

# North Augusta



*South Carolina's Riverfront*

## MINUTES OF DECEMBER 16, 2019

*Robert A. Pettit, Mayor*

*J. Robert Brooks, Councilmember  
Pat C. Carpenter, Councilmember  
Fletcher L. Dickert, Councilmember  
David W. McGhee, Councilmember  
Eric H. Presnell, Councilmember  
Kevin W. Toole, Councilmember*

## **ORDER OF BUSINESS**

### **REGULAR MEETING**

The regular meeting of the City Council of the City of North Augusta of December 16, 2019 having been duly publicized was called to order by Mayor Pettit at 7:00 p.m. and adjourned at 7:46 p.m. Per Section 30-4-80, (e) notice of the meeting by email was sent out to the current maintained "Agenda Mailout" list consisting of news media outlets and individuals or companies requesting notification. Notice of the meeting was also posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Mayor Pettit rendered the invocation and the Pledge of Allegiance.

Members present were Mayor Pettit, Councilmembers Brooks, Carpenter, Dickert, McGhee, Presnell, and Toole.

Also in attendance were Rachelle Moody, Interim City Administrator, Kelly F. Zier, City Attorney; Cammie T. Hayes, Director of Finance; Richard L. Meyer, Director of Parks, Recreation, & Tourism; John C. Thomas, Director of Public Safety; Thomas C. Zeaser, Director of Engineering and Public Works; James E. Sutton, Director of Public Services; Lillian E. (Libby) Hodges,

Director of Planning and Development; J.D. McCauley, Manager of Human Resources; and Sharon Lamar, City Clerk. Members of the public and the media were also present.

The minutes of the regular meeting and study session of December 2, 2019 and the minutes of the Special Called meeting and study session of December 9, 2019 were approved by general consent.

Mayor Pettit reminded those in attendance that citizens are always welcome to comment on each agenda item, as well as, address Council during Citizen Comments near the end of the agenda. Citizens who wish to speak should raise their hand to be called upon. Before sharing their thoughts with Council, speakers should clearly state their full name and address. Speaker forms are available for those who wish to have their topic included in the minutes of the 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**

On motion of Councilmember Toole, second of Councilmember Brooks, Council approved an ordinance 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. The vote was unanimous.

The text of the proposed ordinance is below:

**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.

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

The Planning Commission Recommendation Memorandum # 19-043 and Project Staff Report: RZT 19-005 was submitted to Council for information. This was 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 this recommendation to City Council for the text amendment.

Councilmembers McGhee, Presnell, and Toole recused themselves from this acceptance. The report was received with no objections.

See ATTACHMENT #6 for the memo and project staff report.

See ATTACHMENT #6A for copies of the recusal statements of Councilmembers McGhee, Presnell, and Toole.

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

**A. First Reading**

Councilmembers McGhee, Presnell, and Toole recused themselves from the discussion or consideration of this ordinance. On motion of Councilmember Dickert, second of Councilmember Carpenter, Council considered on first reading an ordinance 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. The first reading was approved with a 4-0 vote; Mayor Pettit and Councilmembers Brooks, Carpenter, and Dickert were the approving members.

**B. Second Reading**

Councilmembers McGhee, Presnell, and Toole recused themselves from the discussion or consideration of this ordinance. On motion of Mayor Pettit, second of Councilmember Brooks, Council considered on second reading an ordinance 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. The second reading was

approved with a 4-0 vote; Mayor Pettit and Councilmembers Brooks, Carpenter, and Dickert were the approving members.

The text of the proposed ordinance is below:

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.

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.

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

Please see ATTACHMENT #6A for copies of the recusal statements of Councilmembers McGhee, Presnell, and Toole.

**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**

On motion of Councilmember Carpenter, second of Councilmember Presnell, Council considered a resolution to approve 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.

Perry Holcomb asked Council the current fee for the services. Mayor Pettit referred to Cammie Hayes, Director of Finance and General Services, to answer the question to which she responded the City has previously paid Capstone Services, LLC \$95 per hour. This new contract would pay \$100 per hour.

Councilmember McGhee and Dickert spoke in support of the resolution. The resolution was approved with a favorable 7-0 vote.

The text of the proposed resolution is below:

**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

**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**

On motion of Councilmember McGhee, second of Councilmember Toole, Council considered an ordinance on first reading 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. There were no comments from citizens or Council. The first reading of the ordinance was passed unanimously.

**B. Second Reading**

On motion of Councilmember Brooks, second of Councilmember Presnell, Council considered an ordinance on second reading 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. There were no comments from citizens or Council. The second reading of the ordinance was passed unanimously.

The text of the proposed ordinance is below:

**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.

**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**

On motion of Mayor Pettit, and second of Councilmember Toole, Council considered a resolution to authorize the City to enter into an Annexation Agreement with Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall. The resolution is related to the annexation of approximately 350.73 acres located in Edgefield County, South Carolina. The resolution was approved unanimously.

The text of the proposed resolution is below:

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 acquired 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 DECEMBER, 2019.

**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, South Carolina and Owned by Carolyn C. Baggott, Mary C. Havron, and Jean C. Beall.**

On motion of Councilmember Dickert, second of Councilmember McGhee, Council considered a resolution to accept a petition for annexation of ±350.73 acres of property located along Gregory Lake Road in Edgefield County, South Carolina. The resolution was approved with a 7-0 vote.

The text of the proposed resolution is below:

**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.

**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**

On the motion of Councilmember Brooks, second of Councilmember Presnell, Council considered an ordinance on first reading 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. Councilmember Brooks asked a question to verify the property would be zoned R-14. The first reading of the ordinance was passed unanimously.

**b. Second Reading**

On the motion of Mayor Pettit, second of Councilmember Presnell, Council considered an ordinance on second reading 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. The second reading of the ordinance was passed unanimously.

The text of the proposed ordinance is below:

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:

V. 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.

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

VII. 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.

**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.**

On motion of Councilmember Toole, second of Councilmember McGhee, Council considered a resolution to accept a petition for annexation of ±2.62 acres of property located at 557 Plantation Drive.

Property owner, Tim Monaco, asked questions about water and 911 services. Mayor Pettit responded he would research the correct answers and respond to Mr. Monaco in writing this week.

The resolution was approved unanimously.

The text of the proposed resolution is below:

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.

**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**

On motion of Councilmember Dickert, second of Councilmember Presnell, Council agreed to consider on first reading an ordinance to change the corporate limits of the City of North Augusta by annexing ±2.62 acres of property located at 557 Plantation Drive. The first reading was approved unanimously.

**b. Second Reading**

On motion of Councilmember Toole, second of Councilmember McGhee, Council agreed to consider on second reading an ordinance to change the corporate limits of the City of North Augusta by annexing ±2.62 acres of property located at 557 Plantation Drive. The second reading was approved unanimously.

The text of the proposed ordinance is below:

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:

VIII. 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.

- IX. 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.
- X. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

XI. 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.

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

On motion of Councilmember Brooks, second of Councilmember Toole, Council considered a resolution to authorize additional funding for replacement of a totaled vehicle for Parks, Recreation, and Tourism. The resolution was approved unanimously.

The text of the proposed resolution is below:

**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>
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<b>\$25,909.00*</b>
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\*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.

**ITEM 14. PLANNING AND DEVELOPMENT: Resolution No. 2019-48 – Accepting a Deed of Dedication for the Streets, 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**

Mayor Pettit explained that the words “water distribution system” and “water and” were removed from the original resolution. The words were incorrectly included in the deed. The subdivision receives water services from Edgefield County Water and Sewer Authority. Councilmember Dickert recused himself from the discussion or consideration of this resolution. On motion of Councilmember Presnell, second of Councilmember Toole, Council considered a resolution to accept a Deed of Dedication for the streets, 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.

Citizen comments were made by Steven Bryant.

The resolution was approved with a 6-0 vote.

Please see **ATTACHMENT #14** for a copy of Councilmember Dickert’ s recusal statement.

**ITEM 15. CITIZENS COMMENTS/RECOGNITION OF VISITORS:**

Please see the attached Speaker Forms, if completed, for the December 16, 2019 Council Meeting.

A. Citizen Comments were made by:

Eric Holgate

Tom Kinney

B. Council Comments:

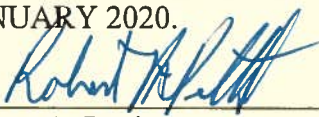
Mayor Pettit announced Council's 2020 meeting schedule has been published and posted on the bulletin board on the main floor of the Municipal Center and on the City's website. Please see ATTACHMENT #15 for a copy of the meeting schedule.

The Mayor also reminded those in attendance that this is the last meeting of 2019 and wished everyone a Merry Christmas and safe New Year.


Councilmember Presnell also wished everyone a Merry Christmas.

There being no further business, Council adjourned at 7:46 p.m. The Study Session reconvened in Council's Conference Room.

APPROVED THIS 6TH DAY OF  
JANUARY 2020.

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

Respectfully submitted,

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

# 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	-	§	§	§	§	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**

	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.

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

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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**

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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**

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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.

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### 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.

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### 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.**

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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

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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

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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	-
4.3	Dormitories	1000	1320	72131	-	-	-	-	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.

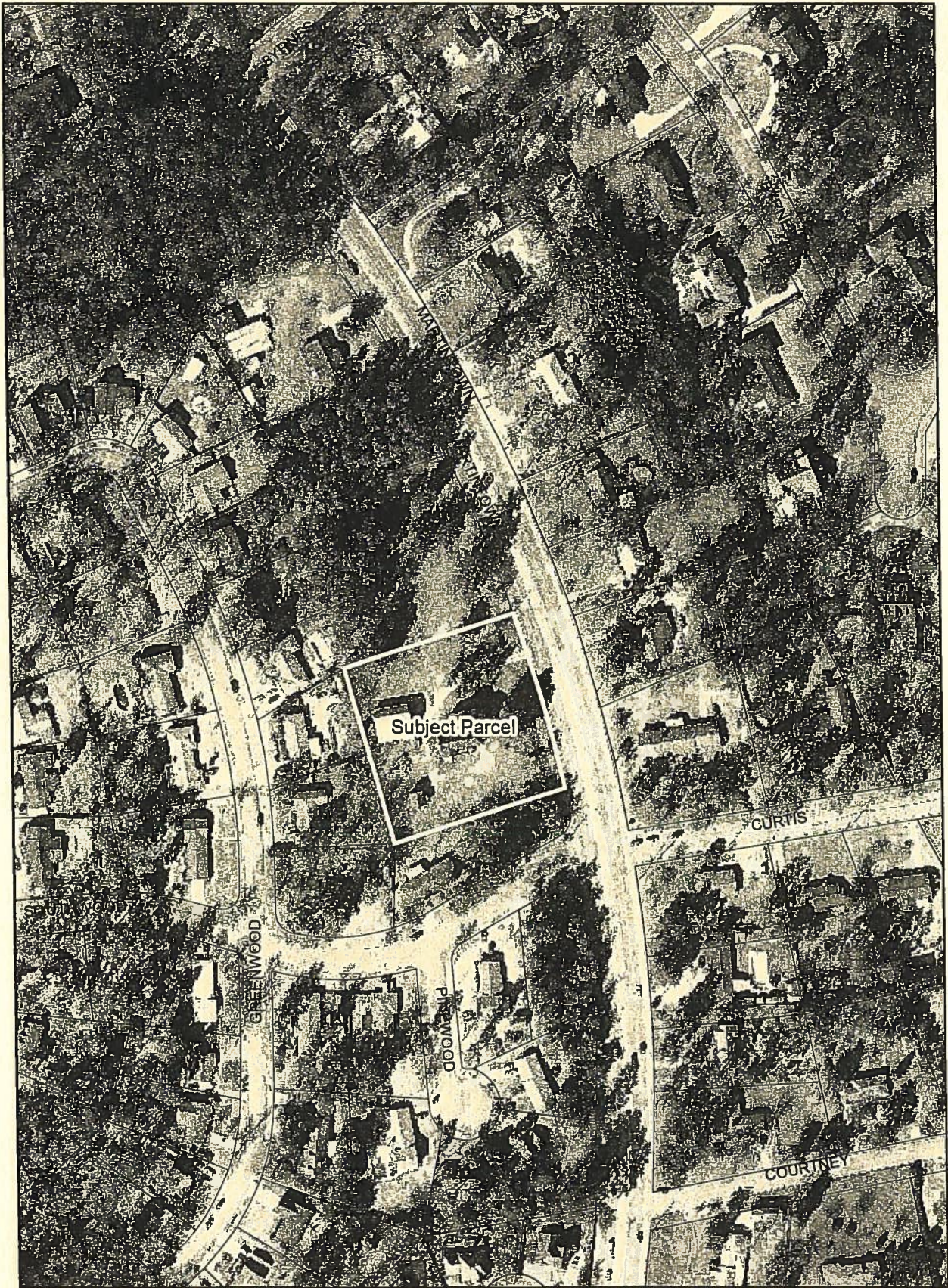
- 1) Inclusion of R-14 and/or any other residential zones to allow Bed and Breakfasts.
- 2) Potential additional restrictions for § 4.7.
  - a. Size Limitations.
    - i. Size of Home
    - ii. Number of Bedrooms
    - iii. Size of Lot
  - b. Historic Significance
    - i. Some difficulty in establishing 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).

