



DISCUSSION ITEMS FOR
AUGUST 15, 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: August 12, 2022

SUBJECT: Regular City Council Meeting of August 15, 2022

REGULAR COUNCIL MEETING

ITEM 5. PERSONNEL: Sharon Lamar, Retirement – Recognition of Service to the City of North Augusta

Mayor Williams will recognize Sharon Lamar's retirement.

ITEM 6. PERSONNEL: Kim Newcomb, Retirement – Recognition of Service to the City of North Augusta

Mayor Williams will recognize Kim Newcomb's retirement.

Kim began working for the City of North Augusta in 2013 on a 6-month contract to help support the Public Safety in-car laptops. Her contract was extended another 6 months and her job duties started evolving as Public Safety required more technology. It was very obvious that we needed her full time and she was promoted to PC Support Technician in 2014. In addition to maintaining laptops, Kim supports all of the desktop computers and printers for Public Safety. She also supports and maintains the body cameras the officers wear as well as the in-car cameras, which could almost be a full time position by itself. She helps maintain the 911/CAD software suite that is a critical component for ensuring that Public Safety can operate effectively. In addition, to her Public Safety duties Kim is quick to jump in and help where needed, whether it be access control, security cameras, user access, or new employee network setup. She is always willing and ready to take on new challenges. Her commitment and dedication to the City is evident to everyone as she has been recognized twice as Employee of the Quarter. She is known as "The Queen" in the IT department. While we are going to dearly miss her, we are also happy that she will be joining her husband, Mike, in retirement to enjoy the next chapter of their lives.

ITEM 7. CITY CODE: Ordinance No. 2022-13 – To Amend Section 2-36 – Regular Meeting Days of the Code of Ordinances for the City of North Augusta to Provide for the Cancellation of the First Meeting in April in the Event Such Meeting Comes During the Week of the Masters Golf Tournament; Ordinance – First Reading

An ordinance has been prepared for Council's consideration on first reading to amend Section 2-36 – Regular Meeting Days of the Code of Ordinances for the City of North Augusta to provide for the cancellation of the first meeting in April in the event such meeting comes during the week of the Masters Golf Tournament.

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

ITEM 8. PLANNING AND DEVELOPMENT: Ordinance No. 2022-14 – 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

An ordinance has been prepared for Council's consideration on first reading to approve the general development plan for the 51.85± acre Blue Grass Place planned development on East Martintown Road and East Buena Vista.

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

ITEM 9. CITY PROPERTY: Resolution No. 2022-32 – Authorizing the Removal of Artifacts from the Site of the Future Public Safety Headquarters on Georgia Avenue to the Arts and Heritage Center in North Augusta

A resolution has been prepared for Council's consideration authorizing the removal of artifacts from the site of the future Public Safety Headquarters on Georgia Avenue to the Arts and Heritage Center.

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

ITEM 10. PARKS, RECREATION AND TOURISM: Resolution No. 2022-33 – A Resolution Authorizing the Purchase of a Mobile Stage

A resolution has been prepared for Council's consideration authorizing the purchase of a mobile stage.

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

ITEM 11. PARKS, RECREATION AND TOURISM: Resolution No. 2022-34 – Concurrence with No Adverse Effects Determination Related to the State Route 4/US Highway 25 Business at Savannah River at South Carolina State Line Bridge Replacement Project #0013927

A resolution has been prepared for Council's consideration to concur with the no adverse effects determination to the State Route 4/US Highway 25 Business at the Savannah River at the South Carolina State Line bridge replacement project #0013927.

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

ITEM 12. FINANCE: Resolution No. 2022-35 - A Resolution Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 3

A resolution has been prepared for Council's consideration authorizing the third expenditure of Coronavirus State and Local Fiscal Recovery Funds.

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

ITEM 13. ENGINEERING AND PUBLIC WORKS: Resolution No. 2022-36 – Resolution Authorizing Funding for the Greenway Bridge at Waterworks

A resolution has been prepared for Council's consideration authorizing funding for the Greenway Bridge at Waterworks Park.

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

ITEM 14. PUBLIC SAFETY: Resolution No. 2022-37 - Resolution Authorizing Funding for Public Safety 911 Dispatch Software

A resolution has been prepared for Council's consideration authorizing funding for SMARTCOP, Public Safety 911 dispatch software.

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

ITEM 15. HUMAN RESOURCES: Resolution No. 2022-38 - A Resolution Authorizing Funding for Supplemental Employee Compensation through the Use of Coronavirus State and Local Fiscal Recovery Funds

A resolution has been prepared for Council's consideration authorizing funding for supplemental employee compensation through the use of Coronavirus State and Local Fiscal Recovery Funds.

Please see ATTACHMENT #15 for a copy of the proposed resolution.

ORDINANCE NO. 2022 -13
TO AMEND SECTION 2-36 REGULAR MEETING DAYS, OF THE CODE
OF ORDINANCES FOR THE CITY OF NORTH AUGUSTA TO PROVIDE
FOR THE CANCELLATION OF THE FIRST MEETING IN APRIL IN THE
EVENT SUCH MEETING COMES DURING THE WEEK OF THE
MASTERS GOLF TOURNAMENT

WHEREAS, Section 5-7-250 (a) of the Code of Laws of the State of South Carolina provides that: "the Council, after public notice, shall meet regularly at least once in every month at such times and places as the Council may prescribe; and,

WHEREAS, Section 2-36 of the Municipal Code for the City requires that the Council meet regularly twice each month for the transaction of business but does provide for the cancelation of a meeting in the event that the regular scheduled meeting day falls on a holiday; and,

WHEREAS, Council has determined that historically a Council meeting in April that coincides with Masters week is generally a very low attended meeting and many times creates substantial conflicts for Council members; and,

WHEREAS, Council has determined that it would be reasonable to include the cancellation of the regularly scheduled meeting if it occurs during Masters week;

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:

- A. That Section 2-36 of the Municipal Code is hereby deleted in its entirety and replaced with the following, so that when amended said section would read as follows:
Section 2-36 regular meeting days/exceptions – the Council shall meet regularly twice each month, for the transaction of business. The first regular meeting shall be held on the first Monday of month. The second regular meeting in each month shall be held two weeks after the first regular meeting in that month. Provided however, that when any such first or third Monday of a month is a holiday recognized by the City or if the meeting day is during the week of the Masters Golf Tournament, that such regularly scheduled meeting shall not be held.
- B. All Ordinances or parts of Ordinances in conflict herewith or, to the extent of such conflict, hereby repealed.
- C. 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

ORDINANCE NO. 2022-14
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 51.85± ACRE BLUEGRASS PLACE PLANNED DEVELOPMENT
ON EAST MARTINTOWN ROAD AND EAST BUENA VISTA

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from SC North Augusta Buena Vista, LLC requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 51.85± acres located on the east side of on East Martintown Road and East Buena Vista; and

WHEREAS, the developer, SC North Augusta Buena Vista, LLC of Columbia, South Carolina, proposes a mixed use development on five parcels: tax parcel numbers 007-016-13-001, 007-12-12-009, 07-12-12-007, 07-12-12-006, and 07-12-12-005; and

WHEREAS, the North Augusta Planning Commission, at its December 16, 2021 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 51.85± acre Bluegrass Place Planned Development.

WHEREAS, City Council held first reading on February 7, 2022 and a motion was made to delete from the plan the connection road to Golden St. with such motion being approved by 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. The General Development Plan for the 51.85± acre Bluegrass Place Planned Development is hereby approved as outlined below and as shown on the attached plat and identified as "General Development Plan" as prepared by Cranston Engineering, dated October 15, 2021 without the connectivity to Goldman St. and The General Development Plan Narrative for Bluegrass Place as prepared by Cranston Engineering, dated November 16, 2021
 - A. Scope of Development: The scope of development described in the General Development Plan for the Bluegrass Place Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Bluegrass Place Planned Development shall be limited to those described in this ordinance.
 1. Minor Modifications: Minor modifications to the development plan and program for valid land use planning and reasonable development

reasons, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of subdivision approval for any portion of a phase or site plan approval for an individual parcel.

2. Flex Density and Intensity: Up to ten (10%) percent of the total residential density or commercial square footage allocated to a parcel may be deducted from the total permitted for that parcel and redistributed to one or more other parcels designated for the same use provided the total density or intensity of a recipient parcel is not increased by more than ten (10%) percent.

B. Development Program:

<u>Parcel</u>	<u>Permitted Uses</u>	<u>Area in Acres</u>	<u>Maximum Density (units per gross acre) or Intensity (gross building area in sq. ft. per acre)</u>
A	Multi-Family Apartments	12.9	36 units/acre
B	Senior Living	4.8	14.8 units/acre
C	Professional	3.8	5,000 sf building/ acre
D	Commercial	4.1	5,000 sf building/ acre
E	Single-Family Detached	10.8	5 units/acre
F	Single-Family Attached	6.0	16.7 units/acre
G	Commercial	1.1	5,000 sf building/ acre
H	Open Space	8.3	NA

Single-family residential uses may be developed on one lot of record and managed by a rental company.

- C. Parking Requirements: The minimum parking ratio will be determined by the standards set forth in the North Augusta North Augusta Development Code for the applicable use.

- D. Development Standards: Development standards applicable to individual commercial and professional tract sites C, D, and G shall be those used for the General Commercial District and , except as provided for in this section and in other sections of this ordinance:

1. All setback lines shall be measured from the property line.
2. The side setbacks on the parcels in Tract C, D, and G will have 20-foot front setbacks, 0 or 5-foot side setbacks, and a 15-foot rear setbacks.
3. Setbacks along E. Martintown Road and E. Buena Vista Avenue will be consistent with existing structures through those corridors.

Development standards applicable to residential areas shall be as provided in the NADC as R-5, Mixed Residential and applied to parcels at the time of concept plan approval.

1. The maximum front setback allowed for parcel A is 140 ft. for principal structures. Accessory uses including garages, maintenance buildings, car wash, shelters, etc. shall be exempt from the maximum front setback requirements.

E. Plan Approval Process: Subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of development permits.

1. Master Utility Plan – Master plans for water distribution; sewage collection; and stormwater quality, detention and drainage shall be developed and approved prior to or coincidental with the initial phase concept plan. The level of detail provided in the master utility plans shall be determined by the Project Engineer and City Engineer.
2. Master Circulation Plan – A master circulation plan that incorporates the conclusions of the Ramey Kemp Associates (RKA) Traffic Engineering study shall be developed and approved prior to or coincidental with the initial phase concept plan.
3. Wetlands Delineation and Mitigation – A wetlands delineation, permit and any mitigation plans approved by SCDHEC and the US Army Corps of Engineers shall be submitted prior to or coincidental with a Concept Plan for any phase that contains jurisdictional wetlands.
4. Phase Concept Plan – A concept plan for each tract identified in the General Development Plan shall be prepared for Planning Commission review and approval prior to or coincidental with the first preliminary plat application for each phase. The phase concept plan shall include an overall circulation system design, utility systems designs, anticipated mix and intensity or density of uses, proposed or draft master covenants and restrictions for the tract, and buffer delineation. The tract concept plan must indicate how the development of the phase will interrelate with the other phases in the development.
5. Preliminary Plat – Preliminary plats for sections or sub-phases of each phase will be processed and reviewed in accordance with the applicable provisions of the North Augusta Development Code, this ordinance and the General Development Plan Narrative for Bluegrass Place.

6. Final Plat – Final plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the North Augusta Development Code and the approved preliminary plat.
 7. Site Plan – Site plans for individual parcels approved in a final plat for any portion of a tract will be processed and reviewed in accordance with the applicable provisions of the North Augusta Development Code, the general development plan ordinance and the General Development Plan Narrative for Bluegrass Place.
- F. Utilities: Water and sewer tap fees for each parcel shall be determined in accordance with the City Code provisions related to utility extensions.
- G. Land Dedication: Land dedicated to the City in conjunction with the development will include road rights-of-way, utility easements and drainage ways in accordance with the applicable provisions of the North Augusta Development Code.
- H. Vehicular Access and Circulation: SC North Augusta Buena Vista, LLC shall implement the mitigation recommendations contained in the RKA traffic study in conjunction with each development phase when the trips generated by the phase (or the sum of trips generated by all approved phases) create the impacts requiring mitigation.
1. The development on any parcel may proceed until the total trip generation reaches the threshold identified by RKA that warrants the required off site improvement. Off-site traffic improvements including modifications to the medians in East Martintown Road and East Buena Vista shall be the responsibility of the developer. Upon initiation of construction of an off-site improvement additional development on any tract may resume to the extent the initiated off-site improvements mitigate the traffic impacts of the additional development.
 2. The number and location of exterior access points, full turning intersections, right-in/right-out access points or other limited movement access points, and internal access points to individual parcels from the internal road network to be dedicated to the city shall be reviewed by the city engineer. Exterior access points shall be developed generally as shown with Access 1 and Access 2 shown on RKA traffic analysis having one ingress lane and two egress lanes. Preliminary interior locations of the road network are shown on the general development plan. Necessary modifications to the location of access points to individual tracts shall be made at the time of concept plan consideration for each tract.

3. Vehicular cross-access shall be provided between all commercial parcels where possible and not prohibited by grade or other topography issues.
- I. Pedestrian Circulation: Pedestrian connections between the various residential and commercial sections of the development shall be provided.
 1. Any and all new sidewalks necessary along the East Martintown Road and East Buena Vista Avenue rights-of-way must be six (6) feet in width and shall be installed no closer than six (6) feet from the back of the finished curb.
 2. Five (5) foot sidewalks shall be provided in the commercial areas on both sides of the street. Five (5) foot sidewalks shall be provided on at least one side of the street in residential areas.
 3. Pedestrian walkways consisting of five (5) foot sidewalks shall be provided between all adjacent commercial parcels. Where grade differences require, stairs or steps shall be installed.
 4. Pedestrian crossings of all roads, driveways, and internal circulation ways, both public and private, shall be treated with a differentiating pavement treatment.
 - J. Buffers and Landscaping: Landscaped buffers, site landscaping and parking lot landscaping, and street trees shall be provided in the development as required for the applicable use by the North Augusta Development Code. Title to the required buffers shall be retained by a property owners' association or deed-restricted to prevent a change of use.

Individual buffer specific landscape plans shall be developed and submitted with the applicable parcel site plan that show the locations of any retaining walls and new slopes within the buffer and details how the buffer and retaining wall will be treated. Such landscape plans shall include any necessary or proposed fencing as well as landscape material.

1. Fencing provided within the buffers located on or near the property lines between the commercial and residential uses may be permitted. The Planning Commission shall approve the height and style of the fence at the site plan stage. The fence shall be no less than five (5) feet in height. Alternatively, a solid fence made of wood, vinyl, metal, or masonry may be constructed.
2. A solid 8-foot wooden privacy fence shall be erected between the apartments on Tract A and the adjacent school.
3. Commercial parking lot landscaping shall be designed to maximize the pervious surface area within the parking area.

4. Each commercial structure developed shall be provided with foundation/perimeter landscaping between the structure and access drives and sidewalks (excluding loading areas). Landscaping material installed along walls with no fenestration shall be selected and maintained to screen large expanses of blank wall.
 5. Planting is not required within utility easements on any parcel.
 6. The minimum width allowed for perimeter parking lot landscaping is 5 ft. between the spine road and any parking lot area to allow for variability in alignment.
- K. Applicable Standards for Review: The information contained in the General Development Plan shall supplement the provisions of this ordinance and shall be used in the review of subdivision and site plans for projects within Bluegrass Place. In the event of a conflict between the provisions of this ordinance and the content of the General Development Plan, the provisions of this ordinance shall prevail. General design criteria and development standards (parking, landscaping, etc.) applicable to each phase of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as provided for in the North Augusta Development Code as it may be amended.
- L. Additional Provisions: Additional conditions applicable to the development are:
1. Design guidelines for the dwellings to be constructed in Tracts A, B, E, and F shall comply with the design guidelines in the North Augusta Development Code and elevations shall be included with the preliminary plat or site plan submission for review.
 2. Proposed or anticipated covenants and deed restrictions on the parcels to be sold and the management of common areas shall be provided in conjunction with the concept plan and plat submission for each phase.
 5. Exterior lighting details shall be included with each commercial site plan application, including a description of the lighting levels during business versus non-business hours and shall comply with the North Augusta Development Code.
 6. Outdoor display and sale of merchandise must be approved by the Planning Commission at site plan approval or is otherwise prohibited.

7. Overnight or extended parking of tractors, trailers, or railroad/truck shipping containers shall be confined to designated areas behind buildings. No tractor, trailer, container, or recreational vehicle parking shall be permitted on or in any parking area, circulation corridor or outdoor sales and display area.
8. Excessive noise associated with any use in the development including loading, unloading, trash compaction, building maintenance, parking lot or landscaping maintenance or any other activity shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
9. Architectural plans of all elevations of proposed commercial buildings shall be submitted with a site plan application.

Permitted Materials – The following building exterior wall materials are permitted:

- a. Brick
- b. Split-face concrete block
- c. Parged block
- d. Glass block
- e. Decorative concrete masonry units (CMUs) (i.e. textured, glazed and other special treatments or materials)
- f. Stone
- g. Terra cotta
- h. Fiber cementitious board siding materials
- i. Traditional (real) stucco or plaster
- j. Carrera glass
- k. Windows, window glazing and architectural glass panels
- l. Architectural metal panels, laminated or otherwise
- m. Exterior finish wood materials as approved by the Department.

Permitted Materials With Limitations – The following building exterior wall materials are permitted with limitation;

- a. Ceramic tile as an accent on up to ten percent (10%) of the wall area.
 - b. Drainage-backed synthetic stucco (Drainage-Backed Exterior Insulation Finishing System [Drainage-Backed EIFS]) may be applied to any wall surface four feet or more above adjacent grade.
10. Waivers may be approved for loading, maintenance, screened storage and other areas shielded from public view.
 11. Stormwater detention areas shall be fenced for safety and landscaped to shield the fencing, rip rap, and drainage structures.

Black vinyl clad chain link fence shall be installed below the upper edge of each detention area in a manner as to be obscured by the landscaping on top of the detention area.

12. Signs: Signs shall conform to the provisions of the North Augusta Development Code unless specified otherwise herein.
- a. Wall signage size shall be permitted as provided for in the North Augusta Development Code. The sign panels shall be darker in color than the lettering and graphics.
 - b. One freestanding monument sign may be permitted for each commercial or professional parcel adjacent to an interior street. Monument signs shall not exceed 60 square feet in area or 10 feet in height and may advertise only the business or businesses located on the parcel. The sign panels shall be darker in color than the lettering and graphics.
 - c. One freestanding "Bluegrass Place" identification sign may be located at both the main East Martintown Road entrance and the East Buena Vista Avenue entrance. Each monument sign shall not exceed 120 square feet in area or 20 feet in height. The sign panels shall be darker in color than the lettering and graphics and may include commercial and professional uses, apartment and living facilities, and other subdivision identifications that are contained within the Bluegrass Place development.
13. The developer shall provide a maintenance guarantee supported by a letter of credit or monetary deposit as required by the North Augusta Development Code.

- II. All 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

Department of Planning and Development



Project Staff Report
PDM22-001 Bluegrass Place
Meeting Date: June 15, 2022

SECTION 1: PROJECT SUMMARY

Project Name	Bluegrass Place
Applicant	SC North Augusta Buena Vista, LLC
Engineer	Cranston Engineering Group
Address/Location	Between East Buena Vista Avenue and East Martintown Road
Parcel Numbers	007-16-13-001, 007-12-12-009, 007-12-12-007, 007-12-12-005, and 007-12-12-006

SECTION 2: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review a request for approval of a Planned Development General Development Plan for the proposed Bluegrass Place Planned Development based on NADC Section 5.7.

NADC 5.7 General Development Plans

- 5.7.3.4 The Department shall report its findings to the Planning Commission as to:
- a. Type of PD proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development.
 - b. Relation to major roads, utilities and other facilities and services.
 - c. Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed.
 - d. Compliance of the general development plan with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any, with reasons therefore.
 - e. Desirable specific modifications in regulations or the Comprehensive Plan as applicable in the particular case based on determinations that such modifications are necessary or justified in the particular case. Any recommended modifications shall be supported by demonstration that the public purpose of the Comprehensive Plan, PD District or other regulations would be met to at least an equivalent degree.

5.7.3.5 Based on such findings, the Department shall recommend approval of the PD general development plan as proposed, approval conditioned on specific stated modifications, or denial with reasons therefore.

5.7.3.6 The Planning Commission shall have thirty (30) days from the Planning Commission meeting at which the PD general development plan application is considered to submit its report and recommendation on the application to the City Council.

5.7.3.7 The City Council shall consider the application within thirty (30) days from receipt of the Planning Commission's recommendation. Approval by the City Council shall be in the form of an ordinance approving the PD general development plan.

a. The City Council may approve the application as recommended by the Planning Commission, may approve the application with specific modifications or other applicable regulations, or may deny the application.

b. If amendment of the Comprehensive Plan or this Chapter is required, the City Council shall receive the recommendation of the Planning Commission within thirty (30) days but shall not take any action on the ordinance approving the PD general development plan until it has acted on the amendment of the Comprehensive Plan or this Chapter or both as necessary.

5.7.4 Approval Criteria-- In making its report, the Planning Commission should consider the following factors:

a. The relationship of the request to the Comprehensive Plan;

b. Whether the request violates or supports the Comprehensive Plan;

c. Whether the permitted uses would be appropriate in the area concerned; and

d. Whether adequate public facilities such as roads, water and sewer facilities, drainage facilities, and schools and other public services exist or can be provided to serve the needs of the development.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the Planned Development General Development Plan request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on May 27, 2022. The property was posted with the required public notice on June 1, 2022. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website at www.northaugusta.net on June 1, 2022.

SECTION 4: SITE HISTORY

The subject parcels are currently vacant. Bluegrass Place is a planned mixed-use development. Proposed uses include multifamily apartments, senior living, professional and commercial offices, single-family detached and attached housing.

The Planning Commission reviewed a Sketch/Concept Plan for the proposed Planned Development at the regular meeting of August 19, 2021. The Planning Commission recommended the PD General Development Plan for approval by City Council at the regular meeting of December 16, 2021. City Council approved the General Development Plan and adopted Ordinance No. 2022-03 on March 7, 2022. The applicant is requesting changes to the mix of uses and development standards for specific parcels that warrant a major modification to the PD and additional review by the Planning Commission.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Commercial/Single-Family Residential	Mixed Use/Commercial/Low Density Residential	GC, General Commercial
South	Vacant	Mixed Use	PD, Planned Development/GC, General Commercial/R-10, Medium Lot, Single-Family Residential
East	Single-Family Residential	Mixed Use/Commercial	R-7, Small Lot, Single-family residential
West	School/Single-Family Residential	Mixed Use/High Density Residential/Institutional, Government, and Public Facilities	P, Public Use/R-7, Small Lot, Single-Family Residential/GC, General Commercial

Access – The subject site currently has access from East Martintown Road, East Buena Vista Avenue, and Goldman Street. As part of the approval of the PD, the Goldman Street access will not be utilized.

Topography – Topography across the site is variable. Higher elevations are located along the East Martintown Road frontage. Low lying areas are located to the West of the site where stormwater runs North to South.

Utilities – Sanitary sewer connection is proposed for Goldman Street. An existing water main is located along Goldman Street, East Buena Vista Avenue, and East Martintown Road. Utilities will have to be extended to the site.

Floodplain – The subject property is not within federally designated floodplain. A wetland area located in the southeast corner of the property is under the jurisdiction of the U.S. Corps of Engineers.

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

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant has revised the project narrative to allow the single-family residential uses to be provided on one lot of record. The mix of detached homes and townhomes will be managed by a professional management group responsible for their maintenance. The change affects the review of the parcels, as the design will be treated as multifamily.

The applicant has also requested relief from the 25 ft maximum front building line for multifamily parcels, exemptions from trees required in parking areas that encroach on utility easements, and perimeter parking lot landscaping for the apartment complex.

If approved, these items must be addressed in the final ordinance language. Otherwise, the requests will require a variance or waiver, as applicable at the time of site plan or preliminary plat submittal for individual phases.

Section 5.7.3.4 of the NADC prescribes the issues and factors that must be taken into account by the staff and Planning Commission in the review of general development plans for proposed Planned Developments. The following discussion addresses each of the findings listed in the NADC.

1. *Type of PD proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development.*

The North Augusta Development Code requires Planned Development sites to be a minimum ten (10) acres in area. The subject property is over thirty acres in size. The proposed development includes multi-family dwellings adjacent to the existing North Augusta Elementary School and single family attached and detached dwellings adjoining the existing single-family dwellings along Metz Drive. Commercial and professional uses including a senior living development will be located closer to the East Martintown Road frontage. Based on the proposed uses, general layout proposed, the implementation of infill development and the interconnectivity of multiple developments with the existing infrastructure, the proposed project generally complements the existing and anticipated future mixed use development in the area.

2. *Relation to major roads, utilities and other facilities and services.*

Access to the parcel will be via a new road system extending from East Buena Vista Avenue and East Martintown Road into the subject parcel. A proposed entrance aligning with Laurens Street is subject to SCDOT approval. A curb cut from East Buena Vista Avenue to the site is existing as a result of the Atomic Road widening project. City water is available adjacent to the site. City sanitary sewer is available immediately adjacent to the site.

3. *Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed.*

The property is currently owned by SC North Augusta Buena Vista, LLC. Individual phases of the project will be developed independently and bound by the parameters of the approved general development plan.

4. *Compliance of the general development plan with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any, with reasons therefore.*

Plans proposed at this time are adequate for the purpose of General Development Plan approval.

5. *Desirable specific modifications in regulations or the Comprehensive Plan as applicable in the particular case based on determinations that such modifications are necessary or justified in the particular case. Any recommended modifications shall be supported by demonstration that the public purpose of the Comprehensive Plan, PD District or other regulations would be met to at least an equivalent degree.*

The Comprehensive Plan identifies the property as Mixed Use on the Future Land Use Map and the proposed uses are consistent with the category. No modifications to the North Augusta Development Code, Official Zoning Map, or the Comprehensive Plan are necessary to approve and implement the Bluegrass Place General Development Plan.

Section 5.7.4 of the NADC, Approval Criteria, lists factors the Planning Commission should consider in making its report to the City Council.

1. *The relationship of the request to the Comprehensive Plan.*

The Future Land Use Element of the city's Comprehensive Plan classifies the property as Mixed Use. The Mixed Use classification allows for a variety of uses including most residential, commercial, institutional, government, and religious uses. Areas adjacent to major arterial corridors are appropriate for the mixed use classification and allows zoning districts with substantially different standards to be located adjacent to each other. The proposed development provides multi-family units, single family units, commercial uses, open space and a Greenway extension to East Buena Vista Avenue. The proposed General Development Plan is consistent with the Future Land Use Element of the Comprehensive Plan. The proposed project is also consistent with Comprehensive Plan policies for priority investment areas along Martintown Road. The vision for Martintown Road is new mixed use development along major corridors in aging commercial areas, improved connectivity between mixed use centers and surrounding neighborhoods, and new housing options integrated into new mixed use centers.

2. *Whether the request violates or supports the Comprehensive Plan;*

Based on the proposed uses, general layout, the implementation of infill development and the interconnectivity of multiple developments with the existing infrastructure, the proposed project generally supports the goals of the Comprehensive Plan. Section 6.2 of the Comprehensive Plan supports providing a more varied housing stock with mixed-income neighborhoods, providing housing types at higher densities including multifamily apartments, and creating additional connections in the existing street network to make North Augusta a more walkable city. The proposed road layout will create a connection between two major corridor roads.

3. *Whether the permitted uses would be appropriate in the area concerned.*

The proposed development provides a mix of multi-family and single family residential uses as well as senior living. The proposed residential uses provide additional housing options in this part of the City. The General Development Plan has carefully considered the layout of commercial and residential uses in relation to the surrounding neighborhood. Commercial

uses are oriented adjacent to the existing East Martintown Road and Knox Avenue commercial corridor. Open spaces and green spaces provided in the plan allow additional recreational opportunities and will provide access to the Greenway at the River Club subdivision entrance. The proposed Planned Development is compatible with surrounding area and existing developments.

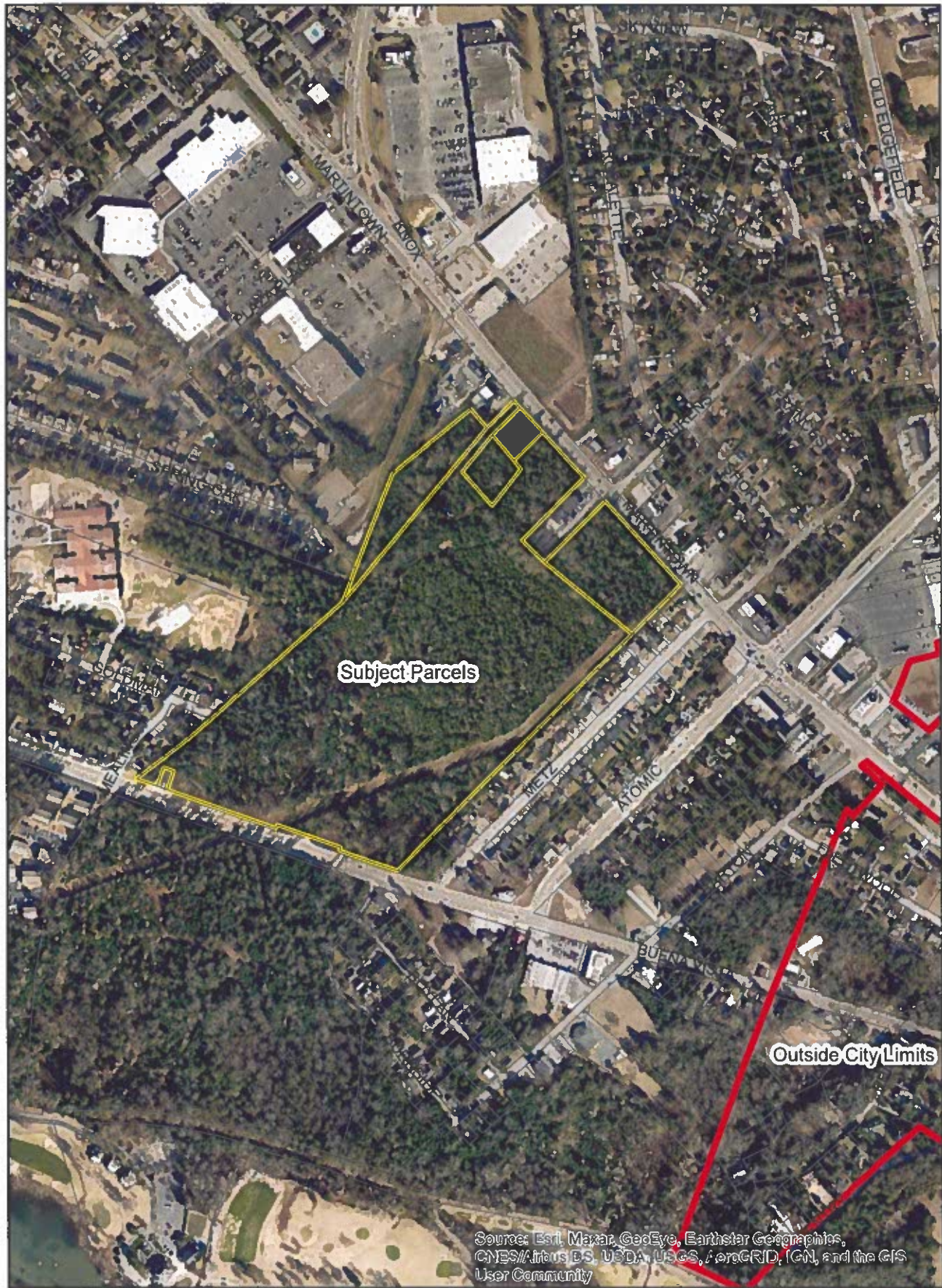
4. *Whether adequate public facilities such as roads, water and sewer facilities, drainage facilities, and schools and other public services exist or can be provided to serve the needs of the development.*

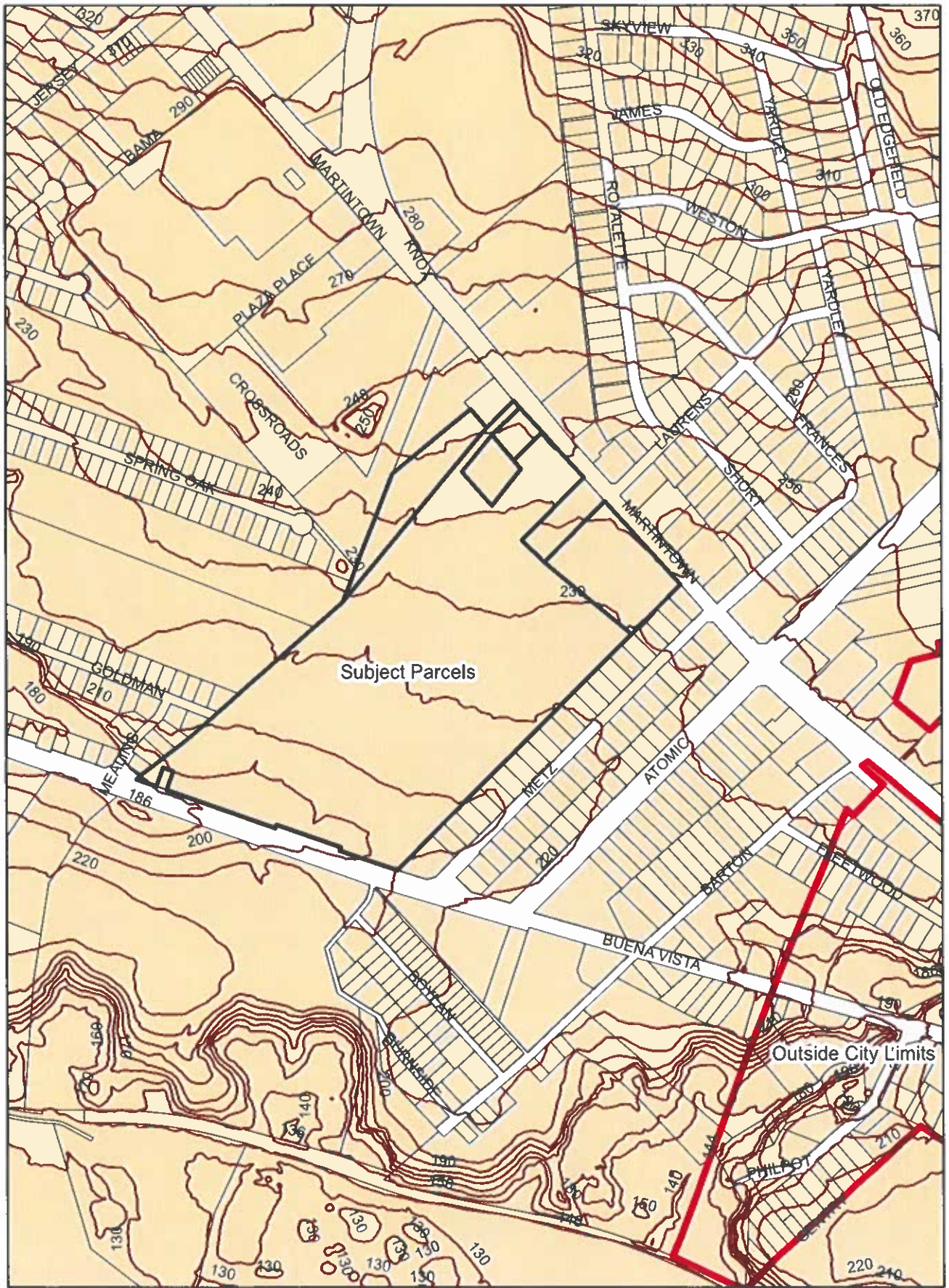
There will be a nominal impact on schools and social services, although an accurate demographic estimate is difficult because the ultimate mix of residents is not known. Additional review will be conducted as part of the preliminary plat application and site plan stages to verify the impacts to the existing utility services (sanitary sewer, potable water and storm sewer) and ensure compliance with city, state, and federal requirements.

