



DISCUSSION ITEMS FOR  
JUNE 6, 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: June 3, 2022

SUBJECT: Regular City Council Meeting of June 6, 2022

**REGULAR COUNCIL MEETING**

**ITEM 5. PROCLAMATIONS:**

- **Scoliosis Early Detection Awareness Month – June 2022**

Mayor Williams will proclaim June 2022 as Scoliosis Early Detection Awareness Month.

***PROCLAMATION***

***WHEREAS***, scoliosis, the abnormal curvature of the spine, is a condition which affect an estimated 6 to 9 million people in the United States; and

***WHEREAS***, primary onset of scoliosis is between ages 10 to 15 with females being five times more likely to require treatment, and scoliosis can cause pain, reduced respiratory function, and limited mobility in otherwise-healthy children,, and approximately 1 in 6 children diagnosed with this disease will eventually require active medical treatment and;

***WHEREAS***, screening programs allow for early detection and for treatment opportunities which may alleviate the worst effects of the condition which has no known cause or cure; and

***WHEREAS***, raising public awareness of scoliosis is vital, helping children, parents, and health care providers understand, diagnose, and treat this disease and reduce the pain and suffering of those it affects.

***NOW THEREFORE***, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby claim June, 2022 as

## ***SCOLIOSIS EARLY DETECTION AWARENESS MONTH***

***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 6th day of June, 2022.

.....

- **National Garden Week – June 5-11, 2022**

Mayor Williams will proclaim June 5-11, 2022 as National Garden Week.

### ***PROCLAMATION***

***WHEREAS***, Gardeners have a passion for nurturing the beauty and resources of the earth through the planting of seeds, the care of all plants and the riches of their efforts; and

***WHEREAS***, Gardeners work to preserve our country's traditional spirit of independence and initiative through innovation and hard work; and

***WHEREAS***, Gardeners advocate the importance of all creatures sharing our world and their roles in a balanced and productive ecology; and

***WHEREAS***, Gardening serves as a challenging and productive activity for all citizens, those just learning as well as those having years of experience; and

***WHEREAS***, Gardening promotes a healthy lifestyle that lasts a lifetime, helps reduce stress from other areas of our life, and teaches that rewards come from diligent efforts; and

***WHEREAS***, the North Augusta Council of Garden Clubs enriches our city by maintaining Billie's Butterfly Garden, providing a scholarship for a North Augusta High School senior, and sponsoring campers for Camp Wildwood.

***NOW THEREFORE***, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim the week of June 5-11, 2022 as

### **National Garden Week**

***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 6th day of June 2022.

.....

- **Management Week – June 6-10, 2022**

Mayor Williams will proclaim June 6-10, 2022 as Management Week.

## ***PROCLAMATION***

*WHEREAS, a Joint Congressional Resolution in 1982 was signed into law reflecting the dates of the 1983 observance, and, then President Ronald Reagan issued a proclamation designating the first full week in June as Management Week in America; and*

*WHEREAS, the City of North Augusta promotes leadership development opportunities for local government as well as industry; and public recognition of management as a profession will improve the quality of management, encourage those with management responsibility to increase their competence, inspire young citizens and educators to become familiar with the benefits quality management provides to all of society, foster respect for the management profession, and create an understanding of the essential role of management in increasing productivity; and*

*WHEREAS, the Savannah River Site Leadership Association, SRSLA, a proud chapter of the National Management Association develops the leadership skills of new and existing leaders within our community; and*

*WHEREAS, the Management Week co-sponsors present an award to "an executive whose leadership, integrity, and management skills profoundly, visibly, and favorably influenced the outstanding performance of a key element of American business, industry, governmental, or nonprofit activity such as to set the person apart among contemporaries as well as recognized for their exemplary community service;" and*

*WHEREAS, City of North Augusta's leadership in recognizing the outstanding achievement of the leaders of our community both in public and private companies are all reasons to celebrate this week.*

*NOW THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim the week June 6 to June 10, 2022, as*

### **Management Week**

*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 6<sup>th</sup> day of June, 2022.*

- .....
- **Elizabeth Jones Day – June 24, 2022**

Mayor Williams will proclaim June 24, 2022 as Elizabeth Jones Day.

## ***PROCLAMATION***

*WHEREAS, Elizabeth Jones was a well-respected resident of the City of North Augusta for over forty years; AND,*

*WHEREAS, she was a member of the North Augusta Rotary Club, and she was a dedicated and valued volunteer at North Augusta High School and Fox Creek High School; AND,*

*WHEREAS, she demonstrated her compassion for countless City of North Augusta senior citizens by advocating for a senior center; AND,*

*WHEREAS, the City of North Augusta appreciates and respects Elizabeth Jones for her commitment and contributions to the City of North Augusta; AND*

*WHEREAS, Elizabeth's daughters and granddaughters wish to celebrate her life with their friends and family with a day of service; AND*

*WHEREAS, Elizabeth Jones had the courage to come forward with her experiences and concerns in the interest of the betterment of the City of North Augusta.*

*NOW, THEREFORE, I, Briton S. Williams, on behalf of the North Augusta City Council and on behalf of the people of North Augusta do hereby proclaim June 24, 2022 to be*

### ***Elizabeth Jones Day***

*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 sixth day of June, 2022.*

.....

- **Proclamation of Emergency**

Mayor Williams will issue a Proclamation of Emergency.

### **PROCLAMATION OF EMERGENCY BY THE MAYOR**

*WHEREAS, for a period in excess of two years, our Nation has been faced with a medical crisis that has required actions by Federal, State and Local Government Agencies to protect the public; AND,*

*WHEREAS, these actions have been as a result of a Worldwide Pandemic related to the outbreak of the COVID 19 virus; AND,*

*WHEREAS, with the development of the various vaccines and the utilization of said vaccines by the public, the risk posed by the Corona Virus has decreased, but remains a definite risk, particularly in light of the new strain of the virus; AND,*

*WHEREAS, as Mayor for the City of North Augusta, I respect and confirm the right of our citizens to make decisions related to this serious health issue independent of any Governmental Mandate; AND,*

*WHEREAS, I accept my responsibility to consider the wellbeing of all employees and representatives of the City and believe that it is imperative that I provide to such employees and representatives, the ability to consider risks posed to them and members of the public related to their responsibilities; AND,*

*WHEREAS, in order to allow for these representatives and employees to assess and evaluate such risks and conduct their duties in a manner that they deem to be appropriate; AND,*

*WHEREAS, pursuant to Section 2-39 of the City Code, in order to allow the conduct of public meetings electronically by the City Council and other City Bodies, it is required that the City be under an Emergency Declaration/Proclamation by the Governor or by the Mayor.*

*NOW, THEREFORE, I do hereby issue this Proclamation of Emergency for the City of North Augusta for the purpose of allowing the City Council and other City Bodies to conduct Public Meetings electronically should such Bodies determine that it would be advisable to do so. This Proclamation does not require that such meetings be conducted electronically and as Mayor, I am not currently making a determination that City Council meetings will be conducted electronically. I do however specifically authorize the various Boards of the City such as the Planning Commission and Board of Zoning Appeals, as well as any other City Bodies conducting Public Meetings to do so electronically in the event that the Chairman or other Head of such Body determines that the risk posed by the Corona Virus at the time that such meeting is to be held is at a level that would require that the meeting be held electronically.*

*This Proclamation of Emergency shall be in effect for a period of one year and may be extended or ended by the issuance of a subsequent proclamation. Said Proclamation is in accordance with Chapter 9 Section 21(b) of the Code of Laws for the City of North Augusta.*

DONE THIS \_\_\_ DAY OF \_\_\_\_\_, 2022,  
AT NORTH AUGUSTA, SOUTH CAROLINA.

**ITEM 6. 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 – Second Reading**

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

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

**ITEM 7. 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 – Second Reading**

An ordinance has been prepared for Council’s consideration on second 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 #7 for a copy of the proposed ordinance and supporting documents.

**ITEM 8. ECONOMIC DEVELOPMENT: Resolution No. 2022-21 – Establishing and Agreeing to Participate in the Lower Savannah Regional HOME Consortium**

A resolution has been prepared for Council's consideration establishing and agreeing to participate in the Lower Savannah Regional HOME Consortium.

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

**ITEM 9. PLANNING AND DEVELOPMENT: Resolution No. 2022-22 – Accepting a Deed of Dedication for the Streets, Water Distribution System, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, Detention Ponds and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit for Hardy Point**

A resolution has been prepared for Council's consideration to accepting a Deed of Dedication for the streets, water distribution system, sanitary sewer, stormwater collection and fire suppression systems, detention ponds and associated easements and rights of way along with a Maintenance Guarantee and Letter of Credit for Hardy Point.

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

**ITEM 10. ANNEXATION: Ordinance No. 2022-08 – To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ±43.9 Acres of Property Located on W. Martintown Road and Owned by Adams Brothers Properties, LLC; Ordinance – First Reading**

An ordinance has been prepared for Council's consideration on first reading to change the corporate limits of the City of North Augusta by accepting the petition requesting annexation by the landowners and annexing ±43.9 acres of property located on W. Martintown Road and owned by Adams Brothers Properties, LLC.

Please see ATTACHMENT #10 for a copy of the proposed ordinance and supporting documents.

**ITEM 11. CITY CODE: Ordinance No. 2022-09 – Amending Article 13, Signs, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances; Ordinance - First Reading**

An ordinance has been prepared for Council's consideration on first reading to amend Article 13, Signs, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances.

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

**ITEM 12. ENGINEERING AND PUBLIC WORKS: Resolution No. 2022-23 – A Resolution Authorizing the Acceptance of the Low Bid of CBH Excavation, LLC for the Northwoods Pipe Replacement Project**

A resolution has been prepared for Council's consideration authorizing the acceptance of the low bid of CBH Excavation, LLC for the Northwoods Pipe Replacement Project.

Please see ATTACHMENT #12 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 7<sup>th</sup> 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 1<sup>st</sup> 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 16<sup>th</sup> 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

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.

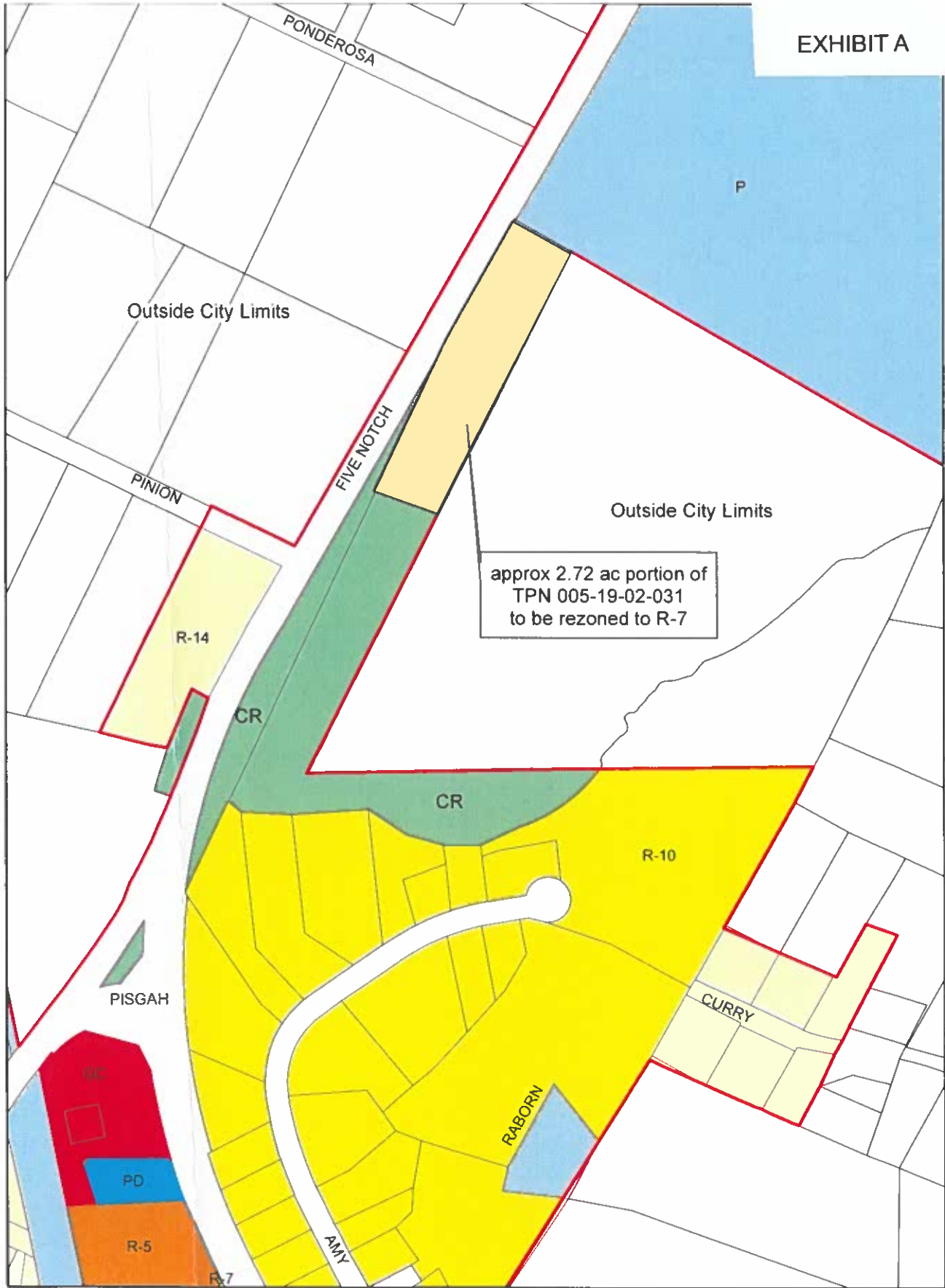
First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

\_\_\_\_\_  
Briton S. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk



0 65 130 260 390 520



South Carolina's Riverfront

Date: 4/13/2022

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

RESOLUTION NO. 2022-21  
ESTABLISHING AND AGREEING TO PARTICIPATE IN  
THE LOWER SAVANNAH REGIONAL HOME CONSORTIUM

WHEREAS, the Congress of the United States has enacted the Cranston-Gonzales National Affordable Housing Act of 1990 (hereinafter the "Act") which created the HOME Investment Partnerships Program (hereinafter the "HOME" Program) to provide funds to states and local governments for affordable housing assistance with the flexibility to decide what kind of housing assistance or mix of housing assistance is most appropriate for local needs; and

WHEREAS, the City of North Augusta, South Carolina has affordable housing needs; and

WHEREAS, the City of North Augusta, South Carolina desires to increase affordable housing opportunities for its present and future residents, particularly for very low-income persons; and

WHEREAS, the City of North Augusta, South Carolina desires to enter into affordable housing development activities which are directed toward the above general purposes, and for those reasons, wishes to seek such federal funding as may be available to it pursuant to the Act; and

WHEREAS, the City of North Augusta, South Carolina desires to enter into the affordable housing activities and has determined that joint action with other units of local governments that choose to participate in accordance with the "Inter-Governmental Agreement Establishing the Lower Savannah Regional HOME Consortium" the terms of which are incorporated by reference and such relevant HUD regulations and requirements as may now or hereafter be in effect would benefit the City of North Augusta, South Carolina; and

BE IT FUTHER RESOLVED that City Administrator, James S. Clifford, of the City of North Augusta, South Carolina is hereby authorized to sign the "Inter-Governmental Agreement Establishing the Lower Savannah Regional HOME Consortium FY 2022-2025" on behalf of the City of North Augusta, South Carolina as well as other documents necessary to form the Consortium and to carry out and fulfill its purposes for FY 2022-2025.

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

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Briton S. Williams, Mayor

ATTEST:

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Sharon Lamar, City Clerk

**ADDENDUM TO**  
**AN INTERGOVERNMENTAL AGREEMENT ESTABLISHING**  
**THE LOWER SAVANNAH REGIONAL HOME CONSORTIUM**

This ADDENDUM IS TO AN Agreement entered into and made effective June 30, 2010, by and among the Lower Savannah Council of Governments, being a regional council of governments organized and existing under Article VII, §15 of the Constitution of the State of South Carolina and Title 6, Chapter 7 of the South Carolina Code of Laws, 1976, as amended; the County of Aiken, the County of Allendale, the County of Bamberg, the County of Barnwell, the County of Calhoun and the County of Orangeburg, being political subdivisions of the State of South Carolina organized and existing under Article VIII of the Constitution of the State of South Carolina and Title 4 of the South Carolina Code of Laws, 1976, as amended; and the City of Aiken, the Town of Jackson, the City of New Ellenton, the City of North Augusta, the Town of Perry, the Town of Allendale, the Town of Fairfax, the Town of Ulmer, the City of Bamberg, the City of Denmark, the Town of Ehrhardt, the City of Barnwell, the Town of Blackville, the Town of Snelling, the Town of Williston, the Town of Cameron, the Town of St. Matthews, the Town of Holly Hill, the Town of Neeses, the Town of North, the Town of Salley, the City of Orangeburg, and the Town of Santee being municipal corporations organized and existing under Articles VII and VIII of the Constitution of the State of South Carolina and Title 5 of the South Carolina Code of Laws, 1976, as amended, for the purpose of forming the *Lower Savannah Regional HOME Consortium* (hereinafter, “LSRHC”) (dba the *Orangeburg County HOME Consortium*).

WHEREAS the Lower Savannah Council of Governments (hereinafter sometimes referred to as “LSCOG”) is a regional council of governments comprised of the counties of Aiken, Allendale, Bamberg, Barnwell, Calhoun, and Orangeburg, South Carolina, as authorized at S.C. Code §6-7-110 (1976, as amended); and

WHEREAS the Constitution of the State of South Carolina established the regional councils of governments, and the General Assembly empowered the regional councils of governments at S.C. Code §6-7-10 (1976, as amended) to “enable municipalities and counties acting individually or in concert to preserve and enhance their present advantages, to overcome

their present handicaps, and to prevent or minimize such future problems as may be foreseen”; and

WHEREAS, the LSCOG is a regional council of governments, “exists for nonprofit and public purposes and is a public agency” of the State of South Carolina and was formed to carry out purposes exclusively related to the public benefit and whose property is public property and which is not required to pay state or local ad valorem tax, income tax, or other taxes from which public agencies are exempt as provided at S.C. Code §6-1-190 (1976, as amended); and

WHEREAS, the United States Congress enacted the Cranston-Gonzales National Affordable Housing Act of 1990 (42 USC Sections 12701, et seq.) and federal regulations (24 CFR Part 92) have been adopted pursuant thereto (hereinafter collectively referred to as the “Act”); and

WHEREAS Title II of the Act creates the Home Investment Partnerships Program (hereinafter “HOME” or “Program” or “HOME Program”) that provides funds to state and local governments for acquisition, rehabilitation, and new construction of affordable housing; and

WHEREAS, under the Act, an organization of geographically contiguous units of general local government may act as a single unit of general local government for purposes of receiving and administering HOME funds and carrying out the purposes of the Act; and

WHEREAS, the signatories to this ADDENDUM to the Original Agreement desire to and intend to continue the established “*Lower Savannah Regional HOME Consortium*” (hereinafter “LSRHC” and/or the “Consortium”) funded under HUD HOME Program as the *Orangeburg County HOME Consortium* which as of this date shall be comprised of the counties within the Lower Savannah Council of Governments region and the counties and municipalities which have affixed their signatures hereto, with Orangeburg County acting as the lead entity.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained in the original agreement (see attached), the nature and sufficiency of which are deemed sufficient, the parties to this Agreement, being the County of Aiken, the County of Allendale, the County of Bamberg, the County of Barnwell, the County of Calhoun the County of Orangeburg, the City of Aiken, the Town of Jackson, the City of New Ellenton, the City of North Augusta, the Town of Perry, the Town of Allendale, the Town of Fairfax, the Town of Ulmer, the City of Bamberg, the City of Denmark, the Town of Ehrhardt, the City of Barnwell, the Town of Blackville, the Town of Snelling, the Town of Williston, the Town of

Cameron, the Town of St. Matthews, the Town of Holly Hill, the Town of Neeses, the Town of North, the Town of Salley, the City of Orangeburg, and the Town of Santee do agree as follows:

The County of Orangeburg, South Carolina was duly authorized by its governing body to accept the designation of "Lead Entity" and is authorized to act in a representative capacity for the members of the LSRHC related exclusively to the purposes of the HOME Program. The Lead Entity, as provided herein, has overall responsibility for the Consortium's HOME Program and compliance with the program requirements.

Orangeburg County through written agreement is utilizing the Lower Savannah Council of Governments to assist in carrying out the daily administration responsibilities of the Consortium. The written agreement specifies the duties and responsibilities of the Lower Savannah Council of Governments to carry out the administrative and other functions necessary, required and desirable to fulfill the requirements of the Act, its regulations, United States Department of Housing and Urban Development ("HUD") directives and state and federal law.

#### EFFECTIVE DATE, TERM, RENEWAL AND TERMINATION

This Agreement shall be for the term of Federal fiscal years 2020, 2021 and 2022 and shall remain in effect at least until the HOME funds from Federal fiscal years 2017, 2018 and 2019 are expended on eligible activities.

Though this Agreement may be amended by the lead entity, members may withdraw from the Agreement by submitting written notification to the Lead Entity at least 60 days prior to the end of each Consortium fiscal year, which is June 30.

This Agreement is subject to automatic renewal for three-year periods. (2022-2025) After the initial three-year qualification period, each member agrees that in order to be relieved from the terms of this Agreement, it must notify the Lead Entity in writing of its intent not to participate in a renewal period at least 60 days prior to the end of the Consortium fiscal year. The Consortium fiscal year is July 1-June 30.



THE UNITED STATES DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT

ORANGEBURG COUNTY

AND

THE COUNTY OF AIKEN, THE CITY OF AIKEN, THE  
TOWN OF JACKSON, THE CITY OF NEW ELLENTON,  
THE CITY OF NORTH AUGUSTA, THE TOWN OF PERRY,  
THE COUNTY OF ALLENDALE, THE TOWN OF  
ALLENDALE, THE TOWN OF FAIRFAX, THE TOWN OF  
ULMER, THE COUNTY OF BAMBERG, THE CITY OF  
BAMBERG, THE CITY OF DENMARK, THE TOWN OF  
EHRHARDT, THE COUNTY OF BARNWELL, THE CITY OF  
BARNWELL, THE TOWN OF BLACKVILLE, THE TOWN  
OF SNELLING, THE TOWN OF WILLISTON, THE COUNTY  
OF CALHOUN, THE TOWN OF CAMERON, THE TOWN OF  
ST. MATTHEWS, THE COUNTY OF ORANGEBURG, THE  
TOWN OF HOLLY HILL, THE TOWN OF NEESES, THE  
TOWN OF NORTH, THE CITY OF ORANGEBURG, TOWN  
OF SALLEY, AND THE TOWN OF SANTEE

AN INTERGOVERNMENTAL AGREEMENT RENEWING  
THE LOWER SAVANNAH REGIONAL HOME CONSORTIUM

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
CITY OF NORTH AUGUSTA  
Name (print): \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

\_\_\_\_\_  
Witness  
Name (print): \_\_\_\_\_  
Title: \_\_\_\_\_

RESOLUTION NO. 2022-22  
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,  
WATER DISTRIBUTION SYSTEM, SANITARY SEWER, STORMWATER  
COLLECTION AND FIRE SUPPRESSION SYSTEMS, DETENTION PONDS AND  
ASSOCIATED EASEMENTS AND RIGHTS OF WAY, ALONG WITH A  
MAINTENANCE GUARANTEE AND LETTER OF CREDIT, FOR HARDY POINT

WHEREAS, Metro Homesites, LLC and Keystone Homes, Inc. developed Hardy Point subdivision according to the requirements of the North Augusta Planning Commission and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on June 24, 2001; and

WHEREAS, it is the policy of the City that, upon approval of a final subdivision plat, the City will, following inspection by the City's Engineering department, accept a deed of dedication for the streets, utilities, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

WHEREAS, a maintenance guarantees and supporting letter of credit accompany the deed; and

WHEREAS, the City Engineer has made final inspection of the subject improvements and these improvements meet City standards.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, do hereby accept a deed of dedication for:

ALL those certain streets and roadways located in Hardy Point designated as Hardy Point (45 foot right of way) as shown and delineated on a plat of Hardy Point recorded in the Office of the RMC for Aiken County, South Carolina, in Plat Book 63, at Page 130. Reference is made to said plat, which is incorporated herein by reference, for a more complete and accurate description as to the metes, bounds and location of said property.

TOGETHER WITH all (a) curbs and gutters located within the aforesaid right of way of the streets and roadways; (b) sidewalks located within the aforesaid right of way of the streets and roadways; (c) sanitary sewerage collection systems including lift stations located on the property shown on the aforesaid plat; (d) storm water collection system including storm water detention areas located on the property shown on the aforesaid plat; (e) greenways or other pedestrian connections outside the road rights-of-way but located on the property shown on the aforesaid plat, and (f) a perpetual and non-exclusive easement and rights-of-way for streets, sidewalks and potable water, sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat.

This is a portion of the same property conveyed to Keystone Homes, Inc. by WJW WRNA, LLC, dated March 12, 2021, and recorded in the said RMC Office in Deed Book 4914, pages 2230-2231.

Portion of Tax Map & Parcel: 006-16-12-006; and Portion of Tax Map & Parcel 006-16-12-025

BE IT FURTHER RESOLVED that a Maintenance Guarantee and Irrevocable Letter of Credit in the amount of \$45,000 are hereby accepted.

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

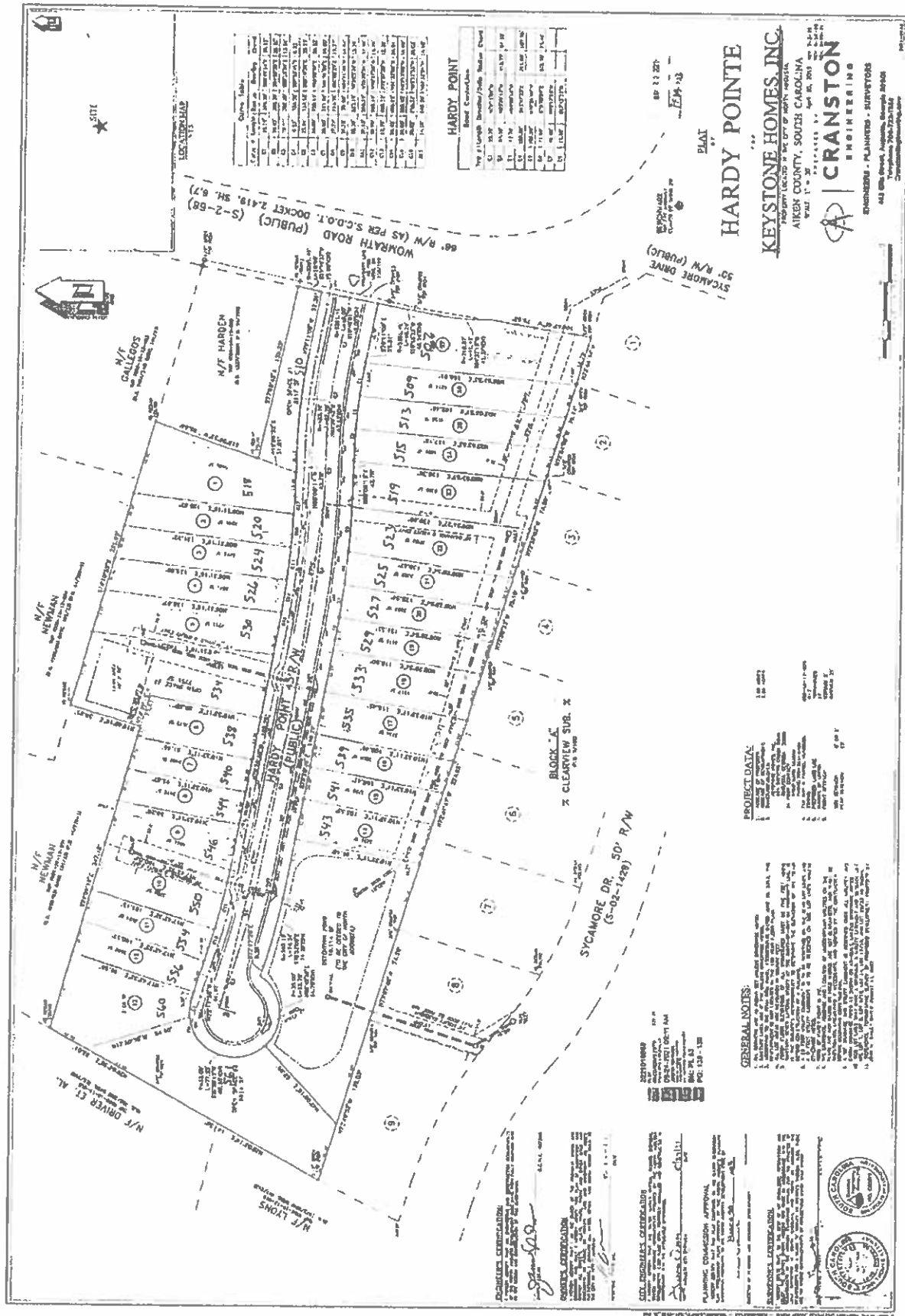
---

Briton S. Williams, Mayor

ATTEST:

---

Sharon Lamar, City Clerk



**HARDY POINTE**  
PLAT BY  
**HARDY POINTE**

**KEYSTONE HOMES, INC.**  
PROPERTY LOCATED IN THE CITY OF WORTH, GEORGIA  
COUNTY OF AIRBORNE, SOUTH CAROLINA

**CRANSTON**  
ENGINEERING  
ENGINEERS - PLANNERS - SURVEYORS  
443 Old Orchard, Asheville, North Carolina 28806  
Phone: (704) 690-1100  
Fax: (704) 690-1101  
www.cranston-engineering.com

Lot	Area	Notes
518	0.1436	RESIDENTIAL LOT
519	0.1436	RESIDENTIAL LOT
520	0.1436	RESIDENTIAL LOT
521	0.1436	RESIDENTIAL LOT
522	0.1436	RESIDENTIAL LOT
523	0.1436	RESIDENTIAL LOT
524	0.1436	RESIDENTIAL LOT
525	0.1436	RESIDENTIAL LOT
526	0.1436	RESIDENTIAL LOT
527	0.1436	RESIDENTIAL LOT
528	0.1436	RESIDENTIAL LOT
529	0.1436	RESIDENTIAL LOT
530	0.1436	RESIDENTIAL LOT
531	0.1436	RESIDENTIAL LOT
532	0.1436	RESIDENTIAL LOT
533	0.1436	RESIDENTIAL LOT
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537	0.1436	RESIDENTIAL LOT
538	0.1436	RESIDENTIAL LOT
539	0.1436	RESIDENTIAL LOT
540	0.1436	RESIDENTIAL LOT

Lot	Area	Notes
541	0.1436	RESIDENTIAL LOT
542	0.1436	RESIDENTIAL LOT
543	0.1436	RESIDENTIAL LOT
544	0.1436	RESIDENTIAL LOT
545	0.1436	RESIDENTIAL LOT
546	0.1436	RESIDENTIAL LOT
547	0.1436	RESIDENTIAL LOT
548	0.1436	RESIDENTIAL LOT
549	0.1436	RESIDENTIAL LOT
550	0.1436	RESIDENTIAL LOT

**PROJECT DATA:**  
1. JOB NO.: 20100000  
2. DATE: 12/15/11  
3. SCALE: AS SHOWN  
4. SHEET NO.: 1 OF 1  
5. PROJECT: HARDY POINTE SUB. X

**GENERAL NOTES:**  
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITY LOCATIONS AND DEPTHS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE UTILITY LOCATIONS OR DEPTHS.  
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOTED ANY OBVIOUS PROBLEMS OR CONFLICTS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING UTILITIES.  
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOTED ANY OBVIOUS PROBLEMS OR CONFLICTS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING UTILITIES.  
4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOTED ANY OBVIOUS PROBLEMS OR CONFLICTS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING UTILITIES.  
5. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOTED ANY OBVIOUS PROBLEMS OR CONFLICTS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING UTILITIES.  
6. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOTED ANY OBVIOUS PROBLEMS OR CONFLICTS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING UTILITIES.

**OWNER CERTIFICATION:**  
I, the undersigned, certify that I am the owner of the above described property and that I authorize the undersigned to execute this plat on my behalf.

**OWNER SIGNATURE:**  
\_\_\_\_\_

**OWNER TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PLANNING COMMISSION APPROVAL:**  
I, the undersigned, certify that I am the chair of the Planning Commission and that I authorize the undersigned to execute this plat on my behalf.

**PLANNING COMMISSION SIGNATURE:**  
\_\_\_\_\_

**PLANNING COMMISSION TITLE:** \_\_\_\_\_

**PLANNING COMMISSION DATE:** \_\_\_\_\_

**CITY APPROVAL:**  
I, the undersigned, certify that I am the mayor of the City of Worth and that I authorize the undersigned to execute this plat on my behalf.

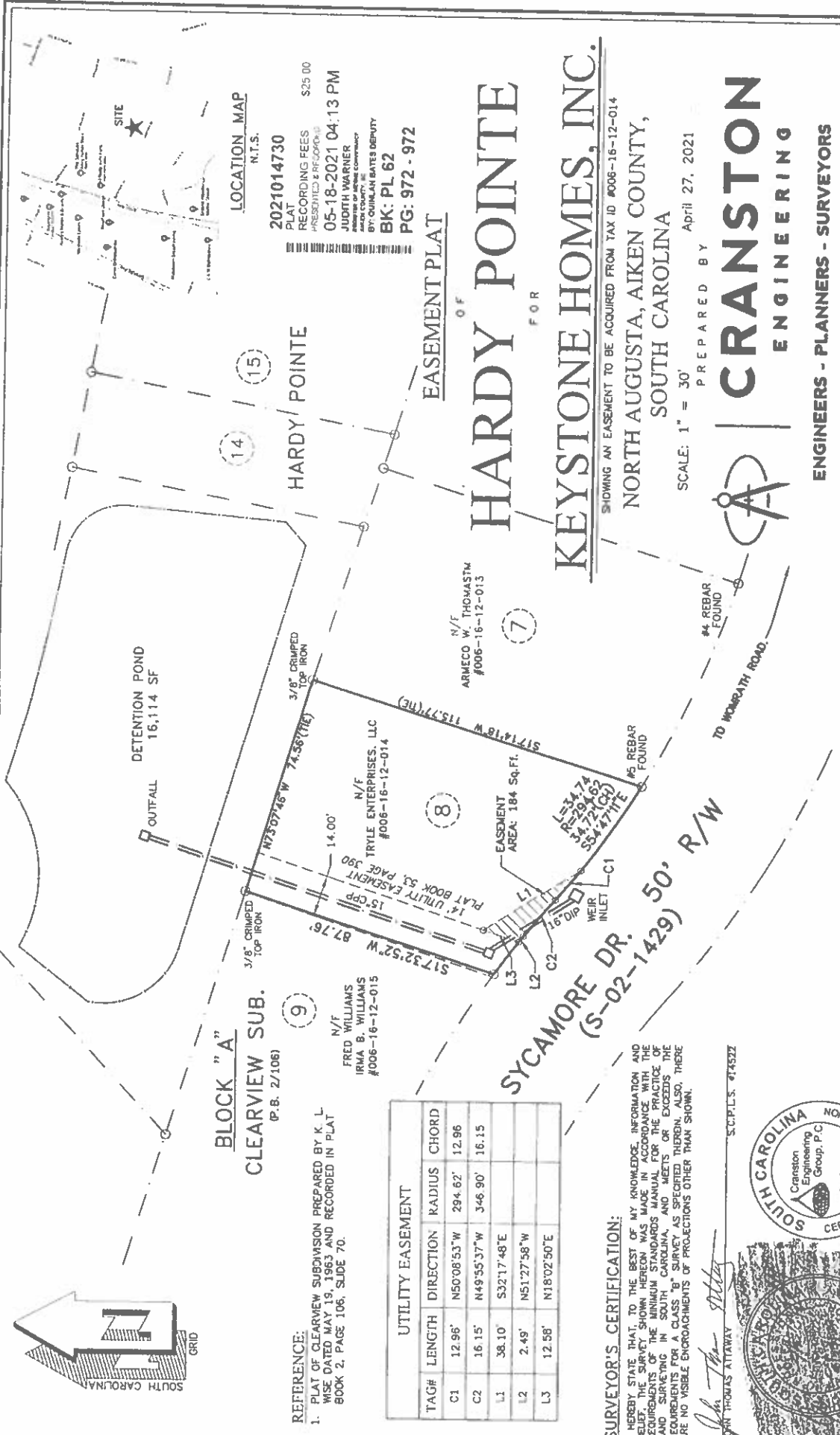
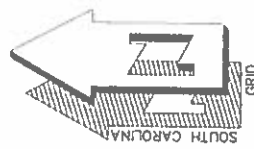
**CITY SIGNATURE:**  
\_\_\_\_\_

**CITY TITLE:** \_\_\_\_\_

**CITY DATE:** \_\_\_\_\_



WORTH, GEORGIA  
68' R/W (AS PER S.C.O.T. DOCKET 2-18, SH. 87)  
50' R/W (PUBLIC)  
SYCAMORE DRIVE  
WOMATH ROAD (PUBLIC) (S-2-88)  
N/F CALLOPS  
N/F HARDON  
N/F NEWMAN  
N/F LYONS  
N/F DRIVER, E. M.  
BLOCK X CLEARVIEW SUB. X  
SYCAMORE DR. 50' R/W (S-02-1428)  
RD 13 207  
12/15/11  
PG. 1 OF 1



LOCATION MAP  
N.T.S.

2021014730  
PLAT  
RECORDING FEES \$25.00  
PRESENTED & RECORDED  
05-18-2021 04:13 PM  
JUDITH WARNER  
BY: QUINLAN BATES DEPUTY  
Aiken County, SC  
BK: PL 62  
PG: 972 - 972

EASEMENT PLAT

HARDY POINTE  
OF  
FOR  
KEYSTONE HOMES, INC.

SHOWING AN EASEMENT TO BE ACQUIRED FROM TAX ID #006-16-12-014  
NORTH AUGUSTA, AIKEN COUNTY,  
SOUTH CAROLINA

SCALE: 1" = 30'  
PREPARED BY  
April 27, 2021



**CRANSTON**  
ENGINEERING

ENGINEERS - PLANNERS - SURVEYORS

452 Ellis Street, Augusta, Georgia 30901  
Telephone 706-722-1588  
CranstonEngineering.com

2021-0132

BLOCK "A"  
CLEARVIEW SUB.  
(P.B. 2/106)

9  
N/F  
FRED WILLIAMS  
IRMA B. WILLIAMS  
#006-16-12-015

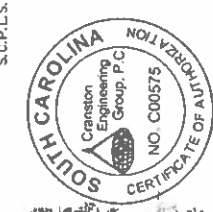
REFERENCE:  
1. PLAT OF CLEARVIEW SUBDIVISION PREPARED BY K. L. WISE DATED MAY 19, 1963 AND RECORDED IN PLAT BOOK 2, PAGE 106, SLIDE 70.

UTILITY EASEMENT			
TAG#	LENGTH	DIRECTION	RADIUS CHORD
C1	12.96'	N50°08'53"W	294.62' 12.96
C2	16.15'	N49°55'37"W	346.90' 16.15
L1	38.10'	S32°17'48"E	
L2	2.49'	N51°27'58"W	
L3	12.58'	N18°02'50"E	

SURVEYOR'S CERTIFICATION:

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

John Thomas Attorney  
JOHN THOMAS ATTORNEY  
S.C.P.L.S. #14527



LAW OFFICES OF

**DONALD H. WHITE**  
A PROFESSIONAL CORPORATION

*Licensed in Georgia and South Carolina*

924 Stevens Creek Road, Suite 101  
Augusta, Georgia 30907  
(706) 860-6810  
(706) 860-1549 Fax

511 W. Martintown Road  
North Augusta, SC 29841  
(803) 202-0212  
E-Mail: don@donwhitelaw.com  
www.donwhitelaw.com

March 29, 2021

City of North Augusta Planning and Zoning Department  
100 Georgia Avenue, Second Floor  
North Augusta, South Carolina 29841

Re: Metro Homesites, LLC  
Title Certification for Hardy Pointe subdivision

**CERTIFICATE OF TITLE**

I am an attorney admitted to practice law in the State of South Carolina. The opinion set forth in this Certificate of Title may be relied upon only by the City of North Augusta, South Carolina, its successors and assigns, and its legal counsel, but no other party without my prior written consent.

I certify that an examination has been made of the pertinent public records duly indexed and filed in the office of the RMC of Aiken County, South Carolina, Judge of Probate (in the event title passed by descent or devise) and Treasurer's Office for Aiken County and the City of North Augusta, as of March 25, 2021, at 5:00 p.m., which affects the title to the real property described on Exhibit "A" attached hereto and based upon such examination (expressly excluding matters not shown by records herein listed), it is our opinion that Keystone Homes, Inc., a corporation authorized to transact business in South Carolina, has a marketable, fee simple, recordable title thereto free and clear of all liens and encumbrances, except as set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.

Donald H. White, P.C.

By: \_\_\_\_\_

Donald H. White  
Attorney at Law  
S.C. Bar No. 6273

(HARDY POINTE)  
EXHIBIT "A"

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, City of North Augusta, consisting of 3.86 acres, and containing twenty-seven (27) lots, streets, common areas and water quality ponds, all as shown on a plat dated April 30, 2019, revised July 3, 2019, revised August 16, 2019, prepared by Cranston Engineering, for Keystone Homes, Inc., and recorded on \_\_\_\_\_, in the Office of the RMC of Aiken County, S.C., in Plat Book \_\_\_\_\_, page \_\_\_\_\_; and further shown on said plat as Lots 1-27, inclusive; together with Open Space #1 [3,117 sq. ft.]; Open Space #2 [7,751 sq. ft.]; Open Space #3 [9,814 sq. ft.]; Detention Pond [16,114 sq. ft.]; and, the following street: Hardy Pointe Lane; all as shown on said plat, reference being made to said plat for a more complete and accurate description of the property hereby conveyed.

Derivation: This is a portion of the same property conveyed to Keystone Homes, Inc. by WJW WRNA, LLC, dated March 12, 2021, and recorded in the said RMC Office in Deed Book 4914, pages 2230-2231.

Map/Parcel No. (Portion of) 006-16-12-006; and (Portion of) 006-16-12-025

## EXHIBIT "B"

1. County of Aiken taxes for tax year 2021, which are accruing but not yet due and payable. County of Aiken taxes for previous years are paid with no delinquency noted of record.
2. City of North Augusta taxes for tax year 2021, which are accruing but not yet due and payable. City of North Augusta taxes for previous years are not owed.
3. Matters as shown on a plat of Hardy Pointe, dated April 30, 2019, revised July 3, 2019, revised August 16, 2019, prepared by Cranston Engineering, submitted to the City of North Augusta for approval.
4. Matters occurring subsequent to the inclusive dated of title examination.
5. Matters which would not be revealed by a review of the public records regarding a proposed purchaser/borrower, who is not a current owner of the property.
6. Compliance with any local, county, state or federal government law or regulation relative to environment, zoning, subdivision, occupancy, use, construction or development of the subject property.
7. Judgments, liens, and proceedings filed only in Federal Court. (Upon the filing of a petition in Bankruptcy, title to real property vests in the Trustee in Bankruptcy and notice thereof is not always required to be filed in the County in which the Bankrupt debtor owns property; federal condemnation proceedings may vest property in the Federal Government.)
8. STANDARD EXCEPTIONS: Interests or claims not disclosed by public records, including but not limited to:
  - (a) Unrecorded mechanics or materialmen's liens. (Liens may be filed by persons or entities furnishing labor or materials to any improvements on real property within 90 days of performance or furnishing of materials.)
  - (b) Unrecorded leases.
  - (c) Matters that may defeat or impair title which do not appear on record.
  - (d) Taxes, Special Assessments and other governmental charges that are not shown as existing liens by the public records.
  - (e) Civil actions where no notice of *lis pendens* appears of record.



RETURN TO:  
Donald H. White, P.C.  
924 Stevens Creek Road, Ste. 101  
Augusta, Ga. 30907

STATE OF SOUTH CAROLINA            )  
COUNTY OF AIKEN                    )

DEED OF DEDICATION

THIS INDENTURE, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between METRO HOMESITES, LLC., and KEYSTONE HOMES, INC. hereinafter referred to as the Parties of the First Part, and CITY OF NORTH AUGUSTA, SOUTH CAROLINA, a body politic and corporate and a political subdivision of the County of Aiken, State of South Carolina, acting by and through its City Council and Mayor, hereinafter referred to as the Party of the Second Part.

WITNESSETH

WHEREAS: **With regard to the property described as follows:**

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, City of North Augusta, consisting of 3.86 acres, and containing twenty-seven (27) lots, streets, common areas and water quality ponds, all as shown on a plat dated April 30, 2019, revised July 3, 2019, revised August 16, 2019, prepared by Cranston Engineering, for Keystone Homes, Inc., and recorded on \_\_\_\_\_, in the Office of the RMC of Aiken County, S.C., in Plat Book \_\_\_\_\_, page \_\_\_\_\_; and further shown on said plat as Lots 1-27, inclusive; together with Open Space #1 [3,117 sq. ft.]; Open Space #2 [7,751 sq. ft.]; Open Space #3 [9,814 sq. ft.]; Detention Pond [16,114 sq. ft.]; and, the following street: Hardy Pointe Lane; all as shown on said plat, reference being made to said plat for a more complete and accurate description of the property hereby conveyed.

Derivation: This is a portion of the same property conveyed to Keystone Homes, Inc. by WJW WRNA, LLC, dated March 12, 2021, and recorded in the said RMC Office in Deed Book 4914, pages 2230-2231.

Map/Parcel No. (Portion of) 006-16-12-006; and (Portion of) 006-16-12-025

THE PARTIES OF THE FIRST PART, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, and by way of dedication to the Party of the Second Part, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed

and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the Second Part, its successors and assigns, **the following described property, to-wit:**

**ANY AND ALL of the portion** of the aforesaid described property containing and encompassing all of the water lines, sanitary sewer lines, storm water collection systems, valves, connections, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property in accordance with and as shown on the above-referenced plat.

TOGETHER WITH all (a) curbs and gutters located within the aforesaid right of way of the streets and roadways; (b) sidewalks located within the aforesaid right of way of the streets and roadways; (c) sanitary sewerage collection systems including lift stations, if applicable, located on the property shown on the aforesaid plat; (d) storm water collection system including storm water detention areas located on the property shown on the aforesaid plat; and (e) greenways or other pedestrian connections outside the road rights-of-way but located on the property shown on the aforesaid plat, and (f) any and all streets, sidewalks, water lines, sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat, as well as the necessary rights of way, access, ingress and egress to maintain, reach and enter the aforesaid.

TOGETHER WITH the following street: Hardy Pointe Lane, all as shown on the aforesaid plat.

TOGETHER WITH all the rights, interest and ownership of the GRANT OF EASEMENT from TRYLE ENTERPRISES, LLC to KEYSTONE HOMES, dated the 18th day of May, 2021, recorded in Deed Book 4931, pages 358-361, in the Aiken County, RMC Office.

Grantee's Address: P.O. Box 6400  
North Augusta, South Carolina 29841  
Attn: North Augusta City Clerk

TO HAVE AND TO HOLD SAID PROPERTY and all singular the members and appurtenances therein belonging as aforesaid, and every part thereof, unto the said Party of the Second Part, its successors and assigns, forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Parties of the First Part have caused these presents to be executed the day and year first above written as the date of these presents.

**SIGNATURES APPEAR ON THE FOLLOWING PAGES**

SIGNED, SEALED AND DELIVERED  
in the presence of:

:METRO HOMESITES, LLC

:

:By: \_\_\_\_\_ L.S.

: As its: \_\_\_\_\_

:

\_\_\_\_\_  
Notary Public,  
My commission expires:

{SEAL}

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

Sworn to, subscribed and acknowledged before me by Metro Homesites, LLC, by  
and through its authorized Member, and the above subscribing witness, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2022.

\_\_\_\_\_ (seal)

Notary Public,  
My commission expires:

-----

SIGNED, SEALED AND DELIVERED  
in the presence of:

:KEYSTONE HOMES, INC.

:

:By: \_\_\_\_\_ L.S.

: As its: \_\_\_\_\_

:

\_\_\_\_\_  
Notary Public,  
My commission expires:

{CORPORATE SEAL}

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

Sworn to, subscribed and acknowledged before me by Keystone Homes, Inc., by  
and through its authorized officer, and the above subscribing witness, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022.

\_\_\_\_\_ (seal)

Notary Public,  
My commission expires:

IN WITNESS WHEREOF, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the herein below Party of the Second Part has executed this Deed of Dedication.

CITY OF NORTH AUGUSTA,  
SOUTH CAROLINA

Signed, sealed and delivered  
in the presence of:

By: \_\_\_\_\_  
As its:

\_\_\_\_\_  
Witness

Attest: \_\_\_\_\_  
As its:

\_\_\_\_\_  
Witness

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

Sworn to, subscribed and acknowledged before me by City of North Augusta, South Carolina, by and through its authorized representative and agent, and the above subscribing witness, this \_\_\_\_\_ day of June, 2022.

\_\_\_\_\_ (seal)  
Notary Public,  
My commission expires:

STATE OF SOUTH CAROLINA            )  
  ) MAINTENANCE GUARANTEE  
COUNTY OF AIKEN                    )

**NAME OF SUBDIVISION/DEVELOPMENT:**            **Hardy Pointe**  
**DEVELOPER/OWNER:**                               **Keystone Homes, Inc.**  
**DATE OF FINAL PLAT APPROVAL:**                **May 27, 2021**  
**MAINTENANCE GUARANTEE AMOUNT:**            **\$45,000.00**

**WHEREAS,** Keystone Homes, Inc. has submitted a Final Subdivision Plat for Hardy Pointe, prepared by Cranston Engineering dated April 30, 2019, last revised May 20, 2021, for a townhome development situated in the City of North Augusta, County and State aforesaid; and

**WHEREAS,** the North Augusta Planning Commission, meeting on March 20, 2008, did grant Major Subdivision Preliminary Plat approval for Hardy Pointe FKA Copper Pointe and Womrath Road Townhouses, and the Director of Planning and Development and the City Engineer signed the major subdivision plan (preliminary plat) on April 30, 2018; and

**WHEREAS,** the developer developed the approved subdivision for Hardy Pointe; and

**WHEREAS,** the City Engineer has inspected the infrastructure improvements and has duly certified that said improvements are, to the best of his knowledge based upon such inspection, built to the City of North Augusta design standards; and

**WHEREAS,** pursuant to §5.8.4 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the Final Subdivision Plat for Hardy Pointe on May 27, 2021; and

**WHEREAS,** the Director of Planning and Development and the City Engineer recommend that the City accept from the developer a Maintenance Guarantee to insure that proper workmanship and materials were in fact used in regard to infrastructure improvements and to insure that, in the event of failure in regard to said improvements for any reason except force majeure, the City would have adequate funds necessary to return such improvements to an acceptable condition.

**NOW, THEREFORE**, as security for the maintenance by the developer of the infrastructure improvements as shown on the Final Subdivision Plat for Hardy Pointe, as well as for any other improvements provided and proposed to be granted to the City by deed of dedication in accordance with §5.8.5 of the North Augusta Development Code, the developer does hereby guarantee the maintenance of the infrastructure improvements under and pursuant to the following terms.

**INFRASTRUCTURE IMPROVEMENTS SUBJECT TO THIS GUARANTEE**

This Maintenance Guarantee shall extend to all infrastructure improvements proposed to be deeded to, dedicated to, transferred or otherwise assigned to the City of North Augusta by the developer. Such improvements shall include, where applicable, the following but not be limited to such specified improvements:

- A. Streets;
- B. Water distribution system;
- C. Fire suppression elements of the water distribution system;
- D. Sanitary sewerage collection system;
- E. Stormwater collection system including stormwater detention areas;
- F. Required landscaping on public lands, common areas and open space;
- G. Easements and rights of way for streets, sidewalks and potable water, sanitary sewage and stormwater collection systems.

**REPRESENTATIONS BY THE DEVELOPER**

The Developer represents to the City of North Augusta that:

- A. For a period of twenty-four (24) months from the approval of the Final Subdivision Plat, the improvements will not fail, for any reason, with the exception of force majeure;
- B. The Developer has submitted the Deed of Dedication and a monetary guarantee, in the form of ~~a Letter of Credit~~ in the amount of \$45,000.00, in support of this Maintenance Guarantee in accordance with §§5.8.4 and 5.8.5 of the North Augusta Development Code within the specified time period;
- C. The City Engineer for the City of North Augusta shall have full and absolute discretion and authority in determining whether or not a failure has occurred in regard to the infrastructure subject to this Maintenance Guarantee.

CASH 6-22-21

**REMEDIES IN THE EVENT OF DEFAULT**

In the event that the City Engineer for the City of North Augusta, in his sole discretion, determines that a failure has occurred, he shall provide written notice of such failure to the developer with a request for the immediate

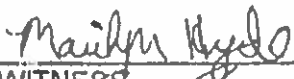
correction of said failure. In the event of failure by the developer to make such repairs as necessary within sixty (60) days of such written notice or within ten (10) days, in the event of such notice being received during the last sixty (60) days covered by this Maintenance Guarantee and letter of credit, the following conditions shall prevail:

- A. This Maintenance Guarantee shall be considered violated and in default with the City having full right and authority to make claims on the guarantee amount provided for herein.
- B. The City may make claim against the full amount of the monetary guarantee, until such time as the City is able to make the necessary repairs to the infrastructure.
- C. Following the completion of the repairs to the infrastructure to the satisfaction of the City Engineer, any funds remaining from the monetary guarantee shall be refunded to the developer.
- D. The City is entitled to compensation, at a reasonable rate, for any in-house services provided by the City for the purpose of correcting failures or deficiencies to the infrastructure.
- E. The City shall have full and absolute authority in regard to a determination as to party or parties contracted with for the purpose of making repairs as required.

(Signature pages follow)

IN WITNESS WHEREOF, Keystone Homes, Inc. has caused these presents to be executed this 23 day of JUNE, 2021.

Keystone Homes, Inc.

  
\_\_\_\_\_  
WITNESS

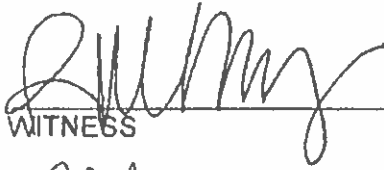
BY:   
\_\_\_\_\_  
MARK GILLIAM  
ITS: PRESIDENT


  
\_\_\_\_\_  
WITNESS



ACCEPTED THIS 28<sup>th</sup> DAY OF June, 2021.

City of North Augusta

  
WITNESS

  
WITNESS

BY:   
JAMES S. CLIFFORD  
ITS: CITY ADMINISTRATOR

STATE OF SOUTH CAROLINA

)

COUNTY OF AIKEN

)

PERFORMANCE GUARANTEE  
(Sidewalks and Landscaping)

THIS AGREEMENT IS MADE AND ENTERED INTO this 28 day of June 2021 by and between Keystone Homes, Inc., hereinafter known as "Applicant", and the City of North Augusta, hereinafter known as "City". The designations Applicant and City as used herein shall include said parties, their heirs, successors and assigns.

WITNESSETH:

WHEREAS, the Applicant has received approval for Application PPM08-001, most recently modified by Application PPM21-004, a major subdivision plan to construct twenty-seven (27) townhomes to be known as Hardy Pointe, Tax Parcel Number 006-16-12-025; and

WHEREAS, City approval of the major subdivision plan required site improvements of sidewalks and landscaping in accordance with City development standards and the City Engineer estimates the cost to construct these improvements to be \$64,600.00; and

WHEREAS, the Applicant wishes to sell lots and construct homes prior to completion of the remaining site improvements and the City requires assurance that site improvements will be completed in a timely manner and in accordance with the approved major subdivision plan; and

WHEREAS, pursuant to §5.8.6 of the North Augusta Development Code, the City requires that the Applicant execute a Performance Guarantee supported by a letter of credit or other form of monetary guarantee in the amount of eighty thousand, seven hundred fifty dollars (\$80,750.00), representing one hundred twenty-five percent (125%) of the estimated construction cost, to guarantee completion of the remaining site improvements.

IT IS HEREBY AGREED AS FOLLOWS:

1. The Applicant has provided a monetary guarantee, in the form of a ~~Letter of Credit~~ <sup>cash</sup>, in the amount of \$80,750.00 which is valid for a period of twenty-five (25) months from the date of acceptance; and
2. The Applicant will complete the remaining site improvements not later than twenty-four (24) months following the effective date of this Performance Guarantee in accordance with City development standards and the approved specifications in the Applicant's major subdivision plan dated February 11, <sup>6-23-21</sup>

2008, last revised on February 22, 2021 and approved on March 26, 2021;  
and

3. The City Engineer shall regularly inspect the site improvement installation and exercise reasonable discretion to determine if the site improvement installation has been timely completed in conformity with City standards and approved major subdivision plan specifications; and
4. The City Engineer, upon receipt of the Applicant's request to reduce the monetary guarantee amount held by the City based on satisfactory partial completion of required improvements during the twenty-four month improvement installation period, shall have the discretion to approve and implement said request; and
5. If the City Engineer approves the final inspection of the finished site improvements either on a date earlier than the expiration of the Performance Guarantee or at the time of the expiration of the Performance Guarantee, the City shall acknowledge in writing that the Applicant has fully performed under the terms of the Performance Guarantee and release the monetary guarantee, provided that the Applicant has executed and the City has accepted a twenty-four (24) month Maintenance Guarantee supported by a letter of credit or other form of monetary guarantee in an amount equal to fifteen percent (15%) of the cost of the improvements subject to this Performance Guarantee; and
6. If the Applicant fails to provide the Maintenance Guarantee as required, the City is authorized to exercise its right to draw upon the held monetary guarantee in an amount equal to fifteen percent (15%) of the total in order to guarantee the maintenance of the site improvements for a period of twenty-four (24) months; and
7. If for any reason within the time limit established in Section 2 above, the Applicant, upon written notice given thirty (30) days in advance by the City Engineer, has not completed the installation of the remaining site improvements, the following conditions shall prevail:
  - a. The City Engineer shall have full and absolute discretion and authority in determining whether or not a failure or default has occurred under the terms of this Performance Guarantee;
  - b. In the event the Applicant fails to timely complete installation of the remaining site improvements in accordance with the approved major subdivision plan, after receiving the notice provided for above, the City shall have the right to make claims on the funds provided by the Applicant to support the Performance Guarantee;

- c. In the event of a failure or default, the City reserves the exclusive right to determine who may be retained to complete installation of the remaining site improvements; and
- d. Any excess funds over and above those needed to complete installation of the remaining site improvements shall be refunded to the Applicant. The determination of such excess is to be under the sole discretion of the City.

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year above first written.

Keystone Homes, Inc.

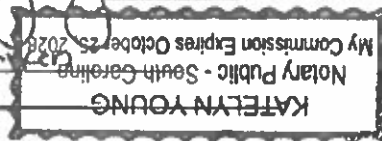
By: [Signature]  
Mark Gilliam  
As its: President

State of South Carolina  
County of Aiken

On this 23 day of JUNE, 2021 before me personally appeared Mark Gilliam who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.

[Signature]  
Notary Public

County, Aiken  
My commission expires: \_\_\_\_\_



Accepted this 28<sup>th</sup> day of June, 2021.

THE CITY OF NORTH AUGUSTA

By:   
James S. Clifford  
As its: City Administrator

State of South Carolina  
County of Aiken

On this 28<sup>th</sup> day of June, 2021, before me personally appeared James S. Clifford, North Augusta City Administrator, who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.



Notary Public

Aiken County, South Carolina

My commission expires: September 21, 2027

ORDINANCE NO. 2022-08  
TO CHANGE THE CORPORATE LIMITS  
OF THE CITY OF NORTH AUGUSTA  
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE  
LANDOWNERS AND ANNEXING ± 43.9 ACRES OF PROPERTY LOCATED  
ON W. MARTINTOWN ROAD AND OWNED BY  
ADAMS BROTHERS PROPERTIES, LLC

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 property is not situated within the area of the North Augusta 2017 Comprehensive Plan for review for consistency with the Future Land Use Classification of the properties as specified in the Land Use Element.

WHEREAS, the annexation request and zoning classification has been reviewed by the Planning Commission which has recommended annexation of the properties with ± 43.9 acres zoned R-7 Small Lot Single-Family Residential

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 ± 43.9 acres and appearing on that plat prepared and recorded in the Office of the Clerk of Court for Edgefield County in Record Book 1866 at page 241, including all adjacent right-of-way.

Tax Map & Parcel No.: 106-00-00-041

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 R-7 Small Lot Single-Family.

- 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



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF EDGEFIELD )  
 )  
 ) OWNED BY ADAMS BROTHERS PROPERTIES, LLC.

PETITION FOR ANNEXATION  
TAX PARCEL NUMBER 106-00-00-041  
LOCATED ON MARTINTOWN ROAD

I, the undersigned, as freeholders and owners of property located at Martintown Road, Tax Parcel Number 106-00-00-041 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:

All that certain piece, parcel, or tract of land, with all improvements thereon, lying and being in the County of Edgefield, State of South Carolina consisting of ±43.0 acres and appearing on that plat prepared recoded in the Office of the Clerk of court for Edgefield County in Record Book 1866 at page 241

This parcel is identified by Tax Parcel Number 106-00-00-041 and situated along Martintown Road

The ±43.9 acres is requested to be zoned R-7 Small Lot Single-Family Residential.

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 29 day of April, 2022

Property Owner Signatures

Witness



Adams Brothers Properties, LLC

as it's Managing Member (title)

**Project Staff Report**

**ANX22-001 Martintown Ridge**

**Prepared by: Kuleigh Baker**

**Meeting Date: May 18, 2022**

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**SECTION 1: ANNEXATION REQUEST SUMMARY**

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Address/Location	West Martintown Road at Old Martintown Road in Edgefield County
Parcel Number	106-00-00-041
Total Development Size	± 43.9 acres
Zoning Requested	R-7, Small Lot, Single-Family Residential
Future Land Use	Outside Map Area

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**SECTION 2: PLANNING COMMISSION CONSIDERATION**

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Adams Brothers Properties, LLC has requested to annex parcel 106-00-00-041, approximately 43.9 acres located along West Martintown Road at Old Martintown Road in Edgefield County. The request is for the parcel to be zoned R-7, Small Lot, Single-Family Residential at the time of annexation.

**NADC § 18.3.7 Additional Reviews**

18.3.7.3 Annexation – All proposed annexations, where the requested zoning is inconsistent with the Land Use Element of the Comprehensive Plan or differs from zoning on adjacent property, shall be reviewed by the Planning Commission for conformity and consistency with the Comprehensive Plan and recommendations regarding the zoning to be applied to the property to be annexed shall be forwarded to the City Council in accordance with the Planning Commission recommendation procedures specified in Article 5, Approval Procedures.

**The Planning Commission is being asked to make a recommendation regarding the zoning classification of this property prior to annexation.** The subject parcel is outside the Future Land Use Map area.

### SECTION 3: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Outside FLU Map Area	Neighborhood Commercial (Edgefield County)
North	Vacant/Single-Family Residential	Outside FLU Map Area	Neighborhood Commercial (Edgefield County)
South	Vacant/Commercial	Outside FLU Map Area/Mixed Use	Neighborhood Commercial (Edgefield County)
East	Single-Family Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential
West	Single-Family Residential/Agricultural	Mixed Use	PD, Planned Development/Suburban Density Residential (Edgefield County)

### SECTION 4: STAFF EVALUATION AND ANALYSIS

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The parcels proposed for annexation are vacant at this time. The applicant has requested the R-7, Small Lot, Single-Family Residential zoning district at the time of annexation. The Planning Commission is being asked to make a recommendation regarding the compatibility of the zoning classification of this property prior to annexation because the subject parcel is outside the Future Land Use Map area.

The R-7, Small Lot, Single-Family Residential zoning district is described as the following:

3.3.2.2 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.

The following uses are allowed in an R-7 zoning district:

- Primary Uses:
- Duplex
  - Patio Homes

- Single-family Detached Dwelling
- Townhouse
- Zero Lot-Line Units
- Tourist Homes
- Churches, synagogues, parish houses, Sunday school buildings, convents and similar uses and their customary uses including child care on the premises during worship services (subject to 4.9)
- Open space, park, or active recreational uses operated on non-commercial basis
- Swimming Pool
- Cemeteries
- Telephone exchange and repeater stations
- Utility lines (including electric lines, phone and cable lines, distribution circuits, gas and fuel lines, water lines, steam and air conditioning lines, irrigation channels, and sewer and waste water lines)

Accessory Uses:

- Accessory uses as allowed in Article 4 and this table (Table 3-2, Use Matrix)
- Bus Shelters
- Storage of construction equipment, outdoor, incidental to construction activities.
- Accessory Dwellings (carriage houses, granny flats, echo homes, subject to 4.4)
- Home Occupations
- Community Centers, meetings halls, community halls, reception halls, wedding halls, for assembly and recreation
- Studios for artists, designers, musicians, photographers, sculptors (not as home occupation)
- Parking lots, parking structures or underground parking areas

Conditional Uses:

- Group Homes, Non Exempt (subject to 4.13)
- Child Care
- Private or non-profit clubs, including country clubs, athletic clubs, lodges, fraternal organizations, and swimming clubs on a noncommercial membership basis. Includes social, fraternal, social service, union and civic organizations
- Schools, academic, nursery and preschool, grade schools, elementary, middle, and high school  
Private boat docks, boat houses, or marinas
- Agricultural uses including raising crops, horticulture, orchards, forestry, and related uses, excluding livestock, unless otherwise listed in this matrix

Special Exception Uses:

- Cell towers, communication towers, and antennae (subject to §4.8) (Rev. 12-1-08; Ord. 2008-18)
- Gas or electric generation distribution facilities, compressor stations, or substations

Section 6.2 of the Comprehensive Plan promotes providing a more varied housing stock to attract and retain a more diverse population, especially in downtown and near employment centers.

Section 6.2.2 of the Comprehensive Plan encourages revising the zoning ordinance and map to incentivize a variety of housing types at higher densities. This is further supported by Section 4.2.4 to support the priorities and principles of the Aiken, Edgefield, and Saluda Counties Economic Development Partnership by providing housing in an area that is expanding with new industries.

Based on these descriptions and nearby similarly zoned properties within the city limits, staff believes allowing R-7, Small Lot, Single Family Residential zoning is appropriate for the property.

## SECTION 5: ATTACHMENTS

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Aerial Map  
Topography Map  
Zoning Map  
Proposed Zoning Map  
Future Land Use  
Application Documents

cc Don Adams, Adams Brothers Properties, LLC, via email  
Bobby Bagwell, The Prather Company, via email

# Application for Development Approval

Please type or print all information



Staff Use

Application Number ANX22-001

Date Received 4-22-22

Review Fee \_\_\_\_\_

Date Paid \_\_\_\_\_

1. Project Name Martintown Ridge

Project Address/Location N/A

Total Project Acreage 43.90 Current Zoning R/A

Tax Parcel Number(s) 106-00-00-041-000

2. Applicant/Owner Name Bobby Bagwell Applicant Phone 706.533.2985

Mailing Address 4002 Enterprise Court Martinez, GA 30802

City Martinez ST Ga Zip 30907 Email bbagwell@prathercompany.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 James Dean License No. 27380

Firm Name Cranston Engineering Firm Phone 706-722-1588

Firm Mailing Address 452 Ellis Street

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

Signature  Date 4/22/22

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?  
(Check one.)  yes  no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7.   
Applicant or Designated Agent Signature

4/21/22  
Date

Bobby Bagwell

Print Applicant or Agent Name

# Designation of Agent

Please type or print all information



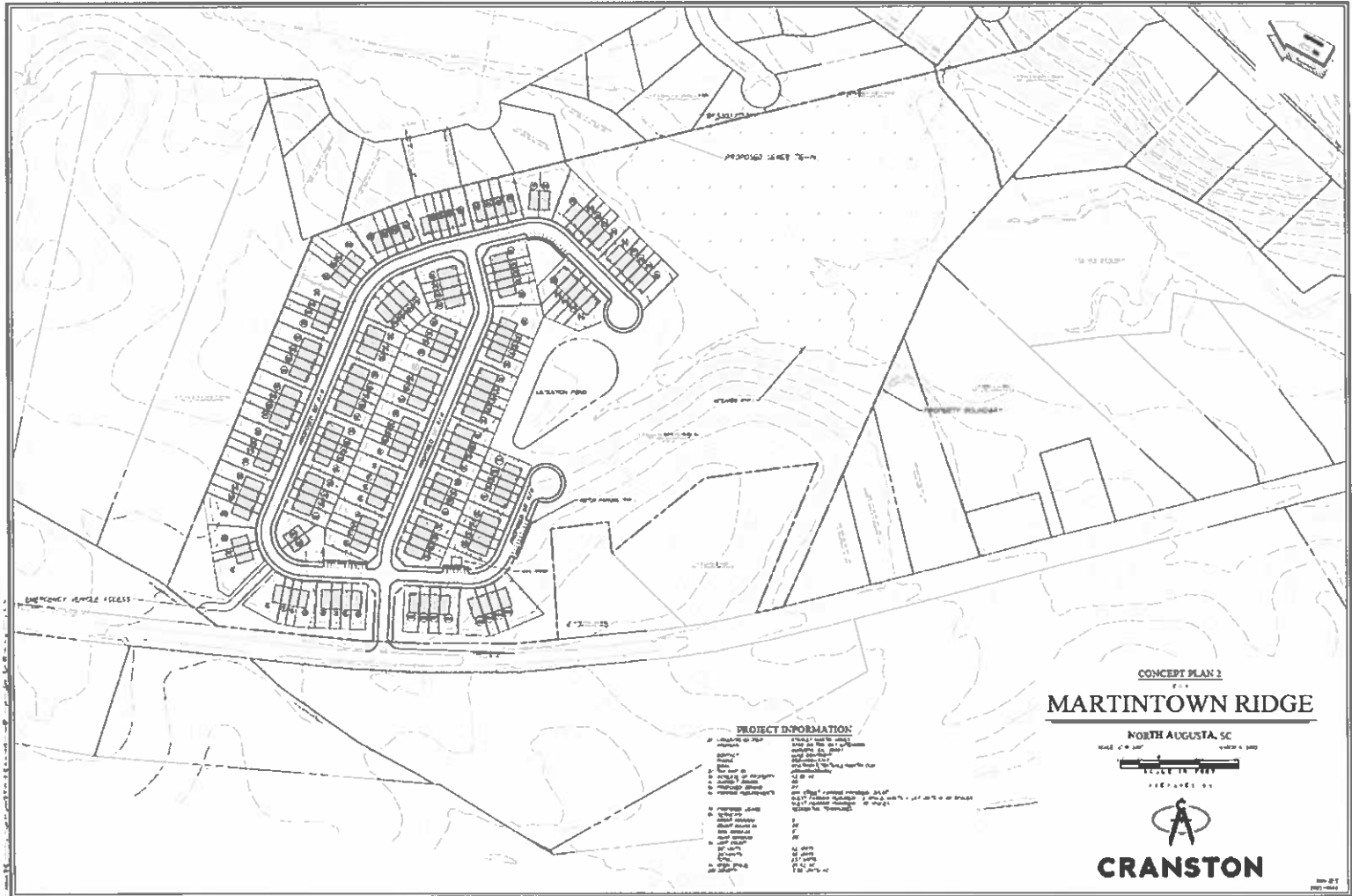
This form is required if the property owner is not the applicant.

**Staff Use Only**

Application Number ANX22-001

Date Received 4-22-22

1. Project Name Martintown Ridge  
Project Address/Location N/A  
Project Parcel Number(s) 106-00-00-041-000
2. Property Owner Name Adams Brothers Properties LLC Owner Phone 803-507-8383  
Mailing Address PO Box 6278  
City North Augusta ST SC Zip 29061 Email adamsbrothersproperties@gmail.com
3. Designated Agent Bobby Bagwell  
Relationship to Owner Broker/Developer  
Firm Name The Prather Company Phone 706.533.2985  
Agent's Mailing Address 4002 Enterprise Court Martinez, GA 30802  
City Martinez ST Ga Zip 30907 Email bbagwell@prathercompany.com  
Agent's Signature [Signature] Date 4/21/22
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.  
Owner Signature [Signature] Date 4-21-22
5. Sworn and subscribed to before me on this 21<sup>st</sup> day of April, 20 22.  
Notary Public [Signature]  
Commission Expiration Date October 19, 2028



**PROJECT INFORMATION**

1. PROJECT NAME	Martintown Ridge
2. PROJECT LOCATION	North Augusta, SC
3. PROJECT OWNER	Cranton
4. PROJECT ARCHITECT	Cranton
5. PROJECT ENGINEER	Cranton
6. PROJECT DATE	11/11/11
7. PROJECT SCALE	1" = 40'
8. PROJECT SHEET	1 of 1
9. PROJECT STATUS	Final
10. PROJECT NOTES	See attached drawings for details.

**CONCEPT PLAN 1**  
**MARTINTOWN RIDGE**

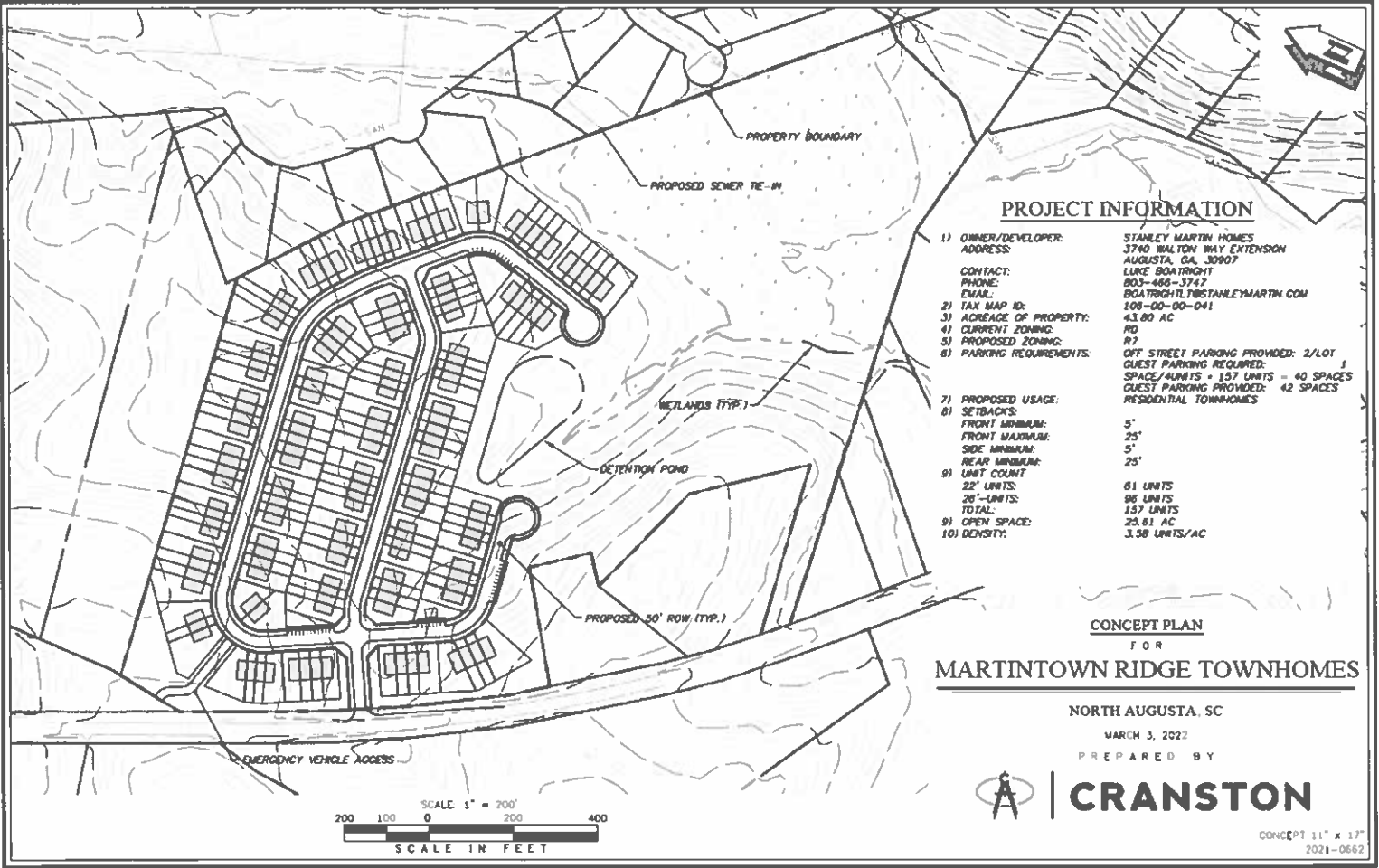
NORTH AUGUSTA, SC  
 SCALE: 1" = 40'  
 PROJECT NO. 11-11-11



**CRANTON**



C:\AAA-ACR\ACR\08512021\2021-0862\_MARTINTOWN RIDGE.AC-DRAINAGE\1-REFS\2021-0862\_LAYOUT\_00.FT DRG 4/11/2022 1:09 PM



**PROJECT INFORMATION**

- 1) OWNER/DEVELOPER: STANLEY MARTIN HOMES
- ADDRESS: 3740 WALTON WAY EXTENSION
- AUGUSTA, GA 30907
- CONTACT: LUKE BOATRIGHT
- PHONE: 803-466-3747
- EMAIL: BOATRIGHT.L@STANLEYMARTIN.COM
- 2) TAX MAP ID: 108-00-00-041
- 3) ACREAGE OF PROPERTY: 43.80 AC
- 4) CURRENT ZONING: R0
- 5) PROPOSED ZONING: R7
- 6) PARKING REQUIREMENTS: OFF STREET PARKING PROVIDED: 2/LOT  
GUEST PARKING REQUIRED: 3  
SPACE/UNITS = 157 UNITS = 40 SPACES  
GUEST PARKING PROVIDED: 42 SPACES  
RESIDENTIAL TOWNHOMES
- 7) PROPOSED USAGE:
- 8) SETBACKS:  
FRONT MINIMUM: 5'  
FRONT MAXIMUM: 25'  
SIDE MINIMUM: 5'  
REAR MINIMUM: 25'
- 9) UNIT COUNT:  
22'-UNITS: 61 UNITS  
26'-UNITS: 96 UNITS  
TOTAL: 157 UNITS
- 9) OPEN SPACE: 23.61 AC
- 10) DENSITY: 3.58 UNITS/AC

**CONCEPT PLAN**

**FOR MARTINTOWN RIDGE TOWNHOMES**

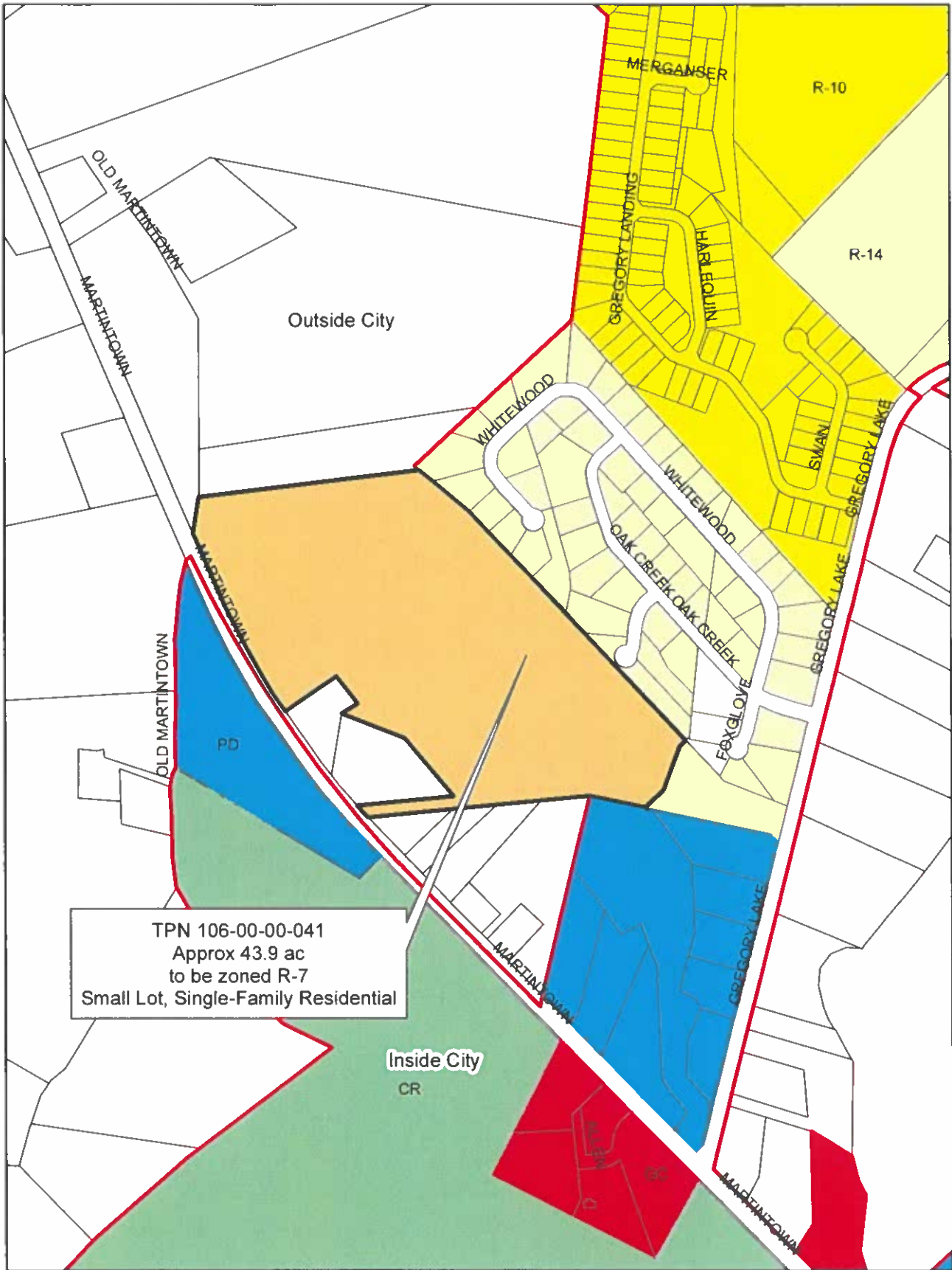
NORTH AUGUSTA, SC

MARCH 3, 2022

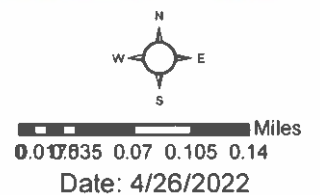
PREPARED BY

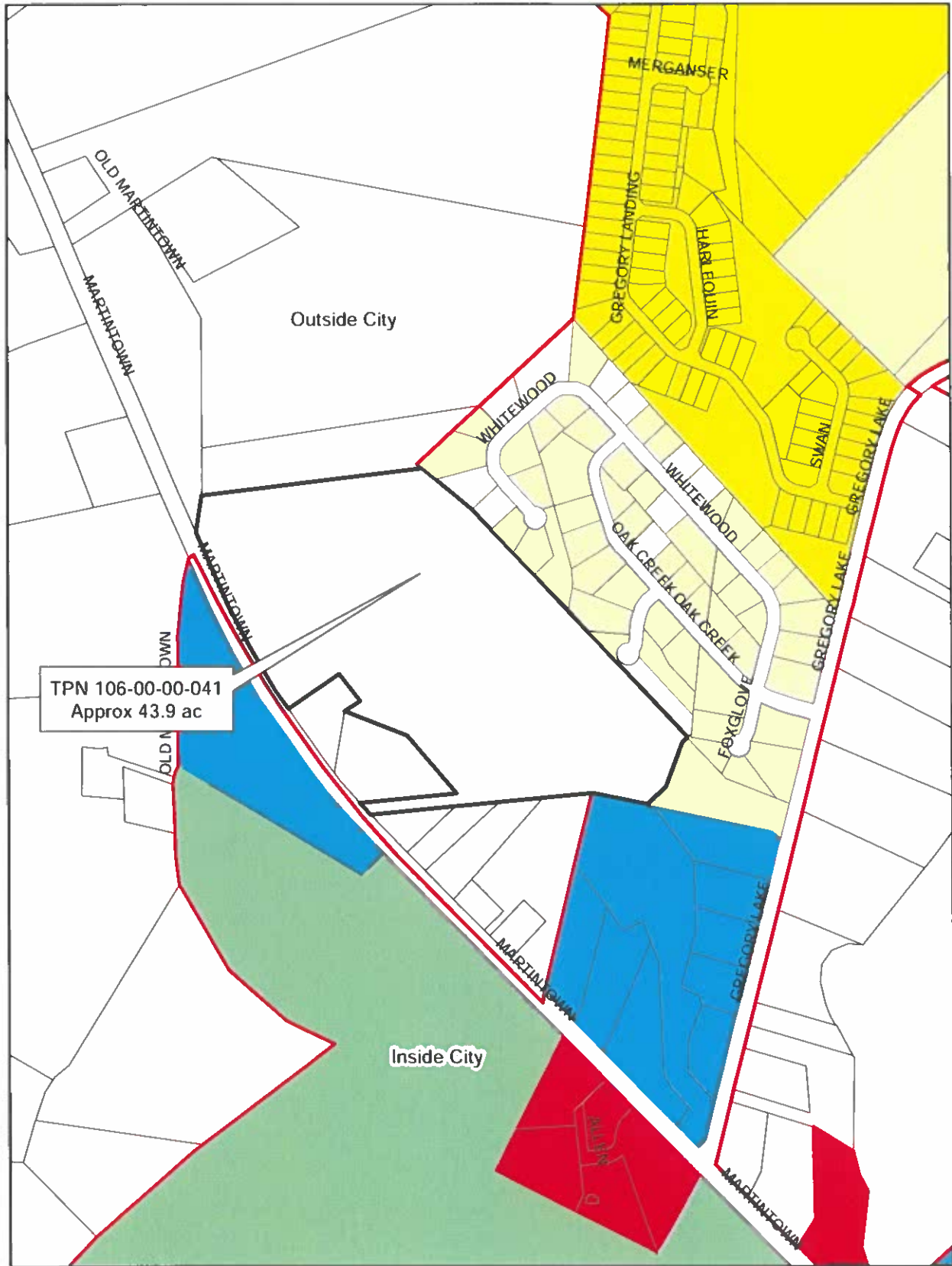


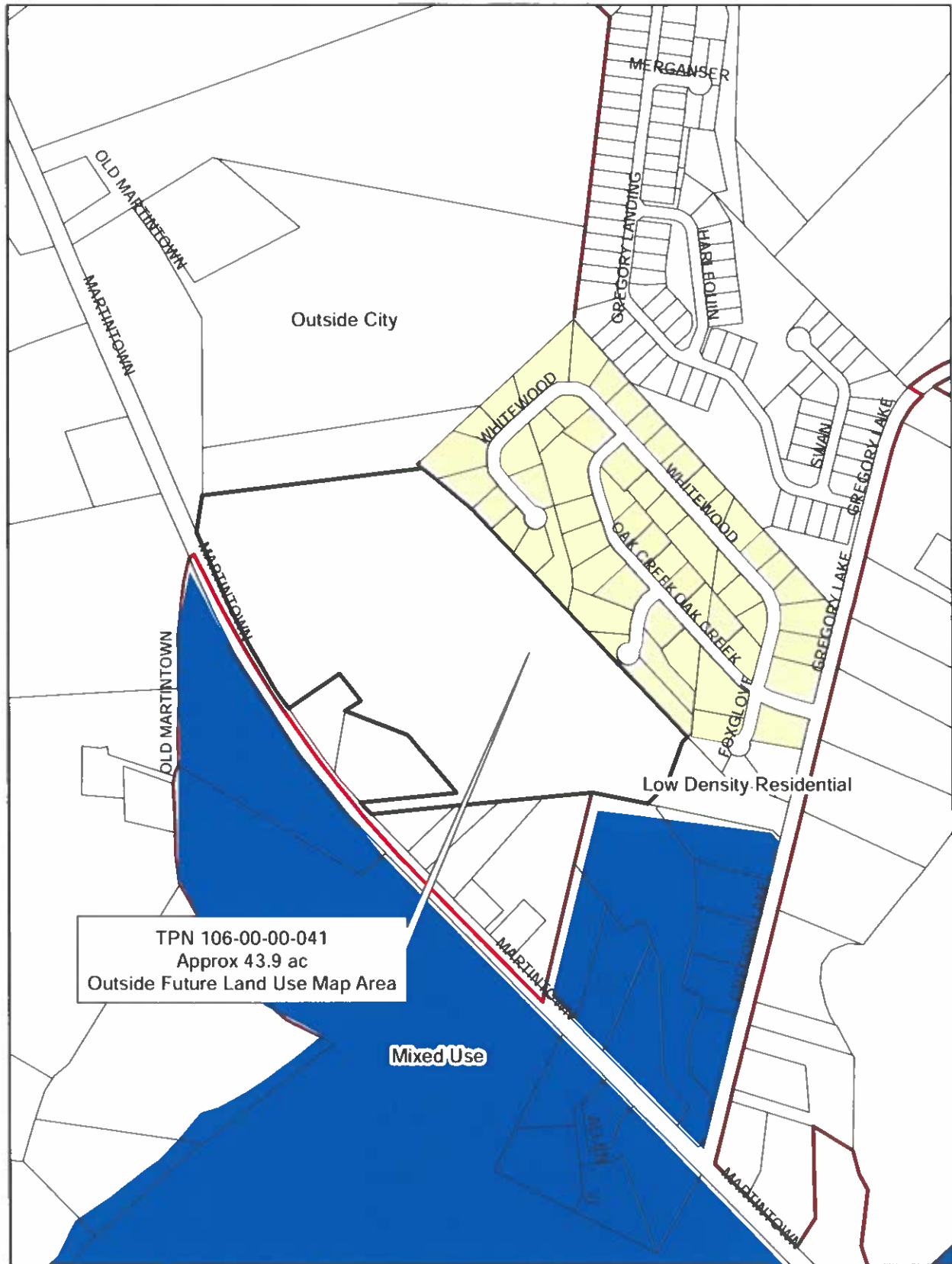
CONCEPT 11" x 17"  
2021-0662



Proposed Zoning Map  
 ANX22-001  
 TPN 106-00-00-041







ORDINANCE NO. 2022-09  
AMENDING ARTICLE 13, SIGNS, OF THE NORTH AUGUSTA DEVELOPMENT  
CODE, CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA  
CODE OF ORDINANCES

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code which is consistent with the City's Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Section 5.3.3.2 Text Amendments in Article 5, Approval Procedures, of the North Augusta Development Code, any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text; and

WHEREAS, the North Augusta Planning Commission, following a May 18, 2022, public hearing, reviewed and considered a request by the City Council to amend Article 13, Section 13.8.3 entitled "Signage Allowed for Non-Residential Districts and Uses" of the North Augusta Development Code to allow public art and murals in the P, Public Use zoning district. The Planning Commission report has been provided to City Council for consideration.

WHEREAS, The Mayor and City Council have reviewed the request as well as the report from the Planning Commission and has determined that the change to the text of the Development Code is appropriate.

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 North Augusta Development Code, Chapter 13 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described in the following section. The section of the Code affected by the proposed amendment is identified by the section number.
  - A. Article 13.8.3 Signage Allowed for Non-residential Districts and Uses be amended to add:
    - q. Public Art
      - i. Public Art may be installed in the P, Public Use District after review and approval by the North Augusta Mural Design Review board or other board that is authorized by City Council for such review. After approval, all art must be properly permitted through the Planning and Development and Building Standards Departments, as applicable.
      - ii. Public Art may encroach on the public right-of-way if an encroachment permit is issued by the City Engineer.

r. Murals

i. Murals may be painted on any wall in the P, Public Use District after review and approval by the North Augusta Mural Design Review board or other board that is authorized by City Council for such review. After approval by the board, all art must be properly permitted through the Planning and Development and Building Standard Departments, as applicable.

B. Any other needed formatting will be edited to reflect new page numbers, titles or item numbering associated with the text changes outlined herein.

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

**Project Staff Report**

**RZT22-001 Article 13: Signs, Text Amendment**

**Prepared by: Kuleigh Baker**

**Meeting Date: May 18, 2022**

**SECTION 1: PROJECT SUMMARY**

Project Name	Article 13, Signs; Public Art and Murals
Applicant	City of North Augusta
Proposed Text Amendment	A request from the City of North Augusta to amend Article 13: Signs of North Augusta Development Code to allow for public art and murals in the P, Public Use, zoning district.

**SECTION 2: GENERAL DESCRIPTION**

City Administration has requested that the Planning Commission review proposed changes to Article 13: Signs in the City of North Augusta Development Code to allow for public art and murals to be allowed in the P, Public Use zoning district. Public art and murals are currently allowed only in the Downtown District after review and approval by the North Augusta Mural Design Review Board. Staff is recommending that public art and murals be allowed in the P, Public Use zoning district with the same review process.

**SECTION 3: PLANNING COMMISSION CONSIDERATION**

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

**5.1.4.6 Legislative and Advisory Hearings** – The purpose of a legislative public hearing is to provide the public an opportunity to be heard consistent with the adoption procedures provided by statute. Unlike quasi-judicial hearings, a legislative proceeding does not require due process protections such as the right of the parties to offer evidence, cross-examination, sworn testimony; or written findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings such as amendments to a comprehensive plan, amendments to this Chapter including the zoning provisions of this Chapter and the Official Zoning Map, and applications for a Planned Development. The order of the proceedings for a legislative hearing shall be as set

forth in §5.1.4.5.b. Testimony may be presented by any member of the public, but need not be submitted under oath or affirmation. The Planning Commission and Board of Zoning Appeals may establish a time limit for testimony.

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### 5.3.2 Applicability

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map. An amendment to the Official Zoning Map which reclassifies property from one zoning district to another is known as a “rezoning.” A change to the text of this Chapter is referred to as a “text amendment”.

### 5.3.3 Initiation

This Chapter, including the Official Zoning Map and any supporting map(s), may be amended from time to time by the City Council, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested parties shall be supplied with the proper application form(s) by the Director.

(5.3.3.1 Rezoning, does not apply, removed for brevity)

**5.3.3.2 Text Amendment** – Any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text. A proceeding for approval of a text amendment may be initiated by filing an application with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a text amendment request. During the conference, the Department will identify the submittal requirements.

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### 5.3.5 Decision

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



amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

**5.3.5.2** At least ten (10) days' notice and opportunity to comment must be given to the public if the applicant is allowed to present oral or written comments pursuant to S.C. Code §6-29-760.

**5.3.5.3** The Planning Commission shall submit its recommendation to the City Council within thirty (30) calendar days, or other period required by law, after the initial hearing date (see S.C. Code §6-29-760(A)). A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a rezoning or text amendment application. A recommendation of approval with conditions of a rezoning may be submitted only if a conditional use permit is requested pursuant to §5.5.

**5.3.5.4** The City Council shall consider the recommendation of the Planning Commission on each proposed rezoning and text amendment within thirty (30) days of receipt of the Planning Commission report. The City Council is not bound by the recommendation in making a final decision and may call for additional information and/or public hearing(s).

**5.3.5.5** No challenge to the adequacy of notice or challenge to the validity of a rezoning or text amendment, whether enacted before or after the effective date of this section, may be made sixty (60) days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with established procedures of the City Council and the Planning Commission and with S.C. Code §6-29.

### **5.3.6 Approval Criteria**

Whenever the public necessity, safety or general welfare justifies such action, the Planning Commission may recommend amendments to the text of this Chapter or changes to zoning district boundaries. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning. **The Planning Commission shall consider the factors specified in §5.3.3.2 in reviewing an application for a text amendment.**

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The Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 5.3.3.2 does not require additional standards for analysis to address in this staff report.

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#### SECTION 4: PUBLIC NOTICE

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A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in the *North Augusta Star* and on the City's website [www.northaugusta.net](http://www.northaugusta.net) on May 4, 2022

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#### SECTION 5: HISTORY

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The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. In response to issues with interpretation, court rulings, unclear text, and discussions with the Planning Commission, the Planning and Development Department completed a review of the sign regulations in North Augusta.

In 2019, several revisions to the code were presented by Staff to simplify, clarify, allow for new types of signage, and allow for more diverse signage types in Downtown. These revisions were reviewed by a subcommittee consisting of volunteers from the Planning Commission with a special interest in the topic. A "Sign Revision Preview" meeting was held on May 7, 2019, to review the changes and discuss these changes with the public. The Planning Commission recommended the text amendment for approval by the City Council at their regular meeting held June 20, 2019.

City Council adopted Ordinance No. 2019-18 amending the North Augusta Development Code, Article 13: signs of the City of North Augusta, South Carolina Code of Ordinances on December 2, 2019. This ordinance established public art and murals to be allowed in the Downtown District with Council approval until a review board was established and appointed by Council.

On February 7, 2022 by Resolution No. 2022-08, City Council established a design board to review and approve applications to install murals and appointed the members of the committee existing of a representative of the Planning Department, North Augusta Forward, Downtown Merchant's Alliance Design Committee, Arts and Heritage Center, and Riverside Village Business.

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#### SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

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City Administration has requested a text amendment to Article 13, to allow for public art and murals to be allowed in the P, Public Use zoning district, which is currently not allowed. Staff recommends utilizing the established design review board to review applications similarly to how they are handled in the Downtown zoning district.

**Applicant Request:**

13.8.3 Signage Allowed for Non-residential Districts and Uses be amended to add:

q. Public Art

i. Public Art may be installed in the P, Public Use District after review and approval by the North Augusta Mural Design Review board. After approval, all art must be properly permitted through the Planning and Development and Building Standards Departments, as applicable.

ii. Public Art may encroach on the public right-of-way if an encroachment permit is issued by the City Engineer.

r. Murals

i. Murals may be painted on any wall in the P, Public Use District after review and approval by the North Augusta Mural Design Review board. After approval by the board, all art must be properly permitted through the Planning and Development and Building Standard Departments, as applicable.

**Staff Recommends:**

13.8.3 Signage Allowed for Non-residential Districts and Uses be amended to add:

q. Public Art

i. Public Art may be installed in the P, Public Use District after review and approval by the North Augusta Mural Design Review board. After approval, all art must be properly permitted through the Planning and Development and Building Standards Departments, as applicable.

ii. Public Art may encroach on the public right-of-way if an encroachment permit is issued by the City Engineer.

r. Murals

i. Murals may be painted on any wall in the P, Public Use District after review and approval by the North Augusta Mural Design Review board. After approval by the board, all art must be properly permitted through the Planning and Development and Building Standard Departments, as applicable.

**SECTION 7: ATTACHMENTS**

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1. Public Notice
2. Application Documents
3. Current Development Code Article 13, applicable pages
4. Draft Revised Development Code Article 13, applicable pages

cc Jim Clifford, City Administrator  
Rachelle Moody, Assistant City Administrator

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, May 18, 2022, in the Council Chambers located on the 3<sup>rd</sup> floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

**RZT22-001**– A request by the City of North Augusta for a Text Amendment to allow murals and public art in the P, Public Use District. The request affects Section 13.8.3, Signage Allowed for Non-Residential Districts and Uses, of the North Augusta Development Code.

Documents related to the application will be available for public inspection after May 11, 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](http://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](mailto: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](http://www.northaugusta.net) for any updates to meeting format, location or procedures prior to the meeting.**

13.8.3 Signage Allowed for Non-Residential Districts and Uses

- a. Applicability: restrictions in this category apply to developments in any zoning district that are currently used for non-residential purposes. If a non-residential use is legally occupying a residentially zoned lot, the Director shall determine the closest applicable district and sign requirements.
  
- b. Construction Signs:
  - i. General Requirements
    - a. Signs must be located on private property.
    - b. Signs must abut a public road frontage at the main entrance to the project.
    - c. Signs must be removed prior to the issuance of the final Certificate of Occupancy, Maintenance, or Performance Guarantee as applicable.
    - d. One sign is allowed per project.
    - e. If additional Construction Signage is preferred within an existing, established subdivision or project, or as part of a phased development where multiple construction signs may be desired:
      - i. A "Master Signage Plan" shall be required.
      - ii. Each secondary sign may not exceed the square footage allowed for each Construction sign.
      - iii. Signs may be placed only at the main entry points to the phase or sub-phase.
      - iv. Shall not be internally illuminated
    - f. Allowed Square Footage:
      - i. Maximum Square Footage: 32 sq. ft.
      - ii. Maximum height: 8 ft.
  
- c. Temporary Signs
  - i. In the Neighborhood Commercial (NC) District:
    - a. Maximum Square Footage: 6 sq. ft.
    - b. Maximum Height: 4 ft.
  - ii. In all other districts:
    - a. Maximum Square Footage: 16 sq. ft.
    - b. Maximum Height: 8 ft.
    - c. Shall not be illuminated.
  
- d. Signage on Vacant Lots
  - i. Parcels 5 acres or more:
    - a. Maximum Square Footage: 32 sq. ft.
    - b. Maximum height: 8 ft.

- ii. Parcels with less than 5 acres:
    - c. Maximum Square Footage: 16 sq. ft.
    - d. Maximum height: 4 ft.
  - iii. Shall not be illuminated.
- e. Identification Signage
- i. Must be attached to the building
  - ii. Shall be mounted flush to or not project more than 4 inches from the building
  - iii. Area shall not exceed 2 square feet.
  - iv. Shall not be illuminated.
- f. Accessory Signs
- i. Maximum Square Footage: 4 sq ft.
  - ii. Maximum Height: 2'
  - iii. Minimum Setbacks: 0' from all property lines, except as needed to avoid the sight triangle.
  - iv. Shall not be illuminated.
- g. Window Signs
- i. No window sign shall obscure more than fifty (50) percent of the total window area on any single facade.
  - ii. Window signs should not completely obscure the view into the business or office except as allowed herein.
  - iii. Window signs shall count towards the total allowed square footage of signage allowed on any parcel or building.
  - iv. Window tinting or frosting with no design, words, or any other graphic that could be considered a sign would not qualify as a window sign.
- h. Subdivision/Project Identification Signs
- i. The size, location and design of subdivision entrance signs may be included on the approved site plan. If a sign is requested after the plat or plan has been approved it may be approved in accordance with this section.
  - ii. Shall be a monument sign not to exceed 32 sq. ft. or 5' in height.
  - iii. If a Subdivision/Project Identification Sign is preferred within an existing subdivision or as part of a phased development, a "Master Signage Plan" shall be required.
  - iv. Not more than one (1) subdivision entrance sign or signs shall be located each entrance to any project.
  - v. If two (2) identical monument signs are used, they may not exceed sixteen (16) square feet each in size or four (4) feet in height and must be placed symmetrically on each side of an entry road.

- vi. Subdivision/Project entrance signs may be located in the right of way within a required median but must be outside of the paved section of the roadway.
- i. Special Provisions for Shopping Centers
  - i. A Master Signage Plan is required for any new shopping centers permitted after January 1, 2020. A Master Signage Plan is recommended for existing Shopping Centers.
  - ii. Maximum Square Footage: 1000 sq. ft. or 10% of wall area, whichever is least.
  - iii. Wall Sign Maximum Square Footage: 1000 sq. ft. or 5% of ground floor area, 1 sq. ft. per linear foot of street frontage, whichever is least.
  - iv. Freestanding Signage:
    - e. Maximum Square Footage: 150 sq. ft. or 0.5 sq. ft. per linear foot of street frontage, whichever is less.
    - f. Maximum Height: 25 ft.
    - g. Minimum Setbacks: 5 ft. front, 10 ft. side
- j. Menu Boards
  - i. Maximum Square Footage: 32 sq ft.
  - ii. Maximum Height: 8 ft.
  - iii. Must be located to the side or the rear of the building.
  - iv. May be internally illuminated, however, no light from the menu board should be easily visible from any surrounding residential use.
  - v. Lighting must be turned off when the business is closed.
  - vi. May be exempt if not visible from any public right-of-way, whether internal or external to the project.
- k. Canopy or Awning Signs
  - i. A canopy or awning may be used as a sign surface only if:
    - a. No wall sign is included on the same facade.
    - b. The message does not extend in any direction above, below or beyond the canopy edge.
    - c. The message is an integral part of the canopy or awning covering.
    - d. Signage on the canopy or awning sign does not exceed one-half ( $\frac{1}{2}$ ) of the area bounded by the edges of the canopy or awning visible from the public right of way. (If the only signage for the building is on the fringe drip-flap portion of the canopy, the entire portion of said area may be utilized for signage.)



- I. Electronic Readerboards
  - i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.
  - ii. Shall not exceed 50% of the sign area of which it is a part.
  - iii. Must have a dark or black background.
  - iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
  - v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.
  
- m. Changeable Copy
  - i. Shall be used only in the Office Commercial (OC), General Commercial (GC) and Thoroughfare Commercial (TC) districts.
  - ii. Must be part of a larger wall or freestanding sign.
  - iii. Shall not exceed 30% of the sign area of which it is a part.
  - iv. Changeable Copy signs are prohibited in the Georgia Avenue and Neighborhood Preservation Overlay.
  
- n. Maximum Total Square Footage of All Signage on a Non-Residential Parcel or Lot
  - i. Zoning Districts
    - a. Neighborhood Commercial (NC):
      - i. Maximum Square Footage: 200 sq ft. or 4% of ground floor area, or 3 sq ft per linear foot of street frontage, whichever is least.
    - b. Office Commercial (OC):
      - i. Maximum Square Footage: 300 sq ft. or 6% of ground floor area, or 3 sq ft per linear foot of street frontage, whichever is least.
    - c. General Commercial (GC) and Thoroughfare Commercial (TC):
      - i. Maximum Square Footage: 300 sq ft. or 10% of ground floor area, or 3 sq ft per linear foot of street frontage, whichever is least.
    - d. Industrial (IND) Districts
      - i. Maximum Square Footage: 300 sq. ft. or 2% of ground floor area, or 3 sq. ft. per linear foot of street frontage, whichever is less.

ii. Overlay Districts

a. Neighborhood Preservation Overlay

- i. Maximum Square Footage: 200 sq ft. or 6% of ground floor area, or 3 sq ft per linear foot of street frontage, whichever is least.

b. Highway Corridor Overlay

- i. Maximum Square Footage: 300 sq ft. or 10% or 6 sq ft per linear ft of frontage, whichever is least.

c. Georgia Avenue Overlay

- i. Maximum Square Footage: 100 sq ft. or 10% or 6 sq ft per linear ft of frontage, whichever is least.

o. Wall Signs

i. Zoning Districts

a. Neighborhood Commercial (NC):

- i. Maximum Square Footage: 160 sq ft., or 10% of wall area, whichever is less.

b. Office Commercial (OC), General Commercial (GC) and Thoroughfare Commercial (TC):

- i. Maximum Square Footage: 300 sq ft., or 10% of wall area, whichever is less.

c. Overlay Districts

i. Neighborhood Preservation Overlay

- a. Maximum Square Footage: 160 sq ft.
- b. Signs shall not be internally illuminated.
- c. Externally illuminated signs and signs in which the letters or graphics are constructed of neon tubing are permitted.

ii. Highway Corridor Overlay

- a. Maximum Square Footage: 300 sq ft. or 10% of wall area, whichever is less.

iii. Georgia Avenue Overlay

- a. Maximum Square Footage: 100 sq ft. or 7% of wall area, whichever is less.

p. Freestanding Signs

i. Zoning District

a. Neighborhood Commercial (NC):

- i. Maximum Square Footage: 60 sq. ft. or 0.25 sq. ft. per linear foot of street frontage, whichever is less.
- ii. Maximum Height: 10'
- iii. Minimum Setbacks: 5' front, 10' side.

- b. Office Commercial (OC):
    - i. Maximum Square Footage: 100 sq. ft. or 0.5 sq. ft. per linear foot of street frontage, whichever is less.
    - ii. Maximum Height: 12'
    - iii. Minimum Setbacks: 5' front, 10' side
  - c. General Commercial (GC):
    - i. Maximum Square Footage: 100 sq. ft. or 0.5 sq. ft. per linear foot of street frontage, whichever is less.
    - ii. Maximum Height: 20'
    - iii. Minimum Setbacks: 5' front, 10' side
  - d. Thoroughfare Commercial (TC):
    - i. Maximum Square Footage: 100 sq. ft. or 1 sq. ft. per linear foot of street frontage, whichever is less.
    - ii. Maximum Height: 25'
    - iii. Minimum Setbacks: 5' front, 10' side
  - e. Industrial (IND) Districts
    - i. Maximum Square Footage: 150 sq. ft. or 0.5 sq. ft. per linear foot of street frontage, whichever is less.
    - ii. Maximum Height: 20'
    - iii. Minimum Setbacks: 5' front, 10' side
- ii. Overlay Districts
- a. Highway Corridor Overlay
    - i. Maximum Square Footage: 100 sq ft. or 0.5 sq ft per linear foot of street frontage, whichever is less.
    - ii. Maximum Height: 25'
    - iii. Minimum Setbacks: 5' front, 10' side
  - b. Neighborhood Preservation Overlay
    - i. Maximum Square Footage: 60 sq ft. or 0.5 sq ft per linear foot of street frontage, whichever is less.
    - ii. Maximum Height: 10 ft.
    - iii. Minimum Setbacks: 5 ft front, 5 ft side
    - iv. Signs shall not be internally illuminated.
    - v. Externally illuminated signs and signs in which the letters or graphics are constructed of neon tubing are permitted.
  - c. Georgia Avenue Overlay
    - i. Maximum Square Footage: 20 sq ft. or 0.25 sq ft. per linear foot of street frontage, whichever is less.
    - ii. Maximum Height: 8 ft.
    - iii. Minimum Setbacks: 0 ft.
    - iv. Signs shall not be internally illuminated.

**g. Public Art**

i. Public Art may be installed in the P, Public Use District after review and approval by the North Augusta Mural Design Review board. After approval, all art must be properly permitted through the Planning and Development and Building Standards Departments, as applicable.

ii. Public Art may encroach on the public right-of-way if an encroachment permit is issued by the City Engineer.

**r. Murals**

i. Murals may be painted on any wall in the P, Public Use District after review and approval by the North Augusta Mural Design Review board. After approval by the board, all art must be properly permitted through the Planning and Development and Building Standard Departments, as applicable.

**TABLE 13-2 NON-RESIDENTIAL SIGN AREA CHART (USE OR ZONE)**

A  Use or Zoning District*	All Signs			Wall Signs		Freestanding Signs				K Maximum Area (SF)
	Maximum TOTAL SF of all signs is the lesser of B, or C, or D			Maximum SF is the lesser of E or F		Maximum SF is the lesser of G or H				
	B Maximum Area (sf)	C % of Ground Floor Area	D Total sign area Per Linear Foot of Frontage	E Maximum Area (sf)	F % of Wall Area	G Maximum Area (sf)	H Freestanding Sign Area per foot of Linear Frontage (sf)	I Maximum Height (ft)	J Front/Side Setbacks (ft)	
1. Construction Signage	--	--	--	--	--	--	--	--	--	32
2. Temporary Signs	--	--	--	--	--	--	--	--	--	16
3. Temporary Signs, NC District	--	--	--	--	--	--	--	--	--	6
4. Vacant Lots over 5 acres	--	--	--	--	--	--	--	--	--	32
5. Vacant Lots less than 5 acres	--	--	--	--	--	--	--	--	--	16
6. Identification	--	--	--	--	--	--	--	--	--	2
7. Accessory Signs	--	--	--	--	--	--	--	--	--	4
8. Window Signs	--	--	--	--	--	--	--	--	--	50% of window area
9. Subdivision/Project Identification Signs	--	--	--	--	--	32	--	5	--	--
10. Shopping Centers	1,000	5	1	1,000	10	150	0.50	25	5/10	16
11. Menu Boards	--	--	--	--	--	--	--	--	--	32
12. Canopy Signs	--	--	--	--	--	--	--	--	--	50% of canopy

RESOLUTION NO. 2022-23  
A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE LOW BID OF CBH  
EXCAVATION, LLC FOR THE  
NORTHWOODS PIPE REPLACEMENT PROJECT

WHEREAS, on May 2, 2022, an Advertisement for Bids for the Northwoods pipe replacement project was published on the City's website; and

WHEREAS, on May 19, 2022, two (2) sealed bids were received, publicly opened and read aloud; and

WHEREAS, the low bid by CBH Excavation, LLC is in the amount of \$119,882.96; and

WHEREAS, the Mayor and City Council of the City of North Augusta find that the awarding of such bid is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that CBH Excavation, LLC shall be awarded the contract for the Northwoods pipe replacement at a bid amount of \$119,882.96.

BE IT FURTHER RESOLVED that the funding sources for this contract shall be from the Stormwater Utility Fund, Previous Years Misc. Drainage Projects.

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 JUNE, 2022.

\_\_\_\_\_  
Briton S. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Lamar, City Clerk