communications towers and antennae in locations which will allow telecommunications services to be rendered in conformity with the authority in the Federal Telecommunications Act of 1996 and the goals of the municipal comprehensive plan and zoning ordinance to serve and protect the public health, safety, convenience, order, appearance, prosperity, and general welfare.

City of
North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on April 18, 2019, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZT 19-001 – A request by the City of North Augusta to amend Section 3.6.4.5.2, Development Standards within the P, Public Use Zoning District and Section 3.8.1.1, Applicability of the Corridor Overlay Districts to the P, Public Use Zoning District.

RZM 19-001 – A request by Greenstone Properties to rezone ± 9.58 acres of land located west of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcels: 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003 from PD, Planned Development to D, Downtown.

Copies of the proposed amendments to the North Augusta Development Code and a map and documents related to the rezoning application will be available in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on any matter that is the subject of a public hearing are encouraged to attend.

CITIZEN ASSISTANCE:

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

ATTACHMENT #9-A

ORDINANCE NO. 2019-02

TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA BY REZONING ± 9.58 ACRES OF LAND OWNED BY GREENSTONE PROPERTIES, AND LOCATED WEST OF GEORGIA AVENUE BETWEEN THE NORTH AUGUSTA GREENEWAY AND THE SAVANNAH RIVER, AIKEN COUNTY TAX PARCELS #007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003, FROM PD, PLANNED DEVELOPMENT, TO D, DOWNTOWN.

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 April 18, 2019, public hearing, reviewed and considered a request by Greenstone, LLC, to amend the Official Zoning Map of North Augusta from Planned Development (PD) to Downtown, Mixed Use (D). The Planning Commission report has been provided to City Council.

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 Greenstone Properties, and located west of Georgia Avenue between the North Augusta Greeneway and the Savannah River, Aiken County Tax Parcels #007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003, from PD, Planned Development to D, Downtown.
- II. Said property being officially rezoned to the classification D, Downtown zoning, 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.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2019.

First Reading _____

Second Reading _____

Third and Final Reading _____

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

Department of Planning and Development

Memorandum # 19-007

To: B. Todd Glover, City Administrator

From: Libby Hodges, Director of Planning & Development

Subject: Application number RZM19-001 – Riverside Village Rezoning – A request by the Greenstone Development, LLC, to rezone ± 9.58 acres of land located along West of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcels 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004 and 007-13-42-003 from PD, Planned Development to D, Downtown Mixed Use Zoning.

Date: April 29, 2019

Planning Commission Recommendation

On April 18, 2019, after a duly advertised and convened public hearing, the Planning Commission considered a request by Greenstone Development, LLC, to rezone ± 9.58 acres of land on land located along West of Georgia Avenue between the North Augusta Greenway and the Savannah River, from PD, Planned Development to D, Downtown Mixed Use Zoning. **The Planning Commission, on a vote of 7-0, voted in favor a recommendation to City Council to rezone the property as proposed.**

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

Project Staff Report

RZM19-001 Riverside Village Rezoning

Prepared by: Kuleigh Baker/Libby Hodges

Meeting Date: April 18, 2019

SECTION 1: PROJECT SUMMARY

Project Name	Riverside Village Rezoning
Applicant	Greenstone Properties
Address/Location	West of Georgia Avenue between the North Augusta Greenway and the Savannah River
Parcel Numbers	007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004. and 007-13-42-003
Total Development Size	± 9.58 acres
Existing Zoning	PD, Planned Development
Overlay	N/A
Traffic Impact Tier	N/A
Proposed Use	Mixed Use Development
Proposed Zoning	D, Downtown
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(s) 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 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.

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 April 1, 2019. The property was posted with the required public notice on April 3, 2019. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The Star* and on the City's website at www.northaugusta.net on April 3, 2019.

SECTION 4: SITE HISTORY

Historically, the area proposed for rezoning was the industrial center of North Augusta. The original plats of the City of North Augusta called for this area to be the commercial and manufacturing center of the City, which it was, until these businesses went into decline for a number of reasons. More recently, the property remained vacant for many years due to site contamination and other development limitations until the city purchased the property with the intent to redevelop. This area provides a vital public river access through this property and the nearby Riverview Park.

The parcels proposed for rezoning are a portion of a previous Planned Development (PD) usually referred to as "Hammond's Ferry." The commercial portion of the site is often referred to as "Riverside Village." The first Planned Development (PD) General Development Plan (GDP) for Hammond's Ferry was approved by the Planning Commission on July 25, 2002 and Ordinance 2002-23 was adopted by City Council on December 12, 2002. There have been several modifications to the original PD ordinance and associated General Development Plan. Throughout this time, the property has been subject to several agreements between the City and site developers in the form of development agreements and parking agreements. The site is also subject to restriction imposed by the Hammond's Ferry Business District Association, incorporated in 2008.

The most recent revision to the general development plan was for Phase B, the town center, including the stadium and commercial area. At the May 21, 2015 meeting of the Planning Commission, the major modification to the GDP and PD ordinance were reviewed and recommended for approval by City Council. City Council adopted Ordinance No. 2015-14, on August 3, 2015. As stated in the Ordinance, these changes were in response to changing economic conditions, development codes, and development opportunities on the site and has resulted in the current development on the site. The property has become a model for redevelopment through careful planning and innovative development. This proposal is a continuation of the development of the site.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcels	Mixed Use (residential, hotel, restaurants, recreation, and other commercial uses)	Mixed Use	PD, Planned Development
North	Greenway, Brick Pond Park	Parks, Recreation, Open Space, and Conservation	PD, Planned Development/ P, Public Use
South	Savannah River	N/A	N/A
East	Mixed Use (residential, golf course and clubhouse)	Mixed Use	PD, Planned Development
West	Mixed Use (residential, restaurants, and other commercial uses)	Mixed Use	PD, Planned Development

Access – The site currently has access from Center Street and Railroad Avenue via Riverside Boulevard or Crystal Lake Drive. The site also has access from the North Augusta Greenway. A Traffic Impact Analysis was previously completed for Phase B that encompassed a significant study area to review the potential impacts of a large scale development and future growth on existing traffic.

Topography –The property is relatively flat. The majority of Riverside Village was graded at the start of construction on Phase B of Hammond’s Ferry.

Utilities – Water and sanitary sewer is available from adjacent sites. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting, but is not anticipated to be an issue.

Floodplain – Portions of the site fall within the 100 year floodplain.

Drainage Basin – This site is located within the Crystal Lake 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 100% within the city limits and reports an overall fair water quality. This means studies have indicated water quality impairments in several categories including the levels of nitrates, ammonia, and manganese found in samples. This basin has been ranked as a high priority for water quality improvements through best management practices and other water quality improvement projects to decrease the possibility of overtopping ponds in the system.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

Parcels 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004 and 007-13-42-003 are a combined total of ± 9.58 acres. This is a small portion of the overall ± 195 acres contained in the PD.

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 rezoning request satisfies several core principles and key initiatives of the current Comprehensive Plan. The D, Downtown Mixed Use designation supports flexibility in development standards in order to encourage mixes of uses and infill development, providing urban amenities to existing and new residents, a mixture of housing types, connection to the Greenway, encouraging pedestrian and bicycle access to the area, and will access to cultural resources such as the Riverview Amphitheater and the Greenjackets Stadium.

By changing these properties to the “D – Downtown Mixed Use” zoning, the Planning Department envisions this as a first step to developing a Downtown Master Plan (Initiative 1) and updating the Downtown codes to better reflect the goals of revitalizing, redefining, and allowing flexibility in fostering the development of a functional, vibrant downtown core for the City. The city has identified Downtown as a priority investment area and a place to encourage mixed use and progressive development (Initiative 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 as stated in §5.3.6.3 of the NADC:

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

The proposed rezoning is compatible with the surrounding area. Downtown zoning exists just north of the subject sites, and this site is seen as an extension of the existing downtown commercial core. Through the PD, Phase B has been programmed to be an urban town center, similar to the existing downtown area.

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 rezoning would not affect the existing street network or capacity.

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

The existing utility network accommodates 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.

d. Parking problems; or

Parking for the site will continue to be provided based on existing parking agreements and the requirements of the North Augusta Development Code. The applicant has provided a list of the properties and parking and confirms that parking on the site will be sufficient at this time. Staff will continue to monitor parking allocation as the sites continue to develop.

The following is an analysis of the Parking Space Allocation spreadsheet attached to this report:

- The total parking spaces required per the PD use is 1,708. This is the total number of parking spaces required per the PD for all lots in Riverside Village, developed and non-developed based on the square footages supplied for future development. This does not match the amount required per the parking agreement.
- The total parking spaces for “public” parking per the parking agreement is 1,388 parking spaces. This creates a difference of 320 spaces between the PD and the Parking Agreement.
- In gross numbers, the total number of parking spaces provided in the decks and on-street is 1,767. This is, in total, greater than the 1,708 required by the PD.
- The total number of dedicated parking spaces is 1,618, which is 260 spaces over the parking required by the agreement, though it is still less than the PD requires (1,708 spaces). “Dedicated” is meant as parking assigned to a particular use or building.
- If the spaces reserved through the parking agreement are removed (those spaces reserved for the Hotel, Medac Employees, retail, office use, etc.) 378 spaces remain available for use.

Additional Staff Commentary:

- On-street parking for any given lot will not be labeled specifically for those parcels. These spaces will be metered and open to the public. They will not be reserved. These are intended for short term retail or restaurant use.
- The parking decks are intended for longer-term parking. These spaces are intended for conference attendees, retail and restaurant employees, and those choosing to park in the deck if on-street parking is not available.
- Event parking is handled separately through an event parking plan. This includes the parking decks, surrounding temporary lots and surface lots in downtown.
- Parking is dynamic, so cars will come and go. All spaces will not be occupied all the time.
- There will be a small portion of visitors that will not need additional parking to visit the area. This form of development is meant to encourage pedestrian and bicycle access through the Greenway, sidewalks, and proximity to residences.

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 does not appear to create any additional environmental impacts. Each 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 and municipal codes 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).

This rezoning directly addresses a change in character and new growth trends in the area. With the completion of most of the infrastructure in and around Phase B of the Hammond's Ferry Planned development, the outlines of what development can take place are currently in place and will not be significantly altered. The only remaining surface street that is not complete is Front Street in Phase A of the PD, which is outside the bounds of what is proposed to be changed to the D, Downtown Mixed Use zoning at this time.

5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).

The proposed zoning classification will remain mixed use, which should not adversely impact the current surrounding single-family residential uses or commercial

development, as it is no different than what exists currently and what has been planned for this property.

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 Planned Development ordinance allows for uses in the D, Downtown zoning district. The subject properties are suitable for the proposed uses under both the existing and requested zoning district.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).

The rezoning is compatible with the existing residential neighborhood's stability and character. A mix of building styles and uses are encouraged in the existing Planned Development ordinance and the requested Downtown zoning. The Hammond's Ferry Business District Association will continue the architectural review and approval of any buildings within the agreed bounds of the property owner's association.

8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).

Prior to approval of the PD, the property was vacant for many years. After the introduction of the PD, the site has quickly developed into a thriving mixed use district.

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 amount of land available in this particular area is limited by existing development to the west, the Georgia Avenue to the east, Brick Pond Park to the north, and the Savannah River to the south.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The existing zoning of PD, Planned Development has been in place since the adoption of the Hammond's Ferry Planned Development Ordinance No. 2002-03 in December 2002. This does not appear to have been done in error.

SECTION 7: STAFF RECOMMENDATION

The rezoning request directly addresses the change in character and development of the area. Staff would like to note that this request was coordinated with the input and understanding of the Planning and Development Department to address issues that have arisen with the existing PD Ordinance. These issues prevented staff from processing variances or waivers that would have been in the City's interest or that were the result of situations not anticipated by the PD, such as opportunities for different mixes of uses and square footages in the project. This zoning change will allow the developer additional discretion to respond to changing market and economies of scale resulting from the existing successful development of the remainder of the sites in this proposal.

With the completion of the infrastructure in and around Phase B of the Hammond's Ferry Planned Development, the outlines of what development can take place are currently in place and will not be significantly altered. This rezoning would serve to extend the "Downtown" to the river area and formalize the recognition that this is an extension of our downtown. With most urban form developments, the Planning Department should be less concerned with exactly what goes within the buildings, instead focusing on general building location, public safety, and public resource allocation.

Staff would like to emphasize that approval of this zoning does not in any way negate or alter any existing agreements on the site. This includes the existing Parking Agreement and Development Agreement. Just as in any private property owner's association, the Planning and Development Department has a limited role in enforcing the covenants of private property owner associations such as the Hammond's Ferry Business District Association, which will remain in place as incorporated in 2008.

However, this should not be taken as the Department abandoning its role in enforcing or creating any development standards for the Downtown district. Staff recommends that this rezoning be used to encourage the creation of a downtown parking plan, revision of the existing downtown development codes, and Downtown Master Plan. As discussed with the Commissioners at previous meetings, a downtown code work group has been convened and progress is being made towards these code revisions. Further public involvement will be coordinated when these changes are further developed.

It should be noted that any development proposals currently under review will not be affected by these changes and will be reviewed by the existing PD criteria. This includes Parcel G, the Stadium Parking Deck and the Amphitheater at Riverside Village.

