



# 2020 ANNUAL REPORT AND COMPREHENSIVE PLAN REPORT

THE CITY OF NORTH AUGUSTA PLANNING AND DEVELOPMENT DEPARTMENT

This report provides a yearly summary of the activity of the North Augusta Planning & Development Department. It includes a status and response for each Initiative, Goal and Strategy from the 2017 Comprehensive Plan. Additional detail about the Comprehensive Plan is provided in the appendices and the full plan and supporting documents are available at the Planning and Development Office or at the City web site: [www.northaugusta.net](http://www.northaugusta.net).

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Planning and Development Department

Libby Hodges, AICP, Director

Kuleigh Baker, Planner

Landon Terry, Code Enforcement Officer

# I. DEPARTMENT REPORT

## THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department is authorized to:

- 1) Develop, maintain and implement the North Augusta Comprehensive Plan.
- 2) Manage all applications for land subdivision and development within the City limits, develop, maintain and implement the North Augusta Development Code.
- 3) Maintain the Official Zoning Map, respond to day to day community zoning inquiries and manage the map amendment process.
- 4) Compile and analyze population, housing, employment and other data from the U. S. Census and state and local resources.
- 5) Solicit, analyze and publish information related to urban planning and land use topics.

The City of North Augusta Planning and Development Department currently consists of 3 ½ employees. Director, Planner, Code Enforcement Officer and Secretary (split between Planning and Development and Engineering).

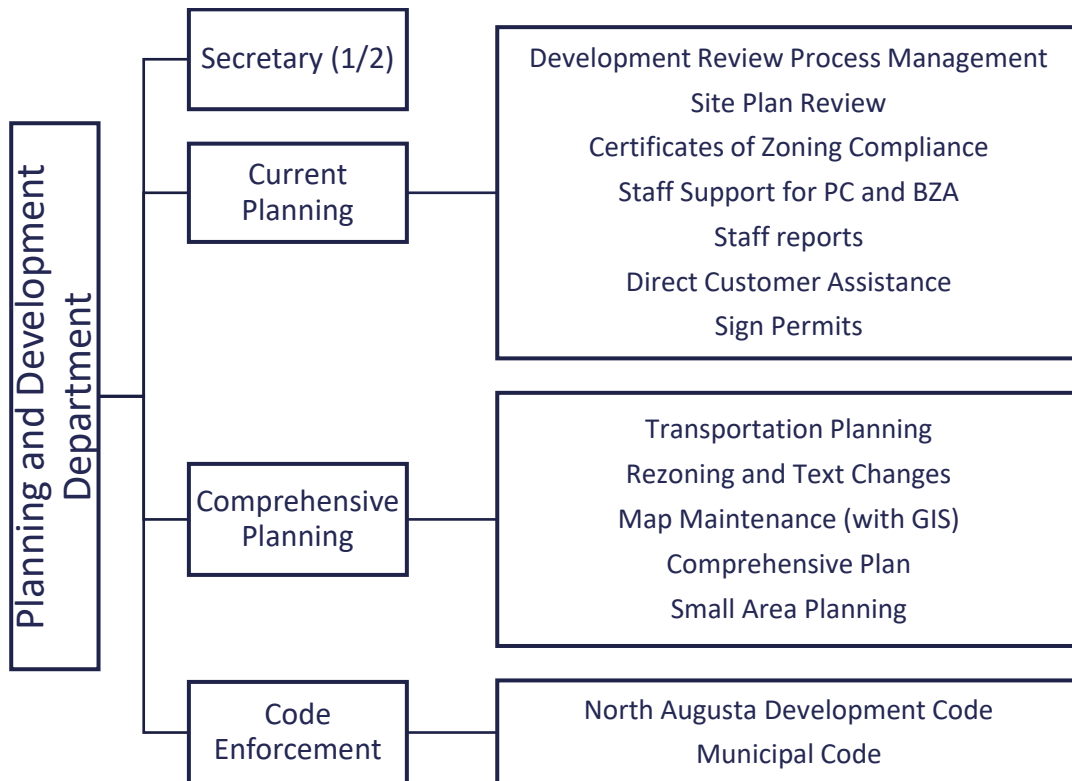
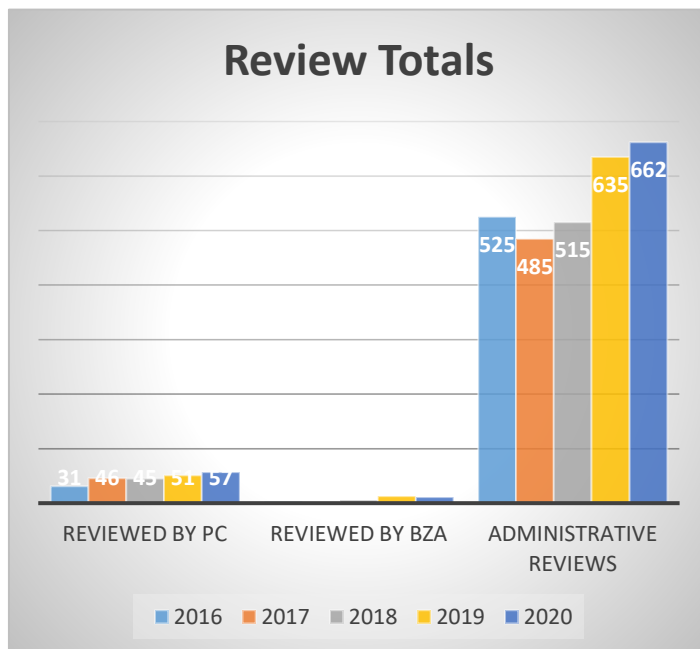


Figure 1: Planning & Development Department Organization Chart

## PLANNING

The biggest story of 2020 is obviously the COVID-19 pandemic and its effects on the economy, staff, and general operations. Despite these challenges, the Department remained busy throughout the year. Staff was able to pivot quickly to continue to offer services while offices were closed and maintain social distance. Meetings were conducted virtually, which allowed operations to continue during the pandemic. The number of cases and reviews remained remarkably steady, even increasing in some instances.

The number of cases going before appointed boards was fairly steady, with Planning Commission cases increasing by 11% (6 cases) and the Board of Zoning Appeals decreasing by 18% (2 cases). Pre-submittal meetings were down slightly, with 12 fewer cases in 2020. Collected fees showed a slight increase over 2019, with the department collecting \$ 30,083.50. Given the case types submitted, this is not a surprise, as fees generally are higher for larger cases such as Preliminary Plats (Major Subdivisions). Staff expects a total revenue increase in 2021 as well, as a new fee structure was adopted with the FY2021 budget.



As anticipated, residential building permits were up 28%, increasing to 318 site plan reviews in 2020. With the uptick in Preliminary Plats, it is assumed that this number will remain high in 2021.

Annexations increased again in 2020, partially due to corrective annexations dealing with the roll-out of NextGen911 and associated partial annexations. There were a few large tracts annexed, resulting in the addition of ±153 new acres within the City.

Phone calls into the department were reduced both in the incoming and outgoing categories. This is not surprising given the COVID-19 pandemic, however, the use of email correspondence and switch to online forms for CZC's and signs may have reduced some phone traffic.

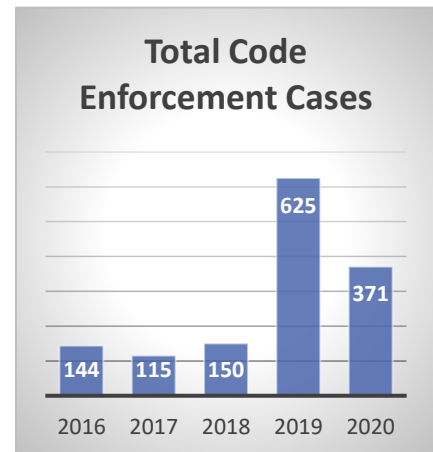
Due to the pandemic, staff worked to create online versions of the applications for Certificates of Zoning Compliance and Sign Zoning Reviews. Staff will continue to revise publications and applications when the Development Code Rewrite is complete.

In fiscal year 2021, the department is authorized to complete a few minor staff changes. The Department will add a Planning Tech position to provide support for minor plan reviews, sign zoning reviews, residential site plan reviews, GIS support and other administrative tasks as needed. Additionally, the Secretary position was moved fully under Planning and Development, and will continue to provide administrative support to Engineering.

## CODE ENFORCEMENT

Code Enforcement remained active in 2020, though the pandemic provided significant challenges to enforcement. The Department continued to coordinate work with the newly established position of Business License Inspector, which is housed in the City's Finance Department. This position provided vital temporary assistance during the year.

Code Enforcement opened 371 cases in 2020. Over 177 active code enforcement cases were closed. More than 620 bandit signs were removed. Code Enforcement also provided 164 residential landscape inspections related to the issuance of CO's. Code Enforcement continues to benefit from the use of an online complaint form on the City's website.



## 2020 NOTABLE PROJECTS

**REVISED FEE SCHEDULE:** A revised fee schedule for P&D was adopted with the FY2021 budget. A study of fees was completed in 2019 to inform these changes. Several fees were modified to better reflect actual office practice and the requirements of the Development Code. A copy of the new fee schedule is included in Appendix C.

**ELECTRONIC AGENDA DISTRIBUTION:** Staff completed the purchase of Surface tablet devices for the Planning Commission. Staff will distribute agenda and supplemental materials electronically beginning with the March, 2021 Commission meeting. This transition will save the department with significant costs related to supplies and staff time. The Board of Zoning Appeals is scheduled to receive their tablets in 2021.

**AUGUSTA UNIVERSITY MPA PROGRAM PARTNERSHIP:** in cooperation with City Administration, the Planning and Development Department has worked over the last few months to coordinate a research project for completion by the Augusta University Master of Public Administration program. Staff will have additional information about the project for the winter semester of 2021.

**DEVELOPMENT CODE REWRITE PROJECT:** the Department initiated a project to audit and rewrite the entire 2008 North Augusta Development Code. A Steering Committee was assembled to advise the project as it develops. Focus Groups with more than 70 attendees were held November 18-20, 2020. Opportunities to access these meetings via GoTo Meeting were also provided. Separate surveys for the general public and internal Code users were released in late December. The project is anticipated to end in late 2021.

**MARTINTOWN ROAD CORRIDOR STUDY:** the City completed a study of the West Martintown Road Corridor from approximately Hammond Pond Road to Gregory Lake Road. Matching funds were provided from ARTS. The findings will be presented for adoption in early 2021.

**KNOBCONE SIDEWALK PROJECT:** work continues on this project. The Engineering Department is spearheading construction and is working through permitting issues with SCDOT. In 2020, the City requested additional funding for the full construction cost of the project, which was approved by ARTS. The project will construct a sidewalk from North Augusta High School to Knox Middle School. The Engineering Department is working on final permitting with SCDOT.

**GREENEWAY EXTENSION TO MAYFIELD DRIVE:** the City applied for and received initial funding approval through ARTS for construction of an expansion of the Greenway from its current terminus in the Woodstone Subdivision to Mayfield Drive. This was made possible by a donation of land from North Augusta Forward. The Engineering Department is working on final design and permitting with SCDOT.

## 2021 BUDGETED PROJECTS:

These projects were budgeted in 2020, but will not proceed until 2021:

**GEORGIA AVENUE TRAFFIC CALMING AND PEDESTRIAN ACCESS PLAN:** this plan is proposed to address traffic and pedestrian issues in downtown North Augusta. These plans will complement plans to replace the bridge replacement project in progress across the river. The plan was approved by ARTS and is included in the 2020-2021 work plan. Matching funds are in place in the 2020 budget and will be held for the 2021 budget. An RFP will be issued when SCDOT clarifies funding agreement requirements.

**2020/21 COMPREHENSIVE TRANSPORTATION PLAN:** this plan is proposed to study changing conditions, opportunities for complete streets, identify needed improvements and pedestrian and bicycle accommodation. The plan was approved by ARTS and is included in the 2020-2021 work plan. Matching funds are in place in the 2020 budget and will be held for the 2021 budget. An RFP will be issued when SCDOT clarifies funding agreement requirements.

These projects are budgeted for 2021 and will begin moving forward in late 2021:

**FIVE NOTCH ROAD CORRIDOR STUDY:** ARTS has approved matching funding for a study of Five Notch Road, a significant transportation corridor in the City. With access to the North Augusta Greenway and several proposed developments, the impacts on the corridor will only increase over time. This has resulted in increased safety and multi-modal demands for this corridor. This study proposes a holistic review of the operation of the road, including provision for pedestrian and bicycle uses and the challenges associated with improving the road. The project will review existing and potential safety conflicts, intersection redesign, potential widening and profile revisions, and recommendations for improved pedestrian and multi-modal accommodations. These recommended projects will be estimated and ranked.

**US78/5TH STREET GATEWAY PLAN:** ARTS has approved matching funding for a study the area around the US278 and 5<sup>th</sup> street intersection. Since the recent closure of the Fifth Street Bridge to vehicular traffic, this area should be re-evaluated for effectiveness and potential gateway development. The project will review the operation of the intersection, access to and from local subdivisions and associated multi-use connections, and an evaluation of uses for the former Sand Pit Road Extension.

**US 78/MARTINTOWN/BUENA VISTA INTERSECTION AND GATEWAY PLAN:** ARTS has approved matching funding for a study of the US278/Martintown Road/Buena Vista Boulevard intersection. This project proposed to review previous concepts, propose any needed updates, include connection to multi-modal improvements, and an evaluation of aesthetic improvements at the intersection.

**COMPREHENSIVE PLAN UPDATE:** The 2017 North Augusta Comprehensive Plan is due for its required five year update in 2021. In Appendix B, staff outlines that many of the recommended projects are complete and it is time to review the results and future needs of the City of North Augusta.

## II. COMPREHENSIVE PLAN REPORT

This section provides a summary, status and response for each Initiative, Goal and Strategy from the 2017 Comprehensive Plan. A summary list of the 2017 Comprehensive Plan Initiatives, Goals and Strategies is provided in Appendix B. This review provides a short synopsis of items in the plan and an update by staff in *italics*. Projects listed in the review are examples of work done by the City in fulfillment of the Comprehensive Plan, but may not represent every program or project in progress. Readers are encouraged to find additional information about the Comprehensive Plan, Departmental accomplishments, and various public events and activities on the City web site: [www.northaugusta.net](http://www.northaugusta.net).

### KEY INITIATIVES REVIEW

#### 1. DEVELOP AND IMPLEMENT A DOWNTOWN MASTER PLAN

*Due to the pandemic and delays in funding for the Georgia Avenue Traffic Calming Study, this project is on hold. Staff maintains a draft project plan and will reintroduce the project when appropriate. To date, a parking analysis and inventory has been completed, which also corresponds to several other goals within the Comprehensive Plan.*

#### 2. ID PRIORITY INVESTMENT AREAS AND DEVELOP POLICIES/ZONING REGULATIONS TO ENCOURAGE MIXED USE AND PROGRESSIVE DEVELOPMENT

*A firm/ripe land analysis was completed for the 2017 Comprehensive Plan that identified areas of concern. Additional regulation changes will occur as part of the Development Code Rewrite which is currently underway.*



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### 3. CREATE A MASTER PLAN FOR PARKS, GREENEWAY EXPANSION

*Parks, Recreation and Tourism Department (PRT) has funding for a Parks Master Plan in 2021.*

*A Comprehensive Transportation Plan is proposed for 2021 to identify opportunities to better connect and expand the Greenway throughout North Augusta.*

*Additional review of requirements for parks and Greenway expansion will be discussed as part of the Development Code Rewrite that is currently underway.*

*The Engineering Department is managing the Downtown Greenway Connector which is proposed to connect the Greenway to Downtown North Augusta down Bluff Avenue. This project is in final design and hopefully will begin construction in early 2021.*

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### 4. ESTABLISH A NEIGHBORHOOD IMPROVEMENT PLANS

*Staff has maintained a conservative approach to new projects at this time due to funding uncertainty.*

*The Public Services Department has completed several studies and plans for infrastructure upgrades to public utilities across the City. This includes a 2019 Wastewater Rehabilitation Master Plan, 2019 North Augusta Water System Master Plan, and a 2013-2019 Capacity, Management, Operations and Maintenance Plan. The Department continues to pursue low interest funding and grants to fund replacement of utilities. Extensions is evaluated for feasibility as the opportunity arises. Planning will encourage Public Services and Engineering & Public Works to participate and advise on plans for annexation and extension of service.*

*Engineering & Public Works provided a list of sidewalk projects at Envision2019. They continue to execute the projects listed at that time. Envision 2020 was postponed until March, 2021, so no additional updates are available at this time.*

*The 2020/2021 Comprehensive Transportation plan will identify opportunities for additional pedestrian, bicycle and Greenway expansion and connection.*

*The role of Code Enforcement should also be noted for its role in general neighborhood improvement, as evidenced by the statistics reported previously. Plans for targeted enforcement were put on hold due to the pandemic, but will resume in 2021.*

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## 5. EVALUATE OPTIONS FOR A CITY POLICY ON HISTORIC STRUCTURES AND NATURAL AND MAN-MADE FEATURES

*Planning understands the value of historic resources, but does not have the resources to apply to this initiative at the moment. While having a Certified Local Government status is commendable, this status requires a functioning Historic Properties Commission or Board. Financial incentives are difficult to establish without these standards. Other types of financial incentives would be at the discretion of City Council.*

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## 6. DEVELOP A PLAN FOR CITY BEAUTIFICATION EFFORTS

*In November, 2020, the City of North Augusta received a generous donation of 101 trees from Keep Aiken County Beautiful. Property Maintenance crews planted the trees at various locations across the city, including: Austin Graybill Regional Detention Pond,*



*Graybill Lift Station, Brick Pond Park, and the Park & Ride parking lot at Exit 5. These trees were planted at various sites for screening, shade and/or beautification purposes.*

*Staff proposed several studies to assess and make recommendation for gateways along US Hwy. 78, Five Notch Road, and as part of the 2020/21 Comprehensive Transportation Plan. Streets and corridors will be evaluated for the inclusion of green space or beautification as appropriate and as funding is available.*

*The City completed the design portion of a wayfinding program in late 2019. Installation will be programmed as funding is available from CPST IV.*

*The role of Code Enforcement should also be noted for general neighborhood improvement and ongoing efforts to reduce nuisances within the City.*

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## 7. EVALUATE OPEN SPACE FOR FUTURE LAND USE AND ZONING DESIGNATIONS

*Staff has identified several tracts that are priorities for rezoning. The Development Code Rewrite and Comprehensive Plan update may further inform which properties are targeted for rezoning.*

### GOALS AND STRATEGIES REVIEW

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#### *Sustainable Economic Growth*

##### 4.1 FOCUS DEVELOPMENT & RESOURCES INTO PRIORITY INVESTMENT AREAS

4.1.1 Provide incentives such as reduced setback and reduced parking requirements to attract new investment to existing sites

4.1.2 Include specific policies for the priority investment areas in other planning documents

4.1.3 Complete small area plans for each priority investment area

##### 4.2 ATTRACT HIGH QUALITY JOBS & POSITIVE ECONOMIC ACTIVITY

4.2.1 Revise zoning to support mixed-use infill development

4.2.2 Attract industries important to the region

4.2.3 Invest in urban amenities that improve quality of life for residents

4.2.4 Provide training, incentives, and incubators to foster new and small businesses

4.2.5 Support the priorities and principles of the Aiken, Edgefield & Saluda Counties Economic Development Partnership as listed in their 2015-2016 Program of Work

##### 4.3 PRIORITIZE INFILL & REDEVELOPMENT

4.3.1 Provide incentives that make infill redevelopment as economically attractive as “greenfield” development

4.3.2 Use utility extension policies to discourage development beyond the current urban service limit

4.3.3 Ensure high quality design for new and infill development

4.3.4 Incentivize the redevelopment of aging and high-vacancy shopping centers to high-density, mixed-use, walkable activity centers

##### 4.4 ID TARGETED BUSINESSES AND INVESTMENT FOR THE I-20/I-520 INTERCHANGE

4.4.1 Work with regional economic development organizations, such as Aiken-Edgefield-Saluda Economic Development Partnership and the Augusta Economic Development Authority to create strategies on how to develop the I-20/I-520 interchange to attract further investment to the area

##### 4.5 FOCUS NEW DEVELOPMENT IN OR NEAR MIXED-USE ACTIVITY CENTERS

4.5.1 Identify the existing and new locations of mixed-use centers so that every resident is within walking distance

#### 4.5.2 Ensure all activity centers include public space

*The City Administrator functions as the main economic development representative of the City and works closely with the regional Economic Development Partnership. As this position is in transition, we expect clarification of the role of Planning in these efforts. City administration may examine other tools as available.*

*Discussions about several “high-need” areas were covered in Envision2019 as well as a firm/ripe land analysis in the 2017 Comprehensive Plan. Potential regulation changes are being reviewed as part of the 2020 Development Code Rewrite. This may include revisions for density, design and utility connection and expansion, as appropriate. Some of these areas are designated as “Opportunity Zones,” which may provide additional incentive for investment in these areas.*

*Perhaps the largest investment to date for urban amenities has been along the riverfront with Riverside Village, the amphitheater and greenway improvements. The City’s responsibilities for the project are complete.*



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## *Efficient, High Quality City Services*

### 5.1 ESTABLISH ANNEXATION AND GROWTH STRATEGIES

- 5.1.1 Determine a future growth strategy and possible areas of annexation
- 5.1.2 Expand utilities to areas of targeted growth as needed

### 5.2 ENSURE THE FINANCIAL SUSTAINABILITY OF NORTH AUGUSTA

- 5.2.1 Prioritize infill development and compact growth to ensure North Augusta's tax base can support city services
- 5.2.2 Establish a long-term financial plan for public sector investments
- 5.2.3 Seek out partnerships wherever possible
- 5.2.4 Continue to implement innovative financial mechanisms such as tax increment financing (TIF), municipal improvement districts (MID), and impact fees for new development

*The City continues to require Annexation Agreements for any property that receives utility services from the City. The City annexed ±150 acres of new property in 2020. Planning will continue to work with utilities and administration to provide annexation support as requested.*

*In terms of funding and maintenance of the public infrastructure, the City has provided additional support to the Capital Projects Fund in recent years. Additional mechanisms may be considered as issues are identified. Public Services continues to provide support for the maintenance and installation of utilities as discussed.*

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## *Stable, Diverse & Walkable Neighborhoods*

### 6.1 REINVEST IN EXISTING NEIGHBORHOODS TO STRENGTHEN COMMUNITIES

- 6.1.1 Identify and categorize investments that need to be made in North Augusta's neighborhoods including sidewalk repair and expansion, lighting, landscaping, and wayfinding
- 6.1.2 Establish a Neighborhood Improvement Program (NIP) for the continued investment in neighborhoods
- 6.1.3 Encourage infill development on vacant and underdeveloped lots
- 6.1.4 Preserve historic housing structures in downtown and surrounding neighborhoods
- 6.1.5 Encourage more compact development patterns with higher quality design and building materials to increase and maintain property values
- 6.1.6 Encourage live-work units in both residential and commercial areas
- 6.1.7 Expand the definition and permissible size of accessory living units in residential areas of the city

## 6.2 PROVIDE A MORE VARIED HOUSING STOCK TO ATTRACT AND RETAIN A MORE DIVERSE POPULATION

6.2.1 Promote mixed-income neighborhoods throughout North Augusta, especially in downtown and near employment centers

6.2.2 Revise the zoning ordinance and map to incentivize a variety of housing types at higher densities, including multifamily, courtyard apartments, quadruplexes, duplexes, and accessory units, especially near Downtown and activity centers

## 6.3 IMPROVE URBAN NEIGHBORHOODS

6.3.1 Improve pedestrian facilities in neighborhoods

6.3.2 Make additional connections in existing street network

*A sidewalk list was presented in Envision2019 and continues to guide sidewalk installation and maintenance in the City. Projects such as Wayfinding, Code Enforcement, sidewalk repair and expansion, historic housing are covered under previous sections. Transportation Alternative Project Funds were approved for Knobcone Road and for a Greenway extension to Mayfield Drive.*

*The 2020 Development Code Rewrite may provide an opportunity to review code revisions to further support these types of developments, further support existing neighborhoods, and support the creative use or reuse of property in the City.*

*The 2020/2021 Comprehensive Transportation Plan will help identify candidates for additional connection or development to encourage infill.*

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## *Transportation that Facilitates Mobility & Activity*

### 7.1 IMPLEMENT A COMPLETE STREETS POLICY

7.1.1 The widening of roadways and the construction of new roads should be sensitive to contextual land uses

7.1.2 The design of each street shall provide safe and comfortable travel for users of all modes of transportation

### 7.2 INCREASE CONNECTIVITY BETWEEN NEIGHBORHOODS AND DOWNTOWN

7.2.1 Preserve and repair the existing street network through overall connectivity

7.2.2 Complete a Connectivity Study to identify and improve connections between downtown and its surrounding neighborhoods

7.2.3 The use of cul-de-sacs and dead-end streets should be minimized

7.2.4 Connect the streets of new development with the street network of existing development. In new development, leave stubs for future connection

### 7.3 PROVIDE MOBILITY SOLUTIONS FOR PEDESTRIANS AND CYCLISTS

7.3.1 Expand the Greenway to downtown and the surrounding neighborhoods

7.3.2 Improve streetscape and pedestrian facilities on Georgia Avenue downtown to support a vibrant retail, entertainment, and mixed-use environment



- 7.3.3 Complete a sidewalk inventory
- 7.3.4 Complete and widen sidewalks on important pedestrian routes between neighborhoods and downtown
- 7.3.5 Implement the City of North Augusta Greenway, Pedestrian, and Bicycle Master Plan
- 7.3.6 Require designated pedestrian facilities in activity centers between transit stops and destinations
- 7.3.7 Encourage bicycle racks, lockers, and showers be provided in new development
- 7.4 EXPAND PUBLIC TRANSIT OPPORTUNITIES
  - 7.4.1 Enhance local and regional bus service along important routes and corridors
  - 7.4.2 Bus stops should be improved with shelters, lighting, trash receptacles, street furniture, and bike racks
  - 7.4.3 Pedestrian connections between development and existing or planned bus stops should be included in every major site plan
- 7.5 PROVIDE PARKING MANAGEMENT SOLUTIONS THAT REDUCE THE IMPACT OF THE AUTOMOBILE ON OUR BUILT ENVIRONMENT
  - 7.5.1 Implement shared parking strategies and eliminate minimum parking requirements
  - 7.5.2 On-street parking should be provided downtown and in other activity centers where possible
  - 7.5.3 Encourage shared access between adjacent developments to reduce curb cuts in the streetscape

*As discussed in the Key Strategies Section, sidewalk expansions lists have been developed and will be implemented as funds are available. Several transportation planning projects are in development as funding and time are available.*

*Staff has a completed study of downtown parking; this will be incorporated into Downtown Master Plan as that project continues. Parking Agreements are still in effect in Riverside Village.*

*The City of North Augusta is currently served by Best Friends public transit system. The best use and accommodation of this system and any other system will occur with 2020/21 Transportation Plan. Additional coordination with the ARTS MPO transportation planning group will identify opportunities for cooperation.*

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## *Stewardship of Our Natural & Cultural Resources*

- 8.1 EXPAND THE ARTS & OTHER CULTURAL RESOURCES
  - 8.1.1 Introduce public art into neighborhoods, public open space, parks, the Greenway, and downtown City Council decision.
  - 8.1.2 Promote local artists
  - 8.1.3 Require a public art element in all municipal projects

8.1.4 Connect places of cultural significance to public open spaces through multi-modal and Greenway facilities

8.1.5 Existing community events and programs should be supported and expanded when possible

## 8.2 PROTECT AND RESTORE HISTORIC RESOURCES IMPORTANT TO NORTH AUGUSTA'S IDENTITY

8.2.1 Identify historic resources important to North Augusta's identity and ensure their protection with funding for maintenance

8.2.2 Work with the owners of Lookaway Hall and Rosemary Hall to ensure their preservation and maintenance

8.2.3 Protect the existing structures and ruins of Hamburg

8.2.4 Protect historic neighborhoods adjacent to downtown through the preservation of the street network, paving materials, and open space, as well as, promoting context sensitive infill development and the preservation of existing housing

## 8.3 PRESERVE AND EXPAND THE TREE CANOPY

8.3.1 Maintain our Tree City USA designation

8.3.2 Create regulations to protect significant trees

8.3.3 Implement a City street trees program

## 8.4 PROTECT THE SAVANNAH RIVER AND OTHER NATURAL RESOURCES

8.4.1 Cooperate with other government entities in the management of water resources

8.4.2 Improve water quality and channel integrity of impaired watershed basins

8.4.3 Acquire or otherwise permanently protect environmentally sensitive areas

8.4.4 Work with other local governments to protect the New Savannah Bluff Lock & Dam

*At the January 4, 2021, City Council meeting, the Council passed a resolution identifying the Carrsville Neighborhood as an African-American Heritage District (Res. 2021-02).*

*On November 3, 2020, the City Council also renamed the recently completed amphitheater the "Sharon Jones Amphitheater" (Res. 2020-052).*

*Unfortunately, due to COVID-19, the City cancelled the Jack-o'-lantern Jubilee for 2020.*

*As covered in the Key Initiative 5, historic property regulations are on hold due to staff limitations. Additional review of Development Code requirements will occur in the Development Code rewrite regarding historic and other cultural resources. The 2020/21 Comprehensive Transportation Plan will address connection to important facilities through multi-modal facilities.*

*North Augusta has maintained its Tree City USA status for several years. Our Property Maintenance Division provides excellent maintenance work for landscaping city-wide. The Property Maintenance Division added a Certified Arborist to its crew in 2018.*



*For new development, street trees are required on all right-of-ways at development. Significant landscaping is required for commercial development. Additional review of these requirements may occur with the 2020 Development Code Rewrite.*

*The City adheres to all SC water quality requirements, which benefits the water quality in the Savannah River. One project of note is within the Lynnhurst subdivision. This project will work to correct a long-term problem with the capture stormwater runoff and help prevent flooding in the subdivision. The project should be complete in early 2021.*

*The City remains a member of the Savannah River Clean Water Fund, comprised of representatives from five public water utilities in Georgia and South Carolina, as well as state environmental and forestry agencies, local land trusts, and others. The fund's goal is to support land conservation activity in the lower Savannah sub-basin stretching from Augusta, GA to Savannah, GA.*

*The City is remains actively engaged with the Corp of Engineers and other municipalities and the state to preserve the Lock and Dam and the current water pool.*

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### *Robust Parks, Recreation & Greenway Network*

#### 9.1 ENHANCE EXISTING OPPORTUNITIES AND CREATE ADDITIONAL OPEN SPACES AND RECREATION OPPORTUNITIES

9.1.1 Update the park master plan that determines the location of future open spaces based on the planned future growth of North Augusta

9.1.2 Provide indoor facilities for social programs and activities, recreation, and special events

9.1.3 Plan, develop, and operate diverse recreation activities for citizens of all ages that are geographically distributed throughout North Augusta

9.1.4 Support community gardens, whenever possible

9.1.5 Work with Aiken County public schools to share playground and recreation space when not being used by the school system

9.1.6 Develop regulations requiring the provision of public open space in all new development

9.1.7 Increase public access to the Savannah River

#### 9.2 EXPAND THE GREENEWAY SYSTEM

9.2.1 Expand the Greenway system as identified in the City of North Augusta Greenway, Pedestrian, and Bicycle Master Plan

9.2.2 Connect the Greenway from the Savannah River to downtown

*The City completed construction of the Sharon Jones Amphitheater in 2020. Work continues on master planning for parks properties and the former North Augusta Country Club property.*

*The City's open space requirements will be reviewed through Development Code rewrite.*

*The Downtown Greenway Connector is in final design stages to connect downtown North Augusta to the Greenway along Bluff Avenue.*

*Public access to the Savannah River has been guaranteed via the installation of Boekh Park. Additional boat slip construction is under review by the Parks, Recreation and Tourism Department.*

*The Department will continue to work with other City departments and the public to develop plans for expansion and connection. Upcoming transportation planning initiatives will provide additional support for these goals.*

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## *A Vibrant Downtown & Riverfront*

### 10.1 CONTINUE INVESTMENTS IN THE PUBLIC REALM

10.1.1 Study the reconfiguration of Georgia Avenue

10.1.2 Reunite the elements of the two historic parks along Georgia Avenue - Calhoun Park and Wade Hampton Veteran's Park

10.1.3 Create a fine-grained pedestrian and bicycle plan for the downtown area

10.1.4 Evaluate opportunities to widen the sidewalk zone on the east side of Georgia Avenue between Buena Vista Avenue and Spring Grove Avenue

### 10.2 INVEST IN PLANNING EFFORTS TO ENSURE A SUSTAINABLE FUTURE FOR DOWNTOWN

10.2.1 Create a Downtown Master Plan

10.2.2 Enforce Existing Standards that Encourage Walkability and Vibrancy

### 10.3 PRIORITIZE INFILL & REDEVELOPMENT DOWNTOWN

10.3.1 Develop a shared parking strategy

10.3.2 Provide incentives to renovate existing buildings in and around Downtown

10.3.3 Attract high-quality multi-family developers

10.3.4 Create a position and hire a new downtown development professional

10.3.5 Develop an inventory of available properties for sale and rent as well as available development sites

10.3.6 Engage an individual or group to create a local and regional marketing campaign for downtown investment

10.3.7 Work with downtown property owners to assemble parcels

10.3.8 Encourage infill development on vacant and underdeveloped lots

10.3.9 Continue implementation of Project Jackson

*The City continues to support the development of Riverside Village & Project Jackson. All City responsibilities have been completed at this time. The City continues to work with the developers of Riverside Village and Hammond's Ferry to manage parking and facility use both for events and daily parking needs.*

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### *Implementation Strategies*

#### 11.1 CREATE STRATEGIES TO IMPLEMENT THE GROWTH AND DEVELOPMENT GOALS FOR PUBLIC AND PRIVATE INVESTMENT

11.1.1 Monitor the implementation of the plan annually

11.1.2 Update the plan every 5 years

11.1.3 Explore new institutional arrangements

11.1.4 Develop an overall funding strategy and selection of revenue sources to address the capital and any possible operating funding gap

*The preceding sections are the Planning Department's contribution to an annual report. Initial funding decisions have been made to identify funding for an update of the Comprehensive Plan in 2021. Issues regarding "institutional arrangements" and funding strategies move beyond the scope of the Planning and Development Department on its own. The Department continues to work with other departments and administration to assist in efficient governance.*

## APPENDICES & SOURCES

### APPENDIX A

2020 Yearly End Report (22 pages)

2016-2019 Data for Planning and Code Enforcement (1 page)

### APPENDIX B

Comprehensive Plan Summary List (6 pages)

### APPENDIX C

2021 Fee Schedule (1 page)

Yearly Report and Comprehensive Plan Report 2020  
Appendix A

| Case Type                              | Planning Data 2016-2020 |      |      |      |      | % Increase (18- % Increase (19- |       |
|--|-------------------------|------|------|------|------|---------------------------------|-------|
|  | 2016                    | 2017 | 2018 | 2019 | 2020 | 19)                             | 20)   |
| ANX - Annexation                       | 1                       | 2    | 1    | 13   | 38   | 92%                             | 66%   |
| CONPL - Concept Plan                   | 0                       | 1    | 1    | 3    | 3    | 67%                             | 0%    |
| CU - Conditional Use                   | 8                       | 2    | 5    | 5    | 7    | 0%                              | 29%   |
| CZC - Certificate of Zoning Compliance | 156                     | 180  | 142  | 184  | 155  | 23%                             | -19%  |
| DOD - Deed of Dedication               | 6                       | 3    | 5    | 4    | 6    | -25%                            | 33%   |
| ENC - Encroachment                     | 0                       | 1    | 10   | 1    | 5    | -900%                           | 80%   |
| FEE - Special Fee                      | 2                       | 2    | 3    | 11   | 2    | 73%                             | -450% |
| FP - Final Plat                        | 5                       | 3    | 2    | 11   | 8    | 82%                             | -38%  |
| LZC - Letter of Zoning Compliance      | 8                       | 14   | 11   | 33   | 21   | 67%                             | -57%  |
| MP - Minor Plat                        | 11                      | 24   | 22   | 16   | 13   | -38%                            | -23%  |
| MSP - Minor Site Plan                  | 13                      | 17   | 14   | 18   | 7    | 22%                             | -157% |
| MW - Major Waiver                      | 0                       | 0    | 3    | 5    | 10   | 40%                             | 50%   |
| PAP - Preliminary Application Meeting  | 10                      | 2    | 16   | 57   | 45   | 72%                             | -27%  |
| PD - Planned Development               | 1                       | 0    | 0    | 0    | 0    | 0%                              | 0%    |
| PDM - Planned Development Modification | 1                       | 1    | 0    | 3    | 1    | 100%                            | -200% |
| PG - Performance Guarantee             | 2                       | 3    | 1    | 5    | 6    | 80%                             | 17%   |
| PP - Preliminary Plat                  | 3                       | 3    | 7    | 2    | 10   | -250%                           | 80%   |
| PPM - Preliminary Plat Modification    | 0                       | 1    | 3    | 2    | 0    | -50%                            |       |
| PROJ - Special Project                 | 16                      | 5    | 0    | 6    | 6    | 100%                            | 0%    |
| RSP - Residential Site Plan            | 257                     | 201  | 263  | 228  | 318  | -15%                            | 28%   |
| RWA - Right of Way Abandonment         | 0                       | 2    | 1    | 1    | 2    | 0%                              | 50%   |
| RWN - Right of Way Naming              | 0                       | 2    | 1    | 5    | 0    | 80%                             |       |
| RZM - Rezoning                         | 2                       | 3    | 3    | 4    | 5    | 25%                             | 20%   |
| RZT - Text Change                      | 5                       | 0    | 2    | 7    | 3    | 71%                             | -133% |
| SN - Sign Permit                       | 41                      | 49   | 39   | 57   | 38   | 32%                             | -50%  |
| SP - Major Site Plan                   | 4                       | 8    | 5    | 3    | 6    | -67%                            | 50%   |
| SPM - Site Plan Modification           | 4                       | 2    | 0    | 2    | 4    | 100%                            | 50%   |
| ZD - Administrative Appeal             | 1                       | 0    | 0    | 0    | 0    | 0%                              | 0%    |
| ZE - Special Exception                 | 2                       | 0    | 4    | 1    | 2    | -300%                           | 50%   |
| ZV - Zoning Variance                   | 0                       | 1    | 2    | 12   | 9    | 83%                             | -33%  |
| Incoming Phone Calls*                  |                         |      |      | 6230 | 4118 |                                 |       |
| Outgoing Phone Calls*                  |                         |      |      | 4118 | 2955 |                                 |       |
| *partial year                          |                         |      |      |      |      |                                 |       |
|  | 2016                    | 2017 | 2018 | 2019 | 2020 |                                 |       |
| Reviewed by PC                         | 31                      | 46   | 45   | 51   | 57   | 12%                             | 11%   |
| Reviewed by BZA                        | 3                       | 1    | 6    | 13   | 11   | 54%                             | -18%  |
| Administrative Reviews                 | 525                     | 485  | 515  | 635  | 662  | 19%                             | 4%    |

Code Enforcement Data 2016-2019

|             | 2016 | 2017 | 2018 | 2019 | 2020 |
|-------------|------|------|------|------|------|
| Total Cases | 144  | 115  | 150  | 625  | 371  |
| % change    |      | -25% | 23%  | 76%  | -68% |

**City of North Augusta**  
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| Item                                  | 2020 Year To Date |          | 2019 Year To Date |          |
|---------------------------------------|-------------------|----------|-------------------|----------|
|                                       | Incoming          | Outgoing | Incoming          | Outgoing |
| <b>Administrative</b>                 |                   |          |                   |          |
| <b>Total Phone Calls</b>              | 4118              | 2955     | 6230              | 4371     |
| <b>Development Applications</b>       |                   |          |                   |          |
|                                       | Received          | Approved | Approved          | Denied   |
| <b>Subdivisions</b>                   |                   |          |                   |          |
| Major Subdivision Plans               | 10                | 5        | 3                 | 0        |
| Planned Acres                         | 364.76            | 175.23   | 108.07            | 0.00     |
| Planned Lots                          | 676               | 156      | 156               | 0        |
| Minor Subdivision Plats               | 13                | 13       | 16                | 0        |
| Platted New Lots                      |                   | -1       | 8                 | 0        |
| Major Subdivision Plats               | 8                 | 5        | 6                 | 0        |
| Platted Acres                         | 120.24            | 59.62    | 64.77             | 0.00     |
| Platted Lots                          | 235               | 90       | 191               | 0        |
| <b>Site Plans</b>                     |                   |          |                   |          |
| Minor Site Plans                      | 7                 | 4        | 13                | 0        |
| Major Site Plans                      | 6                 | 4        | 3                 | 0        |
| Total Site Plan Acres                 | 6.06              | 12.99    | 89.57             | 0.00     |
| <b>Planned Developments</b>           |                   |          |                   |          |
| PD Gen Dev Plans/Major Mod.           | 0                 | 0        | 0                 | 0        |
| PD Acres                              | 0.00              | 0.00     | 0.00              | 0.00     |
| <b>Development Plan Modifications</b> |                   |          |                   |          |
| <b>Annexations</b>                    |                   |          |                   |          |
| Applications                          | 37                | 3        | 3                 | 0        |
| Parcels                               |                   | 3        | 21                | 0        |
| Acres                                 |                   | 152.95   | 8.67              | 0.00     |
| <b>Zoning/Text Amendments</b>         |                   |          |                   |          |
| Rezoning                              | 3                 | 2        | 2                 | 1        |
| Parcels                               | 1                 | 3        | 12                | 2        |
| Acres                                 | 88.20             | 4.90     | 14.60             | 0.92     |
| Conditional Zoning                    | 0                 | 0        | 0                 | 0        |
| Parcels                               | 0                 | 0        | 0                 | 0        |
| Acres                                 | 0.00              | 0.00     | 0.00              | 0.00     |
| Text Amendments                       | 3                 | 1        | 3                 | 1        |
| <b>Other</b>                          |                   |          |                   |          |
| Certificates of Zoning Compliance     | 139               | 94       | 137               | 6        |
| Zoning Confirmation Letters           | 20                | 15       | 31                | 0        |
| Residential Site Reviews              | 232               | 176      | 186               | 0        |
| Sign Permits                          | 35                | 32       | 46                | 3        |

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|                          |                          |               |                          |               |
|--------------------------|--------------------------|---------------|--------------------------|---------------|
| Planning Projects        | 6                        | 0             | 5                        | 0             |
| Communications Towers    | 0                        | 0             | 0                        | 0             |
| Conditional Use Permits  | 7                        | 4             | 5                        | 0             |
| <b>Item</b>              | <b>2020 Year To Date</b> |               | <b>2019 Year To Date</b> |               |
| <b>Appeals</b>           | <b>Approved</b>          | <b>Denied</b> | <b>Approved</b>          | <b>Denied</b> |
| Variances                | 9                        | 5             | 12                       | 0             |
| Special Exceptions       | 2                        | 1             | 2                        | 0             |
| Administrative Decisions | 0                        | 0             | 0                        | 0             |
| Waivers                  | 9                        | 7             | 6                        | 0             |
| <b>Fees Collected</b>    |                          |               |                          |               |
| Development Applications | \$28,083.50              |               | \$19,034.00              |               |
| Appeals                  | \$2,000.00               |               | \$2,650.00               |               |
| Maps/Publications        | \$0.00                   |               | \$7.00                   |               |
| Special Review Fees      | \$0.00                   |               | \$0.00                   |               |
| <b>Total Fees</b>        | <b>\$30,083.50</b>       |               | <b>\$21,691.00</b>       |               |





North Augusta Planning Department

2020 Year End Staff Approvals

Residential Site Plans\*

| Application Number | Tax Parcel Number | Applicant                     | Legal Description       | Zone | Approval Date | Structure                          |
|--------------------|-------------------|-------------------------------|-------------------------|------|---------------|------------------------------------|
| B19-0661           | 007-13-34-001     | PITTS MELODY V                | 27 FALLMOUTH ST         | PD   | 1/9/2020      | NEW RESID CONST                    |
| B19-0662           | 010-09-04-009     | CAREY, ED                     | 260 MILL BRANCH WAY     | PD   | 1/17/2020     | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0003           | 005-16-04-011     | RUSHING WATERS, LLC           | 196 EXPEDITION DR       | R-5  | 1/6/2020      | NEW RESID SFD                      |
| B20-0003           | 005-16-04-011     | RUSHING WATERS, LLC           | 196 EXPEDITION DR       | R-5  | 2/10/2020     | NEW RESID SFD                      |
| B20-0004           | 005-16-05-008     | RUSHING WATERS, LLC           | 199 EXPEDITION DR       | R-5  | 1/6/2020      | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0006           | 005-05-13-006     | BEAZLEY DEVELOPMENT CO., INC. | 148 BONHILL ST          | PD   | 1/6/2020      | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0009           | 006-10-07-027     | EPPERLY, ANGELA               | 1817 MOUNTSIDE DR       | R-14 | 1/9/2020      | EXTEND FRONT PORCH                 |
| B20-0022           | 001-12-05-008     | WANDO PARTNERS, LP            | 156 JOURNEY RUN         | PD   | 1/23/2020     | NEW RESID SFD                      |
| B20-0023           | 001-12-05-009     | WANDO PARTNERS, LP            | 162 JOURNEY RUN         | PD   | 1/23/2020     | NEW RESID SFD                      |
| B20-0024           | 001-12-04-017     | WANDO PARTNERS, LP            | 169 JOURNEY RUN         | PD   | 1/23/2020     | NEW RESID SFD                      |
| B20-0025           | 106-00-08-006     | KEYSTONE HOMES                | 1171 GREGORY LANDING DR | R-10 | 1/23/2020     | NEW RESID CONST                    |
| B20-0026           | 106-00-08-007     | KEYSTONE HOMES                | 1177 GREGORY LANDING DR | R-10 | 1/23/2020     | NEW RESID CONST                    |
| B20-0027           | 014-00-02-117     | RIVERSIDE PARTNERS L P        | 645 RIVERNORTH DR       | PD   | 1/23/2020     | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0030           | 003-16-14-006     | GRAYBEAL LLC - RES BLDR       | 683 RAILROAD AVE        | PD   | 1/27/2020     | NEW RESID SFD                      |
| B20-0032           | 001-12-04-019     | WANDO PARTNERS, LP            | 155 JOURNEY RUN         | PD   | 1/27/2020     | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0033           | 001-12-04-018     | WANDO PARTNERS, LP            | 163 JOURNEY RUN         | PD   | 1/27/2020     | NEW RESID SFD                      |
| B20-0036           | 005-13-03-031     | WILLIAM KEVIN HALLMAN         | 320 BRIDLE PATH RD      | PD   | 1/27/2020     | 20 X 16 STICK BUILT SHED           |
| B20-0037           | 014-00-02-127     | DEBRA SCOTT                   | 693 RIVERNORTH DR       | PD   | 1/27/2020     | 14X15 OPEN SHED W/1/2 BATH&KITCHEN |
| B20-0039           | 005-14-06-009     | FORREST MCKIE, INC.           | 181 BROXTEN DR          | PD   | 1/28/2020     | NEW RESID SFD                      |
| B20-0040           | 014-00-02-058     | RIVERSIDE PARTNERS L P        | 561 RIVERNORTH DR       | PD   | 1/29/2020     | NEW RESID SFD                      |
| B20-0053           | 007-06-14-039     | JEFF PARTL                    | 417 W WOODLAWN AVE      | R-14 | 2/11/2020     | NEW RESID SFD                      |

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|          |               |                               |                         |      |           |                                     |
|----------|---------------|-------------------------------|-------------------------|------|-----------|-------------------------------------|
| B20-0055 | 005-16-05-021 | RUSHING WATERS, LLC           | 116 LOOKOUT LOOP        | R-5  | 2/10/2020 | NEW RESID SFD                       |
| B20-0057 | 005-16-05-019 | RUSHING WATERS, LLC           | 138 LOOKOUT LOOP        | R-5  | 2/10/2020 | NEW RESID SFD                       |
| B20-0058 | 005-16-05-018 | RUSHING WATERS, LLC           | 144 LOOKOUT LOOP        | R-5  | 2/10/2020 | NEW RESID SFD                       |
| B20-0059 | 005-16-05-017 | RUSHING WATERS, LLC           | 148 LOOKOUT LOOP        | R-5  | 2/10/2020 | NEW RESIDENTIAL<br>CONSTRUCTION     |
| B20-0060 | 106-00-07-005 | KEYSTONE HOMES                | 1120 GREGORY LANDING DR | R-10 | 2/10/2020 | NEW RESID SFD                       |
| B20-0067 | 005-09-08-014 | TROY LUMPKIN                  | 180 KENILWORTH DR       | PD   | 2/14/2020 | 14 X 40 SHED                        |
| B20-0068 | 007-05-16-010 | RAMAGE, NELLE                 | 137 VILLAGE PKWY        | PD   | 2/13/2020 | SUNROOM/COVERED<br>PORCH ADDITION   |
| B20-0071 | 010-14-15-001 | THE RETREAT CONSTRUCTION LLC  | 115 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESIDENTIAL<br>CONSTRUCTION     |
| B20-0072 | 010-14-15-01  | THE RETREAT CONSTRUCTION LLC  | 119 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESIDENTIAL<br>CONSTRUCTION     |
| B20-0073 | 010-14-15-003 | THE RETREAT CONSTRUCTION LLC  | 123 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESIDENTIAL<br>CONSTRUCTION     |
| B20-0074 | 010-14-15-004 | THE RETREAT CONSTRUCTION LLC  | 127 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESIDENTIAL<br>CONSTRUCTION     |
| B20-0075 | 010-14-15-005 | THE RETREAT CONSTRUCTION LLC  | 131 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESID CONST                     |
| B20-0076 | 010-14-15-006 | THE RETREAT CONSTRUCTION LLC  | 135 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESID CONST                     |
| B20-0077 | 010-14-15-007 | THE RETREAT CONSTRUCTION LLC  | 139 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESID CONST                     |
| B20-0078 | 010-14-15-008 | THE RETREAT CONSTRUCTION LLC  | 143 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESID CONST                     |
| B20-0079 | 010-14-15-009 | THE RETREAT CONSTRUCTION LLC  | 147 OUTPOST DRIVE       | GC   | 2/26/2020 | NEW RESIDENTIAL<br>CONSTRUCTION     |
| B20-0080 | 010-14-06-001 | SCHLACHTER, CRAIG             | 170 OAKLAND DR          | R-7  | 2/17/2020 | STORAGE BLDG - PRE-FAB<br>27 X 30   |
| B20-0081 | 005-09-10-016 | CHARLES MONTGOMERY            | 33 BLAIR DR             | PD   | 2/17/2020 | 32x32 POOL HOUSE - 15x12<br>SUNROOM |
| B20-0083 | 014-00-02-050 | RIVERSIDE PARTNERS L P        | 461 RIVERNORTH DR       | PD   | 2/19/2020 | NEW RESID SFD                       |
| B20-0084 | 005-05-13-001 | BEAZLEY DEVELOPMENT CO., INC. | 122 BONHILL ST          | PD   | 2/19/2020 | NEW RESID SFD                       |

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| B20-0085 | 005-09-18-007 | BEAZLEY DEVELOPMENT CO., INC. | 121 CONNER ST           | PD   | 2/25/2020 | NEW RESID SFD                               |
| B20-0086 | 012-14-05-006 | SCICCHITANO TARA L            | 6 ASTOR CT              | R-10 | 2/19/2020 | PATIO COVER OVER NEW CONCRETE PAD 18' X 21' |
| B20-0088 | 106-00-10-001 | KEYSTONE HOMES                | 1199 GREGORY LANDING DR | R-10 | 2/20/2020 | NEW RESID SFD                               |
| B20-0097 | 005-05-13-004 | BEAZLEY DEVELOPMENT CO., INC. | 136 BONHILL ST          | PD   | 2/27/2020 | NEW RESID SFD                               |
| B20-0099 | 007-07-20-001 | RICHARDS KEVIN I              | 112 W ARLINGTON HTS     | R-7  | 2/27/2020 | LAUNDRY ROOM ADDITION -<br>- 10' X 12'      |
| B20-0107 | 006-06-11-003 | TESCH JOSHUA R & MINDY M      | 1910 COULTER DR         | R-14 | 3/3/2020  | ROOM ADDITION -<br>BEDROOM/BATH 14' X 26'   |
| B20-0108 | 106-00-06-001 | KEYSTONE HOMES                | 1091 GREGORY LANDING DR | R-10 | 3/3/2020  | NEW RESID SFD                               |
| B20-0114 | 001-12-07-002 | BEAZLEY DEVELOPMENT CO., INC. | 262 PRESTON CT          | PD   | 3/5/2020  | NEW RESID SFD                               |
| B20-0121 | 005-05-13-003 | BEAZLEY DEVELOPMENT CO., INC. | 132 BONHILL ST          | PD   | 3/10/2020 | NEW RESID SFD                               |
| B20-0125 | 001-12-05-010 | WANDO PARTNERS, LP            | 168 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESID                                   |
| B20-0126 | 001-12-05-011 | WANDO PARTNERS, LP            | 176 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESID SFD                               |
| B20-0127 | 001-16-07-039 | WANDO PARTNERS, LP            | 177 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0128 | 001-12-05-012 | WANDO PARTNERS, LP            | 182 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESID CONST                             |
| B20-0129 | 001-16-07-038 | WANDO PARTNERS, LP            | 183 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0130 | 001-12-05-013 | WANDO PARTNERS, LP            | 190 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESID CONST                             |
| B20-0131 | 001-16-07-037 | WANDO PARTNERS, LP            | 191 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0133 | 001-16-07-036 | WANDO PARTNERS, LP            | 197 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESID                                   |
| B20-0134 | 001-16-07-035 | WANDO PARTNERS, LP            | 203 JOURNEY RUN         | PD   | 3/11/2020 | NEW RESID                                   |
| B20-0134 | 001-16-07-035 | WANDO PARTNERS, LP            | 203 JOURNEY RUN         | PD   | 3/13/2020 | NEW RESID                                   |
| B20-0135 | 005-16-05-009 | RUSHING WATERS, LLC           | 209 EXPEDITION DR       | R-5  | 3/13/2020 | NEW RESID SFD                               |
| B20-0136 | 005-16-05-010 | RUSHING WATERS, LLC           | 215 EXPEDITION DR       | R-5  | 3/13/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0137 | 005-16-06-020 | RUSHING WATERS, LLC           | 223 EXPEDITION DR       | R-5  | 3/13/2020 | NEW RESID CONST                             |
| B20-0138 | 005-16-06-021 | RUSHING WATERS, LLC           | 229 EXPEDITION DR       | R-5  | 3/13/2020 | NEW RESID CONST                             |

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| B20-0140 | 005-16-06-023 | RUSHING WATERS, LLC         | 239 EXPEDITION DR    | R-5  | 3/13/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0141 | 005-16-05-016 | RUSHING WATERS, LLC         | 152 LOOKOUT LOOP     | R-5  | 3/13/2020 | NEW RESID SFD                                    |
| B20-0142 | 005-16-05-015 | RUSHING WATERS, LLC         | 156 LOOKOUT LOOP     | R-5  | 3/13/2020 | NEW RESID SFD                                    |
| B20-0143 | 005-16-05-014 | RUSHING WATERS, LLC         | 160 LOOKOUT LOOP     | R-5  | 3/13/2020 | NEW RESID SFD                                    |
| B20-0144 | 005-16-05-013 | RUSHING WATERS, LLC         | 164 LOOKOUT LOOP     | R-5  | 3/13/2020 | NEW RESID SFD                                    |
| B20-0145 | 005-16-05-012 | RUSHING WATERS, LLC         | 168 LOOKOUT LOOP     | R-5  | 3/13/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0146 | 012-14-06-075 | ABIMAEL A MARTES            | 222 THAXTON CT       | R-7  | 3/18/2020 | STICK BUILT STORAGE<br>12'X18' STORAGE BLD       |
| B20-0147 | 106-00-03-009 | KEYSTONE HOMES              | 1059 SWAN CT         | R-10 | 3/16/2020 | NEW RESID SFD                                    |
| B20-0148 | 106-00-03-010 | KEYSTONE HOMES              | 1067 SWAN CT         | R-10 | 3/16/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0149 | 106-00-03-011 | KEYSTONE HOMES              | 1075 SWAN CT         | R-10 | 3/16/2020 | NEW RESID SFD                                    |
| B20-0151 | 014-00-02-085 | WETHERINGTON BUILDERS       | 210 ALTAMAHA DR      | PD   | 3/18/2020 | NEW RESID SFD                                    |
| B20-0152 | 002-15-01-060 | B. E. C. CUSTOM HOMES       | 343 OSPREY PT        | R-14 | 3/16/2020 | NEW RESID SFD                                    |
| B20-0154 | 006-19-13-018 | PARKRIDGE BUILDERS          | 120 LECOMPTE AVE     | OC   | 3/18/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0155 | 003-16-14-001 | GRAYBEAL LLC - RES BLDR     | 699 RAILROAD AVE     | PD   | 3/18/2020 | NEW RESID SFD                                    |
| B20-0157 | 006-19-13-019 | PARKRIDGE BUILDERS          | 122 LECOMPTE AVE     | OC   | 3/18/2020 | NEW RESID SFA                                    |
| B20-0158 | 006-19-13-015 | PARKRIDGE BUILDERS          | 112 LECOMPTE AVE     | OC   | 3/18/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0159 | 006-19-13-016 | PARKRIDGE BUILDERS          | 114 LECOMPTE AVE     | OC   | 3/18/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0161 | 006-19-13-017 | PARKRIDGE BUILDERS          | 116 LECOMPTE AVE     | OC   | 3/18/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0163 | 106-00-02-007 | BLACKSTON CUSTOM HOMES, LLC | 2271 GREGORY LAKE RD | PD   | 3/18/2020 | NEW RESIDENTIAL CONSTRUCTION                     |
| B20-0166 | 002-12-04-017 | KANDY KLIEN                 | 111 ERON CT          | R-14 | 3/19/2020 | 16 X 26 DECK AROUND SPA                          |
| B20-0171 | 007-13-21-003 | HOLMES DEBORAH E            | 463 ARRINGTON AVE    | PD   | 3/31/2020 | ADD CARPORT AND<br>REPLACE EXISTING DECK         |
| B20-0175 | 007-06-09-002 | FRANK H & ANDRA L SYMS      | 1116 CAROLINA AVE    | R-7  | 3/30/2020 | Inter Renov/add<br>room&porch/re<br>roof/windows |
| B20-0179 | 005-16-04-013 | RUSHING WATERS, LLC         | 206 EXPEDITION DR    | R-5  | 4/2/2020  | NEW RESID SFD                                    |

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| B20-0180 | 005-16-04-014 | RUSHING WATERS, LLC           | 210 EXPEDITION DR    | R-5  | 4/2/2020  | NEW RESID SFD                               |
| B20-0181 | 005-16-04-015 | RUSHING WATERS, LLC           | 216 EXPEDITION DR    | R-5  | 4/2/2020  | NEW RESID SFD                               |
| B20-0182 | 003-16-11-004 | WINTER & CARN CONST INC.      | 662 RAILROAD AVE     | PD   | 4/14/2020 | NEW RESID SFD                               |
| B20-0193 | 006-14-10-018 | SAMUELS                       | 1862 HIDDEN HILLS DR | R-7  | 4/17/2020 | DECK ADDITION 15' X 12'                     |
| B20-0196 | 014-00-02-059 | RIVERSIDE PARTNERS L P        | 556 RIVERNORTH DR    | PD   | 4/20/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0197 | 014-00-02-113 | RIVERSIDE PARTNERS L P        | 625 RIVERNORTH DR    | PD   | 4/20/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0198 | 002-07-02-002 | DUNLAP ROBERT E & DEBRA B     | 363 RIVER WIND DR    | R-14 | 4/21/2020 | REMOVE DECK - REPLACE<br>WITH COVERED PATIO |
| B20-0213 | 005-09-18-006 | BEAZLEY DEVELOPMENT CO., INC. | 113 CONNER ST        | PD   | 4/27/2020 | NEW RESID SFD                               |
| B20-0214 | 014-00-02-111 | RIVERSIDE PARTNERS L P        | 617 RIVERNORTH DR    | PD   | 4/27/2020 | NEW RESID SFD                               |
| B20-0215 | 014-00-02-112 | RIVERSIDE PARTNERS L P        | 621 RIVERNORTH DR    | PD   | 4/27/2020 | NEW RESID SFD                               |
| B20-0216 | 002-12-05-012 | WELSH CUSTOM HOMES            | 229 SETON CIR        | R-14 | 4/27/2020 | NEW RESID SFD                               |
| B20-0220 | 007-09-12-021 | GVS HOLDING IV LLC            | 605 GRANT AVE 1      | R-5  | 5/15/2020 | NEW RESID                                   |
| B20-0221 | 007-09-12-022 | GVS HOLDING IV LLC            | 605 GRANT AVE 2      | R-5  | 5/15/2020 | NEW RESIDENTIAL                             |
| B20-0222 | 007-09-12-023 | GVS HOLDING IV LLC            | 605 GRANT AVE 3      | R-5  | 5/15/2020 | NEW RESID                                   |
| B20-0224 | 106-00-04-004 | ALSTON, RON & JULIE           | 1030 SWAN CT         | R-10 | 5/1/2020  | STORAGE BUILDING 8' X 10'                   |
| B20-0229 | 006-07-07-027 | MATIAS JOSE A & JACQUELINE M  | 1911 GREEN FOREST DR | R-7  | 5/4/2020  | NEW RESID SFD                               |
| B20-0230 | 014-00-02-110 | RIVERSIDE PARTNERS L P        | 613 RIVERNORTH DR    | PD   | 5/4/2020  | NEW RESID SFD                               |
| B20-0231 | 014-00-02-119 | RIVERSIDE PARTNERS L P        | 653 RIVERNORTH DR    | PD   | 5/4/2020  | NEW RESID CONST                             |
| B20-0232 | 012-14-06-077 | GALLIGAN, JOSEPH              | 214 THAXTON CT       | R-7  | 5/4/2020  | STORAGE BUILDING 10' X<br>12'               |
| B20-0247 | 014-00-02-061 | RIVERSIDE PARTNERS L P        | 530 RIVERNORTH DR    | PD   | 5/29/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0248 | 014-00-02-060 | RIVERSIDE PARTNERS L P        | 546 RIVERNORTH DR    | PD   | 5/28/2020 | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0249 | 014-00-02-057 | RIVERSIDE PARTNERS L P        | 555 RIVERNORTH DR    | PD   | 5/7/2020  | NEW RESIDENTIAL<br>CONSTRUCTION             |
| B20-0251 | 007-07-13-004 | LEWIS LARRY JR                | 202 W MARTINTOWN RD  | R-14 | 5/7/2020  | FRONT PORCH ADDITION 8'<br>x 33'            |
| B20-0252 | 006-11-03-049 | COUTTS DAVID ALLAN & NANCY C  | 205 SPRINGWOOD CT    | R-7  | 5/7/2020  | 12.5 X 8 STORAGE SHED                       |
| B20-0253 | 014-00-02-118 | RIVERSIDE PARTNERS L P        | 649 RIVERNORTH DR    | PD   | 5/11/2020 | NEW RESID CONST                             |

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| B20-0257 | 006-18-07-014 | FUNSTON JONATHAN G            | 1210 WEST AVE        | R-10 | 5/11/2020 | BEDROOM/BATH ADDITION,<br>KITCHEN REMODEL                     |
| B20-0260 | 006-15-04-002 | KEATHY CARTER GRAHAM          | 1833 MARION AVE      | R-7  | 5/13/2020 | 12 X 25 STORAGE BUILDING                                      |
| B20-0261 | 006-14-10-025 | COONTZ-FERRIS, MICKAL         | 1861 HIDDEN HILLS DR | R-7  | 5/13/2020 | STORAGE BUILDING 10' X<br>16'                                 |
| B20-0267 | 007-06-09-002 | FRANK H & ANDRA L SYMS        | 1116 CAROLINA AVE    | R-7  | 5/14/2020 | Rev Site Plan & add 2<br>covered decks-alt<br>foundation plan |
| B20-0268 | 005-18-01-042 | FELAK JOHN M & MARY T         | 1901 WHITEBARK AVE   | R-14 | 5/14/2020 | DECK 16' X 24'  |
| B20-0270 | 007-11-05-113 | WEI ZHE                       | 203 SPRING OAK LN    | R-7  | 5/15/2020 | 10 x 10 SHED ADDITION   |
| B20-0274 | 006-07-07-027 | MATIAS JOSE A & JACQUELINE M  | 1911 GREEN FOREST DR | R-7  | 5/20/2020 | CONCRETE SLAB FOR<br>FUTURE STORAGE BUILDING                  |
| B20-0277 | 007-10-10-012 | SAILORS, REBECCA              | 211 JACKSON AVE      | R-7  | 5/21/2020 | CARPORT 20' X 24'   |
| B20-0280 | 007-06-20-008 | NASON DAVID T & DINAH B       | 1116 CRESTVIEW AVE   | R-14 | 5/27/2020 | 16x32 DETACHED SCREEN<br>ROOM                                 |
| B20-0281 | 005-16-04-016 | RUSHING WATERS, LLC           | 220 EXPEDITION DR    | R-5  | 5/28/2020 | NEW RESIDENTIAL<br>CONSTRUCTIO                                |
| B20-0282 | 005-16-04-017 | RUSHING WATERS, LLC           | 224 EXPEDITION DR    | R-5  | 5/28/2020 | NEW RESID CONST   |
| B20-0283 | 005-16-04-018 | RUSHING WATERS, LLC           | 230 EXPEDITION DR    | R-5  | 5/28/2020 | NEW RESID CONST   |
| B20-0284 | 005-16-04-019 | RUSHING WATERS, LLC           | 238 EXPEDITION DR    | R-5  | 5/28/2020 | NEW RESID CONST   |
| B20-0285 | 005-09-19-006 | BEAZLEY DEVELOPMENT CO., INC. | 235 PRESTON CT       | PD   | 5/28/2020 | NEW RESID CONST   |
| B20-0289 | 010-14-14-006 | THE RETREAT CONSTRUCTION LLC  | 144 OUTPOST DRIVE    | GC   | 6/1/2020  | NEW RESIDENTIAL<br>CONSTRUCTION                               |
| B20-0290 | 010-14-14-005 | THE RETREAT CONSTRUCTION LLC  | 140 OUTPOST DRIVE    | GC   | 6/1/2020  | NEW RESIDENTIAL<br>CONSTRUCTION                               |
| B20-0291 | 010-14-14-004 | THE RETREAT CONSTRUCTION LLC  | 136 OUTPOST DRIVE    | GC   | 6/1/2020  | NEW RESIDENTIAL<br>CONSTRUCTION                               |
| B20-0292 | 010-14-14-003 | THE RETREAT CONSTRUCTION LLC  | 132 OUTPOST DRIVE    | GC   | 6/1/2020  | NEW RESIDENTIAL<br>CONSTRUCTION                               |
| B20-0293 | 010-14-14-002 | THE RETREAT CONSTRUCTION LLC  | 126 OUTPOST DRIVE    | GC   | 6/1/2020  | NEW RESIDENTIAL<br>CONSTRUCTION                               |

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| B20-0296 | 005-09-19-004 | BEAZLEY DEVELOPMENT CO., INC. | 223 PRESTON CT         | PD   | 6/4/2020  | NEW RESID SFD                             |
| B20-0304 | 007-06-25-004 | VINSON GEORGIA ANN            | 110 W WOODLAWN AVE     | R-7  | 6/8/2020  | 26x24 ACCESSORY DWELLING UNIT             |
| B20-0313 | 013-09-05-012 | UZCANGA                       | 1130 WESTON ST         | R-10 | 6/11/2020 | CARPORT 20' X 35'                         |
| B20-0314 | 013-09-05-012 | UZCANGA                       | 1130 WESTON ST         | R-10 | 6/11/2020 | ADD FRONT PORCH 15 X 15/REAR DECK 22 X 15 |
| B20-0315 | 006-11-03-168 | JERRIE & SANDY HALL           | 569 HUGH ST            | R-10 | 6/11/2020 | 12X14 DETACHED PICNIC SHELTER             |
| B20-0321 | 002-12-05-002 | PORTERFIELD INVESTMENTS LLC   | 124 WALSH WAY          | R-14 | 6/15/2020 | NEW RESID CONST                           |
| B20-0326 | 012-13-02-030 | GUERRA RAFAEL                 | 354 CARRIAGE LN        | R-10 | 6/24/2020 | STORAGE BUILDING 20" X 22"                |
| B20-0332 | 002-10-01-013 | BRIDGES, DALE & EMORY         | 658 SAVANNAH BARONY DR | R-14 | 6/24/2020 | GLASS ROOM OVER EXISTING SLAB             |
| B20-0336 | 006-17-18-021 | GRAYBEAL LLC - RES BLDR       | 916 FAIRFIELD AVE      | R-14 | 7/1/2020  | NEW RESID SFD                             |
| B20-0341 | 006-10-06-005 | DAWN HADDEN                   | 1831 PISGAH RD         | R-14 | 7/1/2020  | REPLACE DECK/INT RENOV/PAINT              |
| B20-0346 | 005-05-11-003 | MOGILEFSKY MICHAEL & VICKIE H | 149 BLAIR DR           | PD   | 7/6/2020  | STORAGE BUILDING 14' X 20'                |
| B20-0347 | 007-13-06-003 | FATE DEANA M                  | 304 W CLIFTON AVE      | R-5  | 7/20/2020 | ACCESSORY DWELLING 14' X 16'              |
| B20-0350 | 007-06-09-002 | SYMS, FRANK                   | 1116 CAROLINA AVE      | R-7  | 7/8/2020  | ADD SHED ROOF TO EXISTING GARAGE          |
| B20-0352 | 007-13-21-004 | NEIMAN, MARCIA                | 459 ARRINGTON AVE      | PD   | 7/10/2020 | CARPORT                                   |
| B20-0355 | 005-16-06-004 | RUSHING WATERS, LLC           | 115 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESIDENTIAL CONSTRUCTION              |
| B20-0356 | 005-16-06-005 | RUSHING WATERS, LLC           | 119 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESIDENTIAL CONSTRUCTION              |
| B20-0357 | 005-16-06-006 | RUSHING WATERS, LLC           | 123 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESID CONST                           |
| B20-0358 | 005-16-06-007 | RUSHING WATERS, LLC           | 127 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESID CONST                           |
| B20-0359 | 005-16-06-008 | RUSHING WATERS, LLC           | 131 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESID CONST                           |
| B20-0360 | 005-16-06-009 | RUSHING WATERS, LLC           | 135 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESID SFD                             |
| B20-0361 | 005-16-06-010 | RUSHING WATERS, LLC           | 137 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESIDENTIAL CONSTRUCTION              |
| B20-0362 | 005-16-06-001 | RUSHING WATERS, LLC           | 141 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESID SFD                             |
| B20-0363 | 005-16-06-012 | RUSHING WATERS, LLC           | 143 LOOKOUT LOOP       | R-5  | 7/15/2020 | NEW RESID SFD                             |

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| B20-0364 | 005-16-06-013 | RUSHING WATERS, LLC           | 147 LOOKOUT LOOP  | R-5  | 7/15/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0366 | 005-10-11-036 | WOODSTONE DEVELOPMENT LLC     | 205 OAKBROOK DR   | PD   | 7/16/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0368 | 005-09-11-002 | WASKAVITZ ADAM & SUSAN        | 127 KENILWORTH DR | PD   | 7/29/2020 | POOL HOUSE 26' X 28'           |
| B20-0369 | 003-16-05-001 | DEMEYERS                      | 15 FALLMOUTH ST   | PD   | 7/20/2020 | NEW RESID SFD                  |
| B20-0377 | 005-09-18-010 | BEAZLEY DEVELOPMENT CO., INC. | 204 PRESTON CT    | PD   | 7/20/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0378 | 001-16-07-013 | JEREMY WHITE                  | 1105 DIETRICH LN  | PD   | 7/21/2020 | 8 X 12 STORAGE BUILDING        |
| B20-0381 | 014-00-02-105 | RIVERSIDE PARTNERS L P        | 587 RIVERNORTH DR | PD   | 7/23/2020 | NEW RESID CONST                |
| B20-0382 | 014-00-02-106 | RIVERSIDE PARTNERS L P        | 593 RIVERNORTH DR | PD   | 7/23/2020 | NEW RESID CONST                |
| B20-0383 | 001-16-08-002 | WANDO PARTNERS, LP            | 202 JOURNEY RUN   | PD   | 7/23/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0384 | 001-16-07-034 | WANDO PARTNERS, LP            | 209 JOURNEY RUN   | PD   | 7/23/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0385 | 001-16-08-003 | WANDO PARTNERS, LP            | 210 JOURNEY RUN   | PD   | 7/23/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0385 | 001-16-08-003 | WANDO PARTNERS, LP            | 210 JOURNEY RUN   | PD   | 12/2/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0386 | 001-16-07-033 | WANDO PARTNERS, LP            | 215 JOURNEY RUN   | PD   | 7/23/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0386 | 001-16-07-033 | WANDO PARTNERS, LP            | 215 JOURNEY RUN   | PD   | 12/2/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0387 | 001-16-08-004 | WANDO PARTNERS, LP            | 216 JOURNEY RUN   | PD   | 7/23/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0388 | 005-09-19-002 | BEAZLEY DEVELOPMENT CO., INC. | 211 PRESTON CT    | PD   | 7/23/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0389 | 005-09-19-003 | BEAZLEY DEVELOPMENT CO., INC. | 215 PRESTON CT    | PD   | 7/23/2020 | NEW RESIDENTIAL CONSTRUCTION   |
| B20-0390 | 006-17-12-019 | BROWN BOBBY B & JULIE K       | 1004 STANTON DR   | R-14 | 7/23/2020 | ADD FRT PORCH 8 X 20 & RE ROOF |
| B20-0391 | 014-00-02-124 | RIVERSIDE PARTNERS L P        | 677 RIVERNORTH DR | PD   | 7/24/2020 | NEW RESID SFD                  |
| B20-0392 | 001-16-08-005 | WANDO PARTNERS, LP            | 222 JOURNEY RUN   | PD   | 8/3/2020  | NEW RESID CONST                |
| B20-0393 | 001-16-07-032 | WANDO PARTNERS, LP            | 223 JOURNEY RUN   | PD   | 8/3/2020  | NEW RESID CONST                |
| B20-0394 | 001-16-08-006 | WANDO PARTNERS, LP            | 228 JOURNEY RUN   | PD   | 8/3/2020  | NEW RESID CONST                |



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| B20-0395 | 001-16-07-031 | WANDO PARTNERS, LP            | 229 JOURNEY RUN       | PD   | 8/3/2020  | NEW RESIDENTIAL CONSTRUCTION |
| B20-0396 | 001-16-08-007 | WANDO PARTNERS, LP            | 236 JOURNEY RUN       | PD   | 8/3/2020  | NEW RESID CONST              |
| B20-0396 | 001-16-08-007 | WANDO PARTNERS, LP            | 236 JOURNEY RUN       | PD   | 9/18/2020 | NEW RESID CONST              |
| B20-0397 | 001-16-07-030 | WANDO PARTNERS, LP            | 237 JOURNEY RUN       | PD   | 8/3/2020  | NEW RESIDENTIAL CONSTRUCTION |
| B20-0404 | 005-05-12-004 | BEAZLEY DEVELOPMENT CO., INC. | 145 BONHILL ST        | PD   | 8/3/2020  | NEW RESIDENTIAL CONSTRUCTION |
| B20-0409 | 014-00-02-125 | RIVERSIDE PARTNERS L P        | 683 RIVERNORTH DR     | PD   | 8/5/2020  | NEW RESIDENTIAL CONSTRUCTION |
| B20-0410 | 014-00-02-107 | RIVERSIDE PARTNERS L P        | 597 RIVERNORTH DR     | PD   | 8/5/2020  | NEW RESID SFD                |
| B20-0411 | 010-14-14-007 | THE RETREAT CONSTRUCTION LLC  | 152 OUTPOST DRIVE     | GC   | 8/5/2020  | NEW RESID CONST              |
| B20-0412 | 010-14-14-008 | THE RETREAT CONSTRUCTION LLC  | 156 OUTPOST DRIVE     | GC   | 8/5/2020  | NEW RESID CONST              |
| B20-0413 | 010-14-14-009 | THE RETREAT CONSTRUCTION LLC  | 160 OUTPOST DRIVE     | GC   | 8/5/2020  | NEW RESID CONST              |
| B20-0414 | 010-14-14-010 | THE RETREAT CONSTRUCTION LLC  | 164 OUTPOST DRIVE     | GC   | 8/5/2020  | NEW RESID CONST              |
| B20-0415 | 106-00-03-001 | LITTLE, JAKE                  | 1007 SWAN CT          | R-10 | 8/5/2020  | 12 x 14 STORAGE SHED         |
| B20-0416 | 005-09-18-008 | BEAZLEY DEVELOPMENT CO., INC. | 216 PRESTON CT        | PD   | 8/6/2020  | NEW RESIDENTIAL CONSTRUCTION |
| B20-0425 | 005-14-06-014 | METRO HOME SITES LLC          | 151 BROXTEN DR        | PD   | 8/11/2020 | NEW RESID SFD                |
| B20-0432 | 005-05-12-002 | BEAZLEY DEVELOPMENT CO., INC. | 135 BONHILL ST        | PD   | 8/13/2020 | NEW RESID SFD                |
| B20-0433 | 005-05-12-003 | BEAZLEY DEVELOPMENT CO., INC. | 139 BONHILL ST        | PD   | 8/13/2020 | NEW RESIDENTIAL SFD          |
| B20-0440 | 005-05-12-005 | BEAZLEY DEVELOPMENT CO., INC. | 151 BONHILL ST        | PD   | 8/20/2020 | NEW RESID SFD                |
| B20-0441 | 005-05-13-008 | BEAZLEY DEVELOPMENT CO., INC. | 160 BONHILL ST        | PD   | 8/20/2020 | NEW RESID SFD                |
| B20-0442 | 005-09-19-005 | BEAZLEY DEVELOPMENT CO., INC. | 229 PRESTON CT        | PD   | 8/20/2020 | NEW RESID SFD                |
| B20-0443 | 006-17-19-002 | TIMOTHY KILPATRICK            | 931 FAIRFIELD AVE     | R-14 | 8/20/2020 | 10 x 20 STORAGE SHED         |
| B20-0450 | 007-09-12-007 | GVS HOLDING IV LLC            | 616 W BUENA VISTA AVE | R-5  | 9/1/2020  | NEW RESID SFD                |

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| B20-0451 | 007-13-27-009 | RANDY PARKS                   | 517 RAILROAD AVE  | PD   | 8/28/2020 | ADD ATTACHED CARPORT          |
| B20-0453 | 002-11-02-085 | HANNA KENNETH J & APRIL K     | 183 SETON CIR     | R-14 | 8/28/2020 | SECOND-STORY COVERED PORCH    |
| B20-0454 | 005-09-21-005 | BEAZLEY DEVELOPMENT CO., INC. | 196 BONHILL ST    | PD   | 8/28/2020 | NEW RESID SFD                 |
| B20-0462 | 014-00-02-120 | RIVERSIDE PARTNERS L P        | 657 RIVERNORTH DR | PD   | 9/1/2020  | NEW RESIDENTIAL CONSTRUCTION  |
| B20-0464 | 005-09-10-009 | ROBERT & FRONDA SANDERS       | 49 BLAIR DR       | PD   | 9/1/2020  | 10X12 STORAGE BLD-STICK BUILT |
| B20-0480 | 005-10-12-014 | METRO HOME SITES LLC          | 175 MITCHELL DR   | PD   | 9/9/2020  | NEW RESIDENTIAL CONSTRUCTION  |
| B20-0486 | 010-12-08-001 | BEAZLEY DEVELOPMENT CO., INC. | 202 BONHILL ST    | PD   | 9/14/2020 | NEW RESID SFD                 |
| B20-0487 | 010-14-15-010 | THE RETREAT CONSTRUCTION LLC  | 155 OUTPOST DRIVE | GC   | 9/14/2020 | NEW RESID CONST               |
| B20-0488 | 010-14-15-011 | THE RETREAT CONSTRUCTION LLC  | 159 OUTPOST DRIVE | GC   | 9/14/2020 | NEW RESID CONST               |
| B20-0489 | 010-14-15-012 | THE RETREAT CONSTRUCTION LLC  | 165 OUTPOST DRIVE | GC   | 9/14/2020 | NEW RESID CONST               |
| B20-0490 | 010-14-15-013 | THE RETREAT CONSTRUCTION LLC  | 169 OUTPOST DRIVE | GC   | 9/14/2020 | NEW RESID CONST               |
| B20-0491 | 010-14-15-014 | THE RETREAT CONSTRUCTION LLC  | 175 OUTPOST DRIVE | GC   | 9/14/2020 | NEW RESID CONST               |
| B20-0494 | 007-11-01-010 | MARIN, NOBERTO                | 808 EAST AVE      | R-7  | 9/14/2020 | STORAGE BUILDING 10' X 16'    |
| B20-0497 | 006-13-08-021 | WALPOLE                       | 1774 ROBIN RD     | R-7  | 9/16/2020 | NEW RESID SFD                 |
| B20-0499 | 003-16-11-005 | WESTO DEVELOPMENT GROUP       | 668 RAILROAD AVE  | PD   | 9/25/2020 | NEW RESID SFD                 |
| B20-0508 | 006-20-12-002 | HARRIS JEFF                   | 1510 AIKEN AVE    | R-10 | 9/18/2020 | BATHROOM ADDITION 12' X 12'   |
| B20-0511 | 005-16-06-014 | RUSHING WATERS, LLC           | 151 LOOKOUT LOOP  | R-5  | 9/18/2020 | NEW RESID CONST               |
| B20-0512 | 005-16-06-015 | RUSHING WATERS, LLC           | 155 LOOKOUT LOOP  | R-5  | 9/18/2020 | NEW RESIDENTIAL CONSTRUCTION  |
| B20-0513 | 005-16-06-016 | RUSHING WATERS, LLC           | 159 LOOKOUT LOOP  | R-5  | 9/18/2020 | NEW RESIDENTIAL CONSTRUCTION  |
| B20-0514 | 005-16-06-017 | RUSHING WATERS, LLC           | 163 LOOKOUT LOOP  | R-5  | 9/18/2020 | NEW RESID CONST               |

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| B20-0515 | 005-16-06-018 | RUSHING WATERS, LLC           | 167 LOOKOUT LOOP   | R-5  | 9/18/2020  | NEW RESID CONST                 |
| B20-0515 | 005-16-06-018 | RUSHING WATERS, LLC           | 167 LOOKOUT LOOP   | R-5  | 12/2/2020  | NEW RESID CONST                 |
| B20-0516 | 005-16-06-019 | RUSHING WATERS, LLC           | 171 LOOKOUT LOOP   | R-5  | 9/18/2020  | NEW RESID CONST                 |
| B20-0516 | 005-16-06-019 | RUSHING WATERS, LLC           | 171 LOOKOUT LOOP   | R-5  | 12/2/2020  | NEW RESID CONST                 |
| B20-0519 | 007-19-01-027 | DELVECCHIO, DAVID             | 134 RIVER CLUB LN  | PD   | 9/22/2020  | ACCESSORY STRUCTURE -<br>200 SF |
| B20-0520 | 006-09-01-078 | ATKINSON MICHAEL L            | 1437 BROOKGREEN DR | R-10 | 9/24/2020  | 8 x 12 SHED/STORAGE<br>BUILDING |
| B20-0523 | 007-16-04-006 | HERNANDEZ ANA P               | 471 METZ DR        | R-7  | 9/24/2020  | STORAGE BUILDING 20' X<br>20'   |
| B20-0526 | 005-09-18-011 | BEAZLEY DEVELOPMENT CO., INC. | 200 PRESTON CT     | PD   | 9/28/2020  | NEW RESID CONST                 |
| B20-0535 | 014-00-02-121 | RIVERSIDE PARTNERS L P        | 663 RIVERNORTH DR  | PD   | 10/1/2020  | NEW RESID CONST                 |
| B20-0536 | 007-15-03-013 | JR HOMES OF SC LLC            | 135 ELM ST         | R-14 | 10/1/2020  | NEW RESIDENTIAL<br>CONSTRUCTION |
| B20-0538 | 007-15-03-009 | JR HOMES OF SC LLC            | 165 ELM ST         | R-14 | 11/2/2020  | NEW RESIDENTIAL<br>CONSTRUCTION |
| B20-0541 | 005-09-19-011 | BEAZLEY DEVELOPMENT CO., INC. | 263 PRESTON CT     | PD   | 11/4/2020  | NEW RESID SFD                   |
| B20-0546 | 003-16-13-005 | WESTO DEVELOPMENT CO          | 652 FRONT ST       | PD   | 11/30/2020 | NEW RESID SFD                   |
| B20-0550 | 005-09-18-009 | BEAZLEY DEVELOPMENT CO., INC. | 212 PRESTON CT     | PD   | 11/4/2020  | NEW RESID CONST                 |
| B20-0551 | 005-09-19-009 | BEAZLEY DEVELOPMENT CO., INC. | 251 PRESTON CT     | PD   | 10/13/2020 | NEW RESID CONST                 |
| B20-0562 | 001-16-09-001 | WANDO PARTNERS, LP            | 1153 DIETRICH LN   | PD   | 10/20/2020 | NEW RESIDENTIAL<br>CONSTRUCTION |
| B20-0563 | 001-12-05-002 | WANDO PARTNERS, LP            | 116 JOURNEY RUN    | PD   | 10/20/2020 | NEW RESIDENTIAL<br>CONSTRUCTION |
| B20-0564 | 001-12-05-003 | WANDO PARTNERS, LP            | 122 JOURNEY RUN    | PD   | 10/20/2020 | NEW RESIDENTIAL<br>CONSTRUCTION |
| B20-0565 | 001-12-04-024 | WANDO PARTNERS, LP            | 123 JOURNEY RUN    | PD   | 10/20/2020 | NEW RESIDENTIAL<br>CONSTRUCTION |
| B20-0566 | 001-16-07-040 | WANDO PARTNERS, LP            | 1125 DIETRICH LN   | PD   | 10/22/2020 | NEW RESIDENTIAL<br>CONSTRUCTION |
| B20-0567 | 001-16-07-041 | WANDO PARTNERS, LP            | 1131 DIETRICH LN   | PD   | 10/22/2020 | NEW RESIDENTIAL<br>CONSTRUCTION |

