



DISCUSSION ITEMS FOR SEPTEMBER 20, 2021 CITY COUNCIL MEETING

The documentation provided herewith consists of advance draft materials for review by Mayor and City Council. Such documents may be revised prior to the actual Council meeting before any formal consideration of same by Mayor and City Council. Said documents may also be revised by way of a proper amendment made at the Council meeting. These documents are informational only and not intended to represent the final decision of the Council.



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: September 17, 2021

SUBJECT: Regular City Council Meeting of September 20, 2021

REGULAR COUNCIL MEETING

ITEM 5. PROCLAMATION: Constitution Week September 17-23, 2021

Lawren Hammond of the Martintown Road Chapter of the Daughters of American Revolution will be in attendance to receive the proclamation Mayor Williams will sign proclaiming September 17-23, 2021 as Constitution Week in the City. Please see a copy of the proclamation below:

PROCLAMATION

WHEREAS, our Founding Fathers, including South Carolinians, Pierce Butler, Charles Pinckney, John Rutledge, and Charles Cotesworth Pinckney, risked their fortunes, and some even their lives, to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and

WHEREAS, September 17, 2021, marks the two hundred and thirty-four anniversary of the drafting of the Constitution of the United States by the Constitutional Convention; and

WHEREAS, the anniversary of the signing of the Constitution provides an historic opportunity for all Americans to learn about and recall the achievements of our Founders, and to reflect on the rights and privileges of citizenship as well as its attendant responsibilities; and

WHEREAS, the independence guaranteed to the American people by the Constitution should be celebrated by appropriate ceremonies and activities during Constitution Week, September 17 through 23, 2021, as designated by proclamation of the President of the United States of America in accordance with Public Law 915.

NOW THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim September 17 - 23, 2021, as

CONSTITUTION WEEK

in the City of North Augusta, South Carolina, and urge all our citizens to reflect during that week on the many benefits of our Federal Constitution and the privileges and responsibilities of American citizenship.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 20th day of September, 2021.

ITEM 6. ANNEXATION: Ordinance No. 2021-12 - To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and by Annexing ±3.03 Acres of Land Located at 1295 W. Martintown Road and Owned by M.B. Jones Oil Co., Inc.; Ordinance – First Reading

An ordinance has been prepared for Council’s consideration on first reading to change the corporate limits of the City of North Augusta by accepting the petition requesting annexation by the landowners and by annexing ±3.03 Acres of land located at 1295 W. Martintown Road and owned by M.B. Jones Oil Co., Inc.

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

ITEM 7. ZONING: Ordinance No. 2021-13 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±7.25 Acres of Land Owned by S & H Enterprises, Aiken County Tax Parcel #013-20-03-004, from IND, Industrial, to TC, Thoroughfare Commercial; Ordinance – First Reading

An ordinance has been prepared for Council’s consideration on first reading to amend the zoning map of the City of North Augusta by rezoning ±7.25 acres of land owned by S & H Enterprises, Aiken County Tax Parcel #013-20-03-004.

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

ITEM 8. ZONING: Ordinance No. 2021-14 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±4.45 Acres of Land Owned by the City of North Augusta, Aiken County Tax Parcels #007-07-06-003, #007-07-06-004, and #007-07-06-005 from GC, General Commercial and R-14, Large Lot Single-Family, to P, Public Use; Ordinance – First Reading

An ordinance has been prepared for Council’s consideration on first reading to amend the zoning map of the City of North Augusta by rezoning ±4.45 acres of land owned by the City of North Augusta, Aiken County Tax Parcel #007-07-06-003, #007-07-06-004, and #007-07-06-005 from GC, General Commercial and R-14, Large Lot Single-Family, to P, Public Use.

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

ITEM 9. FINANCE: Resolution No. 2021-35 – Designating an Authorized Representative and Contact Person for Purposes of the American Rescue Plan Act of 2021

A resolution has been prepared for Council’s consideration designating an authorized representative and contact person for purposes of the American Rescue Plan Act of 2021.

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

ITEM 10. INFORMATION TECHNOLOGY: Resolution No. 2021-36 – Authorizing the City of North Augusta to Enter into a Full-Service Contract for Audio/Visual Equipment for Public Meetings

A resolution has been prepared for Council’s consideration authorizing the City to enter into a full-service contract for audio/visual equipment for public meetings

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

ITEM 11. COMMUNITY PROMOTION: Resolution No. 2021-37 – A Resolution to Authorize Funding for Downtown Streetscape Amenities

A resolution has been prepared for Council’s consideration to authorize funding for Downtown streetscape amenities.

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

ITEM 12. PARKS, RECREATION AND TOURISM: Resolution No. 2021-38 – Authorizing the Design of Riverside Village Boat Dock

A resolution has been prepared for Council’s consideration authorizing the design of the Riverside Village boat dock.

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

ITEM 13. ENGINEERING AND PUBLIC WORKS: Resolution No. 2021-39 – Authorizing a Professional Engineering Services Contract for the Greenway at Cypress Drive Culvert Replacement.

A resolution has been prepared for Council’s consideration authorizing a professional engineering contract for the Greenway at Cypress Drive culvert replacement.

Please see ATTACHMENT #13 for a copy of the proposed resolution.

ITEM 14. ECONOMIC DEVELOPMENT: Resolution No. 2021-41 – A Resolution to Provide a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant

A resolution has been prepared for Council's consideration to provide a local match for a Municipal Association of South Carolina Hometown Economic Development Grant.

Please see ATTACHMENT #14 for a copy of the proposed resolution.

ORDINANCE NO. 2021-12
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE
LANDOWNERS AND ANNEXING ± 3.03 ACRES OF PROPERTY LOCATED
1295 W. MARTINTOWN ROAD AND OWNED BY
M B JONES OIL CO., INC

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, have reviewed the petition of the landowners requesting that their property be annexed into the City and determined that such Petition should be accepted and the property annexed into the City; and

WHEREAS, the zoning classification recommended for the properties proposed for annexation has been reviewed for consistency with the Future Land Use Classification of the properties as specified in the Land Use Element of the North Augusta 2017 Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that:

- I. The Petition of the landowners is accepted and the following described property shall be annexed into the City of North Augusta:

A parcel of land, with all improvements thereon, being in the County of Edgefield containing +/-3.03 acres as shown on plat dated December 10, 1994 and recorded in the Office of the Clerk of Court for Edgefield County in Plat Book 35 at Page 383, including all adjacent right-of-way.

Tax Map & Parcel No.: 011-07-01-003

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

- II. The zoning classification shall be GC, General Commercial, as shown on a map identified as "Exhibit B" titled "General Commercial Zoning of Property Sought to be Annexed to the City of North Augusta.

The signage on the parcel in conflict with existing City of North Augusta Development Code are non-conforming signs and subject to the provisions of Section 13.2.5 of the North Augusta Development Code.

- 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: _____

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 106-00-00-021
LOCATED AT 1295 W. MARTINTOWN ROAD
OWNED BY M B JONES OIL CO., INC

I, the undersigned, as freeholders and owners of property located at 1295 W. Martintown Road, Tax Parcel Number 106-00-00-021 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

A parcel of land, with all improvements thereon, being in the County of Edgefield containing +/-3.03 acres as shown on plat dated December 10, 1994 and recorded in the Office of the Clerk of Court for Edgefield County in Plat Book 35 at Page 383.

This parcel being assigned the address of 1295 W. Martintown Road
Tax Parcel Number 106-00-00-021

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

This petition dated the 16 day of August, 2021

Property Owner Signatures

Witness





Andy Jones

as it's President/CEO

EXHIBIT A

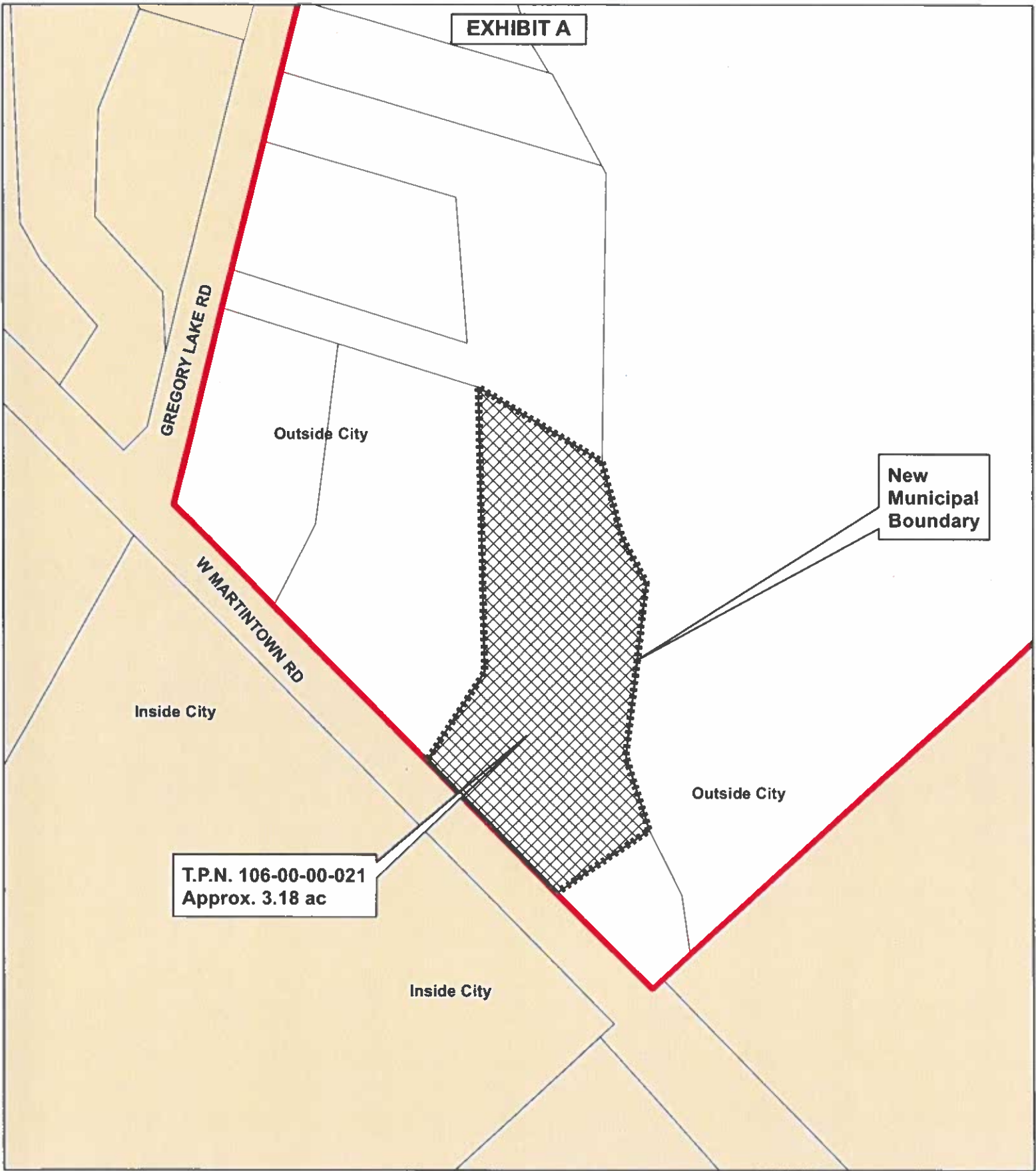
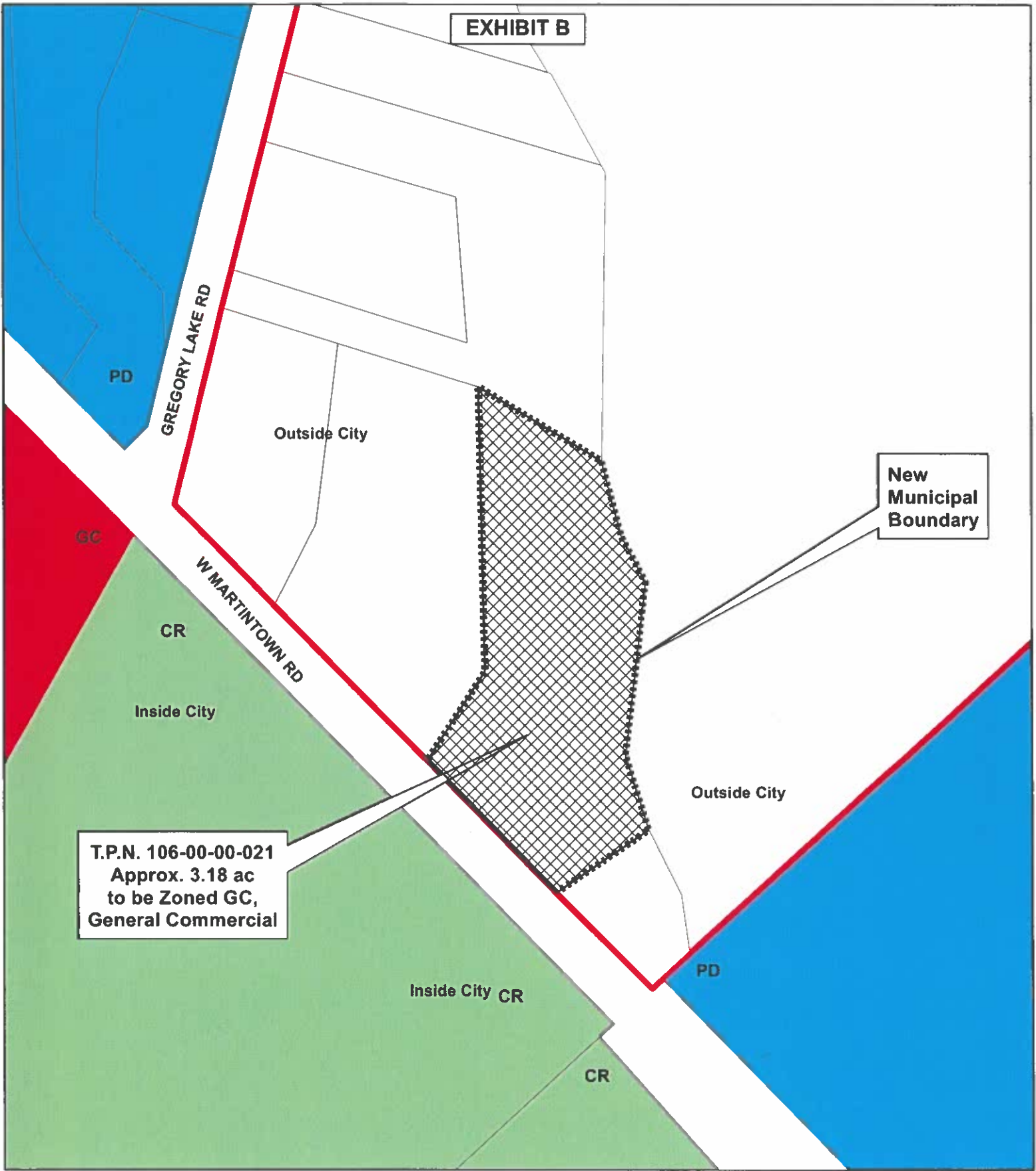


EXHIBIT B



T.P.N. 106-00-00-021
Approx. 3.18 ac
to be Zoned GC,
General Commercial

**New
Municipal
Boundary**

Instrument Book Page
201900000338 OR 1718 256

201900000338
Filed for Record in
EDGEFIELD COUNTY, SC
CHARLES L. REEL, CLERK OF COURT
01-29-2019 At 11:17 am.
DEED 6647.80

OR Book 1718 Page 256 - 259
201900000338
CHARLES L. REEL
CLERK OF COURT
EDGEFIELD COUNTY, SC
01-29-2019 11:17 am.
REC FEE: 10.00
STATE TAX \$ 4664.40
COUNTY TAX \$ 1973.40

ALL PREPARED BY:
J. TINDAL HART
HART NORVELL LLC
1031 CHUCK DAWLEY BLVD., STE. 6
MT. PLEASANT, SC 29464

RETURN TO:
TROTTER JONES, LLP
3527 WALTON WAY EXT
ALGUSTA, GA 30909
(706) 737-3138
FILE NO. 32620

MAP & PARCEL ID: 106-00-00-021-000

Recording Time, Book & Page

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF EDGEFIELD)

GRANTOR: GREG KENRICK

GRANTEE: M.B. JONES OIL CO., INC.

GRANTEE ADDRESS: P.O. BOX 556, WRENS, GEORGIA 30833

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, That, I, Greg Kenrick herein referred to as the "GRANTOR", in the State aforesaid, for and in consideration of the sum of One Million Seven Hundred Ninety Three Thousand Seven Hundred and No/100s (\$1,793,700.00) Dollars, and other valuable consideration, to me paid by M.B. Jones Oil Co., Inc., a Georgia corporation hereinafter referred to as "GRANTEE", the receipt and sufficiency whereof is hereby acknowledged have, subject to all other matters set for below, have granted, bargained, sold and released, and by these presents do grant, bargain, sell, and release unto the said M.B. Jones Oil, Inc., a Georgia corporation, the following real estate (the "Premises") described as follows, to-wit:

SEE EXHIBIT "A"
FOR LEGAL DESCRIPTION ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging, or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD, all and singular the said Premises described herein unto the said Grantee and Grantee's successors and assigns forever, in fee simple.

AND THE GRANTOR does hereby bind Grantor and Grantor's Heirs, Successors, and Assigns Executors, Administrators and other lawful representatives, to warrant and forever defend all and singular the said premises unto the said Grantee, and Grantee's Successors and Assigns against Grantor and

EXHIBIT "A"
Legal Description

GGP #13 / 1295 W. Martintown Road, North Augusta, SC 29860

ALL that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Edgefield, State of South Carolina, containing Three and Three/Hundredths (3.03) acres, more or less, as shown on that plat by Ernest R. Bryan, Jr., R.L.S., dated December 10, 1994, and recorded in the Office of the Clerk of Court for Edgefield County in Plat Book 35 at Page 383. Said plat is incorporated herein and made a part and parcel of this description by reference thereto. Further reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds, and exact location of the within conveyed property.

This being the identical property conveyed to Greg Kenrick by Deed recorded in the Office of the Clerk of Court for Edgefield County in Deed Book 1343 at Page 272.

Tax Parcel No.: 106-00-00-021-000

ORDINANCE NO. 2021-13
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 7.25 ACRES OF LAND
OWNED BY S & H ENTERPRISES, AIKEN COUNTY TAX PARCEL #013-20-03-004,
FROM IND, INDUSTRIAL, TO TC, THOROUGHFARE COMMERCIAL.

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 an August 19, 2021 public hearing, reviewed and considered a request by S & H Enterprises, to amend the Official Zoning Map of North Augusta from Industrial (IND) to Thoroughfare Commercial (TC). 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 ±7.25 acres owned by S & H Enterprises, is hereby rezoned from IND, Industrial to TC, Thoroughfare Commercial. Said property is Aiken County tax map parcel # 013-20-03-004 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.

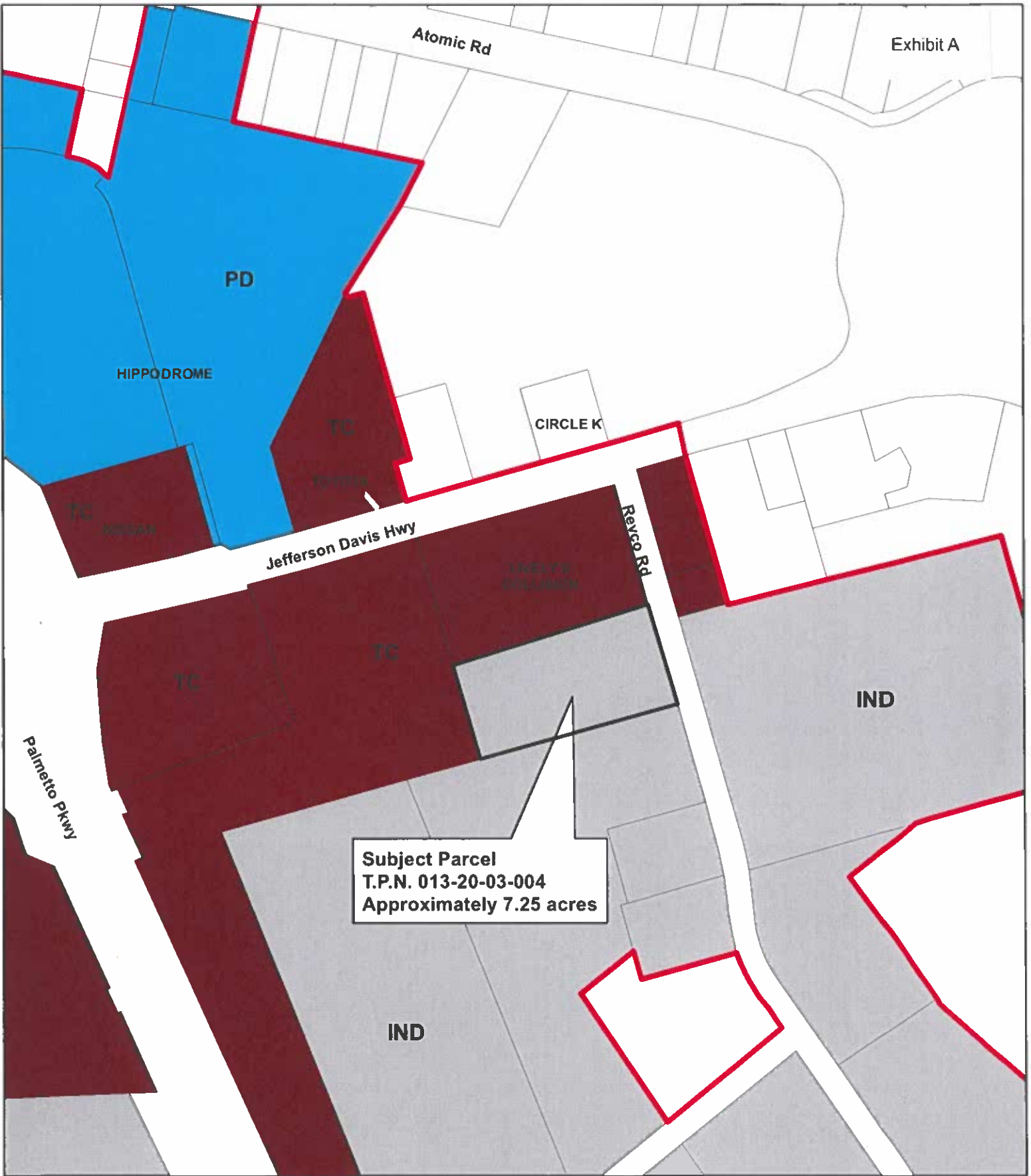
First Reading _____

Briton S. Williams, Mayor

Second Reading _____

ATTEST:

Sharon Lamar, City Clerk



Department of Planning And Development

To: Jim Clifford, City Administrator
From: Tommy Paradise, Interim Director
Subject: Tax Parcel Number 013-20-03-004 (Revco Road)
Date: August 20, 2021

At the August 19, 2021, Planning Commission meeting, the Planning Commission reviewed the rezoning for application RZM21-002 for parcel 013-20-03-004. The Commission unanimously recommended this parcel be rezoned to TC, Thoroughfare Commercial.

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.

Project Staff Report

RZM21-002

Prepared by: Tommy Paradise

Meeting Date: August 19, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Kia Dealership
Applicant	S & H Enterprises
Address/Location	
Parcel Number	013-20-03-004
Total Development Size	± 7.25
Existing Zoning	IND, Industrial
Overlay	NA
Traffic Impact Tier	Tier 2
Proposed Use	Car Dealership
Proposed Zoning	TC, Thoroughfare Commercial
Future Land Use	Commercial

SECTION 2: PLANNING COMMISSION CONSIDERATION

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

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

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

Project Staff Report

RZM21-002

Prepared by: Tommy Paradise

Meeting Date: August 19, 2021

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

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

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

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

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:

Department of Planning and Development



Project Staff Report

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Prepared by: Tommy Paradise

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

1.2.2 Zoning Regulations

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

Planning Commission Action Requested:

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

Department of Planning and Development



Project Staff Report

RZM21-002

Prepared by: Tommy Paradise

Meeting Date: August 19, 2021

SECTION 3: PUBLIC NOTICE

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

SECTION 4: SITE HISTORY

The parcel that is requested to be rezoned from IND, Industrial to TC, Thoroughfare Commercial is an undeveloped 7.26 acre parcel, tax map & parcel number 013-20-03-004 that is contiguous with 5425 Jefferson Davis Hwy. If rezoning is approved, the applicant's intent is to combine the parcel with the parcel of 5425 Jefferson Davis Hwy, which consists of 9.25 acres, which is a vacant car dealership. Once combined, applicant intends to demolish existing building and build a new car dealership at 5425 Jefferson Davis Hwy.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	IND, Industrial	IND, Industrial
North	Commercial	Commercial	TC, Thoroughfare Commercial
South	Industrial	IND, Industrial	IND, Industrial
East	Industrial	IND, Industrial	IND, Industrial
West	Vacant	Commercial	TC, Thoroughfare Commercial

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Access – The subject parcel has access from Revco Road

Topography – The subject parcel gently slopes from the northwestern corner to the southwestern corner.

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

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

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

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

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

Parcel 013-20-03-004 is approximately ± 7.26 acres. It is anticipated that this will be combined with the 5425 Jefferson Davis Hwy parcel which is ± 9.25 parcel.

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

The Comprehensive Plan Future Land Use Maps show this parcel to be used for industrial purposes, while the adjacent parcel at 5425 Jefferson Davis Highway is shown to be Commercial.

In regards to the Thoroughfare Corridor zoning district, the NADC §3.3.3.3 states, "The purpose of this district is to provide for areas within the city where large-scale

Department of Planning and Development



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commercial developments may take place. This district is designed to support citywide or regional shopping centers and business complexes of greater magnitude than permitted by the OC, Office Commercial, or NC, Neighborhood Commercial Districts. It permits a wide range of business and commercial uses generally clustered for cumulative attraction and optimum accessibility, but also in strips where so designated by the Comprehensive Plan”

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

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

The rezoning of the parcel to TC, Thoroughfare Corridor is consistent with the zoning of the property to the north and west. The property to the south and east are zoned IND Industrial. When combined with the parcel at 5425 Jefferson David Hwy, which is TC, Thoroughfare Corridor, the combined parcel will be bordered on the north by commercial property outside of the City, commercial use to the east and undeveloped land to the south and west. The site would be reviewed using Highway Corridor standards per the requirements of Article 3.

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

The proposal should have limited effects on the existing road network. Any negative effects will be mitigated prior to construction. Similar developments have been required to reconfigure driveway access in order to meet South Carolina DOT safety requirements. The Highway Corridor Overlay on this property recommends limited driveway access to main corridor roads.

Department of Planning and Development



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Prepared by: Tommy Paradise

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

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

- d. **Parking problems; or**

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

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

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

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

Jefferson Davis Hwy has not received any considerable updates for the roadway. The site at 5425 Jefferson Davis Hwy is vacant and has caused some deterioration to the area. Another car dealership development located at 5585 Jefferson Davis Hwy has stalled during the construction phase.

Department of Planning and Development



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

The property to the north and west are zoned TC, Thoroughfare Corridor. The property to the south and east are zoned IND Industrial. When combined with the parcel at 5425 Jefferson David Hwy, which is TC, Thoroughfare Corridor, the combined parcel will be bordered on the north by commercial property outside of the City, commercial use to the east and undeveloped land to the south and west.

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

The subject parcel is suitable for industrial development, but not for commercial use under the current zoning. Also, both parcels being combined should be of the same zoning district classification.

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

The current property is undeveloped and was formerly a portion of 5425 Jefferson Davis hwy. It was subdivided into two parcels in December 2000 (Misc. Book 1056, at page 46). There is not any residential development in the area and the area is commercial and industrial in character. The proposed use as a car dealership is compatible with adjoining car dealerships.

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

The current site is undeveloped and has remained undeveloped since it was subdivided from 5425 Jefferson Davis Hwy in December 2000.

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

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

Department of Planning and Development



Project Staff Report

RZM21-002

Prepared by: Tommy Paradise

Meeting Date: August 19, 2021

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

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

SECTION 7: RECOMMENDATION

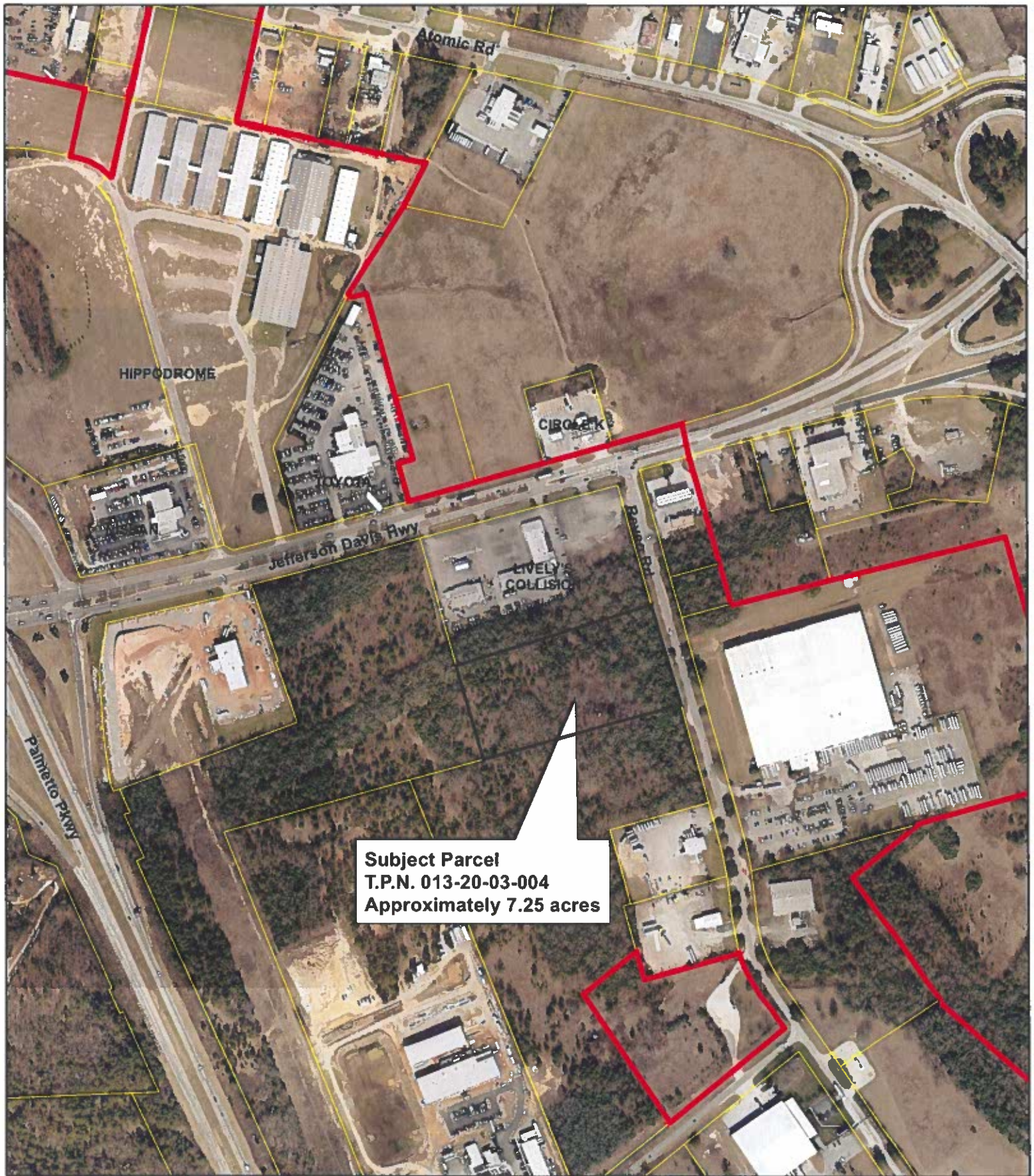
Staff is not required to make a recommendation to the Planning Commission. The Department has determined the application is complete.

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

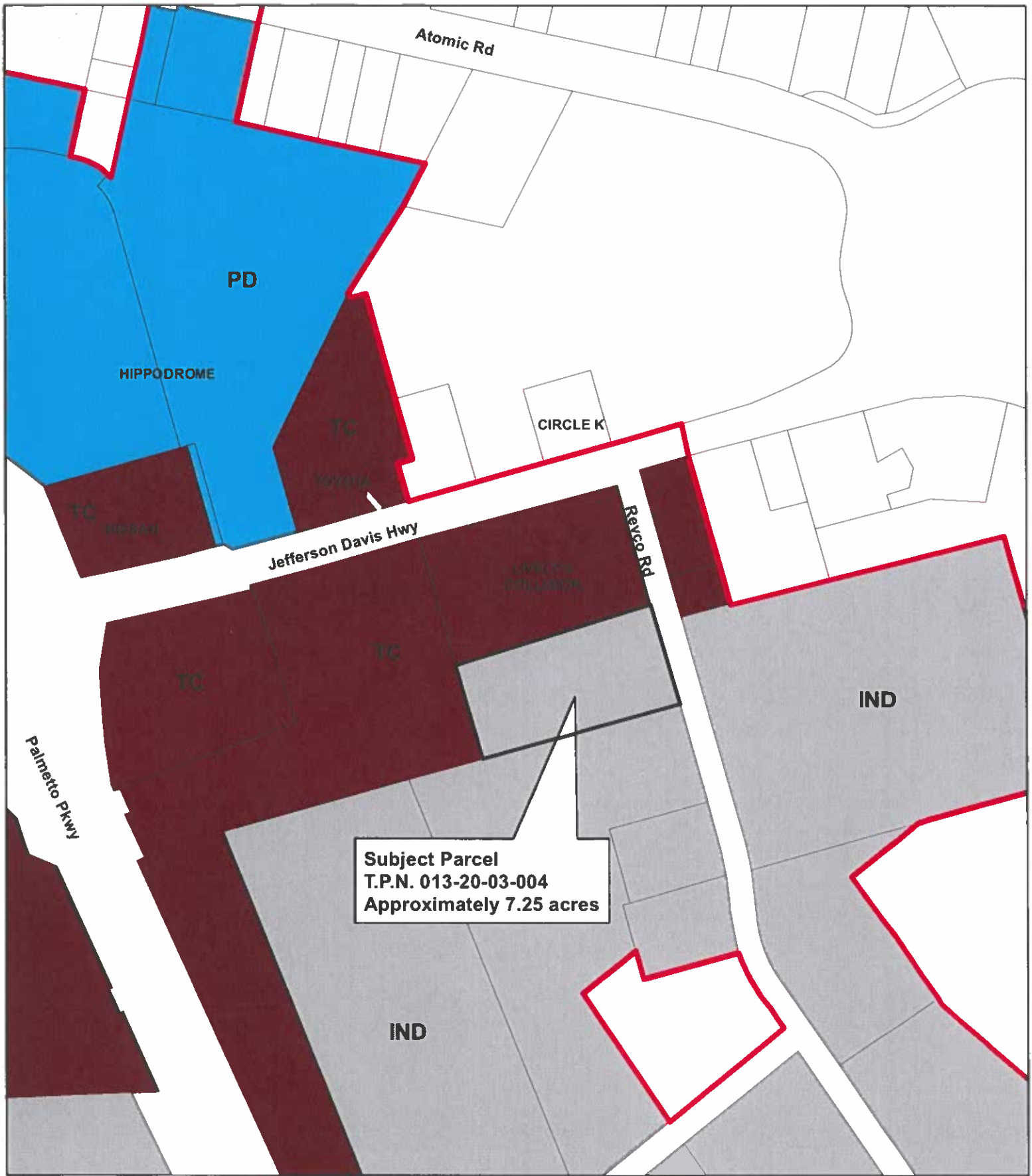
SECTION 8: ATTACHMENTS

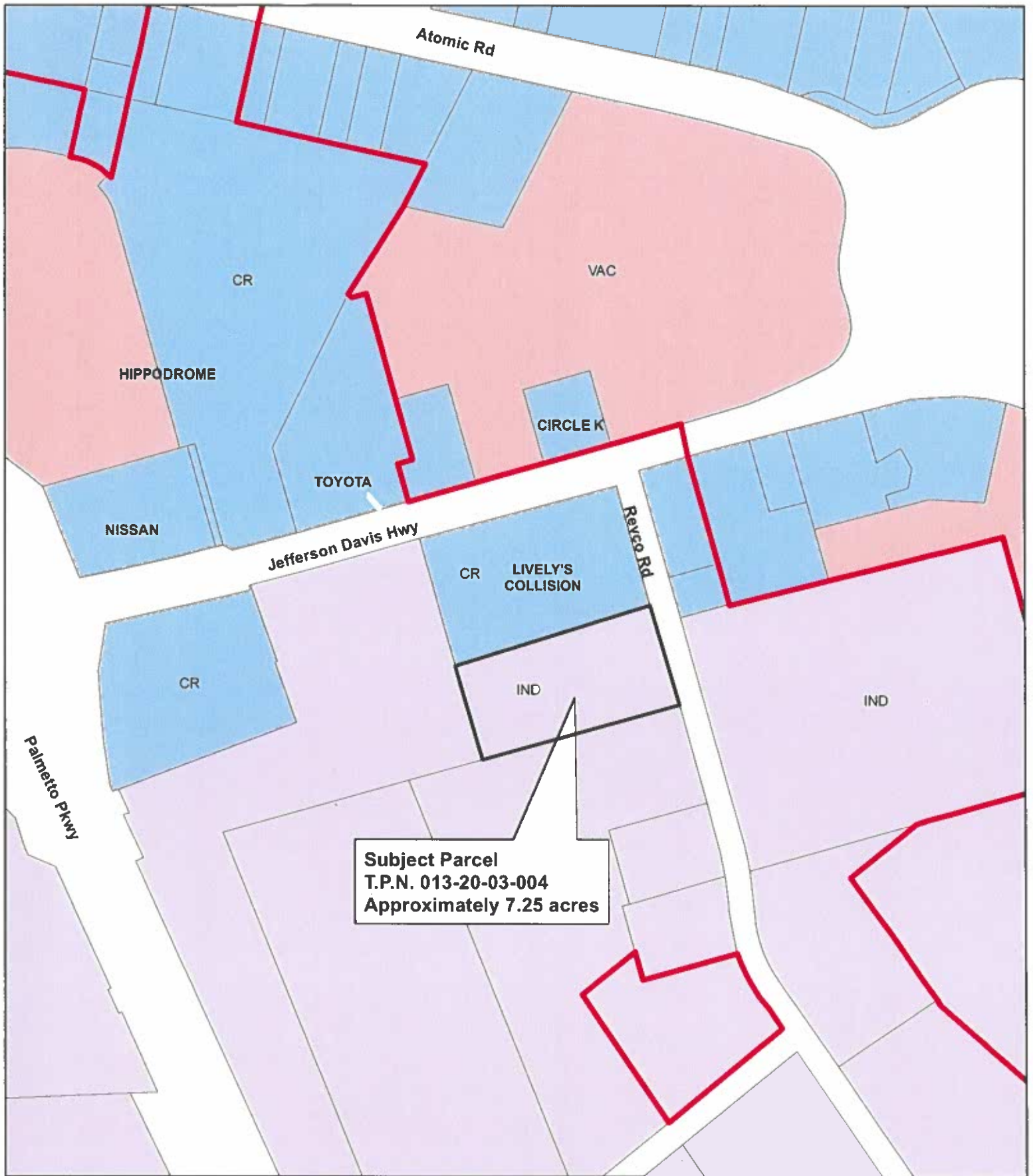
1. Aerial
2. Topography
3. Current Zoning
4. Future Land Use
5. Public Hearing Notice
6. Application Documents

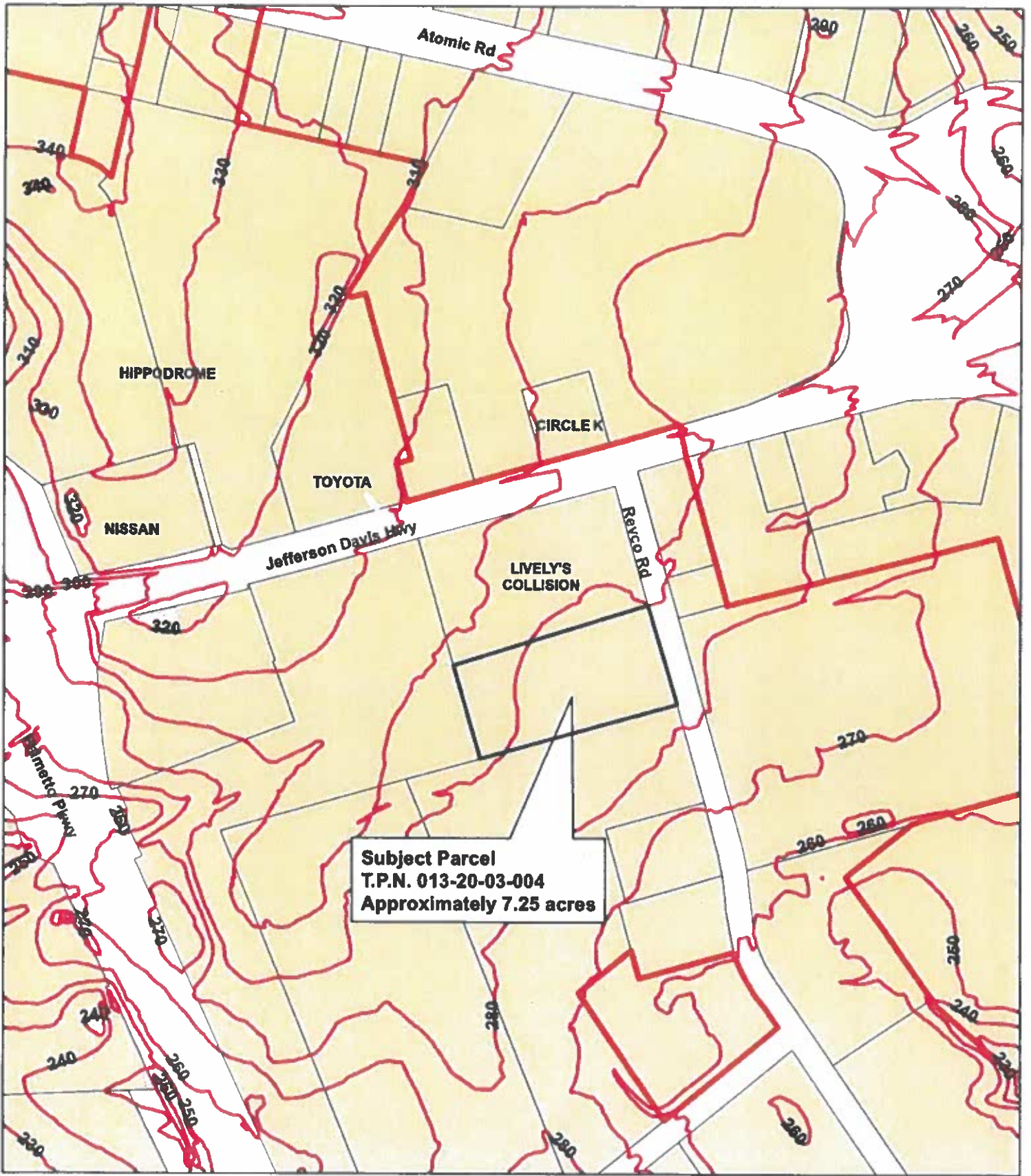
cc



Subject Parcel
T.P.N. 013-20-03-004
Approximately 7.25 acres







Subject Parcel
T.P.N. 013-20-03-004
Approximately 7.25 acres

JOHNSON, LASCHOBER & ASSOCIATES, P.C.



July 19, 2021

Planning Commission
City of North Augusta
100 Georgia Ave, North Augusta, SC 29841

Re: New KIA Dealership – Request for Rezoning of TPN 013-20-03-004
JLA No: 6248.2101
Letter No: 002

Members of the Planning Commission:

Johnson, Laschober, & Associates, P.C. (JLA), requests approval for a rezoning on behalf of the applicant, Greg Hodges representing S & H Enterprises for a new KIA Dealership located at 5425 Jefferson Davis Hwy., Beech Island, SC 29842. The project will encompass two parcels (013-15-02-001 & 013-20-03-004) so a plat combination submittal is forthcoming, contingent on a successful rezoning of TPN 013-20-03-004 from IND to TC.

The subject parcel (013-20-03-004) is currently undeveloped. This proposed development will combine these parcels into one and utilize the overall area for the development.

The applicant's project will be a benefit to this area and will be in keeping with the character of the Highway Corridor Overlay District.

Respectfully submitted,

JOHNSON, LASCHOBER & ASSOCIATES, P.C.

A handwritten signature in black ink that reads "William T. Buchanan". The signature is written in a cursive style with a prominent 'W' and 'B'.

William T. Buchanan, P.E.
Civil Engineer / Partner

Cc: Greg Hodges
JLA File

Application for Development Approval

Please type or print all information



Staff Use

Application Number RZMA1-002 Date Received 7/19/21
Review Fee \$250.00 Date Paid 7/19/21

1. Project Name New KIA Dealership
Project Address/Location 5425 Jefferson Davis Hwy., Beech Island, SC 29842
Total Project Acreage 16.52 (9.52 / 7.00) Current Zoning TC / IND
Tax Parcel Number(s) 013-15-02-001 / 013-20-03-004
2. Applicant/Owner Name S & H Enterprises Applicant Phone 706-828-0917
Mailing Address 1850 Jefferson Davis Hwy.
City Graniteville ST SC Zip 29829 Email ghodges@stokesauto.com
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor William Buchanan, P.E. License No. 28610
Firm Name Johnson, Laschober & Associates Firm Phone 706-724-5756
Firm Mailing Address 1296 Broad Street
City Augusta ST GA Zip 30901 Email wbuchanan@theJLAgroup.com
Signature William T. Buchanan Date 7-19-2021
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. William T. Buchanan 7-19-2021
Applicant or Designated Agent Signature Date
William T. Buchanan
Print Applicant or Agent Name

ORDINANCE NO. 2021-14
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 4.45 ACRES OF LAND OWNED BY CITY OF
NORTH AUGUSTA, AIKEN COUNTY TAX PARCEL # 007-07-06-003, 007-07-06-004,
AND 007-07-06-005 FROM GC, GENERAL COMMERCIAL AND R-14 LARGE LOT
SINGLE-FAMILY 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 5.3.3.1, North Augusta Development Code [NADC] any property owner, City Board, Commission, or the City Council may apply for a change in Zoning district boundaries; AND,

WHEREAS, the City Administrator pursuant to resolution of Council, Resolution 2021-34, was instructed to apply for a rezoning of the property that is the subject of this ordinance; AND,

WHEREAS, such application was made and the requirements of Section 5.3.3 [NADC] requiring that such proposed change and zoning shall first be submitted to the Planning Commission for review and recommendation was complied with; AND,

WHEREAS, the North Augusta Planning Commission, in accordance with Section 5.3.3 [NADC] held a public hearing and considered such request at its meeting on September 16, 2021, such request being that the ± 4.45 acres as identified in the application be rezoned to Public use [P] and the written report of the Planning Commission related to the request has been issued by the Planning Commission and provided to the City Council; AND,

WHEREAS, the Mayor and City Council following receipt of the report from the Planning Commission have considered the request and made a determination that it is appropriate and in the best interest of the City that such zoning request be approved.

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 ±4.45 acres owned by City of North Augusta, is hereby rezoned from GC, General Commercial and R-14 (Large Lot Single-Family) to P, Public Use. Said property is Aiken County tax map parcel # 007-07-06-003, 007-07-06-004, and 007-07-06-005 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 _____

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

EXHIBIT A



Application RZM21-005

Parcel Numbers 007-07-06-005, 007-07-06-004, & 007-07-06-003

A request to rezone approx. 4.45 acres
 from GC, General Commercial &
 R-14, Large Lot Single-Family Residential
 to
 P, Public Use



Date: 9/3/2021

RZM21-005_E.mh:lls, Rezoning_GC_R-14, to P 090321.mxd

Department of Planning And Development

To: Jim Clifford, City Administrator
From: Tommy Paradise, Interim Director
Subject: Tax Parcel Number 007-07-06-003, 007-07-06-004, & 007-07-06-005
Date: September 17, 2021

At the September 17, 2021, Planning Commission meeting, the Planning Commission reviewed the rezoning for application RZM21-005 for tax parcel numbers 007-07-06-003, 007-07-06-004, & 007-07-06-005. The Commission unanimously voted in opposition of this parcel be rezoned to P, Public Use.

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

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Public Safety Headquarters
Applicant	James S. Clifford, City Administrator
Address/Location	1208, 1220, & 1220 ½ Georgia Ave
Parcel Number	007-07-06-003, 007-07-06-004, & 007-07-06-005
Total Development Size	± 4.45 acres
Existing Zoning	GC & R-14
Overlay	Neighborhood Preservation Corridor Overlay
Traffic Impact Tier	Tier 2
Proposed Use	Public Safety Headquarters
Proposed Zoning	P Public Use
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

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

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

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

Department of Planning and Development



Project Staff Report

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

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

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

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

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:

Department of Planning and Development



Project Staff Report

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

1.2.2 Zoning Regulations

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

Planning Commission Action Requested:

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

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on September 1, 2021. The property was posted with the required public notice on September 1, 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 September 1, 2021.

Project Staff Report

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

SECTION 4: SITE HISTORY

The parcels were purchased by the City of North Augusta in June 2016 from the Estate of Starkey Sharp Flyth Jr. for construction of a public safety facility. In a *“Building Assessment for North Augusta Public Safety Facility and Fire station #1 Relocation,”* prepared by Johnson, Laschober, & Associates, P.C., there exist two structures on the properties; the *“Caretakers House”* built in 1903 and the *“Horse Stable House”*, also built in 1903 and remodeled in 1970. The assessment describes these structures as former *“support spaces”* for the Palmetto Lodge, which stood on the adjacent parcel before it was destroyed by fire in 2008. This adjacent parcel is also owned by the City of North Augusta and within the requested amendment to the zoning map. The assessment concludes that both structures are severely deteriorated due to the environment and vandalism and offer no significant history or relevance.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	GC, General Commercial and R-14, Large Lot Single-Family
North	Residential	Mixed Use	R-14, Large Lot, Single-Family Residential
South	Vacant/Undeveloped	Mixed Use	R-14, Large Lot, Single-Family Residential
East	Open Space Preservation	Mixed Use	P, Public Use
West	Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential

Access – The site currently has direct access to Georgia Ave and Observatory Ave.

Topography – The existing topography of the site is relatively flat, sloping slightly from the North West corner to the South East corner of the property.

Utilities – Potable water is available on Georgia Ave through an existing 6-inch water main from the City of North Augusta. Adequate water capacity is available to serve the site. Sewer is available from the City of North Augusta and has adequate capacity to serve the site. Water and

Project Staff Report

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

wastewater service are both available on Georgia Ave. and have adequate capacity to serve the site.

Floodplain – The subject property is not within federally designated floodplains or wetlands. There are not jurisdictional wetlands or state waters on the site.

Drainage Basin – This site is located within the Waterworks Basin as designated on the City of North Augusta Stormwater Management's Drainage Basin Map. The Waterworks watershed includes high density residential, high density commercial, and some industrial areas. Stormwater Management has conducted a baseline assessment of the basin and streams and has rated the Waterworks Basin as fair.

SECTION 6: STAFF EVALUATION AND ANALYSIS

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

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

Entire application is +/- 4.43 acres consisting of the combination of the three parcels below:

Parcel 007-07-06-005 is +/- 2.03 acres and is zoned GC, General Commercial

Parcel 007-07-06-004 is +/- 2.18 acres and is zoned R-14 Large Lot Residential

Parcel 007-07-06-003 is +/- .22 acres and is zoned R-14 Large Lot Residential

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

The Comprehensive Plan Future Land Use Maps show these parcels to be a mixed use. According to the Comprehensive Plan, "The mixed use classification permits most residential, commercial, institutional, government and religious uses. Land uses can be developed in a variety of forms. The downtown and riverfront areas are the most significant mixed use areas in the city. Some areas adjacent to interstate highways and along major arterial corridors are also appropriate for the mixed use classification. Within this classification zoning districts with substantially different standards may be located adjacent to each other."

Department of Planning and Development



Project Staff Report

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

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

The site is bounded by residential properties to the west and north. Open space to the south and vacant commercial uses to the east. The residential properties may see increased activity by having the vacant property repurposed. Any impact should be minimized by mitigation measures of the applicant.

It should be noted that 2.03 acres at the corner of Georgia Ave. and Butler Ave. is zoned GC, General Commercial. The purpose of this district is to provide for areas within the city where large-scale commercial developments may take place. This district is designed to support citywide or regional shopping centers and business complexes of greater magnitude than permitted by the OC, Office Commercial, or NC, Neighborhood Commercial Districts. It permits a wide range of business and commercial uses generally clustered for cumulative attraction and optimum accessibility, but also in strips where so designated by the Comprehensive Plan. Uses allowed by right in this district could potentially develop the site within the requirements of the Development Code and have a larger adverse impact on the adjacent residential

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

These parcels currently have three curb cuts onto Georgia Ave. The GC, General Commercial, parcel currently has two curb cuts along Georgia Ave and the parcel at 1220 ½ Georgia Ave also has a curb cut on Georgia Ave. Development of the GC, General Commercial, parcel into a high traffic use may negatively impact traffic along the Georgia Ave. corridor if existing curb cuts are used. The proposed use of the property for a Public Safety Headquarters would close the access directly onto Georgia Ave. Traffic from the project would exit onto the existing streets of Observatory Lane or Butler Ave. This traffic flow will reduce points of conflict along the Georgia Ave. traffic corridor.

Department of Planning and Development



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RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

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

- d. **Parking problems; or**

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

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

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

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

Commercial properties across Georgia Ave have been vacated and properties are for lease/sale.

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

The parcels to the north is single-family residential and is zoned R-14, Large lot single-family, the parcel to the south is undeveloped and zoned R-14, Large lot single-family residential, the east is open space preservation and zoned P, Public Use while to the west is single-family residential zoned R-14 Large lot single-family

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

Department of Planning and Development



Project Staff Report

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

NADC Table 3-2 does not address what zoning district a public safety facility may be located in. Table 3-2 refers to the Public Use, P, district for public facilities.

The purpose of this P, Public Use 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.

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

The Comprehensive Plan Future Land Use Maps show these parcels to be a mixed use.

According to the Comprehensive Plan, "The mixed use classification permits most residential, commercial, institutional, government and religious uses. Land uses can be developed in a variety of forms." The Comprehensive Plan allows for "government" uses in these mixed areas, which would need to be located in a P, Public Use zoning district.

The P, Public Use zoning district is designed to provide necessary public facilities and infrastructure to be located within the community. The accountability of government to their constituents provides assurance that it will be compatible with the surrounding area.

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

The property has been vacant for some time. In 2008 the building known as Seven Gables burned.

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

The desire for a centrally located Public Safety Headquarters facility that is visible and easily accessible to the public limits the availability of suitable location.

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

Department of Planning and Development



Project Staff Report

RZM21-005

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

SECTION 7: RECOMMENDATION

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

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

SECTION 8: ATTACHMENTS

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

EXHIBIT A



Subject Parcel
TPN 007-07-06-005 - 2.08 ac GC
TPN 007-07-06-004 - 2.19 ac R-14
TPN 007-07-06-003 - 0.22 ac R-14
Approximately Total 4.45 acres
to be rezoned P, Public Use



Application RZM21-005
Parcel Numbers 007-07-06-005, 007-07-06-004, & 007-07-06-003

A request to rezone approx. 4.45 acres
from GC, General Commercial &
R-14, Large Lot Single-Family Residential
to
P, Public Use



0 112.5 225 450 Feet

Date: 9/3/2021

RZM21-005_E&EA_Rezoning_GC_R-14 to P 09/03/21.mxd

EXHIBIT B



Application RZM21-005
 Parcel Numbers 007-07-06-005, 007-07-06-004, & 007-07-06-003

A request to rezone approx. 4.45 acres
 from GC, General Commercial &
 R-14, Large Lot Single-Family Residential
 to
 P, Public Use



0 112.5 225 450 Feet

Date: 9/3/2021

RZM21-005

Rezoning_GC_R-14_to_P_FLU_090321

To: Planning Commission
From: Tommy Paradise, Interim Planning Director
Subject: Public Safety Headquarters Project
Date: September 16, 2021

Since the Sketch Plan review by the Planning Commission on August 19th, Administration has met with several of the stakeholders and held a community engagement meeting to gather input on the proposed site for the new public safety headquarters building.

There was concern stated that the project is located in a Neighborhood Preservation, NP, overlay district but the rezoning to Public Use, P would result in the NP standards not being required to be met. North Augusta Development Code (NADC) Section 3.8.1.1 states, "This section applies to any lot or parcel within the following Corridor Overlay Districts that are designated on the Official Zoning Map with the exception of those lots or parcels zoned P."

Administration has worked with the design professionals to comply with as many of the requirements as possible. Some requirements, such as building square-footage, hours of operations, parking, etc., could not be met. Of the 33 standards of the NP district, Administration has met 23 with two not applicable. You will find a spreadsheet prepared by Administration attached that will provide more detail as to the specific standard which have been met.

**Public Safety Headquarters
Project**

TASKS	Rule	Compliant
3.8.6.2.1	Permitted nonresidential uses may be located on the first floor only.	N
3.8.6.2.2.	Uses that are not permitted are:	
	a. Drive-in, drive-up and drive-through facilities;	Y
	b. Indoor or outdoor sales of equipment, motorcycles or automobiles;	Y
	c. Gasoline sales and automobile service stations; or	Y
	d. Automobile and motorcycle repair.	Y
3.8.6.2.5	No existing structure may be demolished until a site plan for the parcel has been approved.	Y
3.8.6.3.1	The dimensional standards for the Neighborhood Preservation Corridor Overlay District are established in Table 3-12	
3.8.6.3.2	Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, one existing driveway from the corridor street may be utilized regardless of location or width	N/A
Table 3-11	1. Maximum Height 2.5 stories or 32 feet	Y
	2. Minimum Height 14 feet	Y
	3. Minimum Front Setback The average existing setback within the block in which the parcels located or 25 feet	Y
	4. Maximum Front Setback 50 feet	N
	5. Minimum Side Setback Required buffer or 5 feet	Y
	6. Minimum Rear Setback Required buffer, 20 feet or 10 feet from an alley	Y
	7. Maximum Building Footprint 3,000 square feet	N
	8. Maximum Building Coverage 50%	Y
3.8.6.4.1	Building entrances shall face the corridor street or a park.	Y
3.8.6.4.2	Not less than forty percent (40%) of the front facade of new buildings shall include doors or windows.	N
3.8.6.4.3	The slope of an existing roof shall be retained in any reconstruction or addition. The slopes of roofs on new buildings shall match the average of the roof pitches on buildings within the block.	N
3.8.6.4.4	The existing facade facing or visible from the street, including existing doors and windows shall be retained	N/A
3.8.6.5.1	Not more than one (1) access to a street shall be permitted per lot or parcel. There is no restriction on the number of access points to an alley.	Y
3.8.6.5.2	The maximum driveway width between right of way and the front of any building is fourteen (14) feet.	N
3.8.6.5.3	Off-street parking shall be provided as set forth in Article 10, Parking. No above-ground structured parking is permitted, except for a residential garage that was constructed as an accessory use to a dwelling prior to its conversion to a non-residential use.	Y

Public Safety Headquarters

Project


TASKS	Rule	Compliant
3.8.6.5.4	<p>Parking shall not be permitted between structures and the corridor street. Parking shall be located on the side or in the rear of buildings only. Parking visible from the front shall be screened with a permanent wall, fence or hedge not less than forty-two (42) and no more than sixty (60) inches in height.</p>	N
3.8.6.5.5	<p>Parking areas shall be setback at least five (5) feet from the property line provided, however, that if the property line abuts an alley, no setback is required, unless the alley abuts a front or side yard of a parcel that is zoned residential or in a residential use.</p>	Y
3.8.6.5.6	<p>Parking areas shall be improved with an approved surface pursuant to the provisions of Article 12, Parking. Ground surface areas not covered with an approved surface shall be restricted from parking by signage and curbing, fencing or other physical barriers.</p>	Y
3.8.6.6.1	<p>Street Trees and Plantings – One (1) street tree shall be planted for every forty (40) feet of frontage on the corridor street in accordance with Article 10, Landscaping, unless existing trees are in place and meet the standard. Required trees and plantings shall be planted between the sidewalk and curb where there is adequate space. In the event there is inadequate space between the sidewalk and curb as determined by the Director, the required trees may be planted behind the sidewalk in the front setback, if planted in the front setback the general alignment of street trees in the corridor shall be maintained to the extent practicable.</p>	Y
3.8.6.6.2	<p>General Lot Landscaping – See Article 10, Landscaping.</p>	Y
3.8.6.6.3	<p>Parking Lot Landscaping – See Article 10, Landscaping.</p>	Y
3.8.6.7	<p>Lighting – All lighting shall be directed on-site or onto adjacent walkways and shall be shielded from interfering with corridor traffic and direct off-site viewing.</p>	Y
3.8.6.8.1	<p>Signs are permitted in accordance with the provisions of Article 33, Signs.</p>	Y
3.8.6.9	<p>Utilities and Trash Receptacles – All trash receptacles and utility equipment shall be located in the side or rear yard. Trash receptacles and utility equipment shall be screened so as not to be visible from the public right of way.</p>	Y
3.8.6.10.1	<p>Business hours of operation shall be limited to the period from 7:00 a.m. to 9:00 p.m.</p>	N
3.8.6.10.2	<p>Goods shall not be displayed or stored on the premises in a manner that is visible from the extension of the building. Merchandise displays are not permitted on the right of way, or in any yard or setback, or on any open porch. Merchandise displays are permitted on covered porches. Window displays shall not exceed ten (10) square feet per display and shall not cumulatively exceed twenty (20) square feet or five percent (5%) of the area of the front facade, whichever is greater.</p>	Y

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>SP21-004</u>	Date Received <u>08/18/21</u>
Review Fee <u>0</u>	Date Paid <u>N/A</u>

1. Project Name Public Safety Headquarters
Project Address/Location 1208, 1220, + 1220 1/2 Georgia Ave
Total Project Acreage 4.45 acres +/- Current Zoning GC + R-14
Tax Parcel Number(s) 007-07-06-003, 007-07-06-004, + 007-07-06-005
2. Applicant/Owner Name Jim Clifford Applicant Phone _____
Mailing Address P.O. Box 6400
City North Augusta ST SC Zip 29861 Email _____
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 _____ License No. _____
Firm Name _____ Firm Phone _____
Firm Mailing Address _____
City _____ ST _____ Zip _____ Email _____
Signature _____ Date _____
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. 
Applicant or Designated Agent Signature _____ Date August 18, 2021
Print Applicant or Agent Name James S. Clifford

RESOLUTION NO. 2021-34
A RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO FILE AN
APPLICATION REQUESTING REZONING OF LAND LOCATED AT
1208, 1220, AND 1220 ½ GEORGIA AVENUE

WHEREAS, the City of North Augusta purchased property at 1208, 1220, and 1220½ Georgia Avenue (parcels 007-07-06-005, 007-07-06-004 and 007-07-06-003) consisting of a combined 4.45 acres; and

WHEREAS, the City of North Augusta intends to build a public safety headquarters and municipal court on referenced property; and

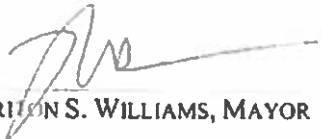
WHEREAS, the properties are currently zoned R-14 (Large Lot Single Family Residential), and GC (General Commercial), but would need to be rezoned to P (Public Use District) which has a permitted use of Public Safety services.

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

1. To file the appropriate application with the Department of Planning and Development requesting rezoning of property located at 1208, 1220, and 1220 ½ Georgia Avenue from R-14 and GC to P.
2. The City Administrator is further authorized to execute any documents necessary to make this application as well as submit any documents or information as required to allow the request to proceed.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 16th DAY OF AUGUST 2021.

SIGNED BY:


BRITTON S. WILLIAMS, MAYOR

ATTESTED BY:


SHARON LAMAR, CITY CLERK



MEMORANDUM

TO: Mr. Darren Prickett
FROM: Steven J. Cassell, PE, PTOE
DATE: September 15, 2021
SUBJECT: North Augusta Preliminary Traffic Evaluation for Auxiliary Lanes

The purpose of this memorandum is to provide a preliminary evaluation of the traffic impact of relocating the North Augusta Public Safety Building to the parcel on the west side of Georgia Avenue (US 25) between Butler Avenue and Observatory Avenue.

Based on the latest site plan, access to the new location is proposed along both Butler Avenue and Observatory Avenue which both provide connectivity to Georgia Avenue and Martintown Road.

Existing Traffic

Peak hour traffic volumes along both Georgia Avenue and Martintown Road were estimated from count data provided by the South Carolina Department of Transportation's (SC DOT) Online Traffic Data and Analysis website.

The data presented provides the most recent average annual daily traffic (AADT) volumes as well as the associated "K-Factor" and "D-Factor" for each location.

"K-Factor" is the proportion of the AADT that occurs during the peak hour. "D-Factor" is the percent distribution of peak hour traffic in the prevailing direction of flow during the peak hour.

These factors were applied to the AADT to estimate peak-hour traffic in each direction along Georgia Avenue and Martintown Road, respectively, and are shown in Table 1.

SC DOT Count Station	Location	AADT	K-factor	D-factor	Total Peak Hour Volume	Peak Direction Volume	Non-Peak Direction Volume
139	Georgia Avenue North of Site	12,400	0.09	0.58	1,116	647	469
207	Martintown Road west of site	20,600	0.10	0.62	2,060	1,277	783

Site-Generated Traffic

The amount of traffic expected to be generated and added to the roadway network is estimated based on personnel “shift” data. Based on data provided by North Augusta, during the morning shift-change at approximately 8:00 am, approximately 20 workers will be ending their shifts and exiting the site and approximately 30 will be arriving to begin their shifts at that time. The reverse is expected during the evening period when it is expected that approximately 30 workers will be ending their shifts and exiting the site, while 20 will be arriving. These estimates are summarized in Table 2.

Table 2						
Trip Generation Estimates						
Land Use	Peak Hour			P.M. Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Public Safety Building	32	20	52	20	32	52

Trip distribution describes the direction drivers will be going to and coming from when they turn into and depart from the development. Typically, this type of development draws from the local area, and therefore, it is believed that using the existing travel patterns in the area will most closely approximate the trip distribution for this site.

To establish existing traffic patterns, SC DOT count station data were reviewed for Martintown Road, east and west of the site, and Georgia Avenue, north and south of the site. Based on this review, it was estimated that the trip distribution would be essentially equal for all directions. The trip distribution for the development is shown in Figure 1.

The projected traffic that will be generated by this project was assigned to the study area based on this distribution and are shown in Figure 2.

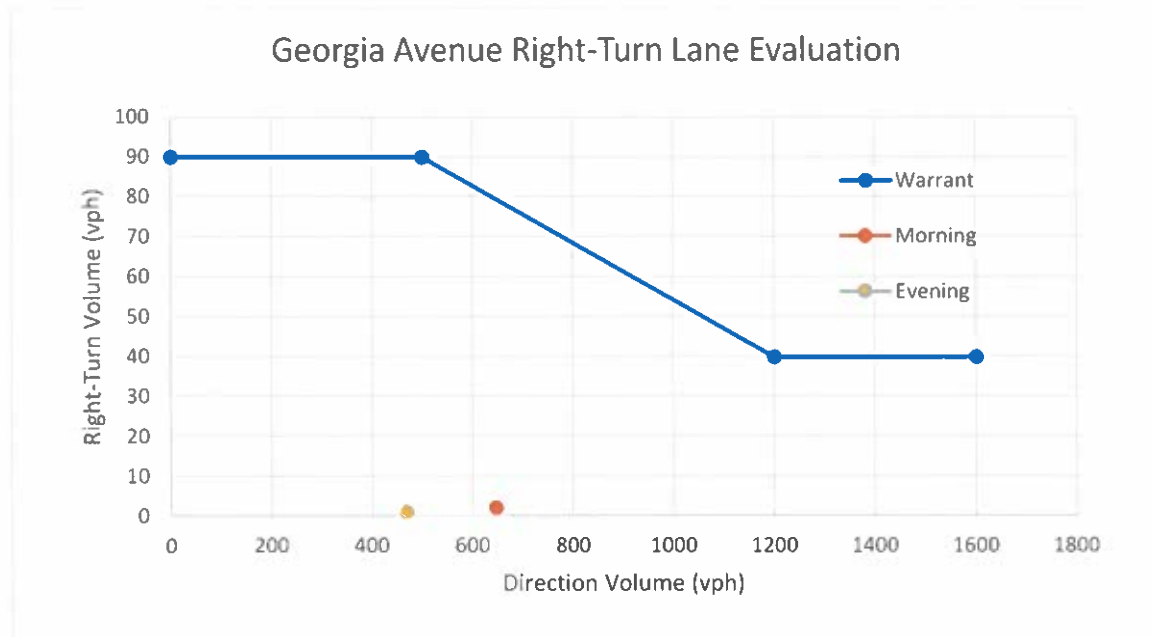
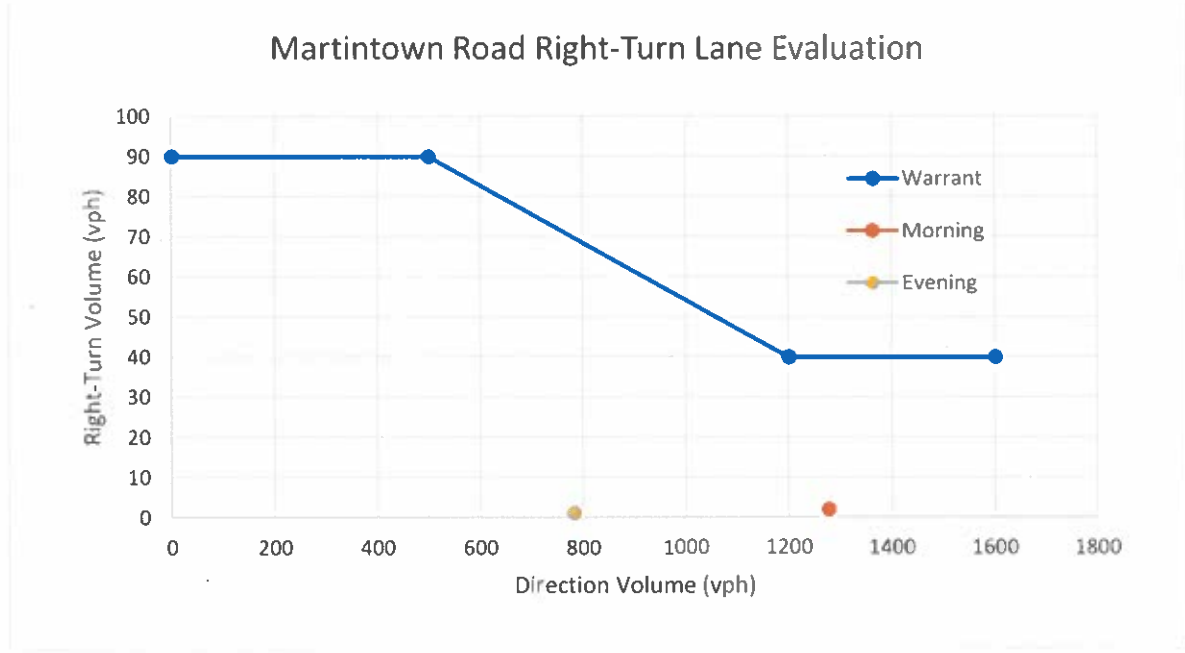
Total Traffic

To estimate Total Traffic with no growth, the site generated volumes in Figure 2 were added to the peak hour directional-flow volumes shown in Table 1. The resultant volumes are shown in Figure 3.

Auxiliary Lane Analyses

The need for auxiliary lanes at the intersections along Georgia Avenue and Martintown Road were evaluated in accordance with section 9.5 *Auxiliary Turn Lanes* of the SC DOT Roadway Design Manual (March 2017) which provides volume guidelines and criteria for the installation of right-turn and left-turn lanes at unsignalized intersections.

Right-turn lane analysis relies on the peak hour right turn volume versus the total peak hour traffic volume in the same direction and this analysis is shown below for intersections along Martintown Road and Georgia Avenue for each roadway/intersection worst-case scenario.



As shown above, it is not expected that right-turn lanes are warranted at either intersection along Georgia Avenue or Martintown Road.

Left-turn lanes currently exist for each intersection in the study network except Georgia Avenue at Butler Avenue. However, review of the projected volumes at this intersection versus the general criteria set forth in 9.5.1.2 *Guidelines for Left-Turn Lanes* of the SC DOT Roadway Design Manual (March 2017) show that a left-turn lane would not be expected to warranted at this intersection.



NORTH AUGUSTA PUBLIC SAFETY



RESOLUTION NO. 2021-35
DESIGNATING AN AUTHORIZED REPRESENTATIVE AND CONTACT PERSON
FOR PURPOSES OF THE AMERICAN RESCUE PLAN ACT OF 2021

WHEREAS, the American Rescue Plan Act of 2021 (ARPA) appropriates \$19.53 billion to States for distribution to nonentitlement units of local government (NEUs), which are local governments typically serving a population under 50,000; and

WHEREAS, the City of North Augusta, South Carolina (the Municipality), is an NEU for purposes of ARPA and expects to receive funding pursuant to the ARPA appropriation; and

WHEREAS, ARPA requires that the Municipality designate an Authorized Representative to approve and sign documents, make certifications required by ARPA, and otherwise act as the Municipality's designated and lawfully appointed agent for purposes of ARPA; and

WHEREAS, ARPA further requires that the Municipality designate a Contact Person to receive official communications and notice related to ARPA; and

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. James S. Clifford, the City Administrator of the Municipality, is hereby designated as the Municipality's Authorized Representative pursuant to ARPA. The Authorized Representative is hereby authorized and directed to do all things necessary (including without limitation to sign documents, make certifications, make regular reports to council and otherwise act on behalf of the Municipality) to receive and expend funds pursuant to an appropriation by council and ARPA rules. The Authorized Representative's contact information is:

James S. Clifford
City Administrator
100 Georgia Avenue, North Augusta, South Carolina 29841
P.O. Box 6400, North Augusta, South Carolina 29861
(803) 441-4202
jclifford@northaugusta.net

Section 2. Cammie T. Hayes, the Chief Financial Officer of the Municipality, is hereby designated as the Municipality's Contact Person pursuant to ARPA. The Contact Person's contact information is:

Cammie T. Hayes
Chief Financial Officer
100 Georgia Avenue, North Augusta, South Carolina 29841
P.O. Box 6400, North Augusta, South Carolina 29861
(803) 441-4202
chayes@northaugusta.net

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RESOLUTION NO. 2021-36
AUTHORIZING THE CITY OF NORTH AUGUSTA TO ENTER INTO A FULL-SERVICE
CONTRACT FOR AUDIO/VISUAL EQUIPMENT FOR PUBLIC MEETINGS

WHEREAS, the City of North Augusta desires to retain the services of Gattis Pro Audio to provide services related to installation of new audio/visual (A/V) equipment in the council chambers; and

WHEREAS, three (3) firms responded to a "Request for Proposals" and proposals were reviewed and scored by a committee of City staff; and

WHEREAS, based upon the ranking of the proposals, it has been determined that Gattis Pro Audio was the preferred contractor; and

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

1. The City Administrator is authorized to execute such documents as necessary to enter into a full-service contract with Gattis Pro Audio for new A/V equipment for public meetings.
2. The project shall be funded by the Capital Projects Fund and not to exceed \$40,000 as allocated in the FY21 budget.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RESOLUTION NO. 2021-37
A RESOLUTION TO AUTHORIZE FUNDING FOR
DOWNTOWN STREETScape AMENITIES

WHEREAS, the Mayor and City Council have been presented a strategic plan by North Augusta Forward related to the Main Street Program for the City of North Augusta; and

WHEREAS, the Mayor and City Council have expressed prioritizing funding for downtown streetscape amenities as part of this program; and

WHEREAS, the Mayor and City Council have determined that a reimbursable community grant contribution to North Augusta Forward in support of the Main Street Program is in the best interest of the City to improve upon the amenities available in the downtown area.

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

1. The Mayor and City Council do hereby authorize initial funding for downtown streetscape amenities, not to exceed \$25,000 in the Capital Projects Fund.
2. The City Administrator is hereby authorized to work with North Augusta Forward to finalize a memorandum of understanding with the City for Council's consideration related to the specifics of the amenities to include ownership, maintenance, replacement and funding plan.

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

SIGNED BY:

Briton S. Williams, Mayor

ATTESTED BY:

Sharon Lamar, City Clerk

RESOLUTION NO. 2021-38
AUTHORIZING THE DESIGN OF
RIVERSIDE VILLAGE BOAT DOCK

WHEREAS, on February 19, 1996, with the passage of resolution 96-06, the City of North Augusta adopted the Master Plan for the North Augusta Riverfront Redevelopment District, dated February 8, 1996, with the Plan to serve as a guide for the progressive and orderly development of the North Augusta Riverfront Redevelopment District and Central Core District; and

WHEREAS, on November 4, 1996, with the passage of resolution 96-25, the City selected Cranston, Robertson & Whitehurst, PC, as the City's engineering consultant for Riverfront/Central Core projects.

WHEREAS, The City of North Augusta desires to construct a floating boat dock on the Savannah River located in Riverside Village near SRP Park and the Sharon Jones amphitheater.

WHEREAS, The City of North Augusta has been awarded a \$100,000 Aiken County Water Craft tax funds grant to construct a boat dock on the Savannah River.

WHEREAS, Typically South Carolina DNR would undertake the drawings for boat dock projects on the river but with their current workload they did not want to hold the project up and recommended engineering services through Jim Cranford of Cranston Engineering.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council for the City of North Augusta in meeting duly assembled and by the authority thereof, that Cranston Engineering is hereby authorized to proceed with engineering and landscape architectural services for the construction of the Riverside Village Boat Dock. The scope of work and costs associated therewith are attached hereto.

Conceptual Design	\$3,500
Civil/Landscape Design	\$15,000
Permitting	\$11,000
Survey	\$5,000
Electrical Engineering	\$10,000
Structural Engineering Design Fee	\$11,305
Structural Construction Fee	\$4,405
Geotechnical Services	\$26,840
TOTAL:	\$77,060

BE IT FURTHER RESOLVED that the City Administrator is authorized to execute an agreement with Cranston Engineering for the design of the Riverside Village Boat Dock, to make payment requests, and to sign all other documents related thereto.

BE IT FURTHER RESOLVED that the funds for this project shall come from the Capital Projects Fund and be reimbursed through the Aiken County, South Carolina Water Craft tax funds.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RESOLUTION NO. 2021-39
AUTHORIZING A PROFESSIONAL ENGINEERING SERVICES CONTRACT FOR THE
GREENEWAY AT CYPRESS DRIVE CULVERT REPLACEMENT

WHEREAS, the City of North Augusta (City) recently discovered a partial collapse of the storm culvert crossing under the Greenway near Cypress Drive; and

WHEREAS, a preliminary study has resulted in the recommendation that the existing culvert be abandoned and a new pipe be installed; and

WHEREAS, per Resolution No. 2016-35, the City entered into an on-call professional engineering services contract for storm drainage capital projects with Alfred Benesch & Company (F.K.A. W.R. Toole Engineers, Inc.); and

WHEREAS, Benesch has previously provided design services for other Greenway culvert repair/replacement and is very familiar with the unique conditions and challenges related thereto; and

WHEREAS, Benesch has submitted a Scope of Services and Fee Proposal in the amount of \$42,900.00 to perform all necessary engineering design for the culvert replacement, including plan preparation, bid-phase services, and construction administration; and

WHEREAS, the Director of Engineering & Public Works recommends that issuance of a Work Authorization to Alfred Benesch & Company to be in the best interest of the City.

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, Alfred Benesch & Company shall be authorized to perform Professional Engineering Services for the Greenway at Cypress Drive Culvert Replacement for the amount of \$42,900.00.

BE IT FURTHER RESOLVED that funding for this Work Authorization shall be from the Stormwater Utility Fund.

BE IT FURTHER RESOLVED THAT THE City Administrator is authorized to execute any documents required for the entering into of this contract.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RESOLUTION NO. 2021-40
A RESOLUTION TO PROVIDE A LOCAL MATCH FOR A
MUNICIPAL ASSOCIATION OF SOUTH CAROLINA
HOMETOWN ECONOMIC DEVELOPMENT GRANT

WHEREAS, the Municipal Association of South Carolina (MASC), offers Hometown Economic Development Grants to South Carolina cities and towns to implement economic development projects; and

WHEREAS, grant projects shall make a positive impact on the quality of life for community residents; and

WHEREAS, the City of North Augusta seeks to request funding for vibrancy enhancements to downtown North Augusta; and

WHEREAS, examples of vibrancy enhancements include new murals, public art, signage and overall enhancement of outdoor areas.

WHEREAS, receipt of this grant would benefit the City, downtown-area businesses and visitors of the City.

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:

1. Staff shall submit a grant application for \$25,000 for a Hometown Economic Development Grant on or before September 24, 2021.
2. The Mayor and Council of North Augusta commit to provide a local cash/in-kind match of \$3,750, which equals the minimum 15% match required by the Municipal Association of South Carolina, from the FY21 Administration budget.
3. Grant and matching funds shall be used for vibrancy enhancements to downtown North Augusta.
4. The North Augusta procurement policy will be followed when securing all services and products with funds awarded from a Hometown Economic Development Grant.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk