



CITY COUNCIL MEETING
BACK-UP MATERIALS
FOR
MAY 3, 2021



TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: April 30, 2021

SUBJECT: Virtual Regular City Council Meeting of May 3, 2021

VIRTUAL REGULAR COUNCIL MEETING

ITEM 5. RETIREMENT: Jackie Hill, Retirement - Recognition of Service to the City of North Augusta

On behalf of City Council and City Staff, I would like to congratulate Public Utilities Technician Jackie Hill on his well-deserved retirement and thank him for 30 years of dedicated service.

Jackie began his career with the City in 1990 as Utility Worker in the Public Utilities Department. He spent his entire career in the Public Utilities Department where he had provided exemplary technical service and worked with multiple City divisions throughout his tenure. Jack has dedicated his career to serving the citizens of this City as a front line maintenance and construction technician of essential City utility services.

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

Our well wishes and thoughts are with Jackie and his family for happiness and good fortune throughout his retirement. Again, congratulations on your well-deserved retirement!

ITEM 6. RETIREMENT: Nancy Payne, Retirement – Recognition of Service to the City of North Augusta

North Augusta Parks, Recreation, & Tourism Department Supervisor of Facilities and Special Events, Nancy Payne is retiring after 28 years, 9 months, and 14 days of service.

Nancy was hired in 1992 as special events coordinator and was put in charge of the Jack-O-Lantern Jubilee, the North Augusta July Fourth celebration, spring festivals, all classes such as gymnastics, tap and ballet, crafts, firearm safety, CPR and first aid

Nancy was hired in 1992 as special events coordinator and was put in charge of the Jack-O-Lantern Jubilee, the North Augusta July Fourth celebration, spring festivals, all classes such as gymnastics, tap

and ballet, crafts, firearm safety, CPR and first aid classes, painting, Christmas and Easter Egg ornaments, kids' exercise classes, yoga, summer playground program and senior citizens activities.

Nancy then transitioned to managing the North Augusta Community Center in addition to some of her previous duties. Nancy describes her job as having fun. She has been blessed to meet so many wonderful people in our community in addition to meeting famous people like former Presidents George H. W. Bush and George W. Bush, Senator John McCain, and former South Carolina Governors Carroll Campbell, David Beasley, Mark Sanford and Nikki Haley. Nancy fondly remembers all the guest speakers at the mayor's prayer breakfasts, such as former Georgia head football coach Mark Richt, former Clemson head football coach Ken Hatfield, and former NFL player and college football coach, Bill Curry.

Nancy moved over to the brand new Municipal Center in 2009 to manage the Palmetto Terrace Ballroom in addition to her community center responsibilities. Nancy has played host to so many birthday parties, wedding celebrations, high school proms, Masters Parties and retirement parties. If you have lived in North Augusta for long it is almost certain that you have attended a function that Nancy Payne has hosted or catered. She is the ultimate customer service representative for the Parks, Recreation and Tourism Department. Thanks, Nancy, for all you have done to make the city of North Augusta special!

ITEM 7. PROCLAMATION: National Travel and Tourism Week

NATIONAL TRAVEL & TOURISM WEEK

WHEREAS, the Power of Travel has been a consistent driver of North Augusta, South Carolina's economy and workforce; and

WHEREAS, a robust travel industry provides significant economic benefits for the nation, generating more than \$2.6 trillion in economic output in 2019, with \$1.1 trillion spent directly by travelers in the U.S.; and

WHEREAS, travel has been the foundation of a healthy workforce, serving as one of the largest private-sector employers in the U.S., supporting 17 million jobs in 2019; and

WHEREAS, spending by travelers has aided state and local governments alike, generating \$180 billion in tax revenue in 2019 to support essential services and programs; and

WHEREAS, travel and tourism-dependent businesses and organizations, 83% of which are small businesses, are responsible for welcoming visitors from all around the world to explore North Augusta, South Carolina and all our country has to offer; and

WHEREAS, last year, the coronavirus pandemic devastated every sector of the travel industry with staggering declines in 2020 compared to 2019, affecting every community in the country, including North Augusta, South Carolina; and

WHEREAS, the travel industry cannot recover without the full return of leisure and business travel, as well as meetings and events, by both domestic and international visitors; and

WHEREAS, the rebound of travel will drive the rebuilding of the U.S. economy and American workforce; and

WHEREAS, the Power of Travel will revive North Augusta, South Carolina and the United States and drive us forward to a more prosperous future; and

NOW, THEREFORE, I, Mayor Robert Pettit, do hereby proclaim May 2-8, 2021 as National Travel and Tourism Week in North Augusta, South Carolina, and urge the citizens of North Augusta, South Carolina to join me in recognizing the critical role this industry plays in North Augusta, South Carolina.

ITEM 8. PUBLIC SAFETY: Resolution No. 2021-17 – Authorizing a Permit for Construction Work

A resolution has been prepared for Council’s consideration authorizing a permit for construction work at Fire Station 1 t 311 W. Martintown Road.

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

ITEM 9. ZONING: Planning Commission Recommendation Memorandum #21-017: Rezoning Application RZM21-001 Highland Springs School; Receipt of Information by Council

At the April 15, 2021, Planning Commission meeting, the Planning Commission reviewed the rezoning for application RZM21-001 Highland Springs School for parcel 023-05-01-003. The Commission unanimously recommended a P, Public Use, zoning for the parcel. This memorandum is being presented for Council’s receipt of information. There will be discussion at a future Study Session before the first reading of the ordinance.

Please see ATTACHMENT #9 for a copy of the memorandum, staff report, draft ordinance and Exhibit A.

ITEM 10. ELECTION: 2021 Municipal Election – Certification of Official Results, Municipal Election Commission, Council Acceptance – Motion

Certification of the following candidates has been received from the Municipal Election Commission. These candidates have been declared elected to the office of Mayor and City Council under provisions of Section 7-13-190 of the South Carolina Code. Receipt of the official results by motion of Mayor and Council is requested.

The results are as follows:

Briton S. Williams – Mayor
Pat Carpenter – Councilmember
Jenafer Forward McCauley – Councilmember
David McGhee - Councilmember

Please see ATTACHMENT #10 for a copy of the letter of certification.

ITEM 11. CITY COUNCIL: Recognition of Retiring Mayor Robert A. Pettit and Retiring Councilmember Fletcher Dickert

Mayor Pro Tempore David McGhee will recognize retiring Mayor Robert A. Pettit and retiring Councilmember Fletcher Dickert.

ITEM 12. CITY COUNCIL: Oath of Office – Councilmember Pat Carpenter, Councilmember David McGhee, Councilmember Jenafer McCauley, and Mayor Briton S. Williams

The Oath of Office for the newly elected Mayor and City Councilmembers will be administered by Judge Thomas Murphy.

Please see ATTACHMENT #12 for a copy of the Oath of Office.

RESOLUTION NO. 2021-17
AUTHORIZING A PERMIT FOR CONSTRUCTION WORK

WHEREAS, the City of North Augusta is in the process of constructing Fire Station 1 at 311 W. Martintown Road (“Project”); and

WHEREAS, Sec. 12-21.(c)(9) of the City of North Augusta Code of Ordinances restricts construction work to between the hours of 7:00 a.m. and 6:00 p.m. on weekdays only; and

WHEREAS, the Ordinance specifically provides for the Council to grant a permit to work outside of such hours in the case of urgent necessity in the interest of public safety and convenience; and

WHEREAS, the City has received a request from its contractor, Clifton Construction, to perform work outside the above hours for the specific purpose of placing and finishing concrete; and

WHEREAS, this request is to allow work to begin as early as 3:00 a.m. and continue until 9:00 p.m., on weekdays only, between the dates of May 24 and June 18, 2021; and

WHEREAS, Council believes it to be in the best interest of the Project to permit the extended work times as requested.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that, Clifton Construction is permitted to perform construction work at Fire Station 1, between the hours of 3:00 a.m. and 9:00 p.m., between May 24 and June 18, 2021, weekdays only.

BE IT FURTHER RESOLVED THAT THE City Administrator may extend the dates of this permit, upon request by Clifton Construction, in the event of inclement weather or other unforeseen delay.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2021.

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

Department of Planning And Development



Memorandum # 21-017

City of North Augusta

To: Jim Clifford, City Administrator
From: Libby Hodges, Director 
Subject: Highland Springs School Rezoning
Date: April 16, 2021

At the April 15, 2021, Planning Commission meeting, the Planning Commission reviewed the rezoning for application RZM21-001 Highland Springs School for parcel 023-05-01-003. The Commission unanimously recommended a P, Public Use zoning for the parcel.

Attached you will find copy of the staff report and attachments for the case.

The request is being forwarded for consideration at the next available City Council meeting.

Please contact me with any questions.

Department of Planning and Development



Project Staff Report

RZM21-001 Highland Springs School

Prepared by: Kuleigh Baker

Meeting Date: April 15, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Highland Springs School
Applicant	Aiken County Public Schools
Address/Location	Off Belvedere Clearwater and Old Sudlow Lake Road
Parcel Number	023-05-01-003
Total Development Size	± 51.2 acres
Existing Zoning	PD, Planned Development
Overlay	NA
Traffic Impact Tier	Tier 3
Proposed Use	School
Proposed Zoning	P, Public Use
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

This application is being forwarded to the Planning Commission according to the following sections of the North Augusta Development Code:

5.3.3.1 Rezoning – Any property owner, city board, commission, department or the City Council may apply for a change in zoning district boundaries (rezoning), excluding applications for conditional use districts as set forth in §5.4. An amendment to the Official Zoning Map may be initiated by filing an application that conforms to Appendix B, Application Documents, with the Department. The application shall be signed and filed by the owner or, with the owner's specific written consent, a contract purchaser or owner's agent of property included within the boundaries of a proposed rezoning. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a rezoning request. During the conference, the Department will identify the submittal requirements.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as set forth in §5.1.3. The Planning Commission shall approve or deny the zoning amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

Due to the request for rezoning to P, Public Use, the following criteria for rezoning are required:

3.6.4 P, Public Use District

3.6.4.5 Standards and Review Criteria

3.6.4.5.1 Review Criteria for Rezoning – In reviewing an application for a proposed P, Public Use District, the Planning Commission and City Council shall consider the following:

- a. Inter-jurisdictional Analysis – A review to determine the extent to which an interjurisdictional approach may be appropriate, including consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a citywide, countywide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered.

- b. Financial Analysis – A review to determine if a negative financial impact upon the City of North Augusta can be reduced or avoided by intergovernmental agreement.

- c. Special Purpose Districts – When the public facility is being proposed by a special purpose district including a school district, the city should consider the facility in the context of the district's overall plan and the extent to which the plan and facility are consistent with the Comprehensive Plan.