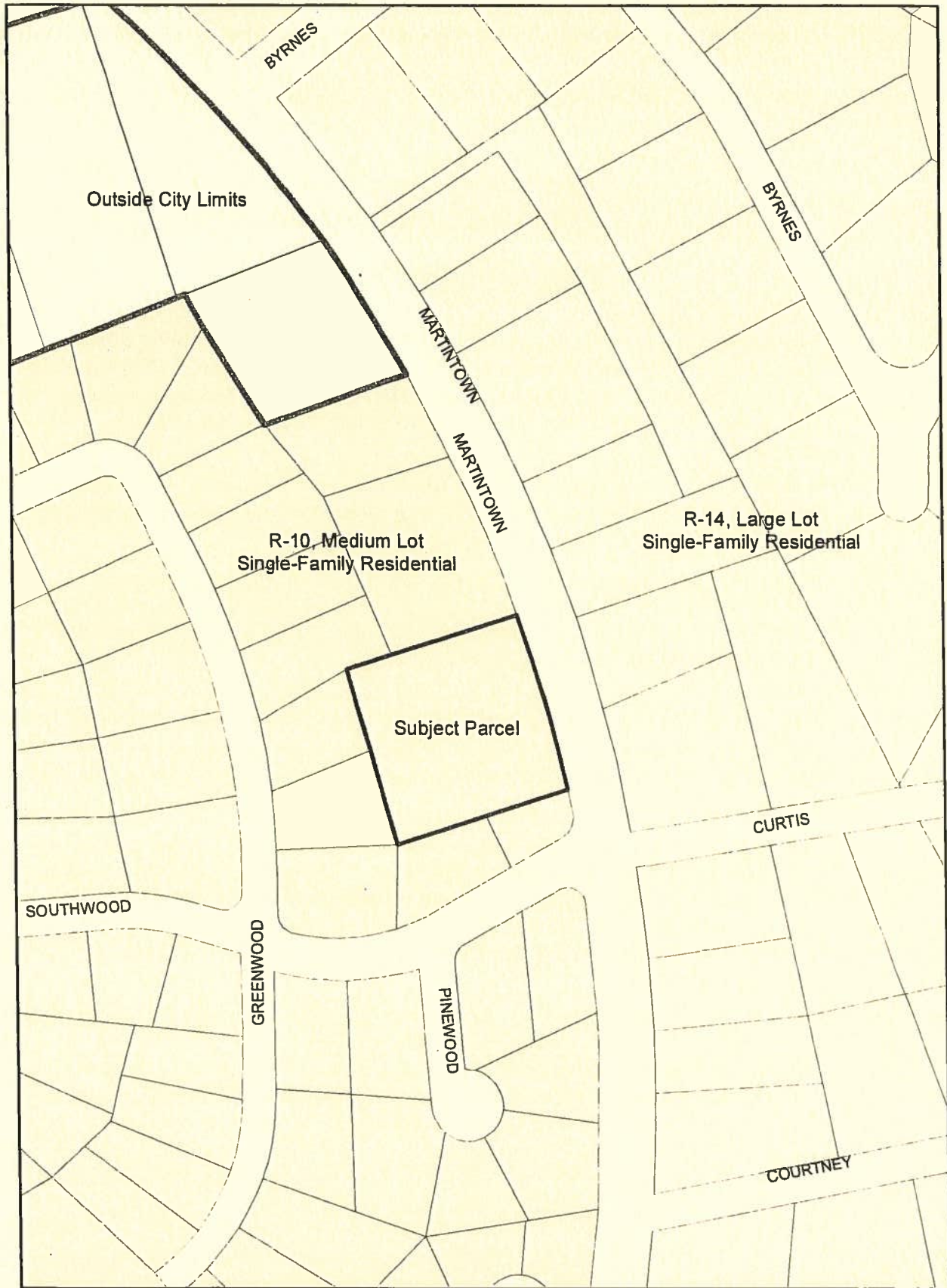
**SECTION 7: ATTACHMENTS**

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

cc The Charles Hammond House c/o James O'Neal, jsoneal@msn.com





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 22T19-005 Date Received 10/21/19  
Review Fee \$250 Date Paid 10/21/19

1. Project Name THE CHARLES HAMMOND'S 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	

**4.0 Accommodations and Group Living**

4.1	Bed and breakfast (subject to §4.7)	1310	721191	-	S	S	S	S	P	-	P	P	P	-
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**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.



# RECUSAL STATEMENT

Member Name: David McGhee

Meeting Date: 12/16/19

Agenda Item: 6/7 Section Plans, District Number: 19-043/ordinance  
2019-20

Topic: RZT19-005 Text Amendments to  
Permit use under existing zoning District

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*


**Justification to Recuse:**

**Professionally employed by or under contract with principal**

**Owens or has vested interest in principal or property**

**Other:** \_\_\_\_\_

Date: 12/16/19

David McGhee  
Member 

Approved by Parliamentarian: \_\_\_\_\_

# RECUSAL STATEMENT

Member Name: Eric Presnell

Meeting Date: 12-16-19

Agenda Item: Section C + 7 Number: C + 7

Topic: Charles Hammond House Zoning

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*

## Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: \_\_\_\_\_

Date: 12-16-19



Member

Approved by Parliamentarian: \_\_\_\_\_

# RECUSAL STATEMENT

Member Name: Kevin Toole

Meeting Date: 12/16/2019

Agenda Item: Section New Bus Number: 6+7

Topic: Planning Commission Recommendation

Memorandum #19-043 + Ordinance No. 2019-20

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*

## Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: Business relationship with

principal

Date: 12/16/19   
Member

Approved by Parliamentarian: \_\_\_\_\_

# RECUSAL STATEMENT

Member Name: Fletcher Dickert

Meeting Date: 12/16/19

Agenda Item: 14 Section \_\_\_\_\_ Number: \_\_\_\_\_

Topic: Resolution # 2019-48

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*

**Justification to Recuse:**

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: Doing business w/ Beazley currently

