



**CITY COUNCIL MEETING
BACK-UP MATERIALS
FOR
SEPTEMBER 21, 2020**



TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: September 18, 2020

SUBJECT: Regular City Council Meeting of September 21, 2020

REGULAR COUNCIL MEETING

NEW BUSINESS

ITEM 5. PLANNING AND DEVELOPMENT: Ordinance No. 2020-19 – Amending Article 4, Supplemental Use Regulations, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances; Ordinance-Final Reading

An ordinance has been prepared for Council’s consideration on final reading to amend Article 4, Supplemental Use Regulations, of the North Augusta Development Code. On July 16, 2020, Planning Commission reviewed application RZT20-002, a text change regarding Cottage Kitchens requested by the Planning Department staff. The Planning Commission unanimously recommended the changes. Council received the memorandum and project staff report for information at the August 3, 2020 regular City Council meeting.

Please see ATTACHMENT #5 for a copy of the proposed ordinance.

Aiken County, in partnership with the City of North Augusta, is working on a project to update its 9-1-1 system. To respond to the growing use of cellular phones, the system is being updated to what is called “Next Generation 9-1-1.” During this review, several parcels were identified that are split by the city limits. Properties that straddle the city limit can be difficult for the 9-1-1 system to locate during an emergency. Clarifying these boundaries helps us properly dispatch law enforcement and fire first responders to the correct location. The following three annexation requests involve properties which straddle the city limits. There is no cost associated with this process and no fee or tax changes are expected as a result of the annexation.

ITEM 6. ANNEXATION: Ordinance No. 2020-20 – To Change the Corporate Limits of the City of North Augusta by Annexing a Portion of ±0.32 Acres of Property Located at 647 Crestlyn Drive and Owned by Frances S. Washington; Ordinance-Final Reading

An ordinance has been prepared for Council’s consideration on final reading to change the corporate limits of the City of North Augusta by annexing a portion of

±0.32 acres of property located at 647 Crestlyn Drive and owned by Frances S. Washington.

Please see ATTACHMENT #6 for a copy of the proposed ordinance, Exhibit A, and Exhibit B.

ITEM 7. ANNEXATION: Ordinance No. 2020-21 – To Change the Corporate Limits of the City of North Augusta by Annexing a Portion of ±0.34 Acres of Property Located at 701 Mae Street and Owned by David P. and Connie B. Connar; Ordinance-Final Reading

An ordinance has been prepared for Council's consideration on final reading to change the corporate limits of the City of North Augusta by annexing a portion of ±0.34 acres of property located at 701 Mae Street and owned by David P. and Connie B. Connar.

Please see ATTACHMENT #7 for a copy of the proposed ordinance, Exhibit A, and Exhibit B.

ITEM 8. ANNEXATION: Ordinance No. 2020-22 – To Change the Corporate Limits of the City of North Augusta by Annexing a Portion of ±0.25 Acres of Property Located at 709 Mae Street and Owned by Betty Jean Daniel; Ordinance-Final Reading

An ordinance has been prepared for Council's consideration on final reading to change the corporate limits of the City of North Augusta by annexing a portion of ±0.25 acres of property located at 709 Mae Street and owned by Betty Jean Daniel.

Please see ATTACHMENT #8 for a copy of the proposed ordinance, Exhibit A, and Exhibit B.

ITEM 9. LAND: Resolution No. 2020-39 – To Establish a Municipal Forfeited Land Commission as Authorized by Section 12-59-130 of the Code of Laws of South Carolina 1976, As Amended

A resolution has been prepared for Council's consideration to establish a Municipal Forfeited Land Commission as authorized by Section 12-59-130 of the Code of Laws of South Carolina 1976, As Amended.

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

ITEM 10. ANNEXATION: Property Located at 1449B Hammond Pond Road

A. Resolution No. 2020-40 – To Accept a Petition for Annexation of ±1.00 Acres of Property Located at 1449B Hammond Pond Road and Owned by Randall C. Simmons and Nicole Kerlin Simmons

A resolution has been prepared for Council's consideration to accept a petition for annexation ±1.00 acres of property located at 1449B Hammond Pond Road and owned by Randall C. Simmons and Nicole Kerlin Simmons.

Please see ATTACHMENT #10A for a copy of the proposed resolution, petition, and Exhibit A.

B. Ordinance No. 2020-23 – To Change the Corporate Limits of the City of North Augusta by Annexing ±1.00 Acres of Land Located at 1449B Hammond Pond Road and Owned by Randall C. Simmons and Nicole Kerlin Simmons

An ordinance has been prepared for Council's consideration on first reading to change the corporate limits of the City of North Augusta by annexing ±1.00 acres of land located sat 1449B Hammond Pond Road and owned by Randall C. Simmons and Nicole Kerlin Simmons.

Please see ATTACHMENT #10B for a copy of the proposed ordinance and Exhibit B.

ITEM 11. PLANNING AND DEVELOPMENT: Resolution No. 2020-41 – Authorizing the City of North Augusta to Approve a Change Order to a Professional Engineering Services Contract with AECOM Technical Engineering Services, Inc., to Perform Design Services for the West Martintown Road Corridor Study

A resolution has been prepared for Council's consideration to authorize the City to approve a change order to a professional engineering services contract with AECOM Technical Engineering Services, Inc., to perform design services for the West Martintown Road Corridor Study.

Please see ATTACHMENT #11 for a copy of the proposed resolution and change order.

ITEM 12. PLANNING AND DEVELOPMENT: Resolution No. 2020-42 – Accepting a Deed of Dedication for the Water Distribution System, Fire Suppression, Sanitary Sewer, and Associated Easements and Rights of Way, along with a Maintenance Guarantee and Cash Guarantee for Infrastructure Improvements and Landscaping for Chalet North Phase III

A resolution has been prepared for Council's consideration to accept a Deed of Dedication for the water distribution system, fire suppression, sanitary sewer, and associated easements and rights of way, along with a Maintenance Guarantee and cash guarantee for infrastructure improvements and landscaping for Chalet North Phase III.

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

ITEM 13. PERMIT: Resolution No. 2020-43 – To Authorize the Issuing of a Permit to Maribeth Weikle and David Weikle for a March to Show Support to Law Enforcement on Georgia Avenue to Calhoun Park on October 24, 2020

A resolution has been prepared for Council's consideration to authorize the issuing of a permit to Maribeth Weikle and Davie Weikle for a march to show support to law enforcement on Georgia Avenue to Calhoun Park on October 24, 2020.

Please see ATTACHMENT #13 for a copy of the resolution and the permit application.

ITEM 14. ADMINISTRATIVE REPORTS

ATTACHMENT #5

ORDINANCE NO. 2020-19
AMENDING ARTICLE 4, SUPPLEMENTAL USE REGULATIONS, 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 July 16, 2020, public hearing, reviewed and considered a request by the Planning and Development Department to amend Article 4, entitled "Supplemental Use Regulations," of the North Augusta Development Code to allow cottage kitchens as a Home Occupation. 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. Article 4, Supplemental Use Regulations, Section 4.14, Home Occupations, is amended to read:

4.14.1 Standards

Home occupations are permitted in any dwelling unit subject to the following provisions:

- a. The appearance of the dwelling unit shall not be altered.
- b. The home occupation shall not affect the residential character of the neighborhood and shall not be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, increased traffic or the emission of odors, sounds, or vibrations.
- c. No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- d. The home occupation shall not involve the use of advertising signs on the premises or an any other advertising medium which calls attention to the fact that the dwelling unit is being used for a home occupation except for an identification sign which shall conform to the requirements for signage in a residential zoning district permitted pursuant to Article 13, Signs.
- e. The home occupation shall be conducted solely by resident occupants of the dwelling unit and one (1) additional employee or volunteer.
- f. The home occupation shall be conducted entirely within the dwelling unit or within in an accessory structure located on the same parcel as the dwelling unit except for those necessary outdoor activities related to the care of children. No more than twenty five percent (25%) of the gross area of the dwelling unit shall be used for the home occupation.
- g. A home occupation which utilizes an accessory building, whether attached or detached, shall not occupy a floor space greater than five hundred (500) square feet.
- h. The use of electrical or mechanical equipment that would change the fire rating of the dwelling or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- i. The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.
- j. The home occupation does not generate additional traffic in excess of ten (10) vehicle trips per day or otherwise increase traffic or on street parking that would be inconsistent with a residential area.
- k. No direct on premises selling of retail goods shall be allowed except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal activity in the home occupation, may be sold on the premises. Telephone solicitation is permitted.
- l. The preparation of ready for consumption meals or specialty foods, specifically prepared for fresh delivery or catering or consumption at another location, provided that any and all required state health and restaurant approvals and licenses have been obtained and are maintained as required for "Cottage Kitchens" as defined by state health agencies. (Adopt [xx,xx,2020, Ord2020-xx)

4.14.2 Prohibited Uses

The following uses are prohibited as home occupations:

- a. Vehicle painting, service or repair;
- b. Animal hospitals, kennels, stables, hospitals, or obedience/training schools;
- c. Restaurants;
- d. Automobile and/or body and fender repair;
- e. (deleted)
- f. Repair, manufacturing, and processing uses; however, this shall not exclude the home occupation of small scale skilled trades including a dressmaker, tailor gunsmith, jeweler, watchmaker, etc., where goods are not manufactured for stock, sale or distribution;
- g. Construction trades where activities or the storage of materials or equipment associated with the conduct on the business are conducted on the premises; and
- h. Service trades where automobile or truck fleets are customary to the conduct of the business.

B. Any other needed formatting will be edited to 01 reflect new page numbers, titles or item numbering associated with the text changes outlined herein.

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 second 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

ATTACHMENT #6

ORDINANCE NO. 2020-20
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF
NORTH AUGUSTA BY ANNEXING A PORTION OF ± 0.32 ACRES OF
PROPERTY LOCATED AT 647 CRESTLYN DRIVE
AND OWNED BY FRANCES S. WASHINGTON

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. 2020-36 dated August 17, 2020, 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;

WHEREAS, Frances S. Washington, the current owner of record of the property, has submitted a Petition for annexation, dated July 16nd, 2020, requesting the City annex the described property;

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

Block 4, Lot 10 Summerfield Subdivision

Tax Map & Parcel No.: 013-09-02-003

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated June 26, 2020, and prepared by the City of North Augusta.

The property to be annexed shall be zoned R-10, Medium 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 July 21, 2020 and prepared by the City of North Augusta.

