

North Augusta



South Carolina's Riverfront

MINUTES OF JULY 11, 2022

Briton S. Williams, Mayor

*J. Robert Brooks, Councilmember
Pat C. Carpenter, Councilmember
Jenafer F. McCauley, Councilmember
David W. McGhee, Councilmember
Eric H. Presnell, Councilmember
Kevin W. Toole, Councilmember*

ORDER OF BUSINESS

STUDY SESSION

The Study Session of July 11, 2022 for the City Council of the City of North Augusta, having been duly publicized, was called to order by Mayor Pro Tem J. Robert Brooks at 6:00 p.m. and also streamed online for public viewing at the City Facebook page: "City of North Augusta – Public Information" and City YouTube page: "City of North Augusta Public Information." The Study Session adjourned 6:55 p.m.

Per Section 30-4-80(e) notice of the meetings was sent out by email to the current maintained "Agenda Mailout" list consisting of news media outlets and individuals or companies requesting notification. Notice of the meetings was also posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Members present were Mayor Pro Tem Brooks, Councilmembers McCauley, McGhee, and Presnell. Mayor Williams and Councilmembers Carpenter and Toole were absent.

Also in attendance were James S. Clifford, City Administrator; Rachelle Moody, Assistant City Administrator; Kelly F. Zier, City Attorney; Thomas C. Zeaser, Director of Engineering and Public Works; John C. Thomas, Director of Public Safety; Richard L. Meyer, Director of Parks, Recreation, and Tourism; James E. Sutton, Director of Public Services; Thomas L. Paradise, Director of Planning and Development; Lynda Williamson, Interim Director of Finance; Ricky Jones, Manager of Information Technology, and Sharon Lamar, City Clerk.

ITEM 1. CITY COUNCIL MEETING: Items for July 18, 2022 Council Meeting- Council Discussion

City Administrator, Jim Clifford, led Council's discussion of items for the June 20, 2022 regular meeting. Tommy Paradise, Director of Planning and Development, led the discussion of draft items #8 and #9 with additional information provided in a PowerPoint presentation.

Please see ATTACHMENT #1 for a copy of the proposed agenda items.

Please see ATTACHMENT #1A for a copy of the items # 8 & 9 PowerPoint presentation.

ITEM 2. DEPARTMENT DETAILS:

Please see ATTACHMENT #2 for a copy of the "Department Details July 11, 2022" and shared graphics.

ITEM 3. MAYOR'S MATTERS:

Mayor Pro Tem Brooks announced:

- The North Augusta Chamber of Commerce is hosting a Junior Leadership Academy this week for nine area Middle Schoolers. The Civic Engagement opportunity will take place at the Municipal Center on Wednesday, July 13 at 9:15 a.m. He encouraged any City Councilmembers or leadership staff to attend and support this endeavor.
- The Grand Opening for the Aiken Regional Free-Standing Emergency Department will be Monday, July 18th at 2:00 p.m.

The Study Session adjourned at 6:55 p.m.

ITEM 4. LEGAL: Executive Session – Request of the City Administrator

On the motion of Councilmember McCauley, second of Councilmember McGhee, Council agreed to go into Executive Session. Those present were Jim Clifford, City Administrator; Rachelle Moody, Assistant City Administrator; Kelly Zier, City Attorney; Mayor Pro Temp Brooks; Councilmembers McCauley, McGhee, and Presnell; Lynda Williamson, Interim Director of Finance; and Sharon Lamar, City Clerk.

In compliance with Section 30-4-70 (a) (2) the City Administrator requests an executive session for the purpose of:

(2) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim

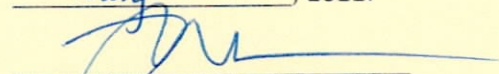
A. Discussion is specifically related to the possible sale of Aiken County Tax Parcels #007-15-03- 001, 007-15-03-010, and 007-15-03-011.

B. Discussion is related to potential land acquisition for future Public Safety needs.

On the motion of Councilmember Presnell, second of Mayor Pro Tem Brooks, the Executive Session adjourned at 7:27 p.m.

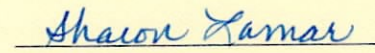
Upon returning to open session, Council did not take action on matters discussed in Executive Session.

APPROVED THIS 18th DAY OF
July, 2022.



Briton S. Williams
Mayor

Respectfully submitted,



Sharon Lamar
City Clerk



PUBLIC POWER HOUR

July 18, 2022 – 5:30 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

DRAFT: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING

July 18, 2022 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

The Public Power Hour and Regular City Council meeting will be streamed for public viewing online at:

- “City of North Augusta – Public Information” on www.Facebook.com
- “City of North Augusta Public Information” on www.YouTube.com

CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. The Mayor will call for comments prior to Council’s discussion. Speakers shall give their name and address in an audible tone of voice. Speaker Forms are provided on the credenza at the entrance for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.

CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

1. CALL TO ORDER:

2. INVOCATION AND PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

4. APPROVAL OF MINUTES:

- Virtual Study Session minutes of June 13, 2022
- Regular City Council Meeting minutes of June 20, 2022
- Study Session minutes of July 11, 2022

5. PROCLAMATIONS: Parks and Recreation Month – July 2022

6. COMMUNITY PROMOTION: Keep Aiken County Beautiful Collective Impact Award

UNFINISHED BUSINESS

7. ANNEXATION: Ordinance No. 2022-10 - To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ±.25 Acres of Property Located at 205 Thaxton Court and Owned by Lucyjoy Investments, LLC; Ordinance – Second Reading

NEW BUSINESS

8. PLANNING AND DEVELOPMENT: Ordinance No. 2022-11 – To Approve the General Development Plan for the 1368± Acre Highland Springs Planned Development Generally Located East of US 25 and South of Ascauga Lake Road; Ordinance – First Reading

9. PLANNING AND DEVELOPMENT: Ordinance No. 2022-12 – To Approve the General Development Plan for the 51.85± Acre Bluegrass Place Planned Development on East Martintown Road and East Buena Vista; Ordinance – First Reading

10. ADMINISTRATIVE REPORTS:

11. PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:

A. Citizen Comments - *At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. Speakers shall give their name and address for the records. Speaker Forms are provided on the credenza for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*

B. Council Comments –

12. ADJOURNMENT



*Thank you for attending tonight's meeting of the North Augusta City Council.
To assure every citizen's privilege to speak to City Council and to maintain proper decorum
the following sections of the City's Code of Ordinances are reprinted.*

Sec. 2-57. Order and decorum generally

- (a) By council members. While the council is in session, the members must preserve order and decorum, and a member shall not, by conversation or otherwise, delay or interrupt the proceedings or the peace of the council, or disturb any member while speaking or refuse to obey the orders of the council or its presiding officer, except as otherwise herein provided.
- (b) By other persons. Any person making personal, impertinent, or slanderous remarks or who shall become boisterous while addressing the council shall be forthwith, by the presiding officer, barred from further audience before the council, unless permission to continue be granted by a majority vote of the council.

Sec. 2-58. Sergeant-at-arms

The public safety director or such members of the public safety department as the director may designate, shall be sergeant-at-arms of the council meetings. They shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the council meeting. Upon instructions of the presiding officer, it shall be the duty of the sergeant-at-arms, to place any person who violates the order and decorum of the meeting under arrest, and cause such to be prosecuted under the provisions of this Code, the complaint to be signed by the presiding officer.

Sec. 2-62. Addressing council--Permission required; exceptions

Any person desiring to address the council shall first secure the permission of the presiding officer so to do.

Sec. 2-63. Same--Procedure

Each person addressing the council shall step up in front of the rail, shall give such person's name and address in an audible tone of voice for the records, and unless further time is granted by the council, shall limit the address to five (5) minutes. All remarks shall be addressed to the council as a body and not to any member thereof. No person, other than the council and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the council, without the permission of the presiding officer. No question shall be asked a council member except through the presiding officer.

Sec. 2-64. Persons authorized to be within rail

No person, except city officials or their representatives shall be permitted within the rail in front of the council chamber without the express consent of the council.



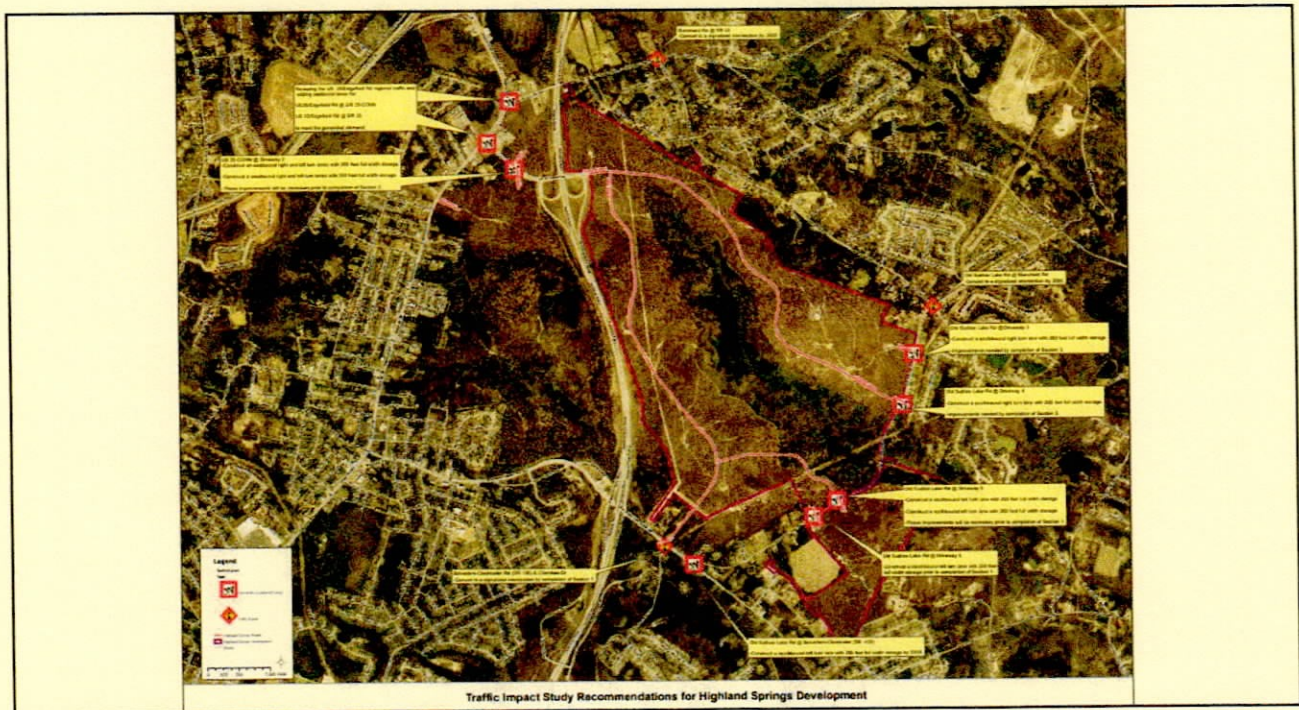
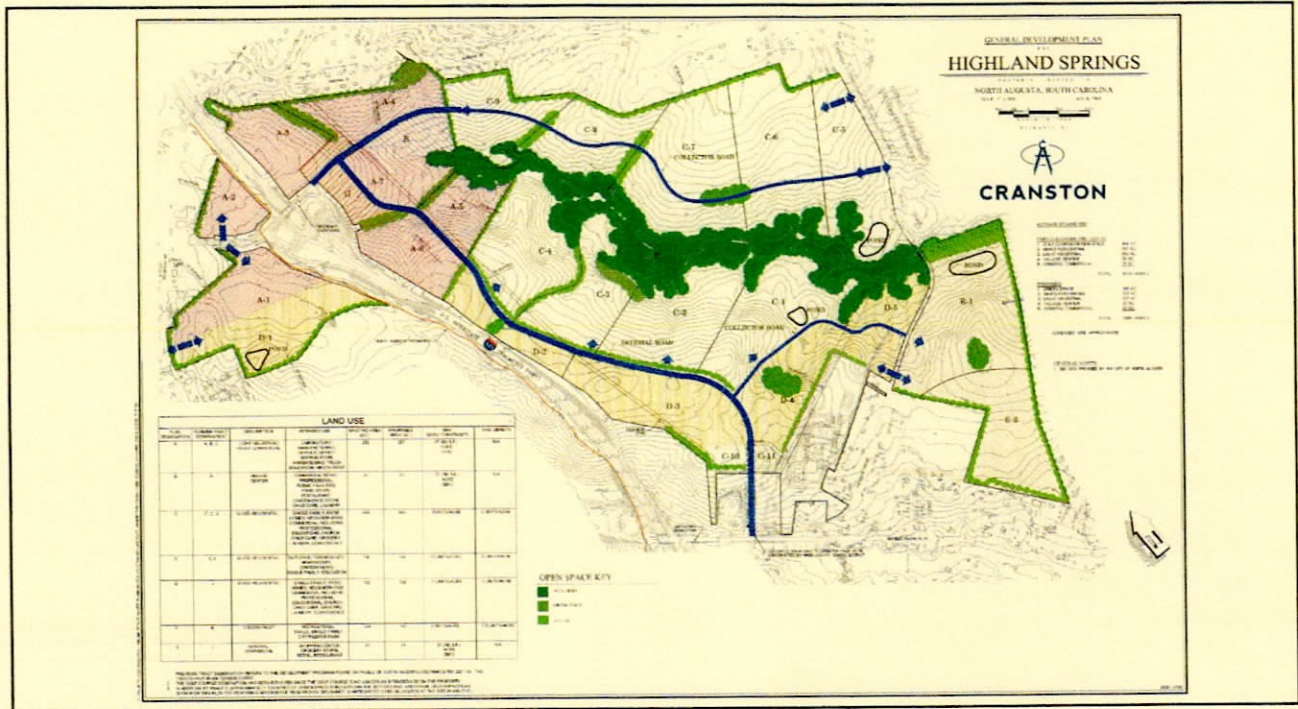
**Study Session Meeting
July 11, 2022
6 p.m.
Council Chambers**

North Augusta City Council



8. Application PDM22-002 Highland Springs – A request by John Beeson for a Major Modification to the Planned Development General Development Plan for Highland Springs (AKA the Blanchard Tract). The request affects $\pm 1,368$ acres zoned PD, Planned Development, TPNs 011-11-02-001, 011-10-07-006, and 022-17-01-001, roughly bound by Edgefield Road, Ascauga Lake Road, I-520, Belvedere-Clearwater Road, and Blanchard Road.

North Augusta City Council





Proposed Changes

Reduction of buffer requirements to 40 and 50 feet from 100 and 200 feet

Original version maximum of 7,900 residential units / revised plan shows maximum 5,000

Entitlement of 1,189 apartments reduced to 1,000 maximum units

Development code in effect at time of submittal will be the applicable code for the various sections

Front setback for single-family reduced from 25 feet to 20 feet

North Augusta City Council



Height restrictions increased for single-family from 35 to 40 feet, townhouses from 35 feet to 40 feet, condominiums from 45-feet to 50-feet, and apartments from 45-feet to 50-feet. (note: current NADC height for R-10 is 35 feet, R-7 is 45 feet, and R-5 is 65 feet)

Development will be allowed to be mass graded (currently allowed)

No minimum lot size for residential, based of density

Concrete slab construction is allowed

Exterior construction for the residential uses include masonry, fiber cement side, vinyl siding, or a combination.

North Augusta City Council



700 square-feet per gross acre of residential to be dedicated for parks and may be dedicated to the city with the city developing

On multi-family homes a lot of 24-feet or less will be allowed a front garage of 8-feet (single car) and on lots of more than 24-feet a 16-foot garage will be allowed (double)

The spine road will be two twelve foot lanes with a 12 foot planted median, a turn lane will be provided at the intersections. It will include a 5-foot side walk on one side and an 8-foot multi-purpose walk on the other.

All corridor streets will have a 5-foot sidewalk on one side and an 8-foot multi-purposed path on the other. All neighborhood streets will have sidewalks on each side.

North Augusta City Council



9. Application PDM22-001 Bluegrass Place – A request by SC North Augusta Buena Vista, LLC for a Major Modification to the Planned Development General Development Plan for Bluegrass Place. The request affects ± 51.8 acres zoned PD, Planned Development, TPNs 007-16-13-001, 007-12-12-006, 007-12-12-007, 007-12-12-005, and 007-12-12-009, located between East Martintown Road and East Buena Vista Avenue.

North Augusta City Council



Requested Changes to GDP

Request Tract E be changed from single-family detached to allow single-family homes to be constructed on one lot of record and will be rentals (52 units)

Request Tract F be changed from single-family attached to allow single-family attached to be constructed on one lot of record and will be rentals (85 units)

Delete dead-end road between Tract A and Stormwater area (Council deleted connection go Goldman St.)

Realignment of connector road

North Augusta City Council



Increase area for Tract A from 11.1 acres to 12.9 acres

Tract A will be allowed to have a maximum front setback of 140 feet instead of 25 feet for principle structure (Apartments)

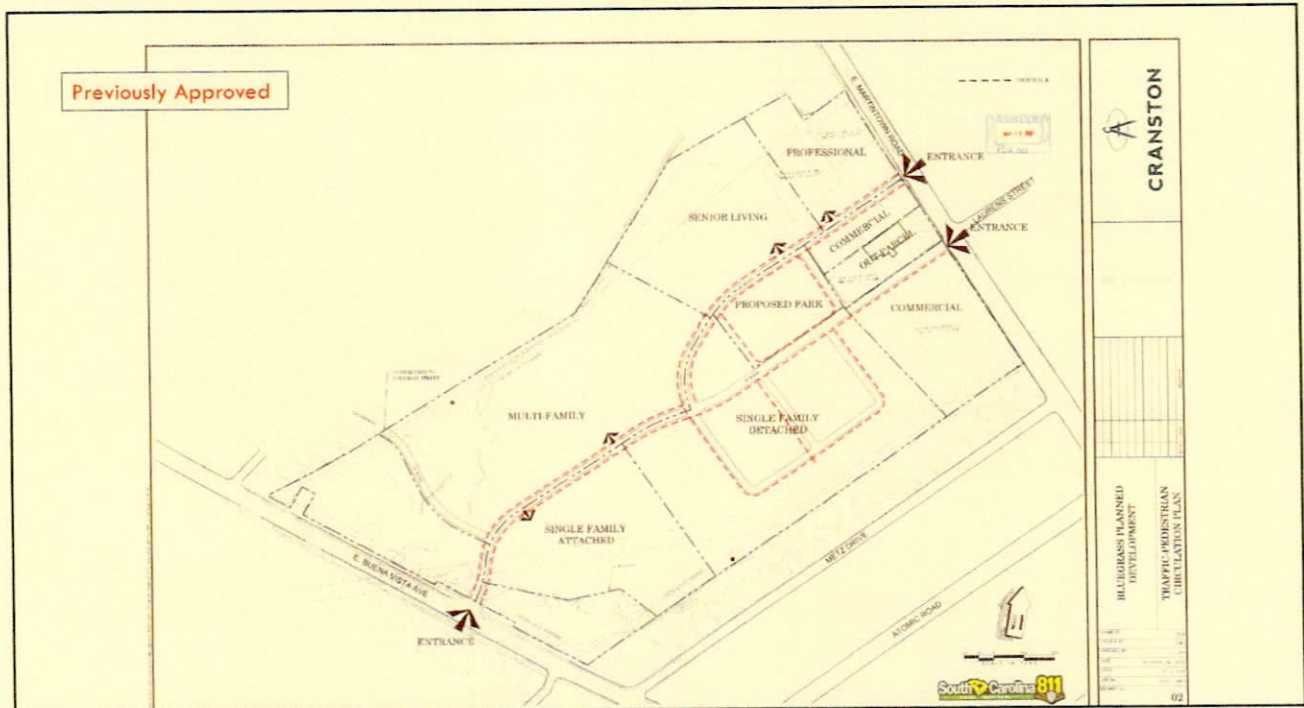
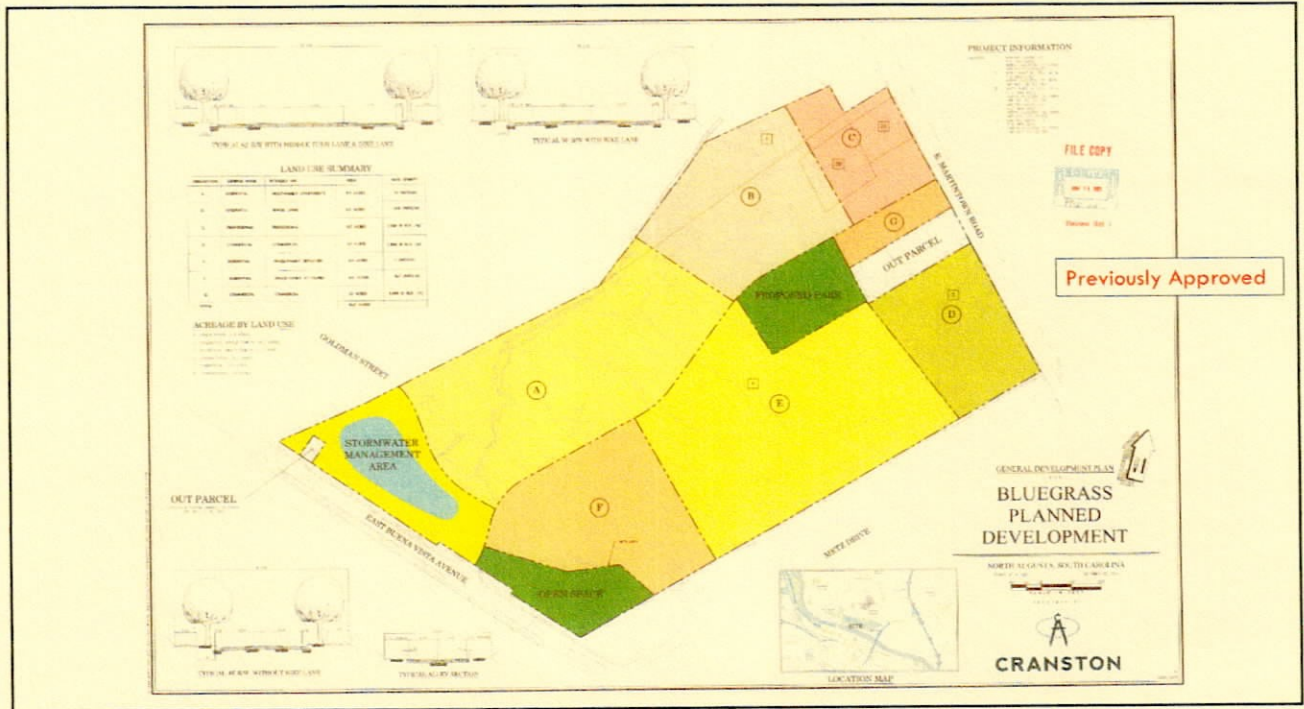
Building Elevations of Tracts A, B, E, and F will comply with the NADC design guidelines

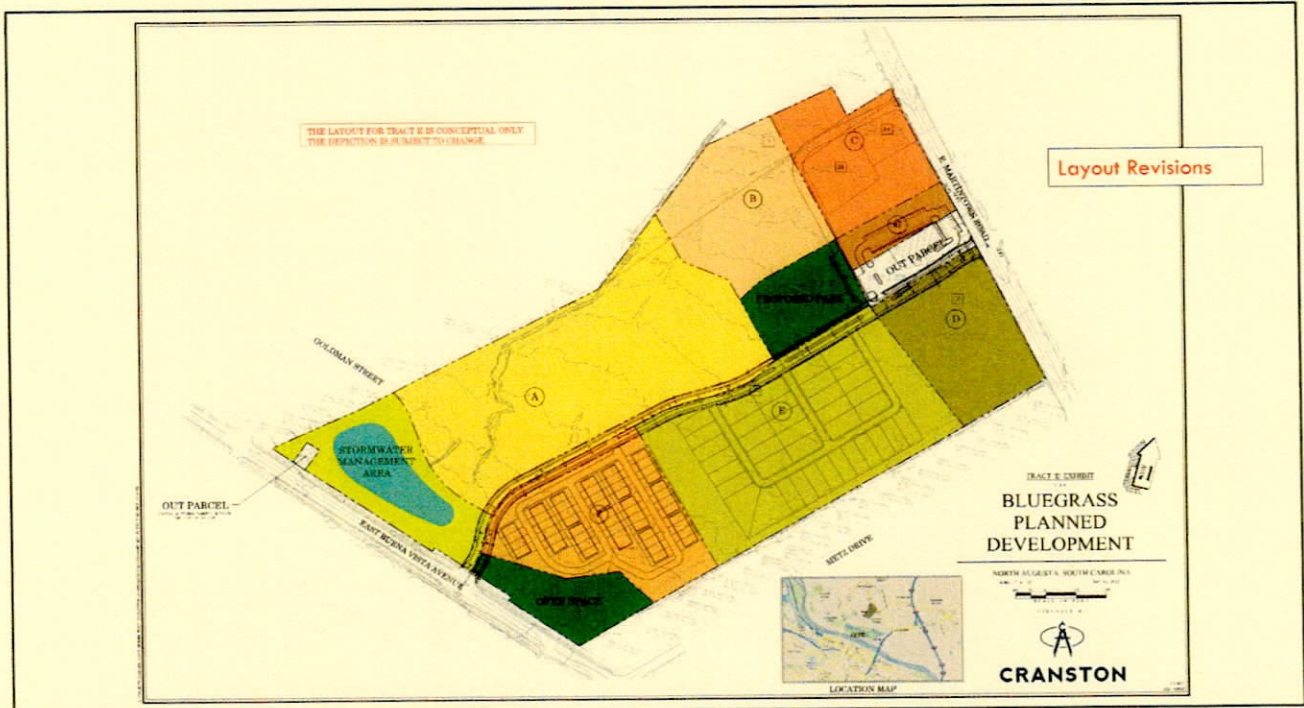
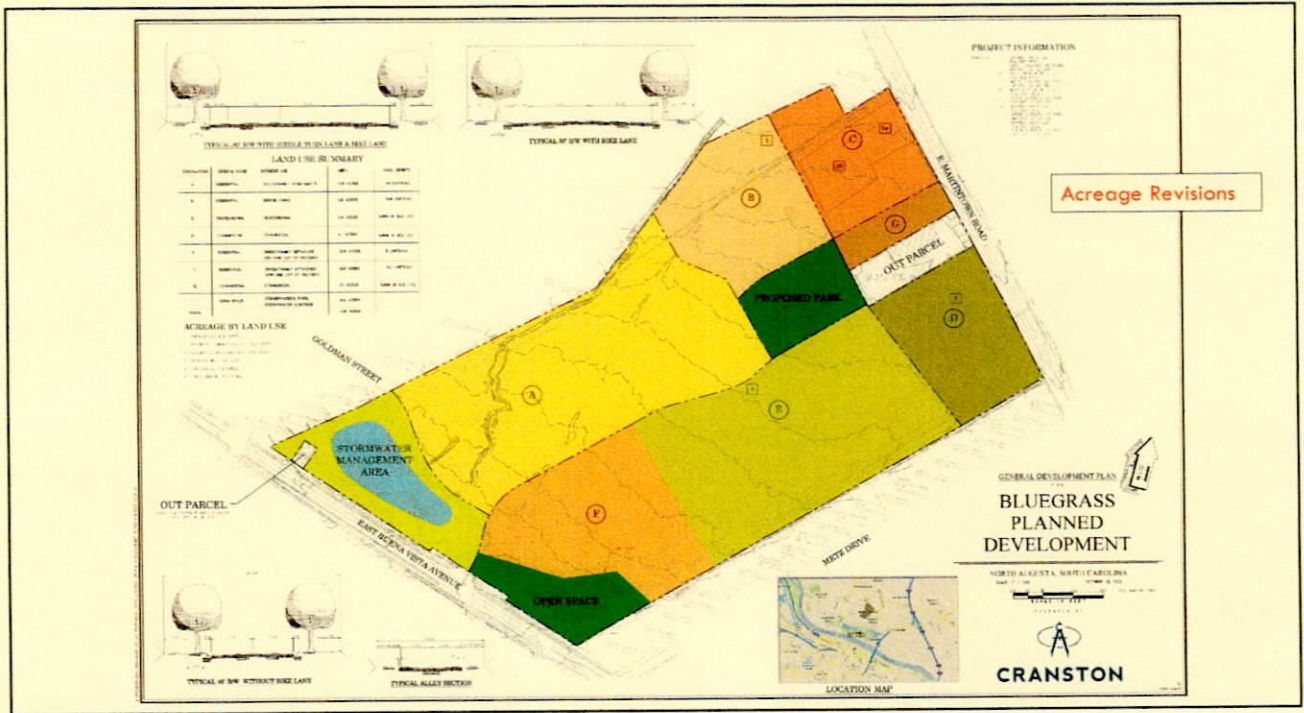
Planting is not required in any utility easement on any parcel

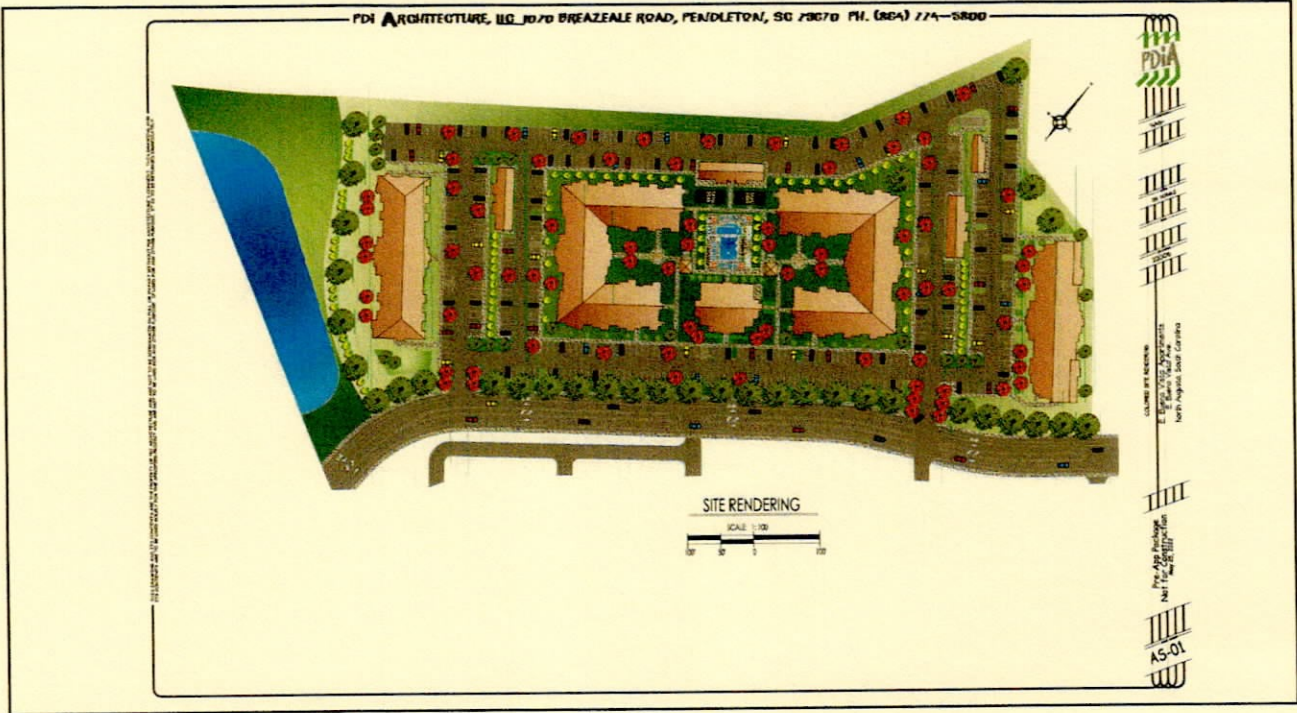
Minimum width for perimeter parking lot landscape is reduced from 15 feet to 5 feet between the spine road and any parking lot area to allow for variability in alignment.

North Augusta City Council









PDI ARCHITECTURE, LLC 3070 BREAZEALE ROAD, PENNINGTON, SC 29670 PH. (803) 774-5800

NO.	DESCRIPTION
1	WOOD SHAKES
2	BRICK
3	CONCRETE
4	GLASS
5	IRON
6	STEEL
7	ALUMINUM
8	ASPH/FLT
9	EIFS
10	EIFS
11	EIFS
12	EIFS
13	EIFS
14	EIFS
15	EIFS
16	EIFS
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PDI ARCHITECTURE, LLC

 3070 BREAZEALE ROAD

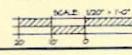
 PENNINGTON, SC 29670

 PH. (803) 774-5800

 FAX (803) 774-5801

 WWW.PDIARCHITECTURE.COM

 A-28



DEPARTMENT DETAILS*for July 11, 2022*FINANCE:

Utilities Updates:

- July 18th Due Date for Cycle 2
- July 19th-20th Disconnect for Cycle 1

PUBLIC SERVICES:

- Materials Recovery Facility - Demolition Tipping Floor
- Utilities -Water Distribution System Flow & Pressure Test continues July 11-21 in the Downtown area. One hundred sixty-one fire hydrants have been tested to date.

PLANNING AND DEVELOPMENT:

- BZA meeting is tomorrow evening, Tuesday, July 12th at 6:00 p.m.
- Planning Commission next week on Wednesday, July 20th at 7:00 p.m.
- We have received authorization from SCDOT to execute the contract for Georgia Ave. Traffic Calming and Pedestrian Study.

PUBLIC SAFETY:

- "End of Watch Ride / Beyond the Call of Duty" was in North Augusta this morning to honor Officer Dustin Beasley. Chief Thomas would like to thank everyone that came out to show their support.
- On July 27th Dustin Beasley will be inducted into the SC Law Enforcement Hall of Fame.
- Chief Thomas and department Supervisors will have an in-house teambuilding conference on July 26 and 28.

PARKS, RECREATION AND TOURISM:

- Music in the Park Series will host their last concert of the series this Thursday evening at Maude Edenfield Park with the Chris Ndeti Trio performing at 7pm.
- Nike Peach Jam tournament begins this Sunday at the Riverview Park Activities Center. Tournament will be played July 17-24.

ENGINEERING AND PUBLIC WORKS:

- Bluff Avenue Streetscape
- Knobcone Avenue Sidewalk

HUMAN RESOURCES:

City Clerk – Administration

Grade: 16

Salary Pay Rate: \$48,974.64 - \$58,769.57

Closing Date: Until Filled

Communications Technician – Public Safety

Grade: 9

Salary Pay Rate: \$17.27 - \$20.73/hour

Closing Date: Until Filled

Firefighter – Public Safety

Grade: 3

Salary Pay Rate: \$11.90 - \$14.28/hour

Closing Date: Until Filled

Grounds Worker II – Parks, Recreation and Tourism

Grade: 6

Salary/Pay Rate: \$14.59 - \$17.50/hour

Closing Date: Until Filled

Grounds Worker II – Property Maintenance

Grade: 6

Salary/Pay Rate: \$14.59 - \$17.50/hour

Closing Date: Until Filled

Heavy Equipment Mechanic I – Sanitation

Grade: 9

Salary Pay/Rate: \$17.27 - \$20.73/hour

Closing Date: Until Filled

Public Safety Officer – Public Safety

Grade: 15

Salary/Pay Rate: \$21.19 - \$25.43/hour

Closing Date: Until Filled

Sanitation Worker - Sanitation

Grade: 4

Salary/Pay Rate: \$12.80 - \$15.35/hour

Closing Date: Until Filled

Utility Worker I – Water/Wastewater

Grade: 4

Salary/Pay Rate: \$12.80 - \$15.35/hour

Closing Date: Until Filled