- d. Measures to Facilitate Siting – The factors that make a particular facility difficult to site should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors including, but not limited to:
 - 1. The availability of land;
 - 2. Access to the transportation network;
 - 3. Compatibility with neighboring uses; and
 - 4. The impact on the physical environment.

Planning Commission Action Requested:

The Planning Commission shall provide a recommendation to the City Council according to NADC §3.6.4.5.1. The Planning Commission's recommendation will then be forwarded to the City Council for their consideration.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on March 29, 2021. The property was posted with the required public notice on March 31, 2021. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website at www.northaugusta.net on March 31, 2021.

SECTION 4: SITE HISTORY

The subject parcel was annexed by Ordinance 84-17 on October 1, 1984. At the time of annexation, the parcels were zoned R-3, Residential and OSP, Open Space Preservation. On January 8, 2001, The Mayor and City Council adopted Ordinance 2000-30 rezoning ±1485 ac from R-3, Small Lot, Single-Family Residential to PD, Planned Development. Ordinance 2001-05 created the PD General Development Plan for the "Blanchard Park Planned Development". Modifications have been reviewed but none have been approved since that time.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Vacant	Mixed Use	PD, Planned Development
South	Single-Family Residential	Mixed Use/Low Density Residential	RD, Residential Multi-Family Development; RUD, Rural Development, RC, Residential Single-Family Conservation (Aiken County, Outside City Limits)
East	Single-Family Residential	Low Density Residential	AP, Agricultural Preservation; RUD, Rural Development (Aiken County, Outside City Limits)
West	Single-Family Residential	Low Density Residential	UD, Urban Development (Aiken County, Outside City Limits)

Access – The subject parcel has access from Belvedere Clearwater and Old Sudlow Lake Road.

Topography – The subject parcel slopes towards the South with the highest elevations lying at the North of the property.

Utilities – Water and wastewater lines will have to be extended to the site. Utilities are served by the City of North Augusta.

Floodplain – The property is located in an area of minimal flood hazard.

Drainage Basin – The parcel is located in the Mims Branch Basin, the only remaining semi-undeveloped natural basin in North Augusta. The Mims Branch basin drains a large undeveloped area located off of Highway 25 from Ascauga Lake Road to Blanchard Road and is bordered by Old Sudlow Lake Road. This basin is considered a “representative basin” for City Stormwater sampling since it is in a relatively undeveloped area and is not impacted by industrial, commercial or residential use. The preliminary physical stream assessments at Mims Branch indicated that it effectively transports the current load of stormwater. Each segment assessed scored higher than other streams in the city due to the location of the stream, topography, and current land use which is mostly “undeveloped” wooded terrain. Water quality sampling results indicated that pollutant loads entering the stream were minimal.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

The Public Use District is described as the following in Article 3 of the North Augusta Development Code:

3.6.4 P, Public Use District

3.6.4.1 Purpose – The purpose of this district is to provide suitable locations for land and structures in the city of North Augusta used exclusively by the city of North Augusta, Aiken County, the State of South Carolina, the United States, or other governmental jurisdictions and their instrumentalities; and as such shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property. This district is also applicable to land owned by public utilities and public service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.). Property owned by public utilities and utilized primarily for office, customer service or retail sales is not appropriate for the Public Use district. If Public Use zoned property is sold to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area. (Rev. 12-1-08; Ord. 2008-18)

3.6.4.2 Applicability – A P, Public Use District, designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P, Public Use District designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

3.6.4.3 Permitted Uses – The uses listed in Table 3-7 are permitted in the P, Public Use District, subject to the issuance of a conditional use permit as required by Article 5, Approval Procedures. Public lands that are reserved or designated for environmental protection, open space or other natural state should be zoned in the CR, Critical Areas District, rather than the P, Public Use District.

3.6.4.4 Procedures – A site plan is required for uses permitted in the P, Public Use District, to the extent required by law. The site plan may be submitted concurrent with an application for rezoning. However, the Planning Commission and City Council may attach additional conditions to the approval of the district subject to a development agreement. In lieu of the application submittal requirements specified in Article 5, Approval Procedures, the applicant for rezoning to a P, Public Use District, shall address each of the review criteria of this section in their application materials.

3.6.4.5 Standards and Review Criteria

3.6.4.5.1 Review Criteria for Rezoning – In reviewing an application for a proposed P, Public Use District, the Planning Commission and City Council shall consider the following:

- a. **Inter-jurisdictional Analysis** – A review to determine the extent to which an interjurisdictional approach may be appropriate, including consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a citywide, countywide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered.

Aiken County voters passed a bond referendum on May 1, 2018. The proposal was made based on current capacity limits in Aiken County schools and planned growth in the area. The bond referendum included several other school improvements within Aiken County which are also experiencing capacity issues.

The applicant states that the proposed middle and elementary school site is regional based on current population and projected growth.

- b. **Financial Analysis** – A review to determine if a negative financial impact upon the City of North Augusta can be reduced or avoided by intergovernmental agreement.

There is not another partner agency that will reduce the need for this facility. The Aiken County school district provides public education for all residents of Aiken County.

The applicant states that schools are tax-exempt but the school district will pay for utilities and infrastructure that may be utilized by future residential and commercial development in the area.

- c. **Special Purpose Districts** – When the public facility is being proposed by a special purpose district including a school district, the city should consider the facility in the context of the district's overall plan and the extent to which the plan and facility are consistent with the Comprehensive Plan.

The parcel is not located within any special purpose district or any special district plans that would be affected by a public facility.

There are two portions of the 2017 North Augusta Comprehensive Plan that have been reviewed for this report: The Future Land Use Map and the written goals and objectives.

The 2017 Comprehensive Plan Future Land Use Map classifies the subject property as Mixed Use. However, it should be noted that the Future Land Use Plan does not appear to designate any additional land in the P, Public Use District, anywhere on the map. Failure to designate tracts of land with this designation appears to be an oversight, however, the need to rezone any property to "P" would not necessarily have been anticipated at the time the map was made.

Given that the map does not designate additional land for institutional uses, the Comprehensive Plan does seem to anticipate the possibility of locating public facilities in residential districts. Chapter 11, Implementation Strategies, Future Land Use Categories (p.189) states in the description of Institutional, Government and Public Facilities that some facilities "... may be developed in some residential, most commercial and mixed use districts including planned developments and traditional neighborhood developments."

- d. **Measures to Facilitate Siting** – The factors that make a particular facility difficult to site should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors including, but not limited to:

1. The availability of land;

P, Public Use, zoning is intended to provide suitable locations for land and structures in the City used exclusively by governmental jurisdictions. Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools uses are allowed in the P, Public Use District.

2. Access to the transportation network;

The proposal should have limited effects on the existing road network. Any negative effects will be mitigated prior to construction. The property has direct access to both Belvedere Clearwater Road and Old Sudlow Lake Road.

Safety reviews of traffic and any signalization that may be needed will be coordinated with SCDOT at the time of construction. This is similar to requirements for any other developer.

3. Compatibility with neighboring uses; and

While the surrounding properties are mostly zoned residential, there are very few available properties within North Augusta that will not have some impact on

existing residential properties. The surrounding area includes a mix of residential, institutional, and commercial uses at differing intensities and densities.

4. The impact on the physical environment.

Any development will be required to meet all state standards for runoff capture and treatment.

The following development standards and uses are permitted in the P, Public Use, district:

§ 3.6.4.5.2 Development Standards – Uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12. (Rev. 7/15/19, Ord. 19-06)

TABLE 3-7 USES PERMITTED IN THE P, PUBLIC USE DISTRICT

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
1.	Fire, sheriff, and emergency services	6400-6430	4500-4530	922120
2.	Government offices or other governmental civic uses or facilities such as courts and city halls	6200 - 6221		92
3.	Libraries	4242	4300	519120
4.	Museums, galleries			712110
5.	Maintenance of government buildings and grounds, including equipment storage	2450		561210
6.	Open space, park or active recreational uses operated on a non-commercial basis		5500	712190
7.	Post office	6310		491
8.	Recreation centers	5380	3200	713940
9.	Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	6124-6140	4220	6113
10.	Public utility storage and service yards	2450		2211 2212 2213
11.	Sewage treatment plant, pump stations, or lift stations	4340	6300-6314 6350-6356	22132

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
12.	Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items	4343		562111 562119
13.	Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities		6200-6290	221310
14.	Service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.)	4300	6000	221 517