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

III. This Ordinance shall become effective immediately upon its adoption on 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: _____

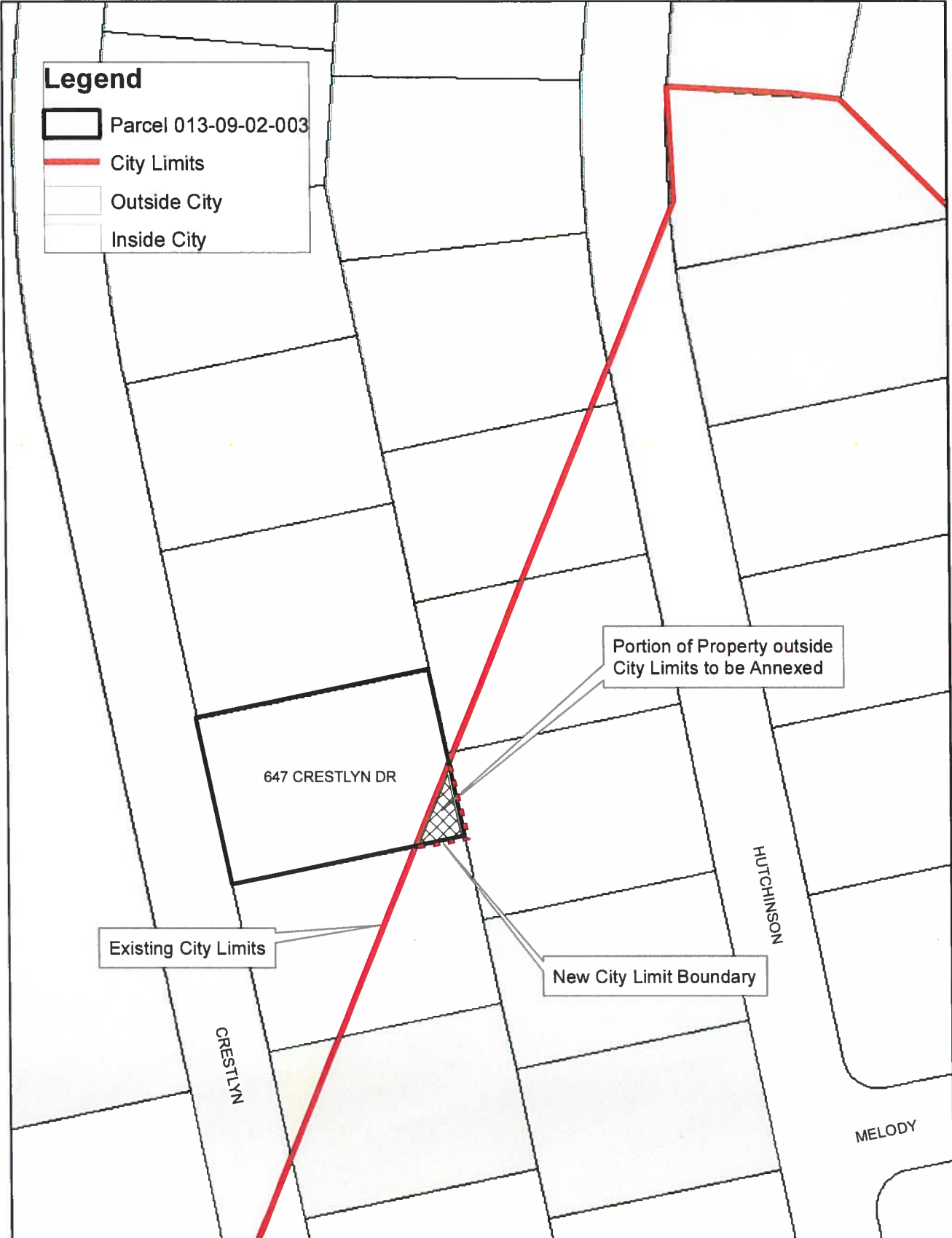
Second Reading: _____

Robert A. Pettit, Mayor

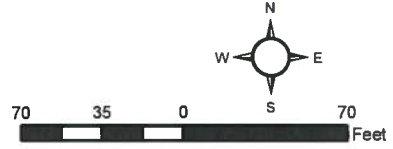
ATTEST:

Sharon Lamar, City Clerk

EXHIBIT A

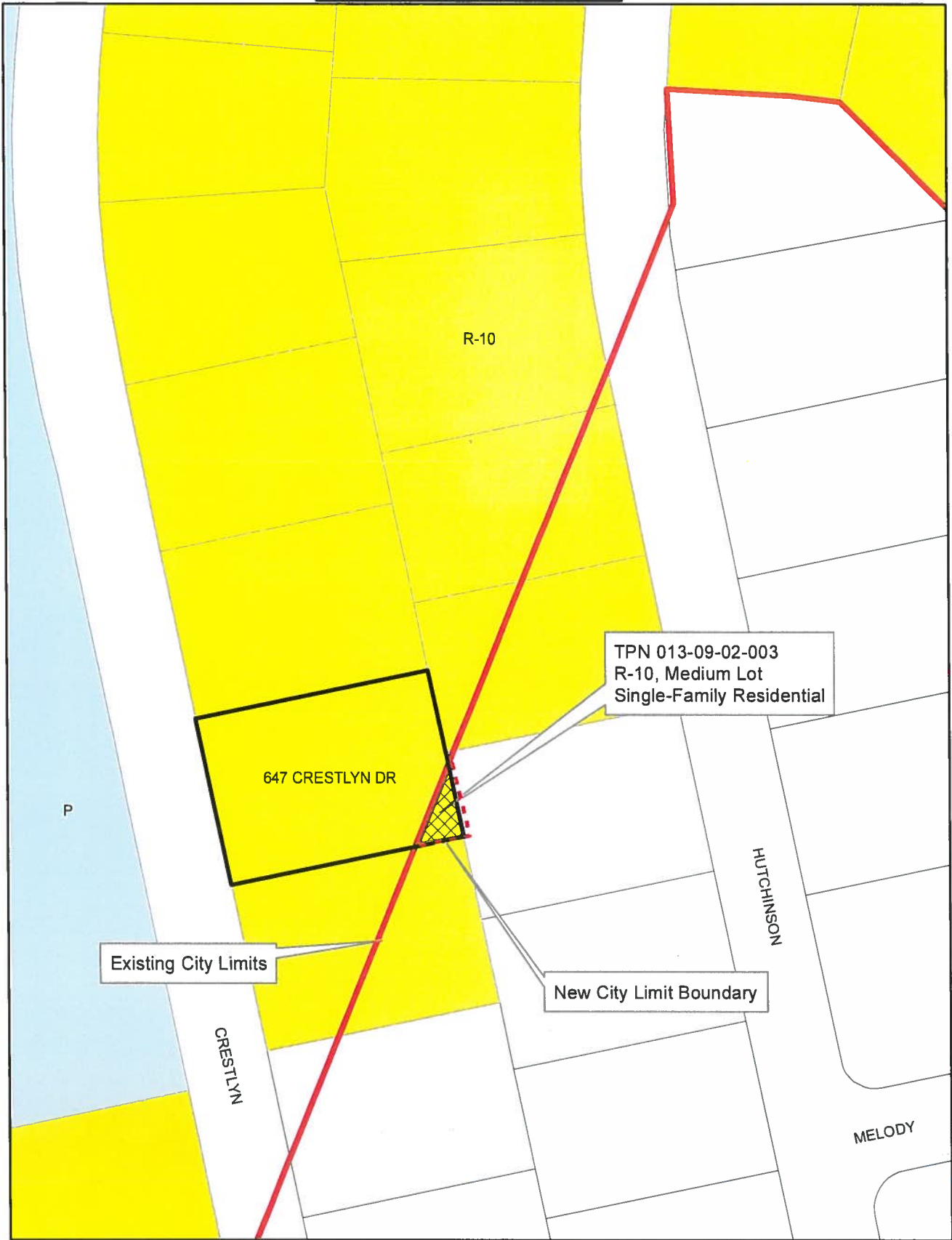


**MAP OF PROPERTY
SOUGHT TO BE ANNEXED TO
THE CITY OF NORTH AUGUSTA**

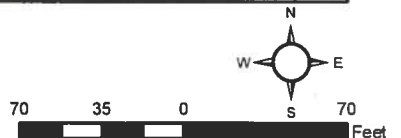


Date: 6/26/2020

EXHIBIT B



**ANX20-009
ZONING OF PROPERTY
SOUGHT TO BE ANNEXED TO
THE CITY OF NORTH AUGUSTA**



Date: 7/21/2020

ATTACHMENT #7

ORDINANCE NO. 2020-21
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF
NORTH AUGUSTA BY ANNEXING A PORTION OF ± 0.34 ACRES OF
PROPERTY LOCATED AT 701 MAE ST
AND OWNED BY DAVID P. AND CONNIE B. CONNAR

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. 2020-37 dated August 17, 2020, 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;

WHEREAS, David P. Connar and Connie B. Connar, the current owners of record of the property, has submitted a Petition for annexation, dated July 2nd, 2020, requesting the City annex the described property;

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:

Block 13, Lot 44, Plat 4, Summerfield Subdivision

Tax Map & Parcel No.: 013-05-09-028

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 June 26, 2020, and prepared by the City of North Augusta.

The property to be annexed shall be zoned R-10, Medium 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 June 26, 2020 and prepared by the City of North Augusta.

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

- III. This Ordinance shall become effective immediately upon its adoption on 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: _____

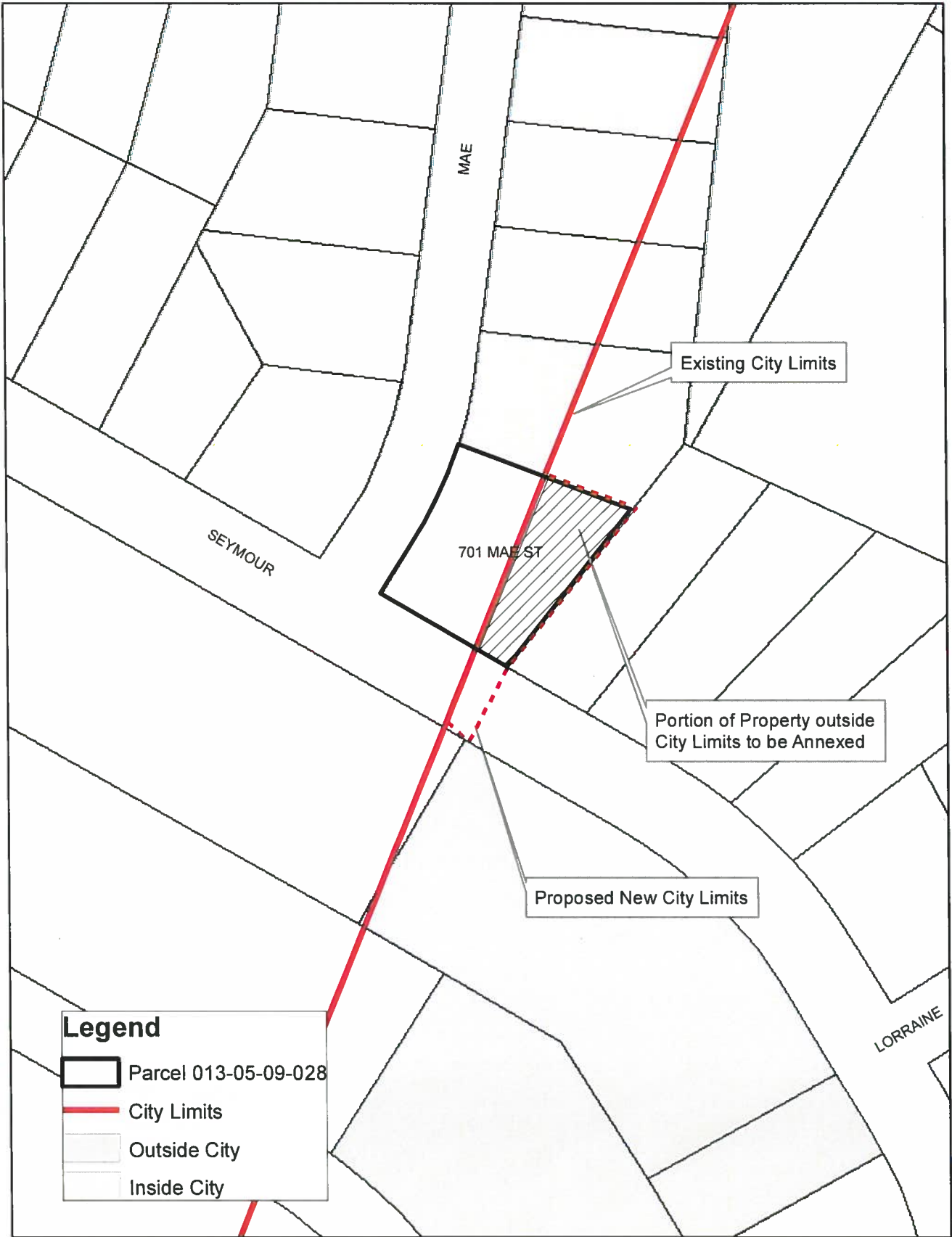
Second Reading: _____

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

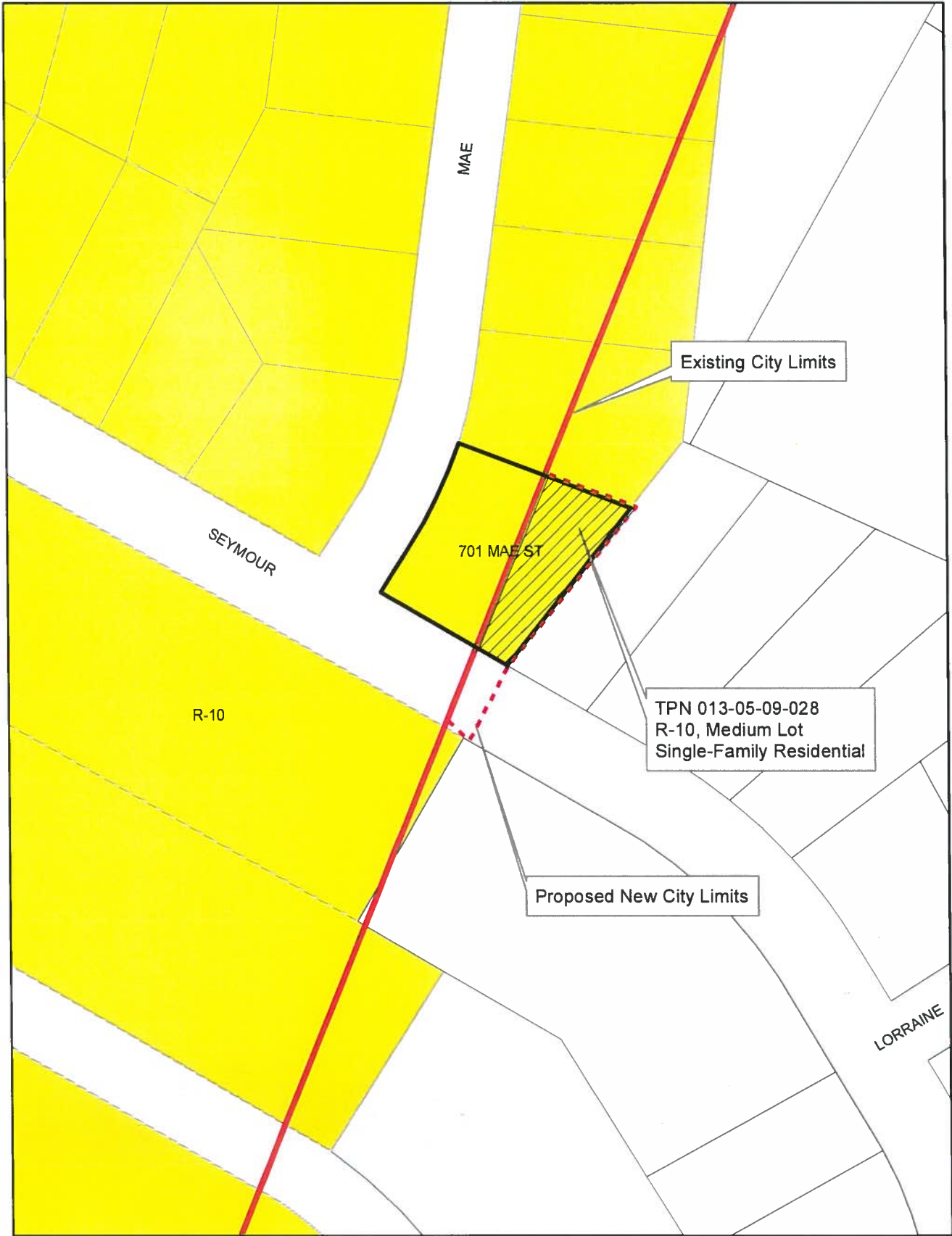
EXHIBIT A



Legend

- Parcel 013-05-09-028
- City Limits
- Outside City
- Inside City

EXHIBIT B



ATTACHMENT #8

ORDINANCE NO. 2020-22
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF
NORTH AUGUSTA BY ANNEXING A PORTION OF ± 0.25 ACRES OF
PROPERTY LOCATED AT 709 MAE ST
AND OWNED BY BETTY JANE DANIEL

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. 2020-38 dated August 17, 2020, 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;

WHEREAS, the Betty Jane Daniel, the current owner of record of the property, has submitted a Petition for annexation, dated July 2nd, 2020, requesting the City annex the described property;

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:

Block 13, Lot 48, of Plat 4, Summerfields Subdivision

Tax Map & Parcel No.: 013-05-09-006

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 June 26, 2020, and prepared by the City of North Augusta.

The property to be annexed shall be zoned R-10, Medium 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 June 26, 2020 and prepared by the City of North Augusta.

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

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

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2020.

First Reading: _____

Second Reading: _____

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

EXHIBIT A

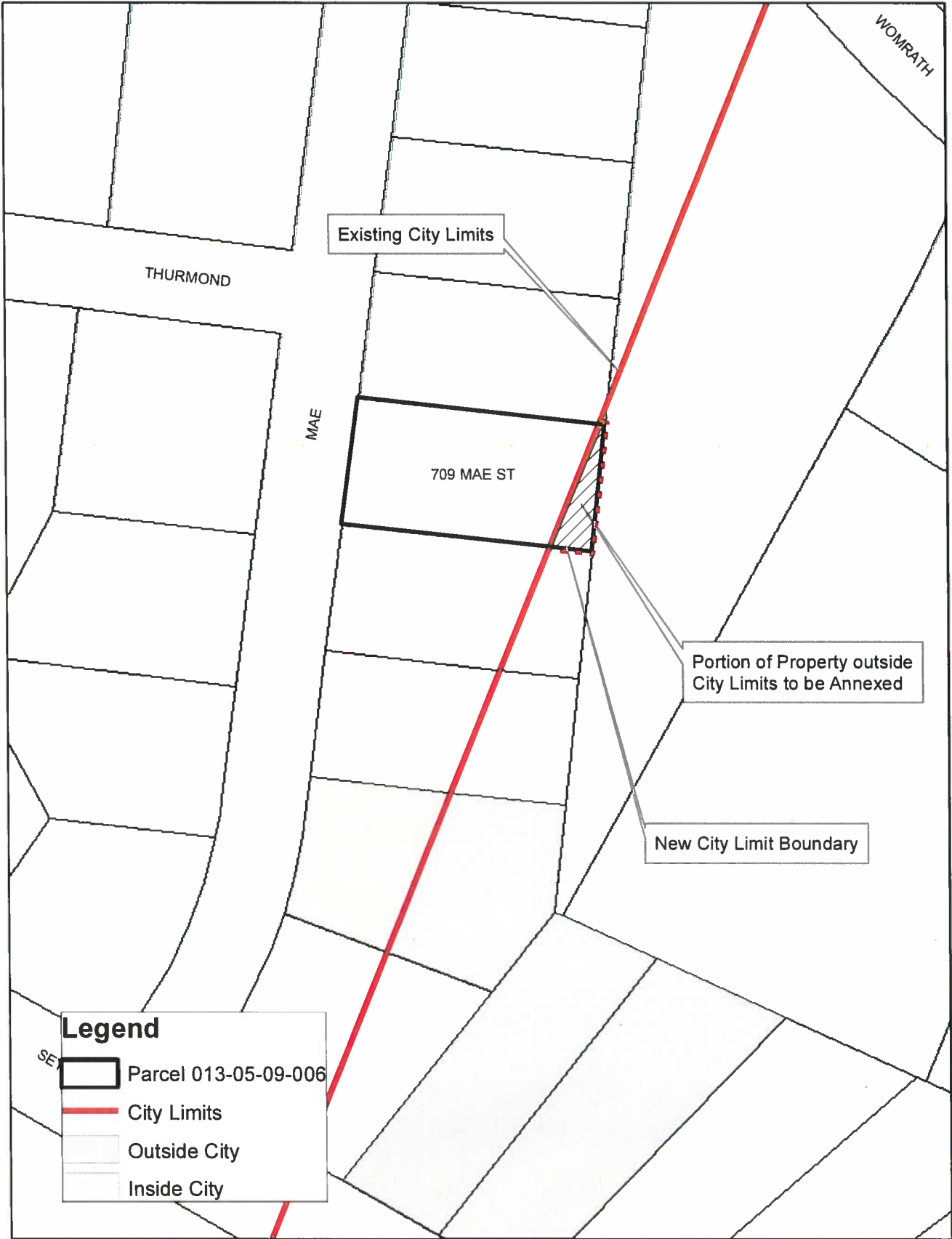
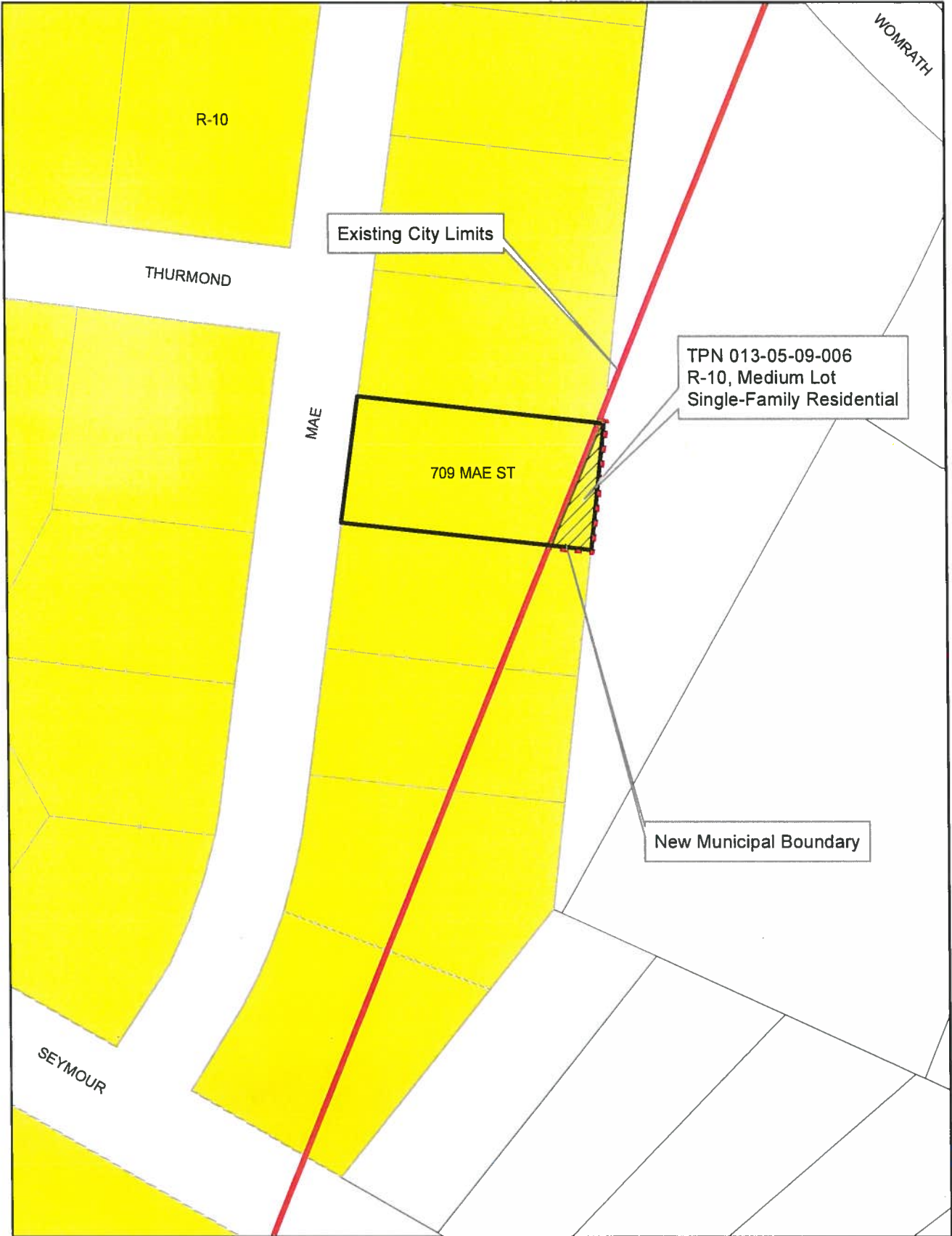
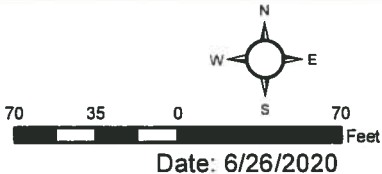


EXHIBIT B



**ANX20-021
ZONING OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA**



ATTACHMENT #9

RESOLUTION NO. 2020-39
TO ESTABLISH A MUNICIPAL FORFEITED LAND COMMISSION AS
AUTHORIZED BY SECTION 12-59-130 OF THE CODE OF LAWS OF SOUTH CAROLINA
1976, AS AMENDED.

WHEREAS, Section 12-59-130 of the Code of Laws of South Carolina 1976, as amended (the “Municipal FLC Statute”) provides for the establishment of a forfeited land commission by municipalities; and,

WHEREAS, the Municipal FLC Statute provides that “[w]hen any municipal corporation desires to set up and put in operation a commission for the purpose of buying lands sold under tax executions for taxes or assessments due such corporation, its [governing body] may designate one or more, not exceeding three, of the officers of such municipal corporation, by resolution duly passed and entered upon the minutes of any regular meeting of such body, as the forfeited land commission of the municipality”; and,

WHEREAS, the City Council (the “City Council”) of the City of North Augusta (the “City”), the governing body of the City, has determined that it is in the best interest of the City to establish a municipal forfeited land commission (the “North Augusta Forfeited Land Commission”).

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City in meeting duly assembled and by the authority thereof as follows:

1. That the City Council hereby establishes the North Augusta Forfeited Land Commission pursuant to the Municipal FLC Statute.
2. That the City Administrator and the City Treasurer, both officers of the City, and their respective successors in office, are hereby appointed, in an *ex officio* capacity, to constitute the North Augusta Forfeited Land Commission.
3. Said North Augusta Forfeited Land Commission shall possess all responsibility and authority as provided by the Municipal FLC Statute.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 21st DAY OF SEPTEMBER, 2020.

ROBERT A. PETTIT, MAYOR

ATTESTED BY:

SHARON LAMAR, CITY CLERK

ATTACHMENT #10A

RESOLUTION NO. 2020-40
TO ACCEPT A PETITION FOR ANNEXATION
OF ± 1.00 ACRES OF PROPERTY LOCATED
AT 1449B HAMMOND POND ROAD AND OWNED BY
RANDALL C. SIMMONS AND NICOLE KERLIN SIMMONS

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 May 20, 2020.

WHEREAS, the property sought to be annexed is described as follows:

The property granted to Randall C. Simmons, recorded in book 4775, page 2396-2398, May 2, 2019, being the same property conveyed to Deed from Clinton M. Peters and Lauren L. Peters to Lori J. Rogen dated March 5, 2015 and recorded in Book 4543, page 712.

Tax Parcel No. 006-05-05-003

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated October 21, 2020, 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 _____, 2020.

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

STATE OF SOUTH CAROLINA) PETITION FOR ANNEXATION OF ±1.00 ACRES
) OF LAND LOCATED AT
) 1449B HAMMOND POND RD
 COUNTY OF AIKEN) AND OWNED BY RANDALL C. SIMMONS
) AND NICOLE KERLIN SIMMONS

We, the undersigned, as freeholders of property located at 1449B Hammond Pond Road, do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed is described as follows:

The property granted to Randall C. Simmons, recorded in book 4775, page 2396-2398, May 2, 2019, being the same property conveyed to Deed from Clinton M. Peters and Lauren L. Peters to Lori J. Rogen dated March 5, 2015 and recorded in Book 4543, page 712.

Tax Parcel Number 006-05-05-003

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

This petition dated the 11th day of May, 2020 prior to the affixing of any signatures hereto.

Tax Map Parcel Numbers

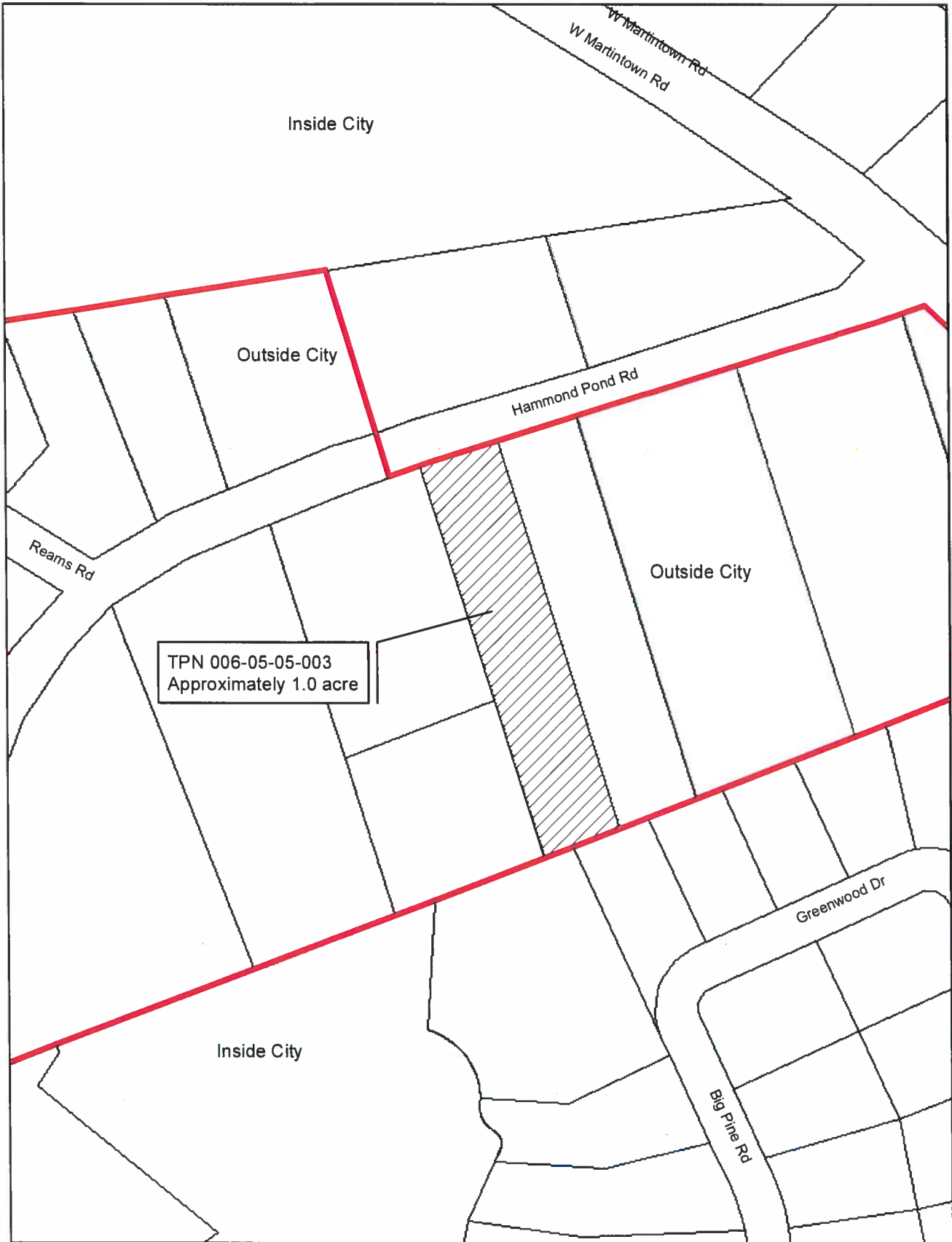
006-05-05-003

Property Owner Signatures

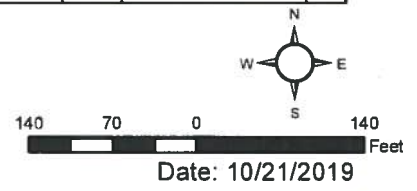
Randall C. Simmons
 Randall C. Simmons

Nicole Kerlin Simmons
 Nicole Kerlin Simmons

EXHIBIT A



ANX19-003
MAP OF PROPERTY
SOUGHT TO BE ANNEXED TO
THE CITY OF NORTH AUGUSTA



ATTACHMENT #10B

ORDINANCE NO. 2020-23

TO CHANGE THE CORPORATE LIMITS OF THE CITY OF NORTH AUGUSTA BY ANNEXING ± 1.00 ACRES OF LAND LOCATED AT 1449B HAMMOND POND ROAD AND OWNED BY RANDALL C. SIMMONS AND NICOLE KERLIN SIMMONS

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. 2020-40 dated September 21, 2020, 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:

'The property granted to Randall C. Simmons, recorded in book 4775, page 2396-2398, May 2, 2019, being the same property conveyed to Deed from Clinton M. Peters and Lauren L. Peters to Lori J. Rogen dated March 5, 2015 and recorded in Book 4543, page 712.

