



TO: Mayor and City Council

FROM: Rachelle Moody, Interim City Administrator

DATE: May 1, 2020

SUBJECT: Regular City Council Meeting of May 4, 2020

REGULAR COUNCIL MEETING

ITEM 5. PERSONNEL: Donna Lester - Retirement – Recognition of Service to the City of North Augusta

On behalf of City Council and City Staff, Mayor Pettit would like to congratulate Public Services Secretary, Donna Lester, on her well-deserved retirement and thank her for 30 years of dedicated service to the citizens of North Augusta.

Donna began her career with the City of North Augusta in 1990 as dispatcher in the Public Safety Department. In 2000 she transferred to the Public Services Department where she has provided exemplary customer service and worked with multiple City divisions throughout her tenure. Donna has dedicated her career to serving the citizens of this City as a front line communicator for City essential safety and utility services.

Donna's hard work and dedication to serve is an example we should all strive to follow and will truly be missed by her City family.

Our well wishes and thoughts are with Donna and her family for happiness and good fortune throughout her retirement.

Again, congratulations on your well-deserved retirement!

NEW BUSINESS

ITEM 6. CITY PROPERTY: Ordinance No. 2020-11 – Abandoning a Road Right-of-Way Shown on a Plat for Hammond's Ferry, Section A4, Dated December 3, 2019 in the City of North Augusta; Ordinance – First Reading

An ordinance has been prepared for Council's consideration on first reading to abandon a road right-of-way shown on a plat for Hammond's Ferry, Section A4, dated December 3, 2019 in the City of North Augusta.

Please see ATTACHMENT #6 for a copy of the proposed ordinance and a copy of supporting documents.

ITEM 7. CITY PROPERTY: Ordinance No. 2020-12 – Ordinance Authorizing the City to Enter into a Lease Agreement with Riverside H.F., LLC, Related to Property Consisting of Approximately 1.34 Acres and Known as Tax Map and Parcel Nos. 007-13-19-004 and 007-13-01-010; Ordinance – First Reading

An ordinance has been prepared for Council's consideration on first reading to authorize the City to enter into a lease agreement with Riverside H.R., LLC, related to property consisting of approximately 1.34 acres and known as tax map and parcel nos. 007-13-19-004 and 007-13-01-010.

Please see ATTACHMENT #7 for a copy of the proposed ordinance and supporting documents.

ITEM 8. CITY PROPERTY: Ordinance No. 2020-13 – An Ordinance Granting Easements to Dominion Energy South Carolina, Inc. for Placement of Facilities in Hammond's Ferry; Ordinance – First Reading

An ordinance has been prepared for Council's consideration to grant easements to Dominion Energy South Carolina, Inc. for placement of facilities in Hammond's Ferry across City property known as Tax Parcel Numbers 007-13-01-001, 007-13-11-010, and 003-08-07-003.

Please see ATTACHMENT #8 for a copy of the proposed ordinance and supporting documents.

ITEM 9. ADMINISTRATIVE REPORTS:

ITEM 10. PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS

A. Citizen Comments: At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda.

B. Council Comments:

ITEM 11. ADJOURNMENT

ATTACHMENT #6

ORDINANCE NO. 2020-11
ABANDONING A ROAD RIGHT-OF-WAY SHOWN ON
A PLAT FOR HAMMOND'S FERRY, SECTION A4, DATED
DECEMBER 14, 2019, IN THE CITY OF NORTH AUGUSTA

WHEREAS, at its regularly scheduled meeting of April 16, 2020, the North Augusta Planning Commission considered the request of property owners, H.F. Developers, LLC, for the City to abandon a section of a platted road right-of-way adjoining their properties; and

WHEREAS, the portion of road right-of-way requested to be abandoned is shown as Tracts A, B, C, D, F, G, and H, on a plat prepared for Hammond's Ferry, Section A4, by Cranston Engineering., dated December 14, 2019; and

WHEREAS, the Planning Commission, after reviewing the request, determined that the subject abandoned right-of-way would not conflict with the City's Comprehensive Plan. Therefore, abandonment of the road right-of-way would be appropriate; and

WHEREAS, upon completion of their review, the Planning Commission unanimously recommended to the City Council that the subject right-of-way be abandoned; and

WHEREAS, the Planning Commission held a duly advertised public hearing on the requested abandonment on April 16, 2020, for the purpose of receiving input from the public on the requested abandonment; and

WHEREAS, following consideration of the recommendation from the Planning Commission and any input received at the public hearing, Mayor and Council have determined that it is appropriate that the City abandon any interest in the identified road right-of-way.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council in meeting duly assembled and by the authority thereof:

- I. That the section of platted but unopened and unnamed road right-of-way described herein is hereby abandoned, and
- II. Any abandoned right-of-way may be recombined with an adjacent property as allowed by state law.

