



DISCUSSION ITEMS FOR MAY 16, 2022 CITY COUNCIL MEETING

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



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: May 13, 2022

SUBJECT: Regular City Council Meeting of May 16, 2022

REGULAR COUNCIL MEETING

ITEM 5. PROCLAMATION: National Law Enforcement Week

Mayor Williams will proclaim May 15-21 as National Law Enforcement Week.

PROCLAMATION

WHEREAS, in 1962, President Kennedy proclaimed May 15th as National Peace Officers Memorial Day and the calendar week in which May 15th falls as National Police Week; and

WHEREAS, established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others, and

WHEREAS, the members of the law enforcement agencies in the City of North Augusta play an essential role in safeguarding the rights and freedoms of the citizens of North Augusta; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of their law enforcement officers, and that law enforcement officers recognize their duty to serve the people of this community, by protecting them against violence and disorder; and

WHEREAS, the law enforcement officers of the City of North Augusta unceasingly provide a public service.

NOW THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, proclaim the week of May 15-21, 2022 as

NATIONAL LAW ENFORCEMENT WEEK

and call upon all citizens in this community to especially honor and show our sincere appreciation for the officers of the City by our thanking the men and women who make it possible for us to leave our homes safely each day and return knowing we are protected by men and women willing to sacrifice their lives if necessary to guard our loved ones, property and government against all who would violate the law.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 16th day of May, 2022.

ITEM 6. PROCLAMATION: Public Works Week

Mayor Williams will proclaim May 15-21 as Public Works Week.

PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of North Augusta; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our city's transportation, water supply, water treatment, sanitary and storm water sewerage, and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in North Augusta to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in this community; and,

WHEREAS, the year 2022 marks the 62nd annual National Public Works Week sponsored by the American Public Works Association,

NOW THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim the week May 15-21, 2022, as

Public Works Week

in the City of North Augusta and I urge all citizens to pay tribute to our public works professionals and to recognize the substantial contributions they make protecting our health, safety, comfort, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 16th day of May, 2022.

ITEM 7. PLANNING AND DEVELOPMENT: Ordinance No. 2022-06 – An Ordinance Adopting a 5-Year Update to the 2017 Comprehensive Plan for the City of North Augusta; Ordinance – First Reading

An ordinance has been prepared for Council's consideration on first reading to adopt a five year update to the 2017 Comprehensive Plan.

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

ITEM 8. ZONING: Ordinance No. 2022-07 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±2.72 Acres of Land Owned by Barbara Andrews Ross, a Portion of Aiken County Tax Parcel #005-19-02-031 from CR, Critical Areas to R-7, Small Lot, Single-Family Residential; Ordinance – First Reading

An ordinance has been prepared for Council's consideration on first reading to amend the zoning map of the City by rezoning ±2.72 acres of land owned by Barbara Andrews Ross, a portion of Aiken County Tax Parcel #005-19-02-031 from CR, Critical Areas to R-7, Small Lot, Single-Family Residential.

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

ITEM 9. ENGINEERING AND PUBLIC WORKS: Resolution No. 2022-20 – Authorizing a Professional Engineering Services Contract for the Pole Branch Watershed Remediation

A resolution has been prepared for Council's consideration authorizing a professional engineering services contract for the Pole Branch Watershed remediation.

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

ORDINANCE NO. 2022-06
AN ORDINANCE ADOPTING A 5-YEAR UPDATE TO THE
2017 COMPREHENSIVE PLAN FOR THE CITY OF NORTH AUGUSTA

WHEREAS, on the 7th day of August, 2017, by Ordinance 2017-07, the North Augusta City Council adopted the 2017 Comprehensive Plan, a long range plan for guiding and managing the future development of the City of North Augusta over a ten (10) year period as required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and,

WHEREAS, pursuant to Section 6-29-510(e) of said act, the Comprehensive Plan should be reviewed, not less than every five (5) years, to determine whether changes in the amount, kind or direction of development of the area or other reasons make it desirable to make additions or amendments to the Plan. The Comprehensive Plan, including all elements of it, must be updated every ten (10) years; and,

WHEREAS, the City has previously, on or about the 1st day of March, 2021, contracted with the Lower Savannah Council of Governments, as authorized by Resolution 2021-06, for the purpose of reviewing and providing to the Planning Commission suggestions for updating the Plan; and,

WHEREAS, the report from the consultant was received and forwarded to the Planning Commission to allow for the Planning Commission to review such report and make such recommendations as the Planning Commission deems appropriate; and

WHEREAS, the Planning Commission held a public session on November 18, 2021 for the review of the draft Comprehensive Plan and to review and incorporate citizen comments; and

WHEREAS, on November 18, 2021 the Planning Commission approved the Draft 2021 Comprehensive Plan Update and recommended its adoption by City Council; and

WHEREAS, on May 16th City Council held a public hearing to receive input on the revisions to the 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:

1. The 2021 Comprehensive Plan Update prepared by the Lower Savannah Council of Government as reviewed, approved and recommended by the Planning Commission, is hereby adopted.
2. A copy of the adopted 2021 Comprehensive Plan Update is attached hereto.
3. This Ordinance shall become effective immediately upon its adoption on second and final reading.

4. All Ordinances or parts of Ordinances in conflict herewith or to the extent of such conflict are hereby repealed.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ____ DAY OF _____, 2022.

First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

Department of Planning And Development

Memorandum # 22-010

To: Jim Clifford, City Administrator
From: Tommy Paradise, Planning & Development Director
Subject: 401 W. Five Notch Rd. Rezoning
Date: April 26, 2022

At the April 20, 2022 Planning Commission meeting, the Planning Commission reviewed the rezoning for application RZM22-001 to rezone a portion of tax parcels #005-19-02-031 from Critical Area (CR) to R-7, Small Lot, Single-Family Residential. The Commission unanimously recommended approval of the rezoning request to R-7, Small Lot, Single-Family 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

RZM22-001 401 W Five Notch Rd

Prepared by: Kuleigh Baker

Meeting Date: April 20, 2022

SECTION 1: PROJECT SUMMARY

Project Name	401 W Five Notch Rd
Applicant	Blackston Development
Address/Location	401 W Five Notch Rd
Parcel Numbers	A ±2.72 portion of 005-19-02-031
Existing Zoning	CR, Critical Area
Overlay	NA
Traffic Impact Tier	2
Proposed Use	Townhouses
Proposed Zoning	R-7, Small Lot, Single-Family Residential
Future Land Use	Low Density Residential

SECTION 2: PLANNING COMMISSION CONSIDERATION

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

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

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:

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

As referenced in item (2) above, NADC Section 1.2.1 states the following:

1.2.1 Comprehensive Development Code

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

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;

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

1.2.2 Zoning Regulations

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

Planning Commission Action Requested:

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

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was originally mailed to property owners within 200 feet of the subject property on February 25, 2022. The property was posted with the required public notice on March 2, 2022. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugusta.net on March 2, 2022. At the applicant’s request, the application was continued to the April Meeting. Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on March 28, 2022. The property was posted with the

required public notice on March 30, 2022. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City’s website at www.northaugusta.net on March 30, 2022.

SECTION 4: SITE HISTORY

The subject parcel is vacant. A driveway crosses the parcel to provide access to a single-family residence located on the parcel directly East. The property is intended to be used for a future townhouse development. The applicant is requesting to rezone a ±2.72 ac portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot Single-Family Residential to facilitate the subdivision. The neighboring parcel, TPN 005-19-02-001, must be zoned R-7 at the time of annexation, subject to Planning Commission review and recommendation to City Council and subsequent zoning map amendment.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	CR, Critical Area
North	Public School	Institutional, Government, and Public Facilities/Low Density Residential	P, Public Use/Outside City Limits
South	Single-Family Residential	Low Density Residential	R-10, Medium Lot, Single-Family Residential
East	Single-Family Residential	Low Density Residential	Outside City Limits
West	Single-Family Residential	Low Density Residential/Parks, Recreation, Open Space, and Conservation	R-14, Large Lot, Single-Family Residential/Outside City Limits

Access – The property currently has access from West Five Notch Road. There is a curb cut along the East side of West Five Notch Road between Pinion Road and Ponderosa Drive that bisects the property and provides access to a single-family residence at 401 West Five Notch Road.

Topography – The lowest portions of the property are located near the Southwest corner along W Five Notch Rd. The property slopes from the Northeast to Southwest.

Utilities – Water is available along West Five Notch Road. An existing wastewater line runs through the property.

Floodplain – A portion of TPN 005-19-02-031 is located within a Zone AE regulatory floodway as indicated on FEMA FRIM Panel 45003C0312E. The northern portion of the property that this application is subject to is outside of that area.

Drainage Basin – The parcel is located in the Pole Branch Basin. Pole Branch Basin is one of the City’s largest basins with a mix of high and medium density residential, high density commercial, and light industrial areas including several major traffic corridors. Overall water quality sampling results within the basin are good. Stream channel integrity in the basin is poor, making it a critical Priority 1 basin. The stream channel is not effective at transporting stormwater loads during heavy storm events and is subject to failing banks and sediment deposition, bank instability and flooding, and channel widening. Pole Branch passes through a significant portion of the Southern piece of TPN 005-19-02-031 and cuts through the neighboring parcel, TPN 005-19-02-001.

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 total acreage of the requested rezoning is approximately 2.72 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 Map shows this parcel as Low Density Residential. The Comprehensive Plan and the City of North Augusta’s Stream Water Quality Assessment reports support adherence to a 25 ft natural stream buffer and for projects to be mindful of the long-term sustainability, preservation, and protection of both stream integrity and water quality. The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population. While the property is not easily connected to other residential developments in the area, it does provide an opportunity for residents to access the Greenway from West Five Notch Road as an alternate route to downtown North Augusta (Strategy 7.3).

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

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

The surrounding area contains mostly residential development. The property is located to the south of Mossy Creek Elementary School. There is a gas station and convenience store nearby. The proposed rezoning is compatible with nearby development.

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

Any negative effects on traffic flow will be mitigated prior to construction. The overall townhouse development will require a Traffic Impact Analysis (TIA) to be submitted as required by NADC §8.7 for consideration with any major subdivision preliminary plat application.

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

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

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 Board of Zoning Appeals, as applicable. Guest parking and recreational vehicle parking must be addressed.

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.

The area of this parcel located within the Zone AE (100 Year) Floodway is subject to frequent flooding during heavy storm events. On several occasions, the stream bank has flooded West Five Notch Road. The portion of TPN 005-19-02-031 in the floodway should remain zoned CR, Critical Area. Any development will be required to meet all state standards for runoff capture and treatment. The City Floodplain Manager will review plans for conformance with the City's Floodplain Management Standards to ensure appropriate construction practices to minimize any vulnerabilities during flood events. 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).**

The surrounding area has not seen any significant recent zoning changes; however, West Five Notch has seen significant growth over the last several years, with several large residential developments accessing the road. The road is also an important thoroughfare to commercial and residential developments along Bergen Road, Austin Graybill Road between I-20 Exit 1 and 5. This development will be similar in character to the surrounding area.

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

The proposed development will consist of single-family townhouses. The proposed residential use provides additional housing options in this part of the City. Open spaces and green spaces provided in the plan allow additional recreational opportunities. The proposed development is compatible with surrounding area and existing developments.

- 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 current zoning classification of CR, Critical Area significantly restricts development. The purpose of the district is to preserve wetlands for stormwater management. The portion of TPN 005-19-02-031 in the floodway will remain zoned CR, Critical Area.

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

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

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

The current site is undeveloped and has been zoned CR, Critical Area since the adoption of the Official Zoning Map with the 2008 North Augusta Development Code.

- 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 change in zoning from CR to R-7 will diversify the available land for market-driven uses. There are not many large, undeveloped parcels within the City Limits in the surrounding area.

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

Prior to the adoption of the 2008 North Augusta Development Code, the property was zoned R-2 on the Official Zoning Map. Based on the proximity to the existing CR zoning and floodplain boundaries, the zoning does not appear to have been in error at adoption.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that the portion of TPN 005-19-02-031 located in the floodway should remain zoned CR, Critical Area and that rezoning from CR, Critical Area to R-7, Small Lot, Single-Family Residential be limited to the ±2.72 acre portion at the North.

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. Proposed Zoning
5. Future Land Use
6. Public Hearing Notice
7. Application Documents
8. Assessment 28
9. FIRM Panel
10. Site Photos