Tax Parcel No. 006-05-05-003

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

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

III. This Ordinance shall become effective immediately upon its adoption on 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: _____

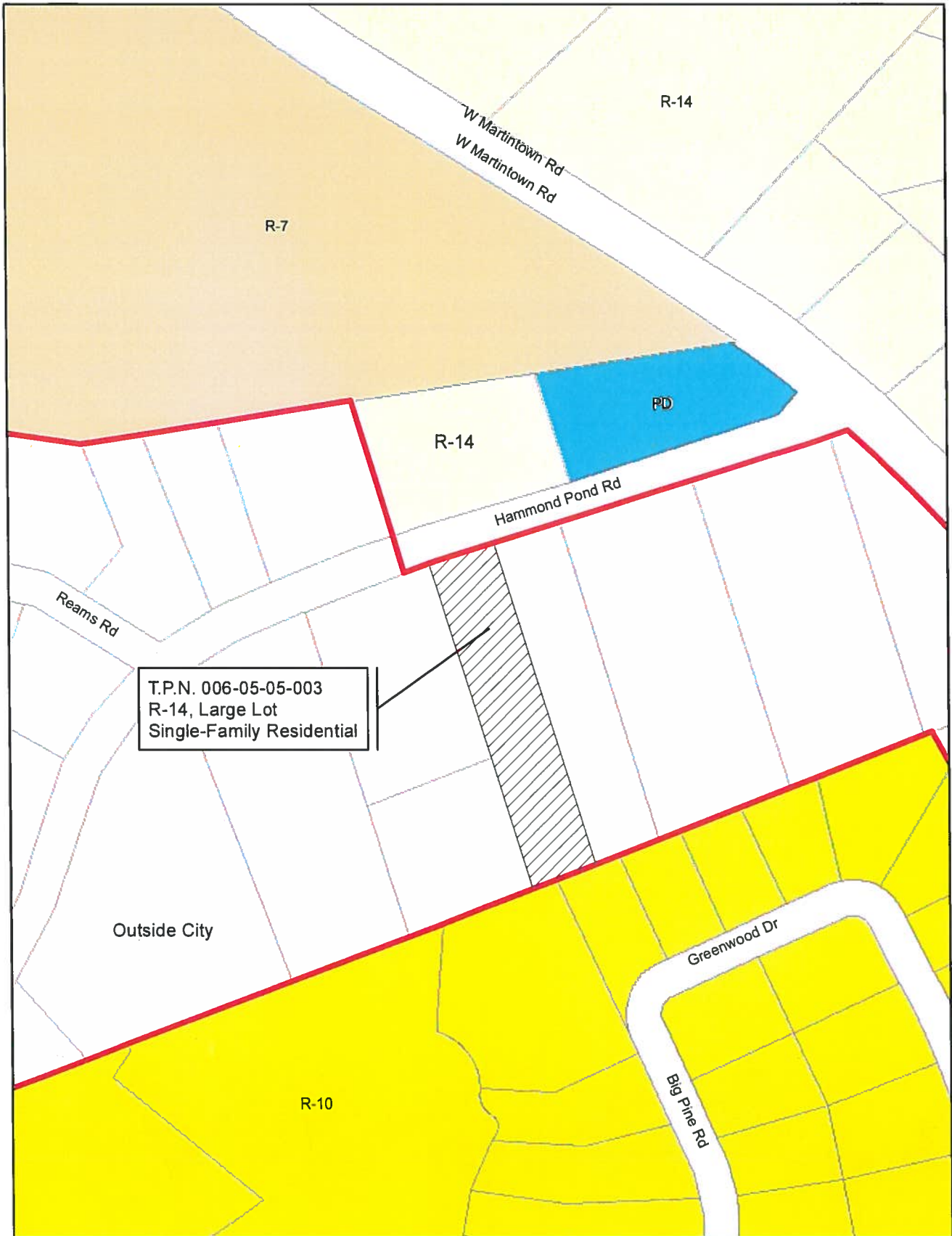
Second Reading: _____

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

EXHIBIT B



ATTACHMENT #11

RESOLUTION NO. 2020-41
AUTHORIZING THE CITY OF NORTH AUGUSTA
TO APPROVE A CHANGE ORDER TO A PROFESSIONAL ENGINEERING SERVICES
CONTRACT WITH AECOM TECHNICAL SERVICES, INC., TO PERFORM DESIGN
SERVICES FOR THE WEST MARTINTOWN ROAD CORRIDOR STUDY

WHEREAS, the City of North Augusta contracted to retain the services of AECOM to provide services related to the evaluation and design of potential transportation infrastructure needs along W. Martintown Road; and

WHEREAS, a contract was executed for Professional Engineering Services per Resolution 2020-06; and

WHEREAS, based upon the need to incorporate information provided after the initial study findings were created; and

WHEREAS, based upon the approval of an increased budget amount from the ARTS MPO to cover the additional study fees proposed on September 3, 2020; and

WHEREAS, AECOM has presented a change order dated July 27, 2020, labelled "Exhibit C, Change Order Form;" and

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 is authorized to execute a change order to the contract for professional engineering services contract with AECOM to provide additional transportation study services.

BE IT FURTHER RESOLVED that the City Administrator is authorized to execute such documents as necessary to enter into said contracts for an amount not to exceed \$50,000.

BE IT FURTHER RESOLVED that 80% of contract cost will be reimbursed by ARTS MPO Planning Funds, with a 20% match for funding for the transportation study services shall be from the Planning & Development Professional Services budget line item.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ____ DAY OF _____, 2020.

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar
City Clerk

EXHIBIT C

CHANGE ORDER FORM

In accordance with the Consulting Services Agreement dated January 29, 2020 between City of North Augusta ("Client"), and AECOM Technical Services, Inc., a California corporation, ("AECOM"), this Change Order, with an effective date of July 27, 2020 modifies that Agreement as follows:

1. Changes to the Services:

AECOM to revise 2040 traffic forecast and No-Build and Build traffic analysis (one time) based on traffic study provided by Cranston Engineering for the Hamrick Farms Development.

2. Change to Deliverables:

All Final deliverable documentation (Tables, Figures, Cost, Appendix)

--

3. Change in Project Schedule (attach schedule if appropriate):

It is anticipated it will take 1 month after receiving the Hamrick Farms Revised Traffic Study

Performed by Cranston Engineering

4. Change in CONSULTANT's Compensation:

The Services set forth in this Change Order will be compensated on the following basis:

No change to Compensation

Time & Material (See **Exhibit B** for the Hourly Labor Rate Schedule)

Time and Materials with a Not-to-Exceed amount of (\$0.00). The Hourly Labor Rate Schedule is set forth in **EXHIBIT B** (if applicable). Reimbursable expenses are included in the overall Not to Exceed cap.

Lump Sum [\$ 7,000.00]

Milestone/Deliverable & Date	Payment Amount
1 month after Traffic Study Received	\$7,000

Cost Plus Fixed Fee: [Cost \$ 0.00 and Fee \$ 0.00]

Therefore, the total authorized Compensation, inclusive of this Change Order is \$ 47,000

5. Project Impact:

--

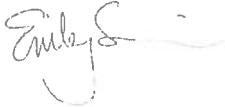
6. Other Changes (including terms and conditions):

--

- 7. All other terms and conditions of the Agreement remain unchanged.
- 8. Each Party represents that the person executing this Change Order has the necessary legal authority to do so on behalf of the respective Party.

AECOM Technical Services, Inc.

CLIENT:



Signature

Signature

Emily Swearingen

Printed Name

Printed Name

Associate Vice President

Printed Title

Printed Title

Address
10 Patewood Drive Building VI, Suite 500
Greenville, SC 29615

Address

[End of Agreement]

ATTACHMENT #12

RESOLUTION NO. 2020-42
ACCEPTING A DEED OF DEDICATION FOR THE WATER DISTRIBUTION SYSTEM,
FIRE SUPPRESSION, SANITARY SEWER, AND ASSOCIATED EASEMENTS AND
RIGHTS OF WAY, ALONG WITH A MAINTENANCE GUARANTEE AND CASH
GUARANTEE FOR INFRASTRUCTURE IMPROVEMENTS AND LANDSCAPING FOR
CHALET NORTH PHASE III

WHEREAS, BLT Homes, LLC. developed Chalet North, Phase 3, according to the requirements of the North Augusta Planning Commission and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final major site plan for Chalet North, Phase 3 on May 31, 2018; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Planning Department approved the final subdivision plat for Chalet North, Phase 3 on June 13, 2019 and Phase 3B on March 4, 2020; and

WHEREAS, it is the policy of the City that, upon approval of a final major site plan, the City will, following inspection by the City's Engineering Department, accept a deed of dedication for the infrastructure improvements, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

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

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

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

All of Grantor's right, title and interest in the sanitary sewer lines, water lines, fire suppression systems, hydrants and manholes as shown on the an AS-BUILT PLAT for BLT Homes by Southern Partners, dated January 3, 2019 recorded herewith in the Aiken County RMC Office in Plat Book 61 at page 395 together with the necessary right of access to use said easements. For more specific description, reference should be made to the aforesaid plat which is made a part and parcel hereof.

This being a portion of the property conveyed to Granter by deed of Roger Lemmons recorded in Deed Book 4342 at page 1009.

Tax Parcel# 012-09-02-080

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

- A. Water distribution system; and
- B. Sanitary sewerage collection system, including lift stations.
- C. Landscaping

BE IT FURTHER RESOLVED that a Maintenance Guarantee and Cash deposit in the amount of \$6,649.00 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2020.

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

STATE OF SOUTH CAROLINA

DEED OF DEDICATION

COUNTY OF AIKEN

KNOW ALL MEN BY THESE PRESENTS, that, **BLT Homes, LLC**
in the State aforesaid for and in consideration of the acceptance of dedication by the
City of North Augusta, a body politic and political subdivision of Aiken County, South
Carolina
P.O. Box 6400
North Augusta, S.C. 29861

in the State aforesaid have granted, bargained, sold and released and by these presents do grant,
bargain, sell and release unto the City of North Augusta, its successors and assigns, the following
described property:

All of Grantor's right, title and interest in the sanitary sewer lines, water lines, fire suppression
systems, hydrants and manholes as shown on the an AS-BUILT PLAT for BLT Homes of Lots
1-12 and Lots 13-16 of Chalet North Phase III by Southern Partners, recorded in the Aiken
County RMC Office in Plat Book 61 at pages 395 and 906 respectively, together with the
necessary right of access to use said easements. For more specific description, reference should
be made to the aforesaid plat which is made a part and parcel hereof.

It is specifically understood that the detention pond and all drainage facilities associated with the
detention pond are not being dedicated to the City of North Augusta and are excluded from this
deed.

This being a portion of the property conveyed to Grantor by deed of Roger Lemmons recorded in
Deed Book 4342 at page 1009.

Tax Parcel # 012-09-02-080

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

TO HAVE AND TO HOLD all singular the premises before mentioned unto the said
City of North Augusta, its successors and assigns, forever in fee simple.

And the Grantor does hereby bind itself and its successors, heirs, executors and administrators to
warrant and forever defend all and singular the said premises unto the City of North Augusta, its
successors and assigns against itself and its successors heirs, assigns and all persons whomsoever
lawfully claiming the same or any part thereof.

Witness its hands and seals this 28th day of August in the year Two Thousand Twenty and in the Two Hundred Forty-fifth year of the Sovereignty of the United States of America.

Witness:

[Signature]

witness

BLT Homes, LLC

By: [Signature] (Seal)
Its Member/Manager

[Signature]
notary

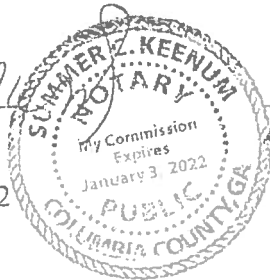


STATE OF GEORGIA
COUNTY OF RICHMOND

PERSONALLY appeared before me, Richard Taylor who acknowledged that he executed the foregoing deed on behalf of BLT Homes, LLC as its authorized member.

SWORN to before me this 28
day of August, 2020.