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: _____ ROBERT A. PETTIT, MAYOR

ATTEST:

SHARON LAMAR, CITY CLERK

Project Staff Report

RWA20-002 Hammond's Ferry Section A4 ROW Abandonment

Prepared by: Kuleigh Baker

Meeting Date: April 16, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Hammond's Ferry Section A4 ROW Abandonment
Applicant	HF Developers, LLC
General Location	Railroad Avenue, Preservation Loop, Front Street, Lafayette Street, and Fulton Street in Section A4 of the Hammond's Ferry Planned Development
Parcel Numbers	A portion of right-of-way adjacent to TPN 007-13-01-010, 007-13-10-002, 007-13-01-008, 007-13-01-011, and 007-13-15-001

SECTION 2: GENERAL DESCRIPTION

On February 19, 2020, the Planning and Development Department received an application from HF Developers, LLC requesting the abandonment portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development. The portions of right-of-way sought to be abandoned is indicated as Tracts "A-H" on a plat titled "Plat of Hammonds Ferry Section A4 for HF Developers, LLC" by Cranston Engineering dated December 14, 2019.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a right-of-way abandonment based on the following provisions of the North Augusta Development Code:

18.3.7.2 Street Abandonment – All applications for the abandonment of a street or other public right of way shall be considered by the Planning Commission for conformity and consistency with the Comprehensive Plan and recommendations regarding the requested abandonment shall be forwarded to the City Council in accordance with the procedures specified in Article 5, Approval Procedures.

SECTION 4: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the right-of-way abandonment request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on March 2, 2020. A public notice of the right-of-way abandonment request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website www.northaugusta.net on March 4, 2020. The properties were posted with the required public hearing notice sign on March 4, 2020. The March 19, 2020 Planning Commission was cancelled due to public health concerns surrounding the COVID-19 virus.

Per NADC Table 5-1, a notice of the right-of-way abandonment request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on March 30, 2020. A public notice of the right-of-way abandonment request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website www.northaugusta.net on April 1, 2020. The properties were posted with the required public hearing notice sign on April 1, 2020.

SECTION 5: HISTORY

The Planning Department approved a Final Plat for Section A4 (application FP15-005) for recording on December 18, 2015. The design of Railroad Avenue through Hammond's Ferry Section A4 changed subsequent to dedication of the right-of-way and improvements. The Planning Commission approved the Preliminary Plat for Hammond's Ferry Section A4 (application PP17-002) on August 17, 2017. The resulting street layout added a median to create Preservation Loop off of Railroad Avenue. The Final Plat for the subdivision of lots in this section is currently under staff review (application FP19-009).

The applicant has requested abandonment of several sections of right-of-way in Hammond's Ferry Section A4. Tracts A, B, C, D, F, G and H are to be deeded to HF Developers, LLC. Tract E is to be dedicated to the City of North Augusta. The current and previous lot lines are represented on the Plat of Hammonds Ferry Section A4 for HF Developers, LLC prepared by Cranston Engineering date December 14, 2019 included in the report attachments.

SECTION 6: STAFF RECOMMENDATION

Staff generally agrees that the abandonment of the right-of-way is in conformance with the 2017 Comprehensive Plan, particularly Chapter 6: Stable, Diverse, & Walkable Neighborhoods.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Application Documents

March 30, 2020

RE: Application RWA20-002 -- Proposed abandonment of portions of right-of-way in Section A4 of the Hammond's Ferry Planned Development.

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

Dear North Augusta Property Owner:

The City has received a request by HF Developers, LLC to abandon portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development.

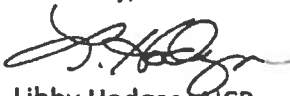
The North Augusta Planning Commission will hold a rescheduled public hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, April 16, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina. You are welcome and encouraged to attend and participate in this public hearing. Following the public hearing, the Planning Commission will vote on the request and make a recommendation to City Council on the conformance with the 2017 Comprehensive Plan.

Copies of the application and related documentation will be available for public inspection after April 9, 2020 in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina.

Please visit www.northaugusta.net prior to the meeting for updated information about procedure changes due to the Covid-19 virus.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on April 1, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Libby Hodges, AICP

Director, Department of Planning and Development



100 Georgia Avenue
North Augusta, SC
29841-3843

Post Office Box 6400
North Augusta, SC
29861-3400

City of North Augusta

March 2, 2020

RE: **Application RWA20-002** -- Proposed abandonment of portions of right-of-way in Section A4 of the Hammond's Ferry Planned Development.

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

Dear North Augusta Property Owner:

The City has received a request by HF Developers, LLC to abandon portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development.

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, March 19, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina. You are welcome and encouraged to attend and participate in this public hearing. Following the public hearing, the Planning Commission will vote on the request and make a recommendation to City Council on the conformance with the 2017 Comprehensive Plan.

Copies of the application and related documentation will be available for public inspection after March 12, 2020 in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on March 4, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

Libby Hodges, AICP
Director, Department of Planning and Development

Administration
Office 803.441.4202
Fax 803.441.4203

Planning & Development
Office 803.441.4221
Fax 803.441.4232

Engineering & Public Works
Office 803.441.4223
Fax 803.441.4208

Building Standards
Office 803.441.4227
Fax 803.441.4122

Finance
Office 803.441.4215
Fax 803.441.4189

Parks, Recreation
& Tourism
Office 803.441.4300
Fax 803.441.4319

Human Resources
Office 803.441.4205
Fax 803.441.3921

Public Utilities
Office 803.441.4240
Fax 803.441.4243

City of
North Augusta, South Carolina
Planning Commission

PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on April 16, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RWA20-002 – A request by HF Developers, LLC to abandon portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development.

Documents related to the applications will be available for public inspection after April 9th 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.

Covid-19 Procedure Changes: Please visit www.northaugusta.net for updates on processes and procedures related to city services and hearings.

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 March 19, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RWA20-002 – A request by HF Developers, LLC to abandon portions of right-of-way located along Railroad Avenue, Preservation Loop, Front Street, Lafayette Street and Fulton Street in Section A4 of the Hammond's Ferry Planned Development.

Documents related to the applications will be available for public inspection after March 12th 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:


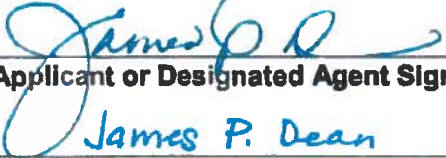
Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>RWA 20-002</u>	Date Received <u>02-19-2020</u>
Review Fee <u>\$ 200⁰⁰</u>	Date Paid <u>02-19-2020</u>

- Project Name** Hammond's Ferry - Section A4
Project Address/Location Railroad Avenue between A2 and Riverside Village
Total Project Acreage 13.38 **Current Zoning** PUD
Tax Parcel Number(s) 007-13-19-004, 007-13-01-010, 007-13-01-011, 007-13-01-009, 007-13-01-008, 007-13-01-005, 007-13-01-006
- Applicant/Owner Name** HF Developers, LLC **Applicant Phone** 706-722-7331
Mailing Address 237 Davis Road
City Augusta **ST** GA **Zip** 30907 **Email** tblanchardill@blanchardandcalhoun.com
- 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)
- Engineer/Architect/Surveyor** James P. Dean, PE **License No.** 27380
Firm Name Cranston Engineering Group, PC **Firm Phone** 706-722-1588
Firm Mailing Address 452 Ellis Street
City Augusta **ST** GA **Zip** 30901 **Email** jpdean@cranstonengineering.com
Signature  **Date** 2.20.2020
- 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**
- 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.
- Applicant or Designated Agent Signature**  **Date** 2.20.2020
Print Applicant or Agent Name James P. Dean

Designation of Agent

Please type or print all information



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

Staff Use Only

Application Number RWA 20-002

Date Received 02-19-2020

1. Project Name Hammond's Ferry - Section A4

Project Address/Location Railroad Avenue connection between A2 and Riverfront Village

Project Parcel Number(s) 007-13-01-002, 007-16-01-004, 007-13-01-005, 007-13-010-006, 007-13-19-004

2. Property Owner Name HF Developers, LLC Owner Phone 706-722-7331

Mailing Address 237 Davis Road

City Augusta ST GA Zip 30909 Email _____

3. Designated Agent James P. Dean

Relationship to Owner Civil Engineer

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

Agent's Mailing Address 452 Ellis Street

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

Agent's Signature [Signature] Date 7/27/17

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

Owner Signature [Signature]

Date 7/28/17

5. Sworn and subscribed to before me on this 28th day of July, 20 17.

Notary Public [Signature]

6-28-2019
Commission Expiration Date



CRANSTON ENGINEERING

ENGINEERS - PLANNERS - SURVEYORS

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588
CranstonEngineering.com

February 19, 2020

Mr. Kelly F. Zier, Esq.
North Augusta City Attorney
P.O. Box 6400
North Augusta, South Carolina 29861-6400

RE: Hammond's Ferry – Section A4
North Augusta, South Carolina
CEG File: 2015-0140

Dear Mr. Zier,

On behalf of the developer, HF Developers, LLC, we are requesting the consideration of the City of North Augusta to abandon right-of-way in Section A4 of the Hammond's Ferry Development.

The portions of right-of-way being considered as part of this request are depicted on Sheet 2 of the attached Plat and are highlighted in orange. Tract F is a portion of the right-of-way for Lafayette Street south of Preservation Park and adjacent to property owned by HF Developers, LLC identified by tax map/parcel number 007-13-01-010. The purpose of this request is to eliminate a grass strip between the proposed lots and the back of the existing concrete sidewalk. Throughout the subdivision the front lot lines are typically at the edge of sidewalk. Tract G is a portion of right-of-way for Lafayette Street and a portion of land owned by the City of North Augusta along the riverfront identified by tax map/parcel number 007-13-10-002. The Front Street geometry was dictated by the tie-in near Ironwood Apartments and the restrictions that exist over the GA Power Easement. As a result, a significant grass strip was proposed between the back of the sidewalk and the front of the lots. The purpose of the request is to eliminate the grass strip and allow the front lot lines to be placed at the back of the sidewalk. Tract H is a portion of property owned by the City of North Augusta along the riverfront identified by tax map/parcel number 007-13-10-002 and is adjacent to properties owned by HF Developers, LLC identified by tax map/parcel numbers 007-13-01-010 and 007-13-19-004. The desire is to eliminate the grass strip between the back of the sidewalk and the front lot line.