cc Blackston Development, via email
Cranston Engineering, via email



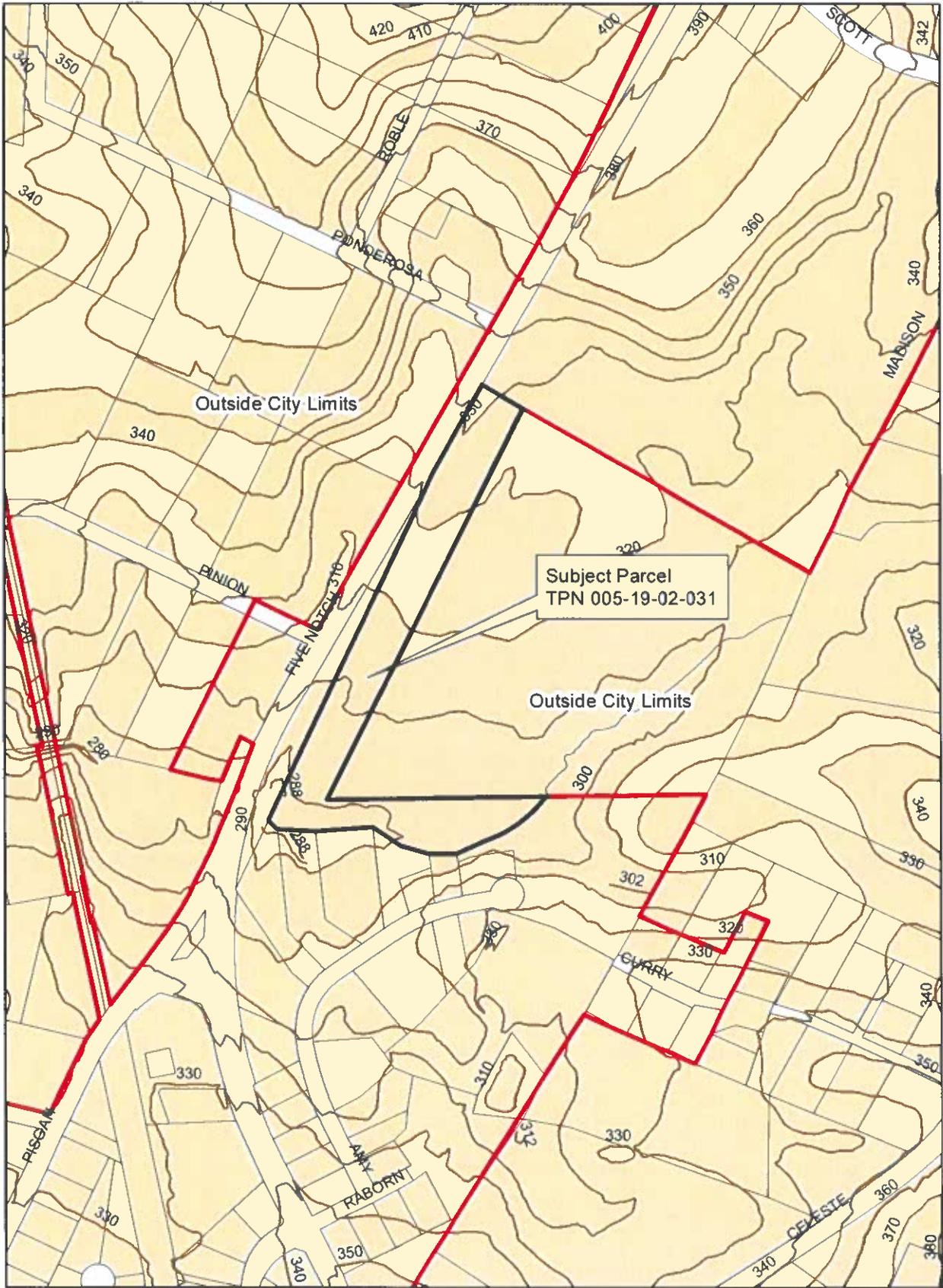
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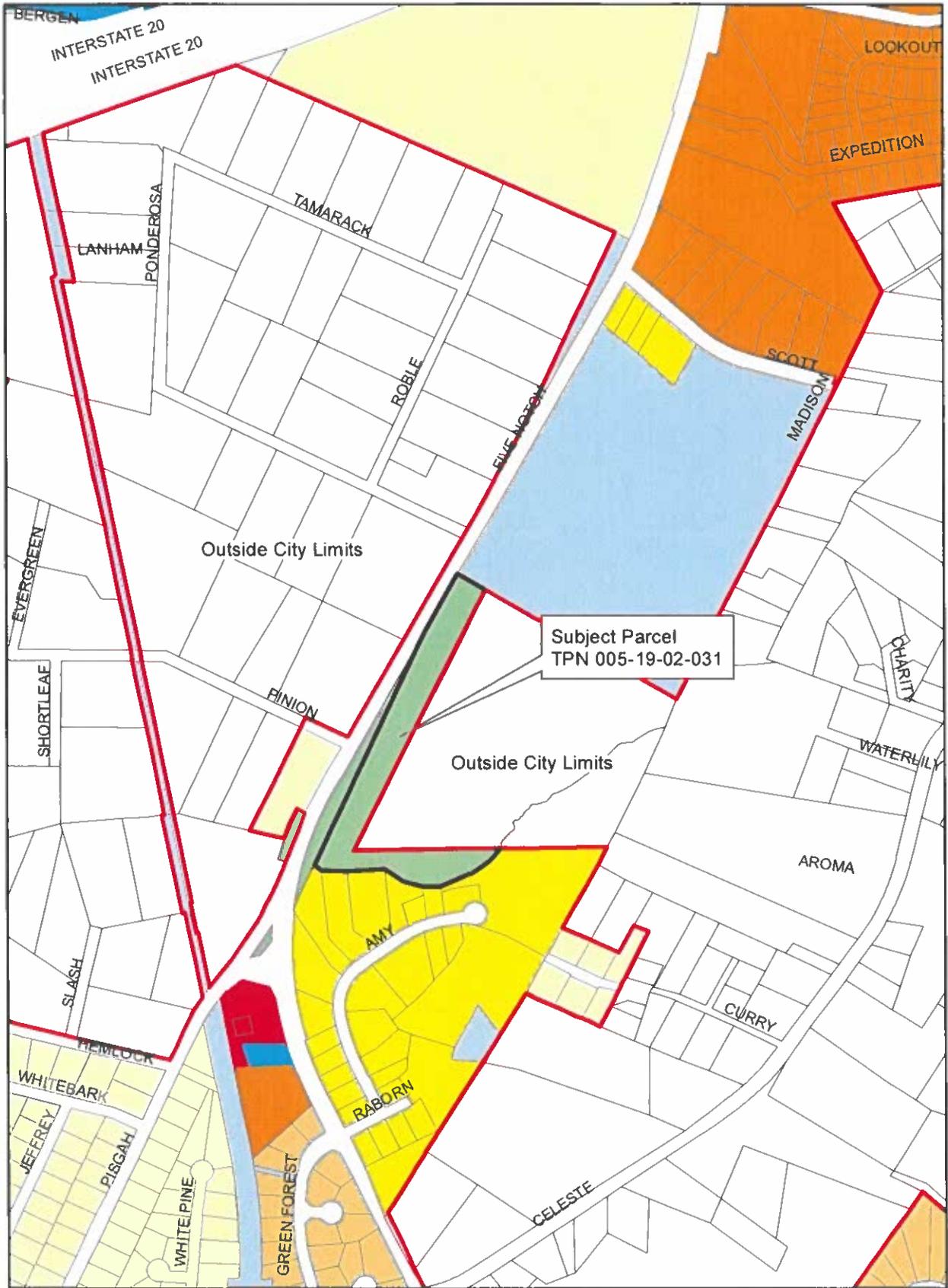


