



**CITY COUNCIL MEETING
BACK-UP MATERIALS
FOR
OCTOBER 5, 2020**



TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: October 2, 2020

SUBJECT: Regular City Council Meeting of October 5, 2020

REGULAR COUNCIL MEETING

ITEM 5. ANNEXATION: 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; 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 ±1.00 acres of land located at 1449B Hammond Pond Road and owned by Randall C. Simmons and Nicole Kerlin Simmons.

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

ITEM 6. PLANNING AND DEVELOPMENT: Planning Commission Recommendation Memorandum #20-027 and Project Staff Report: RZM20-003, WTC of Martintown, LLC; Receipt of Information by Council

At the August 20, 2020, Planning Commission meeting, the Planning Commission reviewed application RZM20-003, WTC of Martintown, LLC. The Planning Commission recommended rezoning the property to GC, General Commercial. The application was approved with one no, one abstention, and four votes yes. The memorandum and report are provided for Council's information.

Please see ATTACHMENT #6 for a copy of the memo and report.

ITEM 7. PLANNING AND DEVELOPMENT: Planning Commission Recommendation Memorandum #20-028 and Project Staff Report: RZM20-004, West Five Notch Townhomes; Receipt of Information by Council

At the August 20, 2020, Planning Commission meeting, the Planning Commission reviewed application RZM20-004, West Five Notch Townhomes. The application was recommended for approval unanimously with one recusal. The Planning Commission recommended rezoning the property to R-5, Mixed Residential. The memorandum and report are provided for Council's information.

Please see ATTACHMENT #7 for a copy of the memo and report.

ITEM 8. ANNEXATION: Resolution No. 2020-44 - A Resolution Directing the City Administrator to File an Application Requesting Annexation of Parcel 005-10-05-016 Fronting on Mayfield Drive

A resolution has been prepared for Council's consideration to direct the City Administrator to file an application requesting annexation of parcel 005-10-05-016 fronting on Mayfield Drive.

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

ITEM 9. FINANCE: Resolution No. 2020-45 – A Resolution Appointing a Member to the Accommodations Tax Advisory Committee to Make State Accommodations Tax Expenditure Recommendations for Council's Consideration

A resolution has been prepared for Council's consideration to appoint a member to the Accommodations Tax Advisory Committee to make State Accommodations Tax expenditure recommendations for Council's consideration.

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

ITEM 10. PERMIT: Resolution No, 2020-46 – To Authorize the Issuing of a Permit to Summer Neal for a Domestic Violence Awareness Walk on Sunday, October 25, 2020

A resolution has been prepared for Council's consideration to authorize the issuing of a permit to Summer Neal for a Domestic Violence Awareness Walk on Sunday, October 25, 2020.

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

ITEM 11. PERMIT: Resolution No. 2020-47 – To Authorize the Issuing of a Parade Permit to the North Augusta Lions Club to Conduct the 2020 Christmas Parade on Sunday, December 6, 2020

A resolution has been prepared for Council's consideration to authorize the issuing of a parade permit to the North Augusta Lions Club to conduct the 2020 Christmas Parade on Sunday, December 6, 2020.

Please see ATTACHMENT #11 for a copy of the proposed resolution and letter of request.

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 limits 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 four 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 12. ANNEXATION: Property Located at 645 Crestlyn Drive

A. Resolution No. 2020-48 – To Accept a Petition for Annexation of a Portion of ±0.32 Acres of Property Located at 645 Crestlyn Drive and Owned by Shirley B. Peterson and Gregory Peterson

A resolution has been prepared for Council's consideration to accept a petition for annexation of a portion of ±0.32 acres of property located at 645 Crestlyn Drive and owned by Shirley B. Peterson and Gregory Peterson.

Please see ATTACHMENT #12A for a copy of the proposed resolution, signed petition of annexation, and Exhibit A.

B. Ordinance No. 2020-24 – To Change the Corporate Limits of the City of North Augusta by Annexing a Portion of ±0.32 Acres of Property Located at 645 Crestlyn Drive and Owned by Shirley B. Peterson and Gregory Peterson; Ordinance-First Reading

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 a portion of ±0.32 acres of property located at 645 Crestlyn Drive and owned by Shirley B. Peterson and Gregory Peterson.

Please see ATTACHMENT #12B for a copy of the proposed ordinance and Exhibit B.

ITEM 13. ANNEXATION: Property Located at 655 Hutchinson Drive

A. Resolution No. 2020-49 – To Accept a Petition for Annexation of a Portion of ±0.28 Acres of Property Located at 655 Hutchinson Drive and Owned by Brandi L. Lamothe and Joel J. Lamothe

A resolution has been prepared for Council's consideration to accept a petition for annexation of a portion of ±0.28 acres of property located at 655 Hutchinson Drive and owned by Brandi L. Lamothe and Joel L. Lamothe.

Please see ATTACHMENT #13A for a copy of the proposed resolution, signed petition of annexation, and Exhibit A.

B. Ordinance No. 2020-25 – To Change the Corporate Limits of the City of North Augusta by Annexing a Portion of ±0.28 Acres of Property Located at 655 Hutchinson Drive and Owned by Brandi L. Lamothe; Ordinance-First Reading

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 a portion of ±0.28 acres of property located at 655 Hutchinson Drive and owned by Brandi L. Lamothe and Joel L. Lamothe.

Please see ATTACHMENT #13B for a copy of the proposed ordinance and Exhibit B.

ITEM 14. ANNEXATION: Property Located at 705 Mae Street

A. Resolution No. 2020-50 – To Accept a Petition for Annexation of a Portion of ±0.26 Acres of Property Located at 705 Mae Street and Owned by Jose B. Rodriguez and Maria I. Serrano

A resolution has been prepared for Council's consideration to accept a petition for annexation of a portion of ±0.26 acres of property located at 705 Mae Street and owned by Jose B. Rodriguez and Maria I. Serrano.

Please see ATTACHMENT #14A for a copy of the proposed resolution, signed petition of annexation, and Exhibit A.

B. Ordinance No. 2020-26 – To Change the Corporate Limits of the City of North Augusta by Annexing a Portion of ±0.26 Acres of Property Located at 705 Mae Street and Owned by Jose B. Rodriguez and Maria I. Serrano; Ordinance-First Reading

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 a portion of ±0.26 acres of property located at 705 Mae Street and owned by Jose B. Rodriguez and Maria I. Serrano.

Please see ATTACHMENT #14B for a copy of the proposed ordinance and Exhibit B.

ITEM 15. ANNEXATION: Property Located at 711 Mae Street

A. Resolution No. 2020-51 – To Accept a Petition for Annexation of a Portion of ±0.25 Acres of Property Located at 711 Mae Street and Owned by Lila M. Santiago

A resolution has been prepared for Council's consideration to accept a petition for annexation of a portion of ±0.25 acres of property located at 711 Mae Street and owned by Lila M. Santiago.

Please see ATTACHMENT #15A for a copy of the proposed resolution, signed petition of annexation, and Exhibit A.

B. Ordinance No. 2020-27 – To Change the Corporate Limits of the City of North Augusta by Annexing a Portion of ±0.25 Acres of Property Located at 711 Mae Street and Owned by Lila M. Santiago

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 a portion of ±0.25 acres of property located at 711 Mae Street and owned by Lila M. Santiago.

Please see ATTACHMENT #15B for a copy of the proposed ordinance and Exhibit B.

ATTACHMENT # 5

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: _____

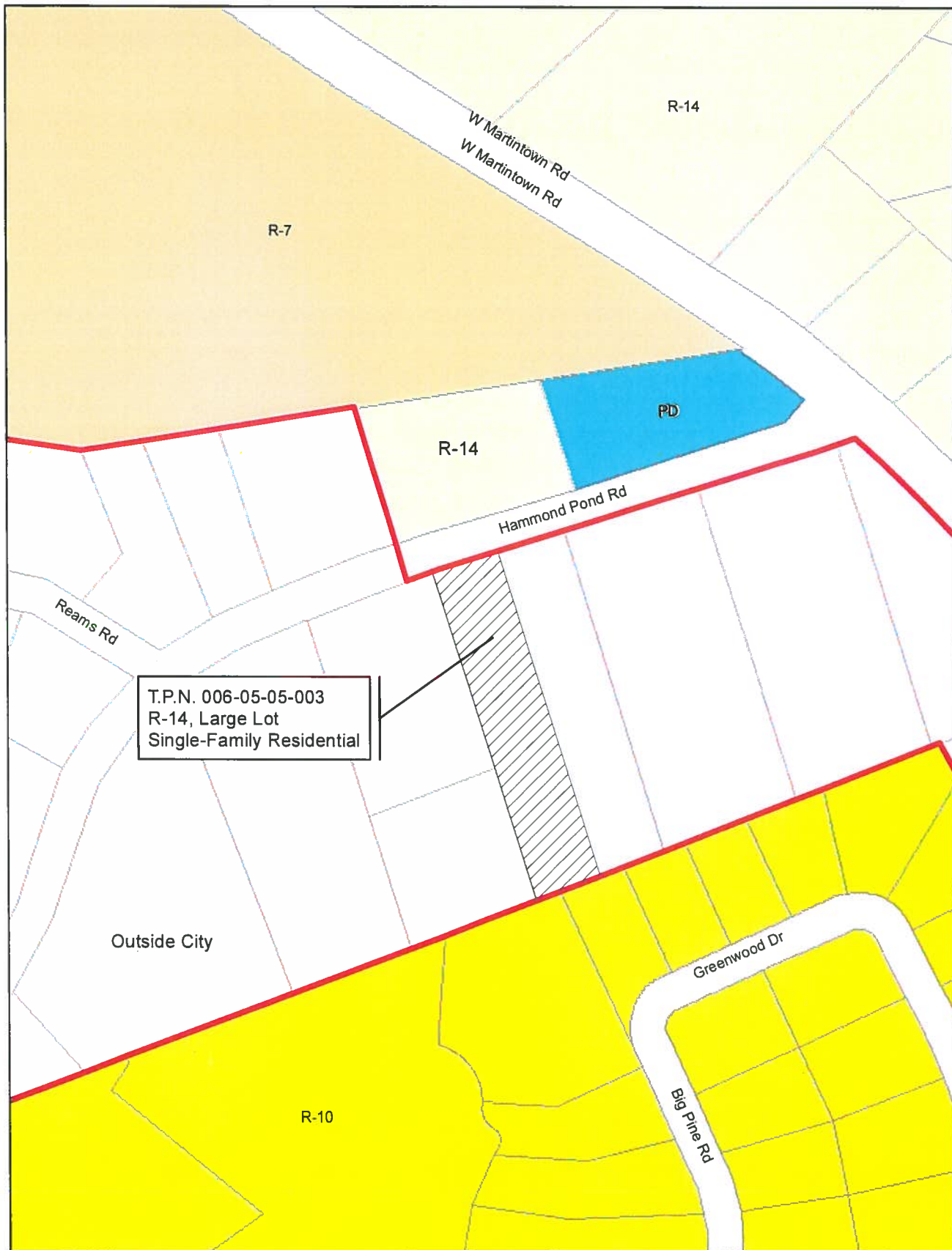
Second Reading: _____

Robert A. Pettit, Mayor

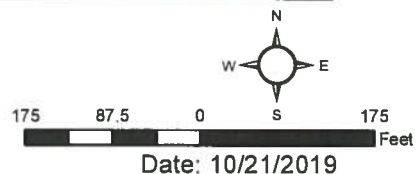
ATTEST:

Sharon Lamar, City Clerk

EXHIBIT B



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




ATTACHMENT #6

**Department of Planning
And Development**

Memorandum # 20-027



To: Jim Clifford, City Administrator
From: Libby Hodges, Director 
Subject: WTC of Martintown, LLC, RZM20-003
Date: August 21, 2020 (corrected 9/30/20)

At the August 20, 2020, Planning Commission meeting, the Planning Commission reviewed application RZM20-003, WTC of Martintown, LLC. The Commission recommended approval with one no, one abstention and four votes yes.

Attached you will find copy of the staff report and attachments for the rezoning case recently heard by the Planning Commission. The Planning Commission recommended rezoning the property to GC, General Commercial.

The request is being forwarded for consideration at the next available City Council meeting. Please contact me with any questions.

Project Staff Report

RZM20-003 WTC of Martintown, LLC

Prepared by: Kuleigh Baker

Meeting Date: August 20, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---|
| Project Name | WTC of Martintown, LLC |
| Applicant | WTC of Martintown, LLC |
| Address/Location | 1132 Frances Street |
| Parcel Number | 007-16-01-001 |
| Total Development Size | ± .45 acres |
| Existing Zoning | R-10, Medium Lot, Single-Family Residential |
| Overlay | NA |
| Traffic Impact Tier | Tier 1 |
| Proposed Use | Gas Station |
| Proposed Zoning | GC, General Commercial |
| Future Land Use | Commercial |

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

- 1) The size of the tract(s) in question.
- 2) Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
- 3) The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a) The proposed rezoning is compatible with the surrounding area;
 - b) There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c) There will be any adverse effects on existing or planned public utility services in the area;

- d) Parking problems; or
- e) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
- 4) Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
- 5) The zoning districts and existing land uses of the surrounding properties.
- 6) Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
- 7) Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
- 8) The length of time the subject property has remained vacant as zoned, if applicable.
- 9) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
- 10) Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.21.2 states the following:

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;

- c. Include or reinforce central places, such as North Augusta's traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission's recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on August 3, 2020. The property was posted with the required public notice on August 5, 2020. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website at www.northaugusta.net on August 5, 2020.

SECTION 4: SITE HISTORY

The property requested for rezoning is part of the Harper Subdivision, a residential subdivision development. The house is listed as built in 1950. Sewer improvements were added in the early 1980's. In 2008, a Minor Site Plan application MSP08-12 was approved to remove a car wash building and expand the canopy of Greg's Gas Plus on the adjacent property. In 2019, Sprint Food Stores, Inc. took ownership of the gas station site.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|---------------------------|-------------------------|--|
| Subject Parcel | Single-Family Residential | Commercial | R-10, Medium Lot, Single-Family Residential |
| North | Single-Family Residential | Low Density Residential | R-10, Medium Lot, Single-Family Residential |
| South | Commercial | Mixed Use | TC, Thoroughfare Commercial/GC, General Commercial |
| East | Commercial | Commercial | TC, Thoroughfare Commercial |
| West | Commercial | Mixed Use | GC, General Commercial |

Access – The subject parcel has access from Frances Street.

Topography – The subject property was graded prior to development and is relatively flat.

Utilities – Water and sanitary sewer are existing. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – The property is not located in a designated federal floodplain.

Drainage Basin – The site is located at the edge of the Waterworks Basin. The Waterworks basin is a very large basin in the city that handles tremendous flows during rain events. Flows from this basin incorporate stormwater from residential and higher density commercial entities throughout the area. The basin enters the river through two separate channels within the River Golf Club. The City has been implementing a capital improvement project of storm sewers and roads to eliminate the flooding problems that occur during heavy rainfalls. The improved infrastructure will improve conditions and are intended to alleviate flooding problems in various sections of the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission's deliberation. Descriptions and commentary added by staff will be *italicized*.