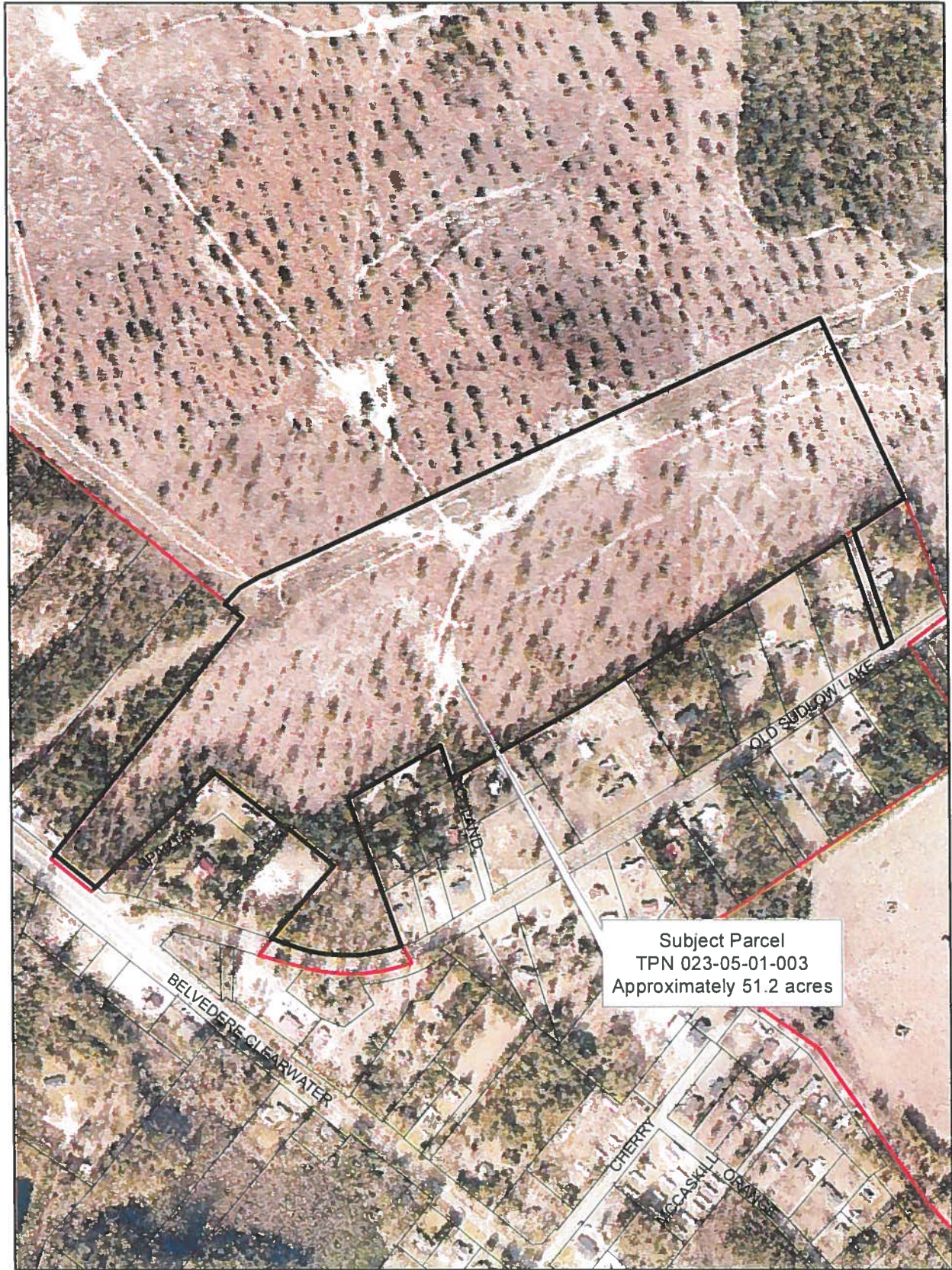
SECTION 7: RECOMMENDATION

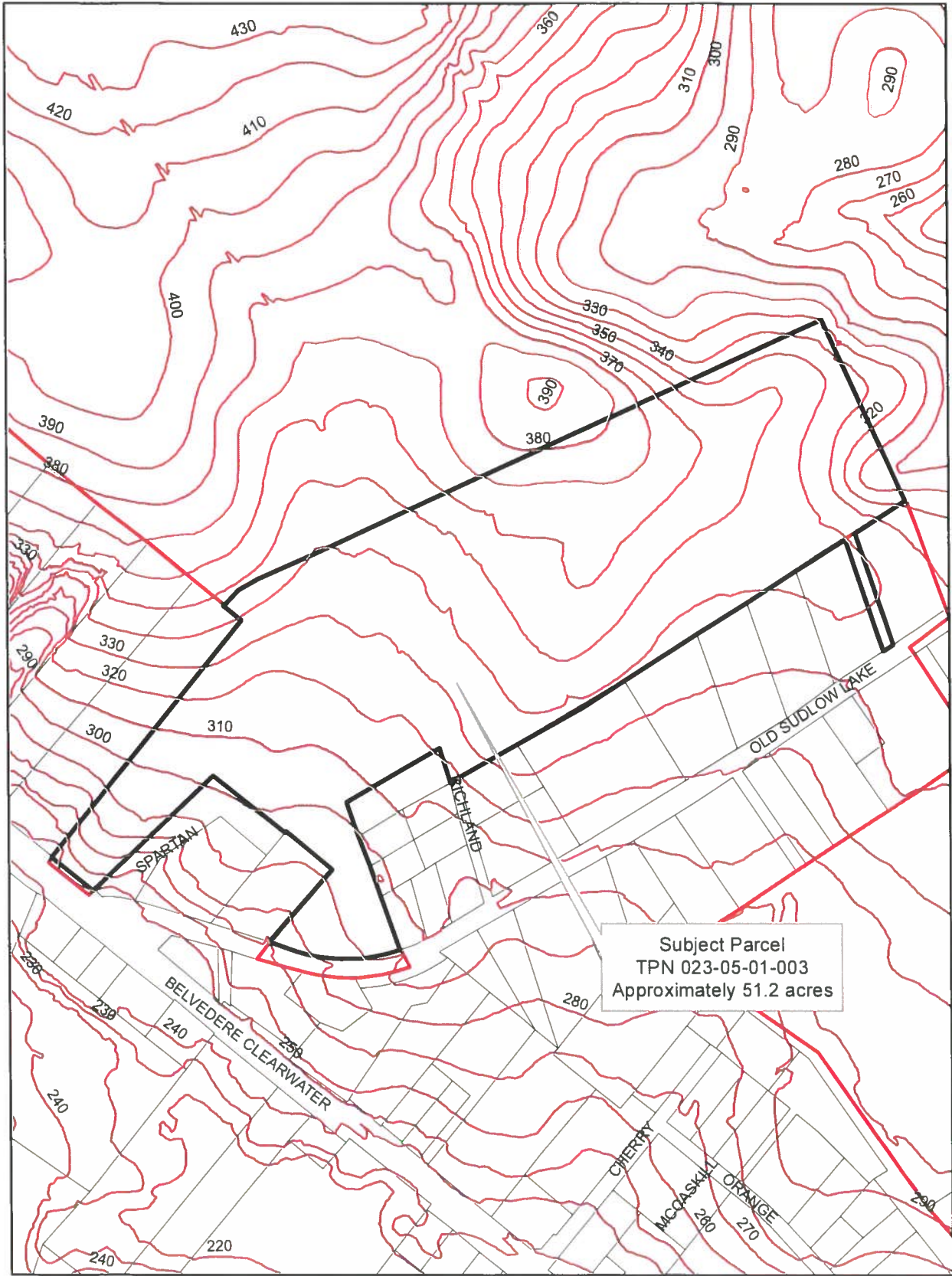
Staff is not required to make a recommendation to the Planning Commission regarding rezoning requests. The Department has determined the application is complete. The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

1. Aerial Map
2. Topography Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Future Land Use Map
6. Public Hearing Notice
7. Ord. 2001-05
8. Application Documents

cc Kevin Chipman, Aiken County Public Schools, via email
Tilden Hilderbrand, Hass & Hilderbrand, Inc., via email





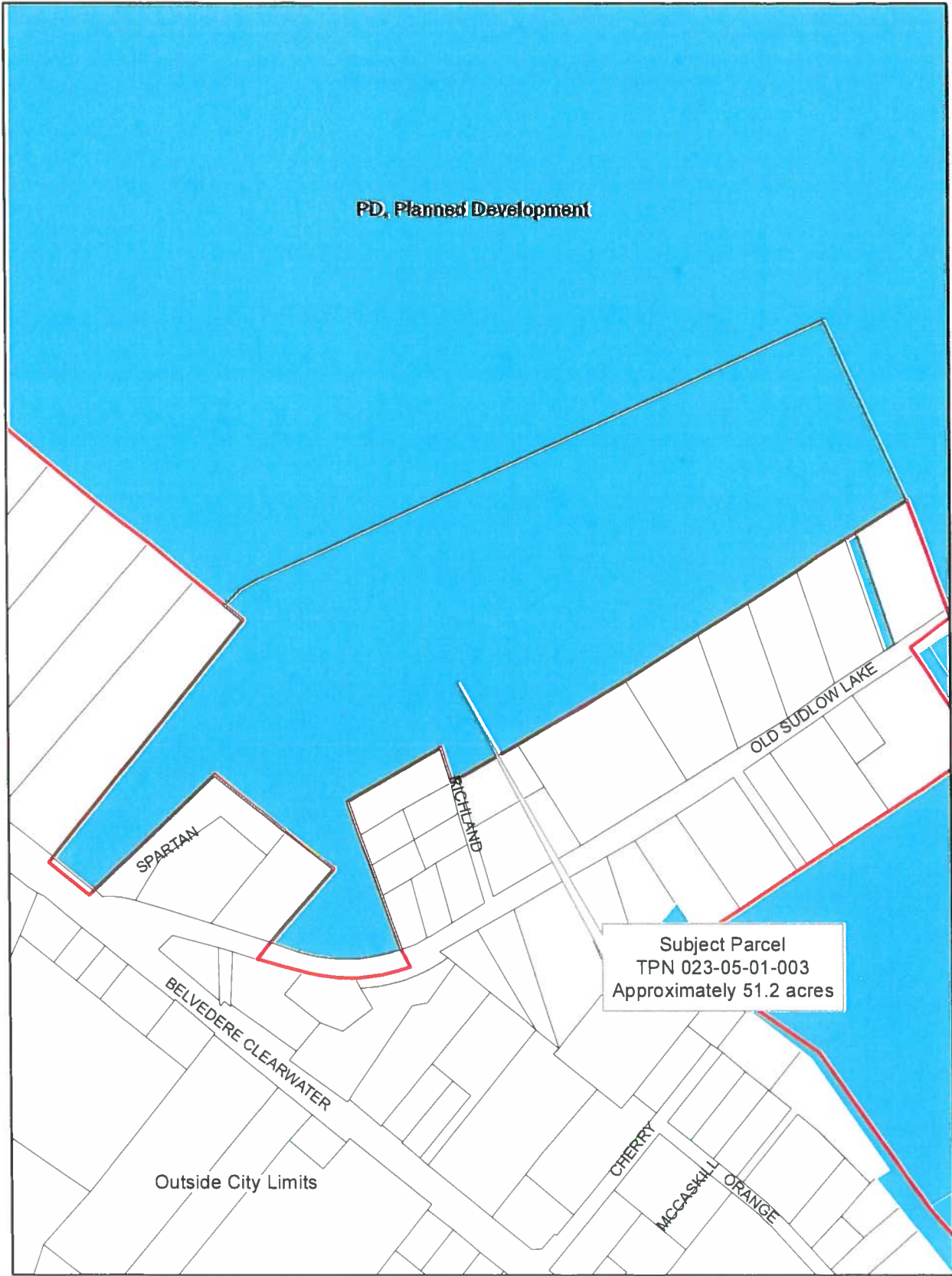
Subject Parcel
TPN 023-05-01-003
Approximately 51.2 acres



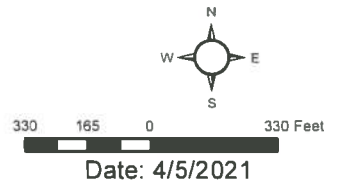
Topography Map
Application RZM21-001
Tax Parcel Number 023-05-01-003