Date: 12/16/19 Fletcher Dickert  
Member

Approved by Parliamentarian: \_\_\_\_\_

## ATTACHMENT #15

# City of North Augusta City Council

## Meeting Schedule and Notice

January 2020 through December 2020



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*Pursuant to the South Carolina Code of Laws §30-4-80(a), notice is hereby given to the members of the North Augusta City Council and to the general public that the North Augusta City Council will hold meetings open to the public on the following dates and times. A copy of the agenda for each meeting will be available at least 24 hours in advance in the City Clerk's Office, at 100 Georgia Avenue, North Augusta, South Carolina. A notice of each meeting will be sent by email to the current maintained "Agenda Mail Out" list consisting of news media outlets and individuals or companies requesting notification. Notice of the meetings will also be posted by the outside doors of the Municipal Center, on the main bulletin board located on the first floor of the Municipal Center, and on the website at [www.northaugusta.net/government/council-meetings-agendas](http://www.northaugusta.net/government/council-meetings-agendas). For questions or further information, please contact the City Clerk at (803) 441-4202 or email to [slamar@northaugusta.net](mailto:slamar@northaugusta.net).*

*Unless otherwise noted, the meetings listed below are to be held the first and third Mondays of each month on the third floor of the Municipal Center at 100 Georgia Avenue, North Augusta, South Carolina.*

### January 2020

- 06 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 20 (No meetings will be held in observance of the Martin Luther King, Jr Day Holiday)
- 27 Joint Study Session of the City Council and Planning Commission at 6 pm

### February 2020

- 03 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 17 Study Session at 6 pm and Regular Council Meeting at 7 pm

### March 2020

- 02 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 16 Study Session at 6 pm and Regular Council Meeting at 7 pm

### April 2020

- 06 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 20 Study Session at 6 pm and Regular Council Meeting at 7 pm

### May 2020

- 04 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 18 Study Session at 6 pm and Regular Council Meeting at 7 pm

### June 2020

- 01 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 15 Study Session at 6 pm and Regular Council Meeting at 7 pm

**July 2020**

- 06 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 20 Study Session at 6 pm and Regular Council Meeting at 7 pm

**August 2020**

- 03 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 17 Study Session at 6 pm and Regular Council Meeting at 7 pm

**September 2020**

- 07 (No meetings will be held in observance of the Labor Day Holiday)
- 21 Study Session at 6 pm and Regular Council Meeting at 7 pm

**October 2020**

- 05 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 19 Study Session at 6 pm and Regular Council Meeting at 7 pm

**November 2020**

- 02 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 16 Study Session at 6 pm and Regular Council Meeting at 7 pm

**December 2020**

- 07 Study Session at 6 pm and Regular Council Meeting at 7 pm
- 21 Study Session at 6 pm and Regular Council Meeting at 7 pm

*Please note: Meeting dates and times are subject to change. Special Called Meeting notices will be given in the same manner as regular meetings. To verify meeting dates and times, contact the City Clerk's Office at (803) 441-4202 or visit [www.northaugusta.net/government/council-meetings-agendas](http://www.northaugusta.net/government/council-meetings-agendas).*

#5

SPEAKER FORM

COUNCIL MEETING DATE: 16 Dec 2019

THIS FORM WILL BE ATTACHED TO THE MINUTES OF THE CITY COUNCIL MEETING.

NAME: Tom Kinney

AGENDA ITEM/TOPIC: \_\_\_\_\_

PLEASE PROVIDE A SUMMARY OF YOUR COMMENTS TO COUNCIL.

(For example: I support the resolution because ...)

SUMMARY

Dilapidated Neighborhoods = drive crime  
Inoperative unregistered improperly  
parked vehicles = illegally parked  
Sec 22-53 + 22-64

610 Seymour St, May 21.