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

Parcel 007-16-01-001 is approximately ±.45 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The Comprehensive Plan, Chapter 4, Sustainable Economic Growth, designates Martintown Road is a priority investment area, with a vision to add new mixed-use development along major corridors in place of failing or aging commercial areas, improved connectivity between the mixed-use centers and surrounding neighborhoods with new side streets, new housing options to line new streets, or integrate into new mixed-use centers, re-engineering of major intersections, like between Martintown Road and Carolina Avenue, develop out-parcels and redevelop underutilized big-box parking lots for new investment. The proposal does not add mixed uses to the neighborhood fabric, but may offer an opportunity to replace an aging commercial structure and offer added pedestrian access to the area, which currently provides limited protected pedestrian access where recent road improvements end. This would also support Strategy 5.5.2.1 encouraging redevelopment, however, that should be balanced with Goal 6.1, prioritizing reinvestment in existing neighborhoods.

The subject parcel is designated as a Commercial district on the Future Land Use Map. The commercial classification is intended for a wide range of commercial uses. Specific zoning districts will more narrowly define the permitted uses and development standards. Small scale and fully enclosed manufacturing and assembly uses may be permitted in the heavier intensity commercial districts. Residential uses may be permitted in an area classified for commercial land use as a subordinate or accessory use or in a mixed use project. High density residential uses developed adjacent to existing or planned commercial uses may also be permitted. Separate developments that are exclusively low density residential are discouraged.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in §5.3.6.3 of the NADC:

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

Property to the north is zoned R-10, Medium Lot, Single-Family Residential, similar to the rest of the remaining Harper Subdivision, but may be considered part of the larger Green Acres Subdivision development. Properties to the north across Frances St. and fronting on E. Martintown Road are zoned GC, General Commercial. Property on the southeastern corner of Martintown and Atomic are zoned TC, Thoroughfare Commercial. The site would be reviewed using Highway Corridor standards per the requirements of Article 3.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

The proposal should have limited effects on the existing road network. Any negative effects will be mitigated prior to construction. Similar developments have been required to reconfigure driveway access in order to meet South Carolina DOT safety requirements. The Highway Corridor Overlay on this property recommends limited driveway access to main corridor roads. Access to Atomic Road will be limited as there is a remnant parcel along Atomic Road for the length of the subject property.

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

There are existing utility services on the site. Any infrastructure improvements must be provided by the developer. A determination of the adequacy and availability of potable water and sanitary sewer will be analyzed by the City Engineer at the time of Site Plan approval. No issues are anticipated.

d. Parking problems; or

Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Planning Commission or BZA, as applicable.

- e. **Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.**

Any development will be required to meet all state standards for runoff capture and treatment. Noise and lighting will be subject to the standards of the Development Code and Municipal Code, as applicable. Gas stations traditionally operate at extended hours. The existing neighboring gas station lists its hours as 24-hours.

4. **Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).**

Road improvements along Atomic Road were recently completed by SCDOT. These improvements were not extended onto E. Martintown Road. The road project included the addition of a bicycle lane and repaving the road. These improvements connect to E. Buena Vista Avenue and, eventually, to Downtown.

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

The existing zoning district is R-10, Medium Lot, Single-Family Residential. The surrounding properties are zoned for a mix of commercial and residential uses as outlined in item 3.a.

6. **Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).**

The subject parcel is suitable for single-family residential, which is the current use. The property is not suitable for commercial use under the current zoning.

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

The current use as a single-family residential home has been in place since approximately 1950 and is of the character of residential development at the time. At that time, there were generally residential uses along the E. Martintown Road corridor. Over time, this corridor has redeveloped as a mix of commercial, restaurant, and residential uses.

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

The property has been utilized as a single-family detached dwelling since at least 1950 and is currently occupied as a single-family residence.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

There are several vacant commercial and residential properties in the vicinity. The development may affect affordable housing by removing existing housing stock.

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

The zoning does not appear to have been in error at adoption.

SECTION 7: RECOMMENDATION

Staff is not required to make a recommendation to the Planning Commission. The Department has determined the application is complete.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Site Pictures
5. Future Land Use
6. Public Hearing Notice
7. Application Documents

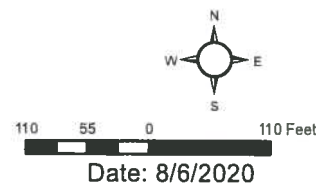
cc Chip Goforth, WTC of Martintown, LLC, chip@wwtwinvestments.com
David Banks, Southern Partners, Inc., dbanks@southernpartners.com

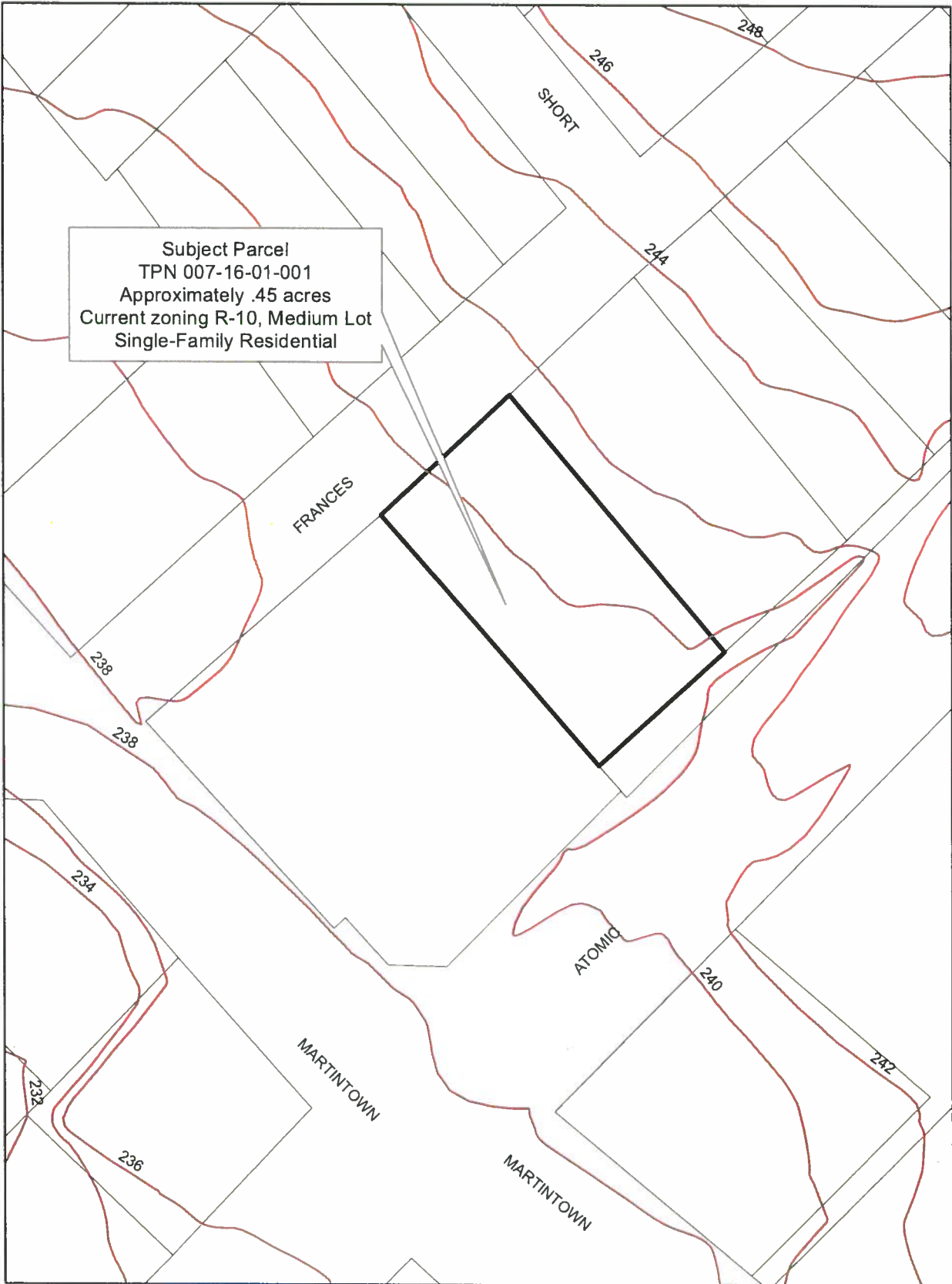


Subject Parcel
TPN 007-16-01-001
Approximately .45 acres
Current zoning R-10, Medium Lot
Single-Family Residential

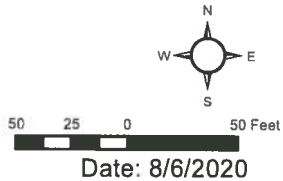


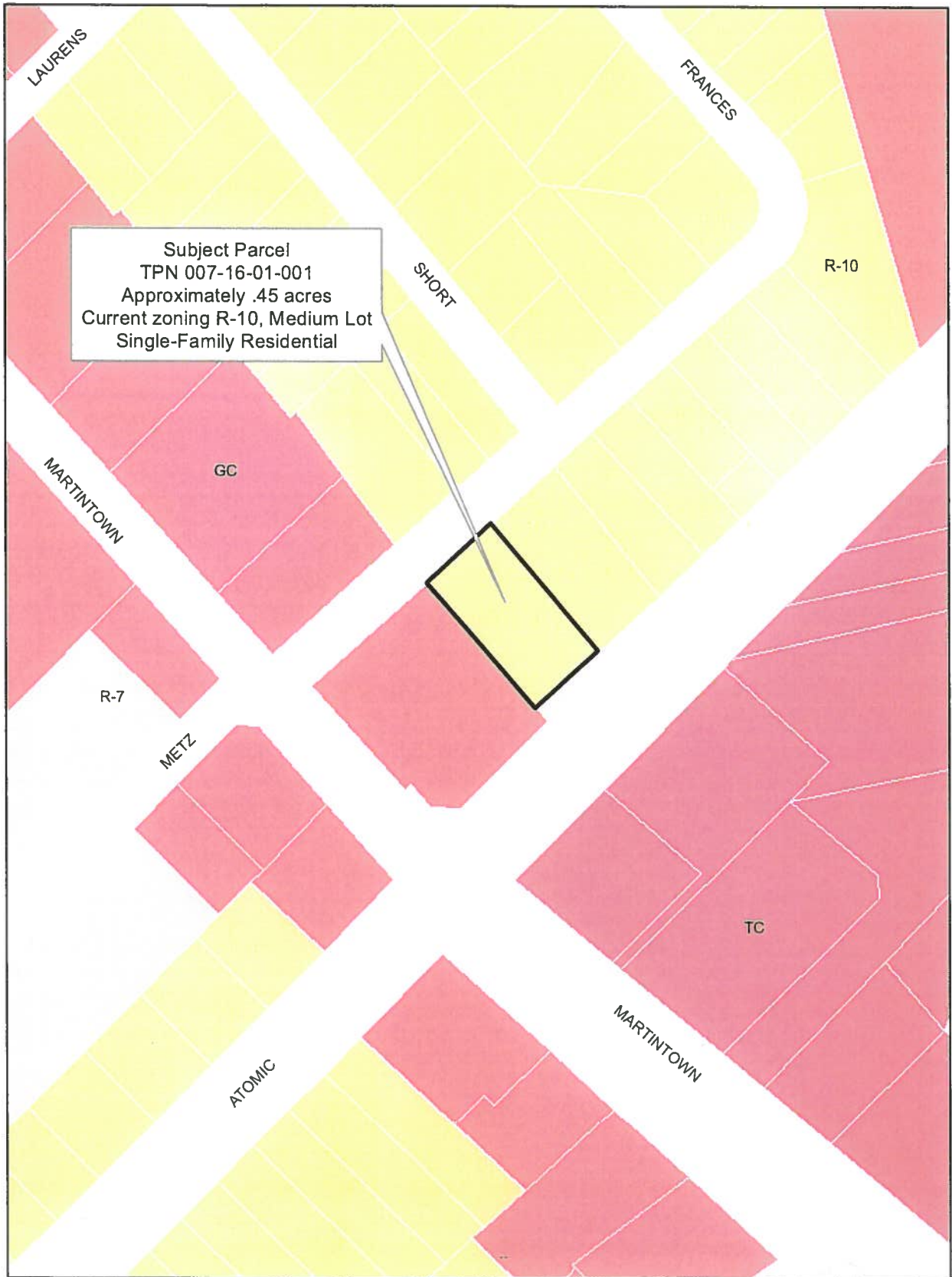
Aerial Map
Application RZM20-003
Tax Parcel Number 007-16-01-001
1132 Frances St





Topography Map
Application RZM20-003
Tax Parcel Number 007-16-01-001
1132 Frances St





Subject Parcel
TPN 007-16-01-001
Approximately .45 acres
Current zoning R-10, Medium Lot
Single-Family Residential



Zoning Map
Application RZM20-003
Tax Parcel Number 007-16-01-001
1132 Frances St

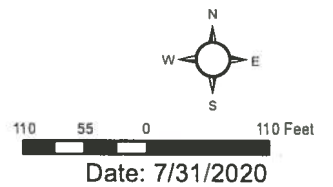




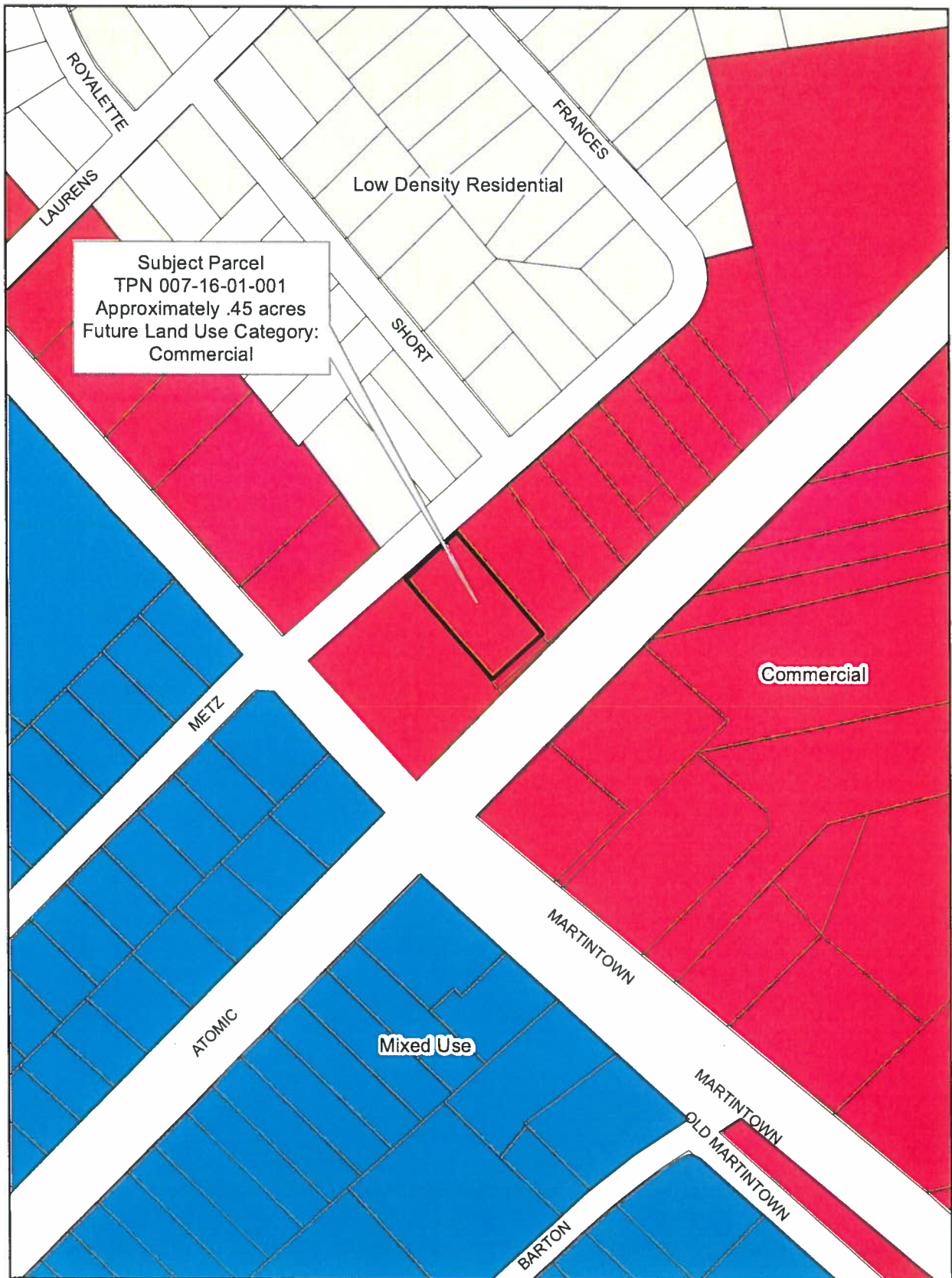
Figure 1: Existing screening between Francis St. property and existing gas station



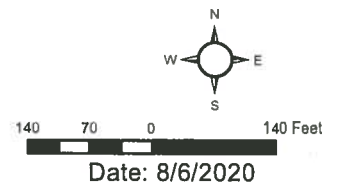
Figure 2: Existing Road Frontage on Francis St., facing E. Martintown Road



Figure 3: View of Francis St. Property along rear property line of the existing gas station



Future Land Use Map
 Application RZM20-003
 Tax Parcel Number 007-16-01-001
 1132 Frances St



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 August 20, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZM20-003—A request by WTC of Martintown, LLC to rezone ±.45 acres located at 1132 Frances Street, TPN 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

RZM20-004—A request by Glynn Bruker to rezone ±2.02 acres located on West Five Notch Road, TPN 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Documents related to the applications will be available for public inspection after August 13, 2020 in the office of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net, or by phone at 803-441-4221.

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.

Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.



100 Georgia Avenue
North Augusta, SC
29841-3843

Post Office Box 6409
North Augusta, SC
29861-6400

City of North Augusta

August 3, 2020

RE: Proposed rezoning of ± .45 acres of land located at 1132 Frances Street, Tax Parcel Number 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within the notification area of the proposed project.

Dear North Augusta Property Owner:

WTC of Martintown, LLC has made a request to rezone ±.45 acres of land located at 1132 Frances Street, Tax Parcel Number 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

The North Augusta Planning Commission will hold a public hearing to consider the rezoning application at 7pm, on Thursday, August 20, 2020, in the Council Chambers located on the 3rd Floor of the North Augusta Municipal Center, 100 Georgia Avenue. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, August 20, 2020. Documents related to the application will be available after August 13, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/planning-commission>. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action.

Please check www.northaugusta.net for updates regarding the ongoing public health crisis and procedural changes.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on August 5, 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 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

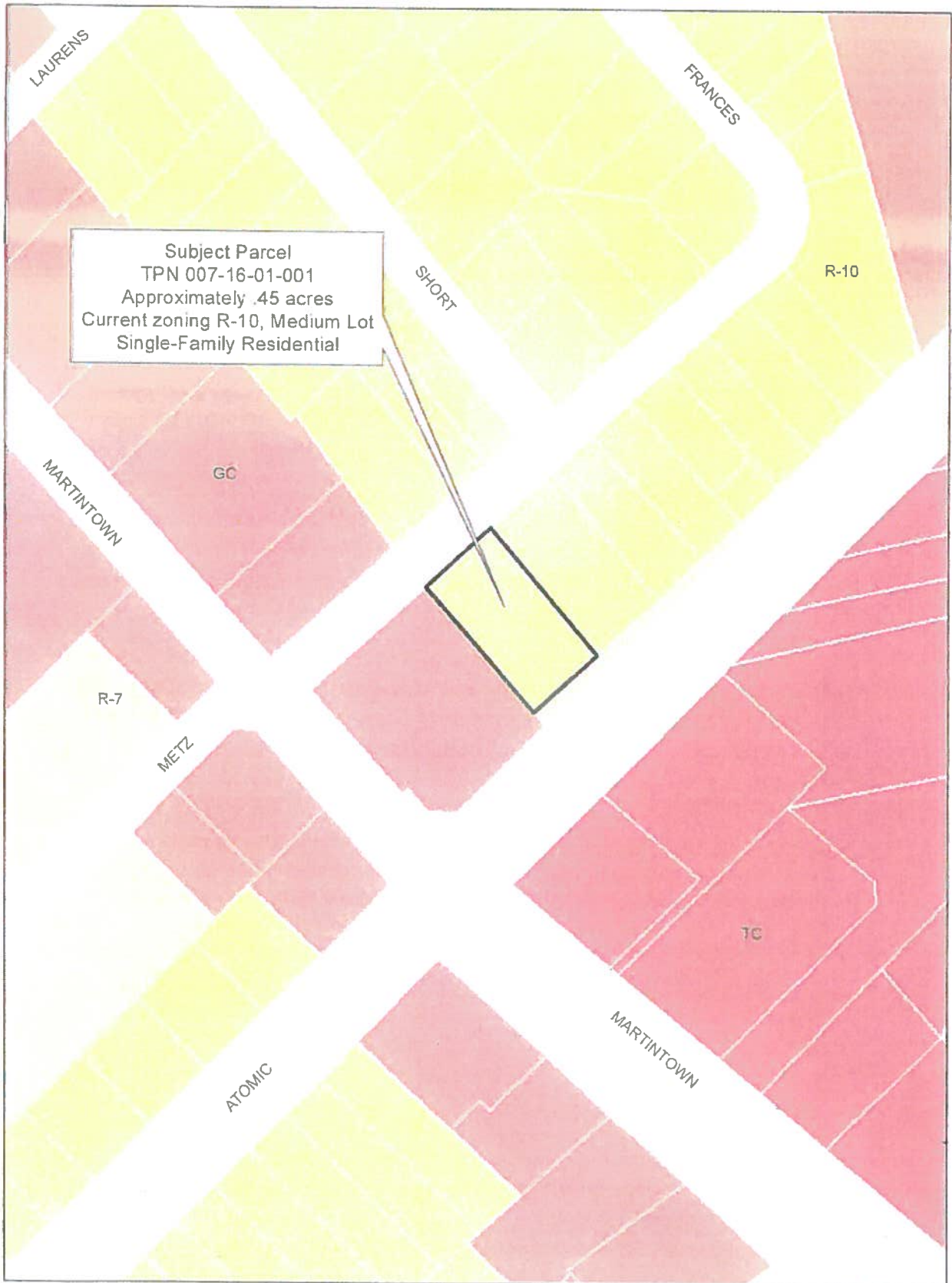
Building Standards
Office 803 441 4227
Fax 803 441 4122

Finance
Office 803 441 4215
Fax 803 441 4189

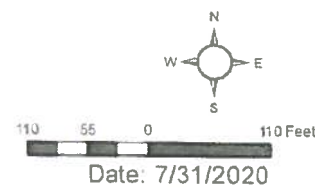
Parks, Recreation
& Tourism
Office 803 441 4300
Fax 803 441 4319

Human Resources
Office 803 441 4205
Fax 803 441 3921

Public Utilities
Office 803 441 4240
Fax 803 441 4243



Zoning Map
 Application RZM20-003
 Tax Parcel Number 007-16-01-001
 1132 Frances St



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 August 20, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZM20-003—A request by WTC of Martintown, LLC to rezone ±.45 acres located at 1132 Frances Street, TPN 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

RZM20-004—A request by Glynn Bruker to rezone ±2.02 acres located on West Five Notch Road, TPN 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Documents related to the applications will be available for public inspection after August 13, 2020 in the office of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net, or by phone at 803-441-4221.

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.

Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

Application for Development Approval

Please type or print all information



Staff Use

Application Number RZM20-003

Date Received 07-20-2020

Review Fee \$ 250.00

Date Paid 07-20-2020

1. Project Name WTC of Martintown, LLC
Project Address/Location 1132 Frances Street, North Augusta, SC 29841
Total Project Acreage +/- .45 acres Current Zoning currently seeking GC from R10
Tax Parcel Number(s) 007-16-01-001
2. Applicant/Owner Name WTC of Martintown, LLC Applicant Phone (803) 634-1305
Mailing Address 2240 Sage Valley Drive
City Graniteville ST SC Zip 29829 Email Chip@wwtwinvestments.com
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor David Banks License No. 17236
Firm Name Southern Partners, Inc. Firm Phone (706) 495-3636
Firm Mailing Address 1233 Augusta W. Parkway
City Augusta ST GA Zip 30909 Email dbanks@southernpartners.net
Signature [Signature] Date 7/15/20
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
7. [Signature] Date 7/15/2020
Applicant or Designated Agent Signature
Chip Goforth
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



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

| | |
|-------------------------------------|---------------------------------|
| Staff Use Only | |
| Application Number <u>RZM20-003</u> | Date Received <u>07-20-2020</u> |

1. Project Name WTC of Martintown, LLC
Project Address/Location 1132 Frances Street, North Augusta, SC 29841
Project Parcel Number(s) 007-16-01-001

2. Property Owner Name Jeffrey S. Martin Owner Phone 706-619-7160
Mailing Address 503 Edisto Drive
City North Augusta ST SC Zip 29841 Email jeffro99970@yahoo.com

3. Designated Agent Chip Goforth
Relationship to Owner Designated Agent has contract to purchase property
Firm Name WTC of Martintown, LLC Phone 803-634-1305
Agent's Mailing Address 2240 Sage Valley Drive
City Graniteville ST SC Zip 29829 Email chip@wwtwinvestments.com
Agent's Signature [Signature] Date 7-10-2020

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 10 Jul 20

5. Sworn and subscribed to before me on this 10 day of July, 2020.

Notary Public [Signature]
My Commission Expires August 02, 2026
Commission Expiration Date August 02, 2026

July 20, 2020

Statement for Rezoning 1132 Frances Street, North Augusta, SC 29841

Attn: North Augusta Planning Commission & North Augusta City Council

WTC of Martintown, LLC is seeking a rezoning for the property located at 1132 Frances Street, North Augusta, SC 29841 (Aiken County Tax parcel# 007-16-01-00) from its current zoning of RS-10 to GC. We are asking the property be rezoned to GC as we intend to include it with the adjacent Sprint Food Stores parcel at 525 E. Martintown Road, North Augusta, SC 29841 (Aiken County Tax Parcel# 007-16-01-003) that is currently zoned GC. If rezoned to GC, Sprint Food Stores would update their current facility at this location with a newer more inviting concept that would involve building a new building further back on the property. There are no plans for adding any ingress or egress that doesn't already exist.

We believe this rezoning to GC should strongly be considered as the property is adjacent to GC zoning classification and the North Augusta Future Land Use Map in the Comprehensive Plan indicates a desire for this property to be zoned GC. A zoning classification of GC will have a positive impact for the City of North Augusta as it will allow Sprint Food Stores to improve a popular corner of the city and potentially help spawn revitalization of other vacant buildings in the area.



Chip Goforth

WTC of Martintown, LLC

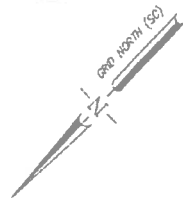
0 30 60 -0



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 46°08'55" W | 4.96' |
| L2 | S 46°18'23" W | 5.00' |



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

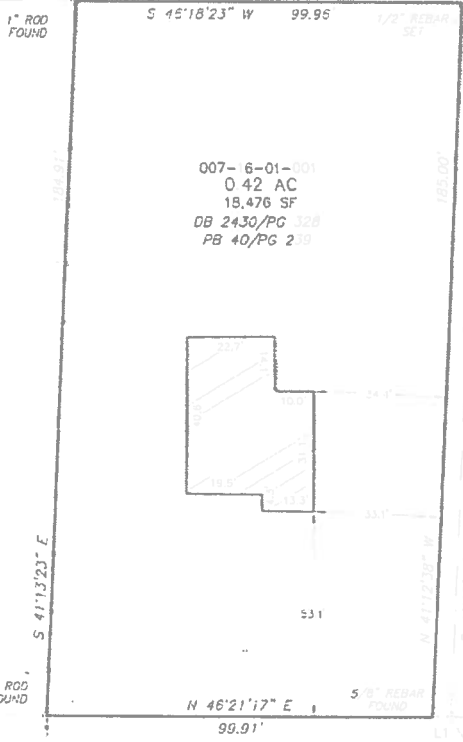


ATOMIC ROAD R/W VARIES (SC-125)

007-16 01-002
- K & W INVESTMENT CO., INC -

DB 857/PG 43

007-12-10-04
- GILLIAND -
DB 4038/PG 113
MB 77/PG 119



2" OPEN END PIPE FOUND
5' STRIP OWNERSHIP UNKNOWN PENDING TITLE SEARCH
PB 40/PG 239
DB 203/PG 128

007-16-01-003
- SPRINT FOOD STORES INC -
DB 4760/PG 847
PB 54/PG 203

N 47°21'20" E
100.05 (TIE TO 3/4" DTPR)

2" OPEN END PIPE FOUND
182.83' TO P.I. OF EAST HARTWICK ROAD

FRANCES STREET 50' R/W (S-650)

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS RIGHTS-OF-WAY OR REGULATIONS NOT SHOWN ON THIS PLAT BUT, WHICH MAY BE ON RECORD IN AIKEN Co R.M.C. OFFICE. NO TITLE REPORT WAS PROVIDED FOR REVIEW.

NOTE: ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP # 45003 C 0477F, DATED AUGUST 16, 2018, THIS PROPERTY LIES IN FLOOD ZONE "X"

| | | | |
|---|---------------|---|---|
| PLAT | PREPARED FOR: | SPRINT FOOD STORES P.O. BOX 556 WRENS, GA. 30833 | SCALE: 1" = 30' |
| | DESCRIPTION: | 1132 FRANCES STREET (GREEN ACRES LOT(S)) CITY OF NORTH AUGUSTA AIKEN COUNTY SOUTH CAROLINA | DATE: 7/20/2020 |
| Southern Partners, Inc. ENGINEERS - SURVEYORS - PLANNERS 1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30908 (706) 855-6000 | | | REV. DATE: |
| | | | SP No. 28883 28000\28683\Survey\28683-LP |


K:\Data\ACAD\28000\28683\Survey\28683-LP.dwg, 7/20/2020 8:48:18 AM, 1:30

ATTACHMENT #7

**Department of Planning
And Development**

Memorandum # 20-028



To: Jim Clifford, City Administrator
From: Libby Hodges, Director 
Subject: West Five Notch Townhomes, RZM20-004
Date: August 21, 2020

At the August 20, 2020, Planning Commission meeting, the Planning Commission reviewed application RZM20-004, West Five Notch Townhomes. The Commission recommended approval unanimously with one recusal.

Attached you will find copy of the staff report and attachments for the West Five Notch Townhomes rezoning case recently heard by the Planning Commission. The Planning Commission recommended rezoning the property to R-5, Mixed Residential.

The request is being forwarded for consideration at the next available City Council meeting. Please contact me with any questions.

Project Staff Report

RZM20-004 West Five Notch Townhomes

Prepared by: Kuleigh Baker

Meeting Date: August 20, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|---------------------------|
| Project Name | West Five Notch Townhomes |
| Applicant | Glynn Bruker |
| Address/Location | off West Five Notch Road |
| Parcel Number | 005-19-06-005 |
| Total Development Size | ± 2.02 acres |
| Existing Zoning | PD, Planned Development |
| Overlay | NA |
| Traffic Impact Tier | Tier 2 |
| Proposed Use | Townhomes |
| Proposed Zoning | R-5, Mixed Residential |
| Future Land Use | Low Density Residential |

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

- 1) The size of the tract(s) in question.
- 2) Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
- 3) The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:
 - a) The proposed rezoning is compatible with the surrounding area;
 - b) There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c) There will be any adverse effects on existing or planned public utility services in the area;

- d) Parking problems; or
 - e) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
- 4) Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
 - 5) The zoning districts and existing land uses of the surrounding properties.
 - 6) Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
 - 7) Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
 - 8) The length of time the subject property has remained vacant as zoned, if applicable.
 - 9) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
 - 10) Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.21.2 states the following:

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;
 - b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;

- c. Include or reinforce central places, such as North Augusta's traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission's recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on August 3, 2020. The property was posted with the required public notice on August 5, 2020. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website at www.northaugusta.net on August 5, 2020.

SECTION 4: SITE HISTORY

The subject parcel was zoned PD, Planned Development on October 16, 2000 by Ordinance No. 2000-22. The PD included ±2.63 comprised of TPNs 005-19-06-006 and 005-19-06-005. The only permitted use for TPN 005-19-06-006 adjacent to this site is a car wash, which currently exists. The adjacent parcel included in that PD is not included in this request.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|------------------------------------|---|--|
| Subject Parcel | Vacant | Low Density Residential | PD, Planned Development |
| North | Car Wash and Gas Station | Low Density Residential | PD, Planned Development/GC, General Commercial |
| South | Single-Family Residential | Low Density Residential | R-7, Small Lot, Single-Family Residential |
| East | Single-Family Residential | Low Density Residential | R-10, Medium Lot, Single-Family Residential |
| West | Greenway/Single-Family Residential | Parks, Recreation, Open Space, and Conservation/Low Density Residential | P, Public Use/R-14, Large Lot, Single-Family Residential |

Access – The subject parcel has access from West Five Notch Road.

Topography – The existing site is relatively flat with an existing detention area in the Southwest corner of the lot.

Utilities – Water and sanitary sewer are available. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – The property is not located in a designated federal floodplain.

Drainage Basin – The property is located within the Pole Branch Basin, one of the City’s largest basins. Overall, sampling results indicate that this basin water quality is in poor condition. Nitrate loads are significant during rain events and high during non-rain events.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission's deliberation. Descriptions and commentary added by staff will be *italicized*.

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

Parcel 005-19-06-005 is approximately ±2.02 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population. While the property is not easily connected to other residential developments in the area, it does provide an opportunity for residents to easily access the Greenway as an alternate route to downtown North Augusta (Strategy 7.3).

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in §5.3.6.3 of the NADC:

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

The adjacent development was included in the 2000 PD, Planned Development request. In the vicinity is GC, General Commercial, and R-7, Small Lot, Single-Family Residential. Across the street is zoned R-10, Medium Lot, Single-Family Residential. There is no overlay district on these properties.

The purpose of the requested R-5, Mixed Residential zoning district is to allow for a 12-unit townhouse development. Lot standards for an R-5 lot are as follows:

- *Minimum lot size in R-5 is 5000 square feet*
- *Maximum density of 24 units per gross acre*
- *3.0 floor area ratio*
- *0.6 impervious surface ratio*
- *15' minimum lot frontage*
- *20' minimum lot width*
- *65' maximum building height*
- *5' minimum front setback*
- *25' maximum front setback*
- *0 or 5' minimum side setback*
- *15' minimum rear setback*

Permitted Uses in R-5:

- Residential accessory uses, including accessory dwellings
- Duplexes
- Multifamily residences
- Patio homes
- Quadruplexes
- Room renting (no more than 4 tenants)
- single room occupancy units
- single-family detached dwellings
- townhomes
- triplexes
- zero lot line units
- non-exempt group homes,
- housing services for the elderly
- tourist homes
- churches, synagogues and parish houses
- swimming pools
- cemeteries
- Minor utility connections (such as meter boxes)

Conditional Uses in R-5:

- Room renting for (more than 4 tenants)
- Dormitories
- Child Care

There are a few other accessory use allowed.

b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

The proposal should have a limited effects on the existing road network. Any negative effects will be mitigated prior to construction. The current PD requires the use of only the shared driveway to W. Five Notch Road. Staff recommends continuing to use the pre-existing access if practical. Secondary access would be difficult given the curvature of W. Five Notch Road. Final determinations will be made by SCDOT, as W. Five Notch is a state maintained road. An existing turn lane is provided to Green Forest Drive.

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

Any infrastructure improvements must be provided by the developer. A determination of the adequacy and availability of potable water and sanitary sewer will be analyzed by the City Engineer at the time of Site Plan approval. This application may be approved subject to the deferral of development until all public facilities are deemed available and adequate. Staff does not anticipate any issues with the provision of utilities.

d. Parking problems; or

Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Planning Commission or Board of Zoning Appeals, as applicable. Guest parking and recreational vehicle parking must be addressed.

e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

Any development will be required to meet all state standards for runoff capture and treatment. Noise and lighting will be subject to the standards of the Development Code.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).

West Five Notch has seen significant growth over the last several years, with several large residential developments accessing the road. The road is also an important thoroughfare to commercial and residential developments along Bergen Road, Austin Graybill Road between I-20 Exit 1 and 5.

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

The existing zoning district is PD, Planned Development. The surrounding properties are zoned for a mix of commercial and residential uses.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).

The existing zoning classification restricts residential uses to multifamily, which would not allow single family use.

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

There are currently a mix of housing types and densities along West Five Notch Road. The proposed townhomes would be compatible with existing multifamily and single family homes in the vicinity.

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

The property has been vacant since adoption of the PD in 2000.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

There is some land available in the general vicinity but much of it falls outside the City limits. The comprehensive plan encourages infill development as appropriate.

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

The zoning does not appear to have been in error at adoption, as it was requested by the applicant.

SECTION 7: RECOMMENDATION

Staff is not required to make a recommendation to the Planning Commission. The Department has determined the application is complete.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Future Land Use
5. Site Pictures
6. Public Hearing Notice
7. Ord. 2000-022
8. Application Documents

cc Glynn Bruker, gbruker@aol.com
Bo Slaughter, James G. Swift & Associates, bo@jgswift.com

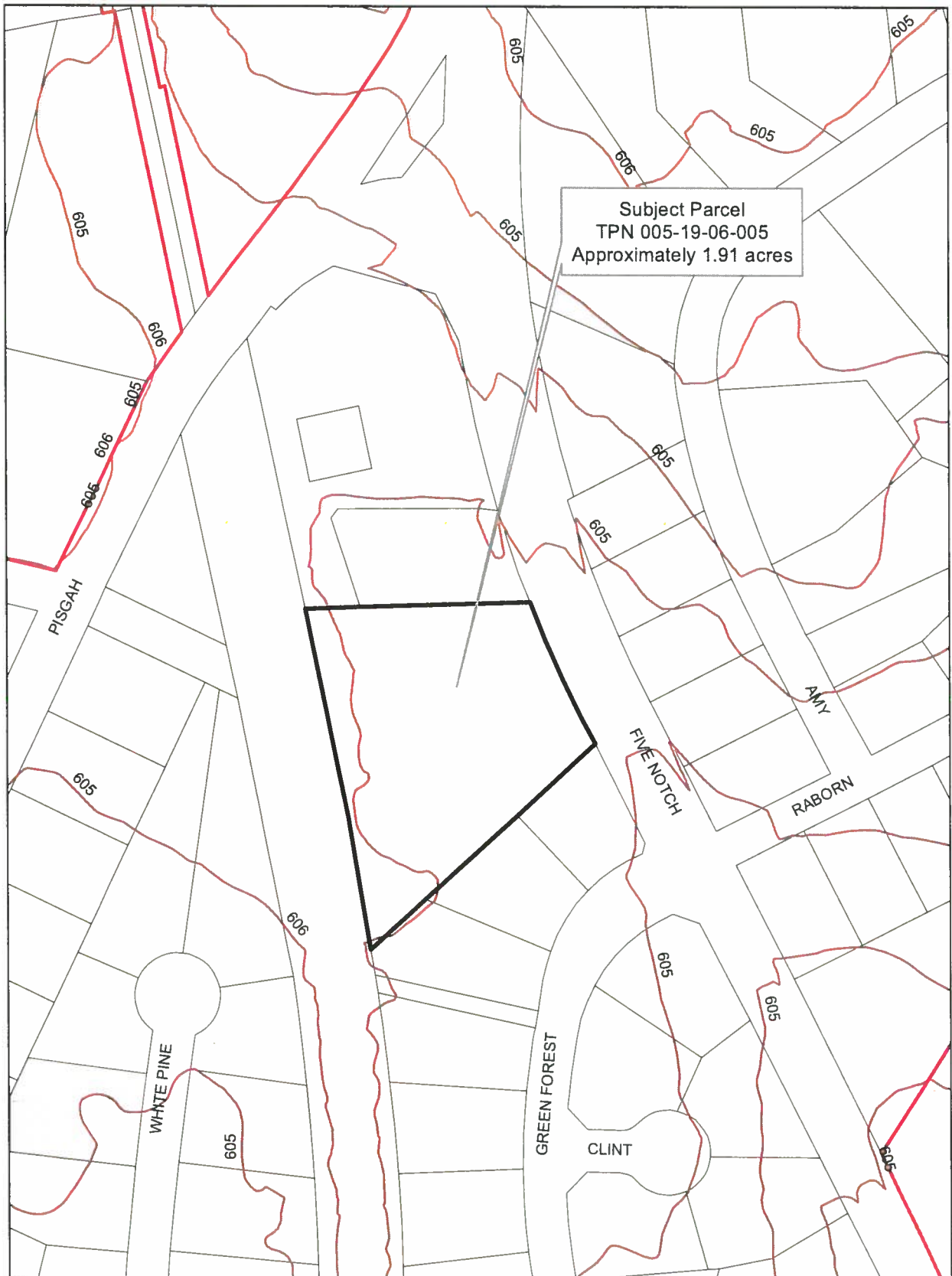


Aerial Map
Application RZM20-004
Tax Parcel Number 005-19-06-005

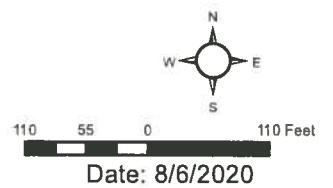


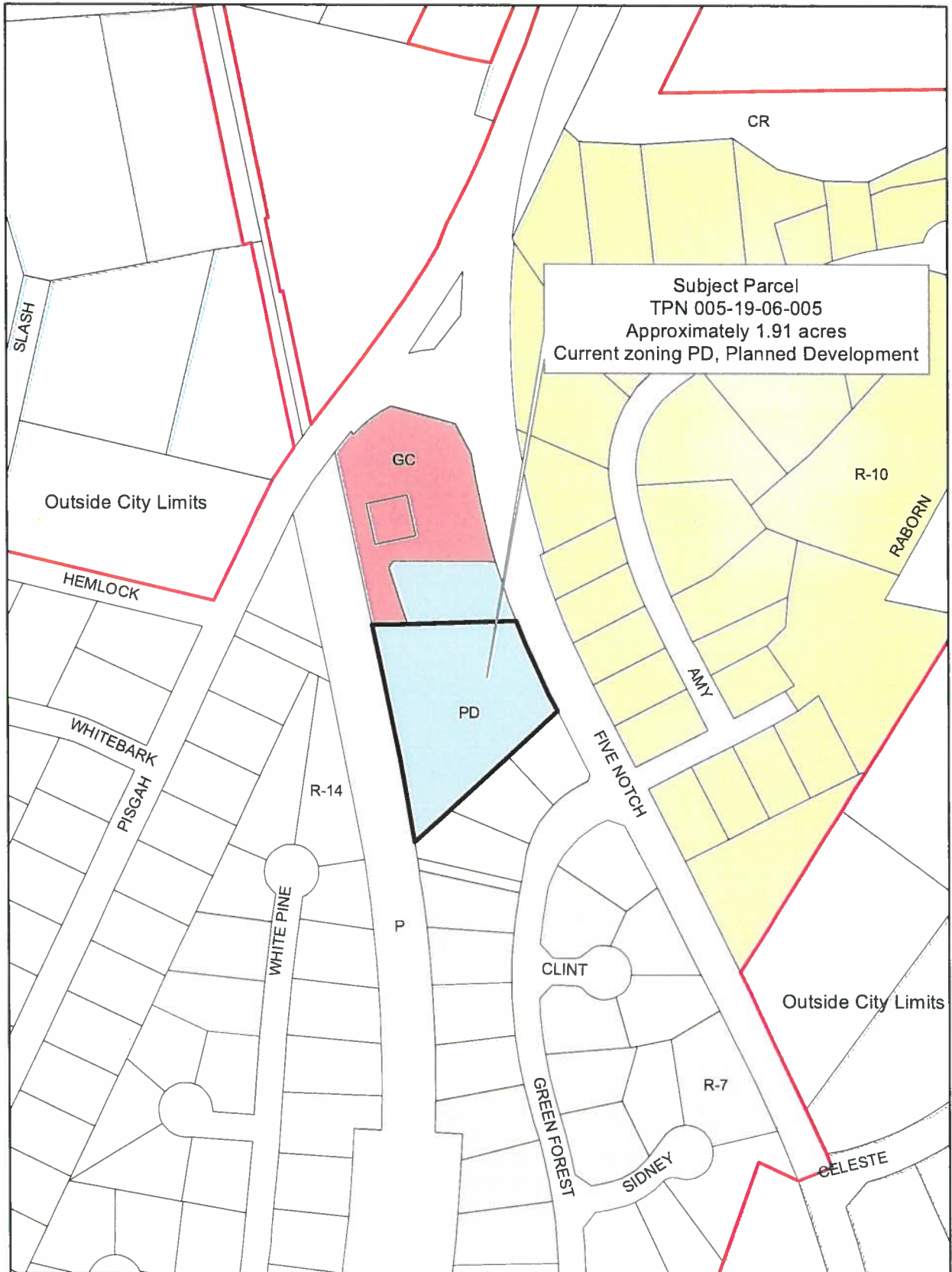
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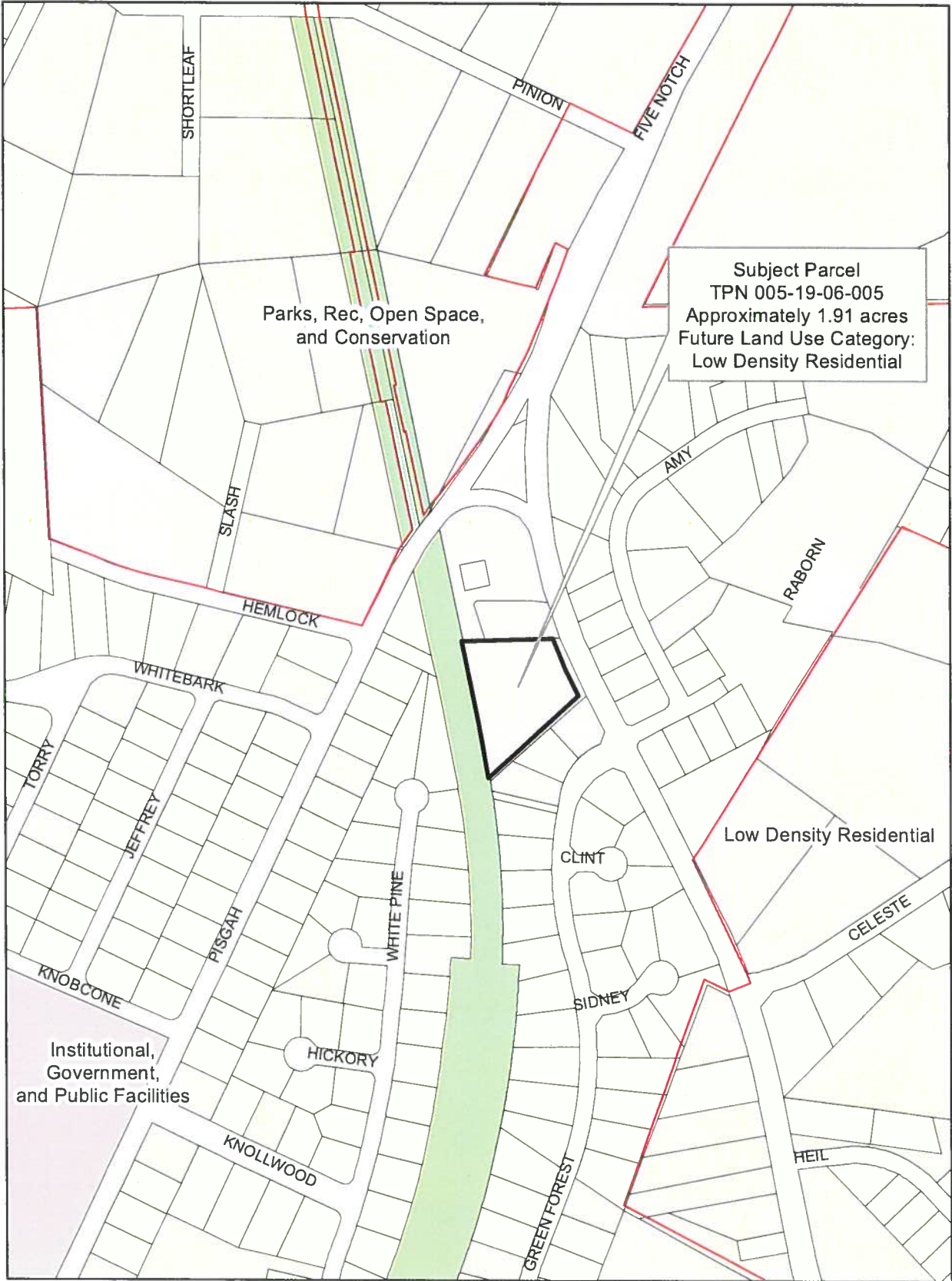
Date: 8/6/2020



Topography Map
Application RZM20-004
Tax Parcel Number 005-19-06-005







Future Land Use Map
 Application RZM20-004
 Tax Parcel Number 005-19-06-005

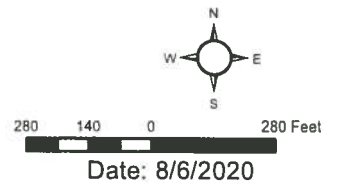




Figure 1: Entry view looking south along Five Notch Rd.



Figure 2: Site picture from existing car wash



100 Georgia Avenue
North Augusta, SC
29841-7843

Post Office Box 6400
North Augusta, SC
29841-6400

City of North Augusta

August 3, 2020

RE: Requested rezoning of ± 2.02 acres of land located along West Five Notch Road, Tax Parcel Number 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Please note: Your property is not included in the rezoning application. You are receiving this notice only because you own property within the notification area of the proposed project.

Dear North Augusta Property Owner:

Glynn Bruker has requested to rezone ±2.02 acres of land located along West Five Notch Road, Tax Parcel Number 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

The North Augusta Planning Commission will hold a public hearing to consider the rezoning application at 7pm, on Thursday, August 20, 2020, in the Council Chambers located on the 3rd Floor of the North Augusta Municipal Center, 100 Georgia Avenue. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, August 20, 2020. Documents related to the application will be available after August 13, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/planning-commission>. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action.

Please check www.northaugusta.net for updates regarding the ongoing public health crisis and any procedural changes related to this meeting.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on August 5, 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 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

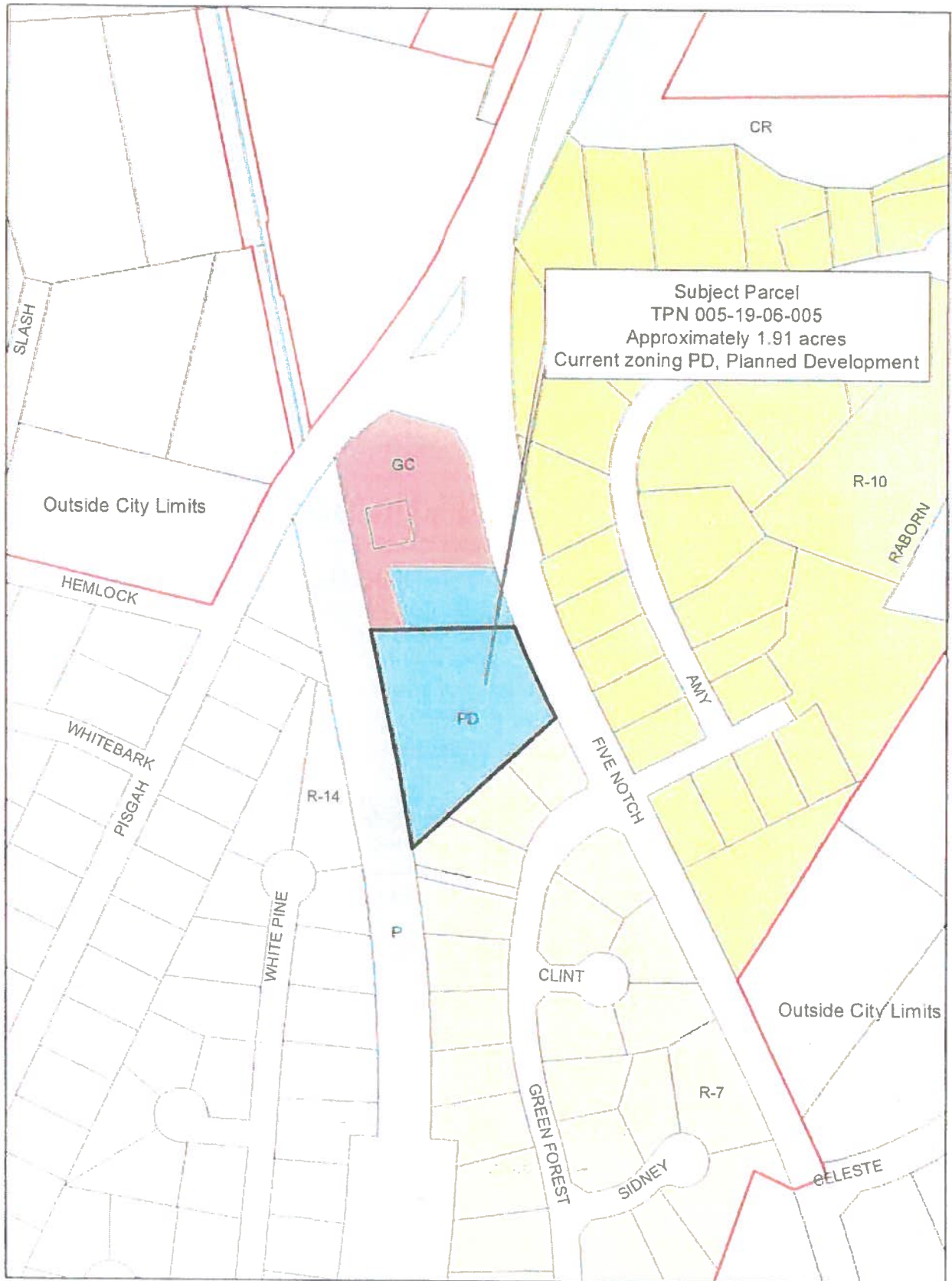
Building Standards
Office 803-441-4227
Fax 803-441-4122

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 803-441-4021

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 August 20, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

RZM20-003—A request by WTC of Martintown, LLC to rezone ±.45 acres located at 1132 Frances Street, TPN 007-16-01-001 from R-10, Medium Lot, Single-Family Residential to GC, General Commercial.

RZM20-004—A request by Glynn Bruker to rezone ±2.02 acres located on West Five Notch Road, TPN 005-19-06-005 from PD, Planned Development to R-5, Mixed Residential.

Documents related to the applications will be available for public inspection after August 13, 2020 in the office of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net, or by phone at 803-441-4221.

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.

Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

ORDINANCE NO.2000-22
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 2.63± ACRE PLANNED DEVELOPMENT LOCATED ON THE WEST SIDE
OF WEST FIVE NOTCH ROAD APPROXIMATELY 500 FEET SOUTH OF THE
INTERSECTION OF WEST FIVE NOTCH ROAD AND PISGAH ROAD

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from George O. McKie, Jr., requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 2.63± acres located on the west side of West Five Notch Road approximately 500 feet south of the intersection of West Five Notch Road and Pisgah Road; and

WHEREAS, the developer, George O. McKie, Jr., of North Augusta, proposes two commercial sites in one phase; and

WHEREAS, the North Augusta Planning Commission, at its August 24, 2000 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 2.63± acre McKie Five Notch Road Planned Development.

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 General Development Plan for the 2.63± acre McKie Five Notch Road Planned Development is hereby approved as outlined below and as shown on the attached plat and identified as 'Exhibit A' as prepared by Besson and Gore., dated August 4, 2000:

A. Scope:

The scope of development described in the General Development Plan for the McKie Five Notch Road Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the McKie Five Notch Road Planned Development shall be limited to those described in this ordinance. Minor modifications to the development plan and program, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, may be approved by the Planning Commission at the time of site plan approval for a parcel.

B. Development Program:

1. The permitted use on Parcel A is a multiple bay car wash.
2. Permitted uses on Parcel B are limited to those uses permitted in the R-4, C-1, C-2 and C-3 districts as defined in the Zoning and Development Standards Ordinance as of the date of the enactment of this ordinance except:
 - a. Single-family, patio home and duplex residential uses,
 - b. Large scale convenience retail establishments,
 - c. Secondary retail establishments,
 - d. Funeral homes,
 - e. Kennels,
 - f. Automobile service and repair,
 - g. Transportation services and facilities,
 - h. All uses that require a special exception permit.
3. Maximum Building Height 45 feet
4. Maximum Density 16 (units per acre)
5. Required Open Space (% of project area) 25%
6. Maximum Impervious Surface Ratio 60%
7. Front Property Line Setbacks 35 feet
8. Side Property Line Setbacks 35 feet from residential districts
10 feet from all other districts
9. Rear Property Line Setbacks 35 feet

C. Other development conditions:

1. A single shared access to the development from Five Notch Road is permitted.
2. No vehicular access across the front or rear property lines other than the shared access will be permitted.
3. Internal cross access between the parcels and from the adjacent property on the north will be permitted.
4. Pedestrian access from the North Augusta Greenway will be permitted and is encouraged.
5. Landscaped buffers on the east, south, and west perimeter of the development are required as shown on the plat.
6. The City will record the plat of the property after the adoption of this ordinance on third and final reading.

ORDINANCE TO APPROVE GENERAL
DEVELOPMENT PLAN

D. Design Criteria and Development Standards:

General design criteria and development standards applicable to each phase of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in Sections 3.h.7., 7.d. and 7.f., and as may be amended, of the Zoning and Development Standards Ordinance.

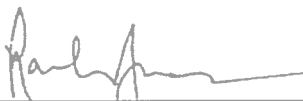
- II. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 16
DAY OF October, 2000.

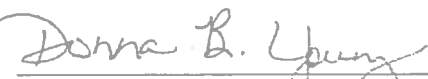
First Reading 10/2/00

Second Reading 10/2/00

Third Reading 10/16/00



Lark W. Jones, Mayor

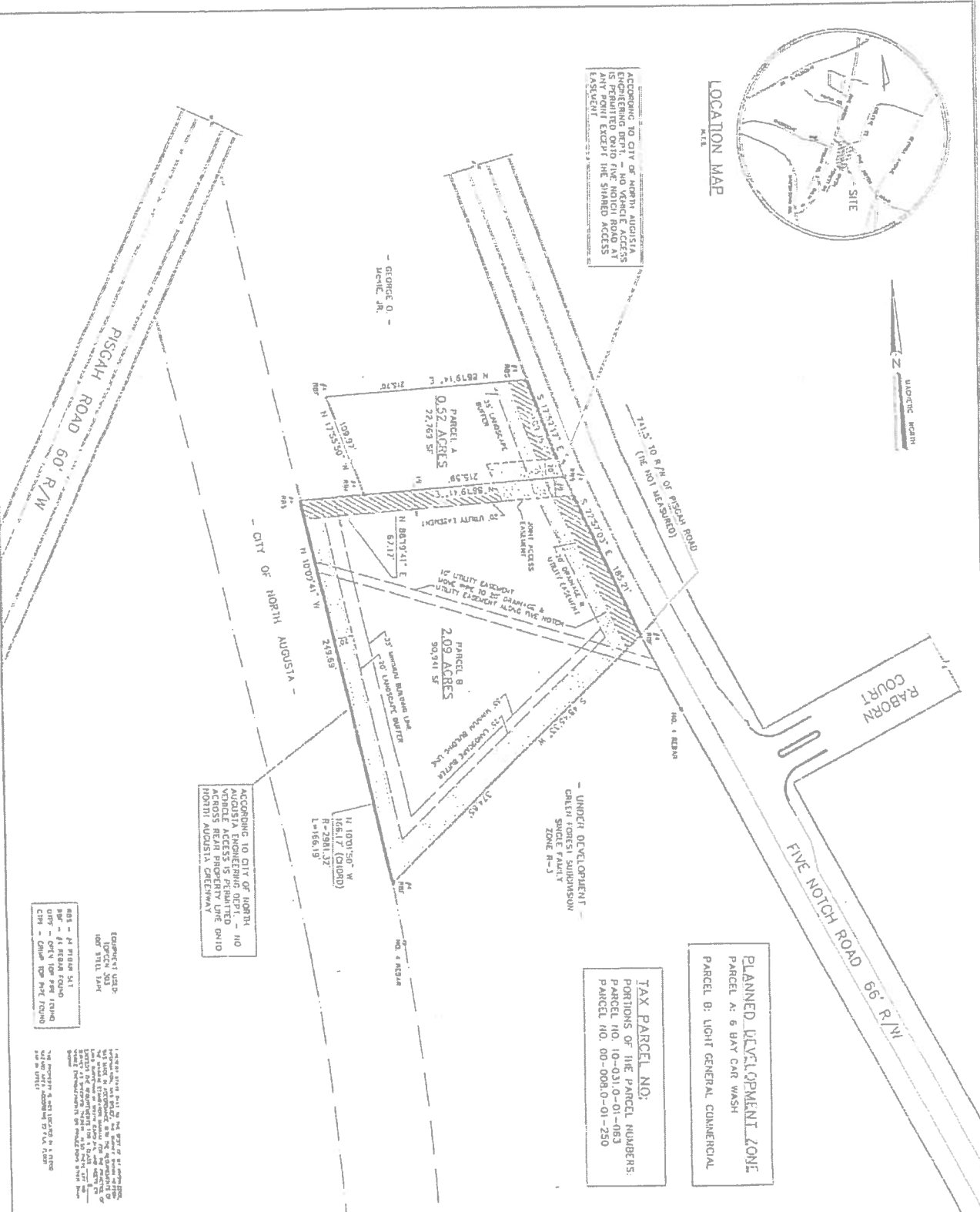
ATTEST:


Donna B. Young, City Clerk



LOCATION MAP
M.T.E.

ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT. - NO VEHICLE ACCESS IS PERMITTED AT ANY POINT EXCEPT THE SHARED ACCESS EASEMENT.



ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT. - NO VEHICLE ACCESS IS PERMITTED ACROSS REAR PROPERTY LINE ON/ID NORTH AUGUSTA GREENWAY

TAX PARCEL NO:
PORTIONS OF THE PARCEL NUMBERS:
PARCEL NO. 10-031-0-01-083
PARCEL NO. 00-000-0-01-250

PLANNED DEVELOPMENT ZONE
PARCEL A: 6 BAY CAR WASH
PARCEL B: LIGHT GENERAL COMMERCIAL

EQUIPMENT USED:
LEICA 302
MOT STILL 1941
808 - PL PISGAH SHT
809 - PL RABOR COURT TRNG
CMT - CHAIN TWP MET FOUND

1. A person who is not a member of the Surveyors' Board of South Carolina shall not be permitted to practice as a professional land surveyor in this State until he or she has been admitted to the Surveyors' Board of South Carolina. The Surveyors' Board of South Carolina is the only authority that can grant a license to practice as a professional land surveyor in this State. The Surveyors' Board of South Carolina is composed of members who are elected by the public. The Surveyors' Board of South Carolina is the only authority that can grant a license to practice as a professional land surveyor in this State. The Surveyors' Board of South Carolina is composed of members who are elected by the public.

| | | | | | | |
|--|--|---|--|---------------|-------------------|------------------|
| | | GENERAL DEVELOPMENT PLAN McKIE FIVE NOTCH ROAD PROJECT | | DATE: 4-27-00 | REVISED: 8-4-00 | DRAWN BY: E.H.L. |
| | | GEORGE O. McKIE, JR. PROPERTY LOCATED ON FIVE NOTCH ROAD NEAR INTERSECTION W/ RABORN COURT | | SCALE: 1"=60' | JOB NO. 991024NCK | SHEET NO. |
| | | COUNTY OF: AIKEN STATE OF: SOUTH CAROLINA | | | | 1 OF 1 |

Application for Development Approval



Please type or print all information

Staff Use

Application Number RZM20-004

Date Received 07-21-2020

Review Fee \$ 250.00

Date Paid 07-21-2020

1. Project Name West Five Notch Townhomes
Project Address/Location W Five Notch Rd
Total Project Acreage 2.02 Current Zoning PD
Tax Parcel Number(s) 005-19-06-005
2. Applicant / Owner Name Glynn Bruker Applicant Phone 706-564-6099
Mailing Address 699 Heggies Ridge Dr
City Appling ST GA ZIP 30802 Email gbrucker@aol.com
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner.)
4. Engineer/Architect/Surveyor G.F. "Bo" Slaughter License No. 23301
Firm Name James G. Swift & Associates Firm Phone 706-868-8803
Firm Mailing Address 1206 Interstate Pkwy
City Augusta ST GA Zip 30909 Email bo@jgswift.com
Signature [Signature] Date 7/21/2020
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one) Yes No
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
7. [Signature] 7/21/2020
Applicant or Designated Agent Signature Date

Glynn Bruker
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



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

| | |
|-------------------------------------|---------------------------------|
| Staff Use Only | |
| Application Number <u>RZM20-004</u> | Date Received <u>07-21-2020</u> |

1. Project Name West Five Notch Townhomes
Project Address/Location W Five Notch Rd
Project Parcel Number(s) 005-19-006-05

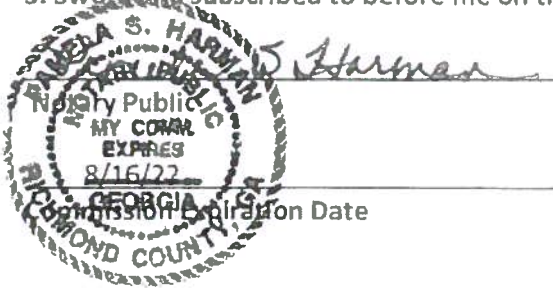
2. Property Owner Name Hardy Land LLC Owner Phone 706-564-6099
Mailing Address 699 Heggies Ridge Dr
City Appling ST GA Zip 30802 Email #bruker@aol.com

3. Designated Agent G.F. "Bo" Slaughter
Relationship to Owner Engineer
Firm Name James G. Swift & Associates Phone 706-868-8803
Agent's Mailing Address 1206 Interstate Pkwy
City Augusta ST GA Zip 30909 Email bo@jgswift.com
Agent's Signature _____ Date 7/21/2020

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

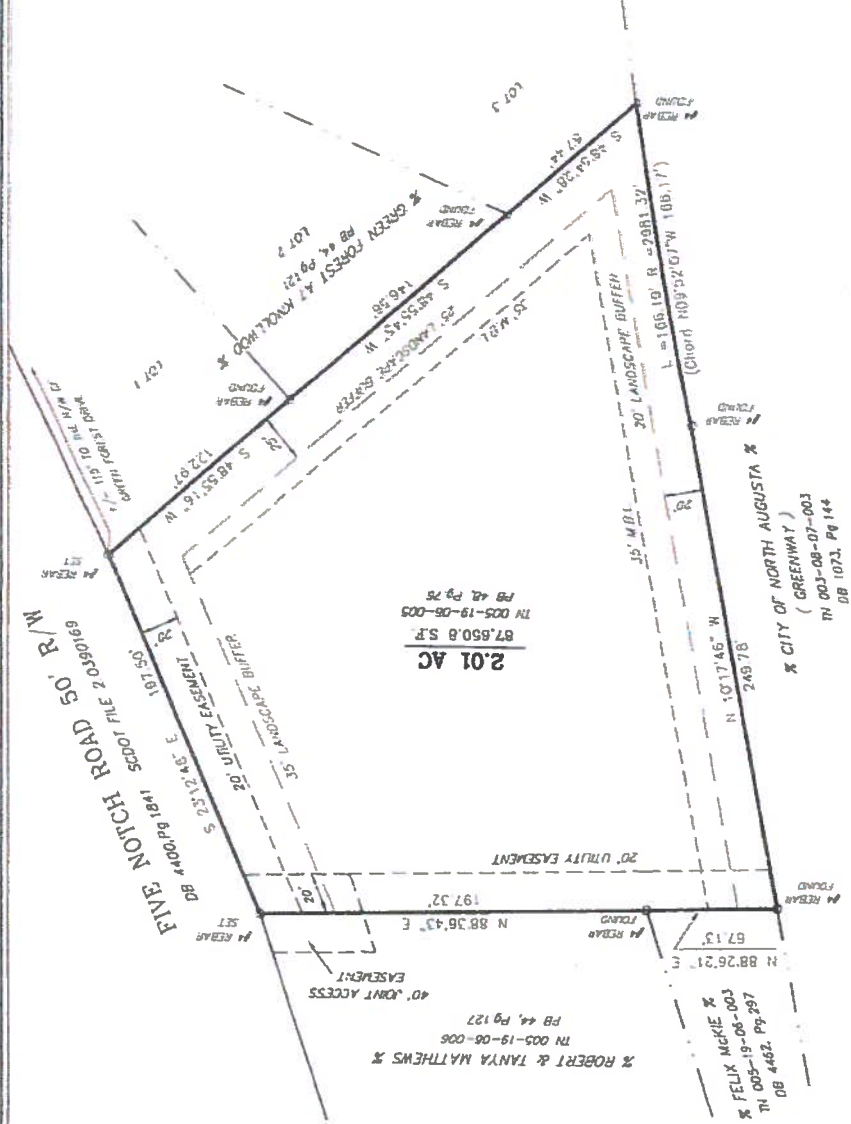
[Signature] _____ Date 7/21/2020
Owner Signature _____ Date

5. Sworn and subscribed to before me on this 21st day of July, 2020.



| | | | |
|--|--|-------------------------|--|
| DATE: 3-07-2020 | | DRAWN BY: KRM R03-TMDWS | |
| SCALE: 1" = 50' | | SURVEYED: KRM | |
| WILLIAM H. MCKIE, III P.L.S. P.O. BOX 6812 N. AUGUSTA, S.C. 29841 PHONE: (803) 279-8277 | | | |
| GRAPHIC SCALE: 0 10 20 30 40 50 60 70 80 90 100 FEET | | | |
| PLAT FOR ADAMS BROTHERS PROPERTIES, LLC PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA AIKEN COUNTY - SOUTH CAROLINA | | | |
| SOUTH CAROLINA REGISTERED LAND No. 7258 SURVEYOR WILLIAM H. MCKIE, III | | | |

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. ALSO THAT THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY THE OFFICIAL F.I.A. FLOOD HAZARD MAPS IN EFFECT AT THIS TIME.



- NOTES:
1. ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT - NO VEHICLE ACCESS IS PERMITTED ON FIVE NOTCH ROAD AT ANY POINT EXCEPT THE JOINT ACCESS EASEMENT.
 2. ACCORDING TO CITY OF NORTH AUGUSTA ENGINEERING DEPT - NO VEHICLE ACCESS IS PERMITTED ACROSS REAR PROPERTY LINT ONTO THE NORTH AUGUSTA GREENWAY.

ATTACHMENT #8

RESOLUTION NO. 2020-44
A RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO FILE AN
APPLICATION REQUESTING ANNEXATION OF PARCEL 005-10-05-016,
FRONTING ON MAYFIELD DRIVE

WHEREAS, the City of North Augusta recently acquired parcel 005-10-05-016, fronting on Mayfield Drive, consisting of ±0.23 acres; and

WHEREAS, the City of North Augusta intends to utilize this property for a Greenway extension to Mayfield Drive; and

WHEREAS, the property is currently within Aiken County jurisdiction and the Council wishes the property to be within the municipal limits of the City of North Augusta prior to commencing construction of this extension.

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

1. To file the appropriate applications with the Department of Planning and Development requesting annexation of the property with a proposed zoning of P, Public Use.
2. The City Administrator is further authorized to execute any documents necessary to make this application as well as submit any documents or information as required to allow the request to proceed.

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

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

ATTACHMENT #9

Staff contacted a recommended, qualified appointee. At packet production time, we did not have confirmation from the individual. The name will be provided at Monday's study session.

RESOLUTION NO. 2020-45

A RESOLUTION APPOINTING A MEMBER TO THE ACCOMMODATIONS TAX ADVISORY COMMITTEE TO MAKE STATE ACCOMMODATIONS TAX EXPENDITURE RECOMMENDATIONS FOR COUNCIL'S CONSIDERATION

WHEREAS, the City of North Augusta receives state accommodations tax funding in excess of fifty thousand dollars from the state of South Carolina, and

WHEREAS, pursuant to Section 6-4-25, Code of Laws of South Carolina, a local advisory committee consisting of seven members with majority of these members selected from the hospitality industry and at least two members from the lodging industry and one representing the cultural organizations was previously appointed by Council, and

WHEREAS, advisory committee member at large Suzanne Fanning no longer operates a City hospitality business and consideration is requested of a new member appointment to serve in the at large capacity, and

WHEREAS, state accommodations tax funds must be used to attract and provide for tourists, and must be spent on tourism-related expenditures.

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 advisory committee member at large Suzanne Fanning be removed from the committee and _____ be appointed to the advisory committee to serve in the at large capacity.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 5TH DAY OF OCTOBER 2020.

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

ATTACHMENT #10

RESOLUTION NO. 2020-46
TO AUTHORIZE THE ISSUING OF A PERMIT TO
SUMMER NEAL FOR A DOMESTICE VIOLENCE AWARENESS WALK ON
GEORGIA AVENUE TO CALHOUN PARK
ON OCTOBER 25, 2020

WHEREAS, Summer Neal applied for a Demonstrations and Parades Permit to have a Domestic Violence Awareness Walk; 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 3:00 PM; 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. 3:00 PM
2. Date: Sunday, October 25, 2020
3. Location: Municipal Center, 100 Georgia Ave to Calhoun Park, 100 West Forest Ave
4. Special Conditions:
 - A. Public Safety must be involved to safely block/detour traffic
 - B. Parks, Rescreation and Tourism must be involved to reserve the park.
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: October 25, 2020

TIME: 3:00PM - 4:00PM

LOCATION: Municipal Building to Calhoun Park (1 mile walk) - Georgia Avenue

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.)

Domestic violence awareness walk
1 mile ; includes water / snack
Stations and a station at Calhoun
Park for guest speakers/ information and resources

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: Summer Neal

ADDRESS: 110 Hillside Place
North Augusta, SC 29841

PHONE: 803 514 9870

EMAIL: Summerneal90@gmail.com

Signature of Applicant

Signature of City Clerk

9/30/20
Date Submitted

9.30.2020
Date Received

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

ATTACHMENT #11

RESOLUTION NO. 2020-47
TO AUTHORIZE THE ISSUING OF A PARADE PERMIT TO
NORTH AUGUSTA LIONS CLUB TO CONDUCT THE 2020 CHRISTMAS PARADE
ON SUNDAY, DECEMBER 6, 2020

WHEREAS, North Augusta Lions Club has requested a permit to hold a Christmas Parade to celebrate the Christmas Season; and

WHEREAS, the request is to hold the parade on December 6, 2020 with the lineup of the parade beginning on Martintown Road, between Knox Avenue and Georgia Avenue. The parade will then proceed on Georgia Avenue beginning at Martintown Road, traveling South and will disperse at Buena Vista Avenue; and

WHEREAS, the parade will utilize the roadway as identified above with side roads blocked by Public Safety personnel, with spectators on either side of the parade route; and

WHEREAS, the parade will involve the usage of the lineup area and parade route from approximately 10:30 AM until 5:00 PM; and

WHEREAS, the Mayor and City Council has reviewed the request and finds that the parade permit applied for, at the time requested and upon the roadways as indicated, is not detrimental to the health, safety, welfare or convenience of the residents of the City and, in fact, will benefit the public; 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. 10:30 AM until 5:00 PM
2. **DATE:** December 6, 2020
3. **LOCATION:** Martintown Road, between Knox Avenue and Georgia Avenue, as well as Georgia Avenue beginning at Martintown Road, traveling South to Buena Vista Avenue.
4. **SPECIAL CONDITIONS:** The parade will utilize the public roadways which will be blocked for any other vehicular traffic, to include side roads entering into the parade route, by Public Safety personnel. Spectators will be allowed to assemble on either side of the roadway along the parade route.

Page 2

5. **BOND:** Not be 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



North Augusta Lions Club

PO Box 6385 ♦ North Augusta, SC ♦ 29861

September 11, 2020

Mayor Bob Pettit
City of North Augusta
PO Box 6400
North Augusta, SC 29861

Dear Mayor Pettit,

The North Augusta Lions Club respectfully requests a permit to hold the annual North Augusta Lions Christmas Parade on Sunday, December 6, 2020, starting at 3:00 pm.

We also request the assistance of North Augusta Public Safety to provide traffic control and set up barricades for the parade as in past years. The North Augusta Lions Club Parade Committee will reach out to Lt. Verne Sadler to discuss parade logistics. And, we intend to keep NA Public Safety fully informed of our plans for this event.

We thank North Augusta leadership allowing the Lions Club to present this annual event to the city and to see the smiles on the faces of young and old as Santa is welcomed to North Augusta!

If you have any questions please contact me at 803.624.2487.

Sincerely,



Terra Carroll, Activities Chair
North Augusta Lions Club

ADMINISTRATION DEPT.

SEP 16 2020

CITY OF NORTH AUGUSTA

About Parade Route:

The parade participants assemble in the Crossroads Market shopping Plaza and line-up along Martintown Road to Georgia Avenue. The parade begins at Martintown Road/Georgia Avenue and ends at Clifton Avenue. The parade generally lasts 90 minutes.

ATTACHMENT #12A

RESOLUTION NO. 2020-48
TO ACCEPT A PETITION FOR ANNEXATION OF A PORTION
OF ± 0.32 ACRES OF PROPERTY LOCATED AT 645 CRESTLYN DRIVE
OWNED BY SHIRLEY B. PETERSON AND GREGORY PETERSON

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 July 9, 2020.

The property sought to be annexed is a portion of the parcel described as follows:

Block 4, Lot 9 Summerfield

Tax Map & Parcel No.: 013-09-02-005

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.

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)
)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
OF A PORTION OF ±0.32 ACRES OF LAND
LOCATED AT 645 CRESTLYN DR
OWNED BY SHIRLEY BRUNSON PETERSON
AND GREGORY PETERSON

We, the undersigned, as freeholders and owners of property located at 645 Crestlyn Drive, do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed is a portion of the parcel is described as follows:

Block 4, Lot 9 Summerfield

Tax Map & Parcel No.: 013-09-02-005

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.

This petition dated the 9th day of July, 2020.

Property Owner Signatures

Witness

Annella B. Miller

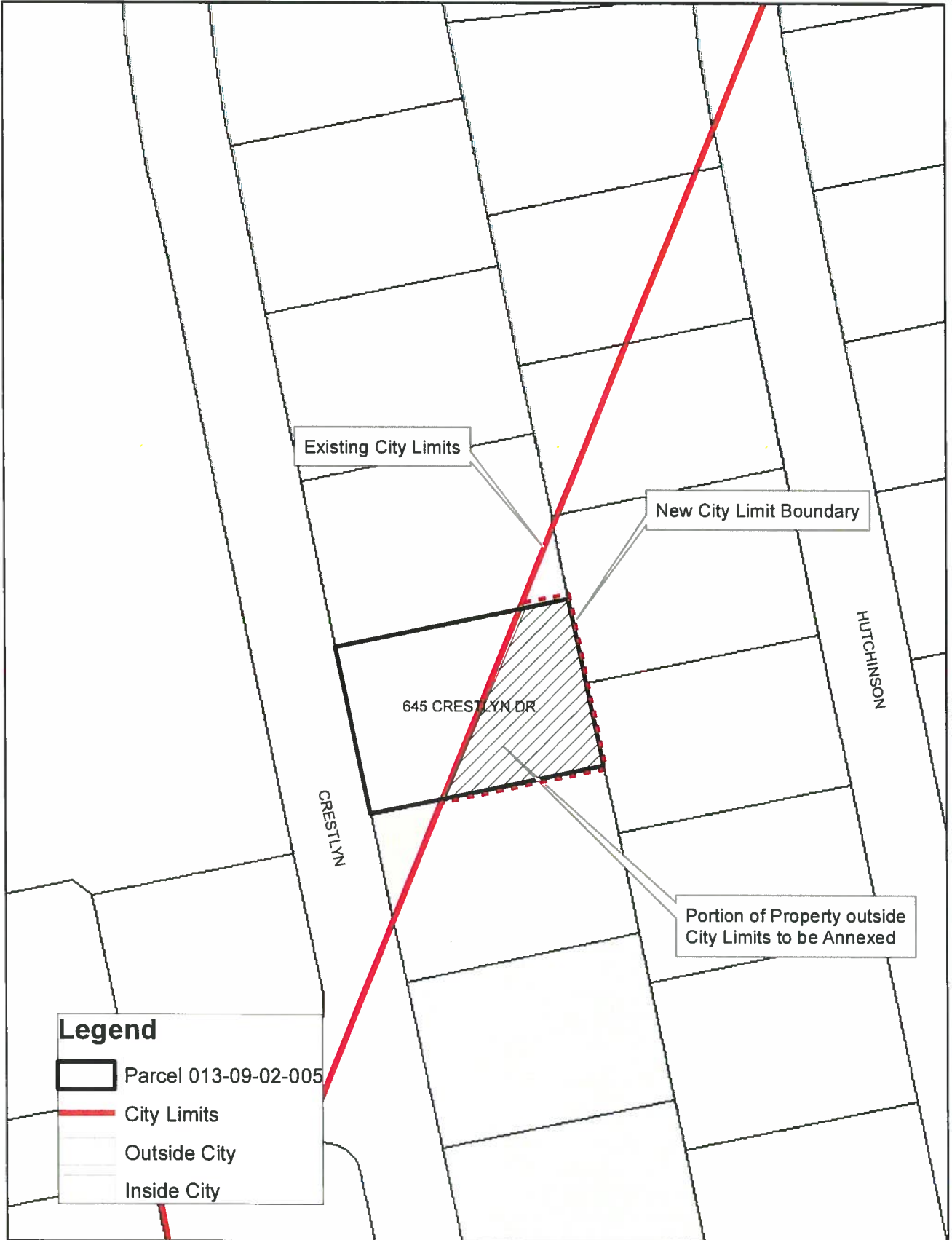
Witness

Belinda J. [Signature]

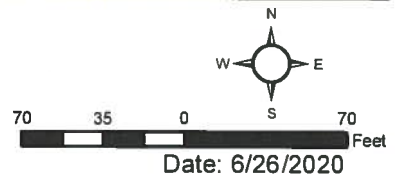
Shirley B. Peterson
SHIRLEY BRUNSON PETERSON

Gregory Peterson, Sr.
GREGORY PETERSON

EXHIBIT A



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



ATTACHMENT #12B

ORDINANCE NO. 2020-24
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF
NORTH AUGUSTA BY ANNEXING A PORTION OF ± 0.32 ACRES OF
PROPERTY LOCATED AT 645 CRESTLYN DRIVE
AND OWNED BY SHIRLEY B. PETERSON AND GREGORY PETERSON

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. 2020-48 dated October 5, 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, Shirley B. Peterson and Gregory Peterson, the current owners of record of the property, have submitted a Petition for annexation, dated July 9, 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 9 Summerfield

Tax Map & Parcel No.: 013-09-02-005

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: _____

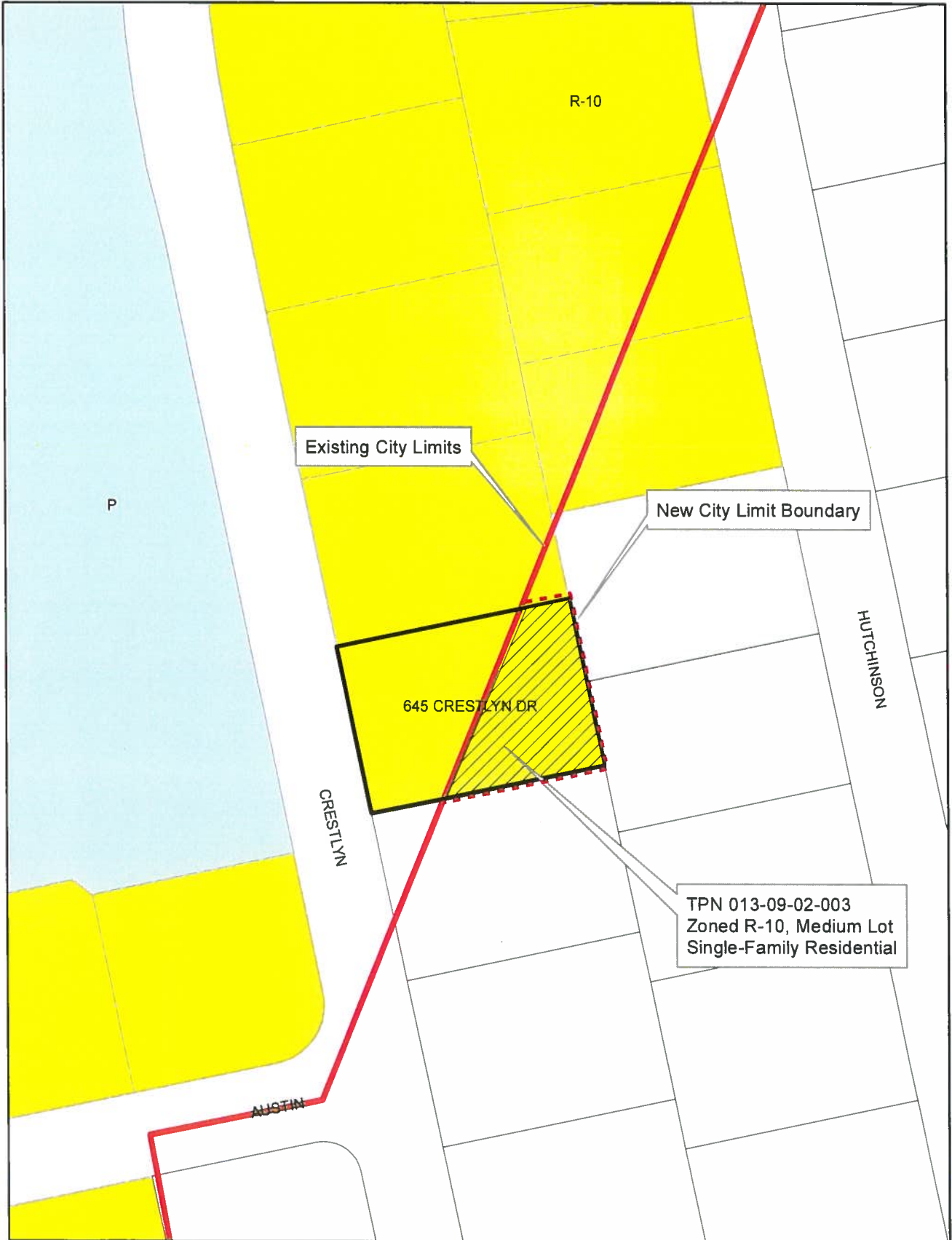
Second Reading: _____

Robert A. Pettit, Mayor

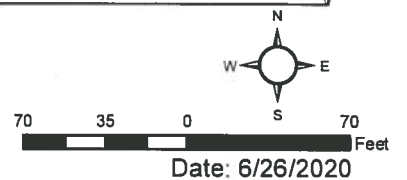
ATTEST:

Sharon Lamar, City Clerk

EXHIBIT B



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



ATTACHMENT #13A

RESOLUTION NO. 2020-49
TO ACCEPT A PETITION FOR ANNEXATION OF A PORTION
OF ± 0.28 ACRES OF PROPERTY LOCATED AT 655 HUTCHINSON DRIVE
OWNED BY BRANDI L. LAMOTHE AND JOEL J. LAMOTHE

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 August 14, 2020.

The property sought to be annexed is a portion of the parcel described as follows:

Block 4, Lot 14 Summerfield

Tax Map & Parcel No.: 013-05-15-008

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated June 26, 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)
)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
OF A PORTION OF ±0.28 ACRES OF LAND
LOCATED AT 655 HUTCHINSON DR
OWNED BY BRANDI L. LAMOTHE
AND JOEL J. LAMOTHE

We, the undersigned, as freeholders and owners of property located at 655 Hutchinson Drive, do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed is a portion of the parcel described as follows:

Block 4, Lot 14 Summerfield

Tax Map & Parcel No.: 013-05-15-008

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

This petition dated the 14th day of August, 2020.

Property Owner Signatures

Witness



Witness

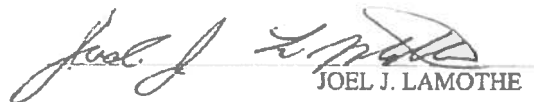
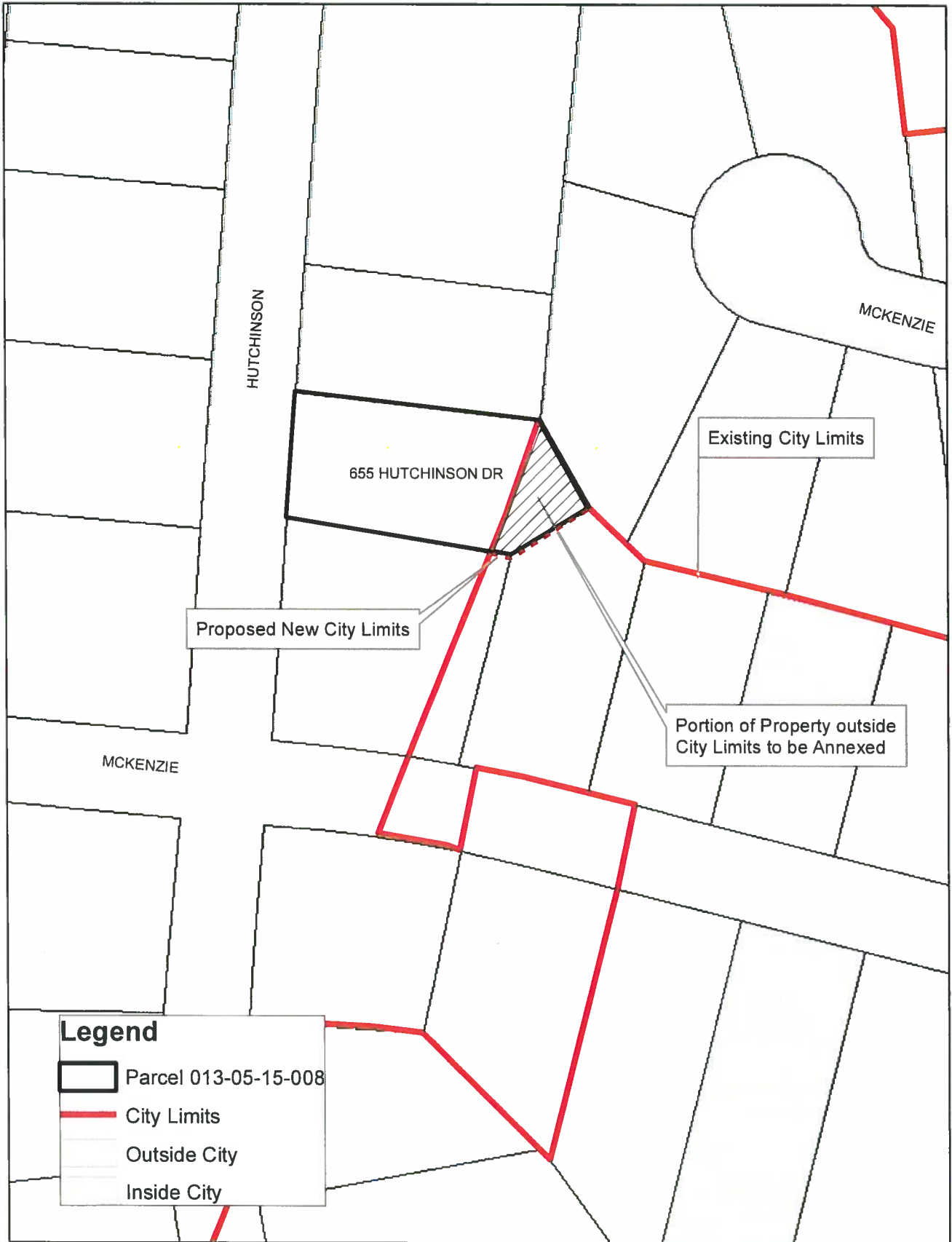

BRANDI L. LAMOTHE
JOEL J. LAMOTHE

EXHIBIT A



ATTACHMENT #13B

ORDINANCE NO. 2020-25
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF
NORTH AUGUSTA BY ANNEXING A PORTION OF ± 0.28 ACRES OF
PROPERTY LOCATED AT 655 HUTCHINSON DRIVE
AND OWNED BY BRANDI L. LAMOTHE AND JOEL J. LAMOTHE

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. 2020-49 dated October 5, 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, Brandi L. Lamothe and Joel J. Lamothe, the current owners of record of the property, have submitted a Petition for annexation, dated August 14, 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 14 Summerfield

Tax Map & Parcel No.: 013-05-15-008

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated 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 B



ATTACHMENT #14A

RESOLUTION NO. 2020-50
TO ACCEPT A PETITION FOR ANNEXATION OF A PORTION
OF ± 0.26 ACRES OF PROPERTY LOCATED AT 705 MAE STREET
OWNED BY JOSE B. RODRIGUEZ AND MARIA I. SERRANO

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 August 23, 2020.

The property sought to be annexed is a portion of the parcel described as follows:

Block 13, Lot 46, Plat 4 of Summerfield Subdivision

Tax Map & Parcel No.: 013-05-09-008

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" dated June 26, 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)
)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
OF A PORTION OF ±.26 ACRES OF LAND
705 MAE STREET
OWNED BY JOSE B. RODRIGUEZ
AND MARIA I. SERRANO

We, the undersigned, as freeholders and owners of property located at 705 Mae Street, 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.

A portion of the property sought to be annexed is described as follows:

Block 13, Lot 46, Plat 4 of Summerfields Subdivision

Tax Map & Parcel No.: 013-05-09-008

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

This petition dated the 23th day of August, 2020.

Property Owner Signatures

Witness

Brigido Brito

Witness

Adelino Brito

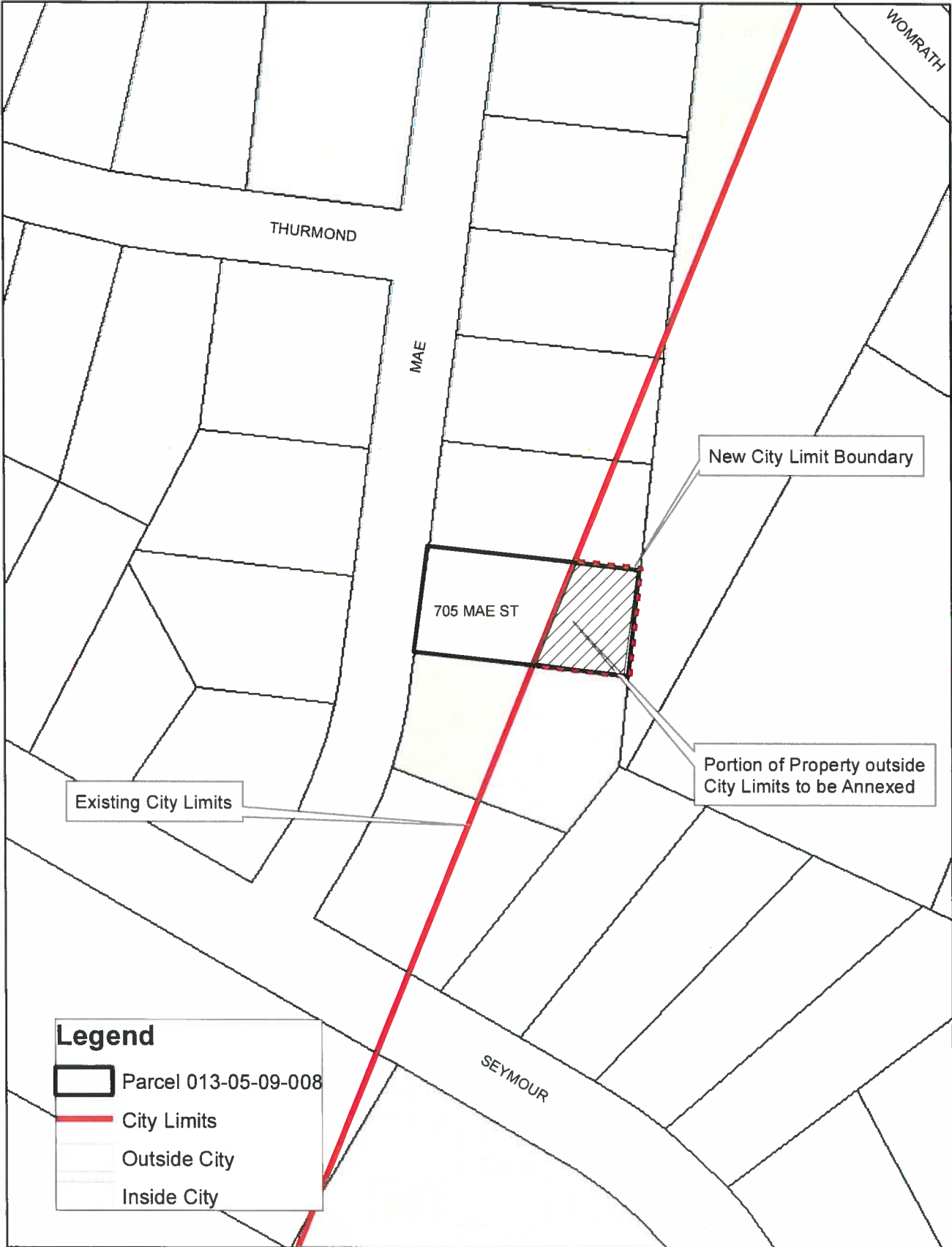
Jose B. Rodriguez

JOSE B. RODRIGUEZ

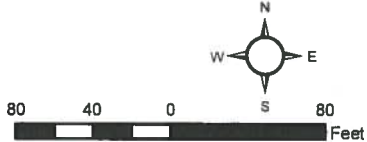
Maria I. Serrano

MARIA I. SERRANO

EXHIBIT A



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



Date: 6/26/2020

ATTACHMENT #14B

ORDINANCE NO. 2020-26
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF
NORTH AUGUSTA BY ANNEXING A PORTION OF ± 0.26 ACRES OF
PROPERTY LOCATED AT 705 MAE STREET
AND OWNED BY JOSE B. RODRIGUEZ AND MARIA I. SERRANO

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. 2020-50 dated October 5, 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, Jose B. Rodriguez and Maria I. Serrano, the current owners of record of the property, have submitted a Petition for annexation, dated August 23, 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 13, Lot 46, Plat 4 of Summerfields Subdivision

Tax Map & Parcel No.: 013-05-09-008

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

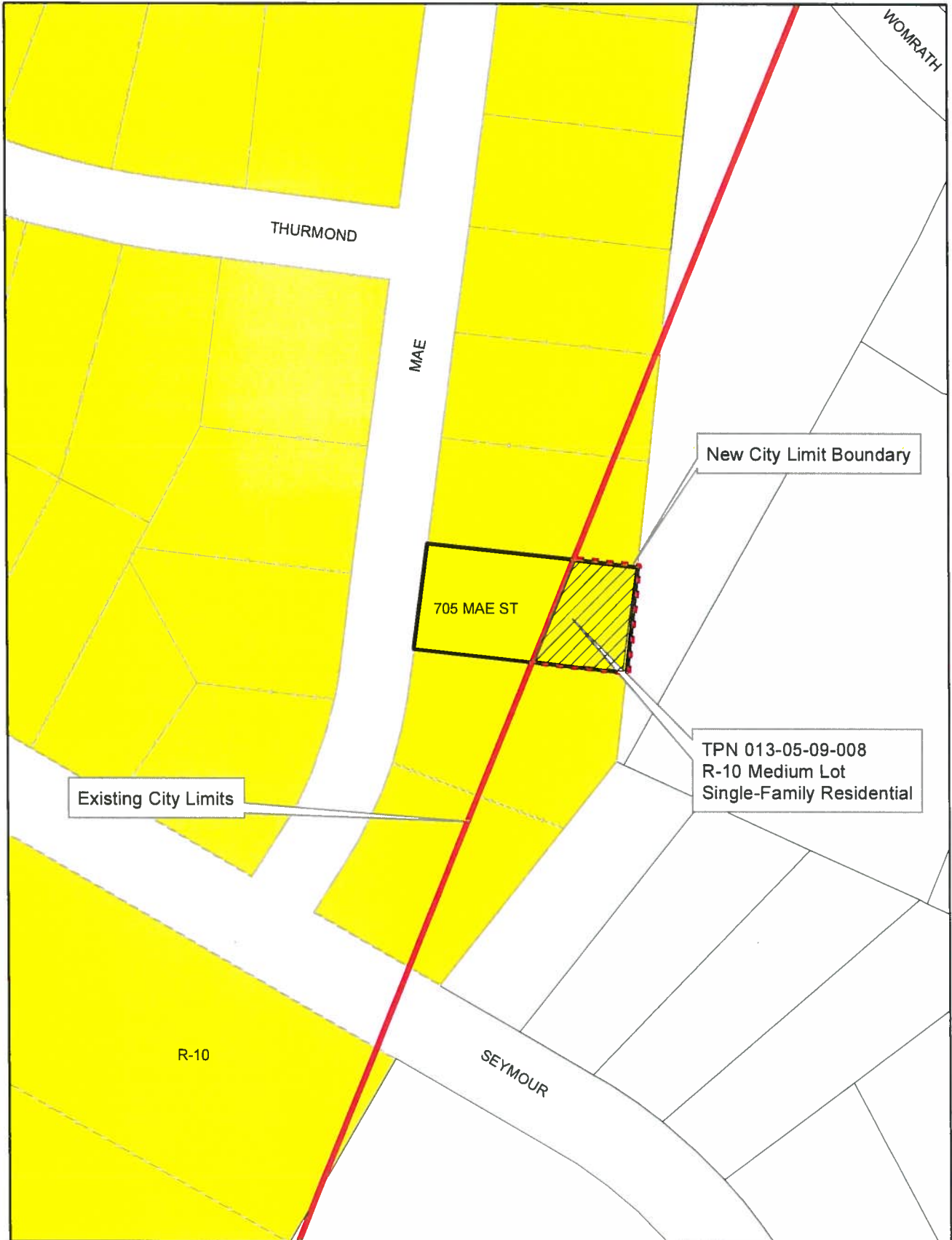
Second Reading: _____

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

EXHIBIT B



ATTACHMENT #15A

RESOLUTION NO. 2020-51
TO ACCEPT A PETITION FOR ANNEXATION OF A PORTION
OF ± 0.25 ACRES OF PROPERTY LOCATED AT 711 MAE ST
AND OWNED BY LILA M. SANTIAGO

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 August 31, 2020.

The property sought to be annexed is a portion of the parcel described as follows:

Block 13, Lot 49, Plat 4, Summerfield Subdivision

Tax Map & Parcel No.: 013-05-09-005

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.

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)
)
)
COUNTY OF AIKEN)

PETITION FOR ANNEXATION
OF A PORTION OF ±0.25 ACRES OF LAND
711 MAE STREET
OWNED BY LILA M. SANTIAGO

I, the undersigned, as freeholder and owner of property located at 711 Mae St., 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:

Block 13, Lot 49, Plat 4, Summerfields Subdivision

Tax Map & Parcel No.: 013-05-09-005

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.

This petition dated the 31 day of August, 2020.

Property Owner Signatures

Witness

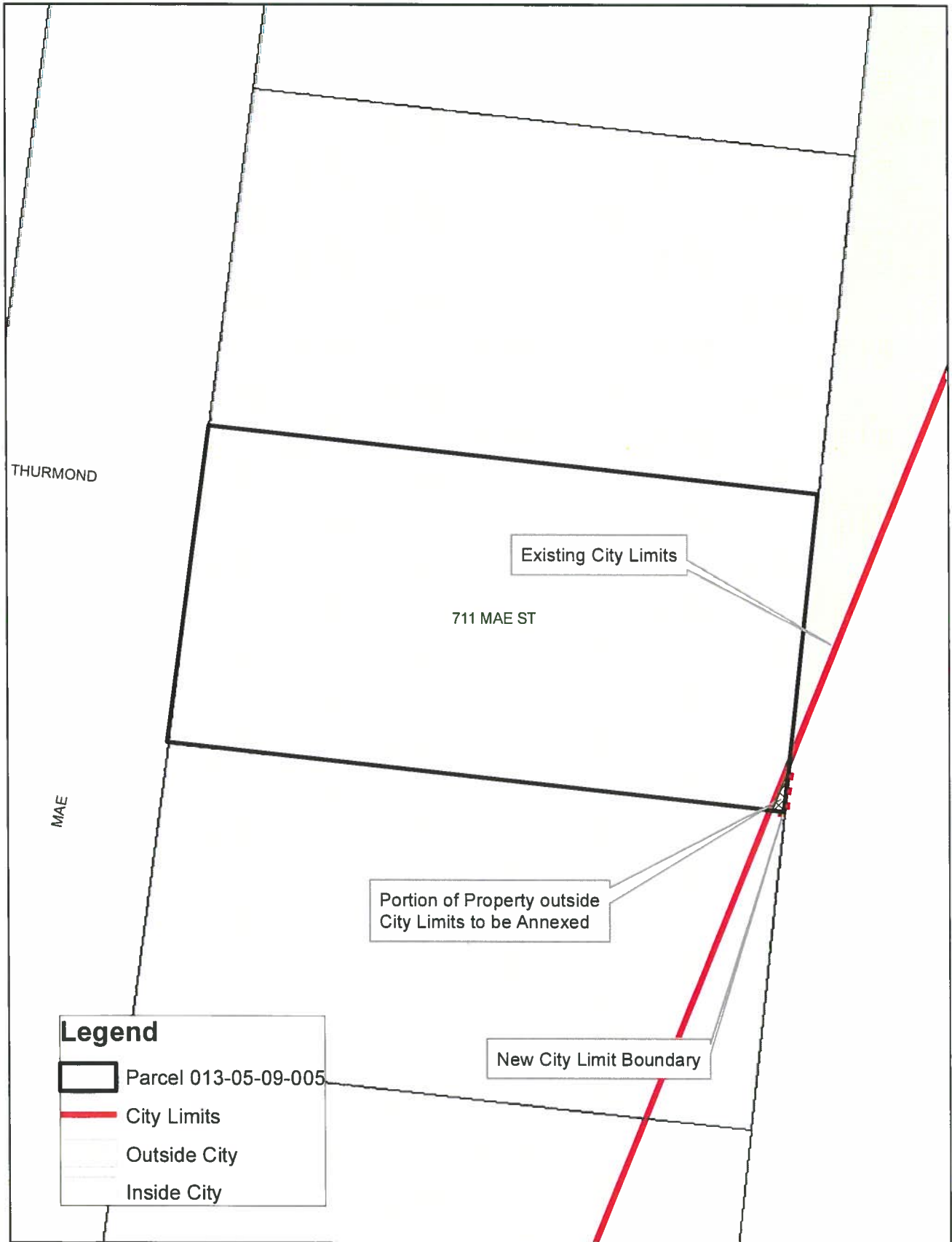
Wallace

Witness

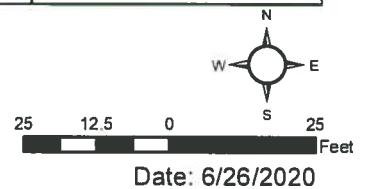
Charles Jones

Lila M. Santiago
LILA M. SANTIAGO

EXHIBIT A



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



ATTACHMENT #15B

ORDINANCE NO. 2020-27
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF
NORTH AUGUSTA BY ANNEXING A PORTION OF ± 0.25 ACRES OF
PROPERTY LOCATED AT 711 MAE ST
AND OWNED BY LILA M. SANTIAGO

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. 2020-51 dated October 5, 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 August 31, 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 13, Lot 49, Plat 4, Summerfield Subdivision

Tax Map & Parcel No.: 013-05-09-005

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 B

