



**CITY COUNCIL MEETING  
BACK-UP MATERIALS  
FOR  
DECEMBER 16, 2019**





TO: Mayor and City Council

FROM: Rachelle Moody, Interim City Administrator

DATE: December 13, 2019

SUBJECT: Regular City Council Meeting of December 16, 2019

**REGULAR COUNCIL MEETING**

**ITEM 5. ANNEXATION: Ordinance No. 2019-19 to Change the Corporate Limits of the City of North Augusta by Annexing ±1.03 Acres of Property Located at 1001 Reams Road and Owned by Donna Lee Faber; Ordinance – Third and Final Reading**

An ordinance has been prepared for Council's consideration on third and final reading to change the corporate limits of the City of North Augusta by annexing ±1.03 acres of property located at 1001 Reams Road and owned by Donna Lee Faber.

Please see **ATTACHMENT #5** for a copy of the proposed ordinance and supporting documents.

**ITEM 6. PLANNING AND DEVELOPMENT: Planning Commission Recommendation Memorandum # 19-043 and Project Staff Report: RZT19-005 the Charles Hammond House Bed & Breakfast Text Amendment; Motion to Receive for Information**

The Planning Commission Recommendation Memorandum # 19-043 and Project Staff Report: RZT19-005 has been submitted to Council for information. This is a request by the Charles Hammond House to amend Article 4, Supplemental Use Regulations, Sections 4.7 Bed & Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to Permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District. The Planning Commission, on a vote of 7-0, voted in favor of a recommendation to City Council for the text amendment as amended.

Please see **ATTACHMENT #6** for Memorandum # 19-043 and Project Staff Report RZT19-005.

**ITEM 7. PLANNING AND DEVELOPMENT: Ordinance No. 2019-20 – Amending Article 3, Zoning Districts, Table 3-2, Use Matrix, and Article 4, Section 4.7, of**

December 13, 2019

**the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances**

**A. First Reading**

An ordinance has been prepared for Council's consideration to amend Article 3, Zoning Districts, Table 3-2, Use Matrix and Article 4, Section 4.7, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances.

Please see ATTACHMENT #7 for a copy of the proposed ordinance and the text amendment.

**B. Second Reading**

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

**ITEM 8. ADMINISTRATION: Resolution No. 2019-43 – A Resolution Approving Capstone Services, LLC to Continue to Provide Project Management Services to the City of North Augusta in Support of Capital Projects as Authorized by the City**

A resolution has been prepared for Council's consideration approving Capstone Services, LLC to continue to provide project management services to the City of North Augusta in support of capital projects as authorized by the City.

Please see ATTACHMENT #8 for a copy of the proposed resolution.

**ITEM 9. CITY PROPERTY: Ordinance No. 2019-21 – To Approve the Execution of a Quit Claim Deed, Conveying Property to the Bergen Place West Community Association, Inc. for the Purpose of Transferring a Portion of Parcel 005-09-13-037, which Belongs to the City**

**A. First Reading**

An ordinance has been prepared for Council's consideration to approve the execution of a Quit Claim Deed, conveying property to the Bergen Place West Community Association, Inc. for the purpose of transferring a portion of parcel 005-09-13-037, which belongs to the City.

Please see ATTACHMENT #9 for a copy of the proposed ordinance and supporting documents.

**B. Second Reading**

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

**ITEM 10. ANNEXATION AGREEMENT: Resolution No. 2019-44 – Authorizing the City to Enter into an Annexation Agreement with Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall. Related to the Annexation of Approximately 350.73 Acres Located in Edgefield County, South Carolina**

December 13, 2019

A resolution has been prepared for Council's consideration to authorize the City to enter into an Annexation Agreement with Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall.

Please see ATTACHMENT #10 for a copy of the proposed resolution and agreement.

**ITEM 11. ANNEXATION: Property Located Along Gregory Lake Road in Edgefield County, South Carolina**

**A. Petition, Resolution No. 2019-45 to Accept a Petition for Annexation of ±350.73 Acres of Property Located along Gregory Lake Road in Edgefield County, South Carolina and Owned by Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall**

A resolution has been prepared for Council's consideration to accept a petition for annexation of ±350.73 acres of property located along Gregory Lake Road in Edgefield County, South Carolina and owned by Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall.

Please see ATTACHMENT #11A for a copy of the proposed resolution and supporting documents.

**B. Ordinance No. 2019-22 to Change the Corporate Limits of the City of North Augusta by Annexing ±350.73 Acres of Property Located along Gregory Lake Road in Edgefield County, South Carolina and Owned by Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall**

**a. First Reading**

An ordinance has been prepared for Council's consideration to change the corporate limits of the City of North Augusta by annexing ±350.73 acres of property located along Gregory Lake Road in Edgefield County, South Carolina and Owned by Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall.

Please see ATTACHMENT #11B for a copy of the proposed ordinance and supporting documents.

**b. Second Reading**

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

**ITEM 12. ANNEXATION: Property Located at 557 Plantation Drive**

**A. Petition, Resolution No. 2019-46 to Accept a Petition for Annexation of ±2.62 Acres of Property Located at 557 Plantation Drive and Owned by Michael T. Monaco and Karen M. Monaco**

A resolution has been prepared for Council's consideration to accept a petition for annexation of ±2.62 acres of property located at 557 Plantation Drive and owned by Michael T. Monaco and Karen M. Monaco.

December 13, 2019

Please see **ATTACHMENT #12A** for a copy of the proposed resolution and supporting documents.

**B. Ordinance No. 2019-23 to Change the Corporate Limits of the City of North Augusta by Annexing ±2.62 Acres of Property Located at 557 Plantation Drive and Owned by Michael T. Monaco and Karen M. Monaco**

**a. First Reading**

An ordinance has been prepared for Council's consideration to change the corporate limits of the City of North Augusta by annexing ±2.62 acres of property located at 557 Plantation Drive and Owned by Michael T. Monaco and Karen M. Monaco.

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

**b. Second Reading**

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

**ITEM 13. PARKS, RECREATION, AND TOURISM: Resolution No. 2019-47 – Authorizing Additional Funding for Replacement of a Totaled Vehicle for Parks, Recreation, and Tourism**

A resolution has been prepared for Council's consideration to authorize additional funding for replacement of a totaled vehicle for Parks, Recreation, and Tourism.

Please see **ATTACHMENT #13** for a copy of the proposed resolution and supporting document.

**ITEM 14. PLANNING AND DEVELOPMENT: Resolution No. 2019-48 – Accepting a Deed of Dedication for the Streets, Water Distribution System, Sanitary Sewer, Stormwater Collection, and Fire Suppression Systems, Detention Ponds and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit for Bergen Place West, Phase IV**

A resolution has been prepared for Council's consideration to accept a Deed of Dedication for the streets, water distribution system, sanitary sewer, Stormwater collection, and fire suppression systems, and detention ponds and associated easements and rights of way, along with a Maintenance Guarantee and Letter of Credit for Bergen Place West, Phase IV

Please see **ATTACHMENT # 14** for a copy of the proposed resolution and supporting documents.

## ATTACHMENT #5

ORDINANCE NO. 2019-19  
TO CHANGE THE CORPORATE LIMITS  
OF THE CITY OF NORTH AUGUSTA BY ANNEXING  
± 1.03 ACRES OF PROPERTY LOCATED  
AT 1001 REAMS ROAD  
AND OWNED BY DONNA LEE FABER

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

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 2019-40 dated December 2, 2019, accepted a Petition for Annexation and wish to annex the below described properties; and

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

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

- I. The following described property shall be annexed into the City of North Augusta:

This being a portion of that certain piece, parcel or lot of land, containing 1.15 acres, with improvements thereon, situate, lying and being located near the City of North Augusta, County of Aiken, State of South Carolina, as shown by plat made by K.L. Wise, Surveyor, dated May 22, 1972 and recorded in Misc. Book 183, Page 243, records of the RMC Office for Aiken County, South Carolina. Said lot is also shown on survey plat made for Clemont W. and Lucille S. Bussey by Tony L. Carr, Sr. & Associates, RLS, dated January 10, 1989, which said plat is made a part and parcel hereof by reference thereto and recorded in Misc. Book 533, page 52, records of the RMC Office for Aiken County.

This being the identical property conveyed to Joseph S. Faber, Jr. and Donna L. Faber by Deed recorded in Deed Book 2518 at Page 317 in the Office of the RMC for Aiken County, South Carolina and to Donna L. Faber by Deed of Distribution in Record Book 4450, pages 2128-2129.

Tax Map and Parcel Number: 002-08-03-008

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 21, 2019, and prepared by the City of North Augusta.

- II. The zoning classification recommended for the properties to be annexed is consistent with the Future Land Use Classification of the properties as specified in the North Augusta 2017 Comprehensive Plan; therefore, the properties shall be zoned R-14, Large Lot Single Family Residential, as shown on a map identified as "Exhibit B" titled "Zoning of Property Sought to be Annexed to the City of North Augusta" dated October 21, 2019, and prepared by the City of North Augusta.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final reading.

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

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

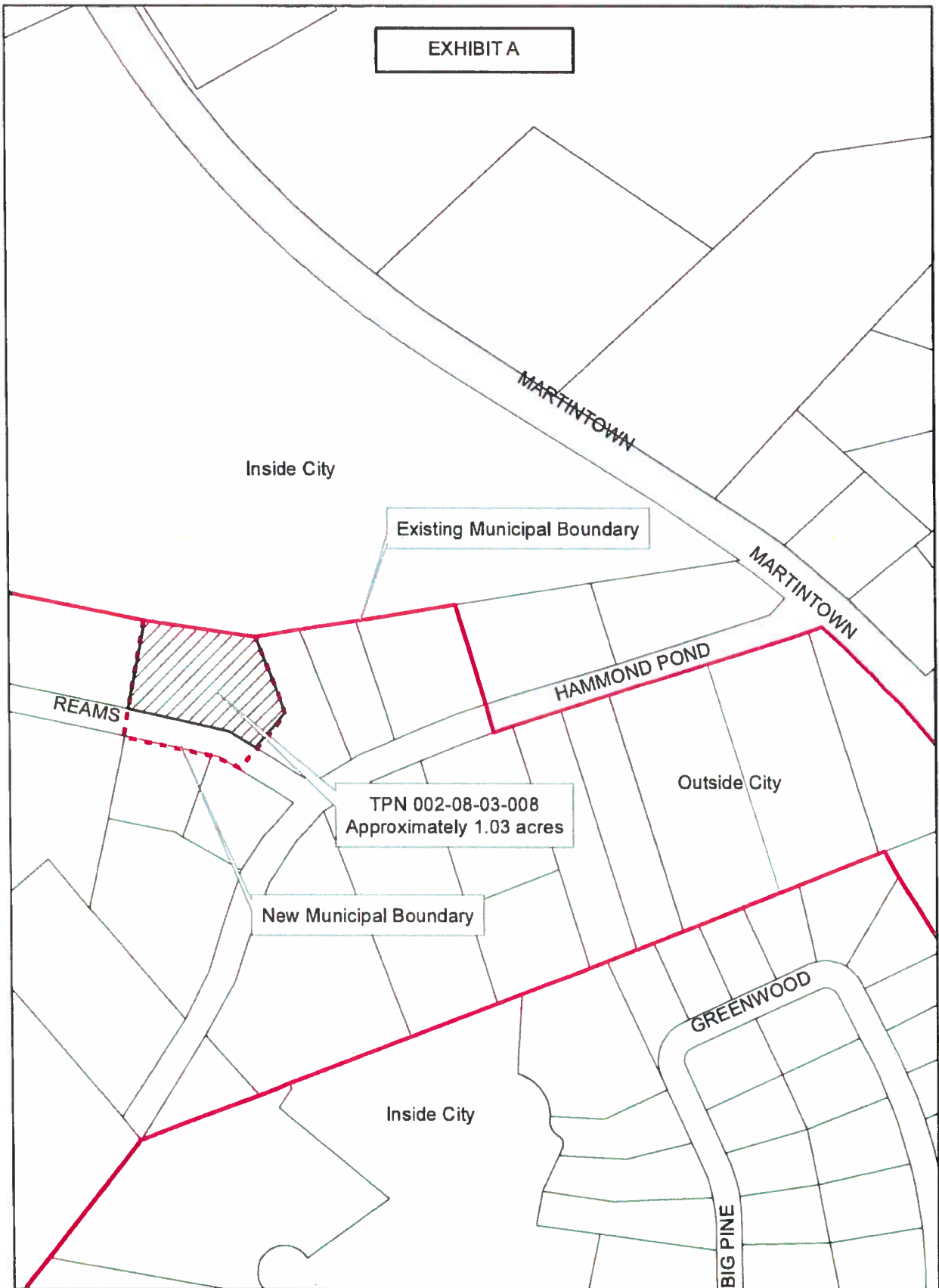
\_\_\_\_\_  
Robert A. Pettit, Mayor

ATTEST:

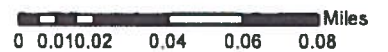
\_\_\_\_\_  
Sharon Lamar, City Clerk



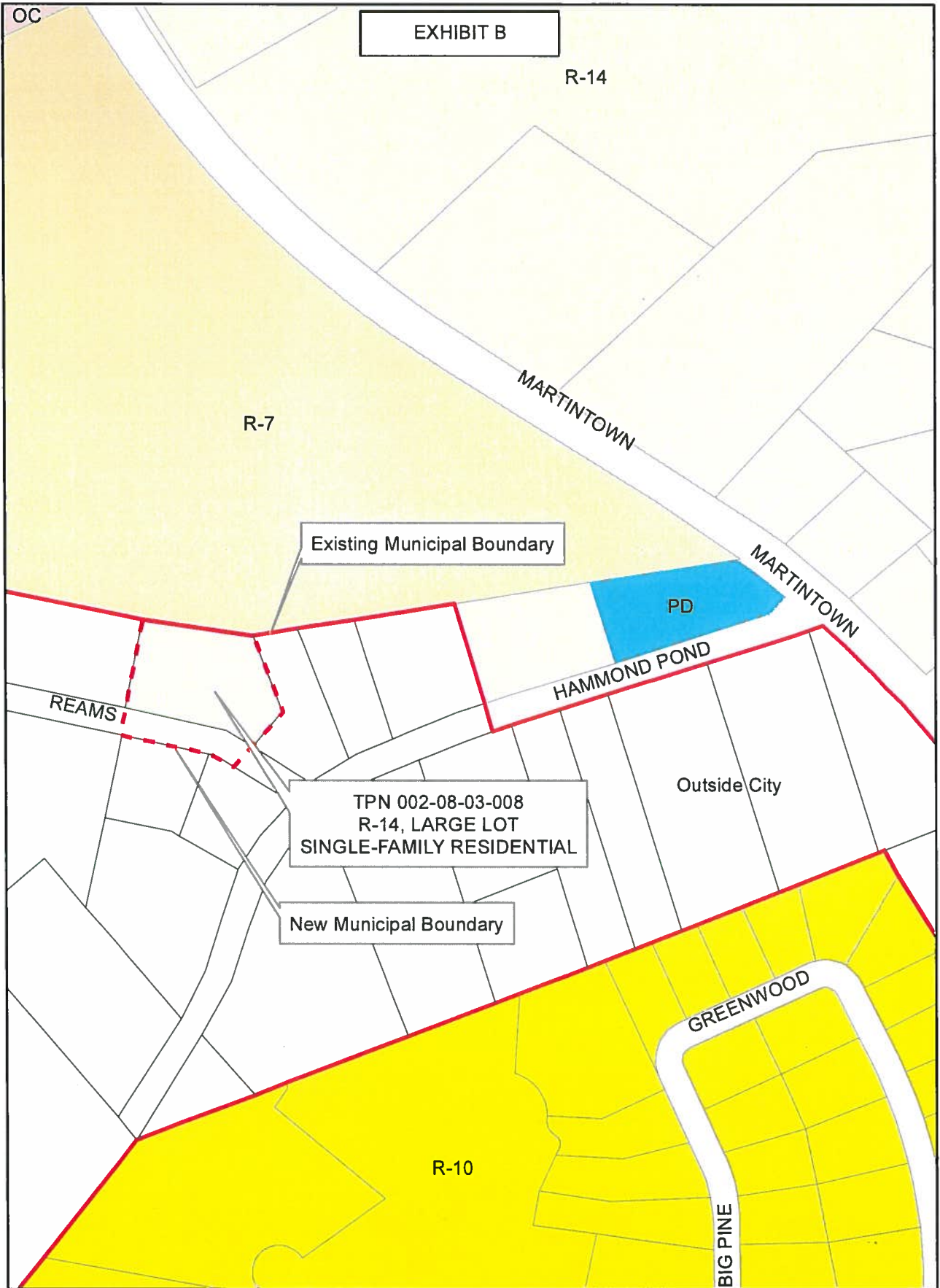
EXHIBIT A



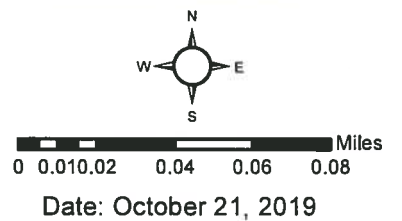
ANX19-006  
MAP OF PROPERTY  
SOUGHT TO BE ANNEXED  
TO THE CITY OF NORTH AUGUSTA



Date: October 21, 2019



ANX19-006  
 ZONING OF PROPERTY  
 SOUGHT TO BE ANNEXED  
 TO THE CITY OF NORTH AUGUSTA



# Department of Planning and Development

**Memorandum # 19-043**

City of North Augusta

**To:** Rachelle Moody, Interim City Administrator**From:** Libby Hodges, AICP, Director of Planning and Development **Subject:** Application RZT19-005– A request by the Charles Hammond House to amend Article 4, Supplemental Use Regulations, Section 4.7 Bed and Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to Permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District.**Date:** December 6, 2019**Planning Commission Recommendation**

On November 21, 2019, after a duly advertised and convened public hearing, the Planning Commission considered a motion to amend Article 4, Supplemental Use Regulations, Section 4.7 Bed and Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to Permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District.

The proposed amendment would modify the allowed uses in R-10, Medium Lot, Single Family Residential Districts with conditions as outlined in Section 4, Supplement Regulations, of the current North Augusta Development Code. **The Planning Commission, on a vote of 7-0, voted in favor of a recommendation to City Council for the text amendment as amended.**

Attached is the existing text of the Development Code, proposed text changes recommended by the Planning Commission and the staff report associated with the request along with a draft ordinance approving the text amendment as approved in the meeting. A digital copy has been forwarded to the City Clerk and the City Attorney for review. We request that the ordinance for the text amendment be scheduled for consideration by City Council at the next available meeting.

cc. Sharon Lamar, City Clerk

Attachments

**PROPOSED TEXT AMENDMENT**

Final Recommendation for Text Changes for RZT19-005  
 Planning Commission Meeting November 21, 2019

The proposed text changes are as follows. Text that has been added or edited has been Underlined. An unedited version is included with the memorandum for review.

To modify Table 3-2, Use Matrix, page 3-12 as follows:

**Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "-" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.**

A	Land Use Coding			Zoning Districts										
	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial
<b>4.0 Accommodations and Group Living</b>														
4.1	Bed and breakfast (subject to §4.7)	1310		721191	-	S	S	S	S	P	-	P	P	P

**PROPOSED TEXT AMENDMENT**

Final Recommendation for Text Changes for RZT19-005  
Planning Commission Meeting November 21, 2019

And to amend Section 4.7, Bed and Breakfast, to contain the following:

**4.7 BED AND BREAKFAST**

Bed and Breakfast Inns located in any zoning district where permitted by the Use Matrix, Table 3-2, may include the following related activities where indicated by a "P" in Table 4-2 below. Bed and Breakfast Inns located in any zoning district where allowed as a Special Exception by the Use Matrix, Table 3-2, may be subject to additional conditions where indicated by a "C" in Table 4-2 below:

**TABLE 4-2 BED AND BREAKFAST RELATED ACTIVITIES**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
	<b>Accessory Use</b>	<b>D, GC, TC Districts</b>	<b>NC Districts</b>	<b>Home Occupation</b>	<b>Residential Districts</b>
<b>1.</b>	<b>Restaurant</b>	P	P	--	C
<b>2.</b>	<b>Bar</b>	P	C	--	C
<b>3.</b>	<b>Stage entertainment</b>	P	--	--	C
<b>4.</b>	<b>Dance floor</b>	P	--	--	C
<b>5.</b>	<b>Health club</b>	P	C	--	--
<b>6.</b>	<b>Gift shop</b>	P	P	--	C
<b>7.</b>	<b>Related activities</b>	P	C	--	C

The Board of Zoning Appeals may approve conditional activities and additional "related activities," as shown above, upon a determination that the activities will not create traffic hazards or congestion, create parking problems, create a public nuisance, or adversely affect surrounding properties.

In a residential zoning district, a Bed and Breakfast with up to six bedrooms for registered overnight guests shall be subject to the following:

- 1) Shall only be allowed as a Special Exception.
- 2) The minimum site size shall be 1 acre.
- 3) The minimum house size shall be 3000 gross square feet.
- 4) The use shall not create noise, light, traffic, or other conditions detrimental to neighboring residents.
- 5) The owner shall comply with all tax, business license, and revenue collection ordinances of the City and State.
- 6) Must have an approved site plan that shows, at a minimum:
  - a) Any provided off-street and overflow parking. Parking must comply with Article 10 and 12 and associated Development Code standards.
  - b) Locations of outdoor facilities including tents, stages or other structures and facilities that may be used for any temporary or permanent events.
  - c) Buffering between this property and any other residential use to the standards of a Type B Buffer in Article 10.
  - d) Any other items as determined by the Director of Planning and Development or Engineering.
- 7) The structure used for the Bed and Breakfast must be existing and may be modified only as necessary to meet building codes or assure the safety of any structure on site for the purpose of accommodating allowed uses.

**PROPOSED TEXT AMENDMENT**

Final Recommendation for Text Changes for RZT19-005  
Planning Commission Meeting November 21, 2019

- 8) The structure shall be and remain single-family residential in character.
- 9) Retail sales are limited to postcards, shirts, and other small gift items directly associated with the Bed and Breakfast only. Items for sale should not be visible from the right-of-way.
- 10) Signage may not exceed the requirements of Article 13 unless a variance or waiver is issued as allowed in the code.
- 11) Accessory buildings may be used for "related activities" as approved on the site plan or determined by the Director.

ARTICLE 3 – ZONING DISTRICTS

Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "-" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

A	Land Use Coding			Zoning Districts										
	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial
3.2 Duplex	1100	1121		-	-	-	P	P	P	-	C	C	C	-
3.3 Manufactured Home (see §3.6.5)				A/C	-	-	-	-	-	-	-	-	-	-
3.4 Multifamily Dwelling	1100	1200		-	-	-	-	P	P	P	C	P	P	-
3.5 Patio Homes	1100	1100		-	-	-	P	P	-	-	-	-	-	-
3.6 Quadruplex	1100	1204		-	-	-	-	P	P	-	-	P	P	-
3.7 Room renting, more than four tenants	1320		7213	-	-	-	-	C	C	-	-	P	P	-
3.8 Room renting, no more than four tenants	1320		7213	-	-	-	-	P	P	-	-	P	P	-
3.9 Single room occupancy units	1100	1340		-	-	-	-	P	P	-	-	-	-	-
3.10 Single-family detached dwelling	1100	1110		A/C	P	P	P	P	P	P	P	P	P	A
3.11 Townhouse	1100	1140		-	-	-	P	P	P	P	P	P	P	-
3.12 Triplex	1100	1203		-	-	-	-	P	P	P	P	P	P	-
3.13 Zero Lot Line Units (See §3.5.14)				-	-	-	P	P	P	P	P	P	P	
<b>4.0 Accommodations and Group Living</b>														
4.1 Bed and breakfast (subject to §4.7)	1310		721191	-	-	-	-	-	P	-	P	P	P	-
4.2 Boarding house	1320		721310	-	-	-	-	C	P	-	C	C	C	-
4.3 Dormitories	1000	1320	72131	-	-	-	-	C	C	-	-	C	C	-
4.4 Group Homes, Non-Exempt (subject to §4.13) [Note: Exempt Group Homes are exempt from zoning subject to S.C. Code §6-29-770]	6520 6561		623220 623990	-	-	-	C	P	P	-	P	-	-	-
4.5 Hotels or motels		1330		-	-	-	-	-	P	P	-	P	P	-
4.6 Housing services for the elderly, including assisted-living services, retirement housing services, congregate living services, lifecare or continuing care services, skilled-nursing services, rest homes, or homes for the aged	1200- 1240		623110	-	-	-	-	P	P	C	C	P	P	-
4.7 Tourist homes				P	P	P	P	P	P	P	P	P	P	P

**ARTICLE 4 – SUPPLEMENTAL USE REGULATIONS**

4. Excretory functions as part of or in connection with any of the activities set forth in (1.) through (3.) above.

**4.5.3 Permitted Locations**

Adult businesses may be established in the IND, Industrial District. Adult businesses shall not be established in any other zoning district. In addition, an adult business shall not be located:

- a. On any lot or parcel within fifteen hundred (1,500) feet of any zoning district within which residential uses are permitted by right or of any lot or parcel on which a residential use exists;
- b. On any lot or parcel within fifteen hundred (1,500) feet of any lot or parcel on which a church, or other house of worship, or any religious use is located;
- c. On any lot or parcel within fifteen hundred (1,500) feet of any lot or parcel on which a private or public school or educational use is located;
- d. On any lot or parcel within fifteen hundred (1,500) feet of any lot or parcel on which a public playground, public swimming pool, public recreation area, public park or similar use is located; or
- e. On any lot or parcel within fifteen hundred (1,500) feet of any lot or parcel on which an adult business is located.

**4.6 AUTOMOBILE SERVICE AND REPAIR**

All service and repair operations shall be conducted not less than fifty (50) feet from any residential property line. There shall be no opening toward adjoining residential districts. No junk or salvaged vehicles shall be kept on the premises.

**4.7 BED AND BREAKFAST**

Bed and Breakfast Inns located in any zoning district where permitted by the Use Matrix, Table 3-2, may include the following related activities where indicated by a "P" in Table 4-2 below:

**TABLE 4-2 BED AND BREAKFAST RELATED ACTIVITIES**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	<b>Accessory Use</b>	<b>D, GC, TC Zones</b>	<b>NC Zones</b>	<b>Home Occupation</b>
<b>1.</b>	<b>Restaurant</b>	P	P	--
<b>2.</b>	<b>Bar</b>	P	C	--
<b>3.</b>	<b>Stage entertainment</b>	P	--	--
<b>4.</b>	<b>Dance floor</b>	P	--	--
<b>5.</b>	<b>Health club</b>	P	C	--
<b>6.</b>	<b>Gift shop</b>	P	P	--
<b>7.</b>	<b>Related activities</b>	P	C	--

The Director may approve conditional activities and additional "related activities," as shown above, upon a determination that the activities will not create traffic hazards or congestion, create parking problems, create a public nuisance, or adversely affect surrounding properties.



**Project Staff Report**

**RZT19-005 The Charles Hammond House Bed & Breakfast Text Amendment**

**Prepared by: Kuleigh Baker**

**Meeting Date: November 21, 2019**

---

**SECTION 1: PROJECT SUMMARY**

---

Project Name	The Charles Hammond House Bed & Breakfast Text Amendment
Applicant	The Charles Hammond House
Proposed Text Amendment	A request by the Charles Hammond House to amend Article 4, Supplemental Use Regulations, Section 4.7 Bed and Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to Permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District.

---

**SECTION 2: GENERAL DESCRIPTION**

---

On October 21, 2019, the Planning and Development Department received an application from The Charles Hammond House requesting text amendments of the North Augusta Development Code related to Article 4, Supplemental Use Regulations, Section 4.7 Bed and Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to Permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District.

---

**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.

---

### 5.3.5 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.**

---

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 require additional standards for analysis to address in this staff report.

The applicant has provided a letter outlining the justification for the requested changes. In this letter, the applicant states the purpose of the request is for use of a historic property as a bed & breakfast.

## SECTION 4: PUBLIC NOTICE

---

A public notice of the text amendment request and rescheduled date of the Planning Commission public hearing was published in the *North Augusta Star* and on the City's website [www.northaugusta.net](http://www.northaugusta.net) on November 6, 2019.

## SECTION 5: HISTORY

---

The Charles Hammond House was built circa 1775-1780 and is one of the oldest residences in North Augusta still existing. The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. At that time, the adopted zoning for the house was designated as R-10, Medium Lot, Single-Family Residential.

The applicant has submitted a request to revise the text of North Augusta Development Code to permit bed & breakfasts as a permitted use in the R-10, Medium Lot, Single-Family Residential Zoning District. The residence is in the process of extensive renovation. The applicant wishes to restore the home for use as a bed and breakfast and special event venue.

## SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

The requested 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 proposed to be removed.

The following revisions are as requested by the Applicant:

**TABLE 3-2 USE MATRIX**

(Rev. 12-1-08; Ord. 2008-18) (Rev. 8-17-09; Ord. 2009-07) Rev. 3-15-10; Ord. 2010-05) (Rev. 8-16-10; Ord. 2010-12) (Rev 11-2-15; Ord. 2015-17) (Rev. 6-20-16; Ord. 2016-13)

**Key: "P"** means permitted as of right, as a primary or an accessory use, **"S"** means permitted only as a Special Exception, **"C"** means permitted as a Conditional Use, **"A"** means permitted only as an accessory use, **"\_"** means prohibited. **"A/C"** means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

A	Land Use Coding			Zoning Districts										
	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial
<b>4.0 Accommodations and Group Living</b>														
4.1	Bed and breakfast (subject to §4.7)	1310		721191	-	-	P	-	-	P	-	P	P	-
4.2	Boarding house	1320		721310	-	-	-	C	P	-	C	C	C	-
4.3	Dormitories	1000	1320	72131	-	-	-	C	C	-	-	C	C	-
4.4	Group Homes, Non-Exempt (subject to §4.13) [Note: Exempt Group Homes are exempt from zoning subject to S.C. Code §6-29-770]	6520 6561		623220 623990	-	-	-	C	P	P	-	P	-	-
4.5	Hotels or motels		1330		-	-	-	-	-	P	P	-	P	-

4.6	Housing services for the elderly, including assisted-living services, retirement housing services, congregate living services, lifecare or continuing care services, skilled-nursing services, rest homes, or homes for the aged	1200-1240	623110	--	--	--	--	P	P	C	C	P	P	--
4.7	Tourist homes			P	P	P	P	P	P	P	P	P	P	P

**4.7 BED AND BREAKFAST**

Bed and Breakfast Inns located in any zoning district where permitted by the Use Matrix, Table 3-2, may include the following related activities where indicated by a "P" in Table 4-2 below:

**TABLE 4-2 BED AND BREAKFAST RELATED ACTIVITIES**

	A	B	C	D
	Accessory Use	D, GC, TC Zones	NC Zones	Home Occupation
1.	<b>Restaurant</b>	P	P	--
2.	<b>Bar</b>	P	C	--
3.	<b>Stage entertainment</b>	P	--	--
4.	<b>Dance floor</b>	P	--	--
5.	<b>Health club</b>	P	C	--
6.	<b>Gift shop</b>	P	P	--
7.	<b>Related activities</b>	P	C	--

The Director may approve conditional activities and additional "related activities," as shown above, upon a determination that the activities will not create traffic hazards or congestion, create parking problems, create a public nuisance, or adversely affect surrounding properties.

### Supplemental Staff Analysis

Staff recommends review of the following items for Bed and Breakfasts in residential districts.  
Staff recommendation for the text change has been provided in Attachment 3.

- 1) Inclusion of R-14 and/or any other residential zones to allow Bed and Breakfasts.
- 2) Potential additional restrictions for § 4.7.
  - a. Size Limitations.
    - i. Size of Home
    - ii. Number of Bedrooms
    - iii. Size of Lot
  - b. Historic Significance
    - i. Some difficulty in establishing standards due to no local historic status
    - ii. May not be a significant factor in establishing if a site is appropriate for use as a Bed and Breakfast.
  - c. Site Plan Approval requirement for all B&B's.
    - i. Location of all parking, structures and pre-approval of large outdoor structures or tent locations for events
  - d. Limit number of events per year.
  - e. Noise Restrictions - must be per municipal code.
  - f. Buffer requirements for adjacent residential property.
  - g. Accommodation tax does not apply to facilities with less than six (6) sleeping rooms or is the individual's residence.
  - h. Building Code requirements. Facilities with over 6 sleeping rooms are subject to additional scrutiny.
  - i. Requirement for events to be for the benefit of overnight guests (you have to stay there to have an event there).

## SECTION 7: ATTACHMENTS

---

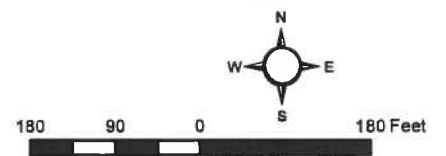
1. Public Notice
2. Application Documents
3. Staff Recommendation for text change

cc The Charles Hammond House c/o James ONeal, jsoneal@msn.com



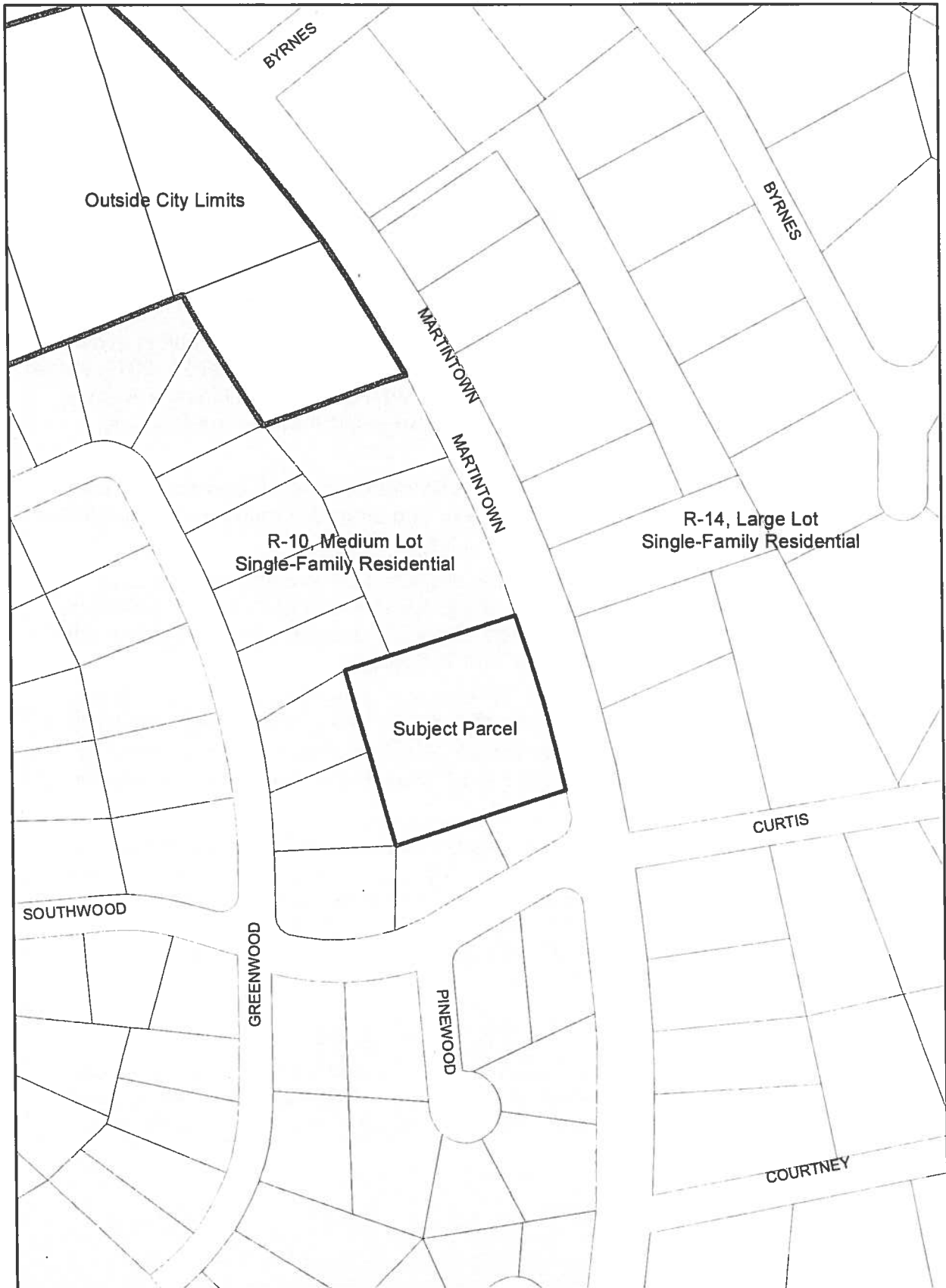
**North Augusta**  
*South Carolina's Riverfront*

Aerial Map  
Application RZT19-005  
Parcel Number 006-09-03-002



Date: 11/12/2019





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 November 21, 2019, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**RWN19-004** – A request by Charles Blackston to name new roads in the Retreat at Walnut Village subdivision. The proposed road names are Whistle Stop Drive, Outpost Drive, and Passage Drive.

**RWN19-005**– A request by HF Developers, LLC to name new roads in Hammond's Ferry, Section A4. The proposed road names are Kennesaw Alley, Brick Pond Alley, Lafayette Street, Preservation Loop, Heirloom Alley, Tin Pan Alley, Blue Clay Drive, and Taft Alley.

**RZT19-005** - A request by the Charles Hammond House to amend Article 4, Supplemental Use Regulations, Section 4.7 Bed and Breakfast and Article 3, Table 3-2, Use Matrix of the North Augusta Development Code to Permit Item 4.1 Bed & Breakfast in the R-10, Medium Lot, Single-Family Residential Zoning District.

Documents related to the applications will be available for public inspection after November 14, 2019 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 the request 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.

# Application for Development Approval

Please type or print all information



Staff Use

Application Number 22T 19-005 Date Received 10/21/19  
Review Fee \$250 Date Paid 10/21/19

1. Project Name THE CHARLES HAMMONS HOUSE  
Project Address/Location 908 W. MARTINTOWN RD  
Total Project Acreage 1.5,056 Current Zoning R-10  
Tax Parcel Number(s) 006-09-03002, 006-05-05-009  
2. Applicant/Owner Name JAMES ONEAL Applicant Phone 678 770 5281  
Mailing Address 3238 PEACH ORCHARD RD  
City AUGUSTA ST GA Zip 30906 Email JSONEAL@MSN.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 \_\_\_\_\_ License No. \_\_\_\_\_  
Firm Name \_\_\_\_\_ Firm Phone \_\_\_\_\_  
Firm Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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. [Signature] 10/21/2019  
Applicant or Designated Agent Signature Date  
JAMES ONEAL  
Print Applicant or Agent Name

## Text Amendment Request on behalf of the Charles Hammond House

The goal of this request is to amend the text of the North Augusta Development Code to “promote the opportunity for progressive mixed-use commercial, retail, and residential development” as stated in the North Augusta 2017 Comprehensive Plan by bringing properties of North Augusta’s past into the present, paving the way for a bright future.

One such property that would be a prime example is the Charles Hammond House which is currently under renovation. The house was built circa 1775 and stands as one of the oldest residential homes in the city limits of North Augusta, as well as Aiken and Edgefield counties. The house enjoys a fantastic amount of public interest in its renovation and hopeful usage as a site that they could visit with their families for a wedding, a family reception, an organization’s meeting place, or even a site for historical reenactments to name a few ideas the community has given about the house.

To make it possible for the citizenry of North Augusta, as well as the percentage of the national population interested in historical tourism to enjoy the house, I am requesting a text change to permit “P” item 4.1 Bed & Breakfast in the R-10 zoning district of Table 3-2.

Though the property sits within a R-10 zoning district, it is a 1.5-acre site that sits on and fronts a major arterial road, West Martintown Road. Activities on the site will not create traffic hazards or congestion. Nor will activities create parking problems or become a public nuisance as the site is large enough to accommodate parking, as well as safe ingress and egress from the property.

Section 6.1.4 of the Comprehensive plan states: “Preserving historic housing structures in Downtown and the surrounding neighborhoods will ensure their continued contribution to the identity of the city.” The text amendment request will allow the citizenry of North Augusta and the State of South Carolina to enjoy a residential site that is older than the United States of America, bringing the past into the present.

**Attachment 3**

**Staff Recommendation for Text Changes for RZT19-005  
PC Meeting November 21, 2019**

Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "-" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

A	Land Use Coding			Zoning Districts										
	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial

<b>4.0 Accommodations and Group Living</b>															
4.1	Bed and breakfast (subject to §4.7)	1310		721191	-	S	S	S	S	P	-	P	P	P	-

**4.7 BED AND BREAKFAST**

Bed and Breakfast Inns located in any zoning district where permitted by the Use Matrix, Table 3-2, may include the following related activities where indicated by a "P" in Table 4-2 below. Bed and Breakfast Inns located in any zoning district where allowed as a Special Exception by the Use Matrix, Table 3-2, may be subject to additional conditions where indicated by a "C" in Table 4-2 below:

**TABLE 4-2 BED AND BREAKFAST RELATED ACTIVITIES**

	A	B	C	D	E
	Accessory Use	D, GC, TC Districts	NC Districts	Home Occupation	Residential Districts
1.	Restaurant	P	P	--	C
2.	Bar	P	C	--	C
3.	Stage entertainment	P	--	--	C
4.	Dance floor	P	--	--	C
5.	Health club	P	C	--	--
6.	Gift shop	P	P	--	C
7.	Related activities	P	C	--	C

The Board of Zoning Appeals may approve conditional activities and additional "related activities," as shown above, upon a determination that the activities will not create traffic hazards or congestion, create parking problems, create a public nuisance, or adversely affect surrounding properties.

### **Attachment 3**

#### **Staff Recommendation for Text Changes for RZT19-005 PC Meeting November 21, 2019**

In a residential zoning district, a Bed and Breakfast with up to six bedrooms for registered overnight guests shall be subject to the following:

1. Shall only be allowed as a Special Exception.
2. The home shall be owner-occupied. The principal structure shall be single-family residential in character and the principal use shall be single-family residential.
3. The minimum site size shall be 1 acre.
4. The minimum house size shall be 3000 gross square feet.
5. The use shall not create noise, light, traffic, or other conditions detrimental to neighboring residents.
6. The resident owner shall comply with all tax, business license, and revenue collection ordinances of the City and State.
7. Must have an approved site plan that shows, at a minimum:
8. Any provided off-street and overflow parking. Parking must comply with Article 10 and 12 and associated Development Code standards.
9. Locations of outdoor facilities including tents, stages or other structures and facilities that may be used for any temporary or permanent events.
10. Buffering between this property and any other residential use to the standards of a Type B Buffer in Article 10.
11. Any other items as determined by the Director of Planning and Development or Engineering.
12. No exterior alterations to the building other than those necessary to meet building codes or assure the safety of any structure on site for the purpose of accommodating allowed uses.
13. Business meetings, receptions, and other events from which the property owner may benefit financially must be organized or for the benefit of registered overnight guests.
14. The structure shall be and remain single-family residential in character.
15. Retail sales are limited to postcards, shirts, and other small gift items directly associated with the Bed and Breakfast only. Items for sale should not be visible from the right-of-way.
16. Signage may not exceed the requirements of Article 13 unless a variance or waiver is issued as allowed in the code.
17. Accessory buildings may be used for "related activities" as approved on the site plan or determined by the Director.

## ATTACHMENT #7

ORDINANCE NO. 2019-20  
AMENDING ARTICLE 3, ZONING DISTRICTS, TABLE 3-2, USE MATRIX, AND  
ARTICLE 4, SECTION 4.7, OF THE NORTH AUGUSTA DEVELOPMENT CODE,  
CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA CODE OF  
ORDINANCES

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

WHEREAS, pursuant to Section 5.3.3.2 Text Amendments in Article 5, Approval Procedures, of the North Augusta Development Code, any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text; and

WHEREAS, the North Augusta Planning Commission, following a November 21, 2019, public hearing, reviewed and considered a request by the Hammond House to amend Table 3-2, entitled "Use Matrix," and Article 4, entitled "Supplemental Use Regulations," of the North Augusta Development Code to revise requirements for Bed and Breakfasts related to standards in Article 3, Zoning Districts, and Article 4, Supplemental Use Regulations, of the North Augusta Development Code. The Planning Commission report has been provided to City Council for consideration.

The Mayor and City Council have reviewed the request as well as the report from the Planning Commission and has determined that the change to the text of the Development Code is appropriate.

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

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

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



A. Table 3-2, entitled "Use Matrix", item 4.1, is amended to read:

**Table 3-2 USE MATRIX**  
 (Rev. 12-1-08; Ord. 2008-18) (Rev. 8-17-09; Ord. 2009-07) Rev. 3-15-10; Ord. 2010-05)  
 (Rev. 8-16-10; Ord. 2010-12) (Rev 11-2-15; Ord. 2015-17) (Rev. 6-20-16; Ord. 2016-13) (Rev. xx-xx-xx, Ord. 2020-xx)

Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "\_ \_" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

A	Land Use Coding			Zoning Districts												
	B	C	D	E	F	G	H	I	J	K	L	M	N	O		
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial		
<b>4 Accommodations and Group Living</b>																
4.1	Bed and breakfast (subject to §4.7)	1310	721191	--	S	S	S	S	P	--	P	P	P	--		

B. Section 4.7 entitled "Bed and Breakfast", is amended to read:

**4.7 BED AND BREAKFAST**

Bed and Breakfast Inns located in any zoning district where permitted by the Use Matrix, Table 3-2, may include the following related activities where indicated by a "P" in Table 4-2 below. Bed and Breakfast Inns located in any zoning district where allowed as a Special Exception by the Use Matrix, Table 3-2, may be subject to additional conditions where indicated by a "C" in Table 4-2 below:

**TABLE 4-2 BED AND BREAKFAST RELATED ACTIVITIES**

	A	B	C	D	E
	Accessory Use	D, GC, TC Districts	NC Districts	Home Occupation	Residential Districts
1.	Restaurant	P	P	--	C
2.	Bar	P	C	--	C
3.	Stage entertainment	P	--	--	C
4.	Dance floor	P	--	--	C
5.	Health club	P	C	--	--
6.	Gift shop	P	P	--	C
7.	Related activities	P	C	--	C

The Board of Zoning Appeals may approve conditional activities and additional "related activities," as shown above, upon a determination that the activities will not create traffic hazards or congestion, create parking problems, create a public nuisance, or adversely affect surrounding properties.

In a residential zoning district, a Bed and Breakfast with up to six bedrooms for registered overnight guests shall be subject to the following:

- 1) Shall only be allowed as a Special Exception.
- 2) The minimum site size shall be 1 acre.
- 3) The minimum house size shall be 3000 gross square feet.
- 4) The use shall not create noise, light, traffic, or other conditions detrimental to neighboring residents.
- 5) The owner shall comply with all tax, business license, and revenue collection ordinances of the City and State.
- 6) Must have an approved site plan that shows, at a minimum:
  - a) Any provided off-street and overflow parking. Parking must comply with Article 10 and 12 and associated Development Code standards.
  - b) Locations of outdoor facilities including tents, stages or other structures and facilities that may be used for any temporary or permanent events.
  - c) Buffering between this property and any other residential use to the standards of a Type B Buffer in Article 10.
  - d) Any other items as determined by the Director of Planning and Development or Engineering.
- 7) The structure used for the Bed and Breakfast must be existing and may be modified only as necessary to meet building codes or assure the safety of any structure on site for the purpose of accommodating allowed uses.
- 8) The structure shall be and remain single-family residential in character.
- 9) Retail sales are limited to postcards, shirts, and other small gift items directly associated with the Bed and Breakfast only. Items for sale should not be visible from the right-of-way.
- 10) Signage may not exceed the requirements of Article 13 unless a variance or waiver is issued as allowed in the code.
- 11) Accessory buildings may be used for "related activities" as approved on the site plan or determined by the Director.

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

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

## ATTACHMENT #8

RESOLUTION NO. 2019-43  
A RESOLUTION APPROVING CAPSTONE SERVICES, LLC TO  
CONTINUE TO PROVIDE PROJECT MANAGEMENT SERVICES TO  
THE CITY OF NORTH AUGUSTA IN SUPPORT OF  
CAPITAL PROJECTS AS AUTHORIZED BY THE CITY

WHEREAS, Capstone Services, LLC has provided high quality and beneficial services to the City related to capital projects in Riverside Village; and

WHEREAS, Mayor and City Council have determined that it is in the best interest of the City to continue to use Capstone Services, LLC for project management services for additional capital projects as authorized by the City; and

WHEREAS, fees for project management services shall be included in capital project budgets brought forth to Council for authorized capital projects; and

WHEREAS, funding for these services shall be paid from the appropriated funds by Council for the authorized capital projects.

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 Capstone Services, LLC be approved to continue to provide project management services to the City of North Augusta in support of capital projects and authorize the Mayor and/or City Administrator to assign capital projects to Capstone Services, LLC for such services.

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

\_\_\_\_\_  
Robert A. Pettit, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk



## ATTACHMENT #9

### ORDINANCE NO. 2019-21

TO APPROVE THE EXECUTION OF A QUIT CLAIM DEED, CONVEYING  
PROPERTY TO THE BERGEN PLACE WEST COMMUNITY ASSOCIATION, FOR THE  
PURPOSE OF TRANSFERRING A PORTION OF PARCEL 005-09-13-037,  
WHICH BELONGS TO THE CITY.

WHEREAS, Bergen Place West Community Association, Inc., notified the City North Augusta (hereinafter referred to as "The City") that when plats were prepared for common area for dedication to The City, a small portion of property was inadvertently deeded to the City that was intended to remain in ownership of The Bergen Place West Community Association, Inc.; and

WHEREAS, the area in question consists of 0.04± acres as shown on a plat prepared for Bergen Place West Community Association, Inc., dated the 28<sup>th</sup> day of October, 2019 and revised December 5, 2019. A copy of said plat is attached to the proposed Quit-Claim Deed; and

WHEREAS, City has determined that the area is not being used by the City, nor has any value to the City; and

WHEREAS, the Mayor and City Council have determined that it is the best interest of the City to execute the Quit-Claim Deed that is attached hereto, marked as "Exhibit A" and incorporated by reference, transferring the 0.04+/- acres, a portion of parcel 005-09-13-037, to Bergen Place West Community Association, Inc.

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 hereby authorized to execute the Quit Claim to Real Estate attached hereto marked "EXHIBIT A" and incorporated by reference, on behalf of the City and to deliver same to Bergen Place West Community Association, Inc.
2. All other ordinances or parts of other ordinances in conflict herewith are to the extent of such conflict, hereby repealed.
3. This Ordinance shall become effective upon its adoption on the third 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: \_\_\_\_\_

Robert A. Pettit, Mayor

Third Reading: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk







AFFIDAVIT

STATE OF GEORGIA

COUNTY OF COLUMBIA

PERSONALLY appeared before me, the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

The property being transferred is located at Aiken County TMS Portion of 005-09-13-037 is being transferred by the City of North Augusta to Beazley Development Co. Inc. on \_\_\_\_\_, 2019.

2. Check one of the following: The Deed is:

- (a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid
- (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is transferred to a trust or a distribution to a trust beneficiary.
- (c) x \_\_\_\_\_ exempt from the deed recording fee because: (Site the correct exemption # \_\_\_\_\_) (If exempt, skip items 3-5 and proceed to Item 6)

3. Check one of the following which applies to this conveyance.

- (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's
- (b) \_\_\_\_\_ The fee is computed on the fair market value of \$ \_\_\_\_\_.
- (c) \_\_\_\_\_ The fee is computed on the value established for tax purposes as \_\_\_\_\_.

4. Check Yes \_\_\_\_\_ or No \_\_\_\_\_. A lien or encumbrance is being assumed as port of the conveyance. If "Yes", the outstanding balance of the encumbrance is \$ \_\_\_\_\_.

If a recorded mortgage is assumed (Recorded at Book \_\_\_\_\_ Page \_\_\_\_\_).

5. The deed recording fee is computed as follows:

- (a) The amount listed in Item 3 above: \_\_\_\_\_.
- (b) The amount listed in Item 4 above: \_\_\_\_\_.
- (c) Subtract line 5 (b) from 5 (a) \_\_\_\_\_.

6. As required by Code Section 12-24-70, I state that I am a responsible party connected with this conveyance as: \_\_\_\_\_.

7. I understand that furnishing a false or fraudulent affidavit is a misdemeanor and upon conviction is punishable by a fine not more than one thousand dollars or imprisonment not more than one year, or both.

\_\_\_\_\_  
Responsible person connected with transaction

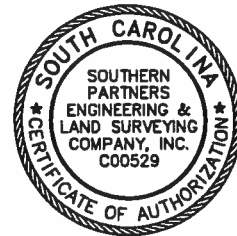
SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Notary Public

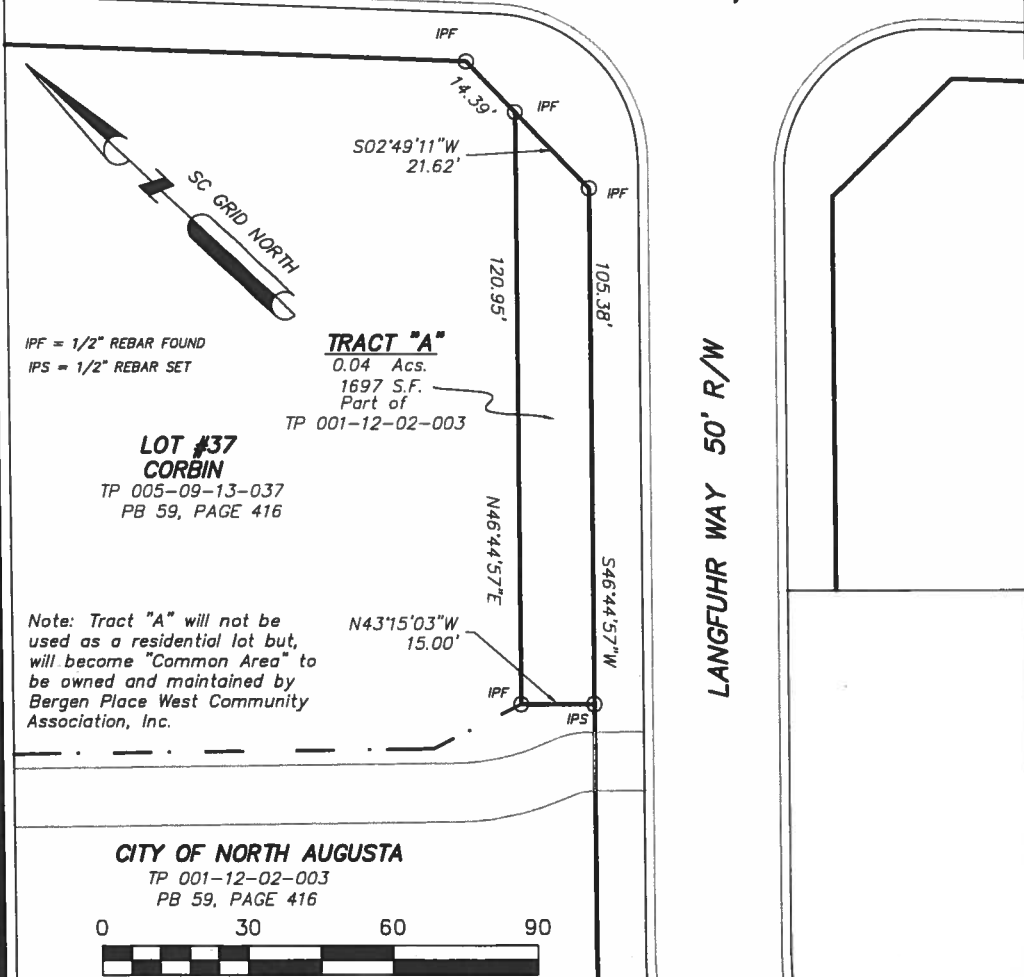
My commission expires: \_\_\_\_\_

"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

NOTE:  
According to the national flood insurance program maps available at this time, this property is not located in a designated flood hazard area.



BRIDLE PATH ROAD  
50' R/W



CITY OF NORTH AUGUSTA  
TP 001-12-02-003  
PB 59, PAGE 416

PLAT

**Bergen Place West  
Community Association, Inc.**

FOR: 7009 EVANS TOWN CENTER BLVD. EVANS, GEORGIA 30809

PROPERTY LOCATED THE BERGEN PLACE WEST, PHASE III DEVELOPMENT  
CITY OF NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

**Southern Partners, Inc.**

ENGINEERS - SURVEYORS - PLANNERS  
1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 855-8000

SCALE: 1" = 30'

DATE: 10-28-2019

REV. DATE: 12-05-19

SP No. 26489-14  
26489/SURVEY/26489-CA

## ATTACHMENT #10

RESOLUTION NO. 2019-44  
AUTHORIZING THE CITY TO ENTER INTO AN ANNEXATION AGREEMENT WITH  
CAROLYN C. BAGGOTT, MARY C. HAVRON AND JEAN C. BEALL. RELATED TO  
THE ANNEXATION OF APPROXIMATELY 350 ACRES LOCATED IN EDGEFIELD  
COUNTY, SOUTH CAROLINA.

WHEREAS, the City has recently purchased property located in Edgefield County, South Carolina that was formerly property of North Augusta Country Club; and,

WHEREAS, it is the intent of Council to utilize such property annexed for recreational purposes; and,

WHEREAS, the property is currently located outside the Municipal Corporate Limits of the City; and,

WHEREAS, as a result of negotiations with Carolyn C. Baggott, Mary C. Havron and Jean C. Beall, they have agreed to annex their property, at this time, in order to allow the City Limits to be extended and become contiguous with the Country Club Property recently acquired by the City; and,

WHEREAS, the land subject of the agreement is currently un-developed; and,

WHEREAS, the City has reached an agreement with the land owners that would provide for a maximum period of ten (10) years, or until such time as the property is developed, that the City would pay to the land owners a sum equal to the annual real estate taxes being paid to the City; and,

WHEREAS, the Mayor and City Council have determined that such agreement is in the best interest of the City, allowing the City to annex the recently aquired property and further provides for the addition of approximately three-hundred fifty (350) acres into the Municipal Corporate Limits that, when developed, will provide additional taxes to the City.

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 enter into the contract that is attached hereto marked Exhibit (A) and incorporated by reference. Such contract related to the annexation of property belonging to Carolyn C. Baggott, Mary C. Harvon and Jean C. Beall;

NOW THEREFORE, BE IT FURTHER RESOLVED that the City Administrator is hereby authorized to execute this contract on behalf of the City.

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

SIGNED BY:

---

ROBERT A. PETTIT, MAYOR

ATTESTED BY:

---

SHARON LAMAR, CITY CLERK



Landowners, would make a payment to the Landowners of an amount equivalent to the taxes paid; AND,

WHEREAS, it is further agreed that this provision for the reimbursement of taxes would remain valid for a period of ten years, so long as the property is owned by the current named Landowners or by persons inheriting the property as heirs of said Landowners, or deeded to such legal heirs and the property remains undeveloped; AND,

WHEREAS, it is further agreed that, any property sold or otherwise transferred ,with the exception of a transfer to heirs as described above, or should any development take place on any of said property, the City would no longer be responsible to reimburse the Landowners for the amount of taxes paid on that portion of the property transferred or developed and all portions not transferred or developed would remain under this tax reimbursement agreement; AND,

WHEREAS, this Agreement is specifically related to the following:

- 262.54± acres referred to as Parcel No. 105-00-00-009-000 &
- 88.19± acres known as Tax Parcel No. 106-00-00-022-000; AND,

WHEREAS, upon approval of this Agreement and the execution of same, the Landowners agree to execute the Petition for Annexation that is attached hereto and marked "EXHIBIT A".

[Signature]  
WITNESS 1

[Signature]  
CAROLYN C. BAGGOTT

Melissa Davis  
WITNESS 2

Dianne Pittman  
WITNESS 1

[Signature]  
MARY C. HAVRON

Melissa Davis  
WITNESS 2

Dianne Pittman  
WITNESS 1

[Signature]  
JEAN C. BEALL

Melissa Davis  
WITNESS 2

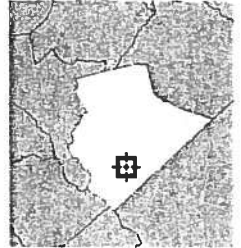
THIS AGREEMENT APPROVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF NORTH AUGUSTA BY RESOLUTION 2019-\_\_\_\_\_ ADOPTED BY THE CITY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CITY OF NORTH AUGUSTA

BY: RACHELLE MOODY  
INTERIM CITY ADMINISTRATOR



Overview



Legend

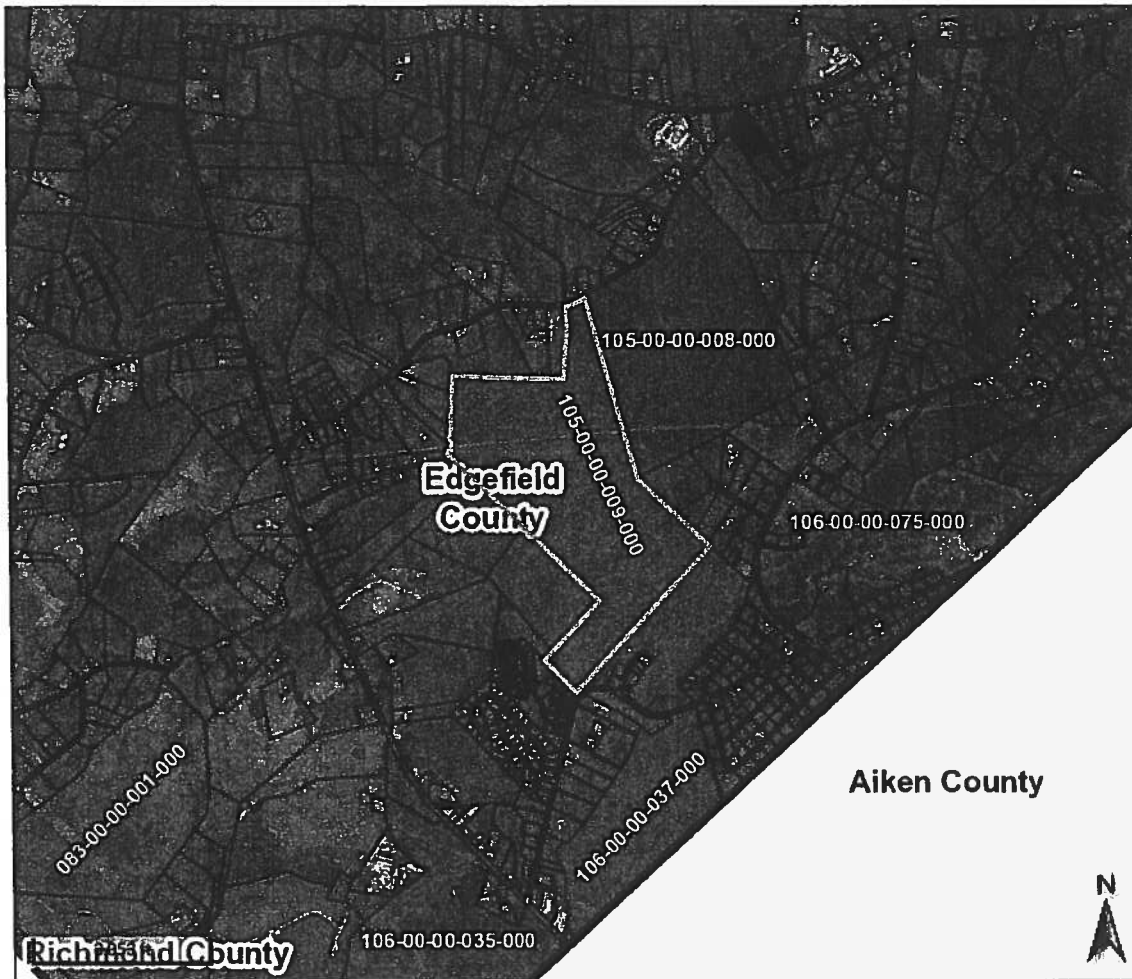
- Parcels
- Parcel Numbers
- Roads
- Edgefield Boundar

Parcel ID	106-00-00-022-000	Physical Address		Land Value	\$351,084	Last 2 Sales							
Property Class	AG-FARM	Mailing Address	BAGGOTT CAROLYN C	Improvement Value	\$6,630	Date	4/16/1985	Price	0	Reason	n/a	Qual	U
Taxing District	1	Address	1816 MOUNTSIDE DR	Total Value	\$357,714	n/a	0	n/a	0	n/a	n/a		
Acres	88.19		NORTH AUGUSTA SC 29841										

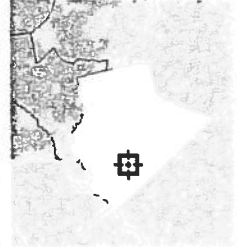
Date created: 10/25/2019  
Last Data Uploaded: 10/24/2019 8:09:10 PM

Developed by Schneider GEOSPATIAL









**Overview**



**Legend**

-  Parcels
-  Parcel Numbers
-  Roads
-  Edgefield Boundar

<b>Parcel ID</b>	105-00-00-009-000	<b>Physical Address</b>		<b>Land Value</b>	\$787,620	<b>Last 2 Sales</b>							
<b>Property Class</b>	AG-FARM	<b>Mailing Address</b>	BEALL J C & M C HARRON % CAROLYN C BAGGOTT 1816 MOUNTSIDE DR NORTH AUGUSTA SC 29841	<b>Improvement Value</b>	\$0	<b>Date</b>	11/18/1976	<b>Price</b>	\$1	<b>Reason</b>	n/a	<b>Qual</b>	U
<b>Taxing District</b>	1			<b>Total Value</b>	\$787,620		n/a		0		n/a		n/a
<b>Acres</b>	262.54												

Date created: 10/25/2019  
Last Data Uploaded: 10/24/2019 8:09:10 PM

Developed by  **Schneider**  
GEOSPATIAL



## ATTACHMENT #11A

RESOLUTION NO. 2019-45  
TO ACCEPT A PETITION FOR ANNEXATION  
OF ± 350.73 ACRES OF PROPERTY LOCATED  
ALONG GREGORY LAKE ROAD AND OWNED BY  
CAROLYN C. BAGGOTT, MARY C. HAVRON, AND JEAN C. BEALL

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

WHEREAS, the governing body of the City of North Augusta determines it to be in the best interest of the City to accept a petition for annexation attached hereto dated November 25, 2019.