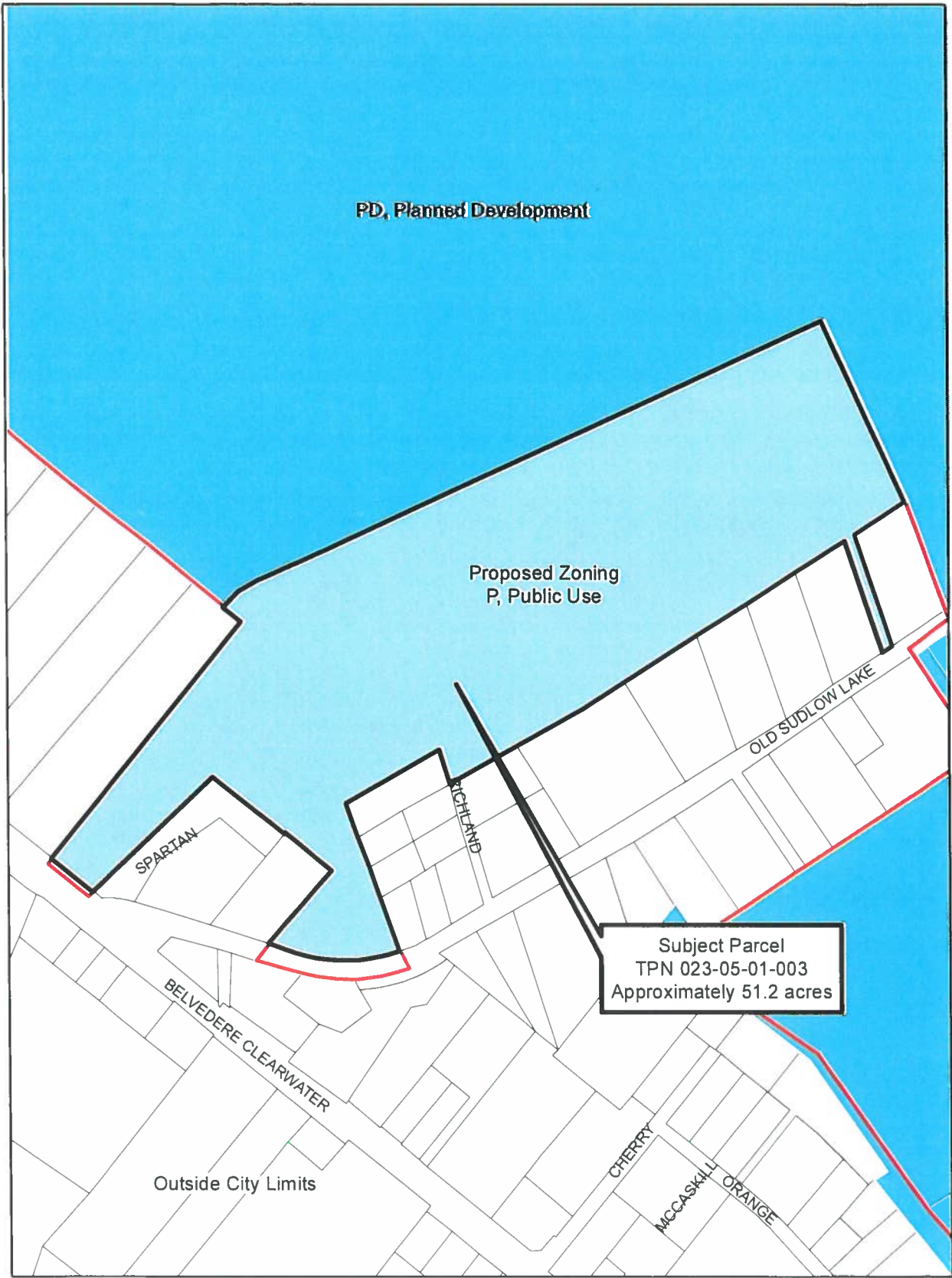


Date: 4/5/2021

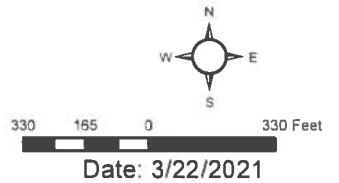


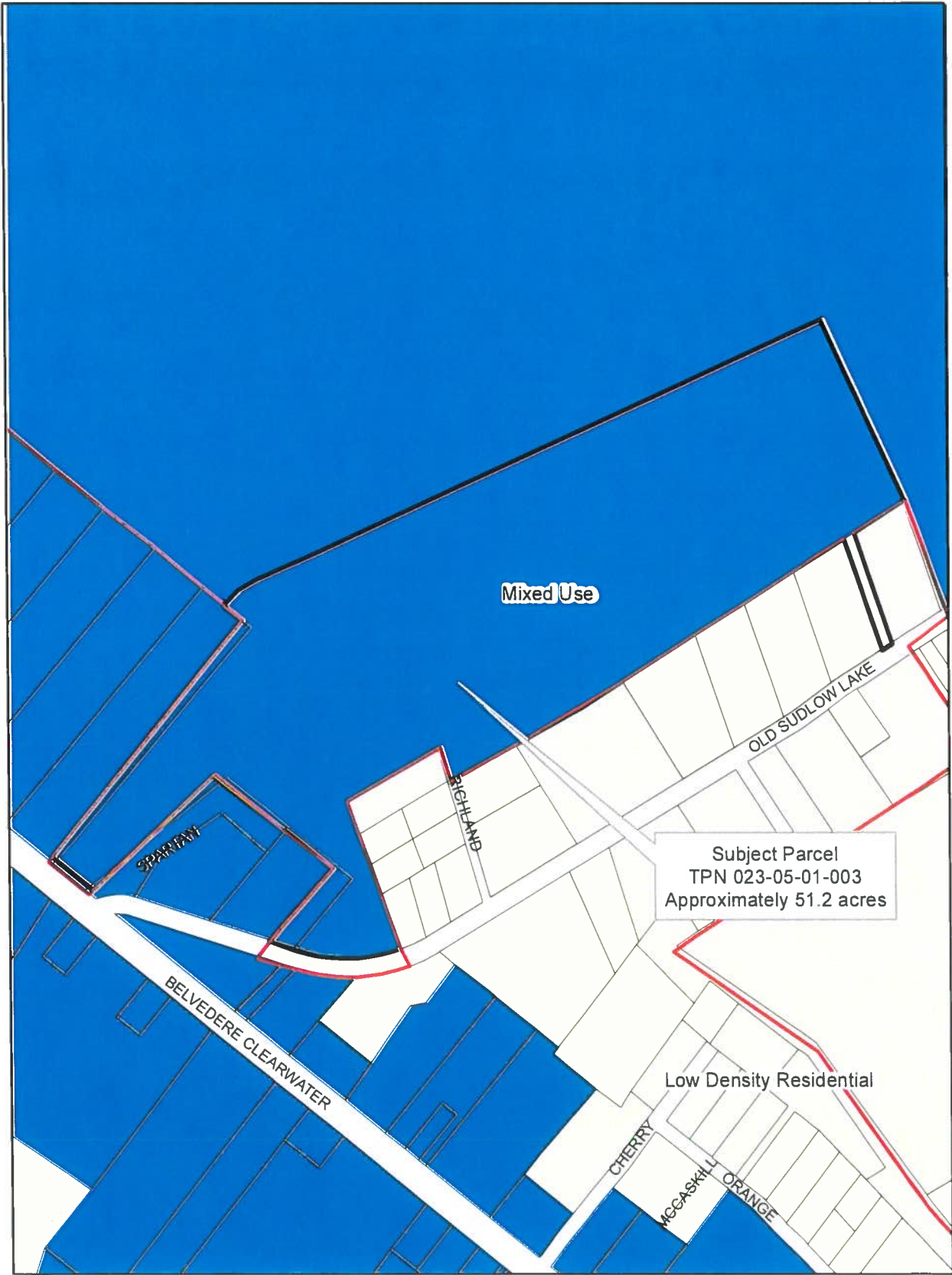
Current Zoning Map
Application RZM21-001
Tax Parcel Number 023-05-01-003
PD, Planned Development





Proposed Zoning Map
 Application RZM21-001
 Tax Parcel Number 023-05-01-003
 Proposed P, Public Use Zoning







100 Georgia Avenue
North Augusta, SC
29541-3543

Post Office Box 6400
North Augusta, SC
29541-6400

March 29, 2021

City of North Augusta

RE: Requested rezoning of ± 51.2 acres of land located along Belvedere Clearwater and Old Sudlow Lake Road, Tax Parcel Number 023-05-01-003 from PD, Planned Development to P, Public Use.

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

Dear North Augusta Property Owner or Current Resident:

Aiken County Public Schools has requested to rezone ±51.2 acres of land located along Belvedere Clearwater and Old Sudlow Lake Road, Tax Parcel Number 023-05-01-003 from PD, Planned Development to P, Public Use.

The North Augusta Planning Commission will hold a virtual public hearing to consider the rezoning application at 7 p.m., on Thursday, April 15, 2021, via GoToMeeting. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

Documents related to the application will be available after April 8, 2021 in the offices of the Department of Planning and Development, Municipal Center, 2nd Floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. Residents and property owners interested in expressing a view on these cases are encouraged to provide written comments via email to planning@northaugusta.net, or by phone at 803-441-4221 by Noon (12 p.m.) on Thursday, April 15, 2021.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on March 31, 2021. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