Mr. Kelly F. Zier, Esq.
February 19, 2020
Page 2 of 2

We appreciate your consideration of this request. If you require any further information for clarification feel free to contact our office.

Sincerely,

CRANSTON ENGINEERING GROUP, P.C.



James P. Dean, PE

Enclosure
JPD/jpd



CRANSTON
ENGINEERING

ENGINEERS - PLANNERS - SURVEYORS

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588
CranstonEngineering.com

February 19, 2020

Mr. Kelly F. Zier, Esq.
North Augusta City Attorney
P.O. Box 6400
North Augusta, South Carolina 29861-6400

RE: Hammond's Ferry – Section A4
North Augusta, South Carolina
CEG File: 2015-0140

Dear Mr. Zier,

On behalf of the developer, HF Developers, LLC, we are requesting the consideration of the City of North Augusta to abandon right-of-way in Section A4 of the Hammond's Ferry Development.

The portions of right-of-way being considered as part of this request are depicted on Sheet 1 of the attached Plat and are highlighted in orange. Tracts A, B, and C are portions of the right-of-way for Railroad Avenue near Preservation Park and are adjacent to properties owned by HF Developers, LLC and identified by tax map/parcel numbers 007-13-01-010 and 007-13-01-011. The existing horizontal geometry of Railroad Avenue was altered during design of the subdivision to remove the hard curves and to best utilize the surrounding property resulting in additional right-of-way to be deeded to the City of North Augusta. Tract D is a portion of Fulton Street right-of-way and is adjacent to property owned by HF Developers, LLC identified by tax map/parcel number 007-13-01-008. This tract is located where the stub to Lafayette Street was planned during the design and construction of Section A3. The final placement of Lafayette Street was closer to the brick ponds and rendered this portion of right-of-way unnecessary.

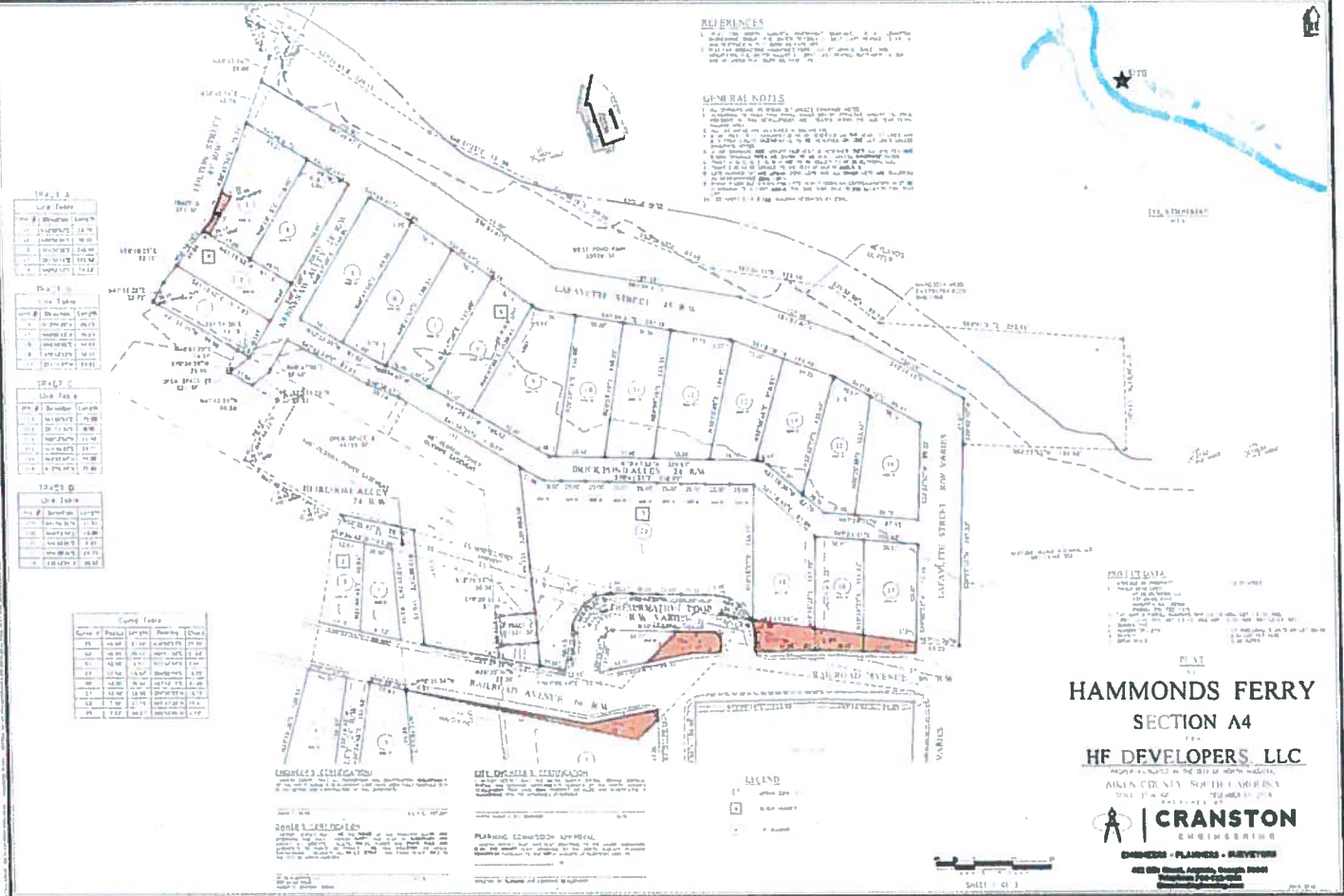
We appreciate your consideration of this request. If you require any further information for clarification feel free to contact our office.

Sincerely,

CRANSTON ENGINEERING GROUP, P.C.

James P. Dean, PE

Enclosure
JPD/jpd



REFERENCES

1. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

2. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

3. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

4. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

5. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

6. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

7. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

8. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

9. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

10. Aerial Photographs of the Site, dated 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, 2022, and 2023.

TABLE A

Lot # | Area (sq ft) | Area (acres) | Zoning | Notes

1	12,345	0.28	R-1	
2	13,456	0.31	R-1	
3	14,567	0.33	R-1	
4	15,678	0.36	R-1	
5	16,789	0.38	R-1	
6	17,890	0.41	R-1	
7	18,901	0.43	R-1	
8	19,012	0.44	R-1	
9	20,123	0.46	R-1	
10	21,234	0.48	R-1	
11	22,345	0.51	R-1	
12	23,456	0.53	R-1	
13	24,567	0.55	R-1	
14	25,678	0.57	R-1	
15	26,789	0.59	R-1	
16	27,890	0.61	R-1	
17	28,901	0.63	R-1	
18	29,012	0.64	R-1	
19	30,123	0.66	R-1	
20	31,234	0.68	R-1	
21	32,345	0.70	R-1	
22	33,456	0.72	R-1	

TABLE B

Lot # | Area (sq ft) | Area (acres) | Zoning | Notes

1	12,345	0.28	R-1	
2	13,456	0.31	R-1	
3	14,567	0.33	R-1	
4	15,678	0.36	R-1	
5	16,789	0.38	R-1	
6	17,890	0.41	R-1	
7	18,901	0.43	R-1	
8	19,012	0.44	R-1	
9	20,123	0.46	R-1	
10	21,234	0.48	R-1	
11	22,345	0.51	R-1	
12	23,456	0.53	R-1	
13	24,567	0.55	R-1	
14	25,678	0.57	R-1	
15	26,789	0.59	R-1	
16	27,890	0.61	R-1	
17	28,901	0.63	R-1	
18	29,012	0.64	R-1	
19	30,123	0.66	R-1	
20	31,234	0.68	R-1	
21	32,345	0.70	R-1	
22	33,456	0.72	R-1	

LEGEND

1" = 100' (Scale)

1" = 100' (Scale)

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1" = 100' (Scale)

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1" = 100' (Scale)

1" = 100' (Scale)

1" = 100' (Scale)

PLANNING COMMISSION APPROVAL

DATE: 10/15/2023

BY: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

HAMMONDS FERRY SECTION A4

HF DEVELOPERS, LLC

AIKEN COUNTY, SOUTH CAROLINA

CRANSTON

ENGINEERS - PLANNERS - SURVEYORS

401 5th Street, Aiken, South Carolina

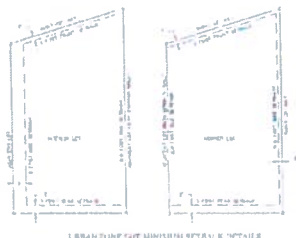
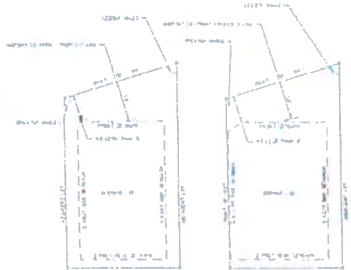
Phone: 803-325-1111

www.cranston.com



SHEET 01 OF 1

Curve	Radius	Length	Chord	Area
1	50.00	31.42	31.42	785.40
2	50.00	31.42	31.42	785.40
3	50.00	31.42	31.42	785.40
4	50.00	31.42	31.42	785.40
5	50.00	31.42	31.42	785.40
6	50.00	31.42	31.42	785.40
7	50.00	31.42	31.42	785.40
8	50.00	31.42	31.42	785.40
9	50.00	31.42	31.42	785.40
10	50.00	31.42	31.42	785.40



GENERAL NOTES

1. All dimensions are in feet and inches.
2. All areas are in square feet.
3. All areas are rounded to the nearest square foot.
4. All areas are rounded to the nearest square foot.
5. All areas are rounded to the nearest square foot.
6. All areas are rounded to the nearest square foot.
7. All areas are rounded to the nearest square foot.
8. All areas are rounded to the nearest square foot.
9. All areas are rounded to the nearest square foot.
10. All areas are rounded to the nearest square foot.