[Signature]
Summer C. Keenum
Notary Public for Georgia
My Commission expires: 1-3-2022



STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:
1. Property located at infrastructure Chalet North Subdivision, Phase III bearing portion of Aiken
County Tax Map Number 012-09-02-080 was transferred by Grantor to Grantees on May , 2019.
The transaction was (Check one):

_____ an arm's length real property transaction and the sales price paid or to be paid in money or
money's worth was \$

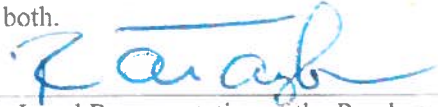
_____ not an arm's length real property transaction and the fair market value of the property is \$*.

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code
Ann. Section 12-24-10 et.seq. because the deed is (See back of affidavit.):

Exempt transfer dedication of public facilities to municipality

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the
transaction as: Grantees

I further understand that a person required to furnish this affidavit who willfully furnishes a false or
fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one
thousand dollars or imprisoned not more than one year, or both.



Purchaser, Legal Representative of the Purchaser, or
other responsible person connected with Transaction

SWORN to before me this

10 day of May, 2019


Notary Public for S.C.

My Commission Expires: 1-15-2023

Return to: Sharon Lamar, City Clerk

PO Box 6400

North Augusta, S.C. 29861

CERTIFICATE OF TITLE

**To: City of North Augusta
P.O. Box 6400
North Augusta, S.C. 29861**

This is to certify that I have examined the real estate title records of Aiken County, South Carolina relative to the title of the property described as follows:

All of Grantor's right, title and interest in the sanitary sewer lines, water lines, fire suppression systems, hydrants and manholes as shown on the an AS-BUILT PLAT for BLT Homes by Southern Partners, dated January 3, 2019 recorded herewith in the Aiken County RMC Office in Plat Book _____ at page _____ together with the necessary right of access to use said easements. For more specific description, reference should be made to the aforesaid plat which is made a part and parcel hereof.

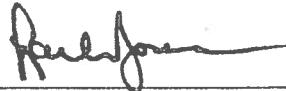
This being a portion of the property conveyed to Grantor by deed of Roger Lemmons recorded in Deed Book 4342 at page 1009.

Tax Parcel # 012-09-02-080

Based upon my examination, I find that BLT Homes, LLC is vested with good, fee simple, marketable title to the above described real estate, clear and free of all liens, limitations and encumbrances of record EXCEPT the following:

1. What an accurate survey, plat and visual inspection would reveal.
2. Any indexing, filing or computer errors by the applicable recording or reporting office.
3. Any violation of state, federal or local environmental laws or regulations.
4. Any instruments which have not been recorded.
5. Rights of persons other than the record owner to possession of said property.
6. City and County Property taxes for 2019.
7. Restrictive covenants of Winnipeg Townhomes at Chalet North Subdivision recorded in the Aiken RMC Office in Record Book 4476 at page 269 and Record Book 4486 page 2408.

This report covers a period of time ending on May 14, 2019 @ 8:30 AM. Events after that time are not covered by this opinion.



**LARK W. JONES
ATTORNEY AT LAW
107 W. PINE GROVE AVENUE
NORTH AUGUSTA, S.C. 29841
Phone 803-279-2935**


Department of Planning and Development



Memorandum # 20-026

City of North Augusta

To: Jim Clifford, City Administrator

From: Libby Hodges, Director of Planning and Development 

Subject: Chalet North Phase 3 Maintenance Guarantee

Date: September 4, 2020

BLT Homes, LLC has received approval for Application PP16-003, a major subdivision plan to construct 16 townhouses in Chalet North, Phase 3. The developer has completed all other required site improvements for Chalet North Phase 3. A Maintenance Guarantee and cash deposit for the water distribution system, sanitary sewerage collection system (including lift stations), and landscaping required as part of the approved major subdivision plan has been provided by the developer. The Maintenance Guarantee insures the improvements for a period of twenty-four (24) months from the City's approval of the Final Plat (March 4, 2020), and in the event of a failure, the city will have the right to draw upon the cash deposit to complete the work.

The developer provided a Performance Guarantee and cash deposit for portions of the sidewalks, curb ramp, dumpster pad, and landscaping required as part of the approved site plan in order to facilitate the sale of lots and begin construction prior to the completion of site work. An additional Maintenance Guarantee will be required once those improvements are complete.

We request that you sign the original Maintenance Guarantee and return a copy to the Department of Planning and Development. The original should be kept on file by the City Clerk and cash deposit forwarded to Finance until such time as the Department of Planning and Development requests the deposited funds be returned to the developer. A final copy will be sent to the developer and our office will retain one copy for our files.

If you have any questions, please do not hesitate to call.

STATE OF SOUTH CAROLINA)
) MAINTENANCE GUARANTEE
COUNTY OF AIKEN)

NAME OF SUBDIVISION: Chalet North, Phase 3 and 3B

DEVELOPER/OWNER: BLT Homes, LLC

DATE OF FINAL SUBDIVISION PLAT APPROVAL:
4 day of March, 2020.

MAINTENANCE GUARANTEE AMOUNT: \$6,649.00

WHEREAS, BLT Homes, LLC has submitted a final plat for Chalet North, Phase 3, prepared by Southern Partners, Inc. dated February 19, 2019, for lots 1-12 and Phase 3B, prepared by Southern Partners, Inc. dated December 3, 2019 for lots 13-16 situated in the City of North Augusta, County and State aforesaid; and

WHEREAS, the North Augusta Planning Commission, meeting on November 17, 2016, did grant major subdivision plan (preliminary plat) approval for Chalet North, Phase 3, and the Director of Planning and Development and the City Engineer signed the major subdivision plan (preliminary plat) modification on May 31, 2018; and

WHEREAS, the developer developed the approved major subdivision plan for Chalet North, Phase 3; and

WHEREAS, the City Engineer has inspected the infrastructure improvements and has duly certified that said improvements are, to the best of his knowledge based upon such inspection, built to the City of North Augusta design standards; and

WHEREAS, pursuant to §5.8.4 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for Phase 3 for recording on June 13, 2019 and Phase 3B for recording on the 4 day of March, 2020; and

WHEREAS, the Director of Planning and Development and the City Engineer recommend that the City accept from the developer a Maintenance Guarantee to insure that proper workmanship and materials were in fact used in regard to infrastructure improvements and to insure that, in the event of failure in regard to said improvements for any reason except force majeure, the City would

have adequate funds necessary to return such improvements to an acceptable condition.

NOW, THEREFORE, as security for the maintenance by the developer of the infrastructure improvements as shown on the final subdivision plat for Grégory Landing, as well as for any other improvements provided and proposed to be granted to the City by deed of dedication in accordance with §5.8.5 of the North Augusta Development Code, the developer does hereby guarantee the maintenance of the infrastructure improvements under and pursuant to the following terms.

INFRASTRUCTURE IMPROVEMENTS SUBJECT TO THIS GUARANTEE

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

- A. Water distribution system; and
- B. Sanitary sewerage collection system, including lift stations.
- C. Landscaping

REPRESENTATIONS BY THE DEVELOPER

The Developer represents to the City of North Augusta that:

- A. For a period of twenty-four (24) months from the approval of the final plat for Phase 3B, the improvements will not fail, for any reason, with the exception of force majeure;
- B. The Developer has submitted the Deed of Dedication and a monetary guarantee, in the form of an Irrevocable Letter of Credit in the amount of \$6,649.00, in support of this Maintenance Guarantee in accordance with §§5.8.4 and 5.8.5 of the North Augusta Development Code within the specified time period;
- C. The City Engineer for the City of North Augusta shall have full and absolute discretion and authority in determining whether or not a failure has occurred in regard to the infrastructure subject to this Maintenance Guarantee.

REMEDIES IN THE EVENT OF DEFAULT

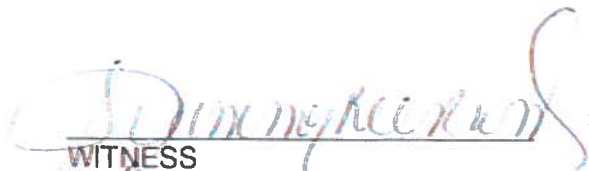

In the event that the City Engineer for the City of North Augusta, in his sole discretion, determines that a failure has occurred, he shall provide written notice of such failure to the developer with a request for the immediate correction of said failure. In the event of failure by the

developer to make such repairs as necessary within sixty (60) days of such written notice or within ten (10) days, in the event of such notice being received during the last sixty (60) days covered by this Maintenance Guarantee and letter of credit, the following conditions shall prevail:

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

(Signature pages follow)

IN WITNESS WHEREOF, BLT Homesites, LLC has caused these presents to be executed this ____ day of _____, 20__.


WITNESS

WITNESS

BY: 
CHRIS GRAY RICHARD A. TAYLOR
ITS: MANAGER

ACCEPTED THIS 8th DAY OF September, 2020.

City of North Augusta


WITNESS

BY: 
RACHELLE MOODY Jim Clifford
ITS: ~~INTERIM~~ CITY ADMINISTRATOR


WITNESS

BLT HOMES LLC
3233 WASHINGTON RD
AUGUSTA, GA 30907

DATE

3-2-2020

64-397-611

1397

PAY TO THE ORDER OF

City Of North Augusta

Six thousand six hundred forty nine dollars and 00/100

DOLLARS

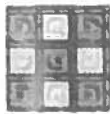
\$ 6649.00

FOR

Chapel North House 3 and B

For cash

⑆001397⑆ ⑆061103975⑆ 30 21 91 3⑆

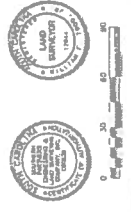


Only Post net

Debit on run

RECORD PLAT
 108 LOTS 1-13 ON LOT NORTH PH 3
 BLT HOMES, LLC

108 Blt Homes, LLC, 2018 S. 11th Street, Suite 200, Raleigh, NC 27603
 PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA
 Aiken County, South Carolina
 DATE: FEBRUARY 13, 2018 SCALE: 1" = 100'
 PREPARED BY: SOUTHERN PLANNING PARTNERS, INC.
 100 SOUTH 8TH STREET, SUITE 200, AUSTIN, TEXAS 78701 (512) 476-0000



PROJECT DATA	DATE
REVISION	02/13/18
PHASE 3 LOTS	3-2
TOTAL NO. OF PARCELS	1
NO. OF LOTS	12
TOTAL NO. OF UNITS	16
ZONING	R-5
TAX PARCEL ID	072-00-02-005

NO OPEN SPACES AND/OR DETENTION POND TO BE REQUIRED AT THIS TIME

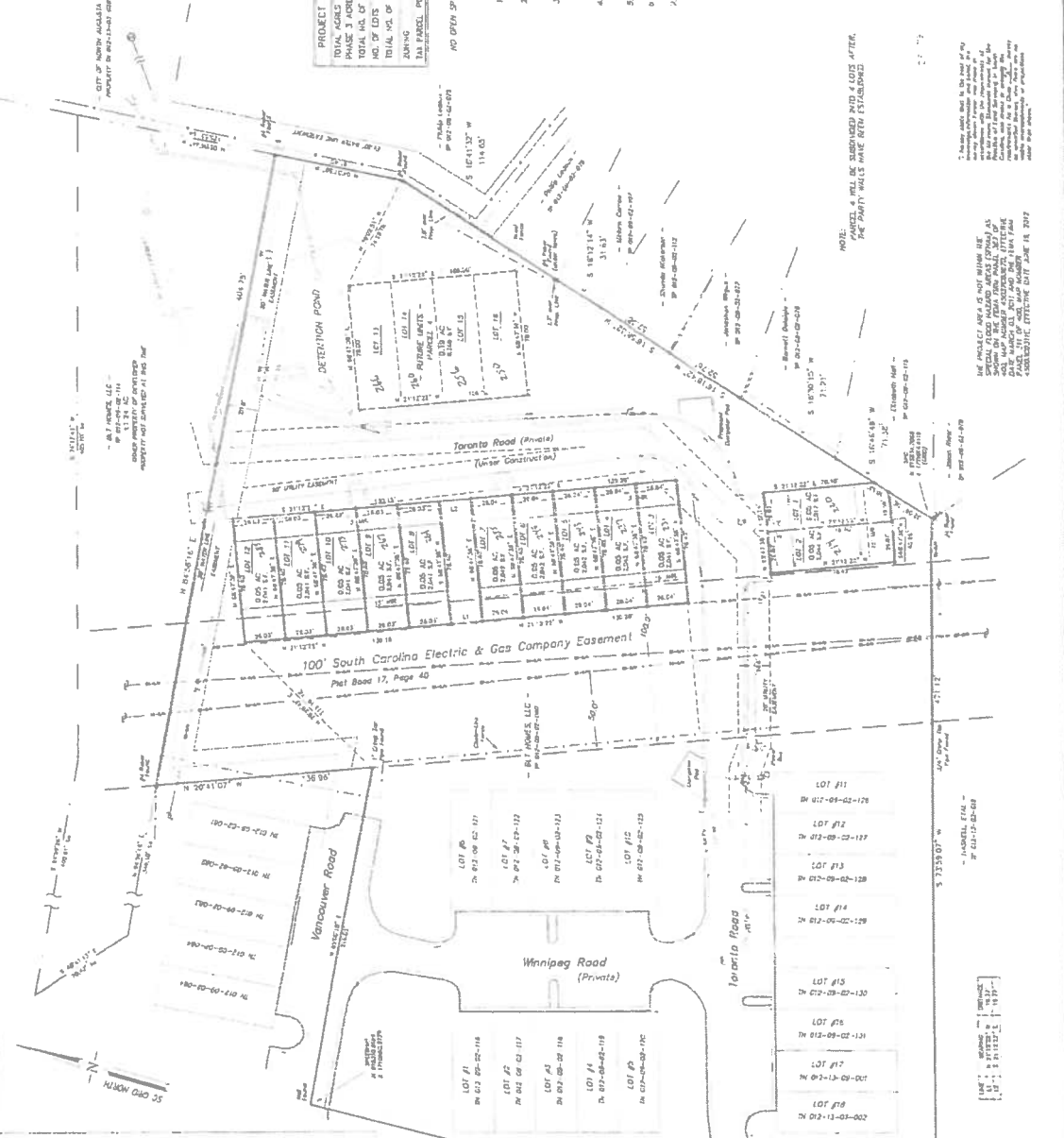
GENERAL NOTES:

1. ALL LOTS SET AT ALL PROPERTY CORNERS
2. A 20' EASEMENT IS RESERVED OVER ALL UTILITY AND UTILITY CONDUIT SYSTEMS.
3. THERE IS A 5' MINIMUM SETBACK LINE ALONG ALL LOTS. ALL LOTS SHALL BE ATTACHED TO THE ADJACENT LOTS ON EITHER SIDE.
4. FINISHED FLOOR ELEVATION OF ALL STRUCTURES SHALL BE 100.00' UNLESS OTHERWISE NOTED.
5. ALL DETENTION POND, CHANNEL, AND LATERAL POND SHALL BE AT THE R/W OF PROPERTY LINE.
6. THERE IS A PUBLIC ACCESS EASEMENT OVER ALL LOTS.
7. THE ROAD SYSTEM IS PRIVATE, MAINTAINED AND CONTROLLED BY THE HOMEOWNERS ASSOCIATION.

PUBLIC COMMENT APPROVAL
 I HEREBY CERTIFY THAT THE PLAT CONTAINS THE NAME AND ADDRESS OF EACH PROPERTY OWNER AND THE ADDRESS OF EACH PROPERTY OWNER TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE PLAT CONTAINS THE NAME AND ADDRESS OF EACH PROPERTY OWNER AND THE ADDRESS OF EACH PROPERTY OWNER TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AND I HAVE REVIEWED THE PLAT AND I AGREE TO THE TERMS AND CONDITIONS OF THE PLAT AND I AGREE TO SIGN AND RECORD THIS PLAT.



2018040714
 SOUTHERN PLANNING PARTNERS, INC.
 100 SOUTH 8TH STREET, SUITE 200
 AUSTIN, TEXAS 78701
 TEL: 512-476-0000
 FAX: 512-476-0001

DATE: 02/13/18
 TIME: 11:30 AM

NOTE: ALL LOTS ARE TO BE SUBDIVIDED INTO 16 LOTS AFTER THE PLAT IS RECORDED.

THE PROJECT AREA IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL REGULATIONS OR RESTRICTIONS. THE PROJECT AREA IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL REGULATIONS OR RESTRICTIONS.

RECORD PLAT

FOR LOTS 1-18 CANCEL NUMBER 113 B
BLT HOMES, LLC
1375 EASTWIND ROAD, SUITE 100
GREENSBORO, NC 27407
(336) 853-1000

PREPARED BY THE CITY OF Aiken
Aiken County, South Carolina
CITY RECORDS & CLERK
100 WEST MAIN STREET, SUITE 100
Aiken, SC 29801

PREPARED BY
SOUTHERN PARTNERS INC.
1314 HOLLYWOOD BLVD., SUITE 200
GREENSBORO, NC 27407



PROJECT DATA	
TOTAL ACRES	0.19
PHASE 1 - 8 LOTS	3.19
PLAT NO. OF LOTS	4
BOOK	1-1
TAX PARCEL	60 012-04-000 IN 01-00-01-114

NO OPEN SPACES AND/OR RETENDEY FORMS TO BE DELETED AT THIS TIME

GENERAL NOTES:

1. REPAIR SET AT ALL PROPERTY CORNERS.
2. PRESS DIMENSIONS SHOWN ON ALL LOTS AND STRIPS.
3. ALL DIMENSIONS SHOWN TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHOWN TO CENTER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHOWN TO CENTER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHOWN TO CENTER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHOWN TO CENTER UNLESS OTHERWISE NOTED.

PLANNING COMMISSION APPROVAL

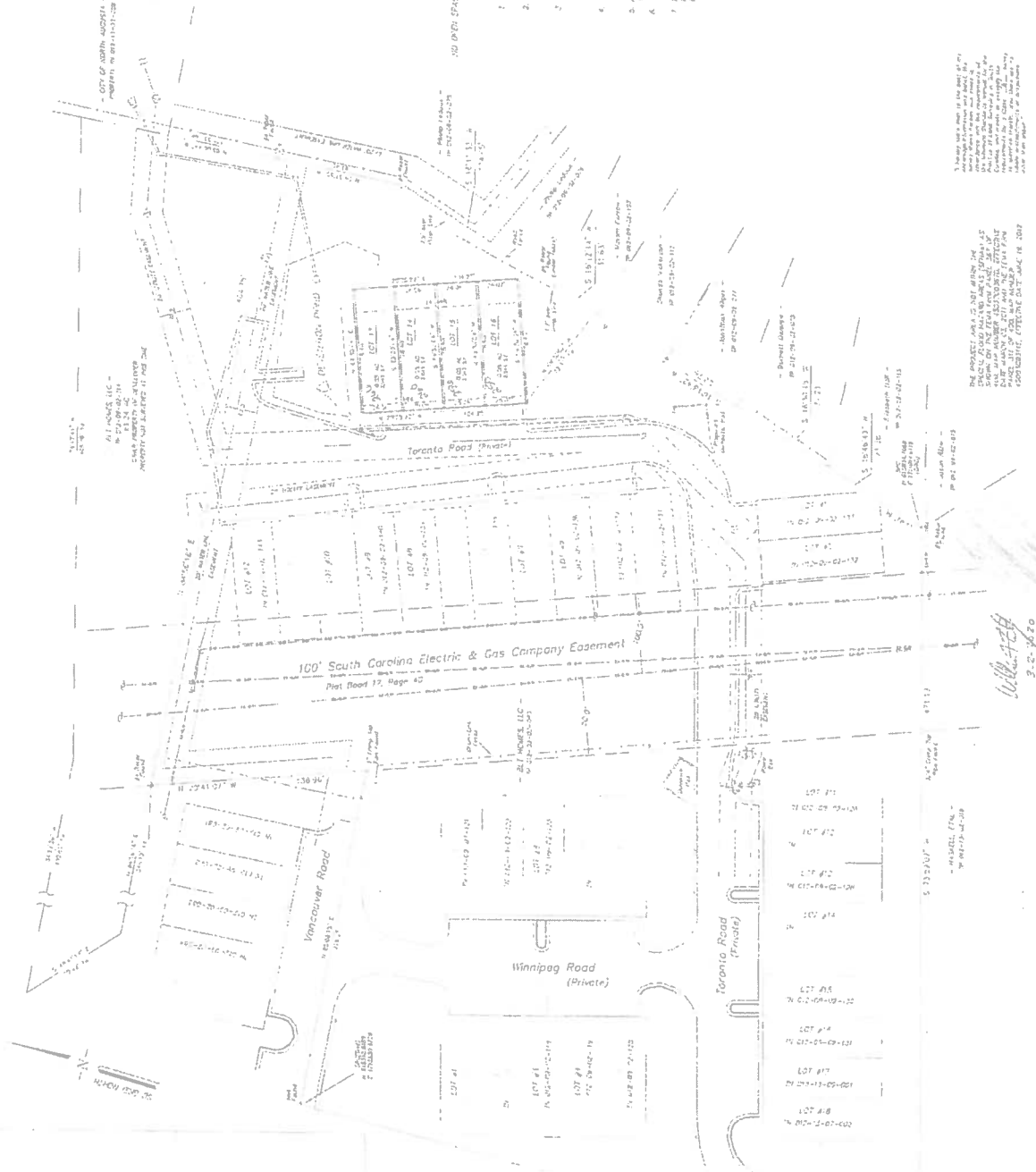
APPROVED BY THE PLANNING COMMISSION ON 04/17/17
AT THE REGULAR MEETING HELD ON 04/17/17 AT 7:00 PM
IN ROOM 100, 100 WEST MAIN STREET, AIKEN, SOUTH CAROLINA

CITY ENGINEER'S CERTIFICATION

CERTIFIED TRUE AND CORRECT COPY OF THE ORIGINAL RECORD PLAT
AS SHOWN TO ME BY THE SUBMITTER AND AS SHOWN TO ME BY THE
CITY ENGINEER'S OFFICE. I HAVE REVIEWED THE RECORD PLAT AND
IT IS IN ACCORDANCE WITH THE CITY RECORDS & CLERK'S OFFICE
RECORDS AND THE CITY ENGINEER'S OFFICE RECORDS.

OWNER'S CERTIFICATION

I, THE OWNER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF. I HAVE REVIEWED THE RECORD PLAT AND IT IS IN ACCORDANCE
WITH THE CITY RECORDS & CLERK'S OFFICE RECORDS AND THE CITY
ENGINEER'S OFFICE RECORDS.



2025060505
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 06/05/2025 BY 60322
AUTHORITY 50 USC 3025
BIC PL 610-106
FOR: 304-1068

Will
3-2-2020

Residential

Dedication of Commercial Site Improvements Checklist

Project Name Chalet North Phase B & 3B

Developer BLT Homes, LLC

Site Plan Application Number PP114-003 Site Plan Approval Date Feb. 28, 2017

Date Submitted to City Clerk _____ Date Requested for City Council Action _____

The City's acceptance of the dedication of site plan improvements, easements and utility systems can be scheduled for consideration by the City Council as soon as the following documentation has been submitted in complete and proper form to the Department of Planning and Development:

Date Received

- 5/10/19 1. Original executed Warranty Deed of Dedication for all of the easements, water, sewer and drainage system improvements on the parcel to be owned and operated by the City.

- 3/2/20 2. Original Maintenance Guarantee in an amount determined by the City Engineer for a term of not less than twenty-four (24) months from the date of Certificate of Occupancy. \$ 6649
- 3/2/20 3. Original Irrevocable ^{check} Letter of Credit in an amount equal to the Maintenance Guarantee for the same term as the Maintenance Guarantee. \$ 6649
- 5/14/19 4. Original Title Certificate for the land, streets and utility systems in the project to be dedicated to the City. Date 5/14/19
- _____ 5. Original Release of Lien forms for all applicable liens and mortgages on the land and infrastructure systems in the project. Date _____
- _____ 6. Copy of the City Engineer's final inspection report on the installation of the site plan roads and drainage (may use site plan approval signature as alternative). Date _____
- _____ 7. Copy of the recorded plat of the parcel showing all easements and improvements to be dedicated. Date recorded 4/4/19 Plat Book 61 Page 395 Phase 3
- _____ 8. City Attorney review of items 1,2,3,4,5,7. 3/6/20 " " 61 " 910 Phase 3 B
- _____ 9. Memo from Director of Planning and Development recommending acceptance of the Deed of Dedication. P&D Memo # _____

STATE OF SOUTH CAROLINA

)

PERFORMANCE GUARANTEE

)

COUNTY OF AIKEN

)

THIS AGREEMENT IS MADE AND ENTERED INTO this 13th day of June 2019 by and between BLT Homes, hereinafter known as "Applicant", and the City of North Augusta, hereinafter known as "City". The designations Applicant and City as used herein shall include said parties, their heirs, successors and assigns.

WITNESSETH:

WHEREAS, the Applicant has received approval for Application PP16-003 for Chalet North Phase III, a major subdivision plan, modified by PPM17-001 and PPM 18-002, to develop 16 townhouses on Tax Parcel Number 012-09-02-080; and

WHEREAS, City approval of the major subdivision required site improvements for the sidewalks, curb ramp, dumpster pad, and landscaping, Tax Parcel Number 012-09-02-080, in accordance with City development standards and the City Engineer and Director of Planning and Development estimates the cost to construct these improvements to be \$ 10,225; and

WHEREAS, the Applicant wishes to obtain a Certificate of Occupancy prior to completion of the remaining site improvements and the City requires assurance that site improvements will be completed in a timely manner and in accordance with the approved major subdivision plan; and

WHEREAS, pursuant to §5.8.6 of the North Augusta Development Code, the City requires that the Applicant execute a Performance Guarantee supported by a letter of credit or other form of monetary guarantee in the amount of twelve thousand seven hundred eighty-one dollars and 25 cents (\$12,781.25), representing one hundred twenty-five percent (125%) of the estimated construction cost, to guarantee completion of the remaining site improvements.

IT IS HEREBY AGREED AS FOLLOWS:

1. The Applicant has provided a monetary guarantee, in the form of a check, in the amount of \$12,781.25 which is valid for a period of twenty-four (24) months from the date of acceptance; and
2. The Applicant will complete the remaining site improvements not later than twenty-two (22) months following the effective date of this Performance Guarantee in accordance with City development standards and the approved specifications in the Applicant's major subdivision originally approved on February 28, 2017 and revised May 31, 2018; and

Ran

3. The City Engineer and/or Planning and Development Director shall regularly inspect the site improvement installation and exercise reasonable discretion to determine if the site improvement installation has been timely completed in conformity with City standards and approved major subdivision plan specifications; and
4. The City Engineer and/or Planning and Development Director, upon receipt of the Applicant's request to reduce the monetary guarantee amount held by the City based on satisfactory partial completion of required improvements during the twenty-two (22) month improvement installation period, shall have the discretion to approve and implement said request; and
5. If the City Engineer and/or Planning and Development Director approves the final inspection of the finished site improvements either on a date earlier than the expiration of the Performance Guarantee or at the time of the expiration of the Performance Guarantee, the City shall acknowledge in writing that the Applicant has fully performed under the terms of the Performance Guarantee and release the monetary guarantee, provided that the Applicant has executed and the City has accepted a twenty-two (22) month Maintenance Guarantee supported by a letter of credit or other form of monetary guarantee in an amount equal to fifteen percent (15%) of the cost of the improvements subject to this Performance Guarantee; and
6. If the Applicant fails to provide the Maintenance Guarantee as required, the City is authorized to exercise its right to draw upon the held monetary guarantee in an amount equal to fifteen percent (15%) of the total in order to guarantee the maintenance of the site improvements for a period of twenty-two (22) months; and
7. If for any reason within the time limit established in Section 2 above, the Applicant, upon written notice given thirty (30) days in advance by the City Engineer and/or Planning and Development Director, has not completed the installation of the remaining site improvements, the following conditions shall prevail:
 - a. The City Engineer and/or Planning and Development Director shall have full and absolute discretion and authority in determining whether or not a failure or default has occurred under the terms of this Performance Guarantee;
 - b. In the event the Applicant fails to timely complete installation of the remaining site improvements in accordance with the approved major subdivision plan after receiving the notice provided for above, the City shall have the right to make claims on the funds provided by the Applicant to support the Performance Guarantee;

Handwritten signature or initials in the bottom right corner of the page.

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

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

BLT Homes

By: *R Taylor*

Rick Taylor

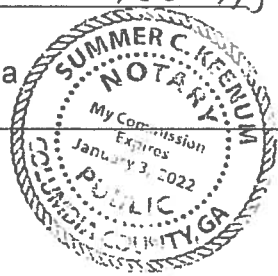
As its: Member Manager

State of South Carolina
County of Aiken

On this 13 day of June, 2019, before me personally appeared Richard A. Taylor who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.

Summer C. Keenum

Notary Public
Aiken County, South Carolina
My commission expires: _____



(Signature pages continue)

Accepted this 20th day of June, 2019.

THE CITY OF NORTH AUGUSTA

By:

B. Todd Glover
B. Todd Glover

As its: City Administrator

State of South Carolina

County of Aiken

On this 20th day of June, 2019, before me personally appeared B. Todd Glover, North Augusta City Administrator, who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.

Sharon Lamar

Notary Public

Aiken County, South Carolina

My commission expires: March 7, 2028

**Sharon Lamar
Notary Public, State of South Carolina
My Commission Expires March 7, 2028**



SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

1233 Augusta West Parkway
Augusta, Georgia 30909
Phone: (706) 855-6000 Fax: (706) 869-9847
engineering@southernpartners.net

June 12, 2019

Ms. Libby Hodges, Director
Department of Planning and Economic Development
100 Georgia Avenue
North Augusta, SC 29841

RE: Chalet North, Phase III

Dear Ms. Hodges:

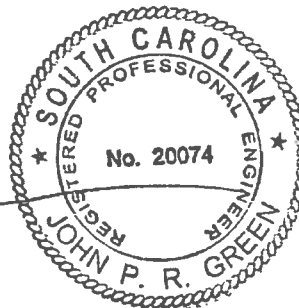
Below please find a list of the outstanding work left to complete Chalet North, Phase III site work. If you have any questions, please let me know.

Chalet North Outstanding Site Work:

Sidewalk:	7.5 Cu Yds @ \$200/yd = \$1500.00
Curb Ramp:	1 Each @ \$400 = \$400.00
Dumpster pad:	1 Each @ \$4000 = \$4000.00
Landscaping:	1 Lump Sum = \$4,325.00
Total:	\$10,225.00
125% of Total =	\$12,781.25

Sincerely,

Philip Green, PE



ATTACHMENT #13

RESOLUTION NO. 2020-43
TO AUTHORIZE THE ISSUING OF A PERMIT TO
MARIBETH WEIKLE AN DAVID WEIKLE FOR A MARCH TO SHOW SUPPORT OF
LAW ENFORCEMENT ON GEORGIA AVENUE TO CALHOUN PARK
ON OCTOBER 24, 2020

WHEREAS, Maribeth Weikle and David Weikle applied for a Demonstrations and Parades Permit to have a march to show support of law enforcement – “Back the Blue”; and

WHEREAS, the event will begin at the Municipal Center parking lot at 100 Georgia Avenue then proceed to Calhoun Park, 100 W. Forest Avenue; and

WHEREAS, the event will begin at 11:00 AM; and

WHEREAS, the group desires to walk on Georgia Avenue; and

WHEREAS, the Mayor and City Council have reviewed the request and find that the permit applied for is based upon a Constitutionally protected First Amendment Right, and at the time requested is not unreasonably detrimental to the health, safety, welfare or convenience of the residents of the City or other parties; and

WHEREAS, such request has been timely made and complies with the Code of Ordinances for the City of North Augusta.

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 request for a permit is approved as follows:

1. Time: Approx. 11:00 AM
2. Date: Saturday, October 24, 2020
3. Location: Municipal Center, 100 Georgia Avenue to Calhoun Park, 100 West Forest Avenue
4. Special Conditions: Public Safety must be involved to safely block/detour traffic.
5. Bond not required

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ____ DAY OF _____, 2020.

ROBERT A. PETTIT, MAYOR

ATTEST:

SHARON LAMAR, CITY CLERK



DEMONSTRATIONS & PARADES PERMIT APPLICATION

North Augusta Code of Ordinances- Division 2: Section 16-102 Any person or group of persons desiring to promote, organize, direct or lead any parade or demonstration upon the sidewalks, streets, thoroughfares or other public ways or places of the city shall, at least fifteen (15) days prior to the date of any such parade or demonstration, file an application with the city clerk requesting a permit of conduct, promote, engage in such parade of demonstration.

DATE: 10/24/2020

TIME: 11 am

LOCATION: Parking Lot of Municipal Building
march to Calhoun Park

ACTIVITY: (Please include whether the parade or demonstration is to be conducted on foot or with animals or vehicles, or any combination thereof, and give the number of each.)

march to support Law enforcement
"Back The Blue"
public is invited

CONTACT PERSON: (This person shall be in charge of such parade or demonstration, and shall be responsible for the conduct thereof and of the compliance with all applicable provisions of state law, the Municipal Code and other ordinances by participants in such parade or demonstration.)

NAME: Maribeth Weikle, David Weikle

ADDRESS: 166 Lake Murray Dr
North Augusta SC ~~29801~~ 29841

PHONE: 803 215 9741

EMAIL: supermimi1956@gmail.com

Maribeth Weikle

Signature of Applicant

Sharon Lamar

Signature of City Clerk

9-15-2020

Date Submitted

9-15-2020

Date Received

North Augusta Code of Ordinances- Division 2: Section 16-103 Council shall within ten (10) days after the filing of the application with the city clerk, consider it and take action thereon.