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

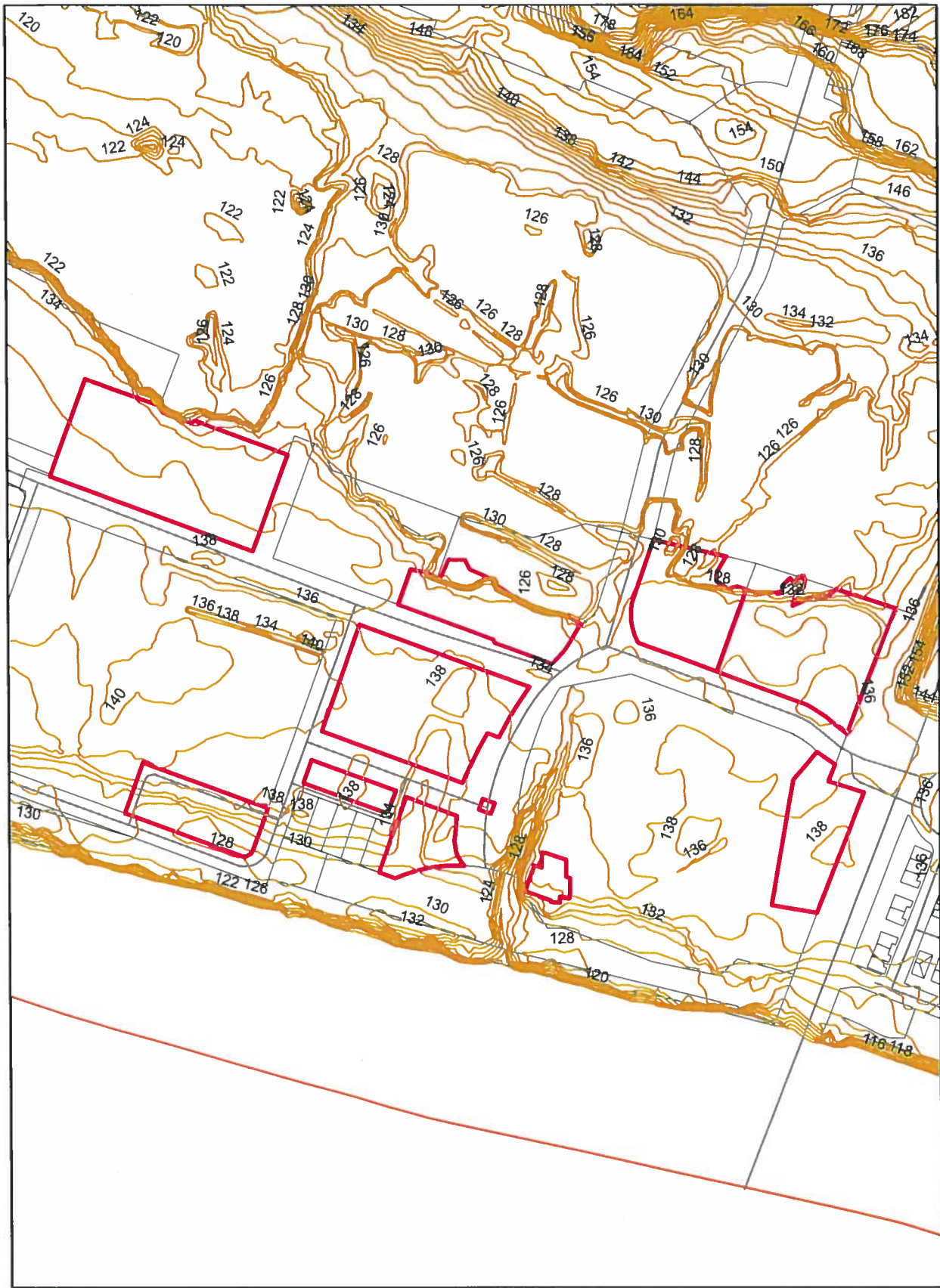
rezoning of Parcel Numbers 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003 to rezone ±9.58 acres from PD, Planned Development to D, Downtown, is appropriate for this site.

SECTION 8: ATTACHMENTS

1. Site/Aerial Map
2. Topography
3. Current Zoning Map
4. Future Land Use Map
5. Site Photos
6. Notification Letter
7. PD 15-001 Exhibit A Phasing Map
8. Application Materials

cc Addie Head, Greenstone Properties

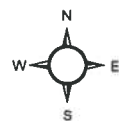




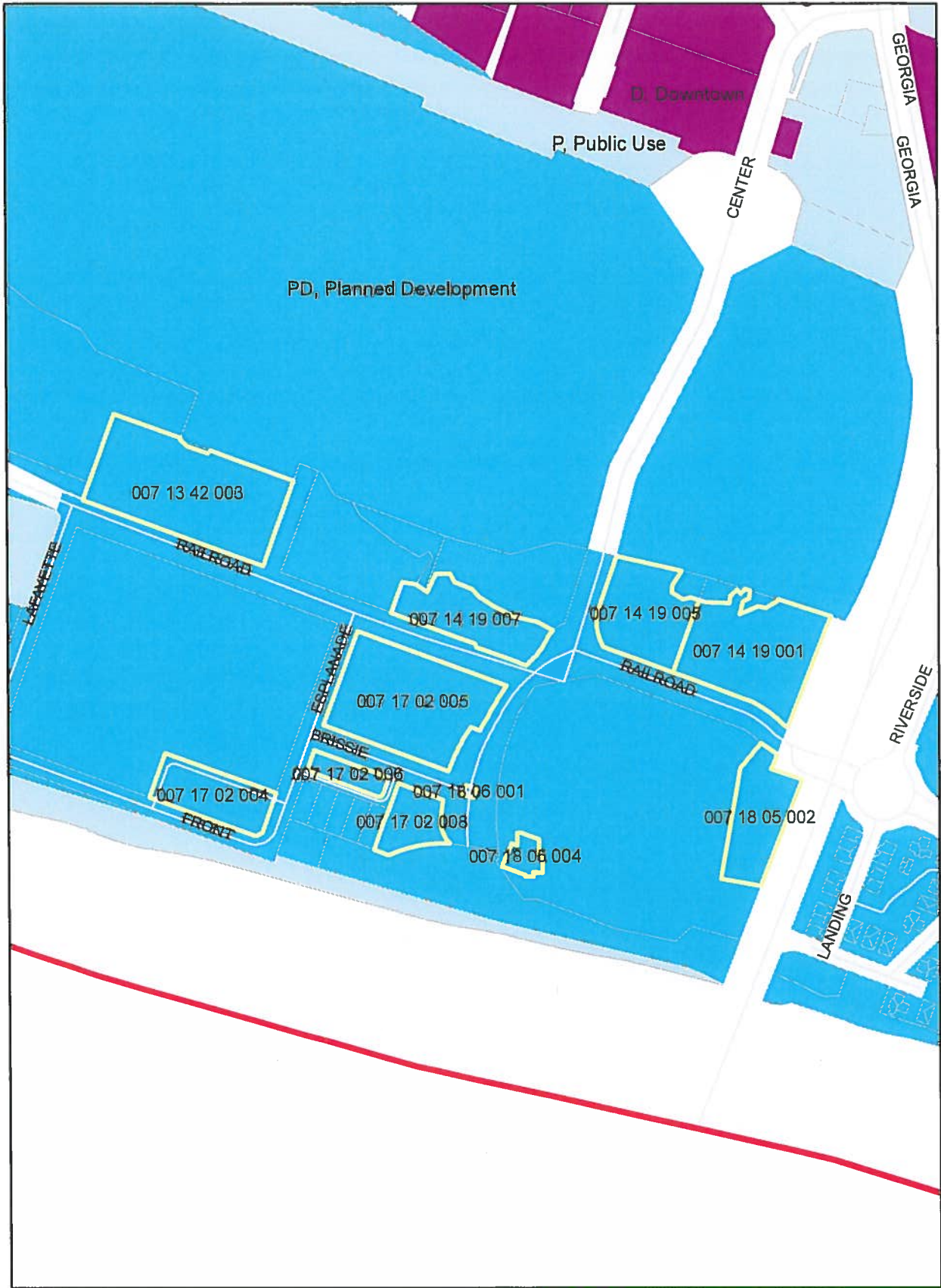
Topo Map



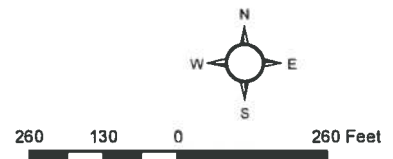
Application RZM19-001
Riverside Village Rezoning



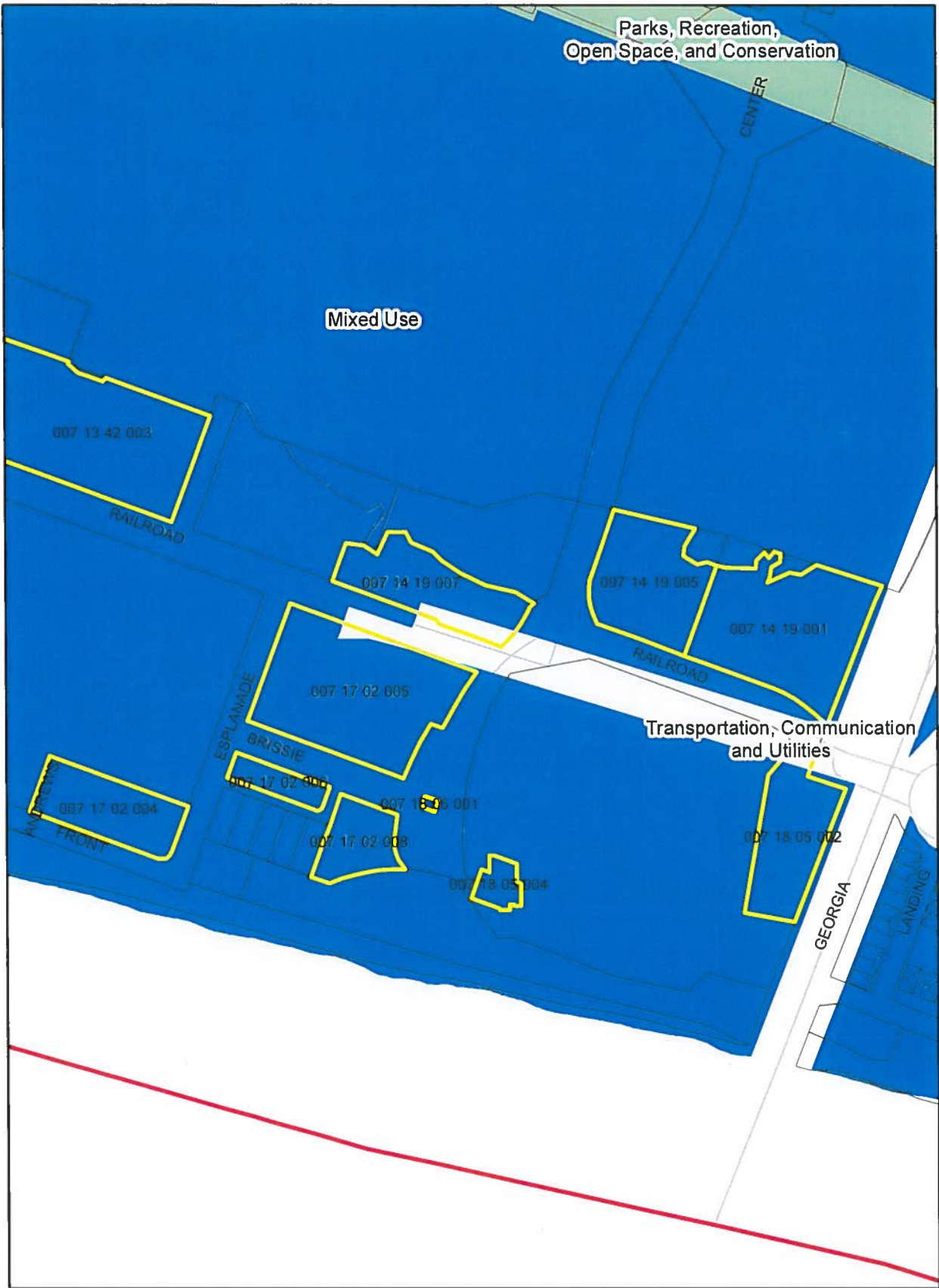
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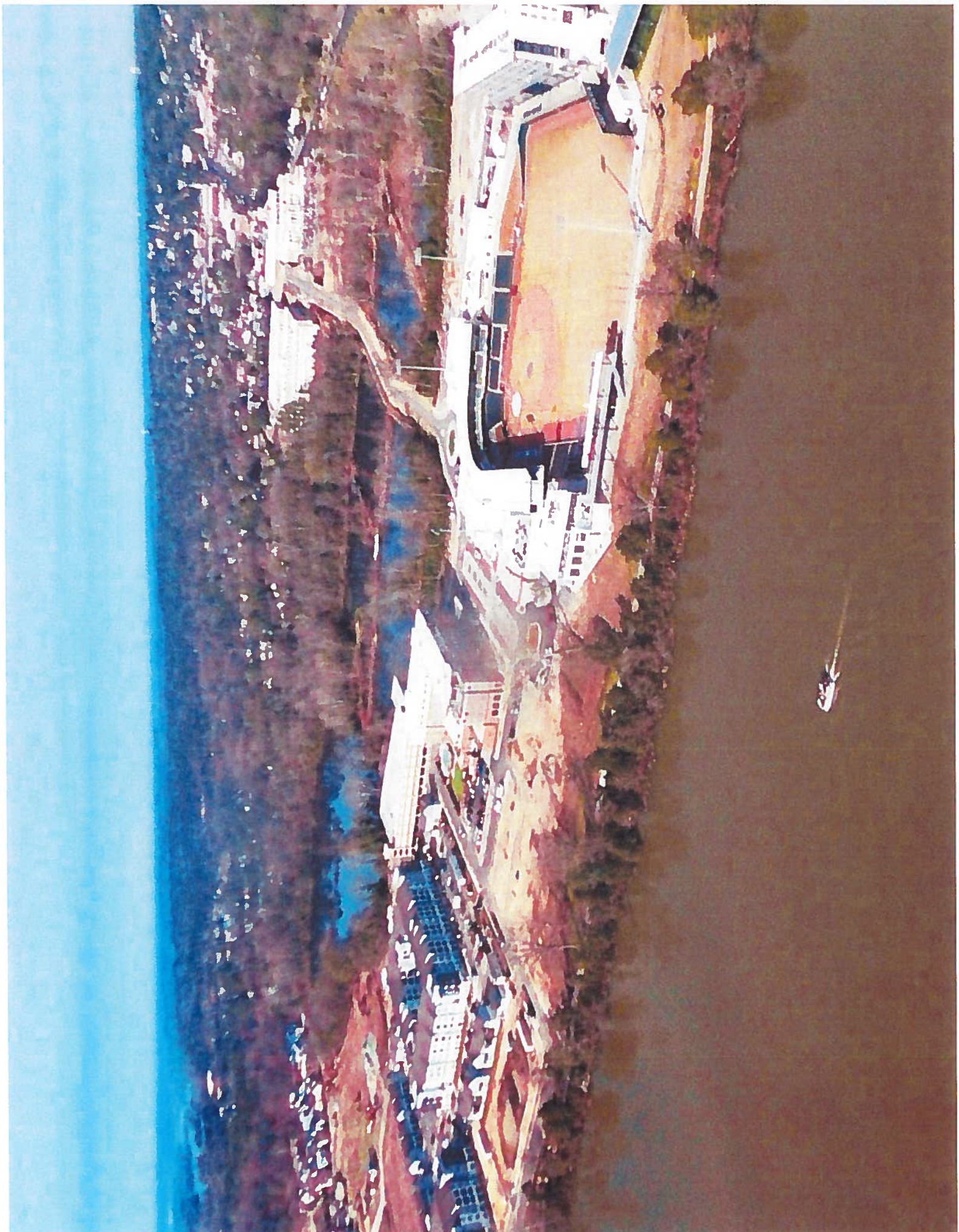


Current Zoning Map
 Application RZM19-001
 Riverside Village Rezoning



Date: 4/10/2019











100 Georgia Avenue
North Augusta, SC
29841-3843

Post Office Box 6400
North Augusta, SC
29861-6400

City of North Augusta

March 29, 2019

RE: Proposed rezoning of \pm 9.58 acres of land located west of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcel Numbers: 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003 from PD, Planned Development to D, Downtown.

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:

Greenstone Properties has made a request to rezone \pm 9.58 acres of land located west of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcel Numbers: 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003 from PD, Planned Development to D, Downtown.

The North Augusta Planning Commission will hold a public hearing to collect public input and to consider the rezoning application on Thursday, April 18, 2019. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. The Planning Commission public 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 to attend this public hearing.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on April 3, 2019. 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 of Planning and Development

Administration
Office 803-441-4202
Fax 803-441-4204

Planning & Development
Office 803-441-4221
Fax 803-441-4212

Engineering & Public Works
Office 803-441-4223
Fax 803-441-4208

Building Standards
Office 803-441-4227
Fax 803-441-4122

Finance
Office 803-441-4215
Fax 803-441-4189

Parks, Recreation
& Tourism
Office 803-441-4300
Fax 803-441-4310

Human Resources
Office 803-441-4205
Fax 803-441-3921

Public Utilities
Office 803-441-4240
Fax 803-441-4243

City of
North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on April 18, 2019, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZT 19-001 – A request by the City of North Augusta to amend Section 3.6.4.5.2, Development Standards within the P, Public Use Zoning District and Section 3.8.1.1, Applicability of the Corridor Overlay Districts to the P, Public Use Zoning District.

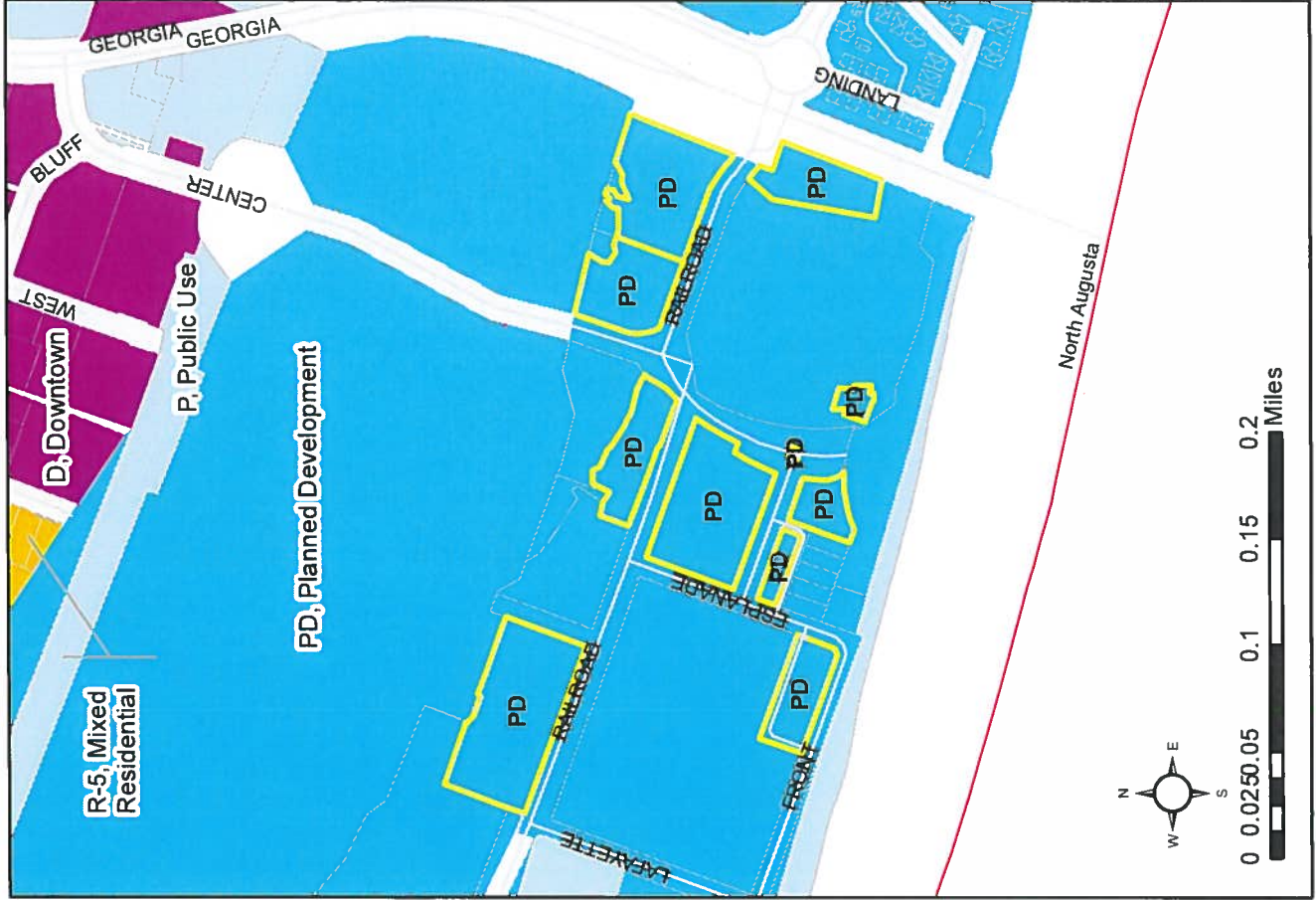
RZM 19-001 – A request by Greenstone Properties to rezone ± 9.58 acres of land located west of Georgia Avenue between the North Augusta Greenway and the Savannah River, Aiken County Tax Parcels: 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003 from PD, Planned Development to D, Downtown.

Copies of the proposed amendments to the North Augusta Development Code and a map and documents related to the rezoning application will be available in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on any matter that is the subject of a public hearing are encouraged to attend.

CITIZEN ASSISTANCE:

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

Current Zoning: PD, Planned Development

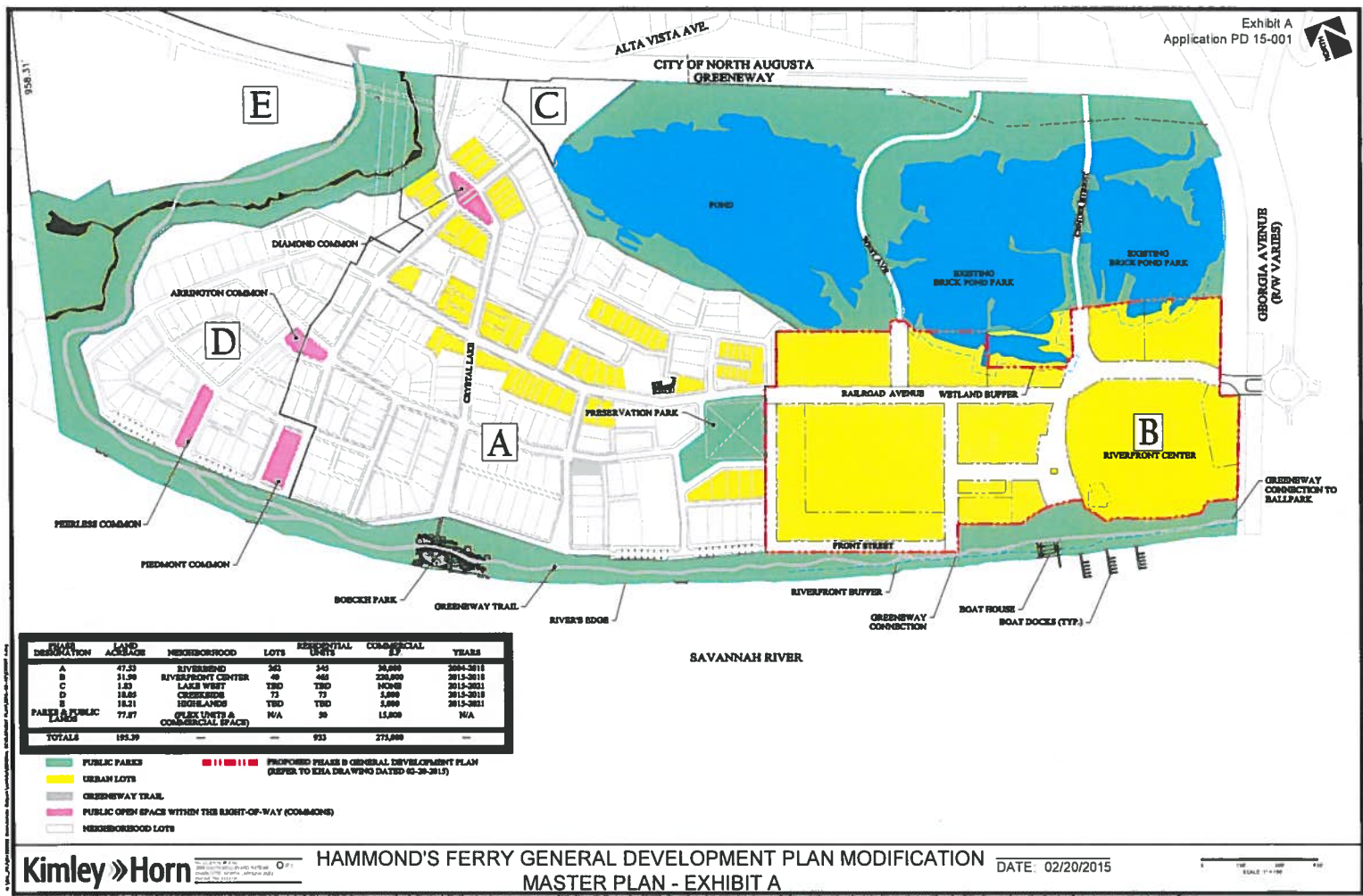


Proposed Zoning: D, Downtown



Application RZM19-001

A request to rezone approximately 9.58 acres from PD, Planned Development to D, Downtown
 Tax Parcel Numbers 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007,
 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004, and 007-13-42-003

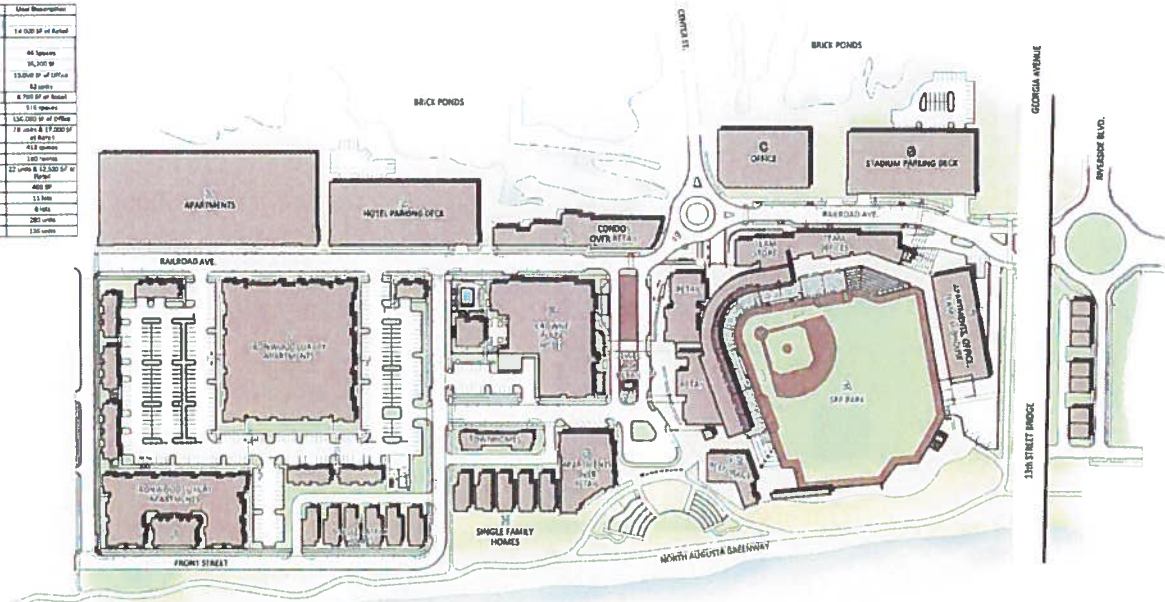


PHASE DESIGNATION	LAND ACRES	NEIGHBORHOOD	LOTS	RESIDENTIAL UNITS	COMMERCIAL SF	YEARS
A	47.53	RIVERSHORE	343	343	30,000	2004-2010
B	31.90	RIVERFRONT CENTER	40	40	230,000	2015-2018
C	1.83	LARGE TRACT	TBD	TBD	100,000	2015-2015
D	18.85	CREEKSIDES	72	72	3,000	2015-2015
E	18.21	HIGHLANDS	TBD	TBD	3,000	2015-2015
PARKS & PUBLIC SPACE	77.87	PUBLIC SPACES & COMMERCIAL SPACE	N/A	30	15,000	N/A
TOTALS	195.39			923	273,000	

- PUBLIC PARKS
- URBAN LOTS
- GREENWAY TRAIL
- PUBLIC OPEN SPACE WITHIN THE RIGHT-OF-WAY (COMMONS)
- NEIGHBORHOOD LOTS
- PROPOSED PHASE B GENERAL DEVELOPMENT PLAN (REFER TO IDEA DRAWING DATED 02-20-2015)

DEVELOPMENT SUMMARY

Phase	Particulars	User Description
A	Residential Land	14,000 SF of Actual
A1	The Clubhouse Building	
	Parking Garage	64 spaces
	Tennis Clubhouse Yard	36,200 SF
A2	Office Space	13,000 SF of Office
	Apartments	82 units
A3	Restaurant	8,700 SF of Retail
B	Multi-Unit	170 Units
C	Office Building	136,000 SF of Office
D	Clubhouse	78,000 SF of Office
E	Hotel Deck	412 sqm
F	Hotel	380 sqm
G	Apartments over Retail	22 Units & 12,500 SF of Retail
H	Single Family Housing	11 Units
I	Single Family Housing	8 Units
J	Office Apartments	200 units
K	Office Apartments	150 units



SAVANNAH RIVER

MASTER PLAN
FOR
HAMMOND'S FERRY
RIVERSIDE VILLAGE

NORTH AUGUSTA, SOUTH CAROLINA



PREPARED BY
CRANSTON
ENGINEERS PLANNERS SURVEYORS
433 Elm Street, Augusta, Georgia 30901
Telephone: 706-722-9646
Fax: 706-722-9646



Application for Development Approval

Please type or print all information



Staff Use

Application Number RZM19-001

Date Received 3/15/19

Review Fee \$250

Date Paid 3/15/19

1. Project Name Riverside Village

Project Address/Location West of Georgia Avenue between the North Augusta Greenway and the Savannah River; Railroad Avenue

Total Project Acreage ~29 Acres Current Zoning Planned Development

Tax Parcel Number(s) See Attachment "Riverside Village Tax Parcel Numbers"
2. Applicant/Owner Name Chris Schoen Applicant Phone 404-725-5357

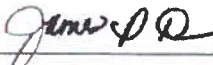
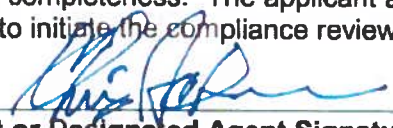
Mailing Address 3301 Windy Ridge Parkway, Suite 320

City Atlanta ST GA Zip 30339 Email cschoen@greenstone-properties.com
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor James P Dean License No. 27380

Firm Name Cranston Engineering Group, PC Firm Phone 706-722-1588

Firm Mailing Address 452 Ellis Street

City Augusta ST GA Zip 30901 Email jpdean@cranstonengineering.com

Signature  Date 3/12/2019
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
7.  3/14/19
Applicant or Designated Agent Signature Date

Chris B. Schoen
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number RZM 19-001 Date Received 3/15/19

1. Project Name Riverside Village
Project Address/Location West of Georgia Avenue between the North Augusta Greenway and the Savannah River; Railroad Avenue
Project Parcel Number(s) See Attachment "Riverside Village Tax Parcel Numbers"

2. Property Owner Name Chris Schoen Owner Phone 404-725-5357
Mailing Address 3301 Windy Ridge Parkway, Suite 320
City Atlanta ST GA Zip 30339 Email cschoen@greenstone-properties.com

3. Designated Agent Addie Head
Relationship to Owner Employee of Owner
Firm Name Greenstone Properties Phone 404-421-5807
Agent's Mailing Address 3301 Windy Ridge Parkway, Suite 320
City Atlanta ST GA Zip 30339 Email ahead@greenstone-properties.com
Agent's Signature Addie Head Date 03/14/2019

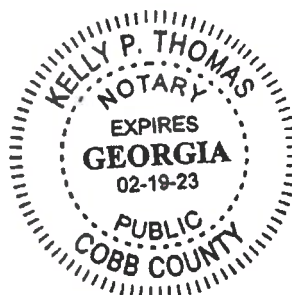
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature] Date 3/14/19
Owner Signature

5. Sworn and subscribed to before me on this 14th day of March, 20 19.

[Signature]
Notary Public

February 19, 2023
Commission Expiration Date



**Application Submittal and Review – Rezoning
Riverside Village – 03/14/2019**

- i. A statement of the reasons for seeking the rezoning or conditional rezoning and any proposed justifications therefore:**

We would like to submit the ~29 acres of Riverside Village for rezoning from a Planned Development Zoning to a Downtown District Zoning (3.3.3.5 D, Downtown Mixed-Use District); specifically, the Georgia Avenue Overlay District.

Riverside Village is a unique mixed-use environment creating a bustling community where constituents can live, work, and play. At its completion, the village will house over 20 various commercial uses as well as a stadium, an amphitheater, class A office space, a luxury hotel, and numerous living opportunities. All of these additions to the community facilitate a true sense of place as well as a commercial core in between the two cities of Augusta and North Augusta spurring expansion into North Augusta's downtown.

The current Planned Development zoning limits Riverside Village from supporting a commercial core. The desire to preserve the natural and scenic features of open space has been achieved and will continue to be a priority for the village. The rezoning of Riverside Village to a downtown district will not affect or conflict with any agreements held between the city or any other entities.

Riverside Village Development Summary

Parcel	Purchaser	Use/ Description
A	Stadium Land	
	Retail shell	14,000 SF of Retail
A1	The Clubhouse Building	6 Stories
	Parking Garage	44 Spaces
	Team Clubhouse Unit	16,200 SF
	Office Unit	15,000 SF of Office
	Apartments	32 Units
A2	Restaurant	8,700 SF of Retail
B	Stadium Deck	576 Spaces
C	Office Building	150,000 SF of Office - 6 Stories
D	Condos over Retail	38 Units & 17,000 SF of Retail - 4 Stories
E	Hotel Deck	413 Spaces
F	Hotel	180 Rooms - 5 Stories
G	Apartments over Retail	22 Units & 12,500 SF of Retail - 3 Stories
G1	Jewel Box	400 SF
H	Single Family Housing /Townhomes	11 Lots
I	Single Family Housing	6 Lots
J	LIV Apartments	280 Units - 4 Stories
K	Luxury Apartments	177 Units - 6 Stories
	On-Street Surface Parking	177 Spaces
	Medac Parking Deck	601 Spaces

Riverside Village Tax Parcel Numbers

Tract	Owner	Size	Tax Map Number	Use / Proposed Use
A	The City of North Augusta	6.46		Stadium
A1	Hammond's Ferry Commercial I, LLC	0.80	007-18-05-002	Outfield / Clubhouse Building
A2	Greenstone Hendon Riverside Village, LLC	0.14	007-18-05-004	Ballpark Restaurant
B	Riverside Village B Owner, LLC	1.67	007-14-19-001	Stadium Parking Deck
B1	The City of North Augusta	0.08		Brick Pond
B2	The City of North Augusta	0.05		Brick Pond
C	Riverside Village C Owner, LLC	0.98	007-14-19-005	Office Building
C1	The City of North Augusta	0.09		Brick Pond
D	Riverside Village D Owner, LLC	0.83	007-14-19-007	Residential over Retail
D1	The City of North Augusta	1.05		Brick Pond
E	The City of North Augusta	1.25		Hotel Parking Deck
E1	The City of North Augusta	0.27		Brick Pond
F	Ackerman Greenstone North Augusta, LLC	1.64	007-17-02-005	Hotel / Convention Center
G	Riverside Village G Owner, LLC	0.41	007-17-02-008	Residential over Retail
G1	Greenstone Hammond's Ferry, LLC	0.01	007-18-06-001	Retail/Gelato
H	Riverside Village H Owner, LLC	0.69	007-17-02-006	Single Family Homes
I	Riverside Village I Owner, LLC	0.69	007-17-02-004	Single Family Homes
J	North Augusta Residences, LLC	7.11		Apartments
K	Riverside Village I Owner, LLC	2.12	007-13-42-003	Apartments
K1	The City of North Augusta	0.01		Brick Pond
L	The City of North Augusta	1.97		Riverfront Park
L1	The City of North Augusta	0.19		
		<u>28.51</u>		

Type	Parcel	Units or SF	*Required Parking Per PD Use	Dedicated "Private" Parking	Location of Dedicated "Private" Parking	Dedicated "Public" Parking per Agreement	Location of Dedicated "Public" Parking	Total Dedicated Parking	Difference between Total Dedicated Parking and Required Parking
Apartments	A1	32	56	38	Clubhouse Parking Garage	18 Stadium Deck 30 Hotel Deck + 7 On-Street	56	(2)	
Apartments	G	22	39	367	Surface Parking	5 Hotel Deck	37	(123)	
Apartments	J	280	490	265	Dedicated Parking Garage	49 Hotel Deck	270	(40)	
Apartments	K	177	310	670		109	49	(18)	
Condominiums	D	38	67				779	(182)	
TOTAL		549	961	670			22	(22)	
Single Family (detached)	H & I	11	44	22	Off-Street Parking		12		
Single Family (attached)	H & I	6	12	12	Off-Street Parking		34	(22)	
TOTAL		17	56	34			300	210	
Hotel	F	180	90	20	Off-Street Surface Lot	280 Hotel Deck	300	210	
TOTAL		180	90	20		280	300	210	
Commercial Office Space	A1	15,000	38	6	Clubhouse Parking Garage	32 Stadium Deck	38	1	
Commercial Office Space	C	150,000	375			375 Stadium Deck	375		
Commercial Office Space	Medac	60,000	150	6		500 Medac	500	350	
TOTAL		165,000	413	6		907	413	351	
Retail Space (non-event)	A (stadium retail)	14,000	35			12 Hotel Deck	12	(23)	
Retail Space	A2	8,700	22			10 Hotel Deck	10	(12)	
Retail Space	G & G1	12,900	32			10 Hotel Deck	10	(22)	
Retail Space	D	17,000	43			10 Hotel Deck	10	(33)	
Retail Space	C	5,000	13			5 Hotel Deck	5	(8)	
TOTAL		57,600	144			47	47	(97)	
Stadium	A	45	45			45 Stadium Deck	45		
TOTAL			1,708	730		1,388	1,618	260	
TOTAL PARKING SPACES									

*Requirements per Planned Development Zoning	Total Parking	Dedicated "Public" Parking	Available/Non-Dedicated Parking
Residential - 1.75 per multifamily dwelling unit	576	470	106
Office/Retail - 1 per 400 gross SF	413	411	2
Single Family (detached) - "2 per dwelling+.5 spaces per bedroom over 2".1, 6 bedroom house=E284 spaces	601	500	101
Single Family (attached) - 2 per dwelling	177	8	169
Hotel - 0.5 per room	1,767	1,389	378

PUBLIC DEDICATED SPACES PER MASTER PARKING AGREEMENT:

**Stadium Deck: 55 Dedicated Spaces - 18 A1 Residents + 5 GJ Staff/Team + 32 Office

***Hotel Deck: 412 Dedicated Spaces - 180 Hotel Guests + 100 Conference Center + 35 Valet + 12 Retail Staff + 84 D&G Residents + 1 City

*****On Street Parking: 8 Dedicated Spaces - 8 G Residents

ATTACHMENT #10-A

ORDINANCE NO. 2019-03

**AN ORDINANCE TO EXERCISE AN OPTION TO PURCHASE
PROPERTY FORMERLY KNOWN AS NORTH AUGUSTA COUNTRY
CLUB AND TO CONVEY TITLE TO PROPERTY OWNED BY THE
CITY IN EXCHANGE FOR SAID PROPERTY.**

WHEREAS, in approximately the year 2000, Mayor and City Council determined that additional recreational space was required to meet the needs of the increase in geographical size, as well as population of the City; and,

WHEREAS, for a considerable period of time the matter was studied to include attempts to expand Riverview Park; and,

WHEREAS, it was ultimately determined that there was not viable ability to expand Riverview Park to provide for the increased needs and that it would be appropriate to attempt to provide recreational opportunities located in a different area of the City; and,

WHEREAS, for a number of years the City considered several different parcels of property to meet this need and ultimately determined that the best opportunity, at that time, involved property located in Edgefield County, adjacent to Murrah Road and Five Notch Road; and

WHEREAS, from 2006 to 2009 the City acquired approximately 181.01± acres of property in that area with the intention of ultimately developing a recreational facility at said site; and,

WHEREAS, the general consensus of Mayor and City Council was that the location was not ideal but appeared to be the best site available; and,

WHEREAS, since the time of acquiring the Murrah Road/Five Notch Road property, an additional site of a size that would meet the needs of the City has become available; and,

WHEREAS, the North Augusta Country Club property consisting of approximately 147.98± acres has been offered to the City, by the current owner, in exchange for the City deeding to the Seller the Edgefield County property acquired previously; and,

WHEREAS, Mayor and City Council have determined that the North Augusta Country Club Property is in a much better geographical location to address the recreational needs of the community and that the exchange of the properties is in the best interest of the City.

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:

1. The City Administrator is authorized to exercise the Option that has been obtained from DWT Properties, LLC providing for an exchange of properties as outlined above.
2. That following the exercise of the Option, the City Administrator is authorized to move forward with such actions as necessary to closeout this transaction, to include executing a deed conveying the 181.01± acres of property, owned by the City, to DWT Properties, LLC. in exchange for the City receiving a deed to 147.98± acres consisting of the majority of the property formally known as North Augusta Country Club.

This Ordinance shall become effective immediately upon its adoption on the 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 _____, 2019.

First Reading: _____

Second Reading: _____

Third Reading: _____

ROBERT A. PETTIT, MAYOR

ATTEST:

SHARON LAMAR, CITY CLERK