LEGEND

- U - Utility Pole
- - Utility Pole
- - Utility Pole



HAMMONDS FERRY SECTION A4

HF DEVELOPERS, LLC

MIKE COUNTY, SOUTH CAROLINA



ENGINEERS PLANNERS ARCHITECTS

405 E. 10th Street, Greenville, South Carolina 29601

ATTACHMENT #7

ORDINANCE NO. 2020-12
ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A LEASE
AGREEMENT WITH RIVERSIDE H.F., LLC, RELATED TO
PROPERTY CONSISTING OF APPROXIMATELY 1.34 ACRES AND
KNOWN AS TAX MAP AND PARCEL NOS. 007-13-19-004 AND 007-
13-01-010.

WHEREAS, the City was approached by representatives of Riverside, H.F., LLC in connection with a Commercial Development/Event Facility that they propose to build within the Hammonds Ferry Development; and,

WHEREAS, in order to provide adequate parking for the facility, the developers proposed to construct and maintain a parking lot on property belonging to the City with the understanding that the City and general public would be able to utilize such parking when not required for the developers facility; and,

WHEREAS, substantial negotiation and discussion related to the request has taken place with Mayor and City Council ultimately determining that such arrangement would be in the best interest of the City and that such parking facility is the appropriate development of the property in question.

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 City authorizes the Parking Agreement/Lease of Real Estate as identified on "Exhibit A" attached hereto and incorporated by reference.
- II. That the City Administrator is authorized to execute the Agreement on behalf of the City.
- III. This Ordinance shall become effective immediately upon its adoption on second 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

STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

PARKING AGREEMENT

This agreement is entered into this _____ day of _____, 2020, by and between the City of North Augusta, hereinafter referred to as "CITY" and RiversideHF, LLC, hereinafter referred to as "RIVERSIDE".

WHEREAS, the City owns certain real estate located in an area generally referred to as Hammonds Ferry; AND,

WHEREAS, the property belonging to the City that is the subject of this Agreement, consists of approximately *0.62 acres* and is known, pursuant to the Tax Map and Parcel Numbers for Aiken County, South Carolina, as Parcel: *007-13-01-006*; AND,

WHEREAS, Riverside owns, or has under contract, property adjacent to that of the City, as described above. Such property consisting of *1.34 acres*, more or less, and known as PORTIONS of Tax Map and Parcel Numbers *007-13-19-004 and 007-13-01-010*; AND,

WHEREAS, the property belonging to the City has various restrictions as to the usage, development, etc. of same, such restrictions allowing for park type development with minimal disturbance to the surface of the property and would also allow for the development of a parking lot, again with minimal surface disturbance; AND,

WHEREAS, the Riverside is considering a commercial development adjacent to the identified properties and would have need for parking space in addition to that which would be able to be placed on the property belonging to Riverside; AND,

WHEREAS, the City has a public park area known as Boeckh Park located in close proximity to the property and the City would benefit by being able to provide additional parking for Boeckh Park *as well as other city functions in the surrounding area*; AND,

WHEREAS, the parties have discussed the leasing of property by the City to Riverside to allow for such property, along with property of Riverside, to be developed into a parking lot; AND,

WHEREAS, specifically, the parties agree as follows:

1. The City will grant to Riverside a lease for the City property for a period of 30 years for the sum of \$1.00 per year. *Thereafter the lease will be renewed for additional periods of one year upon payment of rent of \$1.00 per year provided the facility of Riverside remains a publicly rented event space. Lease shall commence with the approval of building plans and issuance of building permit by the city, provided this agreement will be void if building is not commenced within three (3) years from the date of this agreement, to include yearly extensions for up to (2) years provided Riverside show adequate proof the project will be commenced during the extension period.*
2. Riverside will develop the property of the City as well as its identified property for parking;
3. The development of the property would comply with all City, State and Federal requirements to include specific requirements related to portions of the property involving Indian archeology;
4. The property would be developed in accordance with all requirements of the Hammonds Ferry Subdivision and any other restrictive covenants or recorded development requirements covering said property;
- 5. The development of the parking lot would be at the sole cost of Riverside and would require the normal maintenance guarantees as would be required by the City for any such development;**
6. Riverside will be developing a facility for public commercial use and during the times that said facility is being used for events, Riverside will have sole and exclusive use of the parking lot;
7. During the time of exclusive use of the parking lot by Riverside, Riverside will be responsible for staffing and any control or regulation of the lot needed;
8. At all times that the lot is not required for a specific function at Riverside's facility, the entire parking lot would be available for use by the general public;
9. In the event that the City is conducting an event in which the City would desire to restrict access to the lot only to persons involved with said event, the City would be responsible for staffing the parking lot and regulating the use thereof;
10. The City would have the right to specifically designate five (5) days during each calendar year that the City would have the guaranteed right to the exclusive use of the lot. Such dates could not be during what is generally referred to as "Masters Week". Such time period would

be identified as commencing the Thursday, one week before the first date of the Masters Golf Tournament and ending on Tuesday following the completion of the Tournament. *The parties recognize that event space may be reserved and rented up to a year in advance. The parties agree that the city can reserve any or all of its five days of exclusive use (subject to the Masters Week exception) with a one year notice. Requests by the City to reserve a date with less than a year's notice will be honored by Riverside if the facility has not been previously rented for the dates requested.*

11. During times when smaller events are taking place at Riverside's facility, which would require a portion of the parking lot, but not all, the excess parking would be available to the general public;

12. General maintenance, referring to the maintaining of the parking lot surface, *landscaping*, striping, etc. shall be the responsibility of Riverside;

13. General cleaning, removal of debris, etc. from the lot would be the responsibility of Riverside, when the lot has been used for an event at Riverside's facility;

14. The City would be responsible for general cleaning, removal of debris, etc. from the parking lot when it has been used for a specific City event or otherwise exclusively used by the City;

15. *The parties agree that in the event that Riverside sells its property subject to this agreement, the City will honor its terms with any subsequent purchaser provided the terms of this agreement have been disclosed to and accepted by such purchaser in writing and further upon condition that the property is continued to be used as a publicly rented event space.*

Riverside and the City agree to the following rules related to the utilization of the parking lot:

1. No overnight parking shall be allowed, *except when approved by Riverside for parties using the facility overnight.*

2. Riverside *and the City* would have the right to close the parking lot and restrict access thereto to the general public commencing *four hours* before the event begins for which the parking lot is being used.

This agreement is subject to Riverside closing on its contract to purchase the property by December 31, 2020; AND,

This Agreement is subject to approval by the Mayor and City Council with an appropriate lease form agreement.

RiversideHF, LLC

By: _____

W. Lance Jones as : _____

City of North Augusta

By: _____

City Administrator



007-13-01-006

CITY OF NORTH AUGUSTA
 Parcel Book 32
 Parcel Page 11

View Report | [Download Image](#)

ATTACHMENT #8

ORDINANCE NO. 2020-13
AN ORDINANCE GRANTING EASEMENTS TO
DOMINION ENERGY SOUTH CAROLINA, INC. FOR PLACEMENT OF FACILITIES
IN HAMMOND'S FERRY

WHEREAS, Dominion Energy has indicated to the City its intent to install underground electric utilities to improve service reliability to its customers in Hammonds Ferry; and

WHEREAS, as part of the construction, Dominion Energy has requested that the City grant to it easements upon and across City property that would allow for the placement of equipment necessary for the provision of such electric service; and

WHEREAS, the Mayor and City Council have reviewed this matter, to include the proposed Deed of Easement and find that it is in the best interest of the citizens of North Augusta that such easement be granted.

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 City grants to Dominion Energy South Carolina, Inc. an easement over and across City property known as Tax Parcel Numbers 007-13-01-001, 007-13-11-010, and 003-08-07-003.
- II. The City Administrator is hereby authorized to execute the Deed of Easement and any other documents necessary in order to complete this matter.
- III. This Ordinance shall become effective immediately upon its adoption on the second 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: _____

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

Easement # 900350

INDENTURE, made this _____ day of _____, 2020 by and between **City of North Augusta, a municipal corporation organized and existing under the laws of the State of South Carolina** of the County of **Aiken** and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and **DOMINION ENERGY SOUTH CAROLINA, INC.**, a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of **Aiken**, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an overhead or underground electric line or lines consisting of any or all of the following: poles, conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, guys, push braces and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: **three tracts or lots of land containing 47.65 acres, 0.10 acre, and 63.5 acres, more or less, and being the same lands conveyed to Grantor by deeds of Judith H. McCarthy, f/k/a Judith Bright Haskell, et al., North Augusta Riverfront Company, LLC, and Central of Georgia Railroad Company, dated or recorded 12/10/2001, 1/19/2018, 12/30/1988, and filed in the Register of Deeds office for Aiken County in Deed Book 2154 at Page 41, Record Book 4700 at Page 1887, and Deed Book 1073 at page 140, respectively.**

Right-of-Way for underground facilities is granted to extend along and adjacent to Fulton Street and continues across the Greenway until it reaches Grantee's existing overhead power line at Alta Vista Avenue. All is shown more fully on Grantee's drawing labeled C-83757, referenced only.

TMS: 007-13-01-001, 007-13-11-010, and 003-08-07-003

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") extending Fifteen (15) feet on each side of any pole lines and Five (5) feet on each side of any underground wires and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, switchgears or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines. Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

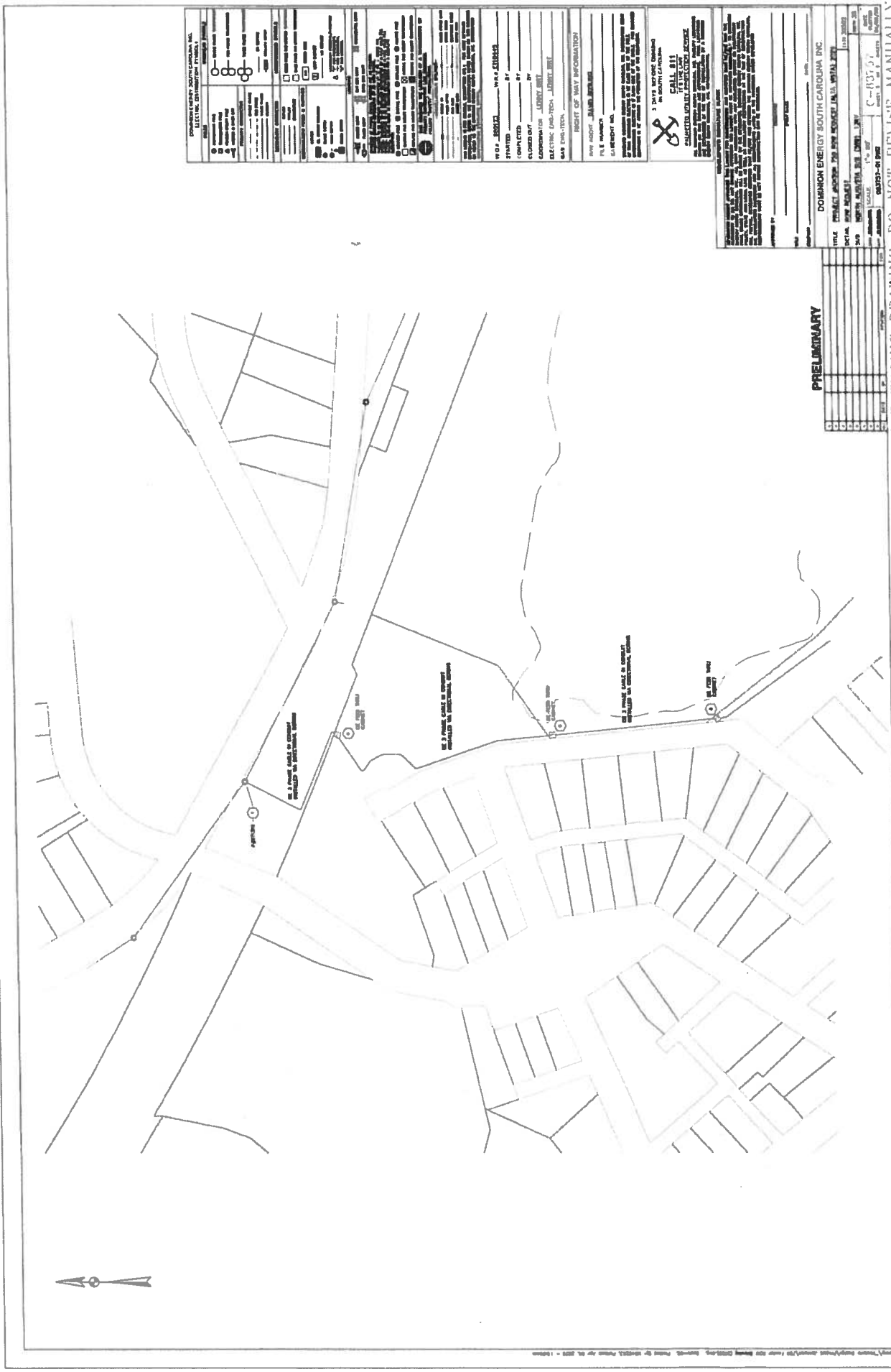
City of North Augusta, a municipal corporation organized and existing under the laws of the State of South Carolina

By: _____ (SEAL)

1st Witness

Its: _____

2nd Witness



DOMINION ENERGY SOUTH CAROLINA, INC.
ELECTRIC DISTRIBUTION DIVISION

NO. 20023 No. 20023

STARTED BY

COMPLETED BY

CONTRACTOR JAMES BISHOP

ELECTRICIAN JAMES BISHOP

DATE 04/15/2023

PROJECT 3 DAYS SERVICE DURING
IN SOUTH CAROLINA

CALL 811
CALCULATED BY JAMES BISHOP

3 DAYS SERVICE DURING
IN SOUTH CAROLINA

CALL 811
CALCULATED BY JAMES BISHOP

DOMINION ENERGY SOUTH CAROLINA, INC.

TITLE PROJECT ADDRESS 700 W. MONROE LANE, WYTHEVILLE, VA 24387

DATE 04/15/2023

SCALE 1" = 50'

PROJECT NO. C-2023-01

DATE 04/15/2023

BY JAMES BISHOP

DATE 04/15/2023

PRELIMINARY

NO.	DATE	DESCRIPTION
1	04/15/2023	ISSUED FOR PERMIT
2		
3		
4		
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PLAN "SAFETY" INTO EVERY JOB

ELECTRONIC DRAWING—DO NOT REVISE MANUALLY