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|----------|---------------|--------------------------------------|-------------------|------|------------|------------------------------------|
| B20-0568 | 001-12-06-001 | WANDO PARTNERS, LP                   | 943 DIETRICH LN   | PD   | 10/22/2020 | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0569 | 001-12-06-002 | WANDO PARTNERS, LP                   | 937 DIETRICH LN   | PD   | 10/22/2020 | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0570 | 001-12-06-003 | WANDO PARTNERS, LP                   | 931 DIETRICH LN   | PD   | 10/22/2020 | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0571 | 014-00-02-016 | NIXON TIMOTHY S & NATALIE C          | 401 RIVERNORTH DR | PD   | 10/20/2020 | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0578 | 014-00-02-032 | GREYSTONE CONSTRUCTION SERVICES, LLC | 340 RIVERNORTH DR | PD   | 10/22/2020 | NEW RESID CONST                    |
| B20-0580 | 006-14-02-044 | MORRIS SAM F & TERRI L               | 547 SISKIN CIR    | R-7  | 10/27/2020 | CARPORT EXTENSION/PORCH TO SUNROOM |
| B20-0587 | 005-05-13-009 | BEAZLEY DEVELOPMENT CO., INC.        | 166 BONHILL ST    | PD   | 10/26/2020 | NEW RESID SFD                      |
| B20-0588 | 002-16-02-013 | RAY LEON F ETAL                      | 19 BROOKVIEW CT   | PD   | 10/27/2020 | 16 X 16 SHED                       |
| B20-0590 | 014-00-02-101 | DOWDELL, AARON                       | 565 RIVERNORTH DR | PD   | 10/27/2020 | CONSTRUCT 20' X 20' DECK           |
| B20-0595 | 007-13-44-002 | K A NEWSOME & COMPANY                | 416 ARRINGTON AVE | PD   | 11/2/2020  | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0596 | 001-12-04-021 | COLEMAN, JONATHAN                    | 143 JOURNEY RUN   | PD   | 11/6/2020  | DETACHED DECK 20' X 20'            |
| B20-0600 | 010-14-14-011 | THE RETREAT CONSTRUCTION LLC         | 170 OUTPOST DRIVE | GC   | 11/4/2020  | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0601 | 010-14-14-012 | THE RETREAT CONSTRUCTION LLC         | 174 OUTPOST DRIVE | GC   | 11/4/2020  | NEW RESID CONST                    |
| B20-0602 | 010-14-14-013 | THE RETREAT CONSTRUCTION LLC         | 178 OUTPOST DRIVE | GC   | 11/4/2020  | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0603 | 010-14-14-014 | THE RETREAT CONSTRUCTION LLC         | 182 OUTPOST DRIVE | GC   | 11/4/2020  | NEW RESIDENTIAL CONSTRUCTION       |
| B20-0607 | 006-18-07-036 | KOEHLER PAUL A & IDA L               | 1019 STANTON DR   | R-14 | 11/5/2020  | DECK - 17' X 23'                   |
| B20-0613 | 005-09-21-001 | BEAZLEY DEVELOPMENT CO., INC.        | 172 BONHILL ST    | PD   | 11/11/2020 | NEW RESID SFD                      |
| B20-0615 | 001-12-08-002 | BEAZLEY DEVELOPMENT CO., INC.        | 208 BONHILL ST    | PD   | 11/16/2020 | NEW RESID CONST                    |
| B20-0616 | 002-15-01-070 | JULIA K. CARSWELL                    | 952 RIVER OAK DR  | PD   | 12/18/2020 | GUEST COTTAGE                      |
| B20-0620 | 007-13-16-006 | DAVID BLAIR HOMES                    | 426 RAILROAD AVE  | PD   | 11/20/2020 | NEW RESID CONST                    |

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| B20-0621  | 007-07-14-016 | LANDS, PETER                  | 111 W ARLINGTON HTS    | R-14 | 11/18/2020 | PERGOLA 12' X 14'                    |
| B20-0624  | 007-14-08-005 | MERCER, ANDREA                | 311 E CLIFTON AVE      | R7   | 11/24/2020 | CARPORT 20' X 20'                    |
| B20-0625  | 106-00-03-006 | BLEDSON, RICHARD              | 1045 SWAN CT           | R-10 | 11/24/2020 | STORAGE BUILDING 12' X 16'           |
| B20-0627  | 006-16-11-004 | PARKRIDGE BUILDERS            | 1756 GEORGIA AVE       | GC   | 11/25/2020 | NEW RESID CONST                      |
| B20-0628  | 006-16-11-004 | PARKRIDGE BUILDERS            | 1760 GEORGIA AVE       | GC   | 11/25/2020 | NEW RESID CONST                      |
| B20-0630  | 007-06-14-042 | CAME PROPERTIES LLC           | 415 W WOODLAWN AVE     | R-14 | 11/25/2020 | NEW RESID CONSTRUCTION               |
| B20-0631  | 005-09-19-010 | BEAZLEY DEVELOPMENT CO., INC. | 257 PRESTON CT         | PD   | 11/30/2020 | NEW RESID CONST                      |
| B20-0633  | 006-06-06-010 | MONAHAN JOHN J & MARGARET C   | 2003 COURTNEY DR       | R-14 | 12/1/2020  | STORAGE SHED 12' X 16'               |
| B20-0640  | 002-11-05-007 | PORTERFIELD INVESTMENTS LLC   | 140 SETON CIR          | R-14 | 12/9/2020  | NEW RESIDENTIAL CONSTRUCTION         |
| B20-0642  | 006-18-07-003 | MALCOM JONATHAN E             | 1104 HOLLIDAY DR       | R-14 | 12/15/2020 | 16X20 DECK&EXT EXIST FRT PORCH       |
| B20-0649  | 002-12-04-004 | PORTERFIELD INVESTMENTS LLC   | 118 ERON CT            | R-14 | 12/14/2020 | NEW RESID SFD                        |
| B20-0654  | 014-00-02-152 | RIVERSIDE PARTNERS L P        | 708 RIVERNORTH DR      | PD   | 12/14/2020 | NEW RESID CONST                      |
| B20-0659  | 007-13-44-001 | K A NEWSOME & COMPANY         | 421 RAILROAD AVE       | PD   | 12/14/2020 | NEW RESID SFD                        |
| B20-0660  | 006-17-07-002 | MIGNONE, LINDA                | 916 W WOODLAWN AVE     | R-14 | 12/18/2020 | DECK - 18' x 14'                     |
| B20-0662  | 003-16-13-002 | WESTO DEVELOPMENT CO          | 1014 WESTO ST          | PD   | 12/18/2020 | NEW RESIDENTIAL CONSTRUCTION         |
| B20-0663  | 006-17-13-012 | FASSARI, LESLIE               | 902 HAMMOND DR         | R-14 | 12/18/2020 | WORKSHOP 20' X 20'/CARPORT 28' X 15' |
| B20-0668  | 010-09-02-144 | GEDDES DANIEL B & PAIGE B     | 100 COTTONWOOD CT      | PD   | 12/18/2020 | COVERED BACK PORCH 16' X 24'         |
| B20-0669  | 002-07-01-006 | KAMINSTEIN, DAN               | 1053 OLD PLANTATION RD | R-14 | 12/18/2020 | MUD ROOM ADDITION/INT RENOVATION     |
| B20-0673  | 006-11-03-079 | THOMAS RICHARD R & LILY MAY   | 524 DOVE ST            | R-7  | 12/23/2020 | 12 X 24 STORAGE                      |
| B20-0682  | 007-13-43-001 | GRAYBEAL LLC - RES BLDR       | 51 FULTON ST           | PD   | 12/30/2020 | NEW RESIDENTIAL CONSTRUCTION         |
| B20-0684  | 007-13-43-002 | GRAYBEAL LLC - RES BLDR       | 55 FULTON ST           | PD   | 12/30/2020 | NEW RESIDENTIAL CONSTRUCTION         |
| SP20-0001 | 005-09-14-003 | WILDER                        | 253 LONGSTREET XING    | PD   | 1/3/2020   | SWIMMING POOL                        |
| SP20-0002 | 005-12-04-001 | PERCIVAL, CONNIE              | 108 PECAN GROVE RD     | R-7  | 1/16/2020  | 18 X 38 POOL                         |

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| SP20-0003 | 004-16-05-010  | WILSON JEANNIE P                 | 341 ST JULIAN PL        | R-14 | 1/27/2020  | SWIMMING POOL                |
| SP20-0004 | 006-09-01-101  | ATKINS, DANIEL                   | 807 SHAWNEE DR          | R-10 | 2/14/2020  | SWIMMING POOL                |
| SP20-0005 | 014-00-02-006  | EDWARDS                          | 229 RIVERNORTH DR       | PD   | 3/2/2020   | SWIMMING POOL                |
| SP20-0006 | 005-09-02-015  | MCLENDON ROBERT M & DEBORAH<br>L | 237 BRIDLE PATH RD      | PD   | 3/2/2020   | SWIMMING POOL                |
| SP20-0007 | 007-08-03-001  | FREEMAN SHARON L                 | 412 LADY ST             | R-10 | 5/11/2020  | 18 X 43 ABOVE GROUND<br>POOL |
| SP20-0008 | 014-00-02-058  | RIVERSIDE PARTNERS L P           | 561 RIVERNORTH DR       | PD   | 6/9/2020   | SWIMMING POOL                |
| SP20-0009 | 007-19-01-027  | DELVECCHIO                       | 134 RIVER CLUB LN       | PD   | 6/15/2020  | SWIMMING POOL                |
| SP20-0010 | 014-00-02-103  | RIVERSIDE PARTNERS L P           | 577 RIVERNORTH DR       | PD   | 7/8/2020   | SWIMMING POOL                |
| SP20-0011 | 005-10-08-007  | MARTIN                           | 157 ADAMS BRANCH RD     | PD   | 7/10/2020  | SWIMMING POOL                |
| SP20-0012 | 004-16-05-031  | CABOT ARTHUR T & SHAWN T         | 556 CALBRIETH WAY       | PD   | 7/10/2020  | SWIMMING POOL                |
| SP20-0013 | 005-09-17-003  | HEGYL                            | 471 BRIDLE PATH RD      | PD   | 8/13/2020  | SWIMMING POOL                |
| SP20-0014 | 106-00-07-004  | MELANIE BADMAN                   | 1120 GREGORY LANDING DR | R-10 | 8/21/2020  | SWIMMING POOL                |
| SP20-0015 | 0145-00-02-059 | RIVERSIDE PARTNERS L P           | 556 RIVERNORTH DR       | PD   | 9/14/2020  | SWIMMING POOL                |
| SP20-0016 | 003-16-11-004  | CREED, TONY                      | 662 RAILROAD AVE        | PD   | 9/29/2020  | SWIMMING POOL                |
| SP20-0017 | 005-13-07-020  | WANDO PARTNERS LP                | 211 LANGFUHR WAY        | PD   | 10/5/2020  | SWIMMING POOL                |
| SP20-0018 | 006-18-07-026  | STRAUSS MICHAEL D                | 1018 FAIRFIELD AVE      | R-14 | 10/14/2020 | SWIMMING POOL                |
| SP20-0019 | 002-11-05-008  | ACEVEDO, MARTIN                  | 136 SETON CIR           | R-14 | 12/9/2020  | SWIMMING POOL                |
| SP20-0020 | 006-13-15-003  | REYNOLDS C GEOFFREY              | 1972 BOLIN RD           | R-14 | 12/14/2020 | SWIMMING POOL                |
| SP20-0021 | 106-00-03-001  | JOHN & SANDY LITTLE              | 1007 SWAN CT            | R-10 | 12/23/2020 | PRIVATE SWIMMING POOL        |
| SP20-0022 | 014-00-02-085  | CARDONA                          | 210 ALTAMAHA DR         | PD   | 12/30/2020 | SWIMMING POOL                |

\* Note: Residential Site Plans or "RSP" have been replaced by general Building Permits ("B") or Swimming Pool ("SP") as this is a better reflection of staff level approvals.

**Major Subdivision Final Plats**

| Application Number | Tax Parcel Number | Applicant              | Legal Description                      | Zone | Approval Date | Acres/Lots         |
|--------------------|-------------------|------------------------|--|------|---------------|--------------------|
| FP19-008           | 010-14-04-007     | BLACKSTON & ASSOC.     | The Retreat at Walnut Village, Phase 1 | GC   | 1/10/2020     | 2.12 AC / 27 UNITS |
| FP19-009           | 007-13-19-004     | HF DEVELOPERS, LLC     | Hammond's Ferry, Section A-4           | PD   | 8/6/2020      | 13.38 AC / 47 LOTS |
| FP19-010           | 006-19-13-005     | PARK RIDGE BUILDERS    | Lecompte Townhomes                     | OC   | 2/24/2020     | .48 AC / 5 LOTS    |
| FP20-001           | 012-09-02-080     | BLT HOMES, LLC         | Chalet North Phase 3-B, Lots 13-16     | R-5  | 3/6/2020      | .19 AC / 4 LOTS    |
| FP20-002           | 010-18-09-010     | MEYBOHM RIVERWOOD, LLC | Walnut Village                         | GC   | 7/2/2020      | 40.37 AC / 7 LOTS  |
| FP20-006           | 001-16-01-002     | WANDO PARTNERS, LP     | Wando Woodlands, Section 7             | PD   | 12/7/2020     | 16.83 AC / 55 LOTS |

**Major Subdivision Preliminary Plats**

| Application Number | Tax Parcel Number | Applicant               | Legal Description          | Zone | Approval Date | Acres/Lots         |
|--------------------|-------------------|-------------------------|----------------------------|------|---------------|--------------------|
| PP20-001           | 001-12-03-001     | BEAZLEY DEVELOPMENT CO. | Bergen Place West, Phase V | PD   | 3/17/2020     | 18.52 AC / 50 LOTS |
| PP20-002           | 011-09-01-049     | RUSHING WATERS, LLC     | Rushing Waters, Phase II   | R-5  | 10/12/2020    | 36.7 AC / 84 LOTS  |
| PP20-003           | 010-18-09-001     | MEYBOHM REALTY          | Walnut Village             | GC   | 3/25/2020     | 40.37 AC / 7 LOTS  |
| PP20-006           | 003-08-07-001     | BOARDMAN PROPERTIES     | Sibley Bluff Subdivision   | R-14 | 11/10/2020    | 29.33 AC / 5 LOTS  |

**Major Site Plan Approvals**

| Application Number | Tax Parcel Number | Applicant                      | Legal Description                 | Zone | Approval Date | Acres |
|--------------------|-------------------|--------------------------------|-----------------------------------|------|---------------|-------|
| SP19-003           | 010-18-09-001     | SPRINGBRIDGE DEVELOPMENT       | True Hotel by Hilton              | GC   | 4/14/2020     | 4     |
| SP20-001           | 006-20-09-014     | HAVENWOOD CAMELLIA, LP         | Havenwood Camellia                | GC   | 7/2/2020      | 1.29  |
| SP20-002           | 006-19-05-035     | COMMUNIGRAPHICS                | Communigraphics                   | PD   | 7/20/2020     | 3     |
| SP20-003           | 010-10-04-062     | HR DEVELOPERS, LLC             | Arby's/Starbucks                  | GC   | 11/10/2020    | 1.43  |
| SP20-004           | 010-18-10-001     | STORAGE DEVELOPMENT, INC.      | Storage Units of North Augusta    | GC   | 10/28/2020    | 4.61  |
| SPM19-001          | 007-14-19-001     | RIVERSIDE VILLAGE B OWNER, LLC | Stadium Deck at Riverside Village | D    | 3/25/2020     | 1.5   |
| SPM20-002          | 106-00-00-071     | SILVA DENTAL CLINIC            | WEST HAVEN PEDIATRIC DENTISTRY    | GC   | 10/6/2020     | 0.97  |
| SPM20-003          | 001-19-01-001     | INSULATION BY COHEN'S          | Insulation by Cohen's             | TC   | 12/30/2020    | 6.07  |

**Minor Subdivision Plats**

| Application Number | Tax Parcel Number | Applicant                      | Legal Description                                | Zone | Approval Date | Acres/Net Lots |
|--------------------|-------------------|--------------------------------|--|------|---------------|----------------|
| MP19-016           | 003-16-15-004     | DUANE & BILLIE MANZ            | 1036 Westo St                                    | PD   | 1/14/2020     | .1215 / 0      |
| MP20-001           | 002-11-05-013     | CHRIS WELSH                    | Block B, Lot 16, Phase II Overlook at the Rapids | PD   | 1/30/2020     | .43 / 0        |
| MP20-002           | 002-07-01-006     | JASON AYER                     | Old Plantation Rd                                | R-14 | 2/20/2020     | 4.8 / -1       |
| MP20-003           | 006-20-09-011     | HAVENWOOD CAMELLIA, LP         | Havenwood Camellia                               | GC   | 4/24/2020     | 1.07 / -2      |
| MP20-004           | 010-11-05-001     | WINCHESTER HOME BUILDERS       | Sweetwater Townhomes                             | PD   | 5/15/2020     | 13.39 / 1      |
| MP20-005           | 014-00-02-059     | RIVERSIDE PARTNERS, LP         | River North Section II Lots 240, 241, & 242      | PD   | 5/29/2020     | 3.3 / 0        |
| MP20-006           | 005-05-12-001     | BEAZLEY DEVELOPMENT CO. INC.   | Bergen Place West Phase IV Lot 1-C               | PD   | 8/26/2020     | 142 SF / -1    |
| MP20-008           | 010-10-04-062     | HR DEVELOPERS, LLC             | Coffee Boy II, LLC                               | GC   | 9/17/2020     | 1.43 / 1       |
| MP20-009           | 007-13-01-008     | HF DEVELOPERS, LLC             | Hammond's Ferry Section A-4, Lot 6, Block 3      | PD   | 9/23/2020     | 3412 SF / 0    |
| MP20-010           | 003-16-13-005     | BARRETT W. & DEBORAH H. LAYMAN | Hammond's Ferry Lot 5 Block A                    | PD   | 10/6/2020     | .338 / -1      |
| MP20-011           | 006-16-11-004     | GLYNN BRUKER                   | 1754 Georgia Ave                                 | GC   | 11/2/2020     | .46 / 1        |
| MP20-012           | 006-18-05-017     | CIRCLE K STORES, INC.          | 421 W MARTINTOWN                                 | GC   | 11/10/2020    | .408 / 0       |
| MP20-013           | 002-15-01-067     | JULIA K. CARSWELL              | RIVER OAK DR                                     | PD   | 12/11/2020    | 2.31 / 1       |



**Minor Site Plan Approvals**

| Application Number | Tax Parcel Number | Applicant                       | Legal Description                                    | Zone | Approval Date | Acres |
|--------------------|-------------------|---------------------------------|--|------|---------------|-------|
| MSP19-015          | 106-00-00-071     | SILVA DENTAL                    | Silva Dental Clinic (West Haven Pediatric Dentistry) | GC   | 1/21/2020     | 0.97  |
| MSP19-017          | 001-19-01-001     | INSULATION BY COHEN'S           | Insulation by Cohen's                                | TC   | 2/25/2020     | 6.07  |
| MSP19-018          | 013-19-01-003     | AMBIOPHARM, INC.                | Ambiopharm Fire Pump Enclosure                       | IND  | 2/13/2020     | 5.95  |
| MSP20-004          | 006-17-06-107     | Aiken County Board of Education | Hammond Hill Elementary School                       | P    | 10/27/2020    | 12.5  |
| MSP20-006          | 007-14-15-001     | B&G PRIVATE EQUITY FUND, LLC    | The Highlander Stormwater Plan                       | D    | 9/25/2020     | 0.82  |
| MSP20-005          | 007-07-07-003     | City of North Augusta           | Fire Station #1 Relocation                           | P    | 12/4/2020     | 2.81  |

**Sign Zoning Review Approvals**

| Application Number | Tax Parcel Number | Applicant             | Legal Description                  | Zone | Approval Date | Use                   |
|--------------------|-------------------|-----------------------|------------------------------------|------|---------------|-----------------------|
| SN20-001           | 106-00-00-062     | SIGNARAMA             | Culberson Family Orthodontics, LLC | GC   | 1/6/2020      | ORTHODONTIST          |
| SN20-002           | 006-13-11-010     | ALPHAGRAPHICS         | Aiken Ophthalmology                | OC   | 1/14/2020     | OPHTHALMOLOGIST       |
| SN20-003           | 007-11-05-048     | AAA SIGN CO. INC.     | Physio                             | GC   | 1/30/2020     | PHYSICAL THERAPIST    |
| SN20-004           | 013-17-03-001     | AAA SIGN CO. INC.     | Sprint 736                         | TC   | 2/4/2020      | GAS STATION           |
| SN20-005           | 007-14-10-001     | QUALITY PRINTING      | What Can I Say... Boutique         | D    | 2/24/2020     | RETAIL CLOTHING STORE |
| SN20-006           | 013-09-10-001     | SIGNARAMA             | Brigham Limited Partnership        | TC   | 3/13/2020     | GAS STATION           |
| SN20-007           | 013-15-01-004     | AAA SIGN CO. INC.     | Bob Richards Nissan                | TC   | 4/21/2020     | CAR DEALERSHIP        |
| SN20-008           | 013-16-03-001     | AAA SIGN CO. INC.     | Sprint 729                         | TC   | 4/23/2020     | GAS STATION           |
| SN20-009           | 007-11-05-049     | SIGNS OF AUGUSTA      | Metro by T-Mobile                  | PD   | 4/23/2020     | PHONE SALES           |
| SN20-010           | 010-14-04-004     | SIGNS OF AUGUSTA      | Metro by T-Mobile                  | GC   | 4/23/2020     | PHONE SALES           |
| SN20-011           | 001-20-02-004     | THE SIGN CONNECTION   | Subway                             | GC   | 5/6/2020      | RESTAURANT            |
| SN20-013           | 106-00-00-010     | KEYSTONE HOMES        | Gregory Landing                    | R-10 | 5/20/2020     | SUBDIVISION           |
| SN20-014           | 013-17-03-001     | AAA SIGN CO. INC.     | Sprint #736                        | TC   | 5/27/2020     | GAS STATION           |
| SN20-015           | 007-10-28-001     | JOSEPH GARRISON       | Sheila's Bakery                    | D    | 5/29/2020     | BAKERY                |
| SN20-016           | 001-19-01-001     | INSULATION BY COHEN'S | Insulation by Cohen's              | TC   | 7/27/2020     | CONTRACTOR'S OFFICE   |

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| SN20-017 | 013-17-03-001 | AAA SIGN CO. INC.                    | Sprint Food Stores - 6043<br>Jefferson Davis Hwy | TC  | 7/1/2020   | GAS STATION          |
| SN20-018 | 010-19-01-001 | CITI SIGNS                           | Eagle Gas & Diesel                               | GC  | 7/10/2020  | GAS STATION          |
| SN20-020 | 007-14-03-002 | CBW ENDEAVORS, LLC                   | The UPS Store                                    | D   | 7/27/2020  | POST OFFICE          |
| SN20-021 | 007-14-03-002 | JACKSON SQUARE, LLC                  | North Augusta Forward<br>Signage - Tenants       | D   | 7/27/2020  | RETAIL CENTER        |
| SN20-022 | 007-14-02-015 | COMMUNIGRAPHICS                      | Dees Beez Boutique                               | D   | 8/4/2020   | CLOTHING BOUTIQUE    |
| SN20-023 | 007-10-19-014 | UPSTATE SIGN & GRAPHICS              | Vampire Penguin                                  | D   | 8/4/2020   | ICE CREAM PARLOR     |
| SN20-024 | 007-12-06-033 | ST. CLAIR SIGNS                      | Lidl Food Market                                 | GC  | 8/4/2020   | GROCERY STORE        |
| SN20-026 | 007-10-21-004 | TAYLOR SIGN GRAPHICS                 | Jham Salon                                       | D   | 8/31/2020  | HAIR SALON           |
| SN20-027 | 007-07-19-001 | TAYLOR SIGN GRAPHICS                 | Heath Insurance                                  | OC  | 8/31/2020  | INSURANCE SALES      |
| SN20-028 | 007-12-06-001 | FLAGSHIP SIGN DESIGN                 | Dab City Tobacco & Vape                          | GC  | 9/25/2020  | TOBACCO STORE        |
| SN20-029 | 007-11-05-048 | ENLOE, INC.                          | Hibbett Sports                                   | GC  | 9/28/2020  | SPORTING GEAR RETAIL |
| SN20-030 | 005-16-01-033 | RUSHING WATERS, LLC                  | Rushing Waters                                   | R-5 | 9/30/2020  | SUBDIVISION          |
| SN20-031 | 007-14-10-001 | FASTSIGNS AUGUSTA                    | HOSPICE SERVICES OF SC                           | D   | 10/16/2020 | HOSPICE OFFICE       |
| SN20-033 | 007-11-05-047 | ENLOE, INC.                          | CITY G.E.A.R.                                    | GC  | 10/9/2020  | SPORTS RETAIL        |
| SN20-034 | 007-10-27-007 | NORTH AUGUSTA CHAMBER OF<br>COMMERCE | North Augusta Chamber of<br>Commerce             | D   | 10/14/2020 | BUSINESS OFFICE      |
| SN20-035 | 007-10-28-001 | 7 SANDHILL CRANE, LLC                | TOKI, Jr.  | D   | 10/26/2020 | RESTAURANT           |
| SN20-036 | 106-00-00-071 | SIGNARAMA                            | West Haven Dental Clinic                         | GC  | 10/27/2020 | DENTIST              |
| SN20-038 | 006-17-05-005 | ABECA NATURALS                       | Abeca Naturals                                   | NC  | 12/28/2020 | RETAIL SALES         |

## 2017 North Augusta Comprehensive Plan Summary List

| Core Principles   |  |
|---|--|
| Sustainable Economic Growth<br>Efficient, High Quality Services<br>Stable, Diverse and Walkable Neighborhoods   | Stewardship of our Cultural & Natural Resources<br>Robust Parks, Recreation, & Greenway Network<br>A Vibrant Downtown & Riverfront |
| Transportation that Facilitates Activity & Mobility   |  |
| Key Initiatives   |  |
| <b>1. Develop and Implement a Downtown Master Plan</b>  |  |
| The plan should incorporate: <ol style="list-style-type: none"> <li>a. The vision of local stakeholders for creating successful downtown revitalization based on market understanding and character of neighborhood</li> <li>b. Definition of the boundaries of Downtown Development Area</li> <li>c. Develop a long-term vision/strategy for Georgia Avenue to function as North Augusta's vibrant, pedestrian-oriented "main street"</li> <li>d. Routing the Greenway Expansion from Riverside Village area using street routing through alleys located behind frontage buildings on GA Ave.</li> <li>e. Promotion of downtown revitalization with goal of economic vitality</li> <li>f. Revision of the Downtown Development Code with the goal of flexibility in renovation of existing structures and construction of new and replacement</li> <li>g. Identification of transportation and street layout changes to encourage pedestrian traffic</li> <li>h. Strategies for promoting the revitalization effort</li> </ol> |  |
| <b>2. ID Priority Investment Areas and Develop Policies/Zoning Regulations to Encourage Mixed Use and Progressive Development</b>   |  |
| <ol style="list-style-type: none"> <li>a. Evaluate existing Commercial Areas to identify opportunities for infill development</li> <li>b. Adopt policies and zoning regulations allowing higher densities, eased parking requirements and a mix of commercial, office, entertainment and</li> <li>c. Promote the opportunity for progressive mixed use commercial, retail and residential development</li> </ol>  |  |
| <b>3. Create a Master Plan for Parks, Greenway Expansion</b>  |  |
| <ol style="list-style-type: none"> <li>a. ID repair, renovation and upgrades for existing parks and recreation facilities</li> <li>b. Establish maintenance plans</li> <li>c. Propose locations for a mix of new pocket, neighborhood and regional parks based on projected residential development</li> <li>d. Contain a schedule for expansion of the Greenway</li> <li>e. Propose connections to connect the Greenway to anticipated residential and mixed use developments</li> </ol>   |  |
| <b>4. Establish a Neighborhood Improvement Plan</b>   |  |
| <ol style="list-style-type: none"> <li>a. Establish a schedule for water main and sewer line rehabilitation</li> <li>b. Establish a schedule for street repair and repaving</li> <li>c. Identify areas where sidewalks are needed and a schedule for installation</li> <li>d. Identify streets, paths, and trails where bicycle paths can be designated</li> <li>e. Establish a plan for care and pruning of street trees</li> <li>f. Establish a schedule to evaluate sidewalks for damage and replacement as needed</li> </ol>  |  |
| <b>5. Evaluate Options for a City Policy on Historic Structures and Natural and Man-made Features</b>   |  |
| <ol style="list-style-type: none"> <li>a. Establish criteria for consideration of a structure or feature as historic</li> <li>b. Research Federal and SC programs related to historic structures and ID how they apply to the City of North Augusta</li> <li>c. Identify possible options for City government financial incentive support</li> </ol>  |  |
| <b>6. Develop a Plan for City Beautification Efforts</b>  |  |
| <ol style="list-style-type: none"> <li>a. Focus on the four main gateways to the City: GA Ave, Highway 1 and Martintown Rd, and I-20 Exits 1 and 5</li> <li>b. Provide opportunities for City staff to create changing visual appearances</li> <li>c. ID opportunities for streetscape vegetation planting and addition of landscape medians</li> <li>d. Recognize opportunities for improving overall neighborhood appearance to support the Neighborhood Plan</li> <li>e. Propose directional and City branding signage, to include appropriate locations</li> </ol>  |  |
| <b>7. Evaluate Open Space for Future Land Use and Zoning Designations</b>   |  |
| <ol style="list-style-type: none"> <li>a. Identify large, undeveloped tracts of land wholly or partially within the City</li> <li>b. Present a range of possible alternatives for future uses</li> <li>c. Suggest zoning and development designations compatible with each potential alternative</li> <li>d. Determine the need for expansion of City-owned utility service which might be required</li> <li>e. Assess the need for parks, connectors to adjacent developments and the Greenway</li> </ol>  |  |

## Goals and Strategies

### Sustainable Economic Growth

#### 4.1 FOCUS DEVELOPMENT & RESOURCES INTO PRIORITY INVESTMENT AREAS

- 4.1.1 Provide incentives such as reduced setback and reduced parking requirements to attract new investment to existing sites
- 4.1.2 Include specific policies for the priority investment areas in other planning documents
- 4.1.3 Complete small area plans for each priority investment area

#### 4.2 ATTRACT HIGH QUALITY JOBS & POSITIVE ECONOMIC ACTIVITY

- 4.2.1 Revise zoning to support mixed-use infill development
- 4.2.2 Attract industries important to the region
- 4.2.3 Invest in urban amenities that improve quality of life for residents
- 4.2.4 Provide training, incentives, and incubators to foster new and small businesses
- 4.2.5 Support the priorities and principles of the Aiken, Edgefield & Saluda Counties Economic Development Partnership as listed in their 2015-2016 Program of Work

#### 4.3 PRIORITIZE INFILL & REDEVELOPMENT

- 4.3.1 Provide incentives that make infill redevelopment as economically attractive as “greenfield” development
- 4.3.2 Use utility extension policies to discourage development beyond the current urban service limit
- 4.3.3 Ensure high quality design for new and infill development
- 4.3.4 Incentivize the redevelopment of aging and high-vacancy shopping centers to high-density, mixed-use, walkable activity centers

#### 4.4 ID TARGETED BUSINESSES AND INVESTMENT FOR THE I-20/I-520 INTERCHANGE

- 4.4.1 Work with regional economic development organizations, such as Aiken-Edgefield-Saluda Economic Development Partnership and the Augusta Economic Development Authority to create strategies on how to develop the I-20/I-520 interchange to attract further investment to the area

#### 4.5 FOCUS NEW DEVELOPMENT IN OR NEAR MIXED-USE ACTIVITY CENTERS

- 4.5.1 Identify the existing and new locations of mixed-use centers so that every resident is within walking distance
- 4.5.2 Ensure all activity centers include public space

### Efficient, High Quality City Services

#### 5.1 ESTABLISH ANNEXATION AND GROWTH STRATEGIES

- 5.1.1 Determine a future growth strategy and possible areas of annexation
- 5.1.2 Expand utilities to areas of targeted growth as needed

#### 5.2 ENSURE THE FINANCIAL SUSTAINABILITY OF NORTH AUGUSTA

- 5.2.1 Prioritize infill development and compact growth to ensure North Augusta’s tax base can support city services
- 5.2.2 Establish a long-term financial plan for public sector investments
- 5.2.3 Seek out partnerships wherever possible
- 5.2.4 Continue to implement innovative financial mechanisms such as tax increment financing (TIF), municipal improvement districts (MID), and impact fees for new development

### Stable, Diverse & Walkable Neighborhoods

#### 6.1 REINVEST IN EXISTING NEIGHBORHOODS TO STRENGTHEN COMMUNITIES

- 6.1.1 Identify and categorize investments that need to be made in North Augusta’s neighborhoods including sidewalk repair and expansion, lighting, landscaping, and wayfinding
- 6.1.2 Establish a Neighborhood Improvement Program (NIP) for the continued investment in neighborhoods
- 6.1.3 Encourage infill development on vacant and underdeveloped lots
- 6.1.4 Preserve historic housing structures in downtown and surrounding neighborhoods
- 6.1.5 Encourage more compact development patterns with higher quality design and building materials to increase and maintain property values
- 6.1.6 Encourage live-work units in both residential and commercial areas
- 6.1.7 Expand the definition and permissible size of accessory living units in residential areas of the city

#### 6.2 PROVIDE A MORE VARIED HOUSING STOCK TO ATTRACT AND RETAIN A MORE DIVERSE POPULATION

- 6.2.1 Promote mixed-income neighborhoods throughout North Augusta, especially in downtown and near employment centers
- 6.2.2 Revise the zoning ordinance and map to incentivize a variety of housing types at higher densities, including multifamily, courtyard apartments, quadruplexes, duplexes, and accessory units, especially near Downtown and activity centers

#### 6.3 IMPROVE URBAN NEIGHBORHOODS

- 6.3.1 Improve pedestrian facilities in neighborhoods
- 6.3.2 Make additional connections in existing street network

## Transportation that Facilitates Mobility & Activity

### 7.1 IMPLEMENT A COMPLETE STREETS POLICY

- 7.1.1 The widening of roadways and the construction of new roads should be sensitive to contextual land uses
- 7.1.2 The design of each street shall provide safe and comfortable travel for users of all modes of transportation

### 7.2 INCREASE CONNECTIVITY BETWEEN NEIGHBORHOODS AND DOWNTOWN

- 7.2.1 Preserve and repair the existing street network through overall connectivity
- 7.2.2 Complete a Connectivity Study to identify and improve connections between downtown and its surrounding neighborhoods
- 7.2.3 The use of cul-de-sacs and dead-end streets should be minimized
- 7.2.4 Connect the streets of new development with the street network of existing development. In new development, leave stubs for future connection

### 7.3 PROVIDE MOBILITY SOLUTIONS FOR PEDESTRIANS AND CYCLISTS

- 7.3.1 Expand the Greenway to downtown and the surrounding neighborhoods
- 7.3.2 Improve streetscape and pedestrian facilities on Georgia Avenue downtown to support a vibrant retail, entertainment, and mixed-use environment
- 7.3.3 Complete a sidewalk inventory
- 7.3.4 Complete and widen sidewalks on important pedestrian routes between neighborhoods and downtown
- 7.3.5 Implement the City of North Augusta Greenway, Pedestrian, and Bicycle Master Plan
- 7.3.6 Require designated pedestrian facilities in activity centers between transit stops and destinations
- 7.3.7 Encourage bicycle racks, lockers, and showers be provided in new development

### 7.4 EXPAND PUBLIC TRANSIT OPPORTUNITIES

- 7.4.1 Enhance local and regional bus service along important routes and corridors
- 7.4.2 Bus stops should be improved with shelters, lighting, trash receptacles, street furniture, and bike racks
- 7.4.3 Pedestrian connections between development and existing or planned bus stops should be included in every major site plan

### 7.5 PROVIDE PARKING MANAGEMENT SOLUTIONS THAT REDUCE THE IMPACT OF THE AUTOMOBILE ON OUR BUILT

- 7.5.1 Implement shared parking strategies and eliminate minimum parking requirements
- 7.5.2 On-street parking should be provided downtown and in other activity centers where possible
- 7.5.3 Encourage shared access between adjacent developments to reduce curb cuts in the streetscape

## Stewardship of Our Natural & Cultural Resources

### 8.1 EXPAND THE ARTS & OTHER CULTURAL RESOURCES

- 8.1.1 Introduce public art into neighborhoods, public open space, parks, the Greenway, and downtown
- 8.1.2 Promote local artists
- 8.1.3 Require a public art element in all municipal projects
- 8.1.4 Connect places of cultural significance to public open spaces through multi-modal and Greenway facilities
- 8.1.5 Existing community events and programs should be supported and expanded when possible

### 8.2 PROTECT AND RESTORE HISTORIC RESOURCES IMPORTANT TO NORTH AUGUSTA'S IDENTITY

- 8.2.1 Identify historic resources important to North Augusta's identity and ensure their protection with funding for maintenance
- 8.2.2 Work with the owners of Lookaway Hall and Rosemary Hall to ensure their preservation and maintenance
- 8.2.3 Protect the existing structures and ruins of Hamburg
- 8.2.4 Protect historic neighborhoods adjacent to downtown through the preservation of the street network, paving materials, and open space, as well as, promoting context sensitive infill development and the preservation of existing housing

### 8.3 PRESERVE AND EXPAND THE TREE CANOPY

- 8.3.1 Maintain our Tree City USA designation
- 8.3.2 Create regulations to protect significant trees
- 8.3.3 Implement a City street trees program

### 8.4 PROTECT THE SAVANNAH RIVER AND OTHER NATURAL RESOURCES

- 8.4.1 Cooperate with other government entities in the management of water resources
- 8.4.2 Improve water quality and channel integrity of impaired watershed basins
- 8.4.3 Acquire or otherwise permanently protect environmentally sensitive areas
- 8.4.4 Work with other local governments to protect the New Savannah Bluff Lock & Dam

## **Robust Parks, Recreation & Greenway Network**

### **9.1 ENHANCE EXISTING OPPORTUNITIES AND CREATE ADDITIONAL OPEN SPACES AND RECREATION OPPORTUNITIES**

- 9.1.1 Update the park master plan that determines the location of future open spaces based on the planned future growth of North Augusta
- 9.1.2 Provide indoor facilities for social programs and activities, recreation, and special events
- 9.1.3 Plan, develop, and operate diverse recreation activities for citizens of all ages that are geographically distributed throughout North Augusta
- 9.1.4 Support community gardens, whenever possible
- 9.1.5 Work with Aiken County public schools to share playground and recreation space when not being used by the school system
- 9.1.6 Develop regulations requiring the provision of public open space in all new development
- 9.1.7 Increase public access to the Savannah River

### **9.2 EXPAND THE GREENEWAY SYSTEM**

- 9.2.1 Expand the Greeneway system as identified in the City of North Augusta Greeneway, Pedestrian, and Bicycle Master Plan
- 9.2.2 Connect the Greeneway from the Savannah River to downtown

## **A Vibrant Downtown & Riverfront**

### **10.1 CONTINUE INVESTMENTS IN THE PUBLIC REALM**

- 10.1.1 Study the reconfiguration of Georgia Avenue
- 10.1.2 Reunite the elements of the two historic parks along Georgia Avenue - Calhoun Park and Wade Hampton Veteran's Park
- 10.1.3 Create a fine-grained pedestrian and bicycle plan for the downtown area
- 10.1.4 Evaluate opportunities to widen the sidewalk zone on the east side of Georgia Avenue between Buena Vista Avenue and Spring Grove Avenue

### **10.2 INVEST IN PLANNING EFFORTS TO ENSURE A SUSTAINABLE FUTURE FOR DOWNTOWN**

- 10.2.1 Create a Downtown Master Plan
- 10.2.2 Enforce Existing Standards that Encourage Walkability and Vibrancy

### **10.3 PRIORITIZE INFILL & REDEVELOPMENT DOWNTOWN**

- 10.3.1 Develop a shared parking strategy
- 10.3.2 Provide incentives to renovate existing buildings in and around Downtown
- 10.3.3 Attract high-quality multi-family developers
- 10.3.4 Create a position and hire a new downtown development professional
- 10.3.5 Develop an inventory of available properties for sale and rent as well as available development sites
- 10.3.6 Engage an individual or group to create a local and regional marketing campaign for downtown investment
- 10.3.7 Work with downtown property owners to assemble parcels
- 10.3.8 Encourage infill development on vacant and underdeveloped lots
- 10.3.9 Continue implementation of Project Jackson

## **Implementation Strategies**

### **11.1 CREATE STRATEGIES TO IMPLEMENT THE GROWTH AND DEVELOPMENT GOALS FOR PUBLIC AND PRIVATE INVESTMENT**

- 11.1.1 Monitor the implementation of the plan annually
- 11.1.2 Update the plan every 5 years
- 11.1.3 Explore new institutional arrangements
- 11.1.4 Develop an overall funding strategy and selection of revenue sources to address the capital and any possible operating funding gap



**2017 North Augusta Comprehensive Plan - Project List**  
**South Carolina Transportation Improvement Program (TIP) Projects 2015-2018 - through ARTS**

| Project Name   | From                                 | To                         | Description  | 2015 Dollars/ Year of Expenditure | Status  |
|--|--------------------------------------|----------------------------|--|-----------------------------------|---|
| East Buena Vista and Atomic Road Corridor Improvements | Brookside Avenue                     | Old Edgefield Road         | Widen E Buena Vista to two (2) through lanes with turn lanes and widen Atomic Road to five (5) lanes with intersection improvements. Includes parking and bike lanes | \$4,640,000                       | Complete per ARTS plans & SCDOT project.  |
| North Augusta Bergen Road Tunnel (Greeneway)           | Bergen Road                          | North Augusta Greeneway    | Construct tunnel under Bergen Road (S-2183) for the North Augusta Greeneway  | \$553,000                         | Complete.   |
| North Augusta Greeneway Extension                      | Bergen Road                          | Bergen Village Development | Extend North Augusta Greeneway from Bergen Road north through the Bergen Village Development into the Woodstone Development  | \$245,000                         | Resubmitted to ARTS for inclusion on 2020/21 work plan. Will be included with 2020/2021 Transportation Plan.  |
| 1-20 Rehabilitation and Maintenance Work               | Mile Marker 1                        | Mile Marker 5              | Rehab and maintenance work on I-20 from Mile Marker 1 to near Mile Marker 5.   | \$4,971,000                       | In progress through SCDOT.  |
| Five Notch Road  | US 25 Business Road (Georgia Avenue) | Walnut Lane                | Widen 2 to 4 lanes   | \$23,481,644/ \$38,981,395        | Corridor study submitted to ARTS for inclusion on 2020/21 work plan. Matching funds provided in 2021 budget.  |
| Martintown Road  | I-20                                 | Old Martintown Road        | Widen 2 to 4 lanes   | \$5,679,909/ \$9,429,091          | Martintown Road Study complete; additional recommendations forthcoming.   |
| Interstate 20  | US 25 (Edgefield Road)               | Bettis Academy Road        | Widen to 6 lanes   | \$26,170,246/ \$43,444,649        | ARTS/Aiken County is taking the lead on this project.   |
| Interstate 20 Frontage Collector                       | Five Notch Road                      | US 25 (Edgefield Road)     | Widen to 3 and 5 lanes   | \$8,100,345/ \$13,447,205         | Corridor study submitted to ARTS for inclusion on 2020/21 work plan. Matching funds provided in 2021 budget.  |
| Ascauga Lake Road                                      | US 25 (Edgefield Road)               | S 80 (Canal Street)        | Widen Ascauga Lake Road (S-33) between US 25 and Canal Street (S 80), with full landscaped median and turn lanes as needed   | \$65,794,600 \$109,224,168        | (Aiken County)  |
| Celeste Avenue   | US 25 (Edgefield Road)               | S-45 (Five Notch Road)     | Operational Improvements   | \$1,421,010/ \$2,358,988          | (Aiken County)  |
| Knox Avenue and Martintown Road                        | Knox Avenue                          | Martintown Road            | Realign intersection and pedestrian improvements   | \$1,477,395/ \$2,452,591          | Corridor study submitted to ARTS for inclusion on 2020/21 work plan.  |
| Belvedere Clearwater Road                              | Edgefield Road                       | Palmetto Parkway           | Striped Bike Lane  | \$17,833/ \$29,605                | SCDOT project underway; bike and pedestrian paths included. Project underway in late 2020.  |
| Belvedere Clearwater Road-Belvedere Road               | Palmetto Parkway                     | Augusta Road               | Multi Use Path   | \$3,113,398/ \$5,168,483          | SCDOT project underway; bike and pedestrian paths included. Project potentially underway in late 2020.  |
| East Buena Vista Ave Greenway                          | Riverside Boulevard                  | Georgia Avenue             | Striped Bike Lane  | \$13,218/ \$21,942                | Complete as part of SCDOT Buena Vista improvement project.  |
| E. Buena Vista Avenue                                  | Floyd Avenue                         | Atomic Road                | Multi Use Path   | \$477,303/ \$79 2,360             | Complete as part of SCDOT Buena Vista improvement project.  |
| Georgia Avenue   | 13th Street Bridge                   | Knox Avenue                | Striped Bike Lane  | \$30,002/ \$49,806                | Bridge replacement design underway. Study funds requested to continue striping/ pedestrian access from end of bridge project. Will overlap with 2020/2021 Transportation Plan and Georgia Avenue Traffic Calming Study. |
| Knox Avenue  | E. Martintown Road                   | Edgefield Road             | Striped Bike Lane  | \$841,400/ \$1,296,789            | Feasibility under review.   |
| Martintown Road  | E. Buena Vista Avenue                | Jefferson Davis Highway    | Multi Use Path   | \$295,473/ \$490,509              | Gateway study submitted to ARTS in 2020/21 work plan. Matching funds provided.  |
| E. Martintown Road                                     | Martintown Road                      | E. Buena Vista Avenue      | Multi Use Path   | \$113,644/ \$188,657              | Gateway study submitted to ARTS in 2020/21 work plan. Matching funds provided.  |
| Jefferson Davis Hwy                                    | Martintown Road                      | Revco Road                 | Greeneway  | \$2,113,334/ \$3,508,299          | Gateway study submitted to ARTS in 2020/21 work plan. Matching funds provided.  |
| 13th Street Bridge                                     | GA                                   | SC                         | Shared-lane marking  | \$1,471/ \$2,442                  | Bridge replacement design underway.   |

**City of North Augusta Projects**

| Project Name   | From  | To         | Description   | 2015 Dollars/ Year of Expenditure | Status   |
|--|---|------------|---|-----------------------------------|--|
| Completion of Station 3  | Belvedere Clearwater Road                     | 1 year     | Efficient, High Quality City Services   | \$600,000                         | Complete.  |
| New Fire Pumper  | Fire Station 3                                | 1 year     | Efficient, High Quality City Services   | \$500,000                         | Complete.  |
| Headquarters' Fire Station (Replace Station 1)                       | E. Buena Vista Avenue                         | 5-10 years | Efficient, High Quality City Services   | \$1,300,000                       | In progress (City Council)   |
| Headquarters Administration (Replace HQ)                             | E. Buena Vista Avenue                         | 5-10 years | Efficient, High Quality City Services   | \$4,100,000                       | In progress (City Council)   |
| Road, Parking, Landscaping   | Riverfront/Town Center/ Downtown Areas        | 1-5 years  | Sustainable Economic Growth Stable, Diverse, and Walkable Neighborhoods<br>Transportation that Facilitates Mobility and Activity A Vibrant Downtown and Riverfront  | \$1,000,000                       | All City responsibilities complete.  |
| Designated Parking (Additional allocation)                           | Riverfront/Town Center/ Downtown Areas        | 1-5 years  | Sustainable Economic Growth Stable, Diverse, and Walkable Neighborhoods<br>Transportation that Facilitates Mobility and Activity A Vibrant Downtown and Riverfront  | \$3,000,000                       | Parking count for downtown completed. Will be part of Downtown Master Plan.            |
| New Gym  | Riverview Park Activities Center              | 1-5 years  | Efficient, High Quality City Services Robust Parks, Recreation, and Greenway Network  | \$2,500,000                       | Complete.  |
| Greenway Expansion, Extension, Connectors, and Crossing Improvements | Various                                       | Ongoing    | Sustainable Economic Growth Stable, Diverse, and Walkable Neighborhoods<br>Transportation that Facilitates Mobility and Activity Robust Parks, Recreation, and Greenway Network A Vibrant Downtown and Riverfront | \$1,000,000                       | Ongoing. Will be part of 2020/21 Transportation plans and updates.                     |
| New Park Development   | Riverfront Park (Project Jackson Development) | 1-3 Years  | Sustainable Economic Growth Robust Parks, Recreation, and Greenway Network A Vibrant Downtown and Riverfront  | \$3,000,000                       | All City responsibilities complete.  |
| Street Resurfacing Program   | See Engineering Department                    | Ongoing    | Efficient, High Quality City Services Stable, Diverse, and Walkable Neighborhoods<br>Transportation that Facilitates Mobility and Activity  | \$1,400,000                       | List provided with Envision2019, staff continues to implement as funding is available. |
| Road Reconstruction Program  | See Engineering Department                    | Ongoing    | Efficient, High Quality City Services Stable, Diverse, and Walkable Neighborhoods<br>Transportation that Facilitates Mobility and Activity  | \$1,200,000                       | List provided with Envision2019, staff continues to implement as funding is available. |
| Curbing and Sidewalk Development Program                             | See Engineering Department                    | Ongoing    | Efficient, High Quality City Services Stable, Diverse, and Walkable Neighborhoods<br>Transportation that Facilitates Mobility and Activity  | \$200,000                         | List provided with Envision2019, staff continues to implement as funding is available. |



**City of North Augusta, South Carolina - Planning and Development Fee Schedule**

Adopted November 2, 2020 for the 2021 Fiscal Year

Established pursuant to Section 5.1.8 of the North Augusta Development Code.

Building permit fees are separate and are paid after development approval, upon building permit application.

| <b><u>Application Type</u></b>  | <b><u>Fee</u></b>                                   |                      |
|---|---|----------------------|
| Certificate of Zoning Compliance – Basic (CZC)  |   | \$10                 |
| Certificate of Zoning Compliance – Research/Inspections Required (CZC)                            |   | \$50                 |
| Includes: Home Occupations, Accessory Dwelling Units, Day Care Facilities, Non-Exempt Group Homes |   |                      |
| Zoning Verification Letter (compliance confirmation, zoning verification) (LZC)                   |   | \$10                 |
| Sign Permit (SN)  |   | \$50.00              |
| Pre-Application Conference (PAP)  |   | No fee               |
| Sketch Plan Review (Planning Commission) (CONPL)  |   | \$100                |
| Site Plan – Single Family Residential and Duplex (RSP)  |   | No Fee               |
| Site Plan – Minor (MSP)   | \$125 per acre or portion thereof, Max. \$1,500     |                      |
| Site Plan – Major (SP)  | \$175 per acre or portion thereof, Max. \$2,500     |                      |
| Major Subdivision (Preliminary Plat) (PP)   | \$175 per acre or portion thereof, Max. \$2,500     |                      |
| Final Subdivision Plat – Minor (MP)   | \$50 + \$25 per page recording fee                  |                      |
| Final Subdivision Plat – Major  | \$500 + \$25 per page recording fee                 |                      |
| Performance Guarantee Processing Fee  |   | \$50                 |
| Maintenance Guarantee Processing Fee  |   | \$50                 |
| Re-Review Fee (all plans)   | 25% of original fee                                 |                      |
| After 3rd Review  |   |                      |
| PD – General Development Plan   | \$1500 for 1st 10 acres, \$2500 max.                |                      |
| Planning Commission Waivers to Development Standards  |   | \$50                 |
| Use Pattern Determination   | 25% of base application                             |                      |
| Temporary Conditional Uses (fairs, outdoor events, Christmas Tree Lots, etc.)                     |   | \$50                 |
| Conditional Use Permit, with associated site plan   | 25% of base application                             |                      |
| Conditional Use Permit, without site plan   |   | \$50                 |
| Communications Tower or Antenna   |   | \$1,500              |
| Renewal of a Development Approval   | 50% of applicable fee                               |                      |
| Annexation (Planning Commission review, when required)  |   | No Fee               |
| Right of Way Abandonment  |   | \$100                |
| Special Review or Analysis (traffic, environmental, market, etc.)                                 | Actual Cost Estimate                                |                      |
| Landscape Reinspection Fee (for any residential or commercial projects)                           |   | \$20                 |
| Penalty for beginning work without permit (any permit)  |   | Double Fee           |
| <b><u>Rezoning and Appeals Applications</u></b>   |   |                      |
| Text Amendment  |   | \$250                |
| Rezoning (Map Amendment)  |   | \$250                |
| Rezoning (Conditional)  |   | \$250                |
| Board of Zoning Appeals   |   | \$250                |
| Variance  |   | \$250                |
| Special Exception   |   | \$250                |
| Appeal from Administrative Decision   |   | \$250                |
| Waiver for Major Error (BZA)  |   | \$250                |
| Waiver for Minor Error (Administrative)   |   | \$50                 |
| <b><u>Stormwater Management Permits</u></b>   |   |                      |
|   | \$100 per disturbed acre, Min. \$100 - Max. \$2,000 |                      |
| National Pollutant Discharge Elimination System Permit (NPDES) – 1 acre or more                   | \$125 – Payable to SCDHEC                           |                      |
| Wastewater Construction Permit (Delegated Review)   | \$75 – Payable to SCDHEC + fees as described:       |                      |
|   | 1000 feet or less                                   | \$25                 |
|   | 1001 through 9,999 feet                             | \$125                |
|   | 10,000 feet or more (or pump station(s) included)   | \$275                |
| <b><u>Publications, Maps, Data and Photocopies</u></b>  |   |                      |
| North Augusta Development Code on CD – PDF Format   |   | \$10                 |
| Comprehensive Plan on CD – PDF Format   |   | \$10                 |
| Maps and Prints (per sheet)   | <u>Existing Records</u>                             | <u>Special Order</u> |
| Size E (34 x 44)  | \$50  | \$50                 |
| Size D (22 x 34)  | \$40  | 40                   |
| Size C (17 x 22)  | \$30  | \$30                 |
| Smaller than Size C (11 x 17 and smaller)   | \$25  | \$25                 |
| Zoning Map (Size E)   | \$30  |                      |
| Photocopies (up to 11 x 17)   | \$0.25 per page                                     |                      |
| Topography (Digital CAD, 2 ft. contours)  |   |                      |
| Individual Tiles – (2,500 ft x 2,500 ft)  |   | \$100                |
| Entire Coverage (approx. 50 sq. mi.)  |   | \$2,000              |