**Libby Hodges, AICP
Director of Planning and Development**

Administration
Office 803-441-4202
Fax 803-441-4203

Planning & Development
Office 803-441-4221
Fax 803-441-4232

Engineering & Public Works
Office 803-441-4223
Fax 803-441-4208

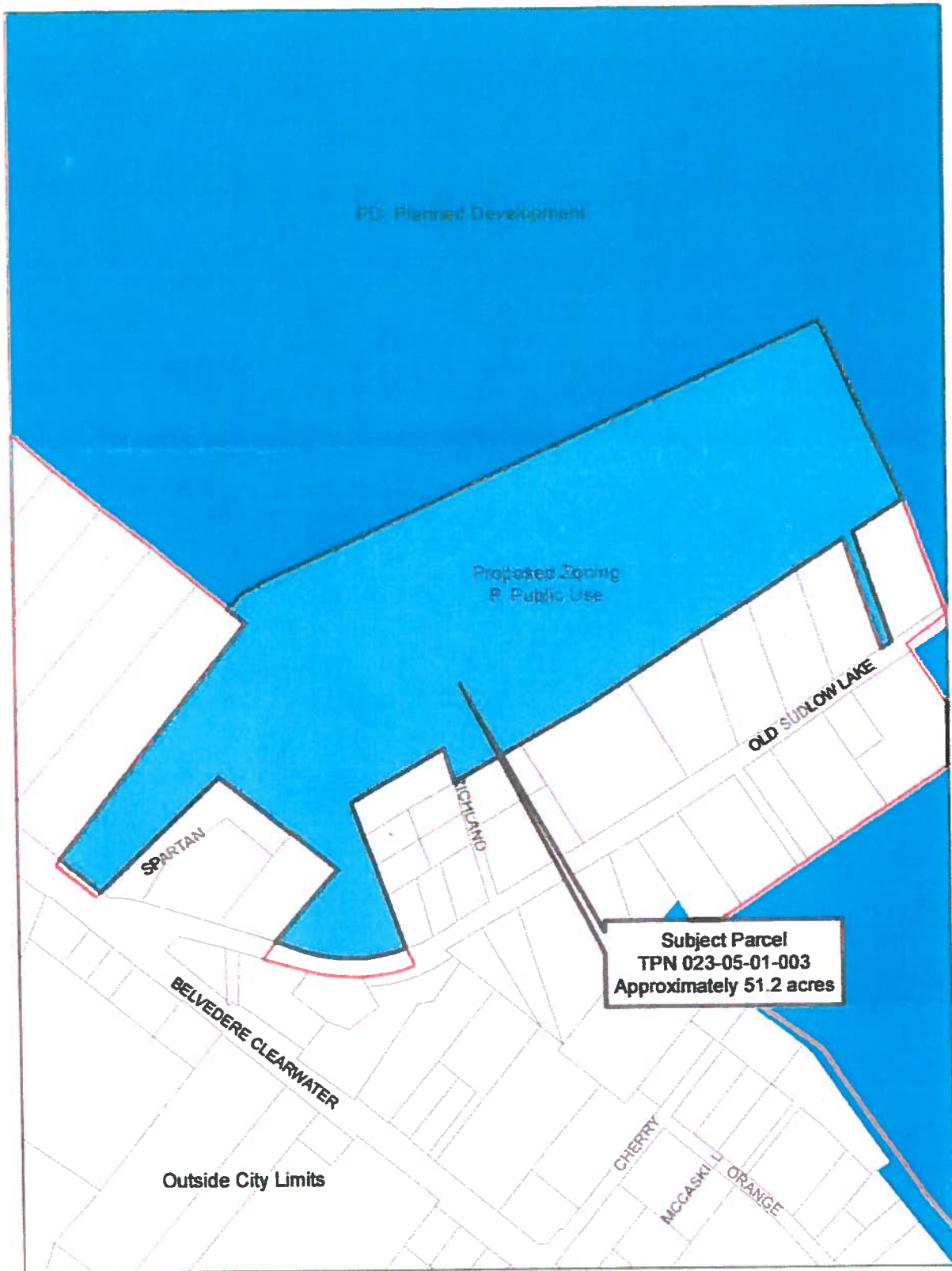
Building Standards
Office 803-441-4227
Fax 803-441-4122

Finance
Office 803-441-4215
Fax 803-441-4189

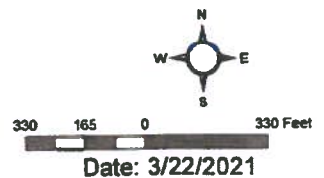
Parks, Recreation
& Tourism
Office 803-441-4300
Fax 803-441-4319

Human Resources
Office 803-441-4205
Fax 803-441-3921

Public Utilities
Office 803-441-4240
Fax 803-441-4243



Proposed Zoning Map
Application RZM21-001
Tax Parcel Number 023-05-01-003
Proposed P, Public Use Zoning



City of
North Augusta, South Carolina
Planning Commission

VIRTUAL PUBLIC HEARING NOTICE

The North Augusta Planning Commission will hold a virtual public hearing at its regular monthly meeting beginning at 7:00 PM on April 15, 2021, via GoToMeeting, to receive public input on the following application:

RZM21-001—A request by Aiken County Public Schools to rezone ±51.2 acres located along Belvedere Clearwater and Old Sudlow Lake Road, TPN 023-05-01-003 from PD, Planned Development to P, Public Use.

Documents related to the application will be available for public inspection after April 8, 2021 in the office of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All members of the public interested in expressing a view on this case are encouraged to provide comments to planning@northaugusta.net, or by phone message at 803-441-4221.

CITIZEN ASSISTANCE:

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

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

ORDINANCE NO. 2001-05
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 1,513.8± ACRE BLANCHARD PARK PLANNED DEVELOPMENT
GENERALLY LOCATED EAST OF US 25 AND SOUTH OF ASCAUGA LAKE ROAD

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

WHEREAS, an application has been received from Triple Crown properties, LLC, requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 1,513.8± acres located generally east of US 25 and south of Ascauga Lake Road; and

WHEREAS, the developer, Triple Crown Properties, LLC, of Ninety-Six, South Carolina proposes a mixed use development on twelve tracts in twenty-five phases; and

WHEREAS, the North Augusta Planning Commission, at its January 25, 2001 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 1,513.8± acre Blanchard Park Planned Development.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The General Development Plan for the 1,513.8± acre Blanchard Park Planned Development is hereby approved as outlined below and as shown on the attached plat and identified as 'Exhibit A' as prepared by Cranston, Robertson and Whitehurst, dated February 21, 2001. The General Development Plan Narrative for Blanchard Park as prepared by Cranston, Robertson and Whitehurst, dated October 2000 and revised January 2001, attached hereto as 'Exhibit B', represents the intent of Triple Crown Properties, LLC, and addresses the requirements of the Zoning and Development Standards Ordinance for a Planned Development.
 - A. Scope of Development: The scope of development described in the General Development Plan for the Blanchard Park Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Blanchard Park Planned Development shall be limited to those described in this ordinance.
 1. Minor Modifications: Minor modifications to the development plan and program for valid land use planning reasons, i.e. mix of uses,

number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of concept plan approval for a tract, subdivision approval for any portion of a tract or site plan approval for an individual parcel.

2. I-520, The Bobby Jones Expressway: The acquisition of I-520 right-of-way or the determination of a final alignment of I-520 across the Blanchard Park property may necessitate the need to modify the General Development Plan. Modifications to the development plan including the reconfiguration of tracts, realignment of planned roads or utility systems, and the distribution of density and intensity of development may be approved by the Planning Commission to accommodate the Bobby Jones Expressway. The Planning Commission may not, however, approve modifications to the General Development Plan that would modify the list of permitted uses or increase the overall and combined density or intensity of development.

3. Flex Units: Up to five (5%) percent of the total residential density allocated to a tract may be deducted from the total permitted for that tract and redistributed to one or more other tracts provided the total density of a flex unit recipient tract is not increased by more than ten (10%) percent. Tracts D, Village Center, and L, General Commercial, may be the recipients of flex units.

B. Development Program:

<u>Tract</u>	<u>Description</u>	<u>Area in Acres</u>	<u>Maximum Density / Intensity</u>	<u>Average Density / Intensity</u>	<u>Total</u>
A	Heavy Commercial / Light Industrial	59.3	17,424 sf per acre	(40%)	1,033,000 sf
B	Heavy Commercial / Light Industrial	89.8	17,424 sf per acre	(40%)	1,565,000 sf
C	Heavy Commercial / Light Industrial	112.5	17,424 sf per acre	(40%)	1,960,000 sf
D	Village Center	25.5	21,780 sf per acre (5 dua flex units)	(50%)	555,000 sf (128 flex units)
E	Mixed Residential	151.9	15 dua	6 dua	911 units
F	Mixed Residential	154.2	8 dua	4 dua	617 units
G	Mixed Residential	189.6	8 dua	4 dua	758 units

ORDINANCE TO APPROVE GENERAL DEVELOPMENT PLAN
BLANCHARD PARK

D	Village Center	<u>Permitted</u> – Professional, medical and financial office; primary, secondary and convenience retail, restaurant; child day care facility, laundry, and multi-family residential flex units above the first floor if allocated. <u>Prohibited</u> – Drive-through retail, gasoline service stations and auto oriented businesses.
E, I	Mixed Residential	<u>Permitted</u> – Multi-family residential including duplexes, townhouses, apartments and condominiums. Accessory uses to any permitted use.
F, G, H, J	Mixed Residential	<u>Permitted</u> – Single-family residential including detached patio homes; townhouses; neighborhood commercial as permitted in the Village Center; schools and churches. Accessory uses to any permitted use.
K	Golf Course / Green Space	<u>Permitted</u> – Single-family detached residential; townhouses; condominiums; commercial recreation. Accessory uses to any permitted use.
L	General Commercial	<u>Permitted</u> – Any uses permitted in the C-3, General Commercial, District and accessory uses to any permitted use. Multi-family residential flex units above the first floor will be permitted if allocated. The Highway Corridor Overlay District standards shall apply.

D. Development Standards: Applicable to individual parcel site plans.

Use	Minimum Setbacks				Impervious Area (Max.)	Open Space (Min.)
	Front (Feet)	Rear (Feet)	Side (Feet)	Height (Feet) (Max.)		
General Commercial	25	20	10	45	75%	25%
Light Industrial	50	25	25	60	65%	25%
Commercial Recreation	50	25	25	35	35%	85%
Village Center	25	20	10	45	80%	20%
Residential						
- Single Family	25	20	5	35	N/A	N/A
- Patio Homes	25	20	0/8	35	50%	10%
- Duplexes	25	20	0/8	35	50%	10%
- Townhouses	25	20	0/10	35	60%	20%

ORDINANCE TO APPROVE GENERAL DEVELOPMENT PLAN
BLANCHARD PARK

- Condominiums	25	20	0/20	45	60%	20%
- Apartments	25	35	30	45	60%	25%

E. Plan Approval Process: subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of any building permits.

1. **Master Utility Plan** – Master plans for water distribution, sewage collection and stormwater drainage and detention shall be developed in conjunction with the City Utilities Department and City Engineer and approved prior to or coincidental with the initial tract concept plan. The level of detail provided in the master utility plans shall be determined by the Project Engineer, City Engineer and Utilities Director.
2. **Wetlands Delineation and Mitigation** – A wetlands delineation, permit and any mitigation plans approved by SCDHEC and the US Army Corps of Engineers shall be submitted prior to or coincidental with a Concept Plan for any Tract that contains jurisdictional wetlands.
3. **Tract Concept Plan** – A concept plan for each tract identified in the General Development Plan shall be prepared for Planning Commission review and approval prior to or coincidental with the first preliminary plat application for each tract. The tract concept plan shall include an overall circulation system design, utility systems designs, anticipated mix and intensity/density of uses, proposed or draft master covenants and restrictions for the tract, and buffer delineation. The tract concept plan must indicate how the development of the tract will interrelate with the other tracts in the Blanchard Park development.
4. **Preliminary Plat** – Preliminary plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Blanchard Park.
5. **Final Plat** – Final plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance and the approved preliminary plat.
6. **Site Plan** – Site Plans for individual parcels approved in a final plat for any portion of a tract will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance, this ordinance and the General Development Plan Narrative for Blanchard Park.

J. Buffers and Landscaping: Landscaped buffers, site landscaping and parking lot landscaping shall be provided in the development as described herein. Landscaping and buffer requirements and standards applicable to each use and tract of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance. All buffers shall be landscaped with existing natural vegetation or new plant material or both to create a visually impenetrable screen. Title to the required buffers shall be retained by a property owners association or deed-restricted to prevent a change of use. Minimum buffer requirements between tracts and uses are:

1. Light Industrial / Residential – Not less than one hundred (100) feet of landscaped buffer shall be provided on all Light Industrial tracts as separation from all residential, open space, Village Center and commercial recreation tracts and uses, both internal and external to Blanchard Park.
2. Light Industrial / Commercial – Not less than fifty (50) feet of landscaped buffer shall be provided on all Light Industrial tracts as separation from General Commercial tracts and uses, both internal and external to Blanchard Park.
3. Residential / Residential – Not less than one hundred (100) feet of landscaped buffer shall be provided as separation between residential tracts, both internal and external to Blanchard Park.
4. Spine Road – The four lane primary roadway in the development (Blanchard Park Boulevard on the General Development Plan) and the two lane access road to Ascauga Lake Road shall be bordered by a landscaped setback/buffer within the Light Industrial tracts of not less than forty (40) feet. In all other tracts the landscaped setback/buffer from the spine road shall be not less than twenty-five (25) feet.
5. US 25 – The landscaped setback/buffer from US 25 shall be not less than twenty-five (25) feet in accordance with the provisions of the Highway Corridor Overlay District.

K. Parking Requirements: All uses shall provide on-site parking as required by the Zoning and Development Standards Ordinance. The Planning Commission may approve or require less than the minimum specified by the Zoning and Development Standards Ordinance when an adequate shared parking supply is available and when desirable to minimize or reduce impervious surfaces.

L. Annexation: The 40± acre 'Cash' parcel that provides the primary access to Blanchard Park is specifically included in the General Development Plan although it has not been acquired by Triple Crown Properties and is not located within the City limits. The 'Cash' parcel provides the primary access to the light industrial tracts of the development. No concept plans

ORDINANCE TO APPROVE GENERAL DEVELOPMENT PLAN
BLANCHARD PARK

for light industrial tracts will be considered until the 'Cash' parcel has been annexed into the City. At the time of annexation the 'Cash' parcel will be zoned Planned Development as a portion of the Blanchard Park General Development Plan and no amendment of the General Development Plan will be necessary.

M. Applicable Standards for Review: The information contained in the General Development Plan and the General Development Plan Narrative for Blanchard Park shall supplement the provisions of this ordinance and shall be used in the review of tract concept, subdivision and site plans for projects within Blanchard Park. In the event of a conflict between the provisions of this ordinance and the content of the General Development Plan or the General Development Plan Narrative for Blanchard Park, the provisions of this ordinance shall prevail. General design criteria and development standards (parking, landscaping, etc.) applicable to each phase of the development and not otherwise prescribed in the General Development Plan, the General Development Plan Narrative or this ordinance shall be as prescribed in the Zoning and Development Standards Ordinance.

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

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 19th DAY OF MARCH, 2001.

First Reading 3-5-01

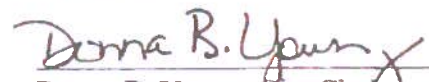
Second Reading 3-5-01

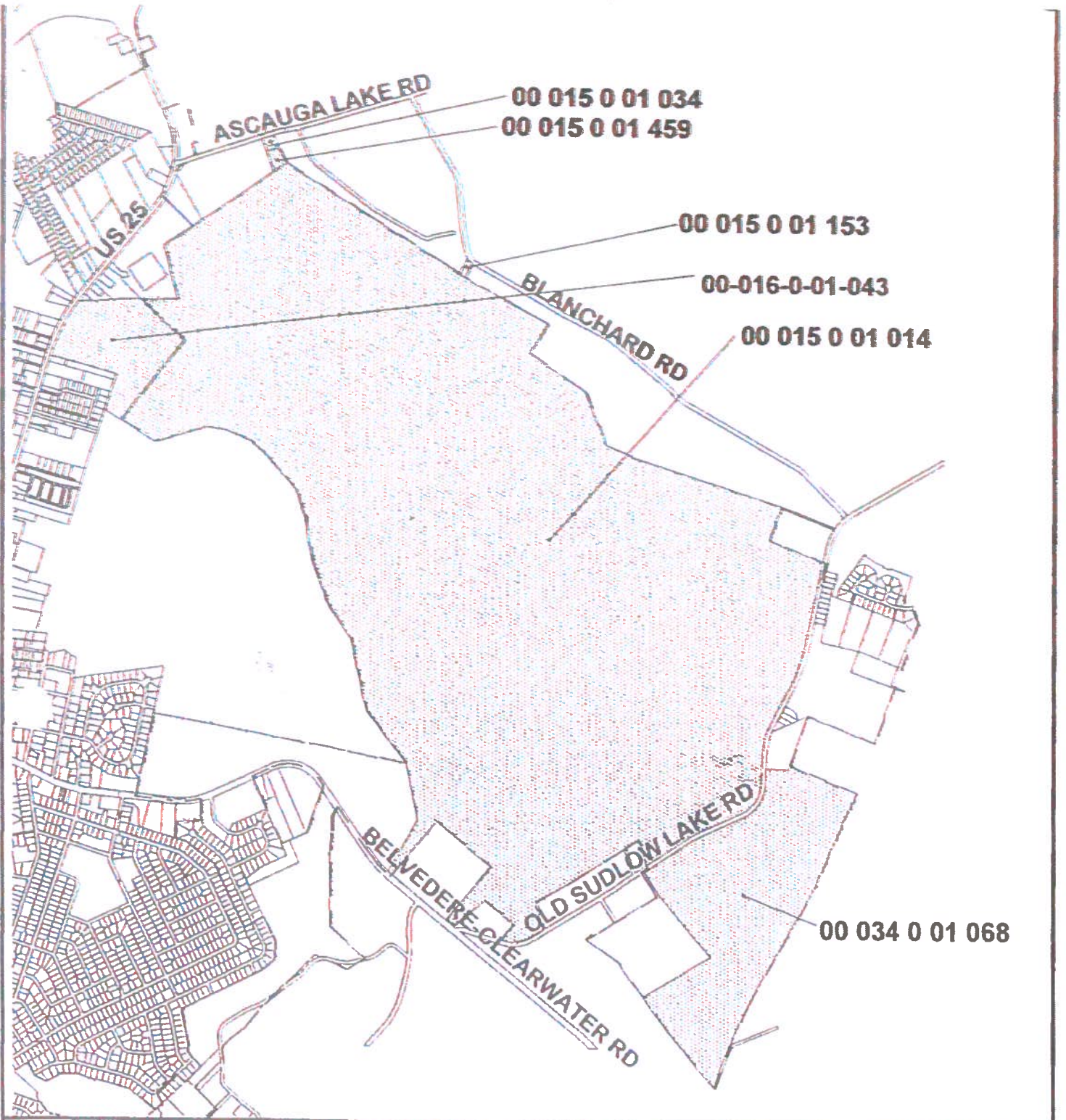
Third Reading 3-19-01



Lark W. Jones, Mayor

ATTEST:


Donna B. Young, City Clerk



North Augusta

South Carolina's Riverfront

APPLICATION NUMBER PD 00-03

GENERAL DEVELOPMENT PLAN

THE CROWN PROPERTY ±1514 ACRES

PARCEL NUMBERS 00-015-0-01-014,
034, 459, 153, 00-016-0-01-043,
AND 00-034-0-01-068



1000 0 1000 2000 Feet



2/19/01

EXHIBIT B

**GENERAL DEVELOPMENT PLAN
NARRATIVE**

For

BLANCHARD PARK

Prepared for

Triple Crown Properties, LLC

Ninety-Six, South Carolina

Prepared by



Cranston, Robertson & Whitehurst, P.C.

ENGINEERS - PLANNERS - SURVEYORS

P.O. Box 2546 - 452 Ellis Street

Augusta, Georgia 30903

October, 2000

Revised November, 2000

Revised January, 2001

Chapter 1 INTRODUCTION

1.1 General

The Blanchard Tract was acquired by Triple Crown Properties, LLC, 503 Redbud Lane, Ninety-Six, South Carolina 29666, (864) 227-2368 in 1998, and it consists of some 1469 acres of undeveloped land generally within the city limits of North Augusta in Aiken County, South Carolina. The tract is located to the west of U.S. Highway 25, southeast of Ascauga Lake Road, south of Blanchard Road, east and west of Old Sudlow Lake Road and north of S.C. Highway #126 as shown in Figure 1. The owner of the property wishes to develop the land for mix uses and to that end wishes to re-zone the property as a Planned Development District (PD) according to the requirements of the City of North Augusta Zoning Regulations.

When the property was annexed into the City by a previous Owner, the annexation agreement provided conditions whereby the City would provide sanitary sewer to the east side of the property while the Owner would pay an additional sewer fee for each lot. This agreement still binds the current Owner and the City.

1.2 Purpose of Narrative

The purpose of this Narrative is to describe in writing the factors and characteristics which affect site planning, the existing and proposed infrastructure, the principals utilized in the design of the development and the specific elements of the proposed plan. It is the intent that this narrative together with the General Development Plan drawing will fully suffice to meet the requirements for submittal in the re-zoning of the property to a PD district.

Hill Water System. There is also a portion of the tract lying along the east side of Old Sudlow Lake Road which could be served by the Breezy Hill Water and Sewer Company, Inc., by means of an existing 8 inch main along Old Sudlow Lake Road.

A more recent development, however, will provide water to the overall tract. The City has acquired easement and has begun installing a new 24 inch water main which will traverse a great deal of the Blanchard Tract in an easement essentially running parallel with and contiguous to the Colonial Pipeline easement shown on the General Development Plan. This line will provide a loop to reinforce the overall North Augusta system with the added benefit of providing adequate service to the Blanchard Tract. Construction should be completed within the next six months.

2.2.2 Sanitary Sewer Service

There is presently no collection system in place to serve the Blanchard Tract by gravity sewer. There is a sewer line under construction along Ascauga Lake Road into which the sanitary sewer could be pumped by means of installing a lift station on the Blanchard Tract property.

A more recent development with regard to sanitary sewer involves the decision by the City of North Augusta and Edgefield County to install a trunk sewer up Mims Branch through the Blanchard Tract and on to U.S. 25. This line is intended to provide a main sewer interceptor into which Edgefield County can pump sewage to the Horse Creek Treatment Plant. Design is currently underway to prepare plans for construction of this line. Conversations with the North Augusta City Engineer indicate that the line is expected to be completed around spring 2002.

BLANCHARD PARK

TABLE 1

PERMITTED USES IN HEAVY COMMERCIAL/LIGHT INDUSTRIAL AREA

1. Office Buildings.
2. Educational Institutions, primary through graduate, public and private.
3. Churches, places of worship, and religious institutions.
4. Bed and breakfast inns.
5. Motels and hotels.
6. Restaurants (including Drive-Through Windows)
7. Commercial schools and schools providing adult training in any of the arts, sciences, trades, and professions.
8. General business services such as duplicating and printing shops, addressing and mailing services, blueprinting, and film development.
9. Public and private transportation services and facilities.
10. Armories for meeting and training of military organizations.
11. Auto or truck rental, providing there are no major repairs or disassembly.
12. Commercial establishments that involve the light assembly of pre-manufactured parts sold to retail or wholesale distributors.
13. Distributor businesses.
14. Light manufacturing uses, including processing, and assembly plants.
15. Laboratories and other facilities for research in enclosed buildings, both basic and applied, conducted by or for any individual organization or concern, whether public or private.
16. Warehousing and wholesale establishments.
17. Accessory uses to any of the above.

PROHIBITED USES IN HEAVY COMMERCIAL/LIGHT INDUSTRIAL AREA

1. Heavy manufacturing uses, hazardous material storage, salvage operations, adult entertainment, outdoor sales and service of construction material and heavy equipment are specifically prohibited.
2. For all uses noise, odor, vibration, glare, vapor, fumes, dust, etc. Shall meet or exceed performance standards as set forth in Article 3.g.4 of the Zoning and Development Standards Ordinance for the City of North Augusta.

--- shown as Pod H. As many as two large ponds will be constructed and development in this area could also include some single family housing at a maximum density of 3 units/acre and an average density of 1.5 units/acre. The trail system discussed elsewhere in this narrative will also traverse this area. In the event that a golf course proves unfeasible from a demand/economic stand point, the area would remain a green area with limited low density residential development, not exceeding a maximum of 3 units per acre. Finally, it is understood that the City would accept and develop a 200 acre passive park in the area.

3.2.9 Setbacks

Setbacks for the various areas within the tract will be those associated with the same type of development (e.g. single family residential) as are currently given in the zoning ordinance for the City of North Augusta. The exception of the above will be that the side setback from adjoining residential districts will be 30 feet and from all other districts 10 feet. A further difference will be property within the light industrial zones along the spine road. The spine road will have a 40 foot landscaped buffer in the light industrial areas behind which will be a 40 foot setback on the front of each parcel. Table 2 shows setbacks and other development parameters for the various uses.

3.3 Marketing Strategy

It is anticipated that the owner of this tract will develop the first portion of the spine road in the light industrial area and will market some or all of the light industrial pods. The mixed residential pods will likely be sold in 40 or 50 acre tracts, or larger, to individual developers for subsequent design and development. These individual tracts will likely then be developed in stages

Chapter 4 DESIGN PRINCIPLES

4.1 Interconnectivity

4.1.1 Road System

It is the intent of this Plan that the internal road systems in the various pods be planned and designed so as to create an interconnectivity between the various sections to facilitate the free flow of vehicles throughout the overall development tract. This can most easily be accomplished by minimizing the number and length of cul-de-sacs and planning for looped, or grid, road systems. As pods develop adjacent to existing developed and undeveloped land the interconnectivity to these areas should be considered in light of topographic conditions, compatible adjoining uses, safety and other factors. However, where an industrial road is adjacent to an existing residential area, the developer plans no inter-connectivity. One example of such a location is the right-of-way into Whitehall Road.

4.1.2 Pedestrian

All roads will have concrete sidewalks which will provide for an interconnectivity of the various development pods. Beyond that, additional pathways will be needed to connect park and buffer areas so as to provide an overall interconnection of these facilities. The General Development Plan schematically shows the nature of the pedestrian routes, but the actual design and location will depend on the layout of individual pods.

5.2 Water Service

Water service will be obtained from the new lines being constructed across the property by the City of North Augusta. Individual areas to be developed will be designed such that water lines are looped and cross connected to the various pods so as to provide a reinforced system throughout the tract. Water systems will be designed according to South Carolina Department of Health and Environmental Control requirements as well as those of the City of North Augusta.

Contemporaneously with the first phase of development a master overall water plan will be submitted to the City for approval. The plan will show the general concept for main lines, but will not have details of individual pods since these will be developed at the time of 40 to 50 acre tracts are developed.

5.3 Sanitary Sewer Service

Sanitary sewer service for the majority of the tract will be by gravity flow to the new trunk line to be constructed jointly by Edgefield County and the City of North Augusta in a 50 foot easement adjacent to the riparian buffer along Mims Branch. In the event that the lakes shown on the plan get constructed, the sewer and easement will be rerouted around the lakes, or will be otherwise protected in place as agreed to by the City. In the interim, should this line not be in place for the Phase 1 development of light industrial areas, a temporary sewer lift station will be constructed and a force main will be utilized to transport the sewage to the new line being constructed in Ascauga Lake Road. Once the gravity line has been installed, this lift station will be taken out of service and gravity flow will be established. There are a few areas on the overall tract which do not drain towards Mims Branch and which may require individual lift stations as they are

TABLE 3
TRAFFIC VOLUME - AVERAGE DAILY TRAFFIC

<u>Location</u>	<u>Area</u>	<u>Density/Intensity</u>	<u>Total Units</u>	<u>Trips/Unit</u>	<u>ADT Total Trips</u>
A	59.3	17,424 SF/Acre	1,033,000 SF	7/1000 S.F.	7,231
B	89.8	17,424 SF/Acre	1,565,000 SF	7/1000 S.F.	10,955
C	112.5	17,424 SF/Acre	1,960,000 SF	7/1000 S.F.	13,720
D	25.5	21,780 SF/Acre	555,000 SF	50/1000 S.F.	27,750
E	151.9	6/Acre	911	10	9,110
F	154.2	4/Acre	617	10	6,170
G	189.6	4/Acre	758	10	7,580
H	200.4	6/Acre	1,200	10	12,000
I	46.4	6/Acre	278	10	2,780
J	154.8	4/Acre	619	10	6,190
K	61*	1.5/Acre	92	10	920
L	25.2	21,780 SF/Acre	549,000 SF	50/1000 SF	27,450
				TOTAL	131,856 Trips

*Assumes that only 20% of golf course/green area has single family houses.

Application for Development Approval

Please type or print all information



Staff Use

Application Number RZM21-001

Date Received 3/9/2021

Review Fee N/A

Date Paid N/A

1. Project Name Highland Springs Elementary/Middle School
Project Address/Location Belvedere Clearwater Road
Total Project Acreage 51.20 Current Zoning PD
Tax Parcel Number(s) A portion of 022-17-01-001
2. Applicant/Owner Name Aiken County Public Schools Applicant Phone [REDACTED]
Mailing Address 61 Given Street
City Aiken ST SC Zip 29805 Email [REDACTED]
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor Tilden Hilderbrand, P.E. License No. 12286
Firm Name Hass & Hilderbrand, Inc Firm Phone 803-649-1316
Firm Mailing Address P.O. Box 3276
City Aiken ST SC Zip 29802 Email [REDACTED]
Signature [Signature] Date 3-3-21
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
7. [Signature] 3-3-21
Applicant or Designated Agent Signature Date
Kevin A Chipman
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



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

Staff Use Only	
Application Number <u>RZM21-001</u>	Date Received <u>3/9/2021</u>

1. **Project Name** Highland Springs Elementary/Middle School
Project Address/Location Belvedere Clearwater Road
Project Parcel Number(s) A portion of 022-17-01-001

2. **Property Owner Name** Aiken County Public Schools **Owner Phone** [REDACTED]
Mailing Address 61 Given Street
City Aiken **ST** SC **Zip** 29805 **Email** [REDACTED]

3. **Designated Agent** Tilden Hilderbrand, P.E
Relationship to Owner Engineer
Firm Name Hass & Hilderbrand, Inc **Phone** 803-649-1316
Agent's Mailing Address P.O. Box 3276
City Aiken **ST** SC **Zip** 29802 **Email** [REDACTED]
Agent's Signature [Signature] **Date** 3/5/21

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

Owner Signature [Signature] **Date** 3/3/21

5. Sworn and subscribed to before me on this 3rd day of March, 2021.

Notary Public [Signature]

Commission Expiration Date 9-9-24



The zoning for this parcel is currently Planned Development (PD). The current owner, Aiken County Public School District hopes to build a school on the property. Since the remainder of the parent parcel is undeveloped and may not be developed for some time, it is much simpler to develop this parcel as a school under Public Use (P) zoning without PD requirements that were developed 20 years ago.

HASS & HILDERBRAND, INC.

133 Greenville St., S.W.
P.O. Box 3276
Aiken, SC 29802-3276
Telephone: (803) 649-1316

April 6, 2021

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

Re: Highland Springs Rezoning Request
G.I.S. # A portion of 022-17-01-001

Dear Ms. Hodges,

In response to your email dated March 24, 2021 we offer the following:

1. In response to your request related to inter-jurisdictional analysis: the proposed use for the site is a middle and elementary school. This use is inherently regional and based on current population and projected growth. This site was specifically chosen to accommodate children in this region.
2. In response to your request related to financial analysis: schools are tax exempt regardless of their location. The School District will pay for utilities used. On this site, the School District will also pay for infrastructure that will be utilized by future residents and commercial development in the area. That development will benefit the City of North Augusta.
3. In response to your request related to Special Purpose Districts: based on discussions with the City Planning staff, development of the site as a school is in compliance with the City's comprehensive plan.
4. In response to your request related to measures to facilitate siting, the four factors (the availability of land, access to the transportation network, compatibility with neighboring uses and the impact on the physical environment) have been considered in the siting of this facility. The site has been reviewed by The City of North Augusta, Aiken County, The Office of School Facilities and the SC Department of Transportation.

Please let me know if you have any questions or need any additional information.

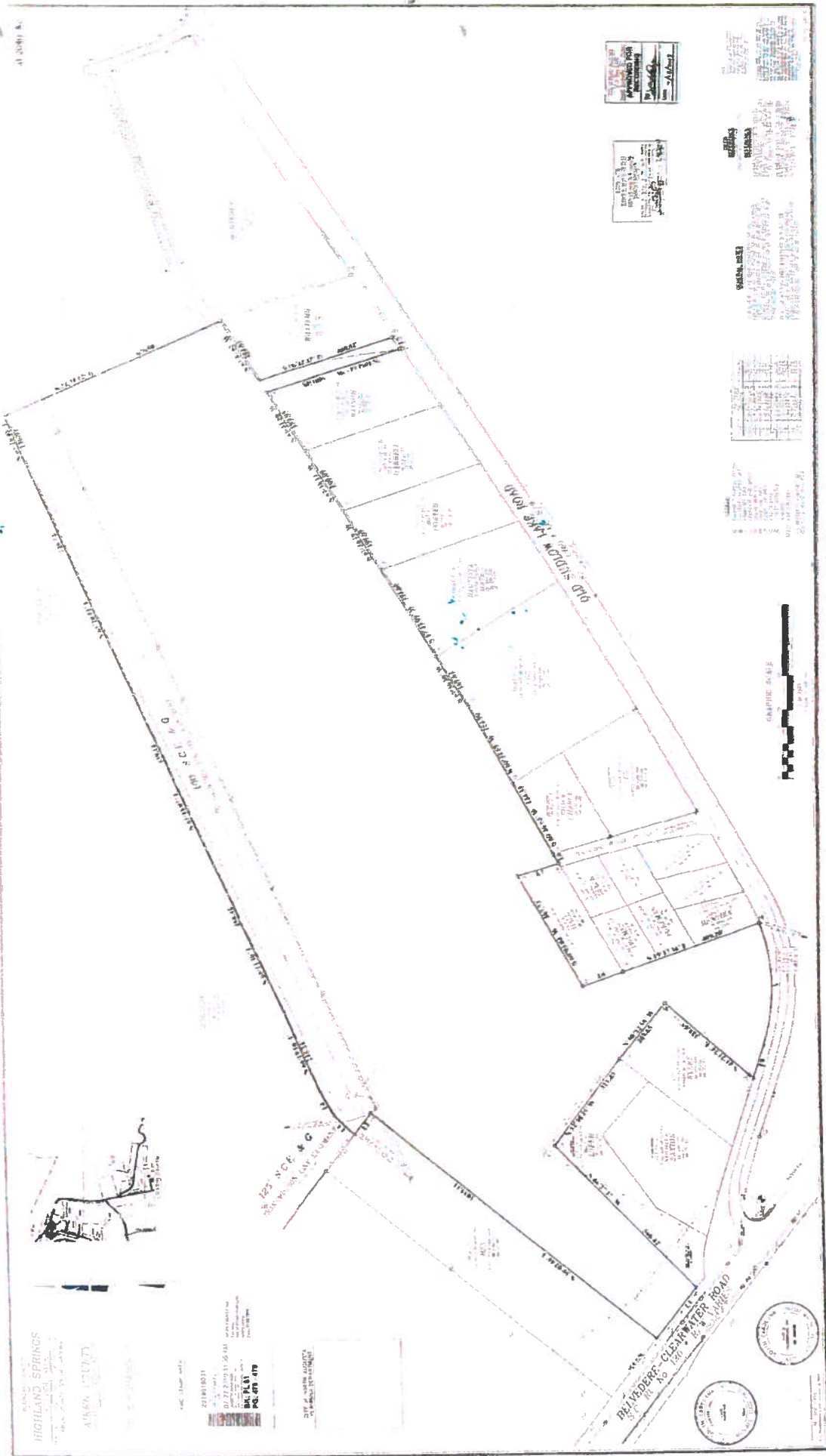
Sincerely,



Tilden Hilderbrand, P.E.

Cc: Kevin Chipman

Engineering - Surveying - G.P.S. - Forestry & Land Planning Services



HIGHLAND SPRINGS
 ALASKA COUNTY

2019010031
 01.27.2019 11:54:51
 PLOT 010
 PLOT 010

2019 01 27 11:54:51
 PLOT 010

APPROVED FOR
 PLANNING
 DATE: 1/27/19

APPROVED FOR
 PLANNING
 DATE: 1/27/19

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALASKA ZONING ORDINANCE AND THE ALASKA BUILDING CODE.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 5. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 6. THE DEVELOPER SHALL MAINTAIN THE EXISTING FENCES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 7. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 8. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 9. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 10. THE DEVELOPER SHALL MAINTAIN THE EXISTING FENCES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 11. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.



ORDINANCE NO. 2021-xx
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 51.20 ACRES OF LAND
OWNED BY AIKEN COUNTY BOARD OF EDUCATION,
AIKEN COUNTY TAX PARCEL #023-05-01-003,
FROM PD, PLANNED DEVELOPMENT, TO P, PUBLIC USE.

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, pursuant to Section 5.3, North Augusta Development Code, the North Augusta Planning Commission may recommend amendments to the Zoning Map, provided such amendments are consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following a April 15, 2021 public hearing, reviewed and considered a request by Aiken County Board of Education, to amend the Official Zoning Map of North Augusta from Planned Development (PD) to Public Use (P) The staff report and results of this hearing have been provided to City Council.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. A parcel consisting of ±51.20 acres owned by Aiken County Board of Education, is hereby rezoned from PD, Planned Development to P, Public Use. Said property is Aiken County tax map parcel # 023-05-01-003 and specifically identified on Exhibit "A" attached hereto.
- II. The Official Zoning Map for the City of North Augusta is hereby amended to reflect this rezoning.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on second and final reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2021.

First Reading_____

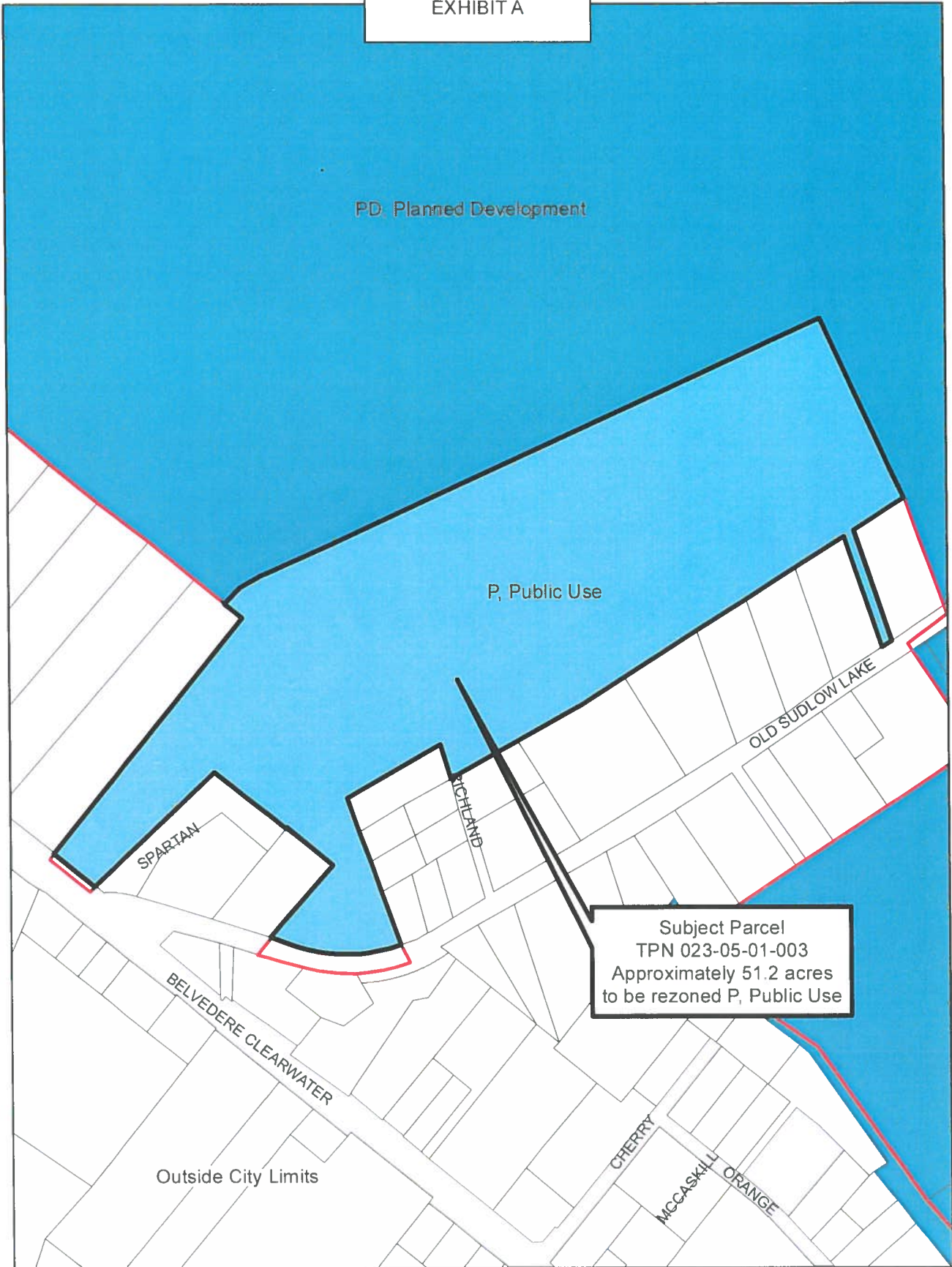
Second Reading_____

[NAME], Mayor

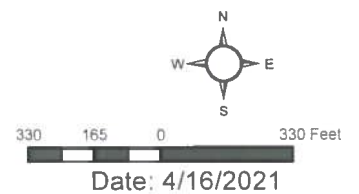
ATTEST

Sharon Lamar, City Clerk

EXHIBIT A



Application RZM21-001
 Tax Parcel Number 023-05-01-003
 A request to rezone approx. 51.2 acres
 from PD, Planned Development to
 P, Public Use zoning





Municipal Election Commission

P. O. Box 6400
North Augusta, South Carolina 29861

April 29, 2021

The Honorable Robert A. Pettit, Mayor
City of North Augusta
P.O. Box 6400
North Augusta, South Carolina 29861

Dear Mayor Pettit and City Council,

We, the Municipal Election Commission of the City of North Augusta, hereby certify the following official results for the General Election conducted April 27, 2021:

Mayor: Richard Adams – NOT ELECTED with 853 votes
 *Briton Williams - ELECTED with 2205 votes

Councilmember: *Pat Carpenter - ELECTED with 2201 votes
 Richard Fletcher -NOT ELECTED with 352 write-in votes
 Trina Mackie – NOT ELECTED with 986 votes
 *Jenafer McCauley - ELECTED with 2299 votes
 *David McGhee - ELECTED with 2048 votes

Sincerely,

Ben Watson, Chairperson

_____(absent)_____

Machela Knox

Carleton Vaughn

*Winners noted with an asterisk

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

CITY OF NORTH AUGUSTA
OATH OF OFFICE

“As Mayor of the City of North Augusta, I will equally, fairly, and impartially, to the best of my ability and skill, exercise the trust reposed in me, and I will use my best endeavors to preserve the peace and carry into effect according to law the purposes for which I have been elected. So help me God.”

BRITON S. WILLIAMS

Subscribed and sworn to before me this 3rd day of May, 2021.

ATTESTED BY:

Judge Thomas P. Murphy

SWORN TO before me this 3rd day of May, 2021.

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: _____