SECTION 7: ATTACHMENTS

1. Project Maps
2. Public Notice
3. Application Materials
4. Revised GDP Narrative
5. Proposed Land Use Map
6. Traffic Circulation Plan
7. Utility Plan
8. Draft Ordinance

Cc: Robert Wright, SC North Augusta Buena Vista, LLC, via email
James Dean, Cranston Engineering Group, via email

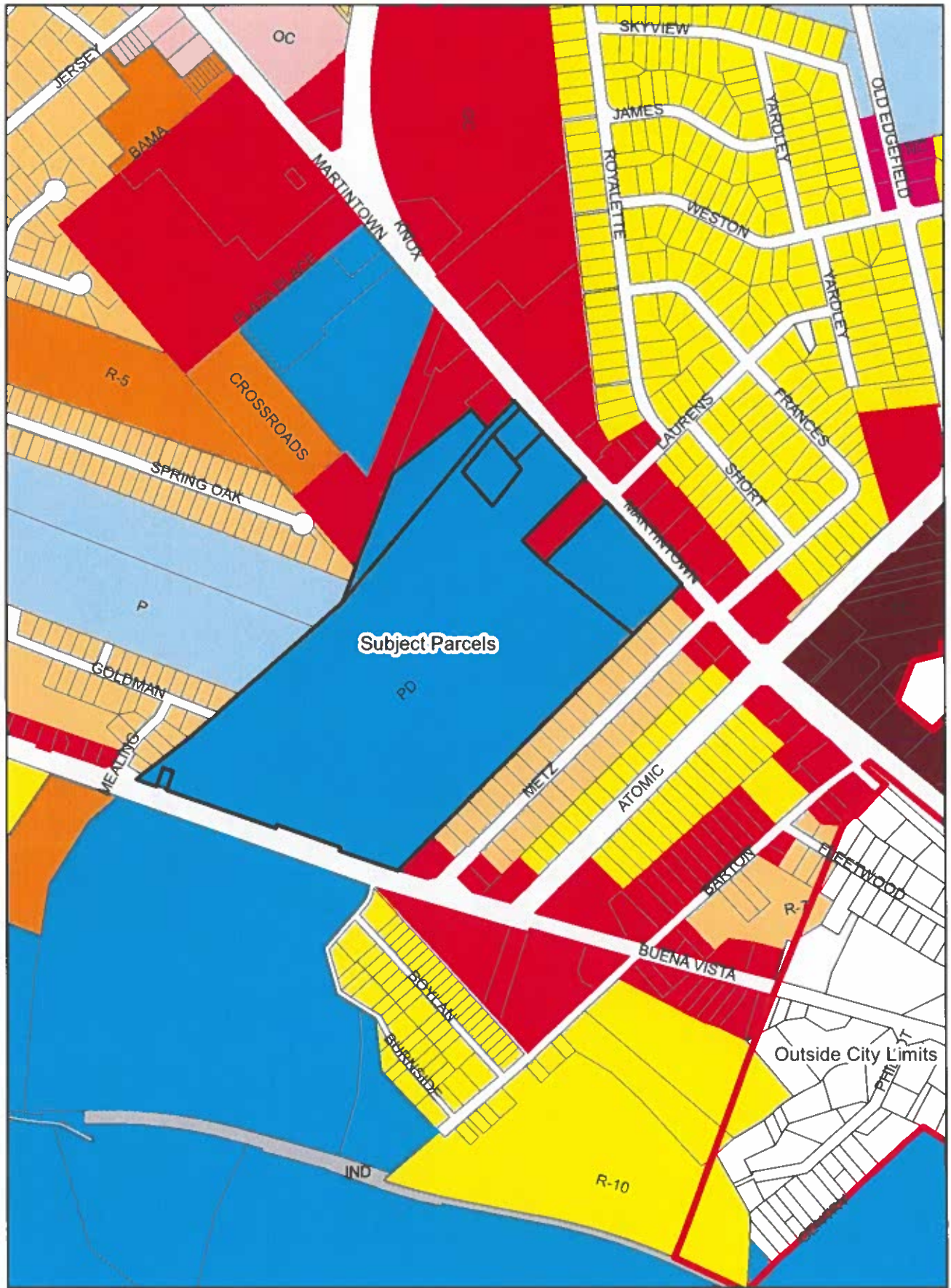




Date: 5/26/2022

Topography Map
PDM22-001 Bluegrass Place
TPNs 007-16-13-001, 007-12-12-009,
007-12-12-007, 007-12-12-005,
and 007-12-12-006



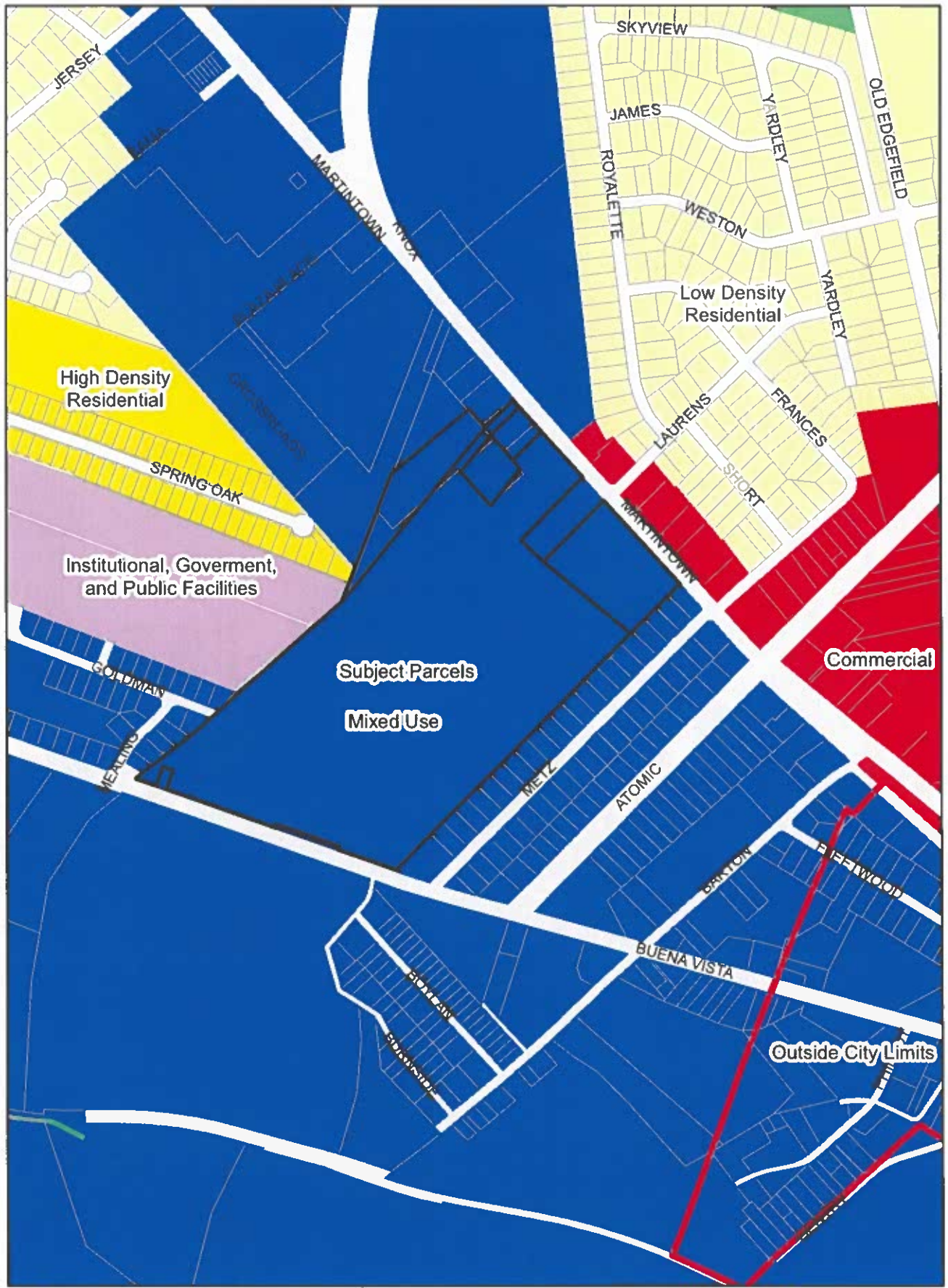


0 135 270 540 810 1,080



Date: 5/18/2022

Zoning Map
 PDM22-001 Bluegrass Place
 TPNs 007-16-13-001, 007-12-12-009,
 007-12-12-007, 007-12-12-005,
 and 007-12-12-006



Date: 5/26/2022

Future Land Use Map
 PDM22-001 Bluegrass Place
 TPNs 007-16-13-001, 007-12-12-009,
 007-12-12-007, 007-12-12-005,
 and 007-12-12-006

Application for Development Approval

Please type or print all information



Staff Use

Application Number PDM22-001

Date Received 5-16-22

Review Fee 1250.00

Date Paid 5-16-22

1. Project Name Bluegrass Place

Project Address/Location Between East Buena Vista & Martintown Road

Total Project Acreage 51.8 acres Current Zoning PD

Tax Parcel Number(s) 007-16-13-001, 007-12-12-006, 007-12-12-007, 007-12-12-005, 007-12-12-009

2. Applicant/Owner Name SC North Augusta Buena Vista Martintown, LLC Applicant Phone (980) 521-6264

Mailing Address 201 Riverplace, Suite 400

City Greenville ST SC Zip 29601 Email rwright@realtylinkdev.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 Group Firm Phone (706) 722-1588

Firm Mailing Address 452 Ellis Street

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

Signature  Date May 13, 2022

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

5/16/22
Date

PHILIP J. WILSON
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 PDm22-001

Date Received 5-16-22

1. Project Name Bluegrass Place

Project Address/Location Between East Buena Vista & Martintown Road

Project Parcel Number(s) 007-16-13-001, 007-12-12-006, 007-12-12-007, 007-12-12-005,
007-12-12-009

2. Property Owner Name SC North Augusta ^{Buena Vista} ~~E Martintown~~, LLC Owner Phone (980) 521-6264

Mailing Address 201 Riverplace, Suite 400

City Greenville ST SC Zip 29601 Email rwright@realtylinkdev.com

3. Designated Agent James Dean

Relationship to Owner Engineer

Firm Name Cranston Engineering Group Phone (706) 722-1588

Agent's Mailing Address 452 Ellis Street

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

Agent's Signature  Date May 13, 2022

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


Owner Signature

Date

5. Sworn and subscribed to before me on this 16th day of May, 2022.


Notary Public

Commission Expiration Date



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, June 15, 2022, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

PDM22-001– 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.

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

Documents related to the application will be available for public inspection after June 8, 2022 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to planning@northaugusta.net.

CITIZEN ASSISTANCE:

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

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

Bluegrass Planned Development

Project Description Narrative

May 16, 2022

Introduction

The Bluegrass development, is located between E. Martintown Road and E. Buena Vista Avenue in North Augusta, South Carolina. The property is currently owned by “Martko-Aiken, LLC” (the “Mealing Tract”), but is under contract for sale to “SC North Augusta E Martintown, LLC”. The property is made up of approximately 51.85 acres of vacant and primarily wooded land. A primary spine road will run through the property between E. Martintown Road and E. Buena Vista Avenue.

This planned development will incorporate market rate apartments, senior living facilities, single family and townhome housing, as well as green space, adequate stormwater detention, and a connection through to the North Augusta Greenway to the south of the property.

Current Conditions

The Mealing Tract is currently zoned Planned Development, and the proposed Planned Development is consistent with the Future Land Use Element of the Comprehensive Plan of North Augusta. The property surrounding the Mealing Tract is a combination of institutional, residential, commercial, and vacant land.

A Phase 1 Environmental Report has been done on the property, as well as a subsequent Ground-Penetrating Radar Report, which ultimately did not identify any underground storage tanks on the site.

A wetlands area has been identified on the southeast corner of the property and is now under the jurisdiction of the U.S. Corps of Engineers. A major drainageway created by significant commercial development upstream has substantially eroded a portion of the property and

negotiations with the City of North Augusta are currently underway to resolve this issue, which will also serve to solve additional storm water damage downstream.

Initial geotechnical exploration did not expose any soil conditions uncommon to this area.

Commercial Uses

While specific commercial uses are not known at this time, the plan calls for those services to be developed along E. Martintown Road, consistent with uses currently found in that area. Some combination of retail, restaurant, and professional office space will likely make up this portion of the property. The owner of the Monterrey Restaurant which currently exists as an outparcel on E. Martintown Road has been cooperative in the planning of this project.

Multi-Family Uses

The multi-family residential portion of the property is projected to include approximately 300 units. These are proposed to be market rate apartments with detached garages and an attractive amenity package which will be professionally managed and maintained.

The target demographics are young professionals, service industry professionals (teachers, nurses, medical technicians, and public service employees), military, families in transition, and retirees.

Single-Family Residential

The single-family residential tract will contain approximately 137 units, with approximately 85 of those being townhome construction units located on one lot of record, with the remaining 52 being single-family detached homes also situated on one lot of record. These residential units will be managed by a professional management group, who will ensure the maintenance and quality of the development.

BUILDING SETBACKS

Building setbacks will be as follows:

- Detached single-family will be treated as multi-family, on one lot of record. Since there will not be any lot lines to use for setbacks, “Tract E Exhibit” attached shows the preliminary plan for the layout of these lots.
- Attached single-family town homes will also be treated multi-family on one lot of record. Similar to the single-family site, without lot lines to set back from, “Tract E Exhibit” attached also shows the preliminary site plan for the town home layout.
- Multi-family will be treated as R-5, with the following requests for waivers:
 - Request waiver from the maximum 25’ front building setback listed in Table 3 for R-5 Zoning.
 - Request waiver from Section 10.6.4.4.c requiring trees to be planting in parking islands inside the drainage easement.
 - Request waiver from the 5’ wide parking lot perimeter landscaping in Table 10-7, Row 3 at the rear of the multi-family site along the drainage easement. (Per conversations with the City staff, no planting will be allowed in the utility easement.)
 - Request waiver from the 15’ wide parking lot perimeter landscaping in Table 10-7, Row 1 for the front of the multi-family site. (Requesting a reduced width in limited areas due to the alignment of the spine road.)
- Commercial lots will have 20’ front setbacks, 0 or 5’ side setbacks, and a 15’ rear setback.
- Setbacks along E. Martintown Road and E. Buena Vista Avenue will be consistent with existing structures through those corridors.

Senior Living

The senior living component of the project will provide for roughly 100 units. The level of care (from fully independent to assisted living) has not yet been determined for this specific use, but the facility will be built and operated to a high standard of finish and care to meet the demands of the market. The senior living facility will be operated by a professional management company.

Greenspace

The development has been designed to meet or exceed the greenspace requirements of the City, and currently is proposed to include 4.2 acres, or 9 % of the property. A park is included in the center of the project, stormwater ponds will be enhanced for aesthetic attractiveness, and a network of sidewalks and walking trails will be provided to make a future connection to the North Augusta Greenway. A bike lane is also planned for the spine road that connects E. Martintown Road with E. Buena Vista Avenue.

Traffic

Traffic generated by the proposed uses in the development do not require significant upgrades given the capacity of the current road system to handle the increase in traffic. A northbound turn lane on E. Martintown Road and a southbound turn lane on E. Buena Vista Avenue are recommended improvements. (For details, please refer to the Traffic Impact Report from Ramey Kemp & Associates, Inc.) The internal street system will be developed in general accordance with the City of North Augusta Standards and Specifications. The streets and alleys will be deeded to the City at the time of final plat.

Municipal Infrastructure

The development will have public water and sanitary facilities through proposed extension associated with the development water mains at Martintown Road and E. Buena Vista should provide adequate flow and pressure for the commercial and residential components. Sanitary sewer currently exists along the western property line and along the E. Buena Vista right-of-way. The development should gravity flow to the existing mains.

Stormwater runoff from the site will be collected by a series of catch basins and inlets and will be conveyed via underground piping to the proposed pond areas or to underground detention systems that may be developed during the course of detailed design.

Conclusion

The Bluegrass development complements the City of North Augusta Comprehensive Plan and will bring a quality mixed-use development to this growing area of the City. New and existing

residents will have a myriad of choices that incorporate superior amenities, accessibility, and recreational activities into their lifestyle. The Bluegrass project will be the last major parcel of land to complete development along E. Martintown Road.

PROJECT INFORMATION

- 1. PROJECT NO. 15-0001
- 2. PROJECT NAME: BLUEGRASS PLANNED DEVELOPMENT
- 3. PROJECT LOCATION: NORTH AUGUSTA, SOUTH CAROLINA
- 4. PROJECT AREA: 100.00 ACRES
- 5. PROJECT OWNER: [REDACTED]
- 6. PROJECT ARCHITECT: [REDACTED]
- 7. PROJECT ENGINEER: [REDACTED]
- 8. PROJECT DATE: [REDACTED]
- 9. PROJECT STATUS: [REDACTED]
- 10. PROJECT PHASE: [REDACTED]
- 11. PROJECT DESCRIPTION: [REDACTED]
- 12. PROJECT NOTES: [REDACTED]

FILE COPY



Review Set 1

Previously Approved



GENERAL DEVELOPMENT PLAN

BLUEGRASS PLANNED DEVELOPMENT

NORTH AUGUSTA, SOUTH CAROLINA



CRANSTON



LOCATION MAP



TYPICAL SECTION WITH MIDDLE TURN LANE & RIGHT LANE



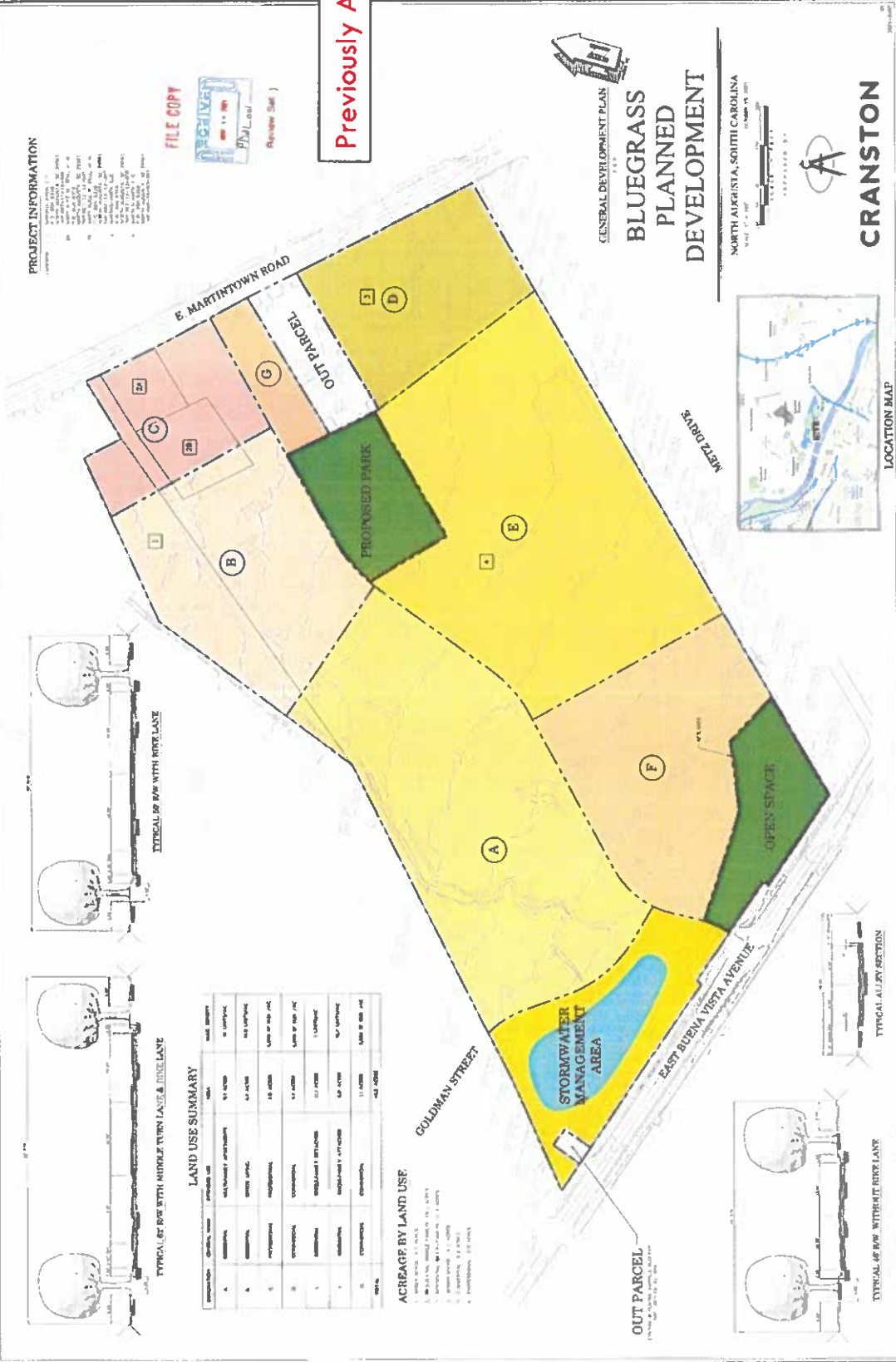
TYPICAL SECTION WITH MIDDLE TURN LANE & RIGHT LANE

LAND USE SUMMARY

LAND USE	ACREAGE	PERCENTAGE	TOTAL ACREAGE
RESIDENTIAL SINGLE-FAMILY	100.00	100.00%	100.00
RESIDENTIAL MEDIUM-DENSITY	0.00	0.00%	0.00
RESIDENTIAL HIGH-DENSITY	0.00	0.00%	0.00
COMMERCIAL	0.00	0.00%	0.00
INDUSTRIAL	0.00	0.00%	0.00
OFFICE	0.00	0.00%	0.00
RECREATION	0.00	0.00%	0.00
UTILITY	0.00	0.00%	0.00
OPEN SPACE	0.00	0.00%	0.00
STORMWATER MANAGEMENT	0.00	0.00%	0.00
PROPOSED PARK	0.00	0.00%	0.00
OPEN SPACE	0.00	0.00%	0.00
TOTAL	100.00	100.00%	100.00

ACREAGE BY LAND USE

- 1. RESIDENTIAL SINGLE-FAMILY: 100.00 ACRES
- 2. RESIDENTIAL MEDIUM-DENSITY: 0.00 ACRES
- 3. RESIDENTIAL HIGH-DENSITY: 0.00 ACRES
- 4. COMMERCIAL: 0.00 ACRES
- 5. INDUSTRIAL: 0.00 ACRES
- 6. OFFICE: 0.00 ACRES
- 7. RECREATION: 0.00 ACRES
- 8. UTILITY: 0.00 ACRES
- 9. OPEN SPACE: 0.00 ACRES
- 10. STORMWATER MANAGEMENT: 0.00 ACRES
- 11. PROPOSED PARK: 0.00 ACRES
- 12. OPEN SPACE: 0.00 ACRES



TYPICAL SECTION WITH MIDDLE TURN LANE & RIGHT LANE



TYPICAL SECTION WITH MIDDLE TURN LANE & RIGHT LANE

OUT PARCEL

100.00 ACRES

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Acreage Revisions

PROJECT INFORMATION
 PROJECT NO. 15-000000-0000
 DATE 08/14/2015
 DRAWN BY [Name]
 CHECKED BY [Name]
 APPROVED BY [Name]



GENERAL DEVELOPMENT PLAN BLUEGRASS PLANNED DEVELOPMENT

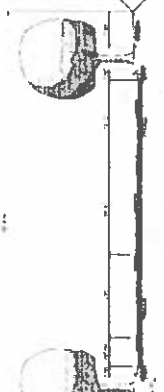
NORTH AUGUSTA, SOUTH CAROLINA
 MAP F - 107
 SHEET 15 OF 15
 DATE 08/14/2015



CRANSTON



LOCATION MAP

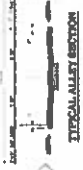
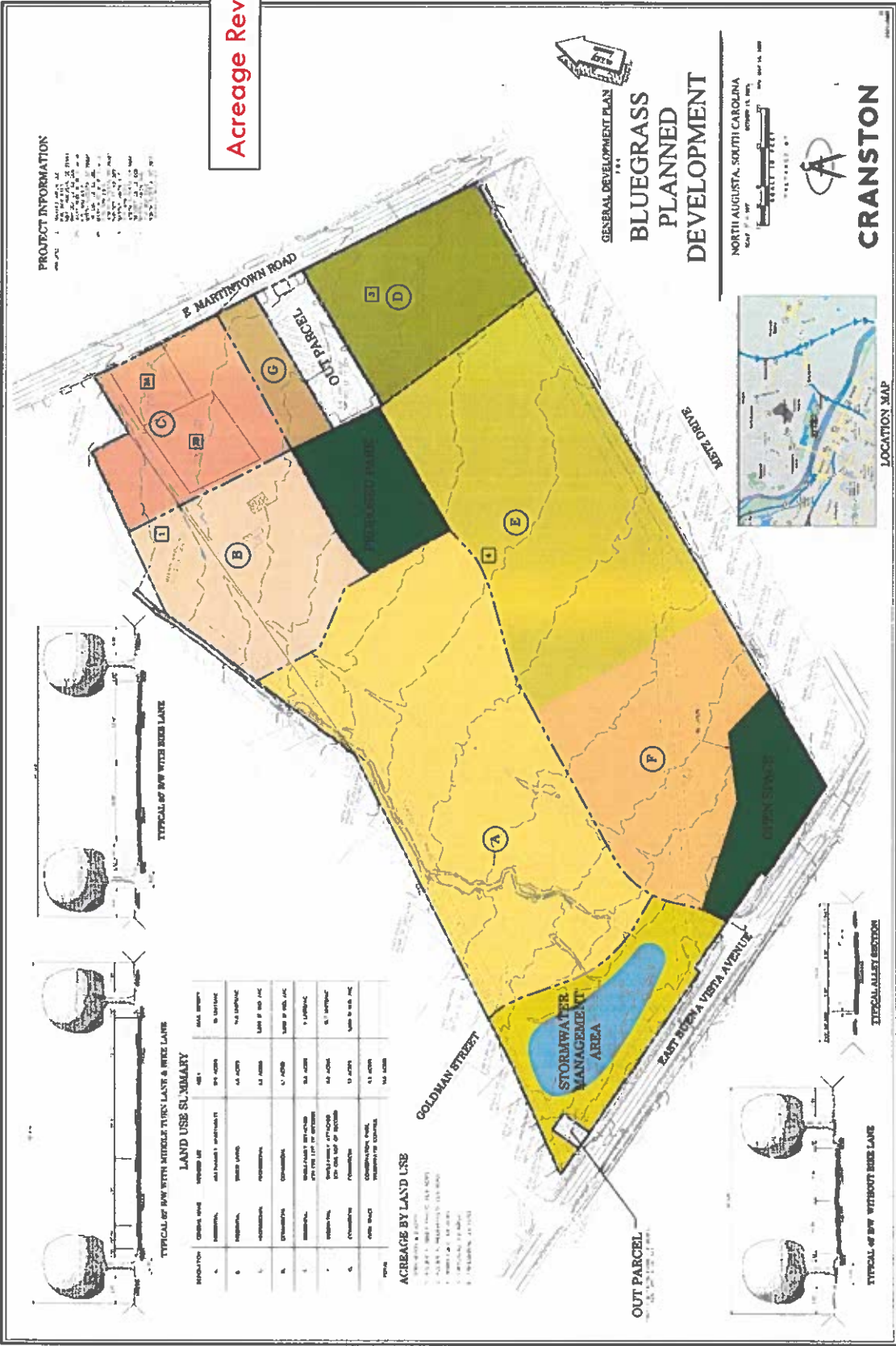


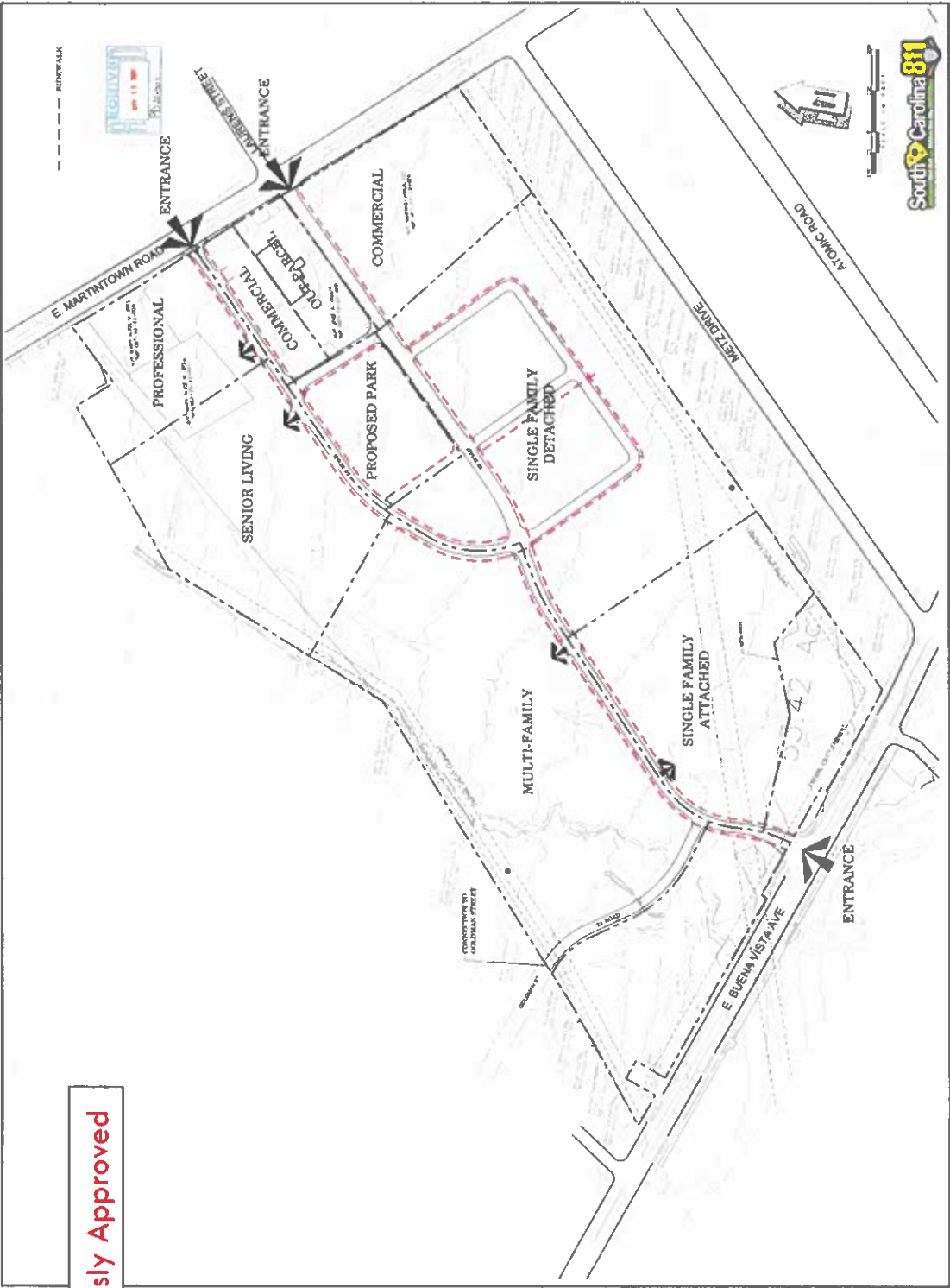
LAND USE SUMMARY

SECTION	CRASH USE	REVISION	AREA	AREA	AREA	AREA
1	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
2	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
3	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
4	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
5	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
6	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
7	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
8	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
9	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
10	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
11	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
12	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
13	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
14	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
15	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
16	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
17	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
18	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
19	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
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69	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
70	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
71	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
72	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
73	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
74	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
75	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
76	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
77	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
78	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
79	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
80	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
81	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
82	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
83	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
84	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
85	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
86	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
87	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
88	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
89	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
90	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
91	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
92	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
93	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
94	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
95	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
96	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
97	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
98	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
99	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00
100	RESIDENTIAL	RESIDENTIAL	10.00	10.00	10.00	10.00

ACREAGE BY LAND USE

- 1. RESIDENTIAL
- 2. COMMERCIAL
- 3. INDUSTRIAL
- 4. OFFICE
- 5. PUBLIC USE
- 6. OPEN SPACE
- 7. UTILITIES
- 8. TOTAL





Previously Approved

CRANSTON

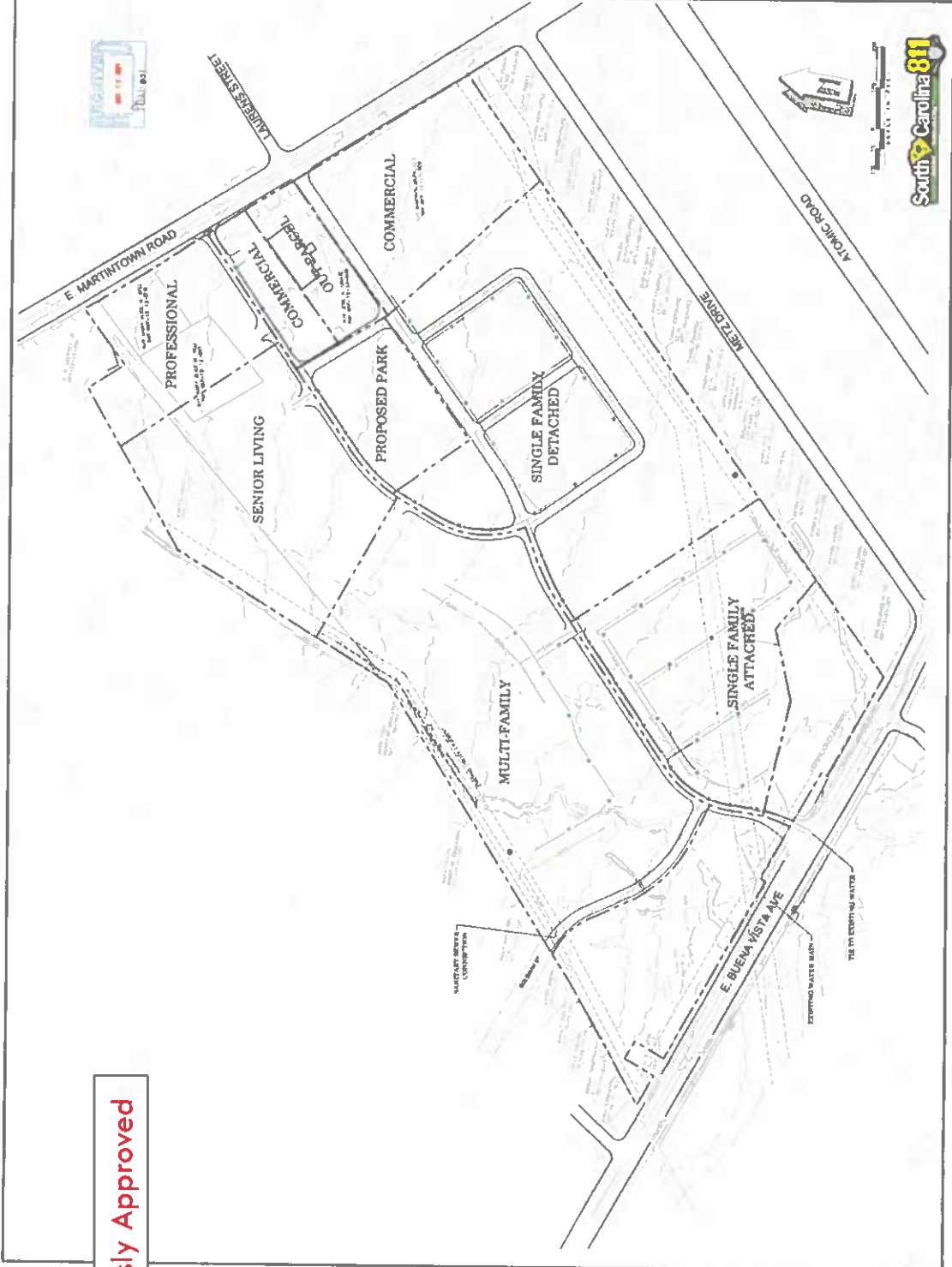


PRELIMINARY
UTILITY DEVELOPMENT

NO.	DATE	DESCRIPTION

BLUGRASS PLANNED
DEVELOPMENT
UTILITY PLAN

DATE: 10/15/10
 DRAWN BY: J. B. BRYANT
 CHECKED BY: J. B. BRYANT
 PROJECT NO.: 1000000000
 SHEET NO.: 03

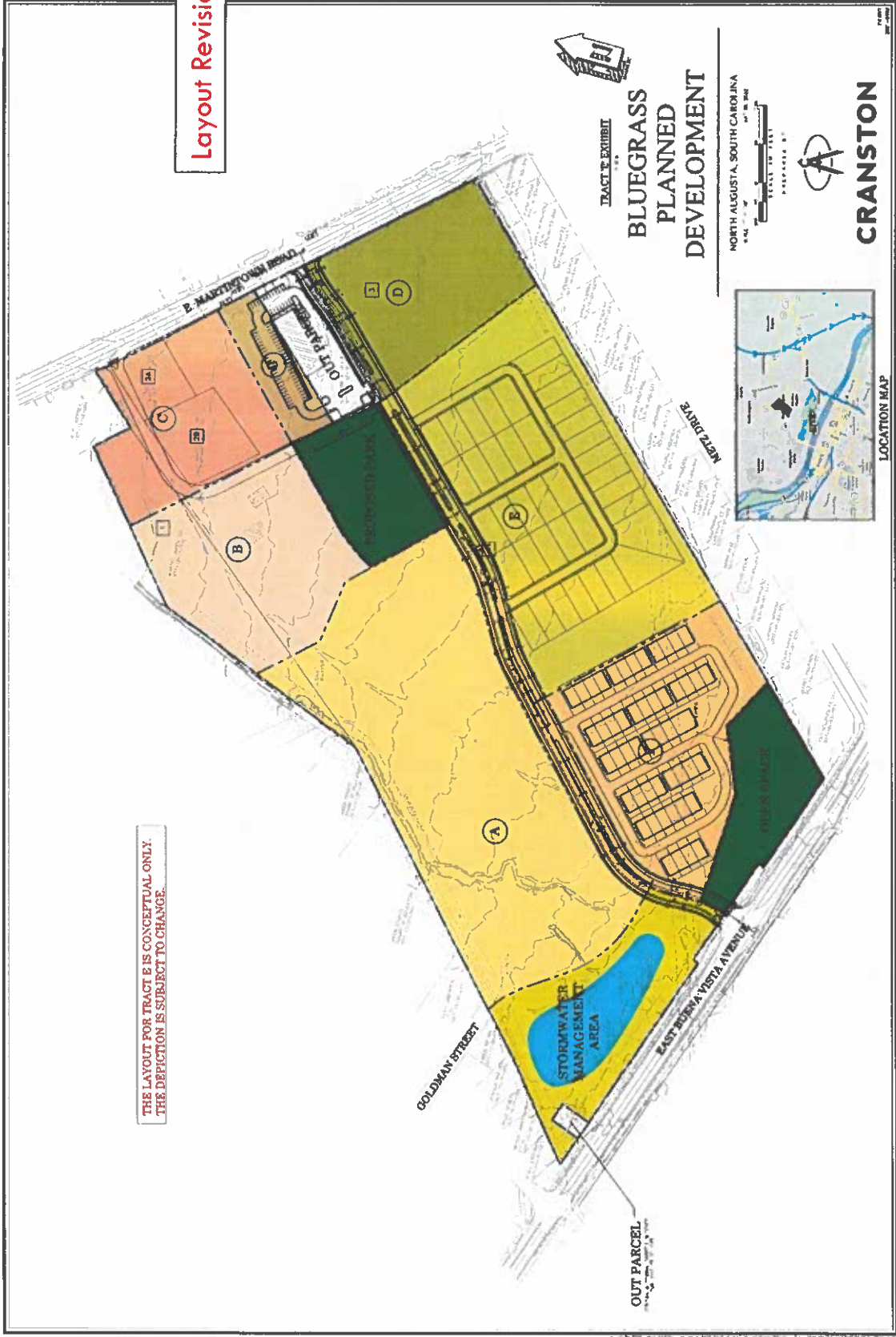


Previously Approved



THE LAYOUT FOR TRACT E IS CONCEPTUAL ONLY.
THE DEPICTION IS SUBJECT TO CHANGE.

Layout Revisions



TRACT E EXHIBIT
**BLUEGRASS
PLANNED
DEVELOPMENT**

NORTH AUGUSTA, SOUTH CAROLINA



CRANSTON



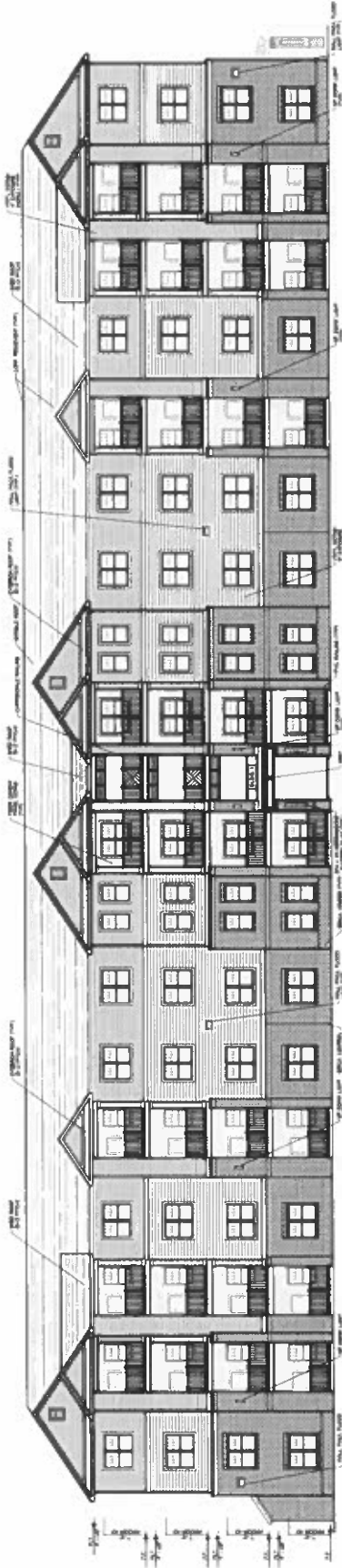
LOCATION MAP



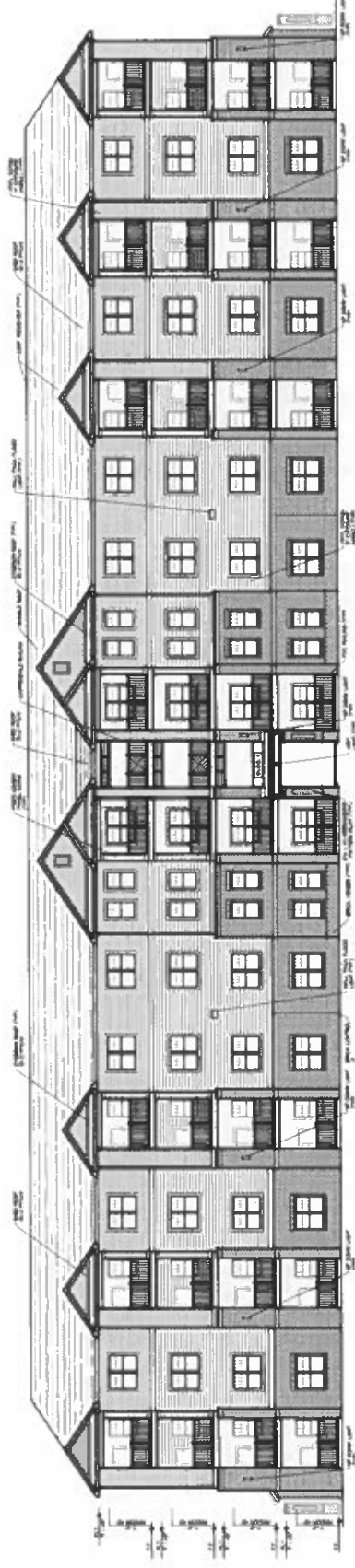
PDI ARCHITECTURE, LLC 1020 BREAZEALE ROAD, PENNINGTON, SC 293670 PH. (864) 774-5800

SYMBOL	DESCRIPTION
(Symbol)	WALL FINISH
(Symbol)	CEILING FINISH
(Symbol)	FLOOR FINISH
(Symbol)	DOOR FINISH
(Symbol)	WINDOW FINISH
(Symbol)	ROOF FINISH
(Symbol)	LANDSCAPE
(Symbol)	MECHANICAL
(Symbol)	ELECTRICAL
(Symbol)	PLUMBING
(Symbol)	PAINT
(Symbol)	IRONWORK
(Symbol)	GLASS
(Symbol)	WOOD
(Symbol)	CONCRETE
(Symbol)	FOUNDATION

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE INSTALLED AS SHOWN IN THE LEGEND.
3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



BLDG. C - FRONT ELEVATION
SCALE: 1/20' = 1'-0"



BLDG. C - REAR ELEVATION
SCALE: 1/20' = 1'-0"



A-28

Pre-App Package
Not for Construction
May 25, 2022

BLDG. C - BEYONCE
E. Duane Vista Apartments
North Augusta, South Carolina

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PDI ARCHITECTURE, LLC 1070 BREAZEALE ROAD, FENDLETON, SC 29670 PH. (864) 774-5800



SITE RENDERING



THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF ARCHITECTURE AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE, THIS DRAWING AND ITS CONTENTS ARE TO BE USED SOLELY FOR THE PROJECTS INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE RETURNED TO ARCHITECTURE UPON COMPLETION OF THE PROJECT.

COLORED SITE RENDERING
E. Bruno Vista Apartments
North Augusta, South Carolina

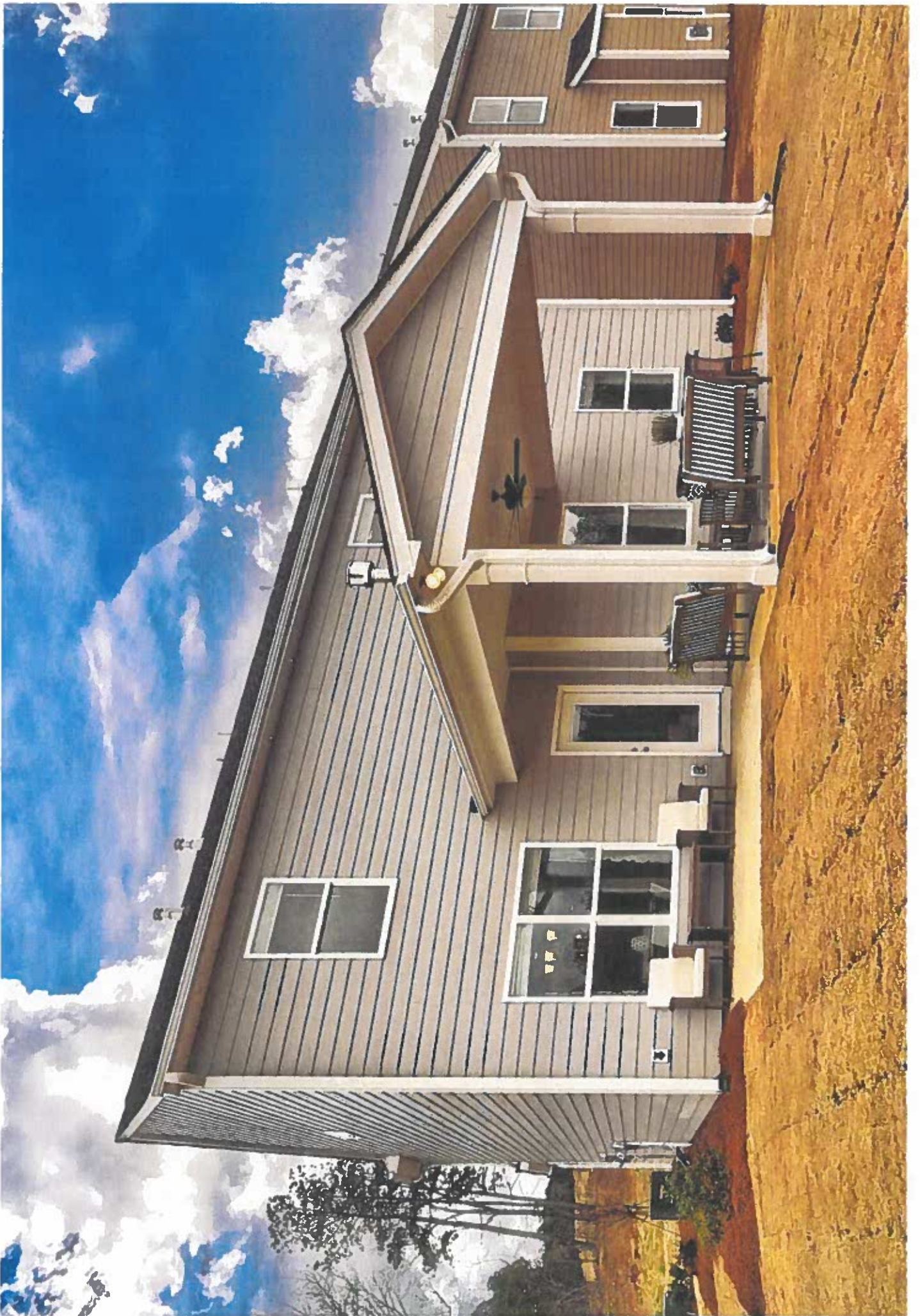
Pre-App Package
May 25, 2022
Not for Construction



10-5-A















RESOLUTION NO. 2022-32
AUTHORIZING THE REMOVAL OF ARTIFACTS FROM THE SITE OF
THE FUTURE PUBLIC SAFETY HEADQUARTERS ON GEORGIA AVENUE
TO THE ARTS & HERITAGE CENTER OF NORTH AUGUSTA

WHEREAS, the North Augusta Cultural Arts Council is a 501(c)3 non-profit corporation approved by the Internal Revenue Service and registered in the State of South Carolina, and is supported in part by the City of North Augusta; and

WHEREAS, the Arts & Heritage Center has advised the City that artists associated with the Center have expressed an interest in removing portions of the existing structures on City-owned property at 1220 and 1220 ½ Georgia Avenue for the purpose artistic reclamation; and

WHEREAS, the City would provide access to any artifacts or materials previously removed from the site to the Arts & Heritage Center that are not slated for use in the future North Augusta Public Safety Headquarters; and

WHEREAS, the Mayor and City Council have reviewed the matter and made a determination that such authorization would be in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council for the City of North Augusta in meeting duly assembled and by the authority thereof, hereby authorize the Arts & Heritage Center of North Augusta to remove artifacts and materials from the properties in question under the following conditions:

1. No work on-site will be conducted until a final asbestos removal report has been received by the City.
2. All Arts & Heritage Center members that wish to remove artifacts and materials sign a liability release with the City before entering the properties
3. Artifacts or materials removed or received by the Arts & Heritage Center will be photographed by the Center and a list of the items received as well as the photographs will be provided to the City for accountability purposes.
4. The Arts & Heritage Center will have no more than 21 calendar days of access to the buildings at 1220 and 1220 ½ Georgia Avenue upon authorization to begin their activities on site.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RESOLUTION NO. 2022-33
A RESOLUTION AUTHORIZING THE PURCHASE OF A MOBILE STAGE

WHEREAS, the City's Parks, Recreation, and Tourism Department (PRT) has previously been allocated \$59,233.12 in Accommodations tax funds from tax years 2017-2018, 2018-2019, and 2019-2020 to purchase a mobile stage and related accessories to be used at the Sharon Jones Amphitheater, Jack-O-Lantern Jubilee, and other events in the City; and

WHEREAS, the timeline to disburse these funds had expired and the Mayor requested an extension to expend these funds from the Tourism Expenditure Review Committee (TERC) due to delayed projects and events not held as a result of continued impacts of COVID-19 to include reduced attendees, lack of additional funding opportunities and other related matters; and

WHEREAS, on August 2, The City of North Augusta received approval from the Tourism Expenditure Review Committee (TERC) for the extension to expend Accommodations Tax funds for delayed projects and events not held as a result of continued impacts of COVID-19; and

WHEREAS, additional funding is needed to secure the mobile stage for use at City events and other entertainment events; and

WHEREAS, the Mayor and City Council for the City of North Augusta approved in Resolution NO. 2022-26 that:

1. All remaining funding for accommodations tax years 2017-2018 (\$15,012.95), 2018-2019 (\$56,057.38), and 2019-2020 (\$25,852.65) be reallocated to PRT to purchase a mobile stage for the City.

WHEREAS, PRT has received pricing from EuroStage Mobile stages to meet the City's needs totaling \$123,433.20. EuroStage pricing includes a shipping estimate and the pricing could fluctuate based on the price of shipping in the next 6 months. Pricing for the Stageline SL 100 totaled \$178,355 and pricing for the Apex stage was \$160,000.

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 EuroStage Mobile Stages shall be awarded the contract for the City of North Augusta at an amount not to exceed \$126,033.20.

BE IT FURTHER RESOLVED that the funding source for this contract shall be as follows:

1.	2017-2018 Accommodations funds	\$15,012.95
2.	2018-2019 Accommodations funds	\$56,057.38
3.	2019-2020 Accommodations funds	\$25,852.65
4.	2021-2022 Aiken County Accommodations grant	\$16,253.14
5.	City of North Augusta Capital Improvements Fund	\$12,857.08
6.	TOTAL:	\$126,033.20

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 AUGUST, 2022.

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk



REVISED
QUOTE
 #2022-2620-X
 8/1/22

EuroStage Mobile Stages
 1440 Campbell Ln #700
 Bowling Green, KY 42104
 615-541-9226
 sales@EuroStage.us

CUSTOMER
 City of North Augusta
 South Carolina

Description	Price	Discount	Cost
ES-2620 Mobile Stage (Trailer & Roof/Masts)	\$99,990	(\$4,000)	\$95,990.00
Hydraulic Mast Roof Lift FREE (limited time)	\$2,000	(\$2,000)	\$0.00
EZ-Guardrails FREE (limited time)	\$1,200	(\$1,200)	\$0.00
Training (at our shop on the day of pickup)	\$1,000	(\$1,000)	\$0.00
Est. 50% Shipping (EU to US by sea, rail, and truck)	\$14,800	(\$7,400)	\$7,400.00
Optional Add-Ons:			
Tear Away Blow Through 3pc Wall Kit \$950	950		\$950.00
Skirt 32' Front + Side \$550	550		\$550.00
Fly Bay Kit 5' w/Eng. \$2000	2000		\$2,000.00
Stairs + 2 Hand Rails \$1500	1500		\$1,500.00
Banner Kit w/Eng. \$1500	1500		\$1,500.00
LED Wall Kit w/Eng. \$1500	1500		\$1,500.00
Fly Bay 10' LED Wall Extension w/Eng. \$800	800		\$800.00
Under Stage Storage \$500	500		\$500.00
Andersent Anti-Sway Hitch System \$600	600		\$600.00
ES Kit (spare tire, ez-jack, tools, levels, straps, bungees, etc.) \$750	750		\$750.00
Tech Step \$250	250		\$250.00
		Subtotal	\$114,290.00
TBD (No sales tax if delivered out of state. Sales tax typically due in the state of registration)	TAX - SC 8%		\$9,143.20
		Total	\$123,433.20

TOTAL PROMOTIONAL SAVINGS: \$13,195.

Due to rapidly changing materials and shipping cost, stage pricing is only locked in with a deposit. Shipping is an estimate.

Payment 1 - Deposit Due At Order	\$12,343.32
Payment 2 - Due At Shipping	\$49,373.28
Payment 3 - Due Before Pick Up	\$61,716.60

TERMS:

Payment: 3 payments paid as 10% deposit / 40% at shipping / 50% cleared before pickup
Payment Form: Cleared Company Check or Bank Transfer
Refund: 10% of invoice total is non-refundable. Deposit amount paid above 10% can be refunded.
FOB: All stages are picked up at our office/shop north of Nashville, TN.
ETA: Due to higher than expected demand, delivery time is estimated at 180 days from build start.
SHIPPING: Shipping is an estimate and will be split 50/50 of the actual cost on the final payment.

EuroStage is simply faster, easier, lighter, and more affordable.

WWW.EUROSTAGE.US

RESOLUTION NO. 2022-34
CONCURRENCE WITH NO ADVERSE EFFECTS DETERMINATION
RELATED TO THE STATE ROUTE 4/US HIGHWAY 25 BUSINESS AT
SAVANNAH RIVER AT SOUTH CAROLINA STATE LINE BRIDGE
REPLACEMENT PROJECT #0013927

WHEREAS, the Georgia Department of Transportation (GDOT) in coordination with the Federal Highway Administration (FHWA) and the City of North Augusta (City) has proposed replacement of the existing bridge carrying State Route (SR) 4/US Highway 25 Business over the Savannah River between Augusta, GA and North Augusta, SC; and

WHEREAS, the proposed bridge will be replaced at its existing location to minimize environmental and right-of-way impacts along the project corridor; and

WHEREAS, the proposed bridge will consist of four travel lanes, two in each direction, along with an eight-foot median and four foot raised island in the middle of the roadway plus a five-foot sidewalk with urban shoulder and curb and gutter on the northbound side and a 10-foot shared use path with an eight-foot shoulder and barrier on the southbound side; and

WHEREAS, the North Augusta Greenway, Brick Pond Park and Water Works Park are within the proposed project vicinity which requires GDOT to convert portions of these parks into permanent easements, temporary easements and new right-of-way as identified in Exhibit A; and

WHEREAS, throughout the duration of the construction period beginning mid- 2025 through completion, portions of the North Augusta Greenway, Brick Pond Park and Water Works Park will be closed to the public as identified in Exhibit A; and,

WHEREAS, as recreation facilities owned by the City, these three parks are afforded special protections under Section 4(f) of the Department of Transportation Act which allows the City to review for concurrence that the proposed project does not cause adverse impacts to the recreation area; and,

WHEREAS, GDOT has provided the City with the summary of project impacts (Exhibit A), and requests a City official to sign a letter concurring that the proposed transportation project will not adversely affect the activities, features and attributes of the North Augusta Greenway, Brick Pond Park and Water Works Park; and,

WHEREAS, if the City concurs, the FWHA intends to make a de minimis finding regarding impacts to the North Augusta Greenway, Brick Pond Park and Water Works Park, thus satisfying the requirements of Section 4(f).

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

1. The proposed transportation project will not cause adverse effects to the parks, and
2. The Mayor shall sign the requested letter of concurrence and submit the letter to GDOT.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

Mayor Briton S. Williams
City of North Augusta
100 Riverview Park
North Augusta, SC 29841

RE: State Route (SR) 4/US Highway (US) 25 Business at Savannah River at South Carolina State Line- Bridge Replacement
Richmond County
PI #0013927

Dear Mayor Williams:

The Georgia Department of Transportation (DOT) in coordination with the City of North Augusta and the Federal Highway Administration has proposed replacement of the existing bridge carrying State Route (SR) 4/US Highway (US) 25 Business (BU) over Savannah River between Augusta, Georgia and North Augusta, South Carolina (see Figure 1: Project Location Map). The proposed bridge would be replaced at its existing location to minimize environmental and right-of-way (ROW) impacts along the project corridor. SR 4/US 25 BU is currently classified as a Principal Arterial with 2016 Average Daily Traffic (ADT) of 21,200 vehicles per day (VPD) and 2.5% trucks. The roadway section on the Georgia side consists of four 12-foot travel lanes with urban shoulders, while the section on the South Carolina side consists of four 12-foot travel lanes with a 14 to 16-foot flush median and urban shoulders. The proposed roadway section would consist of four travel lanes, with an 11-foot inside lane and a 12-foot outside lane in each direction. An 8-foot median with a 4-foot raised island would be located in the middle of the roadway along the bridge. The northbound side would include a 5-foot sidewalk with an urban shoulder and curb and gutter. The southbound side would feature a 10-foot shared use path with an 8-foot shoulder and barrier separating the path from the roadway. The proposed project length would be approximately 0.6 mile. The existing ROW varies between 81 and 295 feet, and the proposed ROW varies between 81 and 300 feet.

The North Augusta Greenway, Brick Pond Park, and Waters Works Park are within the proposed project vicinity (see Figure 1). The proposed improvements would require converting approximately 0.14 acre of the North Augusta Greenway, 0.10 acre of Brick Pond Park, and 0.09 acre of Water Works Park to transportation right-of-way. In addition, 0.09 acre of permanent easement and 0.14 acre of temporary easement would be required from the North Augusta Greenway and 0.13 acre of permanent easement would be required from Brick Pond Park. As recreation facilities owned by the City of North Augusta, these properties are afforded special protections under Section 4(f) of the Department of Transportation Act (recodified in 49 U.S.C. 303 and 23 U.S.C 138). Under the provisions of Section 4(f), if the proposed project would result in adverse effects to the park or recreation facility, the transportation agency must conduct an evaluation to demonstrate that there is no prudent and feasible alternative to the use of the 4(f) property. Because this evaluation can be expensive and potentially result in project delays, an exemption is provided in cases where the official with jurisdiction over the park or recreation area concurs in a determination that the impacts are not adverse. This concurrence enables the Federal Highway Administration (FHWA) to make a *de minimis* (minimal impact) finding, which satisfies the requirements of Section 4(f) and precludes the need for a Section 4(f) Evaluation.

The purpose of this letter is to request your concurrence in the "no adverse effects" determination, thus allowing the FHWA to make the *de minimis* impact finding and allowing this project to proceed as planned.

A Summary of Project Impacts

North Augusta Greenway

The proposed project would involve constructing a sidewalk on the eastern side of SR 4/US 25 BU within the northern project limits. Construction of a parapet wall would begin directly north of the North Augusta Greenway tunnel and would provide a safety measure for pedestrians and bicyclists using the proposed sidewalk. The proposed work would require approximately 0.14 acre of ROW from the trail and vegetated area of the North Augusta Greenway surrounding the North Augusta Greenway tunnel. In addition, approximately 0.09 acre of permanent easement would be required from the North Augusta Greenway trail to construct the proposed shared use path on the western side of the proposed bridge approach

and to tie-in the shared use path to the North Augusta Greenway (see Sheet 13-0007 of the construction plan sheets). Approximately 0.14 acre of temporary easement would be required from the North Augusta Greenway trail to construct the northern end of the proposed bridge (see Sheet 13-0004 on the construction plan sheets). The land acquired as a result of the proposed project would continue to be used by pedestrians and bicyclists would provide enhanced connectivity between the existing pedestrian and bicyclist facilities. Therefore, the acquired land would retain its recreational use. During construction, portions of the North Augusta Greenway would be temporarily closed and rerouted. However, closed portions of the North Augusta Greenway would be reopened following construction. The pedestrian and bicyclist detour are described below.

Pedestrian/Bicyclist Detour

The portion of North Augusta Greenway parallel to SR 4/US 25 BU would be closed during construction. Barricades would be used to establish these closure areas. All barricades would include a trail closure sign. Pedestrians and bicyclists would be warned by an additional trail closure sign at the trail's intersection with Esplanade Avenue approximately 1,000 feet west of the closure (see Trail Closure Sign on Figure 2). A barricade would be placed on the North Augusta Greenway trail at the SR 4/US 25 BU crossing of the Savannah River (see Barrier 1 on Figure 2). Another barricade would be placed where the North Augusta Greenway trail intersects with Railroad Avenue (see Barrier 2 on Figure 2). These barricades would restrict access along the North Augusta Greenway trail along SR 4/US 25 BU between the Savannah River and Railroad Avenue (see Closure Area 1 on Figure 2). In addition, a barricade would be placed approximately 94 feet southeast from the existing bridge to restrict access to the portion of the North Augusta Greenway along the Savannah River under the existing bridge throughout construction (see Closure Area 2 and Barrier 3 on Figure 2). The duration of the detour would be approximately 4 years.

Some connectivity between the various trailways within Brick Pond Park and connections to the North Augusta Greenway would be temporarily altered. The gravel trail on the eastern limits of Brick Pond Park would be closed during construction (see Closure Area 3 on Figure 2). A barricade would be placed approximately 145 feet north of Railroad Avenue (see Barrier 4 on Figure 2). A barricade would also be placed approximately 20 feet south of the North Augusta Greenway connection (see Barrier 5 on Figure 2). In addition, barricades would be placed at the entrances of two trailways that intersect the eastern gravel trail within Brick Pond Park (see Barrier 6 and Barrier 7 on Figure 2).

In addition, the portion of the North Augusta Greenway along Riverside Boulevard would be closed during construction (see Closure Area 4 on Figure 2). One barricade would be placed on the northern sidewalk of Railroad Avenue where the sidewalk merges with the North Augusta Greenway path under the bridge (see Barrier 8 on Figure 2). An additional barricade would be placed approximately 100 feet southeast of the North Augusta Greenway tunnel (see Barrier 9 on Figure 2). A barricade would also be placed on the northern sidewalk of East Shoreline Drive approximately 70 feet from where the East Shoreline Drive sidewalk connects with the North Augusta Greenway path (see Barrier 10 on Figure 2).

In order to maintain connectivity along the North Augusta Greenway, users would follow an alternative route along Esplanade Avenue, Railroad Avenue, and the existing Brick Pond Park trail along the east side of Center Street. Pedestrians would utilize the existing sidewalks along Esplanade Avenue, Railroad Avenue, and the trail along Center Street while bicyclists would use the roadway. The proposed detour route would be approximately 900 feet (0.17 mile) shorter than the existing route along the North Augusta Greenway. Pedestrians and bicyclists on the North Augusta Greenway would turn north on Esplanade Avenue and continue on Esplanade Avenue until reaching Railroad Avenue. Pedestrians would then turn east on Railroad Avenue and proceed approximately 420 feet until reaching the Brick Pond Park trail along Center Street. Pedestrians and bicyclist would continue north on Center Street until reconnecting with the North Augusta Greenway (see the Detour Route marked red on Figure 2).

Pedestrians and bicyclists on North Augusta Greenway wanting to travel south toward the Landing at River Club neighborhood would continue to travel through the North Augusta Greenway tunnel under SR 4/US 25 BU and continue on the North Augusta Greenway until reaching Center Street. Pedestrians would then travel south on the Brick Pond Park trail along Center Street until reaching Railroad Avenue, while bicyclists would travel south on the Center Street roadway. Pedestrians and bicyclists could then travel east to their destination.

Brick Pond Park

The proposed project requires the addition of drainage features and a Mechanically Stabilized Earth (MSE) wall on the west side of SR 4/US 25 BU. This proposed work would require approximately 0.10 acre of ROW from a vegetated area within the Brick Pond Park. A small portion of this ROW would be from a designated wetland. In addition, 0.13 acre of permanent easement would be required to construct a shared use path that would connect the existing western sidewalk on SR 4/US 25 BU to Brick Pond Park and provide an additional path to the North Augusta Greenway (see Sheet 13-0006 and Sheet 13-0007 of the construction plan sheets). The proposed acquisition of property would not prevent the Brick Pond Park from operating as a recreational facility. The gravel trail along the eastern limits of Brick Pond Park would be temporarily closed during construction (see Closure Area 3 on Figure 2). However, there are other entry ways to the park and the other Brick Pond Park trails would be maintained throughout construction (see Figure 3). Project construction would result in improved drainage, soil stability provided by the MSE wall, and the enhanced connectivity between the existing pedestrian facilities nearby.

Water Works Park

The parking lot for Water Works Park is located at the northern end of the project limits (see Figure 1). The proposed construction of the sidewalk and parapet wall would require approximately 0.09 acre of ROW from the grassed area within Water Works Park adjacent to the park's asphalt parking lot. The acquisition of ROW is approximately 30 feet north of the parking lot and would not result in a lack of parking or a change in the use of the recreational use of the park (see Sheet 13-0007 of the construction plan sheets).

Concurrence with the No Adverse Effects Determination

If you agree that the acquisition of right-of-way as shown on the attached aerial photography would not adversely affect the recreational activities, features, and attributes that qualify North Augusta Greenway, Brick Pond Park, and Water Works Park for protection under Section 4(f), the Georgia DOT requests that you sign and date this letter in the spaces below:

As the official with jurisdiction over North Augusta Greenway, Water Works Park and Brick Pond Park, I concur in a determination that the proposed transportation project as described in this letter and shown on the accompanying attachment would not adversely affect the activities, features, and attributes that qualify North Augusta Greenway, Water Works Park, and Brick Pond Park for protection under Section 4(f). I have also been informed that, based on my concurrence, the FHWA intends to make a *de minimis* finding regarding impacts to North Augusta Greenway and Brick Pond Park, thus satisfying the requirements of Section 4(f).

Signature: _____ Date: _____

After signing and dating this letter, we ask that you return a copy to the attention of Cody Hufstetler at the Georgia Department of Transportation, Office of Environmental Services, 600 West Peachtree Street Atlanta, Georgia 30308. The Georgia DOT appreciates your assistance in making this transportation project possible. Should you have any questions or concerns, please call Mr. Hufstetler at (678)-247-2506.

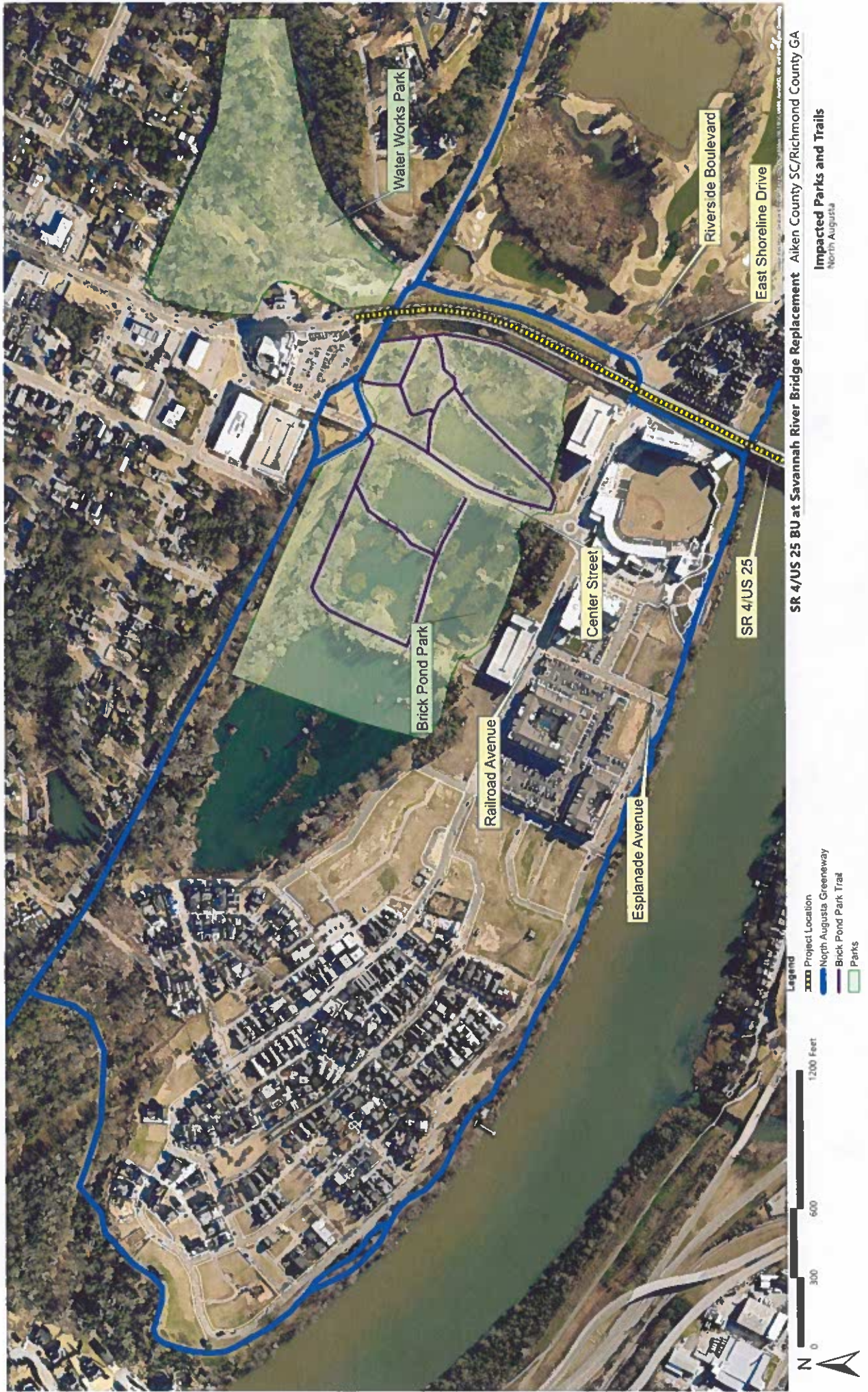
Sincerely,



Eric Duff
State Environmental Administrator

ED/ch
CC: Cassandra Boswell, Georgia DOT Project Manager

FIGURE 1

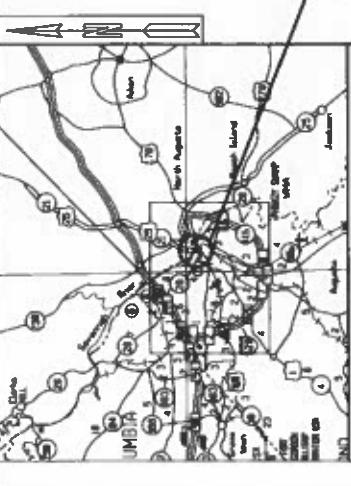


DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

PLAN AND PROFILE OF PROPOSED SR 4/US 25BU BRIDGE REPLACEMENT OVER SAVANNAH RIVER

RICHMOND COUNTY (GA), AIKEN COUNTY (SC)

FEDERAL ROUTE • 25 BU
STATE ROUTE • 4
P.I. NO. 0013927



LOCATION SKETCH

DESIGN DATA:	SR4/US25
TRAFFIC ADT.:	25,100 (2024)
TRAFFIC ADT.:	31,925 (2044)
TRAFFIC DJV.:	2335 PM (2024)
DIRECTIONAL DIST.:	72% SB 66% NB
% TRUCKS:	2.0%
24 HR TRUCKS %:	2.00%
SPEED DESIGN:	45 MPH

LOCATION & DESIGN APPROVAL DATE:
FUNCTIONAL CLASS: PRINCIPAL ARTERIAL
 THIS PROJECT IS 50% IN RICHMOND COUNTY AND CONGL.DIST. NO.12
 THIS PROJECT IS 72% IN AIKEN COUNTY AND CONGL.DIST. NO.2
PROJECT DESIGNATION: EXEMPT

8618 CONSTRUCTION
 P.I. 0013927
 STA. 131+58.71
 STA. 4+32.69
 # 1265582, 3666
 # 7146554, 3666
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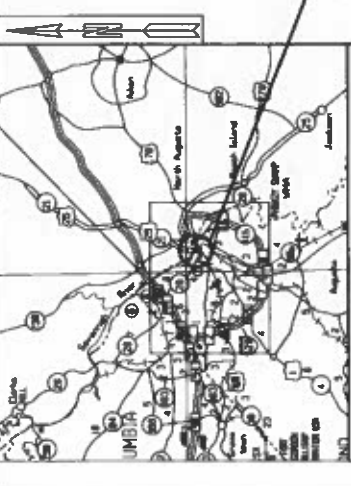


DESIGN DATA:
 SR4/US25
 TRAFFIC ADT. 25,100 (2024)
 TRAFFIC ADT. 31,925 (2044)
 TRAFFIC DJV. 2335 PM (2024)
 DIRECTIONAL DIST. 72% SB 66% NB
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 SPEED DESIGN: 45 MPH

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NOTE:
 ALL REFERENCES IN THIS DOCUMENT WHICH INCLUDES ALL PARAPHRASES, DOCUMENTS, COMMUNICATIONS, PHOTOGRAPHS, RECORDS TO BE USED IN CONNECTION WITH THIS DOCUMENT TO STATE AGENCY DEPARTMENT OF GEORGIA, STATE DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF TRANSPORTATION, SHALL BE REFERRED TO AS THE STATE AGENCY DEPARTMENT OF GEORGIA, AND SHALL BE REFERRED TO AS THE DEPARTMENT OF TRANSPORTATION.

END PROJECT
 P.I. 0013927
 SR4/US25 SAVANNAH RIVER
 STA. 63+50.00
 # 1268971, 1970
 # 715495, 0803

STATE PROGRAM DELIVERY ADMINISTRATOR

Sheet	Total ROW (ac)	Total Permanent Easement (ac)	Total Temporary Easement (ac)
13-0004	N/A	N/A	0.14
13-0006	0.04	0.02	N/A
13-0007	0.29	0.20	N/A
Grand Total	0.33	0.22	0.14

COUNTY	AIKEN COUNTY	RICHMOND COUNTY	AIKEN COUNTY	AIKEN COUNTY
PROGRAM	PS 4	PS 4	PS 4	PS 4
FEEDBACK	PS 4	PS 4	PS 4	PS 4
MILES	0.227	0.070	0.037	0.437
NET LENGTH OF ROADWAY	0.227	0.070	0.037	0.437
NET LENGTH OF BRIDGES	0.000	0.000	0.000	0.000
NET LENGTH OF PROJECT	0.227	0.070	0.037	0.437
NET LENGTH OF EXCEPTIONS	0.000	0.000	0.000	0.000
GROSS LENGTH OF PROJECT	0.227	0.070	0.037	0.437

LIMIT OF CONSTRUCTION
 IN AUGUSTA GREENWAY TRAIL
 STA. 7+15.39

END PROJECT
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 STA. 63+50.00
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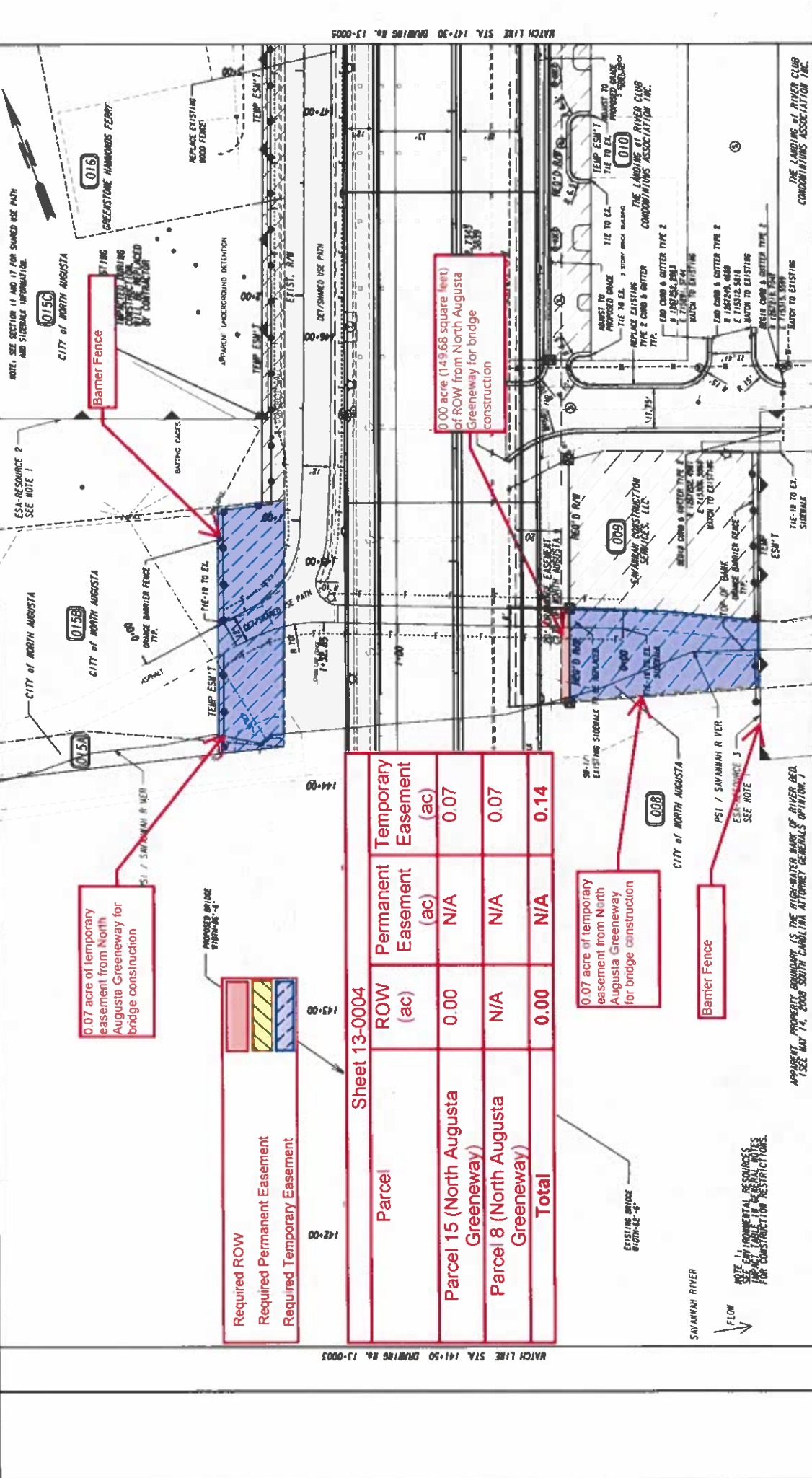
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Sheet 13-0004

Parcel	ROW (ac)	Permanent Easement (ac)	Temporary Easement (ac)
Parcel 15 (North Augusta Greenway)	0.00	N/A	0.07
Parcel 8 (North Augusta Greenway)	N/A	N/A	0.07
Total	0.00	N/A	0.14

0.07 acre of temporary easement from North Augusta Greenway for bridge construction

0.00 acre (14.9-68 square feet) of ROW from North Augusta Greenway for bridge construction

0.07 acre of temporary easement from North Augusta Greenway for bridge construction

Barmer Fence

GDOT Georgia Department of Transportation
 DISTRICT 2

PARSONS
 5075 PARKWAY LAKE DRIVE, 100
 PEACHTREE CORNERS, GA 30092

PROPERTY AND EXISTING ROW LINE
 REQUIRED ROW LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION
 EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTRUCTION OF SLOPES
 EASEMENT FOR CONSTRUCTION OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 LIMIT OF ACCESS.....
 ROW'D ROW & LIMIT OF ACCESS
 ORANGE BARRIER FENCE
 ESA - ENV. SENSITIVE AREA
 (SEE ERIT TABLE)

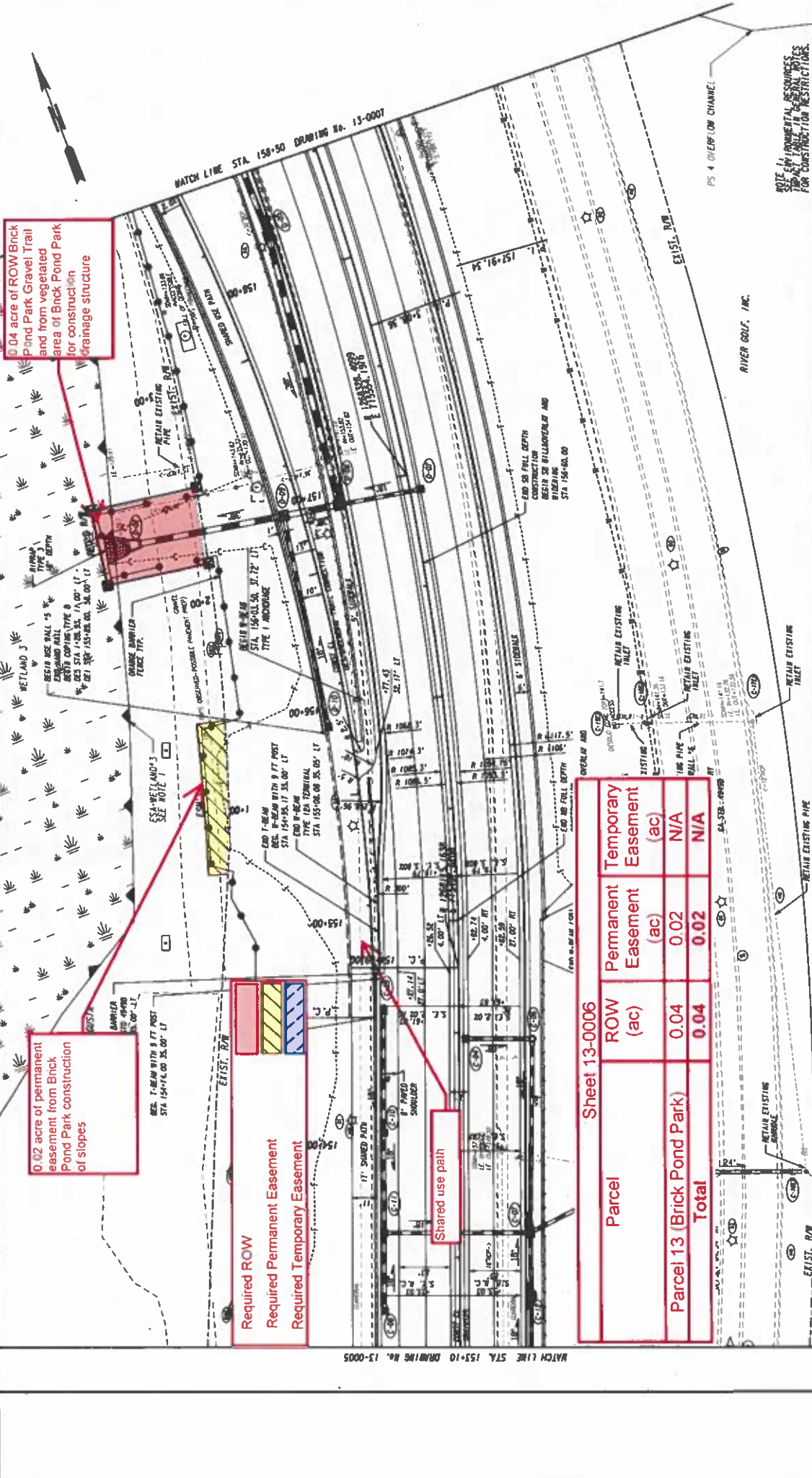
SCALE IN FEET
 0 20 40 60

REVISION DATES

NO.	DATE	DESCRIPTION

CONSTRUCTION PLAN
 SR 4/US 2580 SAVANNAH RIVER
 SOUTH CAROLINA STATE LINE BRIDGE REPLACEMENT
 THE LANDING OF RIVER CLUB
 COORDINATIONS ASSOCIATION INC.

DRAWING NO.: 13-0004



0.04 acre of ROW Brick Pond Park Gravel Trail and from vegetated area of Brick Pond Park for construction drainage structure

0.02 acre of permanent easement from Brick Pond Park construction of slopes

Required ROW
 Required Permanent Easement
 Required Temporary Easement

Shared use path

Sheet 13-0006

Parcel	ROW (ac)	Permanent Easement (ac)	Temporary Easement (ac)
Parcel 13 (Brick Pond Park)	0.04	0.02	N/A
Total	0.04	0.02	N/A

PROPERTY AND EXISTING ROW LINE
 REQUIRED ROW LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF DRIVES
 EASEMENT FOR CONSTR OF DRIVES

RETAIN EXISTING
 END 50' FULL DEPTH
 CONSTRUCTION OF PILLARS AND
 BRIDGING
 STA 156+00.00

PS 16+51
 PS 4 (OVERFLOW CHANNEL)

ELISEL RD
 RIVER GOLF, INC.

NOTE: ENVIRONMENTAL RESOURCES
 TO BE RETAINED IN FINAL NOTES
 FOR CONSTRUCTION RESTRICTIONS.

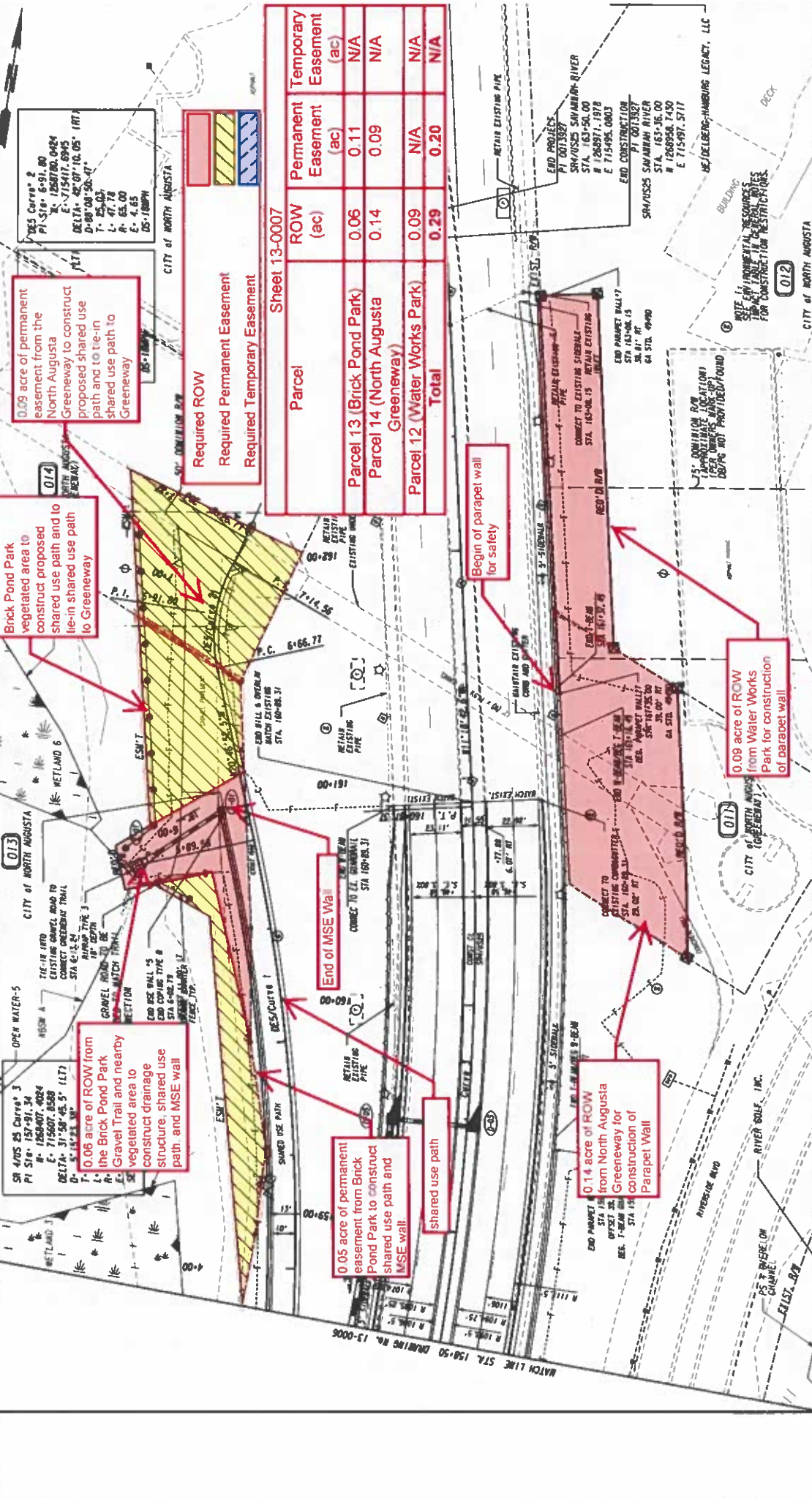
CONSTRUCTION PLAN
 SR 4/US 25B SAVANNAH RIVER
 SOUTH CAROLINA STATE LINE BRIDGE REPLACEMENT

DATE: 08/11/2020
 DRAWING NO: 13-0006

SCALE IN FEET
 0 20 40 60

PARSONS
 5775 PARKWAY LAKE DRIVE
 PULCHERVILLE, GA 30002

GDOT
 Georgia Department of Transportation
 DISTRICT 2



0.09 acre of permanent easement from the North Augusta Greenway to construct proposed shared use path and to tie-in shared use path to Greenway

0.06 acre of permanent easement from the Brick Pond Park vegetated area to construct proposed shared use path and to tie-in shared use path to Greenway

0.06 acre of ROW from the Brick Pond Park Gravel Trail and nearby vegetated area to construct drainage structure, shared use path, and MSE wall

0.05 acre of permanent easement from Brick Pond Park to construct shared use path and MSE wall

0.14 acre of ROW from North Augusta Greenway for construction of Parapet Wall

0.09 acre of ROW from Water Works Park for construction of parapet wall

Required ROW
 Required Permanent Easement
 Required Temporary Easement

Sheet 13-0007

Parcel	ROW (ac)	Permanent Easement (ac)	Temporary Easement (ac)
Parcel 13 (Brick Pond Park)	0.06	0.11	N/A
Parcel 14 (North Augusta Greenway)	0.14	0.09	N/A
Parcel 12 (Water Works Park)	0.09	N/A	N/A
Total	0.29	0.20	N/A

PARSONS
 507 PARKWAY LANE, SUITE 100
 PEACHTREE CORNERS, GA 30092

GDOT
 Georgia Department of Transportation

DISTRICT 2

CONSTRUCTION PLAN
 SR 4/US 25B SAVANNAH RIVER
 #SOUTH CAROLINA STATE LINE BRIDGE REPLACEMENT

DATE: 11/11/11
 DRAWING NO.: 13-0007

SCALE IN FEET

PROPERTY AND EXISTING ROW LINE
 REQUIRED ROW LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTRUCTION OF DRIVES

BEGIN LIMIT OF ACCESS
 END LIMIT OF ACCESS
 LIMIT OF ACCESS
 REQUIRED ROW & LIMIT OF ACCESS
 ORANGE BARRIER FENCE
 ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

FIGURE 2



SR 4/US 25 BU at Savannah River Bridge Replacement Aiken County SC/Richmond County GA
Pedestrian/Bicyclist Detour
North Augusta

Legend
■ Detour Route
■ Existing Route
■ Brick Pond Park Trails
■ Barrier
■ Closure Area

0 250 500 1000 Feet

North

RESOLUTION NO. 2022-35
A RESOLUTION AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND
LOCAL FISCAL RECOVERY FUNDS – EXPENDITURE REQUEST 3

WHEREAS, on July 19, 2021, City Council adopted Resolution 2021-30 authorizing receipt of the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) allocation totaling \$11,871,089.22 from the State of South Carolina as appropriated by the American Rescue Plan Act of 2021; and

WHEREAS, City Council adopted Resolution 2022-12, which obligated SLFRF funds for use between revenue loss replacement and investment in water and sewer infrastructure; and

WHEREAS, City Council adopted Resolution 2022-13, which authorized Expenditure Request 1 totaling \$3,965,004 for two projects; and

WHEREAS, City Council adopted Resolution 2022-28, which authorized Expenditure Request 2 totaling \$3,123,632 for one project; and

WHEREAS, expenditure of SLFRF funds are required to be approved by City Council via resolution; and

WHEREAS, new projects have been identified and recommended for expenditure totaling \$1,367,000 as outlined in Appendix A; and

WHEREAS, with these additional expenditures, \$3,415,453 remains of available SLFRF funds for future expenditures.

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

1. Expenditures of \$1,367,000 of SLFRF funds is approved for the projects listed in Appendix A.
2. The City will follow its adopted procurement ordinance as it relates to expenditure of SLFRF funds.
3. The City Administrator is authorized to execute such documents as necessary to enter into agreements and implement the projects as outlined in Appendix A.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

Expenditure Request #3						
Project	Amount	Fund	Expenditure Category	Description	Department	Beneficiary(ies)
Public Safety equipment	\$625,000	Capital Projects Fund	Revenue Replacement, Provision of Government Services	Purchase of replacement and new equipment: 1. Truck – air pack refill system 2. Drone 3. Speed trailer 4. 9-1-1 dispatch consoles (2)	Public Safety	City employees, residents, businesses & visitors
Employee recruitment & retention incentives	\$500,000	Capital Projects Fund	Revenue Replacement, Provision of Government Services	Supplemental incentive payments to employees	Administration	City employees
Greenway bridge replacement	\$167,000	Capital Projects Fund	Revenue Replacement, Provision of Government Services	Partial funding for purchase and installation of replacement bridge	Public Works	City residents & visitors
SmartCOP Computer Aided Dispatch system	\$50,000	Capital Projects Fund	Revenue Replacement, Provision of Government Services	Partial funding for purchase and launch of new CAD system	Public Safety	City employees, residents, businesses & visitors
Trailer removal at Country Club property	\$20,000	Capital Projects Fund	Revenue Replacement, Provision of Government Services	Hiring of contractor to remove and properly dispose of damaged trailer located on Country Club property	Parks, Recreation & Tourism	City residents & visitors
Quiet generators	\$5,000	Capital Projects Fund	Revenue Replacement, Provision of Government Services	Purchase of new quiet generators for use at City events and for other City business	Parks, Recreation & Tourism	City employees, residents, businesses & visitors
Total	\$1,367,000					

RESOLUTION NO. 2022-36
RESOLUTION AUTHORIZING FUNDING FOR
THE GREENEWAY BRIDGE AT WATERWORKS

WHEREAS, it was reported to the City of North Augusta that the wooden Greenway bridge in waterworks park was permanently damaged by a fallen tree on or about 6 April 2022; and

WHEREAS, the City Administrator, and Public Works Department support the replacement of the damaged wooden bridge; and

WHEREAS, the City Council received in study session various options for a bridge replacement, and gave guidance to replace the damaged bridge with a 12' wide pre-fabricated arch-truss steel bridge; and

WHEREAS, the City has estimated the price of the project to be no more than \$275,000, which would include geotechnical, survey, permit, and construction costs along with the procurement cost of the steel bridge; and

WHEREAS, Capital Project Sales Tax I has a taxpayer approved project listed as East Buena Vista/Waterworks Park Drainage Improvements, and as of August 1, 2020, has a total fund balance of \$108,366; and

WHEREAS, funding has been identified through Capital Project Sales Tax I partially sufficient to make the purchase, with the remainder to be funded through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF).

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof that the City is authorized to replace the damaged wooden bridge with a 12' wide steel bridge and that the funding source be an exhaustion of the Capital Project Sales Tax I fund, with the remainder of funding from the SLFRF. Total project not to exceed \$275,000. All funds not expended will be placed back in the SLFRF.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RESOLUTION NO. 2022-37
RESOLUTION AUTHORIZING FUNDING FOR
PUBLIC SAFETY 911 DISPATCH SOFTWARE

WHEREAS, the City of North Augusta Public Safety Department's existing 911 computer aided dispatch (CAD) software was purchased in 2011, and currently not fully able to be serviced by the manufacturer based on the age of the software, and is a requirement for the dispatch of public safety personnel and apparatus in support of North Augusta citizens and neighboring jurisdictions; and

WHEREAS, the City Administrator and Public Safety Department support the life cycle replacement of the existing 911 computer aided dispatch software; and

WHEREAS, the City in accordance with procurement code is authorized to conduct purchases through cooperative purchasing agreements, to include the HGACbuy program provided by the Municipal Association of South Carolina; and

WHEREAS, the City has received a price quote of \$470,209 for the procurement, implementation, training, and first year maintenance for the SMARTCOP system through the HGACbuy program, and the separate payment of State taxes of \$21,893 for a total system cost of \$492,102; and

WHEREAS, Capital Project Sales Tax II has a taxpayer approved project listed as Public Safety Communications System Upgrade, and as of August 1, 2020, has a total fund balance of \$443,164; and

WHEREAS, funding has been identified through Capital Project Sales Tax II partially sufficient to make the purchase, with the remainder to be funded through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF).

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof that the City is authorized to purchase 911 CAD software from SMARTCOP and that the funding source be an exhaustion of the Capital Project Sales Tax II fund, with the remainder of funding from the SLFRF. Total project not to exceed \$492,102. All funds not expended will be placed back in the SLFRF.

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

Briton S. Williams, Mayor

ATTEST:

Sharon Lamar, City Clerk

RESOLUTION NO. 2022-38
A RESOLUTION AUTHORIZING FUNDING FOR SUPPLEMENTAL
EMPLOYEE COMPENSATION THROUGH THE USE OF CORONAVIRUS
STATE AND LOCAL FISCAL RECOVERY FUNDS

WHEREAS, on July 19, 2021, City Council adopted Resolution 2021-30 authorizing receipt of the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) allocation totaling \$11,871,089.22 from the State of South Carolina as appropriated by the American Rescue Plan Act of 2021; and

WHEREAS, The United States Department of Treasury Final Rule for the SLFRF City Council allows for direct, premium pay to City employees; and

WHEREAS, the United States Bureau of Labor Statistics calculated the National turnover rate for state and local government employees, excluding education to be 20.2% in 2021; and

WHEREAS, the City Council wishes to retain current employees to provide essential services to the citizens of North Augusta, as well as recruit qualified candidates for hard to fill positions; and

WHEREAS, expenditure of SLFRF funds are required to be approved by City Council via resolution; and

WHEREAS, a Supplemental Compensation Program is proposed which includes a one-time distribution of a \$1,750.00 supplemental compensation payment to all current full-time regular employees who are in good standing and are employed at the time this resolution is passed and includes those hired between the passage of this resolution and the distribution of the one-time payment; and

WHEREAS, the Supplemental Compensation Program also includes a one-time distribution of a \$250.00 supplemental compensation payment to all current part-time regular employees who are in good standing and are employed at the time this resolution is passed and includes those hired between the passage of this resolution and the distribution of the one-time payment; and

WHEREAS, the Supplemental Compensation Program one-time payment shall be distributed by September 30th, 2022; and

WHEREAS, seasonal and temporary employees, as well as volunteers, elected officials, judges, the City Administrator, Assistant City Administrator, and employees terminated before the distribution of the payment are not eligible to receive any supplemental compensation payment(s); and

WHEREAS, employees currently in their new hire or other probationary period will have their one-time payment delayed until satisfactory completion of their probation requirements; and

WHEREAS, remaining funds after the one-time distribution from the total SLFRF allocation shall be utilized at the City Administrator's discretion for the purposes of future targeted and strategic recruitment and retention initiatives through December 31, 2024.

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

1. Expenditures not to exceed \$500,000 of SLFRF funds are approved for the purpose of implementing the Supplemental Compensation Program.
2. The City Administrator is authorized to use remaining funds not expended in the Supplemental Compensation Program for future recruitment and retention initiatives.

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

Britton S. Williams
Mayor

ATTEST:

James S. Clifford
City Administrator