North Augusta
South Carolina's Riverfront

Date: 3/2/2022

Aerial Map
RZM22-001
a portion of TPN 005-19-02-013





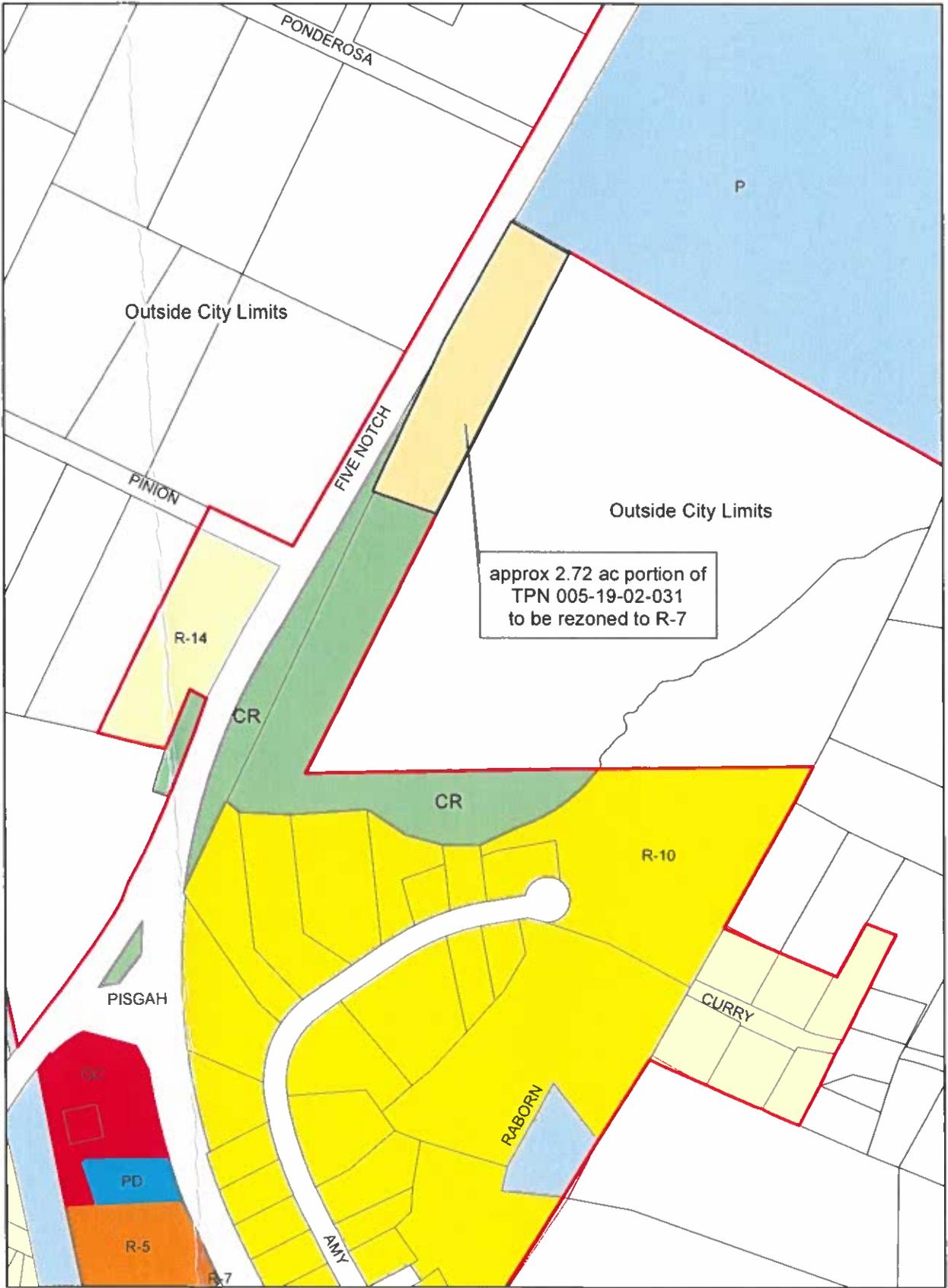
Subject Parcel
TPN 005-19-02-031

0 130 260 520 780 1,040



Current Zoning Map
RZM22-001
a portion of TPN 005-19-02-013

Date: 3/2/2022





March 28, 2022

RE: A request by Blackston Development to rezone approximately 4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

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

Dear North Augusta Property Owner or Current Resident:

Blackston Development has submitted a request to rezone approximately 4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

The North Augusta Planning Commission will hold a public hearing to consider the rezoning application at 7 p.m., on Wednesday, April 20, 2022, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. **Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.**

Documents related to the application will be available after April 13, 2022 in the offices of the Department of Planning and Development, Municipal Center, 2nd Floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. **Residents and property owners interested in expressing a view on these cases are encouraged to attend the meeting, or provide written comments via email to planning@northaugusta.net by Noon (12 p.m.) on Wednesday, April 20, 2022.**

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The North Augusta Star* on March 30, 2022. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Thomas L. Paradise
Director of Planning and Development

City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, April 20, 2022, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

RZM22-001 – A request by Blackston Development to rezone approximately 4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

RWN22-001 – A request by Parker Augusta, LLC to establish the street names Hydrangea Row, Leo Crossing, Gillette Place, Calvin Terrace, and Ethan Court in the proposed River Falls Apartment Complex. The request affects approximately 16.06 acres off West Martintown Road zoned R-5, Mixed Residential, TPN 001-20-02-008.

Documents related to the application will be available for public inspection after April 13, 2022 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to planning@northaugusta.net.

CITIZEN ASSISTANCE:

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

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

Application for Development Approval

Please type or print all information



Staff Use

Application Number B2M22-001

Date Received 2-14-2022

Review Fee 250.00

Date Paid 2-14-2022

1. Project Name _____

Project Address/Location 401 W. Five Notch Road N.A. SC 29841

Total Project Acreage 1.39 Tract A Current Zoning CR

Tax Parcel Number(s) 005-19-02-031

2. Applicant/Owner Name Blackston Development Applicant Phone 803 341 9159

Mailing Address 25 Sylvan Rd

City North Augusta ST SC Zip 29860 Email chad@blackstoncustomhomes.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 Cranston Engineering License No. _____

Firm Name _____ Firm Phone 706 722 1588

Firm Mailing Address 452 Ellis Street

City Augusta ST GA Zip 30901 Email JPdean@cranstonengineering.com

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]
Applicant or Designated Agent Signature

2/11/22
Date

Chad Blackston
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



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

Staff Use Only	
Application Number: <u>RZM22-001</u>	Date Received: <u>2-14-2022</u>

1. Project Name _____

Project Address/Location 401 W. FIVE NOTCH RD. NORTH AUGUSTA, SC 29841

Project Parcel Number(s) 005-19-02-031 005-19-02-001

2. Property Owner Name Barbara Andrews Ross and Coni E Sansom Owner Phone 803 221 6761 Barbara Cell
803 278 3702 Coni Home
Mailing Address PO Box 7749 706-836-2378 Coni cell

City North Augusta ST SC Zip 29861 Email bc.sansom@aol.com
BOBBIE AND 3 @ GMAIL.COM

3. Designated Agent Chad Blackston

Relationship to Owner: None

Firm Name Blackston Custom Homes LLC Phone 803 341 9159

Agent's Mailing Address 25 Sylvan Rd

City North Augusta ST SC Zip 29860 Email Chad@blackstoncustomhomes.com

Agent's Signature [Signature] Date 1/25/2022

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 1/20/2022

5. Sworn and subscribed to before me on this _____ day of _____, 20____.

SITE NARRATIVE

Five Notch Townhomes

The developer, Blackston Development, intends to develop townhomes on the property located at 401 Five Notch Road. The 25 acre tract is also referred to as tax map/parcel numbers 005-19-02-031 and 005-19-02-001. The development will consist of 107, single-story residential units. The property will be accessed from Five Notch Road by a single, full-service driveway located at the northern corner of the property. The current concept call of 9.15 acres of open space that will provide some amenity to the development while also preserving the environmental corridor along the existing creek to the south and west. Stormwater will be collected by a series of storm drains and directed to the proposed detention facility on the low side of the property. The project will contain landscaping along the exterior boundary as needed to meet the regulations of the City of North Augusta.

The proximity to Mossy Creek Elementary and other schools, the existing utility access, and the surrounding vacant properties make this an attractive location for the development.

NOTE: TRACT "A" IS A PORTION OF
T.R.N. 005-19-02-031

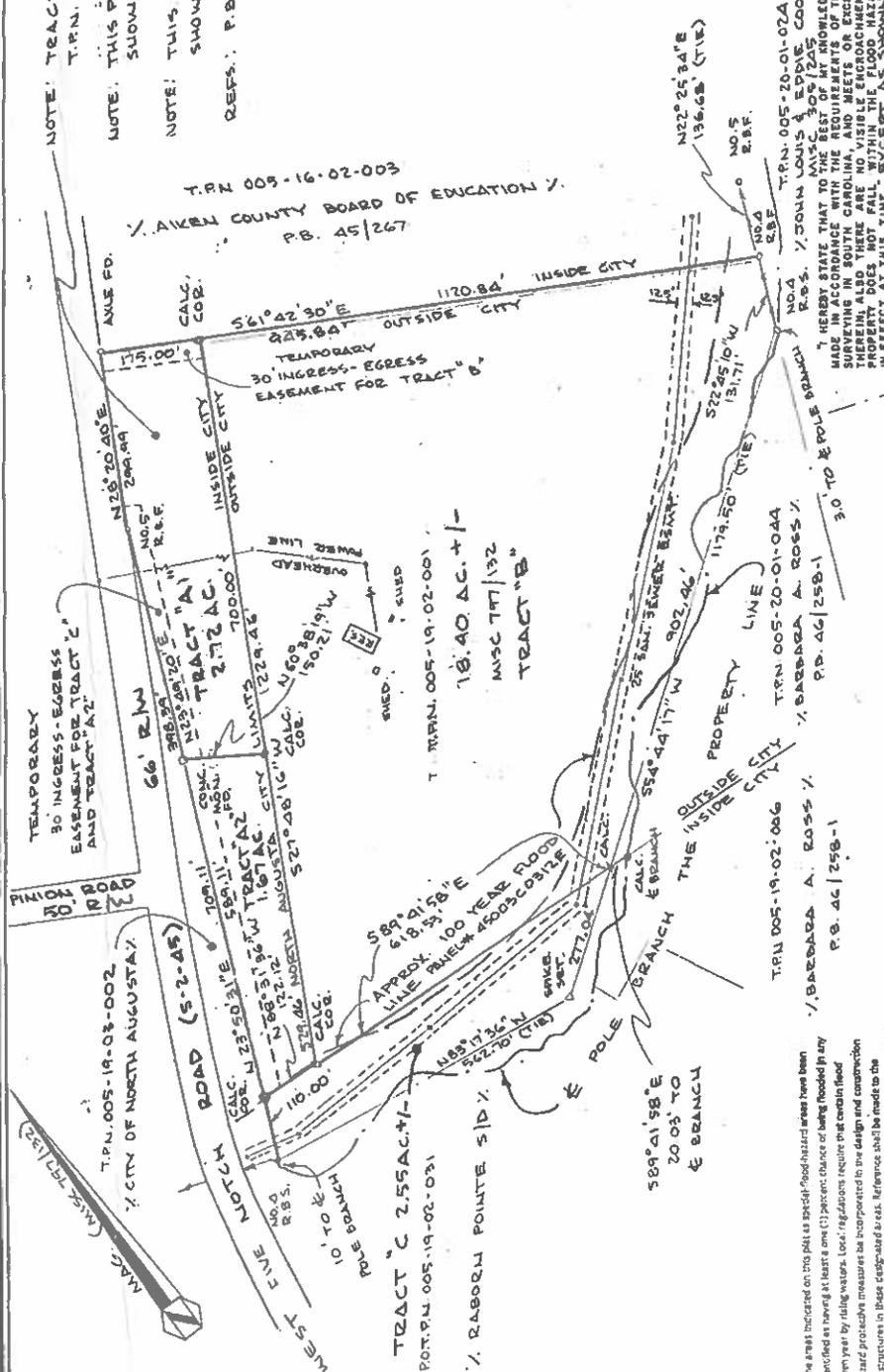
NOTE: THIS PLAT REVISED, 2/15/22 TO
SHOW TRACTS "A-1", "A-2", "B", "C"

NOTE: THIS PLAT REVISED 12/10/2021 TO
SHOW TRACTS "A", "B", "C"

REFS.: P.B. 63/829

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Presented to City of North Augusta
Development Commission on 12/10/2021
Approved by the North Augusta Department of
Public Works on 12/10/2021
BY: *[Signature]* DATE: 4/22/22



PLAT FOR
BARBARA ANDREWS ROSS & CONI E SANSONA
SHOWING 25.30 AC. +/- ON FIVE NOTCH ROAD LOCATED
IN NORTH AUGUSTA.

AIXEN COUNTY SOUTH CAROLINA

GRAPHIC SCALE:
200 100 0 200 400 600
FEET

SCALE:
1"=200'

SURVEYED:
W.H.M.

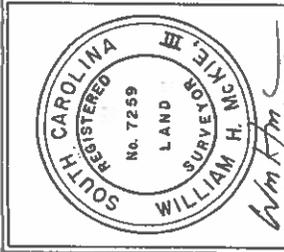
DATE:
2/15/22

DRAWN:
W.H.M.

WILLIAM H. MCKIE, III P.L.S.
P.O. BOX 6812 N. AUGUSTA, S.C. 29841
PHONE: (803) 279-6277

NOTE: THIS PLAT REVISED 2/15/22 TO CORRECT LINE
DISTANCE THIS PLAT SUPERSEDES PLAT RECORDED
P.B. 63, PG. 751.

NOTE: THIS PROPERTY CONTAINS WETLANDS WHICH
HAVE NOT BEEN LOCATED OR DELINEATED ON THIS PLAT.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND
SURVEYING IN SOUTH CAROLINA, AND THAT THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR PROJECTIONS
THEREIN, ALSO THAT THE PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY OFFICIAL F.I.A. FLOOD HAZARD MAPS
IN EFFECT AT THIS TIME, EXCEPT AS SHOWN, PANEL NO. 45003C 0312 E.

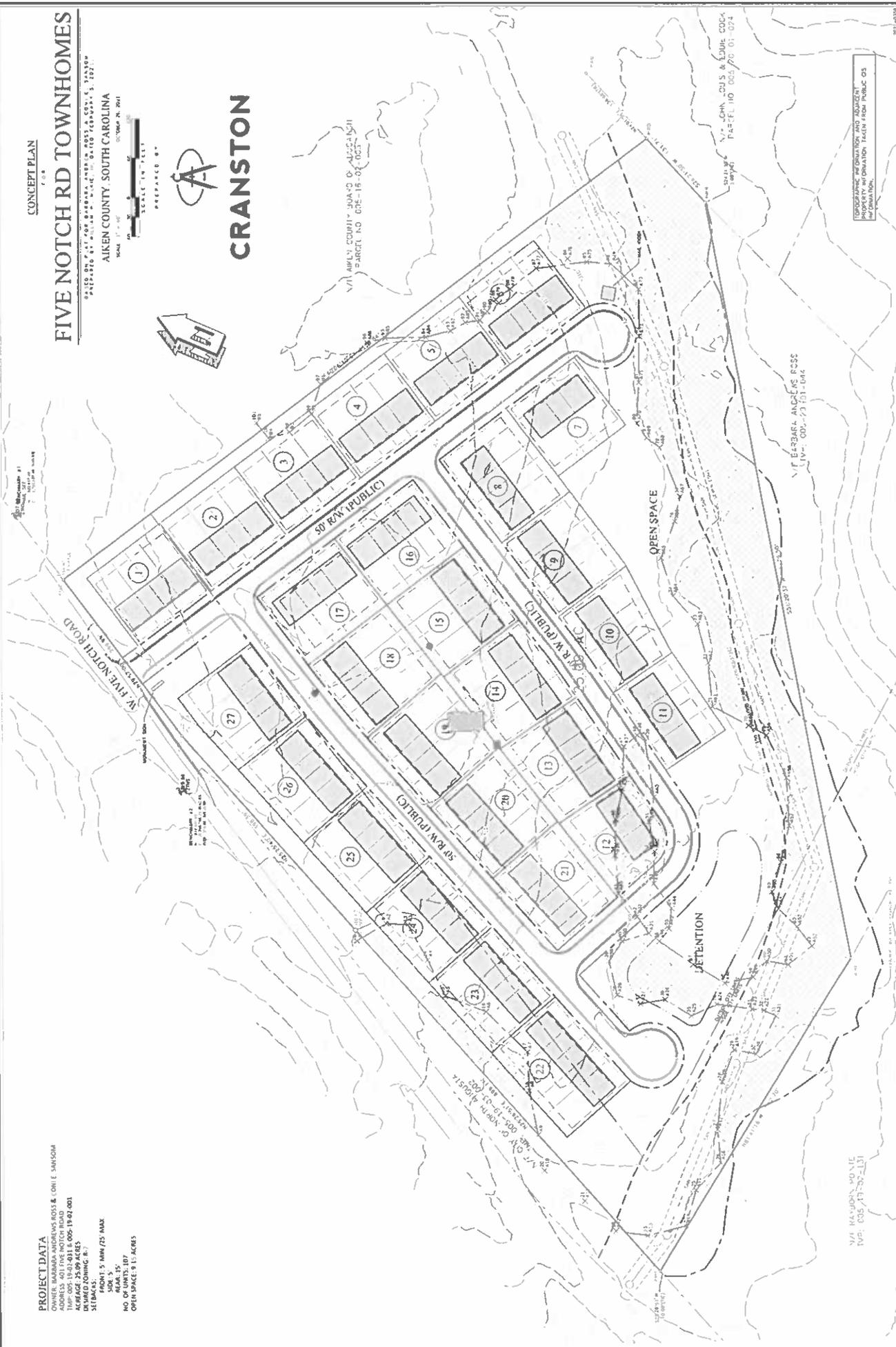
CONCEPT PLAN

FIVE NOTCH RD TOWNHOMES

PREPARED BY:
Aiken County, South Carolina
TOTAL 15.0 AC



CRANSTON



PROJECT DATA
OWNER: JAMES BOSS & CONI E. SIMMONS
ADDRESS: 401 FIVE NOTCH ROAD
TWP: 005-19-01-011 & 005-19-01-001
ACREAGE: 25.09 ACRES
ZONING: R-1
SETBACKS:
FRONT: 5' MIN / 25' MAX
SIDE: 5'
REAR: 5'
NO. OF UNITS: 27
OPEN SPACE: 9.15 ACRES

VIA AIKEN COUNTY BOARD OF AGENCIES
TARGET NO. 005-19-01-001

VIA AIKEN COUNTY BOARD OF AGENCIES
TARGET NO. 005-19-01-001

VIA BARBARA ANDREWS FESSE
TWP: 005-19-01-011-014

VIA HAYDON MOYIE
TWP: 005-19-01-011-011

PROPERTY OF AIKEN COUNTY, SOUTH CAROLINA
BY DIMENSION



Parcel Number: 005-19-02-031
Description: This 6.63-acre parcel along W Five Notch Road is privately owned. This parcel includes two streams that converge at the southwestern portion of the property to form a portion of the Pole Branch drainage. Both streams carry large volumes of stormwater. This is a critical drainage basin for the City of North Augusta and serves as the upper reaches of one of the city's largest watersheds.

Recommendation: This parcel is critical due to drainage and cannot be further developed.

	<p>28 - CR Private ORTHO Map (005 19 02 031)</p>	<p><small>North Augusta makes no warranty, representation or guaranty as to the content, sequence, accuracy or timeliness of the database information provided herein. Users of this data are hereby notified that the public information sources should be consulted for verification of the information contained on these maps. North Augusta assumes no liability for any errors, omissions or inaccuracies in the information provided regardless of how caused, OR, for any decision made or action taken or not taken by any person in reliance upon any information or data furnished herein.</small></p>
 <p><small>Prepared By The City of North Augusta Economic & Community Development 6/8/2008</small></p>	<p><small>Scale 1 inch equals 150 feet</small></p> <p><small>© 2008 ImagiCS or MapInfo Corp. South 28-0219-031-00</small></p>	

National Flood Hazard Layer FIRMette



81°58'1"W 33°32'33"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AP5
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

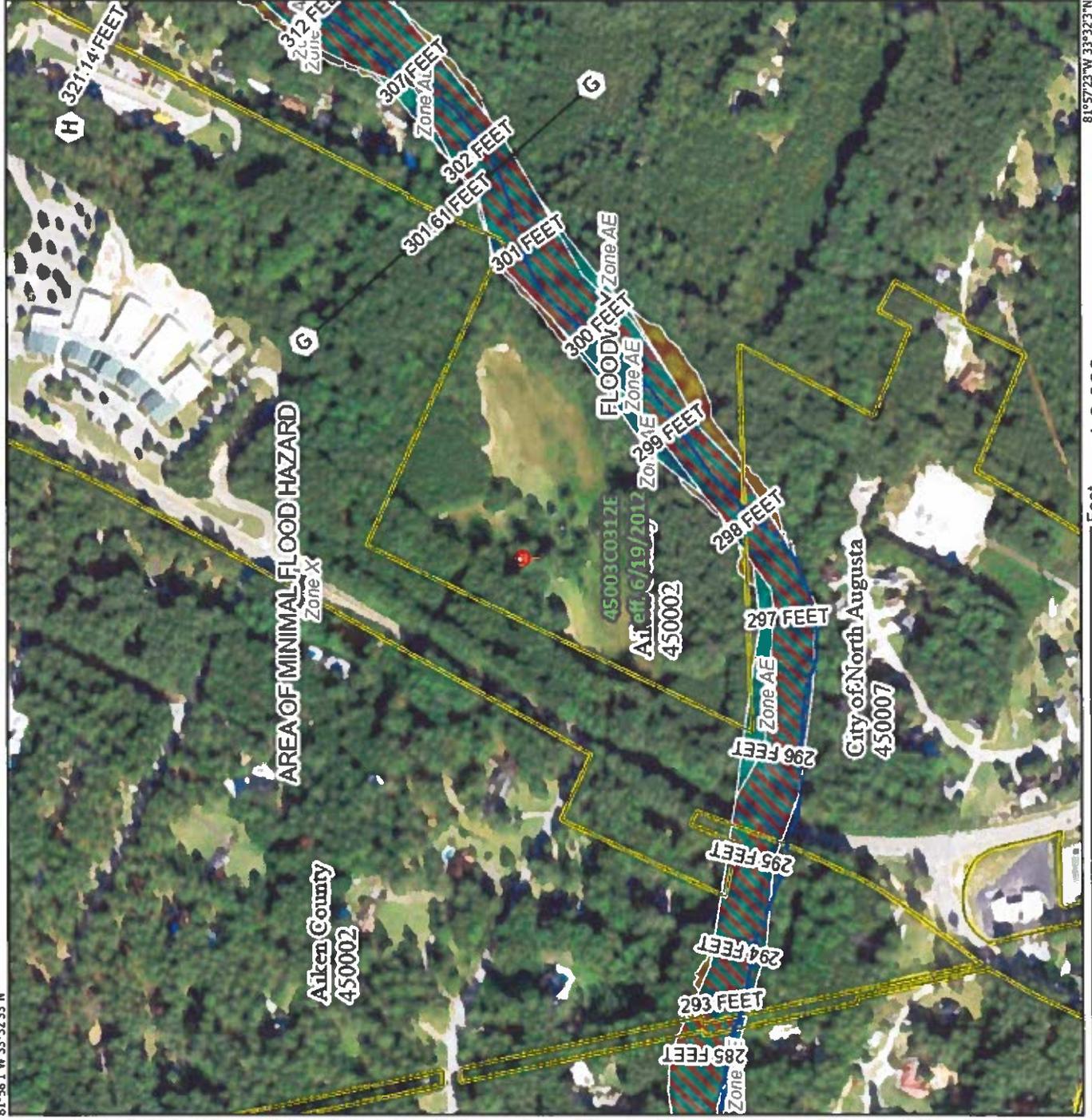
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2022 at 1:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



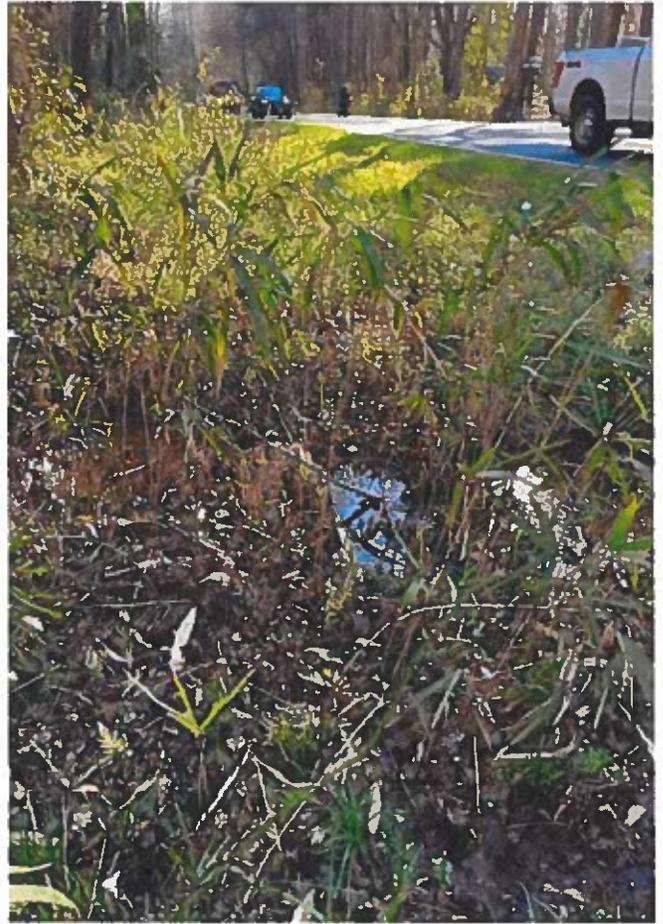
81°57'23"W 33°32'33"N

1:6,000

Feet

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



ORDINANCE NO. 2022-07

TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA
BY REZONING ± 2.72 ACRES OF LAND OWNED BY BARBARA ANDREWS ROSS,
A PORTION OF AIKEN COUNTY TAX PARCEL #005-19-02-031 FROM CR, CRITICAL
AREAS TO R-7, SMALL LOT, SINGLE-FAMILY 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, the property owner, Barbara Andrews Ross, has requested the property be rezoned from CR, Critical Areas, to R-7, Small Lot Single-Family Residential; and

WHEREAS, the North Augusta Planning Commission, following an April 20, 2022 public hearing, reviewed and considered a request by Barbara Andrews Ross to amend the Official Zoning Map of North Augusta from CR, Critical Areas to R-7, Small Lot, Single-Family Residential for an approximately ±2.72-acre portion of tax parcel #005-19-02-031 and has issued their recommendation. The staff reports and the recommendation of the Planning Commission 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 ±2.72 acres owned by Barbara Andrews Ross, is hereby rezoned from CR, Critical Areas to R-7, Small Lot, Single-Family Residential Said property is a portion of Aiken County tax map parcel #005-19-02-031 and specifically identified as 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 _____, 2022.

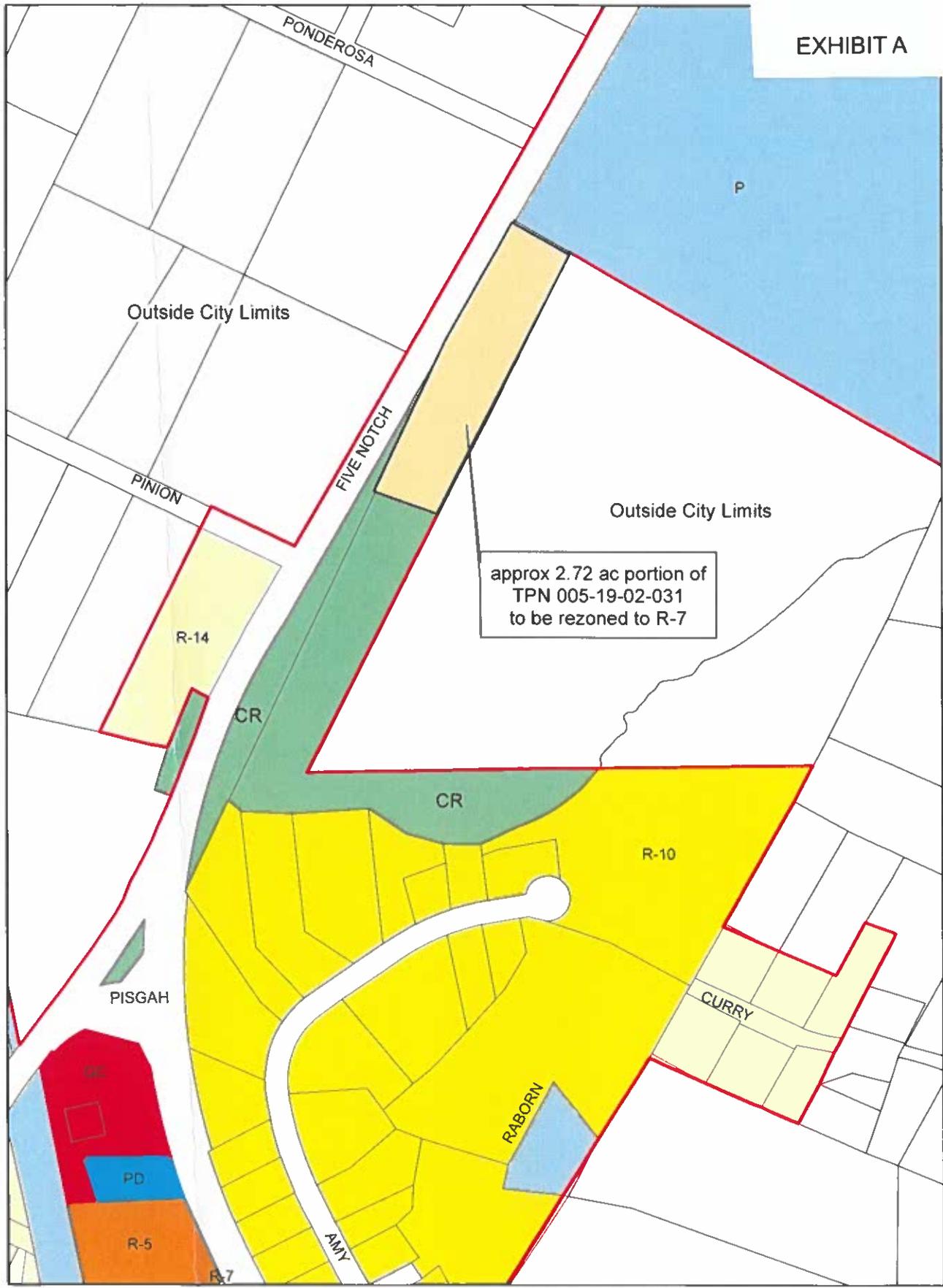
First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk



RESOLUTION NO. 2022-20
AUTHORIZING A PROFESSIONAL ENGINEERING SERVICES CONTRACT FOR THE
POLE BRANCH WATERSHED REMEDIATION

WHEREAS, Resolution 2022-02 authorized the City Administrator the execute an Agreement with the Natural Resources Conservation Service for a grant to remediate erosion in a portion of the Pole Branch Watershed; and

WHEREAS, the grant scope includes a Technical Assistance element for project design to prepare construction drawings and specifications, an operation and maintenance plan, a quality assurance/inspection plan, and an engineer's estimate of the project construction cost; and

WHEREAS, the grant budget includes up to \$204,750.00, 100% reimbursable, for Technical Assistance; and

WHEREAS, Resolution No. 2022-03, authorized a professional engineering services contract with Cranston Engineering, P.C. (Cranston), for the amount of \$73,500.00, to perform surveying, conceptual design and construction cost estimating for the remediation project; and

WHEREAS, Cranston has satisfactorily completed and submitted the deliverables specified in the previously authorized services; and

WHEREAS, NRCS has reviewed the conceptual design documents and has given general concurrence with only minor technical review comments; and

WHEREAS, Cranston has submitted a Supplemental Scope of Services and Fee Proposal in the amount of \$99,825.00 to perform final engineering and related services; and

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

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that, Cranston shall be authorized to perform Professional Engineering Services for the Pole Branch Watershed Remediation for the amount of \$99,825.00.

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

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

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2022.

 Briton S. Williams, Mayor

ATTEST:

 Sharon Lamar, City Clerk