



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: October 1, 2021

SUBJECT: Regular City Council Meeting of October 4, 2021

REGULAR COUNCIL MEETING

ITEM 5. PROCLAMATION: Recognizing Kelly Zier's Fifty Years of Public Service to the City of North Augusta

A proclamation is being prepared recognizing Kelly Zier's fifty years of public service to the City of North Augusta. The proclamation will be shared at the City Council meeting.

ITEM 6. PARKS, RECREATION AND TOURISM: Resolution No. 2021-38 – Authorizing a Professional Services Agreement for Design of a Boat Dock in Riverside Village

A resolution has been prepared for Council's consideration authorizing a professional services agreement for design of a boat dock in Riverside Village. This resolution was tabled at the September 20, 2021 regular City Council meeting. A motion to remove the item from the table is required before Council can consider the resolution.

- A. Remove from Table
- B. Resolution

Please see ATTACHMENT #6 for a copy of the proposed resolution and supporting document.

ITEM 7. 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 – Second Reading

An ordinance has been prepared for Council's consideration on second 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 #7](#) for a copy of the proposed ordinance and exhibits.

ITEM 8. 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 – Second Reading

An ordinance has been prepared for Council’s consideration on second 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 #8](#) for a copy of the proposed ordinance and exhibit.

ITEM 9. 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 – Second Reading

An ordinance has been prepared for Council’s consideration on second 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 #9](#) for a copy of the proposed ordinance and exhibit.

ITEM 10. PUBLIC SAFETY: Resolution No. 2021-39 – Resolution Directing the City Administrator to Take Action to Begin the Final Design for Development of the Public Safety Headquarters on the 4.45 +/- Acres of Property Owned by the City Known as Aiken County Tax Parcel Numbers: 007-07-06-003, 007-07-06-004, and 007-07-06-005

A resolution has been prepared for Council’s consideration directing the City Administrator to take action to begin the final design for development of the Public Safety Headquarters on the 4.45 +/- acres of property owned by the City known as Aiken County Tax Parcel Numbers: 007-07-06-003, 007-07-06-004, and 007-07-06-005.

Please see [ATTACHMENT #10](#) for a copy of the proposed resolution.

ITEM 11. Zoning: Ordinance No. 2021-15 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±3.67 Acres of Land Owned by Felix Daniel McKie, Aiken County Tax Parcel #006-05-01-024, from R-14 Large Lot Single-Family, to R-5 Mixed Residential; 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 ±3.67 acres of land owned by Felix Daniel McKie, Aiken County Tax Parcel #006-05-01-024, from R-14 Large Lot Single-Family, to R-5 Mixed Residential.

Please see ATTACHMENT #11 for a copy of the proposed ordinance and supporting documents.

ITEM 12. ZONING: Ordinance No. 2021-16 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±48.42 Acres of Land Owned by Felix Daniel McKie and Forrest Thomas McKie, Aiken County Tax Parcel #006-05-01-001, from R-14 Large Lot Single-Family, to R-5 Mixed Residential; 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 ±48.42 acres of land owned by Felix Daniel McKie and Forrest Thomas McKie, Aiken County Tax Parcel #006-05-01-001, from R-14 Large Lot Single-Family, to R-5 Mixed Residential.

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

ITEM 13. INFORMATION TECHNOLOGY: Resolution No. 2021-42 – A Resolution Authorizing a Professional Services Agreement for Office 365 Migration

A resolution has been prepared for Council's consideration authorizing a professional services agreement for Office 365 Migration.

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

RESOLUTION NO. 2021-38
AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR DESIGN OF A
BOAT DOCK IN RIVERSIDE VILLAGE

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; and

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; and

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; and

WHEREAS, the South Carolina Department of Natural Resources would typically 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 based on experience with similar projects.

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 not to exceed \$100,000 include: conceptual design, civil/landscape design, permitting, survey, electrical engineering, structural engineering design fee, and geotechnical services.

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 _____, 2021.

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RIVERSIDE VILLAGE BOAT DOCK

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
Geotechnical Services	\$42,000
TOTAL:	\$97,805.00

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.


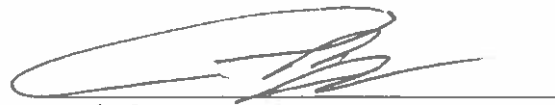
This parcel being assigned the address of 1295 W. Martintown Road
Tax Parcel Number 106-00-00-021

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

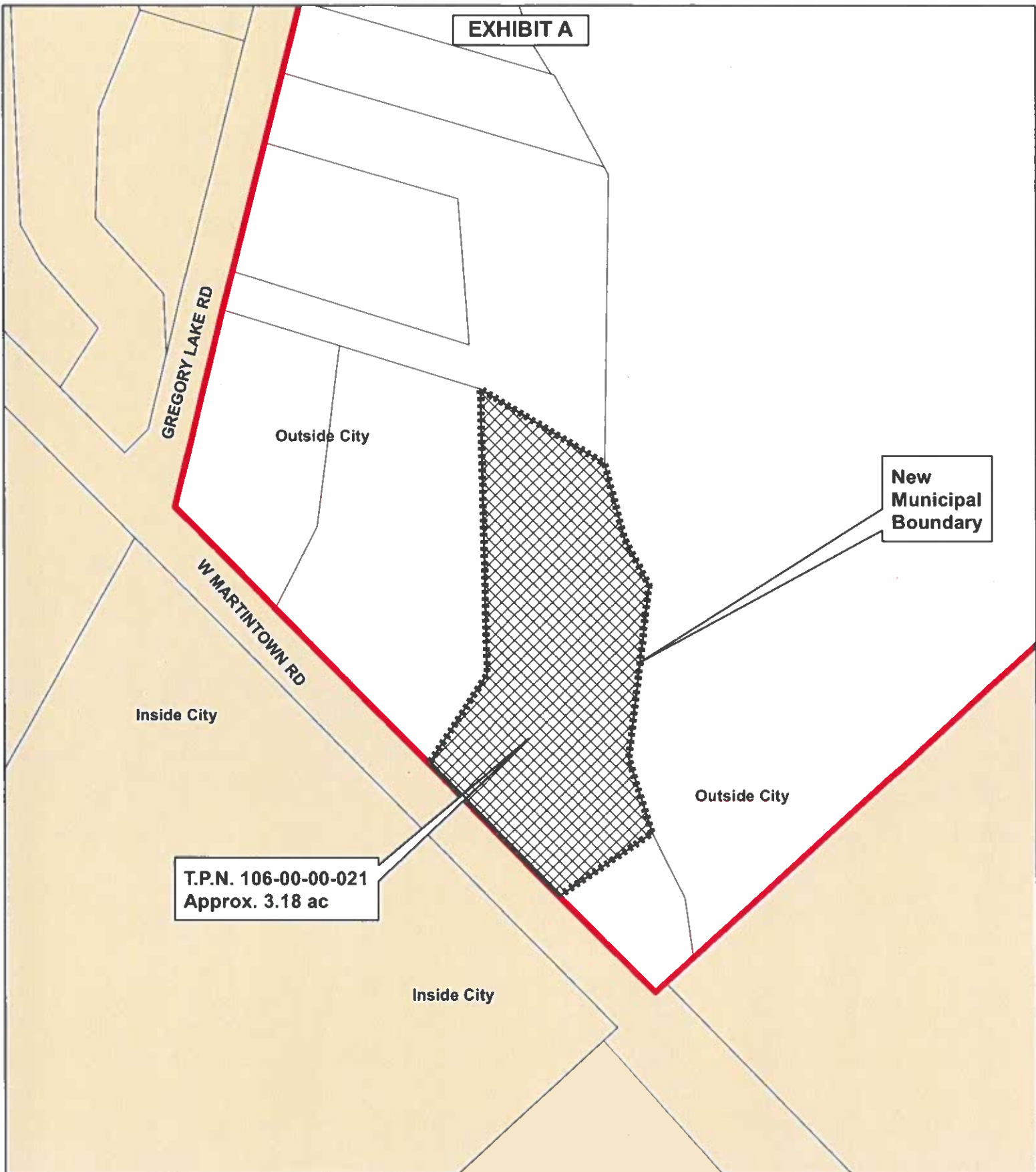
Witness


_____

Andy Jones

as it's President/CEO

EXHIBIT A



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.

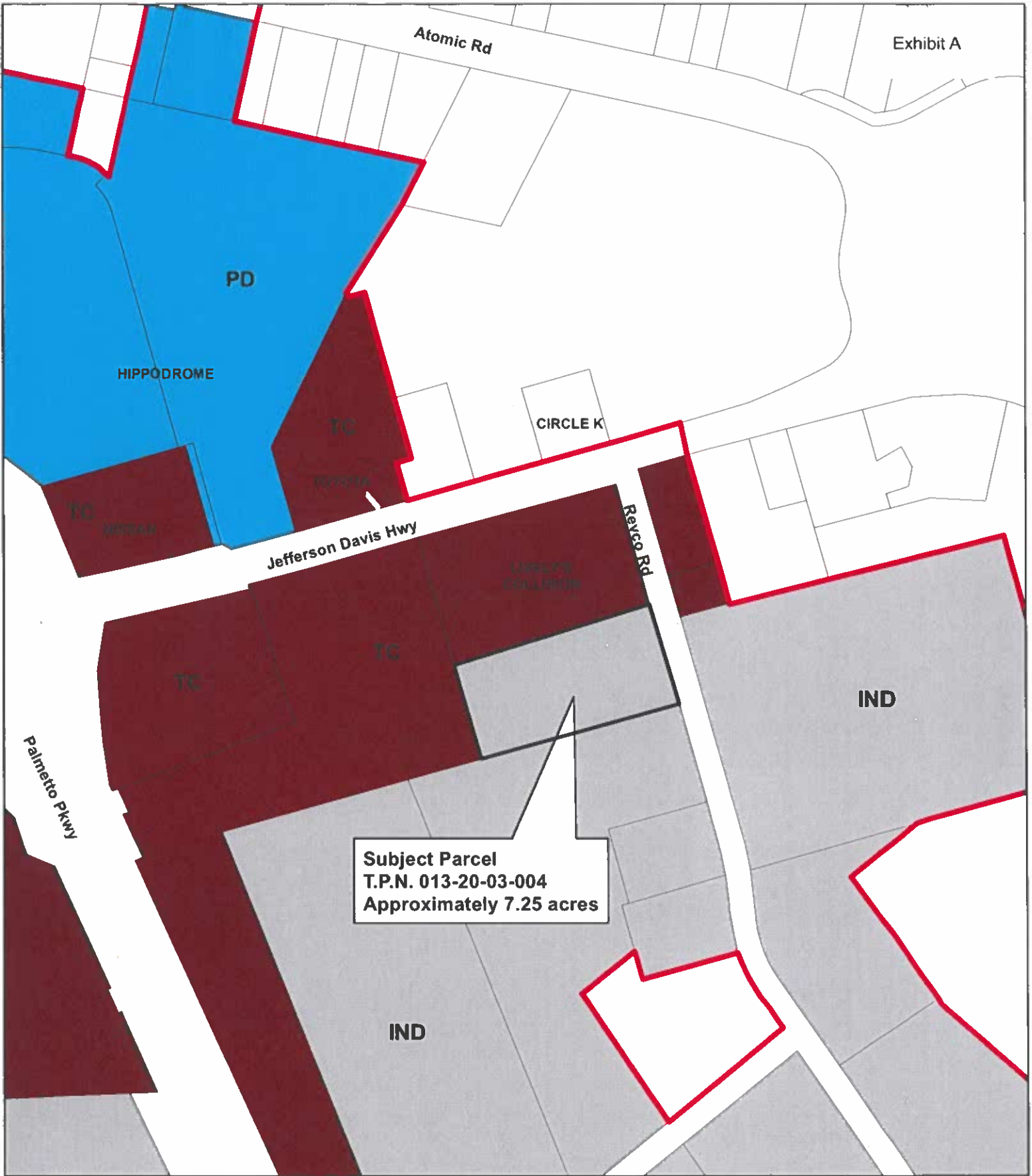
First Reading _____

Briton S. Williams, Mayor

Second Reading _____

ATTEST:

Sharon Lamar, City Clerk



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:

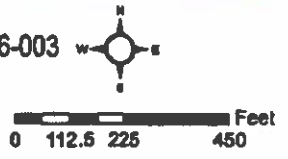
Sharon Lamar, City Clerk

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

RESOLUTION NO. 2021-41
RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO TAKE ACTION TO
BEGIN FINAL DESIGN FOR DEVELOPMENT OF THE PUBLIC SAFETY
HEADQUARTERS ON THE 4.45+/- ACRES OF PROPERTY OWNED BY THE CITY
KNOWN AS AIKEN COUNTY TAX PARCEL NUMBERS: 007-07-06-003,
007-07-06-004, AND 007-07-06-005

WHEREAS, The City has for a period of time, considered numerous potential locations for the construction of the Public Safety Headquarters; and,

WHEREAS, The Mayor and City Council previously advised the City Administrator to move forward with design and development for the placement of the Public Safety Headquarters at a location on Buena Vista Avenue; and,

WHEREAS, Following the initial design and development planning, it was determined that the Buena Vista site was not the best location for the placement of the Public Safety Headquarters; and,

WHEREAS, The Mayor and City Council determined that the 4.45+/- acres of property located in the area of Georgia Avenue, Observatory Avenue and Butler Avenue would be the best location for the placement of Public Safety Headquarters; and,

WHEREAS, The City, being the owner of the 4.45+/- acres of property known as Tax Map and Parcel Numbers: 007-07-06-003, 007-07-06-004 AND 007-07-06-005 has caused the zoning classification for such property to be changed to "P", which is the appropriate zoning for public use and would allow for the construction of the Public Safety Headquarters at such location; and,

WHEREAS, The construction of this facility, which is a much needed facility, has been substantially delayed; and,

WHEREAS, The Mayor and City Council desire that the design and construction of this Public Safety facility be expedited and moved forward at this time; and,

WHEREAS, The Mayor and City Council desire to specifically confirm the decision as to the location for construction of the Public Safety Headquarters and provide guidance related to issues involving the design process; and,

WHEREAS, funds from Capital Sales Tax IV have been approved by voter referendum for the construction of Public Safety Headquarters.

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 specifically directed and authorized as follows:

1. To commence immediately, the finalization of the design for the construction of the Public Safety Headquarters on the identified parcels.
2. To conduct one or more public sessions to receive citizen input related to the building design.
3. To consult with and receive input from the various non-profit agencies that are interested in the preservation and restoration of the existing “Flythe” and “Carriage House” structures on Observatory Avenue.

[This Resolution does not provide any funding for the preservation and restoration of these structures.]

1. To make a final presentation of the design to City Council.
2. To move forward to a bid process for the construction of the facility in accordance with the City’s procurement policy if the design is approved by Council.

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

SIGNED BY:

BRITON S. WILLIAMS, MAYOR

ATTESTED BY:

SHARON LAMAR, CITY CLERK

ORDINANCE NO. 2021-15
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 3.67 ACRES OF LAND
OWNED BY FELIX DANIEL MCKIE, AIKEN COUNTY TAX PARCEL #006-05-01-024,
FROM R-14 LARGE LOT SINGLE-FAMILY, TO R-5 MIXED RESIDENTIAL.

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 September 16, 2021 public hearing, reviewed and considered a request by Felix Daniel McKie, to amend the Official Zoning Map of North Augusta from R-14 Large Lot Single-Family to R-5 Mixed Residential. 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 ±3.67 acres owned by Felix Daniel McKie, is hereby rezoned from R-14 Large Lot Single-Family to R-5 Mixed Residential. Said property is Aiken County tax map parcel #006-05-01-024 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 _____

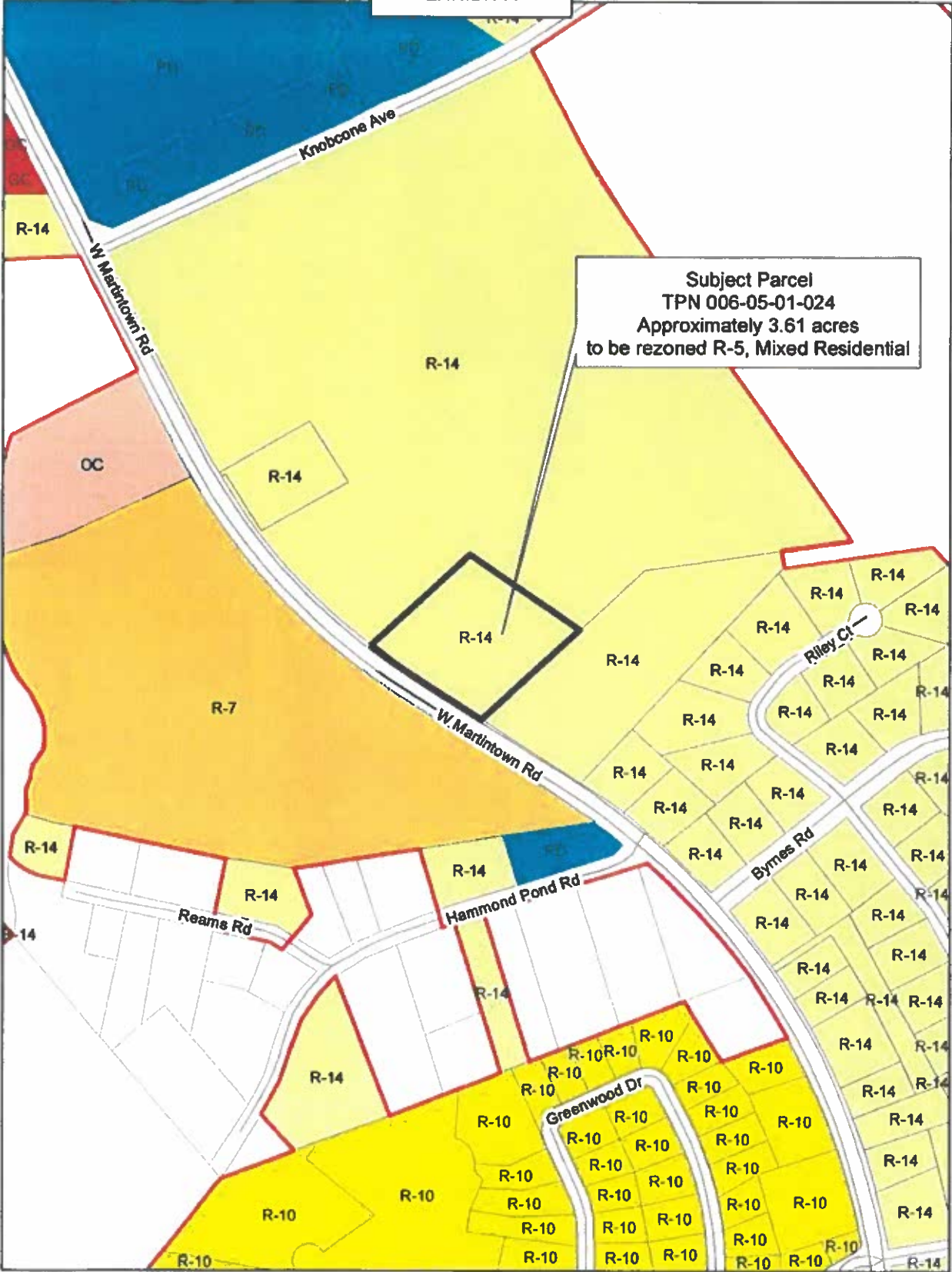
Briton S. Williams, Mayor

Second Reading _____

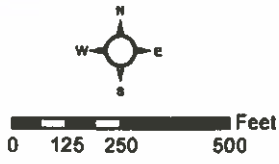
ATTEST:

Sharon Lamar, City Clerk

EXHIBIT A



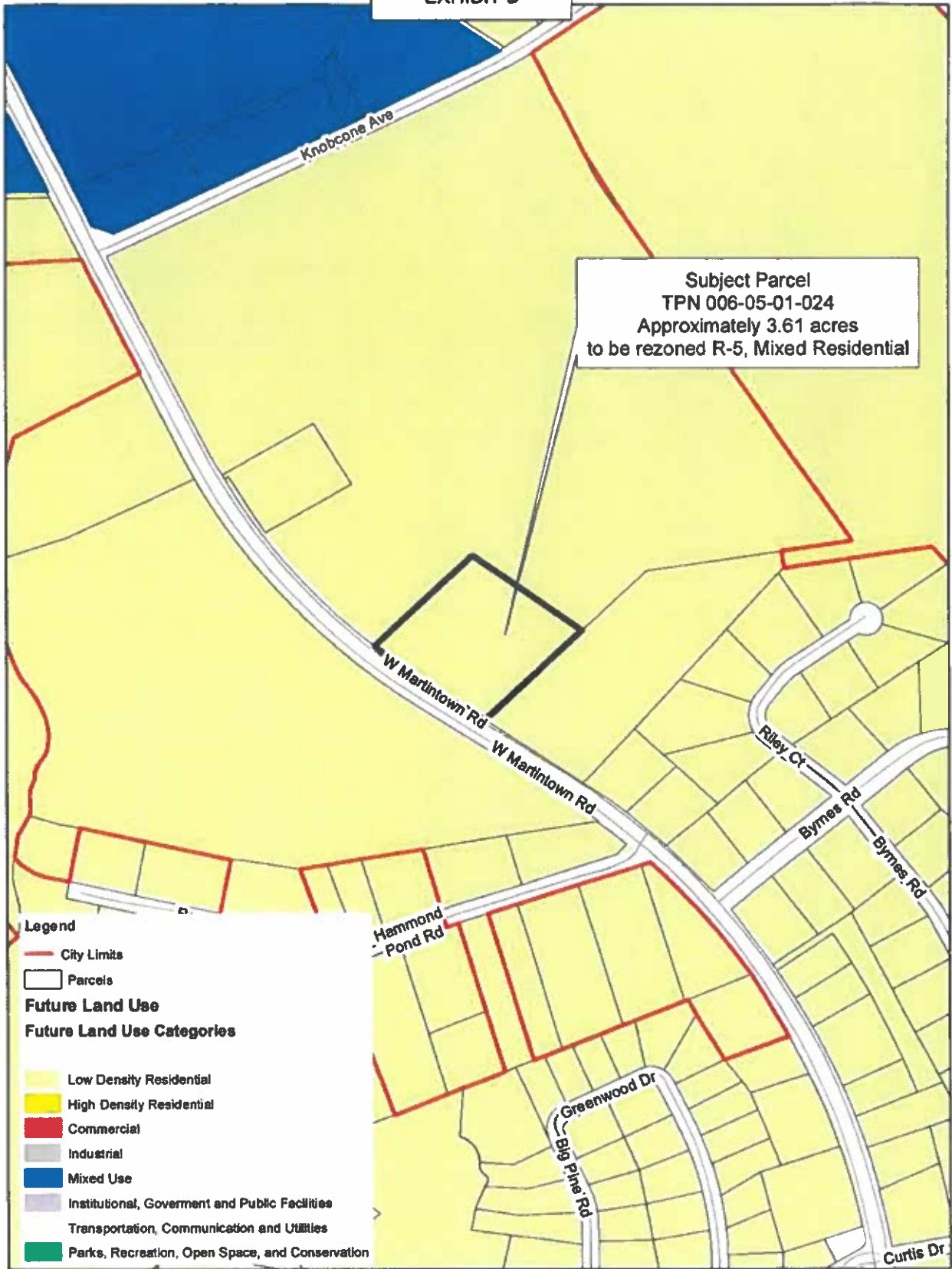
Application RZM21-003
Tax Parcel Number 006-05-01-024
A request to rezone approx. 3.61 acres
from R-14, Large Lot Single-Family Residential to
R-5, Mixed Residential



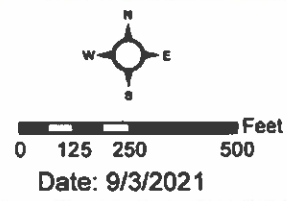
Date: 9/3/2021

RZM21-003, Parcel 006-05-01-024 Rezoning F-14 to R-5 09/03/21

EXHIBIT B



Application RZM21-003
Tax Parcel Number 006-05-01-024
A request to rezone approx. 3.61 acres
from R-14, Large Lot Single-Family Residential to
R-5, Mixed Residential



Department of Planning And Development

To: Jim Clifford, City Administrator
From: Tommy Paradise, Interim Director
Subject: Tax Parcel Number 006-05-01-024
Date: September 17, 2021

At the September 17, 2021, Planning Commission meeting, the Planning Commission reviewed the rezoning for application RZM21-003 for 1025 W. Martintown Road, tax parcel number 006-05-01-024. The Commission voted 4 to 1 to recommend this parcel be rezoned from R-14 Large Lot Single-Family to R-5 Mixed Residential.

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

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

SECTION 1: PROJECT SUMMARY

Project Name	McKie Properties
Applicant	Felix Daniel McKie
Address/Location	1025 W. Martintown Road
Parcel Number	006-05-01-024
Total Development Size	± 3.67 acres
Existing Zoning	R-14 Large Lot Single-Family
Overlay	Neighborhood Preservation, NP
Traffic Impact Tier	Tier 2
Proposed Use	
Proposed Zoning	R-5 Mixed Residential
Future Land Use	Low Density Residential

SECTION 2: PLANNING COMMISSION CONSIDERATION

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

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

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.

Department of Planning and Development



Project Staff Report

RZM21-003

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

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

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

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

Department of Planning and Development



Project Staff Report

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

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

1.2.2 Zoning Regulations

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

Department of Planning and Development



Project Staff Report

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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.

SECTION 4: SITE HISTORY

The parcel that is requested to be rezoned from R-14, Large Lot Single Family to R-5, Mixed Use is a ±3.67 acre parcel located at 1025 West Martintown Road, tax map & parcel number 006-05-01-024. This property was annexed into the City of North Augusta in 1986 and is currently single-family residential.

Department of Planning and Development



Project Staff Report

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Single Family	Low Density Residential	R-14 Large Lot Single Family
North	Undeveloped	Low Density Residential	R-14 Large Lot Single Family
South	Residential Single Family	Low Density Residential	R-14 Large Lot Single Family
East	Undeveloped	Low Density Residential	R-14 Large Lot Single-Family
West	Church	Low Density Residential	R-7 Small Lot Single Family Residential

Access – The subject parcel has access from East Martintown Road and also Knobcone Ave.

Topography – The subject parcel gently slopes toward the pond in the rear of the parcel

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 subject property is located within the Pole Branch Basin as designated on the City's Stormwater management Water Quality Report Map. The Pole Branch Basin is the largest basin in North Augusta and receives water from portions of non-city residential and commercially developed land in Belvedere. Overall sampling results indicated that the Pole Branch basin is in poor condition. The stream channel is not effective at transporting current loads of stormwater during heavy storm events and continues to be monitored for high nutrient concentrations.

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*.

Department of Planning and Development



Project Staff Report

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

The parcel, TMP 006-05-01-024, is ±3.67 acres.

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

The Comprehensive Plan Future Land Use Maps show this parcel to be used low density residential.

NADC §3.3.2.1 states, "R-14 and R-10, Large and Medium Lot Single-Family Residential Districts – The purpose of these two (2) districts is to recognize and promote the character of particular areas in North Augusta where single-family residential development is the predominant living environment. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a place of work and residential living activities."

NADC § 3.3.2.2 states, "R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space."

NADC § states 3.3.2.3 "R-5, Mixed Residential District – The purpose of this district is to permit a variety of residential uses and variable densities based on the character of such uses. Areas so designated are deemed suited to such uses. This designation is applied principally to undeveloped areas where units and density flexibility will not adversely impact existing residential subdivisions and where the housing market can be sufficiently broad and flexible to meet the various demands for housing. It also applies to existing multi-family and mixed use residential areas."

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 §5.3.6.3.

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

The surrounding area has True North Church zoned R-7 to the west.

Department of Planning and Development



Project Staff Report

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

North and east is an undeveloped \pm 48.42 acre parcel zoned R-14. It should be noted that a companion application is requesting that the parcel also be rezoned to R-5.

The southern portion is adjacent to a \pm 5.7 acre parcel zoned R-14 and occupied by a single family dwelling.

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

Any particular use of the property is unknown to staff. It is anticipated that any development in this corridor will result in additional traffic in the area. The specific impact will not be known until the specific use is identified. NADC §8.7 will require a Traffic Impact Analysis (TIA) for any site plan where the proposed new development will generate at least 50 new peak hour trips or required to provide more than one access point or curb cut.

- b. 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.

- c. 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.

- d. 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.**

Department of Planning and Development



Project Staff Report

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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).**

According to the applicant, the increased traffic and speed of traffic is regarded by some developers to make this area commercial. True North church has created an image of new development and modern design. The lighting and signage of the gas stations and firework business have moved closer to Knobcone to truly create a commercial atmosphere.

- 5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).**
The surrounding area has True North Church zoned R-7 to the west.

North and east is an undeveloped +48.42 acre parcel zoned R-14. It should be noted that a companion application is requesting that the parcel also be rezoned to R-5.

The southern portion is adjacent to a +5.7 acre parcel zoned R-14 and occupied by a single family dwelling.

- 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 R-14 zoning district allows single family detached homes and tourist homes. The R-5 allows duplexes, multifamily dwellings, patio homes, quadruplex, room renting no more than 4 tenants, single room occupancy units, single family detached dwellings, townhouse, triplex, and zero lot line units.

- 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 the compatibility will largely depend on the development plan. However, it can be developed within the R-5 requirements while maintaining compatibility with the adjacent neighborhood.

Department of Planning and Development



Project Staff Report

RZM21-003

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

The current site has been zoned R-14 since it's annexation in 1986.

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 property is in the vicinity to the large tract of land at Exit 1 that is zoned PD. The change in zoning from R-14 to R-5 will open up additional housing opportunities not available under the R-14 zoning.