The property sought to be annexed is described as follows:

Edgefield County Tax Map and Parcel Number 105-00-00-009-000 containing 262.54± acres and Edgefield County Tax Map and Parcel Number 106-00-00-022-000 consisting of 88.19± acres. Said property is more specifically identified in the attachment hereto marked "EXHIBIT A".

The property to be annexed is also shown on a map identified as "Exhibit B" titled map of property sought to be annexed to the City of North Augusta. Said map is dated November 14, 2019 and prepared by the City of North Augusta.

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

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

\_\_\_\_\_  
Robert A. Pettit, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk

STATE OF SOUTH CAROLINA ) PETITION FOR ANNEXATION OF ±350.73 ACRES  
 ) OF LAND LOCATED IN EDGEFIELD COUNTY, SC  
 COUNTY OF AIKEN ) ALONG GREGORY LAKE ROAD AND CURRENTLY  
 ) OWNED BY CAROLYN C. BAGGOTT,  
 ) MARY C. HAVRON, AND JEAN C. BEALL

We the undersigned, as freeholders of property located in the vicinity of Gregory Lake Road, Edgefield County, South Carolina, do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed is described as follows:

Edgefield County Tax Map and Parcel Number 105-00-00-009-000 containing 262.54± acres and Edgefield County Tax Map and Parcel Number 106-00-00-022-000 consisting of 88.19± acres. Said property is more specifically identified in the attachment hereto marked "EXHIBIT A".

The property to be annexed is also shown on a map identified as "Exhibit B" titled map of property sought to be annexed to the City of North Augusta. Said map is dated the 14th day of November, 2019 and prepared by the City of North Augusta.

This petition dated the 25<sup>th</sup> day of November, 2019 prior to the affixing of any signatures hereto.

Tax Map Parcel Numbers

Property Representative Signatures

Temple Jen  
 WITNESS 1

Carolyn C. Baggott  
 CAROLYN C. BAGGOTT

Dianne Pittman  
 WITNESS 2

Mary C. Havron  
 MARY C. HAVRON

Temple Jen  
 WITNESS 1

Dianne Pittman  
 WITNESS 2

Temple Jen  
 WITNESS 1

Jean C. Beall  
 JEAN C. BEALL

Dianne Pittman  
 WITNESS 2

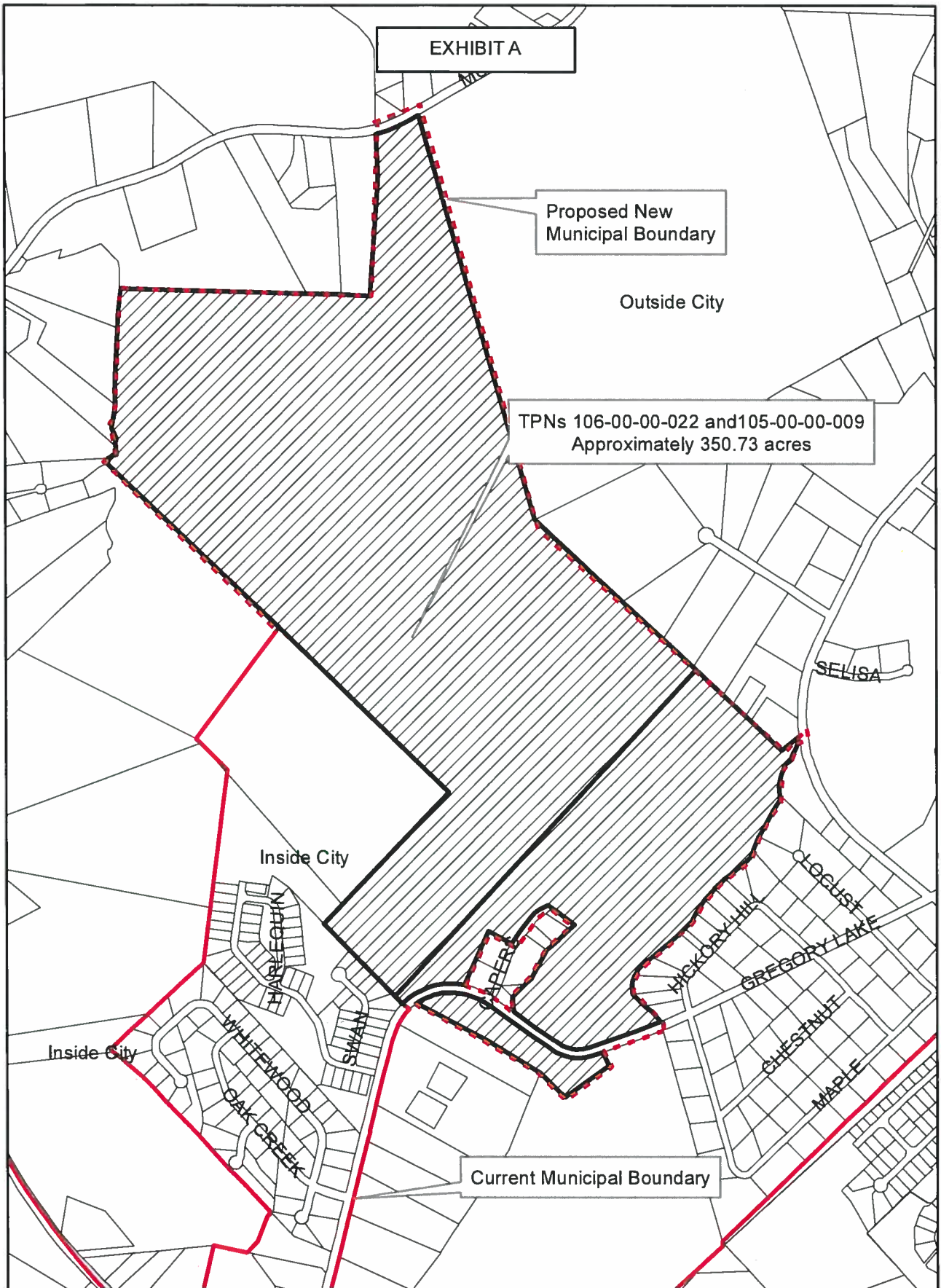


EXHIBIT A

Proposed New  
Municipal Boundary

Outside City

TPNs 106-00-00-022 and 105-00-00-009  
Approximately 350.73 acres

Inside City

Inside City

Current Municipal Boundary



ANX19-013  
MAP OF PROPERTY  
SOUGHT TO BE ANNEXED  
TO THE CITY OF NORTH AUGUSTA

Miles  
0 0.025 0.1 0.15 0.2  
Date: 11/14/2019



## ATTACHMENT #11B

ORDINANCE NO. 2019-22  
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF NORTH AUGUSTA BY  
ANNEXING ± 350.73 ACRES OF PROPERTY LOCATED  
ALONG GREGORY LAKE ROAD AND OWNED BY  
CAROLYN C. BAGGOTT, MARY C. HAVRON, AND JEAN C. BEALL

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

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 2019-45 dated December 16, 2019, accepted a Petition for Annexation and wish to annex the below described properties; and

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

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

- I. The following described property shall be annexed into the City of North Augusta:

Edgefield County Tax Map and Parcel Number 105-00-00-009-000 containing 262.54± acres and Edgefield County Tax Map and Parcel Number 106-00-00-022-000 consisting of 88.19± acres. Said property is more specifically identified in the attachment hereto marked "Exhibit B" titled "Map of Property Sought to be Annexed to the City of North Augusta." Said map is dated November 14, 2019, and prepared by the City of North Augusta.

The property to be annexed shall be zoned R-14, Large Lot Single-Family Residential as shown on a map identified as "Exhibit B" titled "Zoning of Property Sought to be Annexed to the City of North Augusta." Said map is dated November 14, 2019 and prepared by the City of North Augusta.

- II. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption on third 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 \_\_\_\_\_, 2020.

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

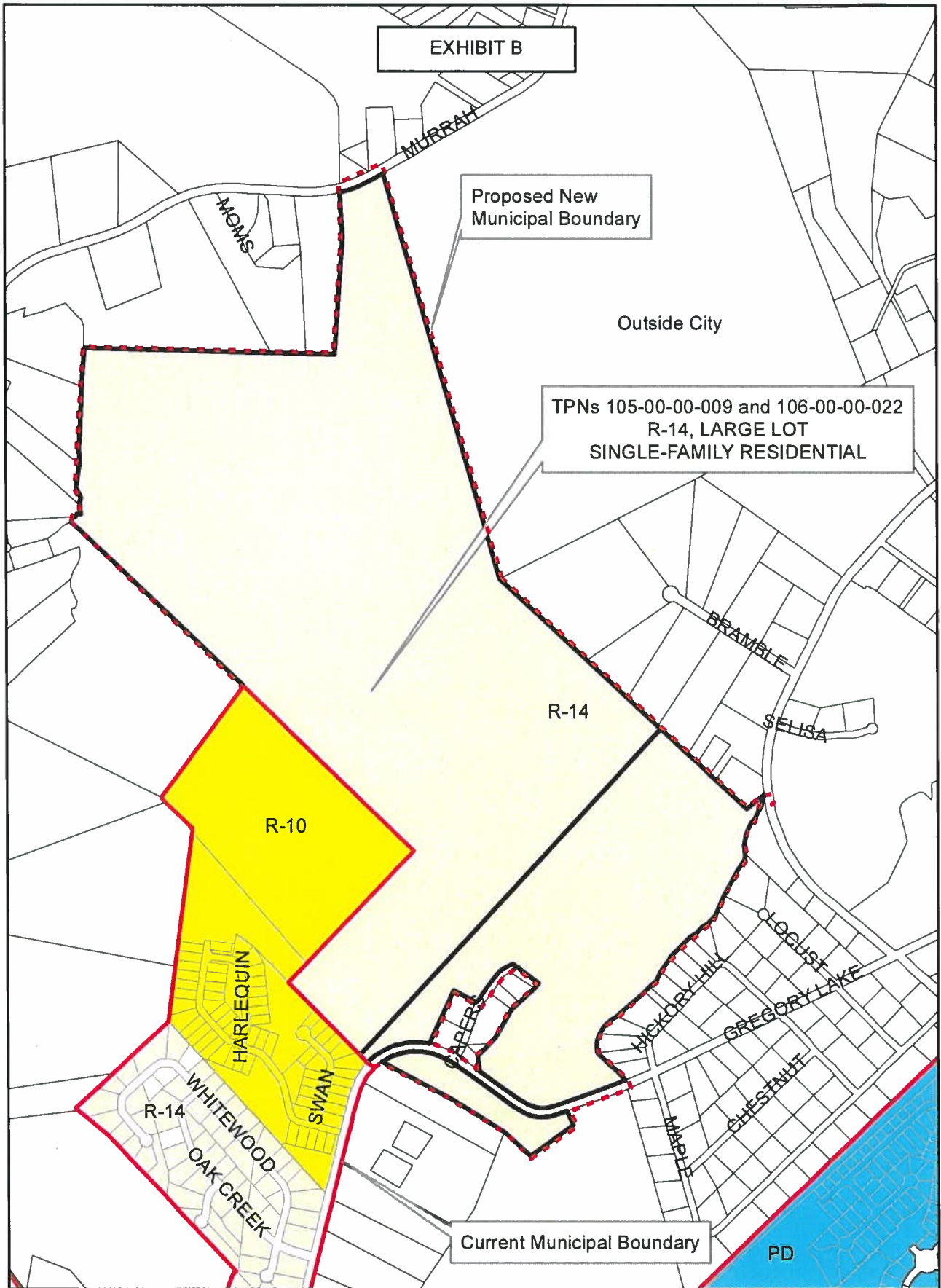
Third Reading: \_\_\_\_\_

\_\_\_\_\_  
Robert A. Pettit, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk





ANX19-013  
 ZONING OF PROPERTY  
 SOUGHT TO BE ANNEXED  
 TO THE CITY OF NORTH AUGUSTA



Date: 11/14/2019



## ATTACHMENT #12A

RESOLUTION NO. 2019-46  
TO ACCEPT A PETITION FOR ANNEXATION OF ±2.62 ACRES OF PROPERTY LOCATED  
AT 557 PLANTATION DRIVE AND OWNED BY MICHAEL T. MONACO  
AND KAREN M. MONACO

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

WHEREAS, the governing body of the City of North Augusta determines it to be in the best interest of the City to accept a petition for annexation attached hereto dated November 22, 2019.

The property sought to be annexed is described as follows:

All that lot or parcel of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, being shown and designated as 2.62 acres, more or less, as shown on a plat prepared by Tony L. Carr, Sr. & Associates dated April 29, 1986 and recorded in the Office of the RMC for Aiken County, South Carolina, in Misc. Book 440, Page 149; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

This being the same property conveyed to Michael T. Monaco and Karen M. Monaco by deed dated December 17, 2012, and recorded on December 26, 2012, in RB 4438, Page 677-680, aforesaid RMC Office.

Tax map & parcel number: 002-08-03-002

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 21, 2019, and prepared by the City of North Augusta.

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

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

\_\_\_\_\_  
Robert A. Pettit, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk

STATE OF SOUTH CAROLINA )  
)  
)  
COUNTY OF AIKEN )  
)  
)

PETITION FOR ANNEXATION  
OF ±2.62 ACRES OF LAND  
LOCATED AT 557 PLANTATION DRIVE  
AND OWNED BY MICHAEL T. MONACO  
AND KAREN M. MONACO

I, the undersigned, as freeholder and owner of property located at 557 Plantation Drive, do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed is described as follows:

All that lot or parcel of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, being shown and designated as 2.62 acres, more or less, as shown on a plat prepared by Tony L. Carr, Sr. & Associates dated April 29, 1986 and recorded in the Office of the RMC for Aiken County, South Carolina, in Misc. Book 440, Page 149; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

This being the same property conveyed to Michael T. Monaco and Karen M. Monaco by deed dated December 17, 2012, and recorded on December 26, 2012, in RB 4438, Page 677-680, aforesaid RMC Office.

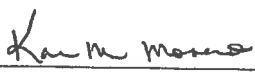
Tax map & parcel number: 002-08-03-002

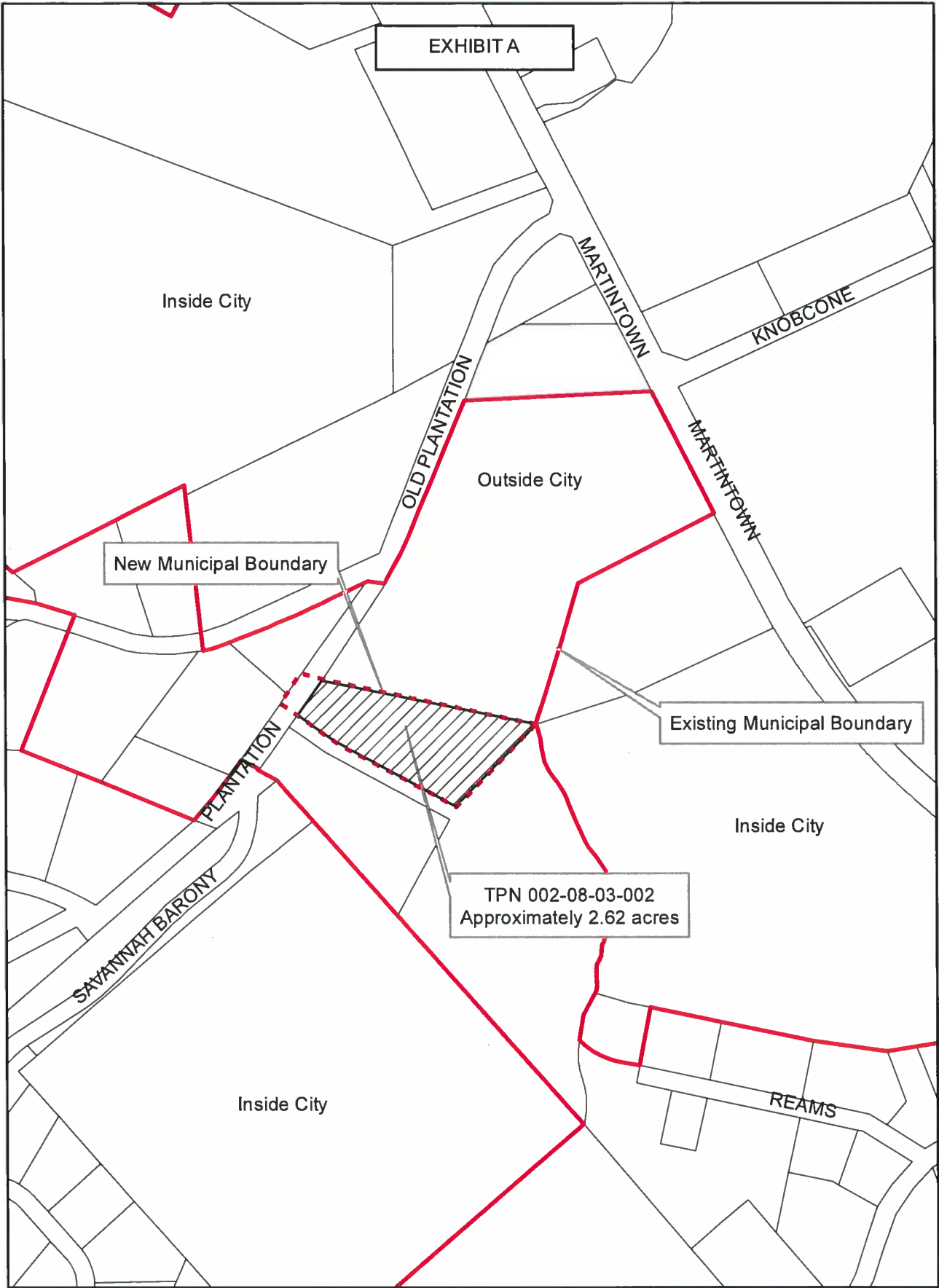
The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 21, 2019, and prepared by the City of North Augusta.

This petition dated the 22 day of Nov, 2019.

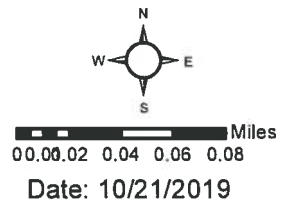
Property Owner Signature

  
Michael T. Monaco

  
Karen M. Monaco



ANX19-007  
 MAP OF PROPERTY  
 SOUGHT TO BE ANNEXED  
 TO THE CITY OF NORTH AUGUSTA





## ATTACHMENT #12B

ORDINANCE NO. 2019-23  
TO CHANGE THE CORPORATE LIMITS  
OF THE CITY OF NORTH AUGUSTA BY ANNEXING  
± 2.62 ACRES OF PROPERTY LOCATED  
AT 557 PLANTATION DRIVE  
AND OWNED BY MICHAEL T. MONACO  
AND KAREN M. MONACO

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

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 2019-46 dated December 16, 2019, accepted a Petition for Annexation and wish to annex the below described properties; and

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

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

- I. The following described property shall be annexed into the City of North Augusta:

All that lot or parcel of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, being shown and designated as 2.62 acres, more or less, as shown on a plat prepared by Tony L. Carr, Sr. & Associates dated April 29, 1986 and recorded in the Office of the RMC for Aiken County, South Carolina, in Misc. Book 440, Page 149; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

This being the same property conveyed to Michael T. Monaco and Karen M. Monaco by deed dated December 17, 2012, and recorded on December 26, 2012, in RB 4438, Page 677-680, aforesaid RMC Office.

Tax map & parcel number: 002-08-03-002

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 21, 2019, and prepared by the City of North Augusta.

- II. The zoning classification recommended for the properties to be annexed is consistent with the Future Land Use Classification of the properties as specified in the North Augusta 2017 Comprehensive Plan; therefore, the properties shall be zoned R-14, Large Lot Single Family Residential, as shown on a map identified as "Exhibit B" titled "Zoning of Property Sought to be Annexed to the City of North Augusta" dated October 21, 2019, and prepared by the City of North Augusta.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final reading.

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

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

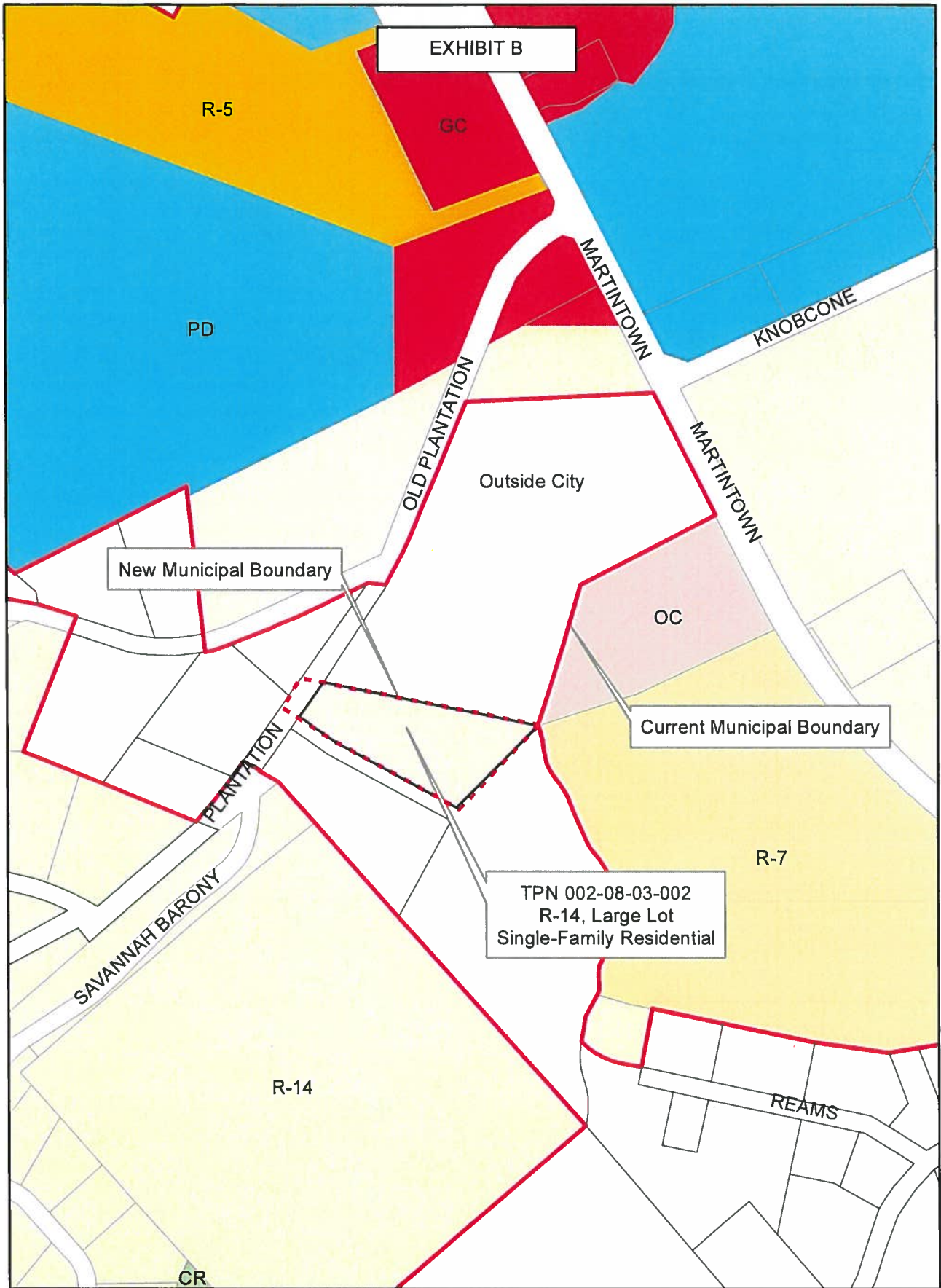
Third Reading: \_\_\_\_\_

\_\_\_\_\_  
Robert A. Pettit, Mayor

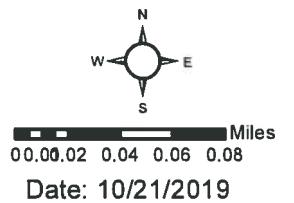
ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk





ANX19-007  
 ZONING OF PROPERTY  
 SOUGHT TO BE ANNEXED  
 TO THE CITY OF NORTH AUGUSTA





# ATTACHMENT #13

## RESOLUTION NO. 2019-47 AUTHORIZING ADDITIONAL FUNDING FOR REPLACEMENT OF A TOTALED VEHICLE FOR PARKS, RECREATION, & TOURISM

WHEREAS, on September 15, 2019 the City of North Augusta Parks, Recreation, & Tourism Department's (PRT) 2008 Dodge Caravan blew its front left tire while staff was traveling to a conference in Myrtle Beach which resulted in significant damage to the front left side of the vehicle; and

WHEREAS, on September 24, 2019 the South Carolina Municipal Insurance and Risk Financing Fund (SCMIRF) claims adjustor declared the van to be a total loss; and

WHEREAS, the amount payable from SCMIRF for the 2008 Dodge Caravan after our deductible is \$5,590.10; and

WHEREAS, PRT desires to purchase a 2020 Dodge Durango SXT/WDDL75 for \$25,909.00 off the South Carolina State Contract; and

WHEREAS, additional funding of \$19,818.90 is being requested to combine with the claim settlement funds and would be allocated as follows:

SCMIRF Check for 2008 Dodge Caravan	\$ 5,590.10
Recreation Fund (estimated balance at 12/31/19)	11,900.00
Capital Projects Fund (fund balance)	8,418.90
<b>Total:</b>	<b>\$25,909.00*</b>

\*Please note the vehicle will be purchased in 2020 and will be paid in total from the Capital Projects Fund. The SCMIRF payment was deposited to the General Fund and will be included in surplus that is transferred to the Capital Projects Fund. Per the 2020 budget the Recreation Fund will be closed and the balance transferred to the Capital Projects Fund.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof that additional funds be authorized for PRT to purchase a replacement vehicle as defined above and that the funding source be the Capital Projects Fund.

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

\_\_\_\_\_  
Robert A. Pettit , Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk

# Butler



1855 SALEM RD, BEAUFORT S.C. 29902  
(843) 822-9696

12/11/2019

<b>Buyer:</b>	North Augusta Parks, Rec & Tourism
	100 Riverview Park Drive
	N Augusta SC 29841
	Attn: Richard Shaffer
<b>Phone:</b>	803-441-4301
<b>Fax:</b>	

<b>Cell:</b>	
<b>Phone:</b>	
<b>Fax:</b>	

<b>Make:</b>	Dodge
<b>Model:</b>	Durango SXT
<b>Year:</b>	2020
<b>Color:</b>	White Knuckle w/Black Seats
<b>VIN:</b>	t/b/d
<b>Stock #:</b>	t/b/d
<b>Mileage:</b>	10

<b>Make:</b>	
<b>Model:</b>	
<b>Year:</b>	
<b>Color:</b>	
<b>VIN:</b>	
<b>Stock #:</b>	
<b>Mileage:</b>	
<b>ACV:</b>	

**MSRP** **SC State Contract #4400019796** **\$36,180.00**

**Sale Price** **\$25,409.00**

Options Included		
3.6L V6 24V VVT Engine	8-Speed Auto Transmission	Included in price
2nd & 3rd Row Cloth Seats	ParkView Back-up Camera	Included in price
<b>Options Total</b>		<b>\$0.00</b>

<b>Sub Total</b>	<b>\$25,409.00</b>
DOC	
Tag	
5% IMF/Tax (SC)	<b>\$500.00</b>
<b>Balance Due</b>	<b>\$25,909.00</b>

Manager Tina Neill

Customer \_\_\_\_\_

Insurance Information			
Agency Name and Address:			
		Phone No.:	
Policy No.	Insurance Company:		
Comp.:	Collision:	Effective Dates:	
Contact:	Date:		

## ATTACHMENT #14

RESOLUTION NO. 2019-48  
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,  
WATER DISTRIBUTION SYSTEM, SANITARY SEWER, STORMWATER  
COLLECTION AND FIRE SUPPRESSION SYSTEMS, DETENTION PONDS AND  
ASSOCIATED EASEMENTS AND RIGHTS OF WAY, ALONG WITH A  
MAINTENANCE GUARANTEE AND LETTER OF CREDIT FOR BERGEN PLACE  
WEST, PHASE IV

WHEREAS, Beazley Development Co., Inc., developed Bergen Place West, Phase IV, according to the requirements of the North Augusta Planning Commission and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on October 4, 2019 and

WHEREAS, it is the policy of the City that, upon approval of a final subdivision plat, the City will, following inspection by the City's Engineering department, accept a deed of dedication for the streets, utilities, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

WHEREAS, a maintenance guarantee and supporting letter of credit accompany the deed; and

WHEREAS, the City Engineer has made final inspection of the subject improvements and these improvements meet City standards.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, do hereby accept a deed of dedication for:

All those strips or parcels of land, and appurtenances to said premises belonging or in anywise appertaining therewith, situate, lying and being in Aiken County, South Carolina, in Bergen Place West Subdivision, Phase IV, being 50' Rights of Way known as Bonhill Street, Connor Street, and Preston Court as more particularly shown and described on that certain plat of survey prepared by Southern Partners, Inc. for Beazley Development Co., Inc., dated August 5, 2019, last revised on October 18, 2019 and recorded in Plat Book 61, Page 724, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

ALSO, All and singular, those certain water distribution and sewage collection systems, including but not limited to all pipes, mains, manholes, valves, meters and

RESOLUTION ACCEPTING DEED OF DEDICATION –  
BERGEN PLACE WEST PHASE IV

Page 2

other improvements and appurtenances in any way connected therewith, excluding service lines from the lot lines to the improvements located thereon developed or extending within the lot lines of undeveloped lots situate, lying and being in Aiken County, South Carolina, in Bergen Place West Subdivision, Phase III, being more fully shown and designated on that “Storm Sewer As Built” and “Sanitary Sewer As Built” prepared by Southern Partners, Inc. for Beazley Development Co., Inc.

ALSO, all water and sanitary sewer easements and appurtenances to said premises belonging in any way incident or appertaining as shown on the above referenced plats.

ALSO, all easements and appurtenances to said premises belonging or in any way incident or appertaining, as shown on the above referenced plats.

This being a portion of the same property conveyed to Beazley Development Co., Inc. by deed of Metro Homesites, LLC, on May 23, 2015, and being recorded in the Office of the RMC in Aiken County, South Carolina, in Book 4012, Page 1662, and also being recorded in the Office of the Clerk of Court in Edgefield County, South Carolina, in Book 1002, Page 90.

Tax Map Number: Portion of 001-12-03-001 (Aiken County) and  
a portion of 106-10-00-001 (Edgefield County)

BE IT FURTHER RESOLVED that a Maintenance Guarantee and Irrevocable Letter of Credit in the amount of \$107,000 are hereby accepted.

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

---

Robert A. Pettit, Mayor

ATTEST:

---

Sharon Lamar, City Clerk



4. Maintenance Guarantee dated October 30, 2019 and valid for a period of 24 months;
5. Irrevocable Letter of Credit in support of the Maintenance Guarantee dated September 30, 2019;
6. Performance Guarantee dated October 30, 2019 and valid for a period of 24 months;
7. Irrevocable Letter of Credit in support of the Performance Guarantee dated September 30, 2019;
8. Final subdivision plat approved by the City Engineer and the Director of Planning and Development and recorded by the Aiken County RMC.

Additionally, a reduced copy of the final plat is attached for agenda reproduction.

Please schedule the resolution accepting the Bergen Place West, Phase IV Deed of Dedication for City Council consideration at the next available meeting.




# Department of Planning and Development



**Memorandum # 19-035**

City of North Augusta

**To:** Rachelle Moody, Interim City Administrator  
**From:** Libby Hodges, Director   
**Subject:** Deed of Dedication for Bergen Place West, Phase IV  
**Date:** December 13, 2019

The final subdivision plat for Bergen Place West, Phase IV, was approved on October 25, 2019. The developer, Beazley Development Co., Inc., has completed the following improvements and requests that the City accept them along with open space, associated easements and rights of way: streets, water distribution system, sanitary sewer, stormwater collection, fire suppression systems, and detention ponds. The completed improvements to be dedicated to the City have been approved by the City Engineer. The attached dedication documents have been approved by the City Attorney.

Certain improvements, namely subdivision sidewalks, street trees, and paving turnarounds remained unfinished at the time of final plat approval. Construction of the aforementioned improvements has been guaranteed with a performance guarantee and supporting letter of credit.

The City may accept the streets, sanitary sewer, stormwater collection, fire suppression systems, and common areas intended for the City, and associated easements and rights of way for this subdivision. A draft resolution for the acceptance of the dedication is attached and a digital copy has been forwarded to the City Clerk.

Originals of the following documents are attached:

1. Deed of Dedication for the streets, sanitary sewer, stormwater collection and fire suppression systems, and associated easements and rights of way;
2. Partial Release of Mortgage dated November 12, 2019
3. Title Certificate dated November 1, 2019; and



**Return to:**

McLeod & Murdock, Attorneys at Law  
4420 Evans to Locks Rd.  
Evans, Georgia 30809  
LC

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF AIKEN )

**DEED OF DEDICATION  
BERGEN PLACE WEST  
PHASE IV**

THIS INDENTURE, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2019, by and between **BEAZLEY DEVELOPMENT CO., INC.**, as the Party of the First Part, and **CITY OF NORTH AUGUSTA**, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina, as the Party of the Second Part, whose address is P.O. Box 6400, North Augusta, SC 29861-6400.

**WITNESSETH:**

Party of the First Part, for and in consideration of the Sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledge, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the Second Part, its successors and assigns, the following described property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The party of the Second Part, as part of the consideration for this conveyance, accepts this conveyance of said streets, easements and storm water drainage areas and agrees to maintain the same as part of its road and storm water systems and the acceptance of the delivery of these presents shall be conclusive evidence of such agreement.

The within conveyance is subject, however, to the prior understanding and agreement of the parties hereto that Grantee assumes no responsibility for extending lines beyond that which is shown on the aforesaid maps or plans nor is Grantee required as its cost to extend any service lines to undeveloped lots in this project, further that the Grantor(s) herein covenants and warrants to make no representation verbal or written that Grantee at its cost will extend said service lines and or main lines beyond which are presently existing, at the time of any written conveyance.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto said Grantee(s), their Heirs and Assigns forever.

AND the Grantor does hereby bind itself and its successors and assigns to warrant and forever

defend all and singular the said premises unto the said Grantee, its successors and assigns against the Grantors and its heirs successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Party of the First Part has caused this Deed of Dedication to be executed the day and year first above written as the date of these presents.

Signed, sealed and delivered  
in the presence of:

Beazley Development Co., Inc.

*Donald K. Kralicki*  
First Witness

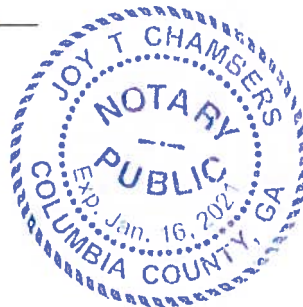
By: *Bill B. Beazley*  
Bill B. Beazley

As Its: President

*Joy S. Chambers*  
Notary Public

My commission expires: 1-16-21

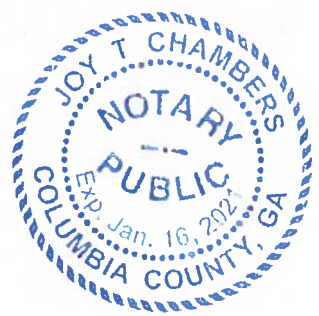
(Notarial Seal)



STATE OF GEORGIA                    )  
  )  
COUNTY OF COLUMBIA            )

I, Joy T. Chambers, a Georgia notary public, do hereby certify that Bill B. Beazley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.



*Joy S. Chambers*  
Signature of Notary Public

## AFFIDAVIT

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

PERSONALLY, appeared before me, the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

The property being transferred is a bearing Aiken County, South Carolina Tax Map # portion of 001-12-03-001 and 106-10-01-000 is being transferred by Beazley Development Co., Inc. to City of North Augusta, South Carolina on December 27, 2011.

2. Check one of the following: The Deed is:

(a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is transferred to a trust or a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because: (Site the correct exemption # 2)  
(If exempt, skip items 3-5 and proceed to Item 6)

3. Check one of the following which applies to this conveyance.

(a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.

(b) \_\_\_\_\_ The fee is computed on the fair market value of \$ \_\_\_\_\_.

(c) \_\_\_\_\_ The fee is computed on the value established for tax purposes as \$ \_\_\_\_\_.

4. Check Yes \_\_\_\_\_ or No X \_\_\_\_\_. A lien or encumbrance is being assumed as part of the conveyance. If "Yes", the outstanding balance of the encumbrance is \$ \_\_\_\_\_.

If a recorded mortgage is assumed (Recorded at Book \_\_\_\_\_ Page \_\_\_\_\_).

5. The deed recording fee is computed as follows:

(a) The amount listed in Item 3 above: \_\_\_\_\_.

(b) The amount listed in Item 4 above: \_\_\_\_\_.

(c) Subtract line 5 (b) from 5 (a) \_\_\_\_\_.

6. As required by Code Section 12-24-70, I state that I am a responsible party connected with this conveyance as:  
\_\_\_\_\_.

7. I understand that furnishing a false or fraudulent affidavit is a misdemeanor and upon conviction is punishable by a fine not more than one thousand dollars or imprisonment not more than one year, or both.

BBB  
Responsible person connected with transaction

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

[Signature]  
Notary Public

My commission expires: 1-16-21

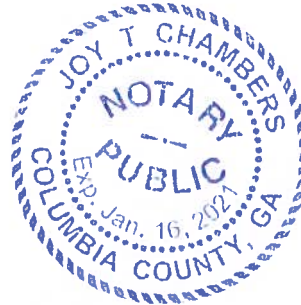


Exhibit "A"

All those strips or parcels of land, and appurtenances to said premises belonging or in anywise appertaining therewith, situate, lying and being in Aiken County, South Carolina, in Bergen Place West Subdivision, Phase IV, being 50' Rights of Way known as \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ as more particularly shown and described on that certain plat of survey prepared by Southern Partners, Inc., for Beazley Development Co., Inc., dated August 5, 2019, last revised on \_\_\_\_\_ and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

ALSO, All and singular, those certain water distribution and sewage collection systems, including but not limited to all pipes, mains, manholes, valves, meters and other improvements and appurtenances in any way connected therewith, excluding service lines from the lot lines to the improvements located thereon developed or extending within the lot lines of undeveloped lots situate, lying and being in Aiken County, South Carolina, in Bergen Place West Subdivision, Phase III, being more fully shown and designated on that "Storm Sewer As Built" and "Sanitary Sewer As Built" prepared by Southern Partners, Inc. for Beazley Development Co., Inc.

ALSO, all water and sanitary sewer easements and appurtenances to said premises belonging or in any way incident or appertaining as shown on the above referenced plats.

ALSO, all easements and appurtenances to said premises belonging or in any way incident or appertaining, as show on the above referenced plats.

This being a portion of the same property conveyed to Beazley Development Co., Inc. by deed of Metro Homesites, LLC, on May 23, 2005, and being recorded in the Office of the RMC in Aiken County, South Carolina, in Book 4012, Page 1662, and also being recorded in the Office of the Clerk of Court in Edgefield County, South Carolina, in Book 1002, Page 90.

Tax Map and Parcel: portion of 001-12-03-001 (Aiken County) and  
a portion of 106-10-00-001 (Edgefield County)



## **PRELIMINARY CERTIFICATION OF TITLE**

All those strips or parcels of land, and appurtenances to said premises belonging or in anywise appertaining therewith, situate, lying and being in Aiken and Edgefield Counties, South Carolina, containing 131.70 acres, more or less, as shown on that certain plat prepared for Beazley Development Co., Inc., by Southern Partners, Inc., dated May 3, 2005, and recorded in the Office of the RMC for Aiken County, South Carolina, in Plat Book 49, Page 167, and also recorded in the Office of the Clerk of Court for Edgefield County, South Carolina, in Judgment Roll #37764. Reference is hereby made to said plat for a more complete and accurate description as to metes, bounds and location of said property.

And any and all easements of record or otherwise appurtenant to including, but not limited to, any specific Sewer Easements or otherwise from Lyndie C. Bergen to Metro Homesites, LLC recorded in said RMC Office for Aiken County in Deed Book 2514, Page 93, and Plat Book 49, Page 162. Reference is hereby made to said easement for a more complete and accurate description as to metes, bounds and location of said easement.

### **LESS AND EXCEPT:**

All those lots, tracts or parcels of land, with improvements thereon, situate, lying and being in Aiken and Edgefield Counties, South Carolina, containing 39.0 acres, more or less, as shown and designated on a plat of survey for Phase One, Bergen Place West Subdivision, by Southern Partners, Inc., dated September 18, 2006, and last revised April 10, 2007, and recorded in the Office of the RMC for Aiken County, South Carolina, in Plat Book 52, Pages 612-614, and also recorded in the Office of the Clerk of Court for Edgefield County, South Carolina, in Judgment Roll #38932, and also shown on a resubdivision plat of Lot #1-B and Common Area, by Southern Partners, Inc. dated January 8, 2009, and last revised March 26, 2009, and recorded in said RMC Office in Book 54, Page 576, and also recorded in the Office of the Clerk of Court for Edgefield County, South Carolina, in Book 1233, Page 168. Reference is hereby made to said plats for a more complete and accurate description as to metes, bounds and location of said property.

All those lots, tracts or parcels of land, with improvements thereon, situate, lying and being in Aiken County, South Carolina, containing 28.63 acres, more or less, as shown and designated on a plat of survey for Phase II, Bergen Place West Subdivision, by Southern Partners, Inc., dated December 20, 2011, and last revised January 18, 2012, and recorded in the Office of the RMC for Aiken County, South Carolina, in Plat Book 56, Page 442, including Tract "A", 0.07 acre, more or less, to be abandoned by City of North Augusta, Tract "B", 0.07 acre, more or less, Wetlands of 0.45 acre and 1.79 acres, more or less. Reference is hereby made to said plat for a more complete and accurate description as to metes, bounds and location of said property.

All those lots, tracts or parcels of land, with improvements thereon, situate, lying and being in Aiken County, South Carolina, containing 21.03 acres, more or less, as shown and designated on a plat of survey for Phase III, Bergen Place West Subdivision, by Southern Partners, Inc., dated May 31, 2016, and recorded in the Office of the RMC for Aiken County, South Carolina, in Plat Book 59, Page 416, including 4.05 acres, more or less of open space to be deeded to The City of North Augusta.

ALSO, All those lots, tracts or parcels of land, with improvements thereon, situate, lying and being in Aiken and Edgefield Counties, South Carolina, being more fully described in the Deed of Dedication for Bergen Place West, dated June 11, 2007, and recorded in the Office of the RMC for Aiken County, South Carolina, in Book 4166, Page 2279, and also being recorded in the Office of the Clerk of Court for

**Edgefield County, South Carolina, in Book 1145, Page 75.**

**Said properties conveyed subject to any and all applicable easements, restrictions and rights of way of record in said RMC Office.**

**This being a portion of the same property conveyed to Beazley Development Co., Inc. by deed of Metro Homesites, LLC, on May 23, 2005, and being recorded in the Office of the RMC in Aiken County, South Carolina, in Book 4012, Page 1662, and also being recorded in the Office of the Clerk of Court in Edgefield County, South Carolina, in Book 1002, Page 90.**

**Tax Map and Parcel: portion of 001-12-03-001 (Aiken County) and  
a portion of 106-10-00-001 (Edgefield County)**

I have examined the public records affecting title to the property described above. **BASED UPON SUCH EXAMINATION**, and subject to the liens, encumbrances and other exceptions, marketable, fee simple title is vested in

**Beazley Development Co., Inc.**

The below liens, restrictions, easements, encumbrances, and other exceptions apply:

1. Errors shown by a plat of survey. The exact location on boundary lines, unrecorded easements, and other facts or conditions which would be disclosed by an accurate survey and inspection of the property, or possible liens of laborers or materialmen for improvement of the property, not filed for record prior to date;
2. The rights, if any, of persons who may be in possession under claims not appearing of record, or other matters not of record, including any prescriptive rights or claims to removable fixtures, forgery, insanity, or minority of a maker;
3. Violation of any zoning ordinances or restrictive covenants;
4. All city, state, county, and school taxes for 2019 are not yet due and payable;
5. Mortgage from Beazley Development Co., Inc. to First Community Bank, dated May 31, 2018 and recorded June 20, 2018, in Record Book 4726 on page 1226 of the public records of Aiken County, South Carolina, given to secure the original principal sum of \$1,360,568.00 and also recorded in Record Book 1692 on page 279 of the public records of Edgefield County, South Carolina.
6. UCC Financing Statement in favor of First Community Bank, recorded in Records Book 4726 on page 1238, of the public records of Aiken County, South Carolina.
7. UCC Financing Statement in favor of First Community Bank, recorded in Records Book 1692 on page 291, of the public records of Edgefield County, South Carolina.

Title is certified from the period beginning May 23, 2005 and ending at 8:30 A.M. on August 1, 2019.

\_\_\_\_\_  
McLeod & Murdock Attorneys at Law

Revised 10/11/2012

SDS/jn





§5.8.5 of the North Augusta Development Code, the developer does hereby guarantee the maintenance of the infrastructure improvements under and pursuant to the following terms.

INFRASTRUCTURE IMPROVEMENTS SUBJECT TO THIS GUARANTEE

This Maintenance Guarantee shall extend to all infrastructure improvements proposed to be deeded to, dedicated to, transferred or otherwise assigned to the City of North Augusta by the developer. Such improvements shall include, where applicable, the following but not be limited to such specified improvements:

- A. Streets and associated improvements;
- B. Fire suppression elements of the water distribution system;
- C. Sanitary sewerage collection system;
- D. Stormwater collection system; and
- E. Easements and rights of way for streets, sidewalks, sanitary sewage and stormwater collection systems.

REPRESENTATIONS BY THE DEVELOPER

The Developer represents to the City of North Augusta that:

- A. For a period of twenty-four (24) months from the approval of the final plat, the improvements will not fail, for any reason, with the exception of force majeure;
- B. The Developer has submitted the Deed of Dedication and a monetary guarantee, in the form of an Irrevocable Letter of Credit in the amount of \$107,000, in support of this Maintenance Guarantee in accordance with §§5.8.4 and 5.8.5 of the North Augusta Development Code within the specified time period;
- C. The City Engineer for the City of North Augusta shall have full and absolute discretion and authority in determining whether or not a failure has occurred in regard to the infrastructure subject to this Maintenance Guarantee.

REMEDIES IN THE EVENT OF DEFAULT

In the event that the City Engineer for the City of North Augusta, in his sole discretion, determines that a failure has occurred, he shall provide written notice of such failure to the developer with a request for the immediate correction of said failure. In the event of failure by the developer to make such repairs as necessary within sixty (60) days of such written notice or within ten (10) days, in the event of such notice being received during the last sixty (60) days covered by this Maintenance Guarantee and letter of credit, the following conditions shall prevail:


- A. This Maintenance Guarantee shall be considered violated and in default with the City having full right and authority to make claims on the guarantee amount provided for herein.
- B. The City may make claim against the full amount of the monetary guarantee, until such time as the City is able to make the necessary repairs to the infrastructure.
- C. Following the completion of the repairs to the infrastructure to the satisfaction of the City Engineer, any funds remaining from the monetary guarantee shall be refunded to the developer.
- D. The City is entitled to compensation, at a reasonable rate, for any in-house services provided by the City for the purpose of correcting failures or deficiencies to the infrastructure.
- E. The City shall have full and absolute authority in regard to a determination as to party or parties contracted with for the purpose of making repairs as required.

(Signature pages follow)

IN WITNESS WHEREOF, Beazley Development Co., Inc. has caused these presents to be executed in its name by its duly authorized \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
WITNESS

BY:   
\_\_\_\_\_  
BILL BEAZLEY (please print)

ITS:   
\_\_\_\_\_

ACCEPTED THIS 30<sup>th</sup> DAY OF October, 2019.

City of North Augusta

Shaun Lamar  
WITNESS

[Signature]  
WITNESS

BY: [Signature]  
B. Todd Glover  
ITS: City Administrator



5455 Sunset Blvd.  
Lexington, SC 29072  
(803) 951.2265  
Fax (803) 358.6900

PO Box 64  
Lexington, SC 29071  
www.firstcommunitysc.com

## IRREVOCABLE STANDBY LETTER OF CREDIT

Number 101-150

Credit Administration, 5455 Sunset Boulevard, Lexington, S.C. 29072

### Beneficiary

City of North Augusta  
100 Georgia Avenue  
North Augusta, South Carolina 29841

Issue Date: September 30, 2019

### Applicant

Beazley Development Co., Inc.  
7009 Evans Town Center Boulevard  
Evans, GA 30809

Expiry Date: October 30, 2021

To Whom It May Concern:

We hereby establish our 25-Month Irrevocable Letter of Credit ("Letter of Credit") in favor of **The City of North Augusta** available by draft drawn on First Community Bank at sight for any sum of money not to exceed One Hundred Seven Thousand and No/100 US Dollars (\$107,000.00) for **Beazley Development Co., Inc.** (hereinafter "Applicant") when accompanied by the following:

1. A written certificate executed by the appropriate and authorized City of North Augusta staff stating that Applicant has failed to perform as agreed, and that the amount of said draft represents the actual amount of funds due to you as a result of Applicant's failure to perform as contracted;
2. Draft must bear on its face the clause, "Drawn under Letter of Credit No. 101-150 dated September 30, 2019; and
3. The original Letter of Credit, together with any amendment.

This Letter of Credit supports the infrastructure improvements under a Maintenance Guarantee for Bergen Place West, Phase IV.

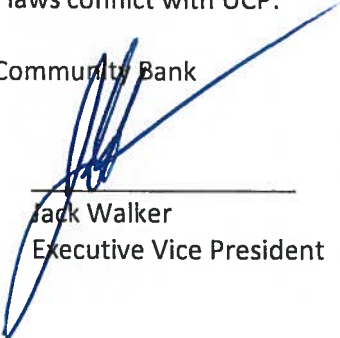
This Letter of Credit is valid until **October 30, 2021**, at 5:00 p.m. A Draft drawn hereunder, if accompanied by documents as specified above, will be honored if presented to First Community Bank.

This Letter of Credit is governed by the Uniform Customs and Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600 (UCP), or any later version or

amendment. This Letter of Credit is also governed by the laws of the State of South Carolina, except as those laws conflict with UCP.

First Community Bank

By:



\_\_\_\_\_  
Jack Walker  
Executive Vice President

STATE OF SOUTH CAROLINA            )  
   )  
 COUNTY OF AIKEN                        )   **PERFORMANCE GUARANTEE**  
   )   (Sidewalks/StreetTrees/Asphalt  
   )   Pavement for Temporary Cul-de-sac)

THIS AGREEMENT IS MADE AND ENTERED INTO this \_\_\_\_\_ day of \_\_\_\_\_ 2019 by and between Beazley Development Company, Inc., hereinafter known as "Applicant", and the City of North Augusta, hereinafter known as "City". The designations Applicant and City as used herein shall include said parties, their heirs, successors and assigns.

WITNESSETH:

WHEREAS, the Applicant has received approval for Applications PP17-001 and PPM 18-001, a major subdivision plan and subdivision plan modification to construct fifty-two (52) single-family homes in Phase IV of Bergen Place West subdivision, a portion of Tax Parcel Numbers 001-12-03-001 and 106-10-01-000; and

WHEREAS, City approval of the major subdivision plan and modification required site improvements of sidewalks, street trees, and asphalt pavement for a temporary cul-de-sac in accordance with City development standards and the City Engineer estimates the cost to construct these improvements in Phase IV to be \$101,611.00; and

WHEREAS, the Applicant wishes to sell lots and construct homes in Phase IV prior to completion of the remaining site improvements and the City requires assurance that site improvements will be completed in a timely manner and in accordance with the approved major subdivision plan; and

WHEREAS, pursuant to §5.8.6 of the North Augusta Development Code, the City requires that the Applicant execute a Performance Guarantee supported by a letter of credit or other form of monetary guarantee in the amount of one hundred twenty-seven thousand, thirteen dollars and seventy-five cents (\$127,013.75), representing one hundred twenty-five percent (125%) of the estimated construction cost, to guarantee completion of the remaining site improvements.

IT IS HEREBY AGREED AS FOLLOWS:

1. The Applicant has provided a monetary guarantee, in the form of a Letter of Credit, in the amount of \$127,013.75 which is valid for a period of twenty-five (25) months from the date of acceptance; and
2. The Applicant will complete the remaining site improvements not later than twenty-four (24) months following the effective date of this Performance Guarantee in accordance with City development standards and the approved specifications in the Applicant's major subdivision plan last revised on March

14, 2017 and approved on April 7, 2017 and the modified major subdivision plan approved April 12, 2018; and

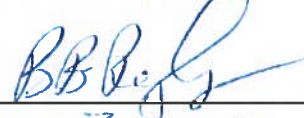
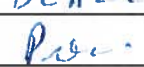
3. The City Engineer shall regularly inspect the site improvement installation and exercise reasonable discretion to determine if the site improvement installation has been timely completed in conformity with City standards and approved major subdivision plan specifications; and
4. The City Engineer, upon receipt of the Applicant's request to reduce the monetary guarantee amount held by the City based on satisfactory partial completion of required improvements during the twenty-four month improvement installation period, shall have the discretion to approve and implement said request; and
5. If the City Engineer approves the final inspection of the finished site improvements either on a date earlier than the expiration of the Performance Guarantee or at the time of the expiration of the Performance Guarantee, the City shall acknowledge in writing that the Applicant has fully performed under the terms of the Performance Guarantee and release the monetary guarantee, provided that the Applicant has executed and the City has accepted a twenty-four (24) month Maintenance Guarantee supported by a letter of credit or other form of monetary guarantee in an amount equal to fifteen percent (15%) of the cost of the improvements subject to this Performance Guarantee; and
6. If the Applicant fails to provide the Maintenance Guarantee as required, the City is authorized to exercise its right to draw upon the held monetary guarantee in an amount equal to fifteen percent (15%) of the total in order to guarantee the maintenance of the site improvements for a period of twenty-four (24) months; and
7. If for any reason within the time limit established in Section 2 above, the Applicant, upon written notice given thirty (30) days in advance by the City Engineer, has not completed the installation of the remaining site improvements, the following conditions shall prevail:
  - a. The City Engineer shall have full and absolute discretion and authority in determining whether or not a failure or default has occurred under the terms of this Performance Guarantee;
  - b. In the event the Applicant fails to timely complete installation of the remaining site improvements in accordance with the approved major subdivision plan, after receiving the notice provided for above, the City shall have the right to make claims on the funds provided by the Applicant to support the Performance Guarantee;



- c. In the event of a failure or default, the City reserves the exclusive right to determine who may be retained to complete installation of the remaining site improvements; and
- d. Any excess funds over and above those needed to complete installation of the remaining site improvements shall be refunded to the Applicant. The determination of such excess is to be under the sole discretion of the City.

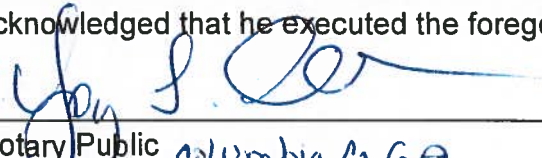
IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year above first written.

Beazley Development Co., Inc.

By:   
BILL BEAZLEY (please print)  
 As its: 

State of South Carolina  
County of Aiken

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Bill Beazley who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.

  
 Notary Public Columbia Co, GA  
 Aiken County, South Carolina  
 My commission expires: 1-16-21

Accepted this 30th day of October, 2019.

THE CITY OF NORTH AUGUSTA

By: B. Todd Glover

B. Todd Glover

As its: City Administrator

State of South Carolina  
County of Aiken

On this 30th day of October, 2019, before me personally appeared B. Todd Glover, North Augusta City Administrator, who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.

Sharon Lamar

Notary Public

Aiken County, South Carolina

My commission expires: \_\_\_\_\_

<p>Sharon Lamar Notary Public, State of South Carolina My Commission Expires March 7, 2028</p>
--



5455 Sunset Blvd.  
Lexington, SC 29072  
(803) 951.2265  
Fax (803) 358.6900

PO Box 64  
Lexington, SC 29071  
[www.firstcommunitysc.com](http://www.firstcommunitysc.com)

## IRREVOCABLE STANDBY LETTER OF CREDIT

Number 101-151

Credit Administration, 5455 Sunset Boulevard, Lexington, S.C. 29072

### Beneficiary

City of North Augusta  
100 Georgia Avenue  
North Augusta, South Carolina 29841

### Applicant

Beazley Development Co., Inc.  
7009 Evans Town Center Boulevard  
Evans, GA 30809

Issue Date: September 30, 2019

Expiry Date: October 30, 2021

To Whom It May Concern:

We hereby establish our 25-Month Irrevocable Letter of Credit ("Letter of Credit") in favor of **The City of North Augusta** available by draft drawn on First Community Bank at sight for any sum of money not to exceed One Hundred Twenty-Seven Thousand Thirteen and 75/100 US Dollars (\$127,013.75) for **Beazley Development Co., Inc.** (hereinafter "Applicant") when accompanied by the following:

1. A written certificate executed by the appropriate and authorized City of North Augusta staff stating that Applicant has failed to perform as agreed, and that the amount of said draft represents the actual amount of funds due to you as a result of Applicant's failure to perform as contracted;
2. Draft must bear on its face the clause, "Drawn under Letter of Credit No. 101-151 dated September 30, 2019; and
3. The original Letter of Credit, together with any amendment.

This Letter of Credit supports the infrastructure improvements under a Performance Guarantee for Bergen Place West, Phase IV.

This Letter of Credit is valid until **October 30, 2021**, at 5:00 p.m. A Draft drawn hereunder, if accompanied by documents as specified above, will be honored if presented to First Community Bank.

This Letter of Credit is governed by the Uniform Customs and Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600 (UCP), or any later version or

amendment. This Letter of Credit is also governed by the laws of the State of South Carolina, except as those laws conflict with UCP.

First Community Bank

By:



Jack Walker  
Executive Vice President

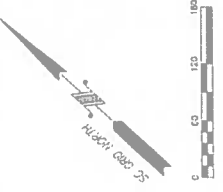
**RECORD PLAT**

**BERGEN PLACE WEST  
PHASE IV**

PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA  
AIKEN COUNTY, SOUTH CAROLINA  
DATE: SEPTEMBER 18, 2019  
DATE: OCTOBER 12, 2019

**BEAZLEY DEVELOPMENT CO., INC.**  
1000 W. STATE STREET, SUITE 200, COLUMBIA, SC 29201  
(803) 733-8800

**SOUTHERN PARTNERS, INC.**  
1000 W. STATE STREET, SUITE 200, COLUMBIA, SC 29201  
(803) 733-8800



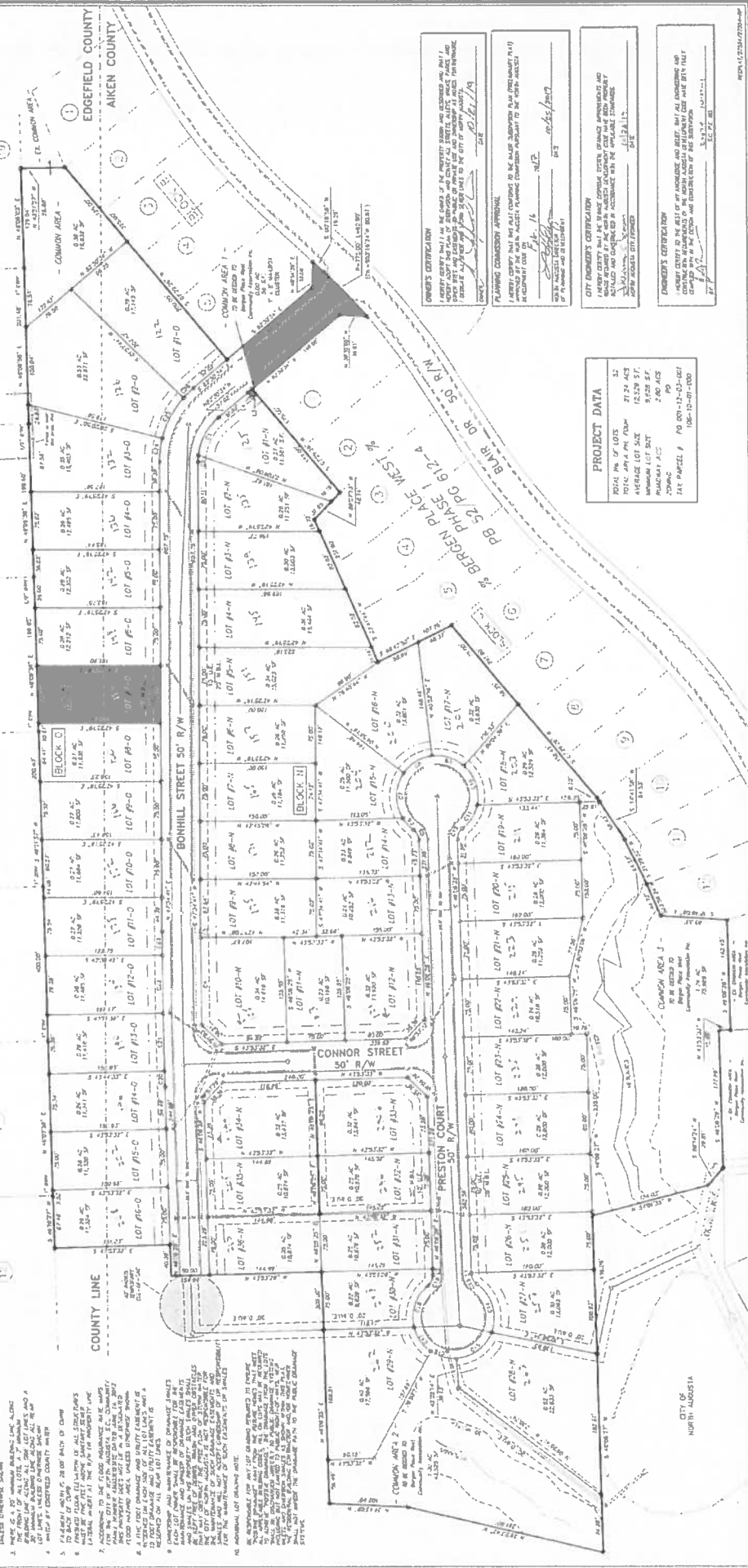
**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief, the same is true and correct and that I am a duly licensed and qualified surveyor in the State of South Carolina.

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	12,500	0.285
2	12,500	0.285
3	12,500	0.285
4	12,500	0.285
5	12,500	0.285
6	12,500	0.285
7	12,500	0.285
8	12,500	0.285
9	12,500	0.285
10	12,500	0.285
11	12,500	0.285
12	12,500	0.285
13	12,500	0.285
14	12,500	0.285
15	12,500	0.285
16	12,500	0.285
17	12,500	0.285
18	12,500	0.285
19	12,500	0.285
20	12,500	0.285
21	12,500	0.285
22	12,500	0.285
23	12,500	0.285
24	12,500	0.285
25	12,500	0.285
26	12,500	0.285
27	12,500	0.285
28	12,500	0.285
29	12,500	0.285
30	12,500	0.285
31	12,500	0.285
32	12,500	0.285
33	12,500	0.285
34	12,500	0.285
35	12,500	0.285
36	12,500	0.285
37	12,500	0.285
38	12,500	0.285
39	12,500	0.285
40	12,500	0.285
41	12,500	0.285
42	12,500	0.285
43	12,500	0.285
44	12,500	0.285
45	12,500	0.285
46	12,500	0.285
47	12,500	0.285
48	12,500	0.285
49	12,500	0.285
50	12,500	0.285
51	12,500	0.285
52	12,500	0.285
53	12,500	0.285
54	12,500	0.285
55	12,500	0.285
56	12,500	0.285
57	12,500	0.285
58	12,500	0.285
59	12,500	0.285
60	12,500	0.285
61	12,500	0.285
62	12,500	0.285
63	12,500	0.285
64	12,500	0.285
65	12,500	0.285
66	12,500	0.285
67	12,500	0.285
68	12,500	0.285
69	12,500	0.285
70	12,500	0.285
71	12,500	0.285
72	12,500	0.285
73	12,500	0.285
74	12,500	0.285
75	12,500	0.285
76	12,500	0.285
77	12,500	0.285
78	12,500	0.285
79	12,500	0.285
80	12,500	0.285
81	12,500	0.285
82	12,500	0.285
83	12,500	0.285
84	12,500	0.285
85	12,500	0.285
86	12,500	0.285
87	12,500	0.285
88	12,500	0.285
89	12,500	0.285
90	12,500	0.285
91	12,500	0.285
92	12,500	0.285
93	12,500	0.285
94	12,500	0.285
95	12,500	0.285
96	12,500	0.285
97	12,500	0.285
98	12,500	0.285
99	12,500	0.285
100	12,500	0.285

08/19/2019 09:52 AM  
11:01:2019 09:52 AM  
BK: PL 81  
PG: 724 - 724

- GENERAL NOTES:**
1. LOT DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  2. UNLESS OTHERWISE SHOWN, ALL UTILITIES ARE TO BE LOCATED AS SHOWN ON THIS PLAT.
  3. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  4. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  5. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  6. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  7. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  8. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  9. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.
  10. THE PROPERTY DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY DIMENSIONS.

LAKE FORREST ESTATES  
JR 18/730



**OWNER'S CERTIFICATION**  
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief, the same is true and correct and that I am a duly licensed and qualified surveyor in the State of South Carolina.

**PLANNING COMMISSION APPROVAL**  
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief, the same is true and correct and that I am a duly licensed and qualified surveyor in the State of South Carolina.

**CITY ENGINEER'S CERTIFICATION**  
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief, the same is true and correct and that I am a duly licensed and qualified surveyor in the State of South Carolina.

**ENGINEER'S CERTIFICATION**  
I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief, the same is true and correct and that I am a duly licensed and qualified surveyor in the State of South Carolina.

**PROJECT DATA**

PROJECT NO.	18-000-12-01-001
PROJECT NAME	LAKE FORREST ESTATES JR 18/730
PROJECT LOCATION	LAKE FORREST ESTATES JR 18/730
PROJECT AREA	18-000-12-01-001
PROJECT DATE	08/19/2019
PROJECT STATUS	PLAT
PROJECT TYPE	REDEVELOPMENT