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

Application for Development Approval

Please type or print all information



Staff Use

Application Number RZ121-013

Date Received 08/09/2021

Review Fee \$250.00

Date Paid 08/10/2021

1. Project Name McKie Properties
Project Address/Location 1025 West Martin Ave Rd
Total Project Acreage 3.67 acres Current Zoning R-14
Tax Parcel Number(s) 006 - 05 - 01 - 024

2. Applicant/Owner Name Felix Daniel McKie Applicant Phone _____
Mailing Address _____
City N. Augusta ST SC Zip 29841 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. [Signature] _____ Date Aug 9, 2021
Applicant or Designated Agent Signature
Felix Daniel McKie
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 _____	Date Received _____

- Project Name Mckie Properties
Project Address/Location 1025 West Martinstown Rd
Project Parcel Number(s) 006 - 05 - 01 - 024
- Property Owner Name Felix Daniel Mckie Owner Phone 706-840-3791
Mailing Address _____
City N. Augusta ST SC Zip 29841 Email _____
- Designated Agent Forrest Mckie
Relationship to Owner Brother
Firm Name _____ Phone 803-645-5316
Agent's Mailing Address 1065 W. Martintown Rd
City N. Augusta ST SC Zip 29841 Email mckieforrest@gmail.com
Agent's Signature [Signature] Date 8/9/2021

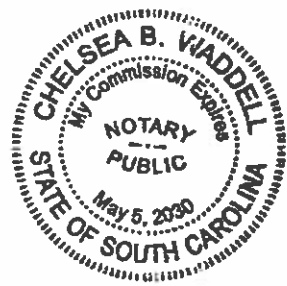
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature]
Owner Signature _____ Date 8/9/21

5. Sworn and subscribed to before me on this 9 day of August, 2021.

Chelsea Waddell
Notary Public

May 5, 2030
Commission Expiration Date



STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

IN THE COURT OF COMMON PLEAS
87-GP-02-72

Forrest T. McKie, George O.
McKie, Jo Ann R. McKie, Dianne
Dolby Hammond and John W.
Hammond,

Plaintiffs,

vs.

The City of North Augusta,
Defendant.

JR. 73, 83C

ORDER

This action has been referred to me, as Master-in-Equity for Aiken County, South Carolina, for entry of a final judgment pursuant to the direction of the Honorable Rodney A. Peoples, Circuit Judge, and with the consent of the parties.

This is an action seeking to invalidate an annexation of additional territory into the municipal boundaries of the City of North Augusta, South Carolina, by petition pursuant to §5-3-150 of the Code of Laws of South Carolina. The property annexed which was contiguous to the then City limits of the City of North Augusta is located in both Aiken and Edgefield Counties and lies along and near Martintown Road and Interstate Highway 20.

Pursuant to §5-3-150 of the Code of Laws of South Carolina a petition was submitted to the City signed by seventy-five percent (75%) of the freeholders owning seventy-

7-17
Elizabeth Cray
11/21/87

as set forth below in paragraphs 6 and 7.

5. That portion of Parcel 1, lying to the west of Knobcone Avenue (the school house road) between Knobcone Avenue and Parcel 3, is presently zoned as Planned Development-Thoroughfare Commercial. The remaining portion of Parcel 1, Parcel 2 and Parcel 12, are presently zoned as Residential-1.

6. In the event twenty-five percent (25%) of the frontage or thirty-three and one-third percent (33 1/3%) of the total of Parcel 18 is developed or improved with non-temporary commercial uses, of any nature whatsoever, then that portion of plaintiffs' property shown as Parcels 1 and 2 shall immediately be zoned as PUD-General Commercial and Parcel 12 shall be zoned as PUD-Professional Office (as provided in the present Zoning Ordinance for the City of North Augusta), provided that a buffer one hundred feet (100') be provided along the southeastern boundary of Parcel 12 and a seventy-five foot (75') buffer be provided along the northwestern boundary of Parcel 12, all as shown on Exhibit "B" attached hereto and incorporated herein by reference. Said zoning will not change thereafter without the consent of the then owners of the affected parcels or portions thereof.

7. The City shall not attempt to impose zoning or

Pud sizes now

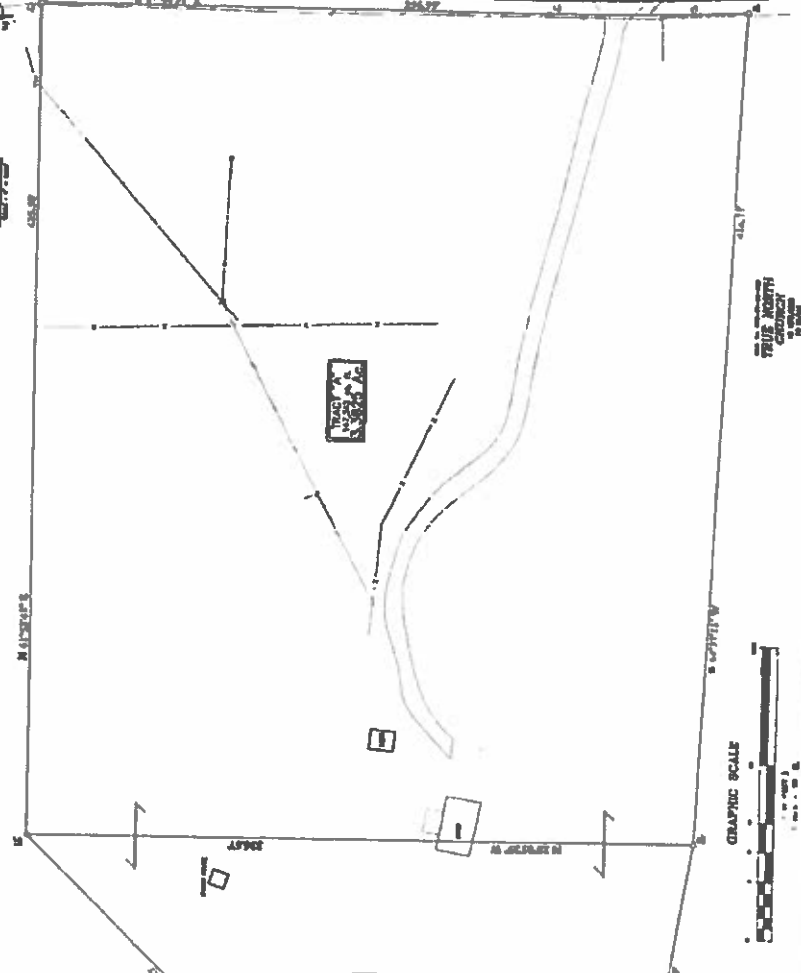
*LG
1/2/11*

TOTAL AREA
183.063 AC.
4,478.7 AC.

PROPERTY ON
 - 183.063 AC. (100%)
 - 4,478.7 AC. (25%)

NEWLY ADDED PLANNED CITY
 - 183.063 AC. (100%)
 - 4,478.7 AC. (25%)

REMARKS
 THIS MAP IS THE PROPERTY OF THE
 ENGINEER AND SURVEYOR. IT IS
 NOT TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT
 HIS WRITTEN CONSENT. ANY
 VIOLATION OF THIS NOTICE
 SHALL BE AT THE USER'S RISK.



PROPERTY OF COLONIZATION
TRACT 'A' & 'C'
THREE TRACTS OF LAND
 PROPERTY LOCATED IN THE CITY OF CHARLOTTE,
 COUNTY OF MECKLENBURG, STATE OF NORTH
 CAROLINA, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

ROCK Properties LLC
 10000 W. HARRIS ROAD, SUITE 100
 CHARLOTTE, NORTH CAROLINA 28226
 PHONE: 704.552.1234
 FAX: 704.552.1235
 WWW.ROCKPROPERTIES.COM

ENGINEER
 JOHN W. HENRIE, P.E.
 10000 W. HARRIS ROAD, SUITE 100
 CHARLOTTE, NORTH CAROLINA 28226
 PHONE: 704.552.1234
 FAX: 704.552.1235
 WWW.HENRIEENGINEERING.COM



LEGEND
 - PROPERTY BOUNDARY
 - EXISTING ROAD
 - EXISTING UTILITY
 - EXISTING STRUCTURE
 - EXISTING LOT
 - EXISTING TRACT
 - EXISTING TRACT

NOTES
 1. THIS MAP IS THE PROPERTY OF THE ENGINEER AND SURVEYOR. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT. ANY VIOLATION OF THIS NOTICE SHALL BE AT THE USER'S RISK.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

MARTINTOWN ROAD
 S.C. RL No. 290 + 80' R/W

TRUE NORTH
 CONFORMS
 TO THE

JOHN W. HENRIE, P.E.
 SURVEYOR GENERAL
 STATE OF SOUTH CAROLINA

W.S. DICKSON
 1400 OGDEN STREET
 SUITE 202
 ALBANY, GEORGIA 31707
 (706) 525-8773
 WWW.WSDICKSON.COM

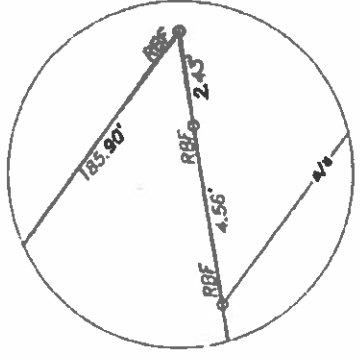
TRUE NORTH CHURCH
 BOUNDARY SURVEY

PROJECT NAME: TRUE NORTH CHURCH
 DRAWING TITLE: BOUNDARY SURVEY
 PROJ. NO.: W87H
 DESIGN BY: TH
 DRAWN BY: TH
 PROJ. DATE: 10-19-2014
 DRAWING NUMBER: 1 OF 1
 W/D PROJ. NO.: 20090229A-01/AG

NOTICE:
 PROPERTY LOCATED JUST NORTH OF THE CITY OF NORTH AUGUSTA IN THE COUNTY OF Aiken STATE OF SOUTH CAROLINA.
 TRACT 1: PIN 005-08-03-002 TRACT 2 & TRACT 3: PIN 005-02-02-002

REFERENCE:
 1. SURVEY FOR "AN BEARD DEVELOPMENT CORP." BY JOHN H. BAILEY & ASSOC. DATED FEBRUARY 4, 1992.
 2. SURVEY FOR "CHURCH OF CHRIST" BY JOHN H. BAILEY & ASSOC. DATED APRIL 15, 1983.

City of North Augusta
 P.O. Box 9400
 North Augusta, SC 29061
APPROVED FOR RECORDING
 By: *[Signature]*
 Date: 11/18/14

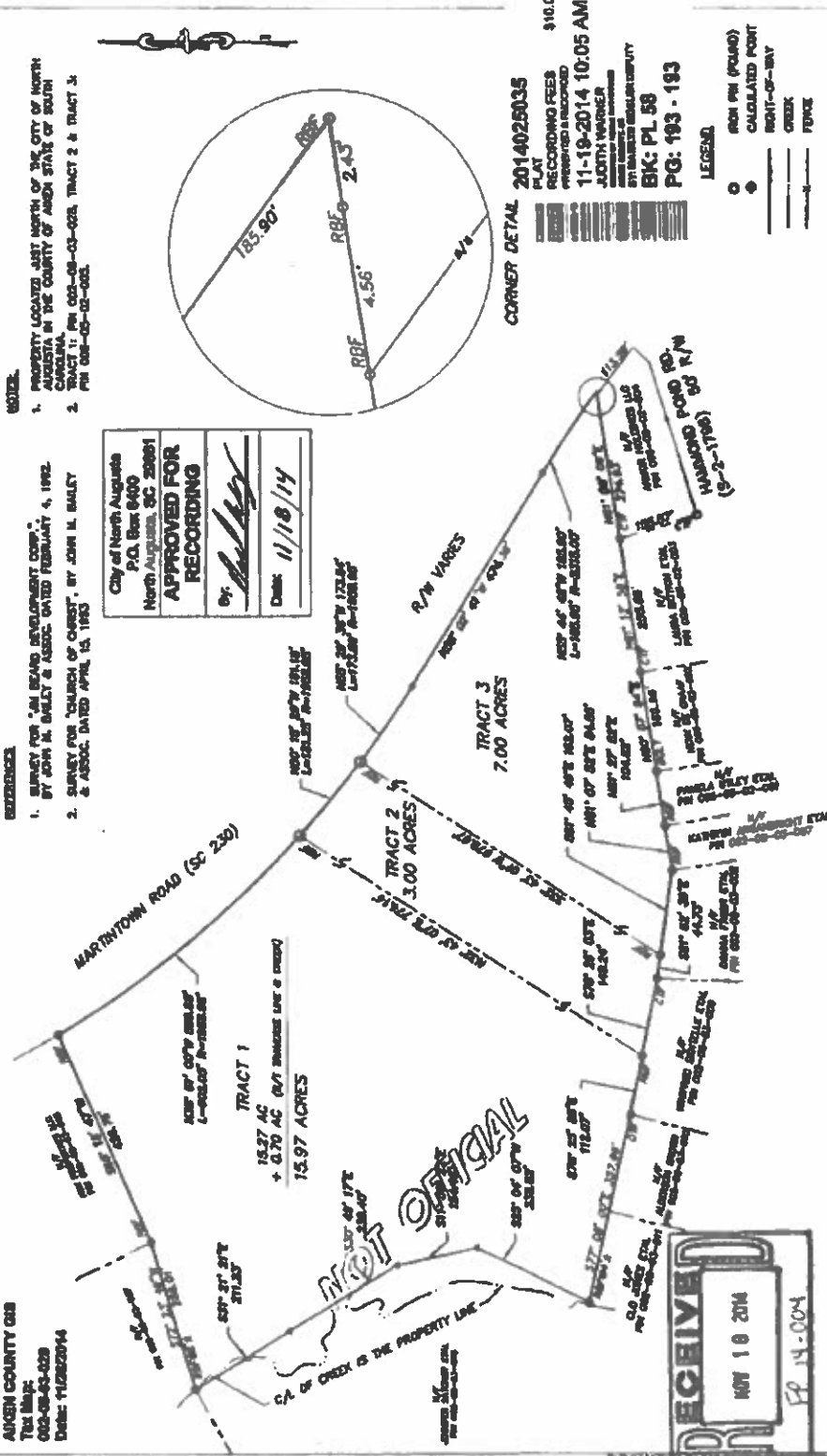


CORNER DETAIL 2014026035
 FLAT RECORDING FEES \$10.00
 PREPARED AND RECORDED
 11-19-2014 10:05 AM
 JUDITH WARDNER
 STATE REGISTERED SURVEYOR
 BY: W.S. DICKSON
 BK: PL 58
 PG: 193 - 193

LEGEND:
 ○ IRON PIN (FOUND)
 ● CALCULATED POINT
 --- RIGHT-OF-WAY
 --- CREEK
 --- FENCE

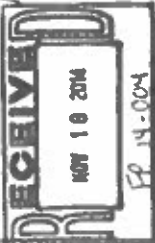


Aiken County GIS
 Text Map:
 005-08-03-029
 Date: 11/20/2014



I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE: 10-21-14
 S.C. PROFESSIONAL LAND SURVEYOR NO. 27728



This drawing was prepared by the Surveyor from the information furnished by the client. It is the client's responsibility to verify the accuracy of the information furnished. The Surveyor is not responsible for any errors or omissions in this drawing. The Surveyor is not responsible for any actions taken by the client based on this drawing. The Surveyor is not responsible for any actions taken by the client based on this drawing.

August 9, 2021

The City of North Augusta
c/o Planning and Development Department
100 Georgia Avenue
North Augusta, SC 29841

To Whom it May Concern:

As the owners of 1831 Knobcone Avenue and 1025 West Martintown Road, we feel that our property could be more appropriately developed with a R-5 zoning. Therefore we are requesting a rezoning to R-5 to allow varied residential properties.

The increased traffic and speed of traffic is regarded by some developers to make this area commercial. TrueNorth Church has created an image of new development and modern design. The lighting and signage of the gas stations and the firework businesses have moved closer to Knobcone to truly create a commercial atmosphere.

In 1986 the owners of the before mentioned property were involved in a lawsuit to determine the zoning. The property was annexed with a declaration that it would be changed to commercial at such time that a commercial zoning and construction of a commercial property was completed on adjacent property.

As the owners of Elm Grove we feel that R-5 would be more appropriate adjoining the historical property. If in the future a developer presents a totally different design that will enhance the future growth of North Augusta and the property "Elm Grove", we the owners will examine the possibilities of such developments.

Sincerely,



Forrest McKie
Property Owners

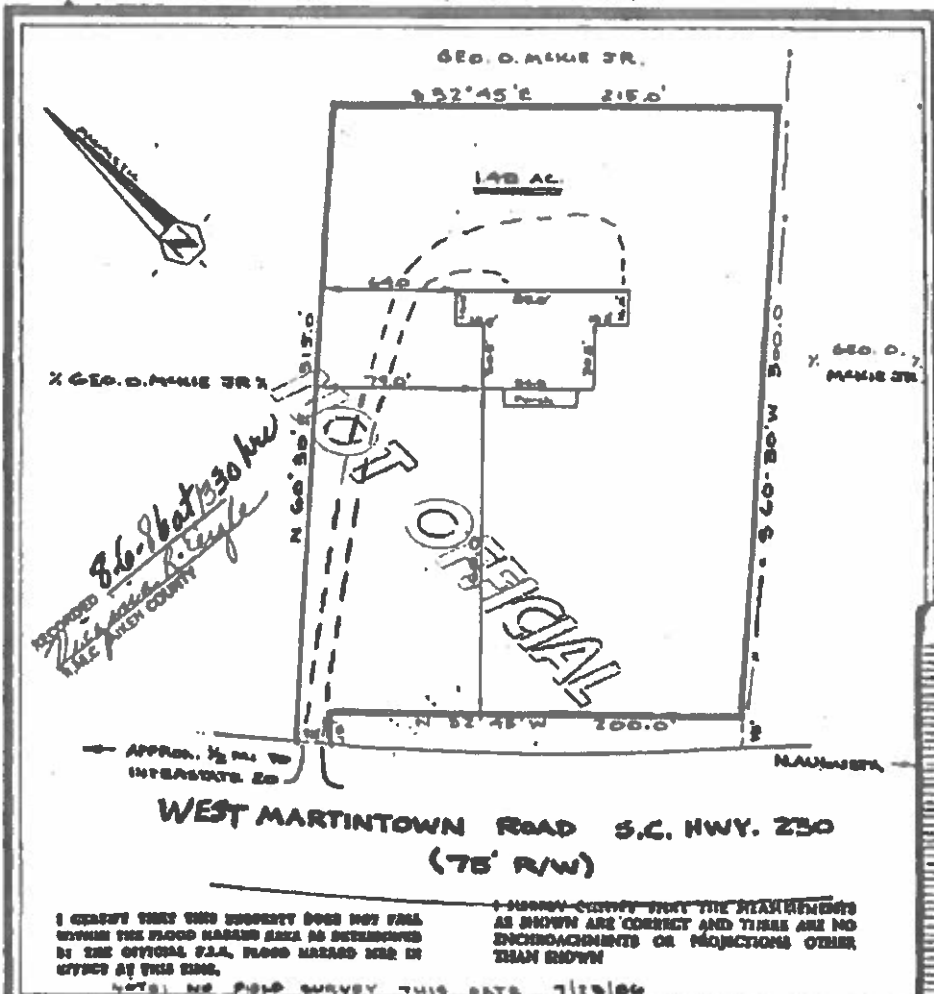


Felix McKie

Pursuant to the subdivision regulations of Aiken County, South Carolina, all recorder requirements having been fulfilled, this final plat was given approval by the Aiken County Planning Commission, as delegated to the Aiken County Planning & Development Department on 8/16/86.

Doyle
Aiken County Planning & Development

VOL 447 PAGE 214



RECORDED
86-86 at 130 hrs
Wm. H. McKie III
Aiken County

WEST MARTINTOWN ROAD S.C. HWY. 250
(75' R/W)

I CERTIFY THAT THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY THE OFFICIAL F.L.A. FLOOD HAZARD MAP IN EFFECT AT THIS TIME.

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

NOTE: NO FIELD SURVEY THIS DATE 7/20/86



PLAT
FOR
FORREST T. & JOANN R. MCKIE
SHOWING
1.48 AC. LOCATED JUST OUTSIDE THE N.AUGUSTA CITY LIMIT

AIKEN COUNTY SOUTH CAROLINA

GRAPHIC SCALE: 0 50 100 150 FEET

Wm H McKie III

SCALE: 1" = 50'
SURVEYOR: W. H. MCKIE III
DATE: 7/20/86

William H. McKie III
REGISTERED LAND SURVEYOR
NORTH AUGUSTA, SOUTH CAROLINA

DATE: 7/20/86
PROJECT NO.
QUEST NO.



Paradise, Tommy

From: EVERETT WINGATE <ekw4@aol.com>
Sent: Wednesday, September 15, 2021 8:19 PM
To: Paradise, Tommy
Subject: Your letter of 9/1/21 re: regarding rezoning

As a 20 year resident of The Colony and living on Riley Court, I wish to express my opinion regarding the McKies request for rezoning.

Traffic has worsened considerably for ingress & egress to The Colony. Wednesdays & Sundays even with North Augusta's officers directing traffic, getting on to Martintown Rd is a nightmare.

I am concerned that additional (multi/mixed) traffic load combined with high school and Church will box us in. Thus I am opposed to the rezoning request.

Ann Marie Wingate
1910 Riley Ct., North Augusta, SC 29841

Sent from my iPhone

Paradise, Tommy

From: DANE ANDERSON <ktmae4@comcast.net>
Sent: Wednesday, September 15, 2021 12:48 PM
To: Paradise, Tommy
Subject: Mckie rezoning request

Mr. Paradise,

I am contacting you about my concerns for the proposed zoning changes to the property at Martintown Road and Knobcone. I understand the changes are going from R-14 Single family to R-5 mixed Residential. I take R-5 to indicate an apartment community or townhomes.

I found this definition "The R-5, **Medium High Density Multiple-Family Residential District** is intended to provide areas for multiple-family dwellings at densities ranging up to medium high." While I am just assuming it will be an apartment or Townhouse development, I need to hear their proposed plans.

Using this as a guide to my thinking, I am not in favor of adding additional dwellings along this area. We moved to Courtney Drive in 1996 and Knobcone, even then had a fair amount of traffic. It has become an even more popular thoroughfare over the years, starting with the first Walmart at Edgewood Court and Highway 25. Traffic pressure continued to increase over the years as more subdivisions and the ATC community were developed off Bergen Road and the multiple townhomes on Frontage Road. The traffic associated with Paul Knox and the NAHS has always been difficult during the school year and adding Mossy Creek Elementary and newer subdivisions has brought in more congestion. It is a very popular cut through to Five Notch and Hwy 25 and all of the new development around exit 5.

Traffic isn't limited any more to residential but also commercial vehicles which fly down Knobcone from Pisgah, barely stopping at the 4 way stop at Curtis. As a homeowner who enjoys the outdoors, the traffic noise has also become a frustration. Sadly, we are not a quiet residential area anymore.

While some might add that they are concerned over home values, I am mainly concerned over the increase traffic pressure and the noise that will further take away from the enjoyment of my home, my neighborhood and my nearby park. More development will only fuel more frustration while navigating the area.

I truly hope that much thought and study will go into the rezoning petition and that a fair and decent decision will be made.

Thank you for your time.

Sincerely,
Kathleen A. Anderson
2002 Courtney Drive
N. Augusta, SC
803-624-3595

Paradise, Tommy

From: Richard <rb546@comcast.net>
Sent: Thursday, September 09, 2021 12:23 PM
To: Paradise, Tommy
Subject: 48 acre zoning change on Martintown Rd

The change would allow for more lots therefor more homes and cars. Martintown Rd. Is having enough traffic and it is difficult to pull out of side roads.I do not support the change.

Richard Borden

Paradise, Tommy

From: Sarah McKibben <mckibbensw@gmail.com>
Sent: Wednesday, September 08, 2021 1:31 PM
To: Paradise, Tommy
Cc: Sarah McKibben
Subject: Rezone

Please do not recommend zoning the area at Knobcone and Martintown Road from single family to multi family status. The traffic is steadily growing heavier and the access to I20 is already hazardous. Three schools will be affected by increasing use of this section of the road.
Thank you for your consideration.

ORDINANCE NO. 2021-16
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 48.42 ACRES OF LAND OWNED BY FELIX
DANIEL MCKIE & FORREST THOMAS MCKIE, AIKEN COUNTY TAX PARCEL
#006-05-01-001, FROM R-14 LARGE LOT SINGLE-FAMILY,
TO R-5 MIXED RESIDENTIAL.

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 September 16, 2021 public hearing, reviewed and considered a request by Felix Daniel McKie and Forrest Thomas McKie, to amend the Official Zoning Map of North Augusta from R-14 Large Lot Single-Family to R-5 Mixed Residential. 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 ±48.42 acres owned by Felix Daniel McKie and Forrest Thomas McKie, is hereby rezoned from R-14 Large Lot Single-Family to R-5 Mixed Residential. Said property is Aiken County tax map parcel #006-05-01-001 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 _____

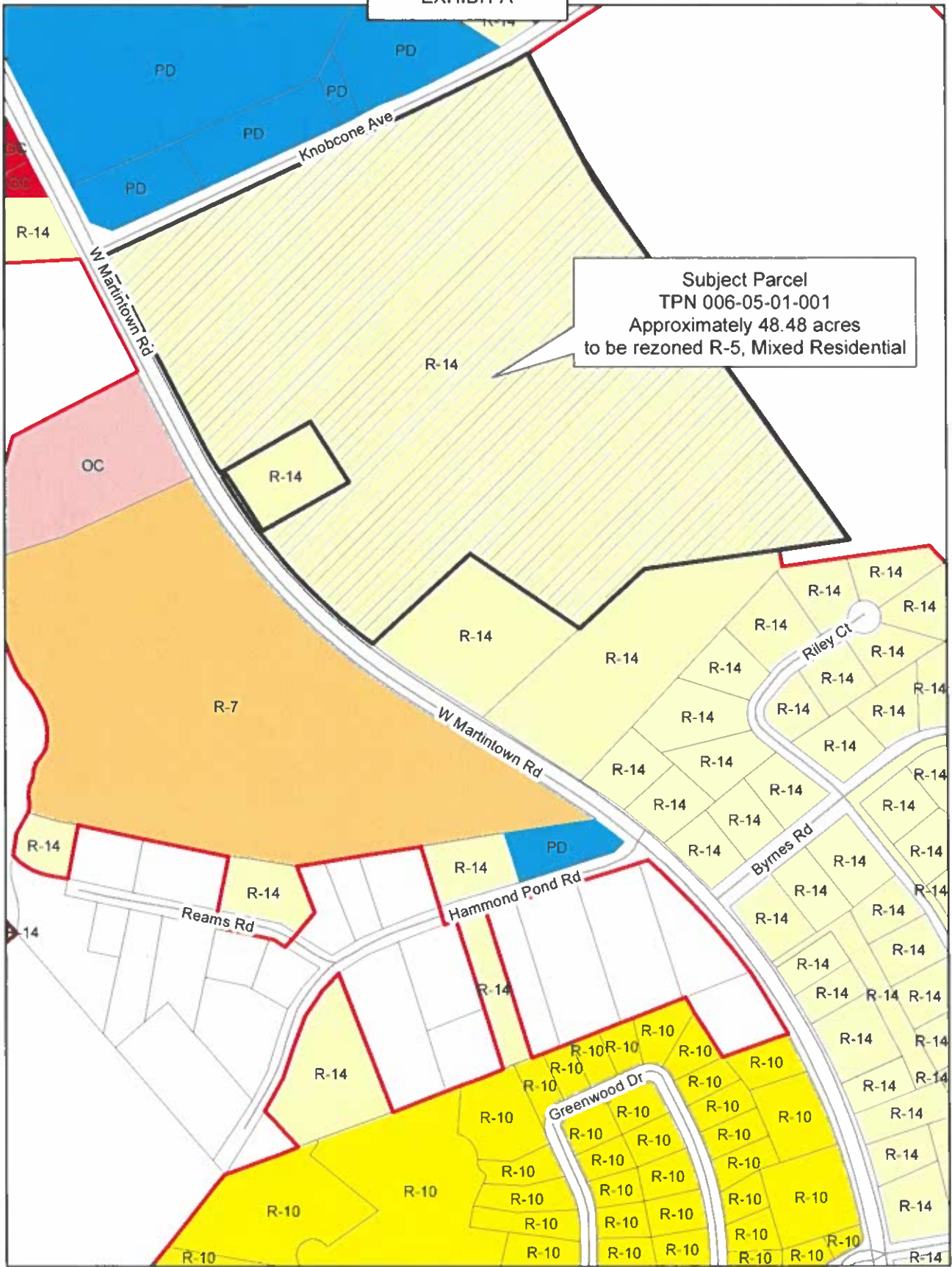
Briton S. Williams, Mayor

Second Reading _____

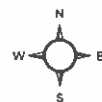
ATTEST:

Sharon Lamar, City Clerk

EXHIBIT A



Application RZM21-004
Tax Parcel Number 006-05-01-001
A request to rezone approx. 48.48 acres
from R-14, Large Lot Single-Family Residential to
R-5, Mixed Residential



Date: 9/3/2021

EXHIBIT B



Application RZM21-004
Tax Parcel Number 006-05-01-001
A request to rezone approx. 48.48 acres
from R-14, Large Lot Single-Family Residential to
R-5, Mixed Residential



Date: 9/3/2021

RZM21-004, Parcel006-05-01-001

Department of Planning And Development

To: Jim Clifford, City Administrator
From: Tommy Paradise, Interim Director
Subject: Tax Parcel Number 006-05-01-001
Date: September 17, 2021

At the September 17, 2021, Planning Commission meeting, the Planning Commission reviewed the rezoning for application RZM21-004 for 1831 Knobcone Ave., tax parcel number 006-05-01-001. The Commission voted 4 to 1 to recommend this parcel be rezoned to R-14 Large Lot Single-Family to R-5 Mixed 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

RZM21-004

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

SECTION 1: PROJECT SUMMARY

Project Name	McKie Properties
Applicant	Felix Daniel McKie & Forrest Thomas McKie
Address/Location	1831 Knobcone Ave
Parcel Number	006-05-01-001
Total Development Size	± 48.42 acres
Existing Zoning	R-14 Large Lot Single-Family
Overlay	Neighborhood Preservation, NP
Traffic Impact Tier	Tier 2
Proposed Use	
Proposed Zoning	R-5 Mixed Residential
Future Land Use	Residential

SECTION 2: PLANNING COMMISSION CONSIDERATION

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

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

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.

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Project Staff Report

RZM21-004

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

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

GENERAL PURPOSE AND INTENT

1.2.1 Comprehensive Development Code

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

Department of Planning and Development



Project Staff Report

RZM21-004

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

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

1.2.2 Zoning Regulations

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

Department of Planning and Development



Project Staff Report

RZM21-004

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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.

SECTION 4: SITE HISTORY

The parcel that is requested to be rezoned from RS-14, Large Lot Single Family to R-5, Mixed Use is an undeveloped 48.42 acre parcel, tax map & parcel number 006-05-01-001 that is located at the southeast corner of West Martintown Road and Knobcone Ave. This property was annexed into the City of North Augusta in 1986.

SECTION 5: EXISTING SITE CONDITIONS

Department of Planning and Development



Project Staff Report

RZM21-004

Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Undeveloped	Low Density Residential	R-14 Large Lot Single Family
North	Undeveloped	Mixed Use	PD, Planned Development
South	Residential Single Family	Low Density Residential	R-14 Large Lot Single Family
East	Undeveloped	Low Density Residential	RC, Residential Single Family Conservation (Aiken County Zoning)
West	Church & Single Family	Office and Low Density Residential	R-7 Small Lot Single Family Residential

Access – The subject parcel has access from East Martintown Road and also Knobcone Ave.

Topography – The subject parcel gently slopes toward the pond in the rear of the parcel

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 subject property is located within the Pole Branch Basin as designated on the City’s Stormwater management Water Quality Report Map. The Pole Branch Basin is the largest basin in North Augusta and receives water from portions of non-city residential and commercially developed land in Belvedere. Overall sampling results indicated that the Pole Branch basin is in poor condition. The stream channel is not effective at transporting current loads of stormwater during heavy storm events and continues to be monitored for high nutrient concentrations.

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).

The parcel, TMP 006-05-01-001, is ±48.42 acres.

Department of Planning and Development



Project Staff Report

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Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

- 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 low density residential.

NADC §3.3.2.1 states, "R-14 and R-10, Large and Medium Lot Single-Family Residential Districts – The purpose of these two (2) districts is to recognize and promote the character of particular areas in North Augusta where single-family residential development is the predominant living environment. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a place of work and residential living activities."

NADC § 3.3.2.2 states, "R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space."

NADC § states 3.3.2.3 "R-5, Mixed Residential District – The purpose of this district is to permit a variety of residential uses and variable densities based on the character of such uses. Areas so designated are deemed suited to such uses. This designation is applied principally to undeveloped areas where units and density flexibility will not adversely impact existing residential subdivisions and where the housing market can be sufficiently broad and flexible to meet the various demands for housing. It also applies to existing multi-family and mixed use residential areas."

Aiken County Land Development Regulations §2.2 states, "RC, Residential Single-Family Conservation District: This district is intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses, and to reserve sufficient undeveloped land to meet future single-family housing demands. This district also is intended to encourage infilling and expansion of "like development" consistent with the character of existing development."

- 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 §5.3.6.3.**

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Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

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

The surrounding area has True North Church zoned R-7, a ± 4.48 parcel zoned OC, Office Commercial, and an unincorporated ± 13.13 parcel zoned RC, Residential Single Family Conservation containing a single-family residence across W. Martintown Road.

North of the subject property, across Knobcone Ave. the undeveloped property is zoned PD, Planned Development. A PD, Planned Development district is specifically intended for development projects of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments characterized by a unified site design for a mixed use development. Any use included in the ordinance approving the General Development Plan and rezoning the site to the PD District is permitted in such district.

To the east is an unincorporated parcel of ± 56.02 acres zoned RC, Residential Single Family Conservation

The southern portion is adjacent to a ± 5.7 acre parcel zoned R-14 and occupied by a single family dwelling.

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

Any particular use of the property is unknown to staff. It is anticipated that any development in this corridor will result in additional traffic in the area. The specific impact will not be known until the specific use is identified. NADC §8.7 will require a Traffic Impact Analysis (TIA) for any site plan where the proposed new development will generate at least 50 new peak hour trips or required to provide more than one access point or curb cut.

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Prepared by: Tommy Paradise

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- b. 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.

- c. 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.

- d. 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).**

According to the applicant, the increased traffic and speed of traffic is regarded by some developers to make this area commercial. True North church has created an image of new development and modern design. The lighting and signage of the gas stations and firework business have moved closer to Knobcone to truly create a commercial atmosphere.

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Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

5. **The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).**
The surrounding area has True North Church zoned R-7, a +4.48 parcel zoned OC, Office Commercial, and an unincorporated +13.13 parcel zoned RC, Residential Single Family Conservation containing a single-family residence across W. Martintown Road.

North of the subject property, across Knobcone Ave. the property is zoned PD, Planned Development. A PD, Planned Development district is specifically intended for development projects of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments characterized by a unified site design for a mixed use development. Any use included in the ordinance approving the General Development Plan and rezoning the site to the PD District is permitted in such district.

To the east is an unincorporated parcel of +56.02 acres zoned RC, Residential Single Family Conservation

The southern portion is adjacent to a +5.7 acre parcel zoned R-14 and occupied by a single family dwelling.

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 R-14 zoning district allows single family detached homes and tourist homes. The R-5 allows duplexes, multifamily dwellings, patio homes, quadruplex, room renting no more than 4 tenants, single room occupancy units, single family detached dwellings, townhouse, triplex, and zero lot line units.

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 the compatibility will largely depend on the development plan. However, it can be developed within the R-5 requirements while maintaining compatibility with the adjacent neighborhood.

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

Department of Planning and Development



Project Staff Report

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Prepared by: Tommy Paradise

Meeting Date: September 16, 2021

The current site is undeveloped and has been zoned R-14 since it's annexation in 1986.

- 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 property is adjacent to the large tract of land at Exit 1 that is zoned PD. The change in zoning from R-14 to R-5 will open up additional housing opportunities not available under the R-14 zoning.

- 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

Application for Development Approval

Please type or print all information



Staff Use

Application Number BZMA1-004

Date Received 08/09/2021

Review Fee \$250.00

Date Paid 08/10/2021

1. Project Name MCKie Properties

Project Address/Location 1831 Knobcone Ave

Total Project Acreage 48.42 acres Current Zoning R14

Tax Parcel Number(s) 006-05-01-001

2. Applicant/Owner Name Felix Daniel mckie Applicant Phone 803-645-5316
Forrest Thomas mckie

Mailing Address 1065 W. Martintown Rd

City N. Augusta ST SC Zip 29841 Email mckieforrest@gmail.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 _____ 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. Felix Mckie
Applicant or Designated Agent Signature

8-9-21
Date

Felix D. Mckie
Forrest T. mckie
Print Applicant or Agent Name

August 9, 2021

The City of North Augusta
c/o Planning and Development Department
100 Georgia Avenue
North Augusta, SC 29841

To Whom it May Concern:

As the owners of 1831 Knobcone Avenue and 1025 West Martintown Road, we feel that our property could be more appropriately developed with a R-5 zoning. Therefore we are requesting a rezoning to R-5 to allow varied residential properties.

The increased traffic and speed of traffic is regarded by some developers to make this area commercial. TrueNorth Church has created an image of new development and modern design. The lighting and signage of the gas stations and the firework businesses have moved closer to Knobcone to truly create a commercial atmosphere.

In 1986 the owners of the before mentioned property were involved in a lawsuit to determine the zoning. The property was annexed with a declaration that it would be changed to commercial at such time that a commercial zoning and construction of a commercial property was completed on adjacent property.

As the owners of Elm Grove we feel that R-5 would be more appropriate adjoining the historical property. If in the future a developer presents a totally different design that will enhance the future growth of North Augusta and the property "Elm Grove", we the owners will examine the possibilities of such developments.

Sincerely,



Forrest McKie
Property Owners



Felix McKie

AIKEN COUNTY ASSESSOR

Tax Map:

- 001-20-01-006
- 005-07-02-001
- 005-17-01-011
- 005-17-01-012
- 005-19-06-002
- 005-19-06-003
- 005-19-06-005
- 006-05-01-001
- 006-07-10-004
- 006-07-10-016
- 006-10-09-002
- 006-11-03-164

2013013425
 DEED
 RECORDING FEES \$11.00
 STATE TAX \$0.00
 COUNTY TAX \$0.00
 PRESENTED & RECORDED:
 05-30-2013 11:49 AM
 JUDITH WARNER
 REGISTER OF DEEDS CLERK
 AIKEN COUNTY, SC
 BY: JULIE STUTTS DEPUTY RMC
 BK: RB 4462
 PG: 297 - 301

STATE OF SOUTH CAROLINA)
)
 COUNTY OF AIKEN) PROBATE COURT

IN THE MATTER OF: The Estate of George O. McKie

CASE NUMBER: Aiken County 2012ES02-0604

WHEREAS, the decedent died on the 2nd day of July, 2012, and,

WHEREAS, the estate of decedent is being administered in the Probate Court for Aiken County, South Carolina, in File #Aiken 2012ES02-0604, and,

WHEREAS, the undersigned Personal Representatives are the duly appointed and qualified fiduciary in this matter; and,

NOW THEREFORE, in accordance with the Laws of the State of South Carolina, the Personal Representatives has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release to:

Name: FORREST T. MCKIE and FELIX D. MCKIE
1931 Green Forest Drive, North Augusta, SC 29841

The decedent's interest in and to the following described properties to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
 MADE A PART HEREOF FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD, all and singular the said premises/properties unto the said FORREST T. MCKIE and FELIX D. MCKIE, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representatives of the estate of the decedent, has executed this Deed, this 30th day of May, 2013.

Signed, sealed and delivered
in the presence of:

[Signature]

[Signature]

ESTATE OF GEORGE O. MCKIE

By: [Signature]
Forrest T. McKie, a/k/a Forrest McKie
Personal Representative

By: [Signature]
Felix Daniel McKie, a/k/a Felix D.
McKie, Personal Representative

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within name Personal Representatives sign, seal, and as their act and deed, deliver the within Deed, and that he/she with the other subscribing witness, witnessed the execution thereof.

[Signature]

Sworn to before me this 30th day
of May, 2013.

[Signature]

Notary Public for South Carolina

My Commission Expires: 6-23-2013



EXHIBIT "A"

ALL that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as Tract "A", containing 86.50 acres and Tract "B", containing 3.14 acres, as shown on a plat prepared for the Estate of George O. McKie, Jr., by William H. McKie, P.L.S., dated March 8, 2013 and recorded in Plat Book 57, page 81, in the Office of the RMC for Aiken County, South Carolina. Reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Being a portion of the same property conveyed to George O. McKie by Deeds recorded in Book 48, page 88; Book 51, pages 475-476; Book 251, page 252; Book 254, page 198; Book 276, page 300 and Book 277, page 55, aforesaid records.

Tax Parcel #006-10-09-002 and 006-11-03-164

ALL that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as containing 48.42 acres fronting on West Martintown Road; extending North by Knob Cone Avenue as recorded in the Office of the RMC for Aiken County, South Carolina.

Being a portion of the same property conveyed to George O. McKie by Deeds recorded in Book 48, page 88; Book 51, pages 475-476; Book 251, page 252; Book 254, page 198; Book 276, page 300 and Book 277, page 55, aforesaid records.

Tax Parcel #006-05-01-001

ALL that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina, being shown and designated as containing 71.00 acres on Hickory Nut between Georgia-Florida Railroad and Highway 45 S of Highway 582 as recorded in the Office of the RMC for Aiken County, South Carolina.

Being a portion of the same property conveyed to George O. McKie by Deeds recorded in Book 48, page 88; Book 51, pages 475-476; Book 251, page 252; Book 254, page 198; Book 276, page 300 and Book 277, page 55, aforesaid records.

Tax Parcel #005-07-02-001

ALL those certain pieces, parcels or tracts of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as containing 1.59 acres and 0.13 acre on the west side of Notch Road at Pisgah and on

the east side of Georgia-Florida Railroad Caper House #535 as recorded in the Office of the RMC for Aiken County, South Carolina.

LESS AND EXCEPTING THEREFROM the 0.17 tract as conveyed to the South Carolina Department of Transportation by Deed of G. O. McKie, Jr., a/k/a George O. McKie, Jr., recorded April 11, 2012 in Book 4400, page 1848, aforesaid records.

Being the same property conveyed to George O. McKie by Deed of Central of Georgia Railroad Company dated October 26, 1971 and recorded November 13, 1971 in Book 439, page 207, aforesaid records.

Tax Parcel #005-19-06-002 and #005-19-06-003

ALL those certain pieces, parcels or tracts of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as Lot 12, Block B of Knollwood Subdivision and 6.11 acres, more or less on Whitepine, designated as Recreation Area, as shown on a plat recorded in Plat Book 7, page 45, records of the RMC for Aiken County, South Carolina.

Being a portion of the same property conveyed to George O. McKie, Jr., by Deeds recorded in Book 170, page 172 and Book 254, page 198, aforesaid records.

Tax Parcel #006-07-10-004 and #006-07-10-015

ALL those certain pieces, parcels or tracts of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as Tract 1, containing 1.73 acres, Tract 2, containing 0.29 acres and Tract 3, containing 2.72 acres, as shown on a plat prepared by Cranston, Robertson & Whitehurst, P.C, dated May 3, 2006 and revised May 18, 2006 and recorded in Plat Book 51, page 452, records of the RMC for Aiken County, South Carolina.

Being a portion of the same property conveyed to George O. McKie, Jr., by Deed recorded in Book 1676, page 194, aforesaid records.

Tax Parcel #001-20-01-006, #005-17-01-012 and #005-17-01-011

ALL that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as Parcel "B", containing 2.09 acres, more or less as shown on a plat prepared for George O. McKie, Jr., by Besson and Gore, Professional Land Surveyors, dated April 27, 2000 and recorded in Plat Book 44, page 227 records of the Office of the RMC for Aiken County, South Carolina.

Being a portion of the same property conveyed to George O. McKie by Deed of Central of Georgia Railroad Company dated October 26, 1971 and recorded November 13, 1971 in Book 439, page 207, and by Deeds recorded in Book 170, page 172 and Book 254, page 198, aforesaid records.

Tax Parcel #005-19-06-005

NOT OFFICIAL

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

IN THE COURT OF COMMON PLEAS
87-CP-02-72

Frederic F. McKie, George O.
McKie, Jo Ann R. McKie, Dianne
Goley Hammond and John W.
Hammond,

Plaintiffs,

vs.

The City of North Augusta,
Defendant.

ORDER

JR 73, 836

This action has been referred to me, as Master-in-Equity for Aiken County, South Carolina, for entry of a final judgment pursuant to the direction of the Honorable Rodney A. Peeples, Circuit Judge, and with the consent of the parties.

This is an action seeking to invalidate an annexation of additional territory into the municipal boundaries of the City of North Augusta, South Carolina, by petition pursuant to §5-3-150 of the Code of Laws of South Carolina. The property annexed which was contiguous to the then City limits of the City of North Augusta is located in both Aiken and Edgefield Counties and lies along and near Martintown Road and Interstate Highway 20.

Pursuant to §5-3-150 of the Code of Laws of South Carolina a petition was submitted to the City signed by seventy-five percent (75%) of the freeholders owning seventy-

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Elizabeth Cray
11/1/72

as set forth below in paragraphs 6 and 7.

5. That portion of Parcel 1, lying to the west of Knobcone Avenue (the school house road) between Knobcone Avenue and Parcel 3, is presently zoned as Planned Development-Thoroughfare Commercial. The remaining portion of Parcel 1, Parcel 2 and Parcel 12, are presently zoned as Residential-1.

6. In the event twenty-five percent (25%) of the frontage or thirty-three and one-third percent (33 1/3%) of the total of Parcel 18 is developed or improved with non-temporary commercial uses, of any nature whatsoever, then that portion of plaintiffs' property shown as Parcels 1 and 2 shall immediately be zoned as PUD-General Commercial and Parcel 12 shall be zoned as PUD-Professional Office (as provided in the present Zoning Ordinance for the City of North Augusta), provided that a buffer one hundred feet (100') be provided along the southeastern boundary of Parcel 12 and a seventy-five foot (75') buffer be provided along the northwestern boundary of Parcel 12, all as shown on Exhibit "B" attached hereto and incorporated herein by reference. Said zoning will not change thereafter without the consent of the then owners of the affected parcels or portions thereof.

7. The City shall not attempt to impose zoning or

Pud sizes now

LG
1/1/11

Paradise, Tommy

From: EVERETT WINGATE <ekw4@aol.com>
Sent: Wednesday, September 15, 2021 8:19 PM
To: Paradise, Tommy
Subject: Your letter of 9/1/21 re: regarding rezoning

As a 20 year resident of The Colony and living on Riley Court, I wish to express my opinion regarding the McKies request for rezoning.

Traffic has worsened considerably for ingress & egress to The Colony. Wednesdays & Sundays even with North Augusta's officers directing traffic, getting on to Martintown Rd is a nightmare.

I am concerned that additional (multi/mixed) traffic load combined with high school and Church will box us in. Thus I am opposed to the rezoning request.

Ann Marie Wingate
1910 Riley Ct., North Augusta, SC 29841

Sent from my iPhone

Paradise, Tommy

From: DANE ANDERSON <ktmae4@comcast.net>
Sent: Wednesday, September 15, 2021 12:48 PM
To: Paradise, Tommy
Subject: Mckie rezoning request

Mr. Paradise,

I am contacting you about my concerns for the proposed zoning changes to the property at Martintown Road and Knobcone. I understand the changes are going from R-14 Single family to R-5 mixed Residential. I take R-5 to indicate an apartment community or townhomes.

I found this definition "The R-5, **Medium High Density Multiple-Family Residential District** is intended to provide areas for multiple-family dwellings at densities ranging up to medium high." While I am just assuming it will be an apartment or Townhouse development, I need to hear their proposed plans.

Using this as a guide to my thinking, I am not in favor of adding additional dwellings along this area. We moved to Courtney Drive in 1996 and Knobcone, even then had a fair amount of traffic. It has become an even more popular thoroughfare over the years, starting with the first Walmart at Edgewood Court and Highway 25. Traffic pressure continued to increase over the years as more subdivisions and the ATC community were developed off Bergen Road and the multiple townhomes on Frontage Road. The traffic associated with Paul Knox and the NAHS has always been difficult during the school year and adding Mossy Creek Elementary and newer subdivisions has brought in more congestion. It is a very popular cut through to Five Notch and Hwy 25 and all of the new development around exit 5.

Traffic isn't limited any more to residential but also commercial vehicles which fly down Knobcone from Pisgah, barely stopping at the 4 way stop at Curtis. As a homeowner who enjoys the outdoors, the traffic noise has also become a frustration. Sadly, we are not a quiet residential area anymore.

While some might add that they are concerned over home values, I am mainly concerned over the increase traffic pressure and the noise that will further take away from the enjoyment of my home, my neighborhood and my nearby park. More development will only fuel more frustration while navigating the area.

I truly hope that much thought and study will go into the rezoning petition and that a fair and decent decision will be made.

Thank you for your time.

Sincerely,
Kathleen A. Anderson
2002 Courtney Drive
N. Augusta, SC
803-624-3595

Paradise, Tommy

From: Richard <rb546@comcast.net>
Sent: Thursday, September 09, 2021 12:23 PM
To: Paradise, Tommy
Subject: 48 acre zoning change on Martintown Rd

The change would allow for more lots therefor more homes and cars. Martintown Rd. Is having enough traffic and it is difficult to pull out of side roads.I do not support the change.
Richard Borden

Paradise, Tommy

From: Sarah McKibben <mckibbensw@gmail.com>
Sent: Wednesday, September 08, 2021 1:31 PM
To: Paradise, Tommy
Cc: Sarah McKibben
Subject: Rezone

Please do not recommend zoning the area at Knobcone and Martintown Road from single family to multi family status. The traffic is steadily growing heavier and the access to I20 is already hazardous. Three schools will be affected by increasing use of this section of the road.
Thank you for your consideration.

RESOLUTION NO. 2021-42

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR OFFICE 365 MIGRATION

WHEREAS, on November 2, 2020, City Council adopted a balanced budget for the fiscal year beginning on January 1, 2021, and ending on December 31, 2021 which included funding within the Capital Projects Fund of \$25,215 for migration of the City's office products to Microsoft 365; and

WHEREAS, City Information Technology (IT) staff have recommended an agreement with VC3, a managed IT services & consulting company, be executed to move forward with the migration; and

WHEREAS, Administration supports the recommendation for an agreement to be executed with VC3 to migrate a portion of the City's IT infrastructure from an on premise server to a cloud based server; and

WHEREAS, City Council believes it to be in the best interest of the City to finalize an agreement with VC3 for migration services to support technology improvement initiatives of the City's IT Division.

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 an agreement be entered into for migration services not to exceed \$25,215 to be charged to professional services in the IT Division of the Capital Projects Fund.

BE IT FURTHER RESOLVED that the City Administrator shall be authorized to sign all documents relating to the identified professional services.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk