



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: September 13, 2022

SUBJECT: Regular City Council Meeting of September 19, 2022

**REGULAR COUNCIL MEETING**

**ITEM 5. PROCLAMATIONS:**

- Direct Support Professionals Recognition Week – September 11-19, 2022
- Constitution Week – September 17-23, 2022
- Stormwater Awareness Week – September 25 – October 1, 2022

Mayor Williams will read into the minutes for the record the Proclamations.

Please see ATTACHMENT #5 for the copies of the proclamations.

**ITEM 6. 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 – Second Reading**

An ordinance has been prepared for Council's consideration on second 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 #6 for a copy of the proposed ordinance.

**ITEM 7. PLANNING AND DEVELOPMENT: Ordinance No. 2022-15 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± .52 Acres of Land Owned by Hardy Land, LLC, Aiken County Tax Parcels #005-19-06-006 from PD, Planned Development to R-5, Mixed Residential; Ordinance – First Reading**

An ordinance has been prepared for Council's consideration on first reading to amend the zoning map of the City of North Augusta, South Carolina by rezoning ± .52 acres of land owned by Hardy Land, LLC, Aiken County tax parcels #005-19-06-006 from PD, planned development to R-5, mixed residential.

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

**ITEM 8. PLANNING AND DEVELOPMENT: Resolution No. 2022-39 – Accepting a Deed of Dedication for the Streets, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, Detention Ponds and Associated Easements and Rights of Way, Along With a Maintenance Guarantee and Letter of Credit, for Bergen Place West Phase V**

A resolution has been prepared for Council's consideration to accept a Deed of Dedication for the streets, sanitary sewer, stormwater collection and fire suppression systems, detention ponds and associated easements and rights of way, along with a maintenance guarantee and letter of credit, for Bergen Place West Phase V.

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

**ITEM 9. ENGINEERING AND PUBLIC WORKS: Resolution No. 2022-40 – To Authorize Construction of the Greenway Extension – Woodstone to Mayfield Drive Project by City Forces and to Establish the Construction Budget and Funding Source**

A resolution has been prepared for Council's consideration to authorize construction of the Greenway Extension – Woodstone to Mayfield Drive project by city forces and to establish the construction budget and funding source.

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

**ITEM 10. ECONOMIC DEVELOPMENT: Resolution No. 2022-41 – A Resolution to Provide a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant**

A resolution has been prepared for Council's consideration to approve submission of a grant application to the Municipal Association of South Carolina, and to confirm matching local funds, to purchase new light pole banners in and around downtown.

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

**ITEM 11. PARKS, RECREATION AND TOURISM: Resolution No. 2022-42 – Authorizing the City of North Augusta to Enter into a Professional Services Contract to Update the Parks and Recreation Master Plan**

A resolution has been prepared for Council's consideration to approve awarding a professional services contract to The LandPlan Group South for Parks and Recreation Master Plan development.

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

**ITEM 12. PLANNING AND DEVELOPMENT: Resolution No. 2022-43 – A Resolution Authorizing Funding for Removal of City Bald Cyprus Trees Through the Use of Fiscal Year 2022 Funds**

A resolution has been prepared for Council's consideration authorizing the funding for removal of City Bald Cyprus trees through the use of Fiscal Year 2022 funds.

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

**ITEM 13. PUBLIC SERVICES DEPARTMENT: Resolution No. 2022-44 – Authorizing the City of North Augusta to Enter into a Contract to Construct a Regional Materials Recovery Processing Building**

A resolution has been prepared for Council's consideration to approve awarding a construction contract to A-Lert Construction Services to construct a 12,500 square foot materials recovery processing building that will be used for the processing and recovery of residential and commercial recyclable materials.

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



## **PROCLAMATION**

**WHEREAS**, direct support professionals, including direct care workers, personal assistants, personal attendants, in-home support workers, and paraprofessionals, are key to providing publicly funded, long-term support and services for millions of individuals with disabilities; and

**WHEREAS**, direct support professionals arrive for work every day ready to do all they can to ensure the health and safety of people with intellectual and developmental disabilities and autism, providing essential support that ensures all individuals are included as a valued part of their community, supported at home, at work, and in their communities, and empowered to live with dignity that all people deserve: and

**WHEREAS**, direct support professionals ensure that individuals with disabilities thrive through connections to their families, friends, and communities, thereby avoiding more costly institutional care; and

**WHEREAS**, providing a broad range of individualized supports, from navigating the routines of daily home life, job training, financial matters, medical appointments, and personal interest to providing transportation to school, work, religious, and recreational activities and keeping people with disabilities safe and healthy during the pandemic and volunteering to quarantine with individuals served to reduce transmission of the virus direct support professional must build close, respectful, and trusting relationships with the people they serve to empower them to fully participate in their communities; and

**WHEREAS**, increased awareness and recognition of direct support professionals can help alleviate the critical and growing shortage of these important healthcare workers in the Palmetto State.

**NOW THEREFORE**, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim September 11 - 19, 2022, as

### **DIRECT SUPPORT PROFESSIONALS RECOGNITION WEEK**

in the City of North Augusta, South Carolina, and urge all our citizens to honor our direct support professionals for their dedication and contributions that enhance the lives of individuals of all ages with disabilities.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 19th day of September, 2022.

---

Briton S. Williams, Mayor  
City of North Augusta



## **PROCLAMATION**

***WHEREAS**, our Founding Fathers, including South Carolinians, Pierce Butler, Charles Pinckney, John Rutledge, and Charles Cotesworth Pinckney, risked their fortunes, and some even their lives, to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and*

***WHEREAS**, September 17, 2022, marks the two hundred and thirty-five anniversary of the drafting of the Constitution of the United States by the Constitutional Convention; and*

***WHEREAS**, the anniversary of the signing of the Constitution provides an historic opportunity for all Americans to learn about and recall the achievements of our Founders, and to reflect on the rights and privileges of citizenship as well as its attendant responsibilities; and*

***WHEREAS**, the independence guaranteed to the American people by the Constitution should be celebrated by appropriate ceremonies and activities during Constitution Week, September 17 through 23, 2022, as designated by proclamation of the President of the United States of America in accordance with Public Law 915.*

***NOW THEREFORE**, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim September 17 - 23, 2022, as*

### **CONSTITUTION WEEK**

*in the City of North Augusta, South Carolina, and urge all our citizens to reflect during that week on the many benefits of our Federal Constitution and the privileges and responsibilities of American citizenship.*

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 19th day of September, 2022.*

---

*Briton S. Williams, Mayor  
City of North Augusta*



## **PROCLAMATION**

*WHEREAS, polluted water released into our local creeks, streams, reservoirs, and rivers can cause harm to human health and wildlife, contaminate our drinking water sources, and threaten the ability to take part in recreational water activities; and*

*WHEREAS, population growth, residential and commercial development, and the resulting changes to the natural drainage and hydrology of the land will only deepen our concern for stormwater quantity and quality in the City of North Augusta; and*

*WHEREAS, the most common source of pollution to our water resources is stormwater runoff that includes yard waste, pet waste, vehicle fluids, trash, and sediment; and*

*WHEREAS, these impacts cannot be entirely avoided, or eliminated, but can be reduced with the use of education, outreach, and change in everyday pollution prevention practices; and*

*WHEREAS, our Stormwater Management Department is equipped to aid in the development and implementation of effective education and outreach programs in connection with other municipalities and organizations within the CSRA, that will meet state and federal stormwater pollution control requirements; and*

*WHEREAS, this need arises from regulatory requirements, but also from the local community members, residents of our City, and local stakeholders and decision makers that will benefit from a greater awareness of the cumulative impacts our decisions make at home, at work, at school, and through local policy, effect the water quality of the Savannah River and our local water resources; and*

*WHEREAS, the year 2022 marks the 1st annual Stormwater Awareness Week sponsored in the City of North Augusta.*

*NOW THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim the week September 25 - October 1, 2022, as*

### ***Stormwater Awareness Week***

*in the City of North Augusta and I urge all citizens to pay tribute to water resources and to recognize the impact we can have to protect and preserve the water quality our creeks, streams, reservoirs, and rivers and the quality of life water brings to our city.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 19th day of September, 2022.*

---

Briton S. Williams, Mayor  
City of North Augusta

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:

\_\_\_\_\_  
JAMIE PAUL, CITY CLERK



ORDINANCE NO. 2022-15  
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,  
SOUTH CAROLINA BY REZONING ± .52 ACRES OF LAND  
OWNED BY HARDY LAND, LLC, AIKEN COUNTY TAX PARCELS #005-19-06-006  
FROM PD, PLANNED DEVELOPMENT TO R-5, MIXED RESIDENTIAL

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, the property owner, of parcel 005-19-06-006, Hardy Land, LLC, has requested the property be rezoned from PD, Planned Development, to R-5, Residential Mixed Use; and

WHEREAS, the North Augusta Planning Commission, following an August 17, 2022 public hearing, reviewed and considered a request by Hardy Land, LLC to amend the Official Zoning Map of North Augusta from PD, Planned Development, to R-5, Mixed Residential for an approximately ±.52-acre parcel consisting of tax parcel 005-19-06-006 and has issued their recommendation. The staff reports and the recommendation of the Planning Commission have been provided to City Council.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. A parcel consisting of ±.52 acres owned by Hardy Land, LLC, is hereby rezoned from PD, Planned Development, to R-5, Mixed Residential. Said property is Aiken County tax map parcels 005-19-06-006 and specifically identified as Exhibit "A" attached hereto.
- II The Official Zoning Map for the City of North Augusta is hereby amended to reflect this rezoning.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on second and final reading.

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

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

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

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

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk

# Department of Planning and Development



## Project Staff Report

RZM22-003 West Five Notch Apartments

Prepared by: La'Stacia Reese

Meeting Date: August 17, 2022

## SECTION 1: PROJECT SUMMARY

Project Name	West Five Notch Apartments
Applicant	Glynn Bruker
Address/Location	322 W Five Notch Rd
Parcel Numbers	005-19-06-006
Existing Zoning	PD, Planned Development
Overlay	N/A
Traffic Impact Tier	2
Proposed Use	Residential
Proposed Zoning	R-5 Mixed Residential
Future Land Use	Mixed Use

## SECTION 2: PLANNING COMMISSION CONSIDERATION

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

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

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

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

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

#### 1.2.1 Comprehensive Development Code

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

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

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

### 1.2.2 Zoning Regulations

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

#### **Planning Commission Action Requested:**

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

---

## **SECTION 3: PUBLIC NOTICE**

---

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to property owners within 200 feet of the subject property on August 1, 2022. The property was posted with the required public notice on July 29, 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.northaugustasc.gov](http://www.northaugustasc.gov) on August 3, 2022.

## SECTION 4: SITE HISTORY

---

The subject parcel was annexed into the city of North Augusta by Ordinance 2000-17 in August 2000. The parcel was developed into an old car wash that has been vacated since 2019.

## SECTION 5: EXISTING SITE CONDITIONS

---

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Commercial Retail	Residential Single Family	PD, Planned Development
North	Commercial Retail	Residential Single Family	GC, General Commercial
South	Commercial Retail	Residential Single Family	R-5, Mixed Residential
East	Residential Single Family	Residential Single Family	R-10, Medium Lot, Single Family Residential
West	Open Space Preservation	Open Space Preservation	R-14, Large Lot, Single Family Residential

**Access** – The property currently has access from W Five Notch Rd and is bound by Mixed Residential property to the south and a convenience store with gasoline sales to the north.

**Topography** – The highest elevations are located at the Northeast portion of the site and slope down towards West Five Notch Rd.

**Utilities** – Water and wastewater lines are available along W Five Notch Rd.

**Floodplain** – The parcel is located in an area of minimal flood hazard and not within a federally regulated floodplain.

**Drainage Basin** – The property is located within the Pole Branch Basin. The basin is one of the city's largest basin, located primarily located in the heart of the City, bordering the Fox Creek Basin. Pole Branch Basin is classified as a higher density developed basin.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

---

Staff provides the following information for context related to the Commission's deliberation. Descriptions and commentary added by staff will be *italicized*.

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

*The total acreage of the requested rezoning is approximately 0.45 acres.*

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

*The Comprehensive Plan Future Land Use Map shows this parcel as Residential Single Family. The predominant land use in this category will continue to be single family detached and attached subdivisions. However, it may include small amounts of neighborhood commercial. Specific zoning districts will regulate the range. A development project in this classification could be designed in a different form and clustered in one area with a higher net density but the same overall gross density to avoid steep slopes or protect environmentally sensitive areas. Buffers between the clustered project and conventional single-family subdivisions would be required. A planned development or a traditional neighborhood development could also be developed in this classification provided the gross density and other general standards were not exceeded. Within the land use classification, zoning districts with similar zoning standards may be located adjacent to each other. Staff feels the R-5 Mixed Residential zoning district requested matches this definition and complements adjacent uses located along West Five Notch Rd, including another parcel zoned R-5 to the South of the subject property.*

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

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

*The adjacent parcel to the south was recently rezoned to R-5 from Planned Development. The property is located to the north of the Green Forest Commons subdivision on West Five Notch Rd. There is a commercial development to the north of the subject property and residential developments to the south, east, and west of the site. Staff feels the R-5 zoning district requested is compatible with the R-5 zoning of Green Forest Commons adjacent to the subject property.*

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

*The low density will not have an adverse effect on traffic. The developer states that there will be less than 25 Trips Per Day entering or exiting the property.*

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

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

**c. Parking problems; or**

*Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Planning Commission or Board of Zoning Appeals, as applicable.*

**d. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.**

*Stormwater will be required to meet City and SCDHEC standards at the time of site plan approval. Lighting must meet the commercial requirements for screening and maximum lumens prescribed in Article 7 at the time of site plan approval. Any waivers or variances to the code must be addressed by the Planning Commission or Board of Zoning Appeals, as applicable.*

**4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).**

*The property to the north of the subject parcel was annexed in the city in 2018 and zoned GC, General Commercial, for gasoline sales. W Five Notch Rd is currently a predominately residential corridor, with growth from future development.*

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

*The surrounding properties are primarily residential, with R-5, R-7, R-10, and R-14 zoning districts and one commercial property adjacent to the subject property, zoned GC. The*



*subject property is zoned PD, Planned Development without any governing General Development Plan. The Future Land Use Map designates the area as Residential Single Family. Property to the North has been developed as a convenience store with gasoline sales. The other surrounding properties are residential.*

**6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).**

*The current zoning classification of PD, Planned Development requires a Planned Development General Development Plan to be adopted by City Council. When the property was zoned PD, no such document was produced to guide development on site.*

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

*There are currently numerous housing types and one commercial use along W Five Notch Rd. The proposed rezoning from PD to R-5 would be compatible with existing residential zoning adjacent to and along W Five Notch Rd.*

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

*The current site has been vacant since 2019 and has been zoned PD, Planned Development since the adoption of the Official Zoning Map with the 2008 North Augusta Development Code.*

**9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).**

*The change in zoning from PD to R-5 will diversify the available land for market-driven uses.*

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

*Prior to the adoption of the 2008 North Augusta Development Code, the property was zoned PD on the Official Zoning Map. There does not appear to have been in error at adoption.*

---

## SECTION 7: RECOMMENDATION

The Department has determined the application is complete. The approval of a zoning map or text amendment does not authorize any development activity.

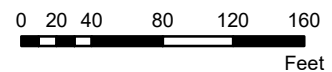
The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

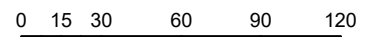
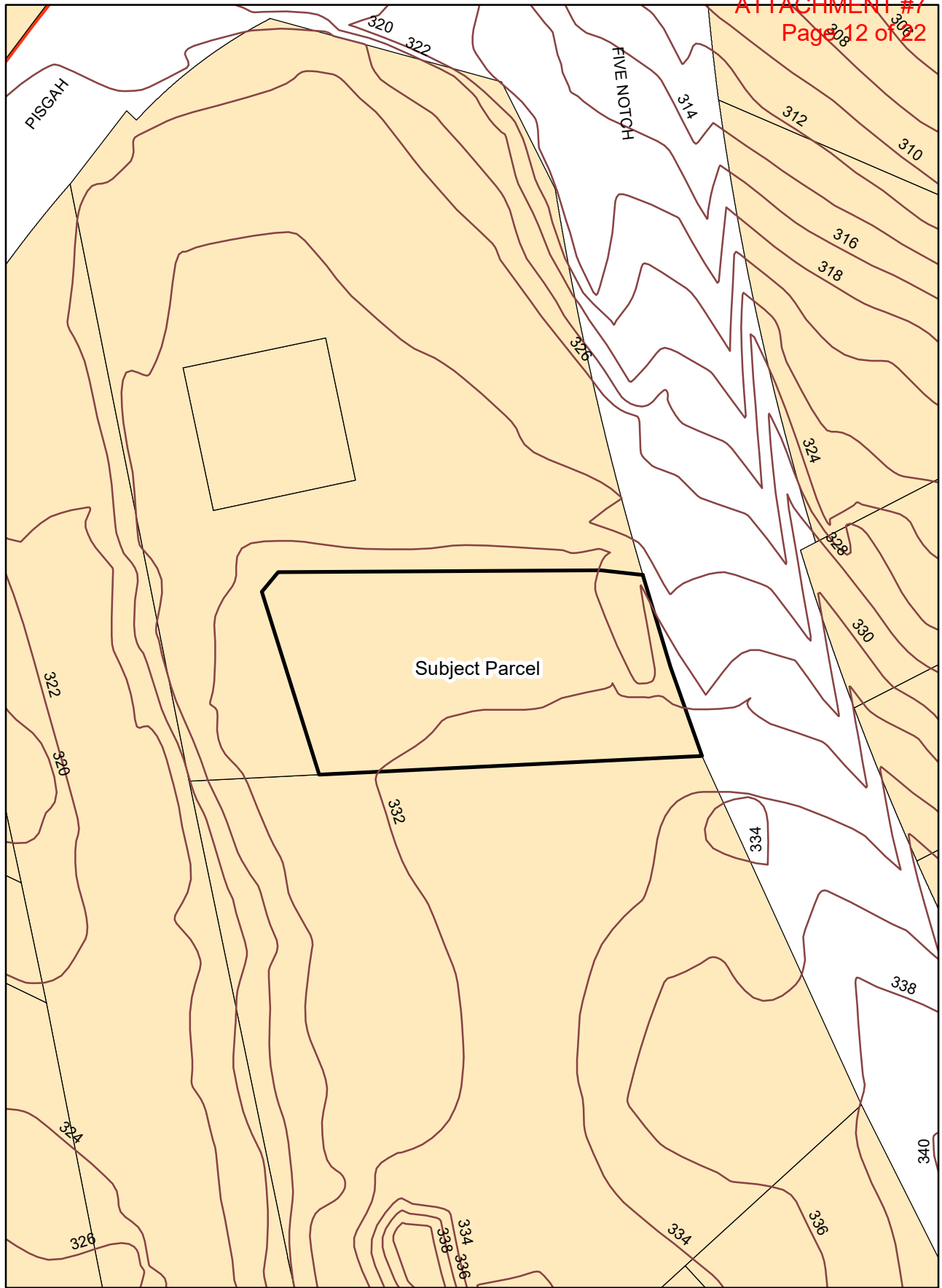
## **SECTION 8: ATTACHMENTS**

---

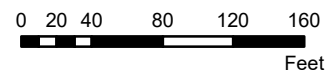
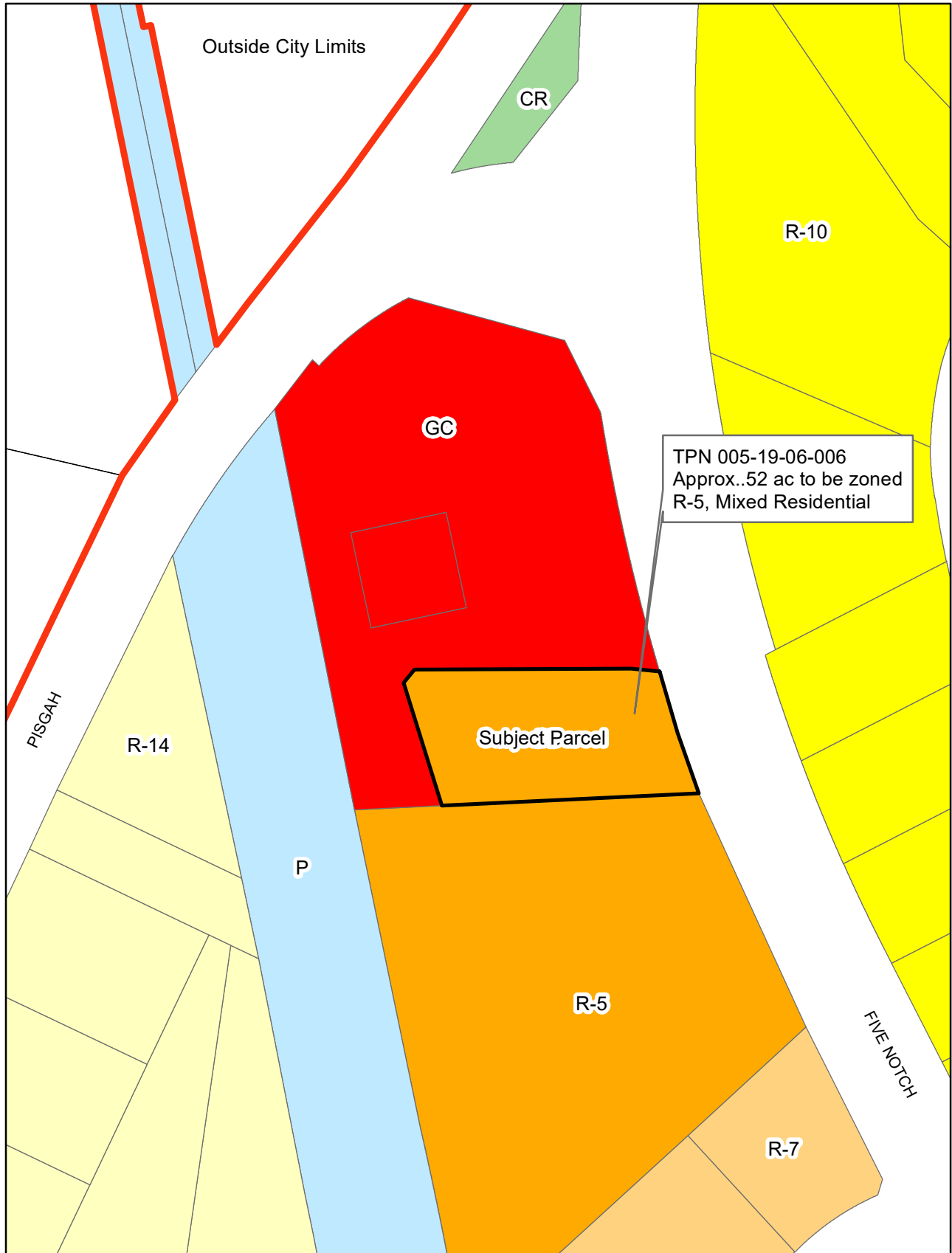
1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Future Land Use
6. Public Hearing Notice
7. Application Documents

cc Glynn Bruker, via email





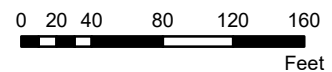
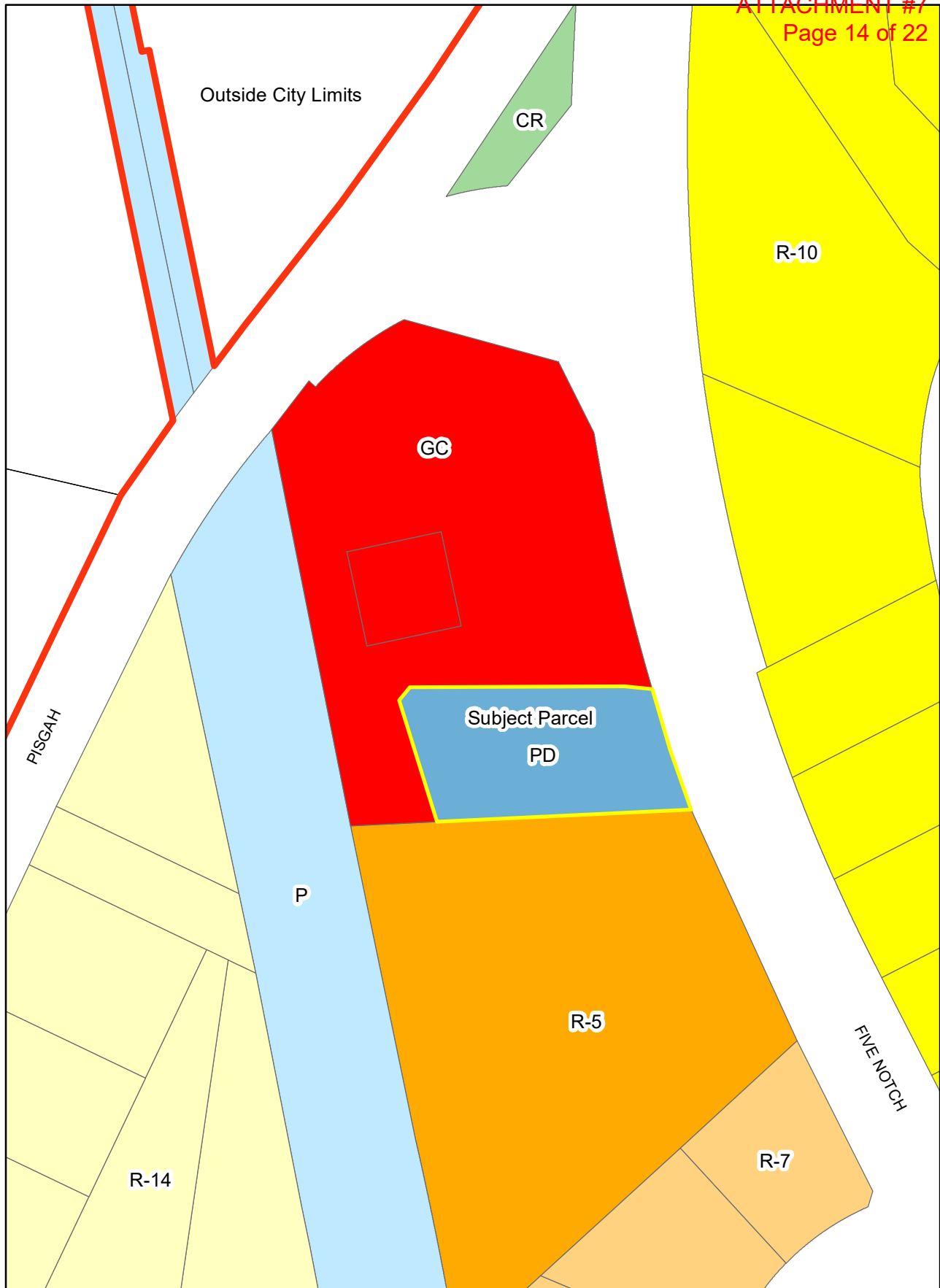
# EXHIBIT A



Date: 7/26/2022

Application RZM22-003  
TPN 005-19-06-006  
A request to rezone approx. .52 ac  
from PD, Planned Development to  
R-5, Mixed Residential

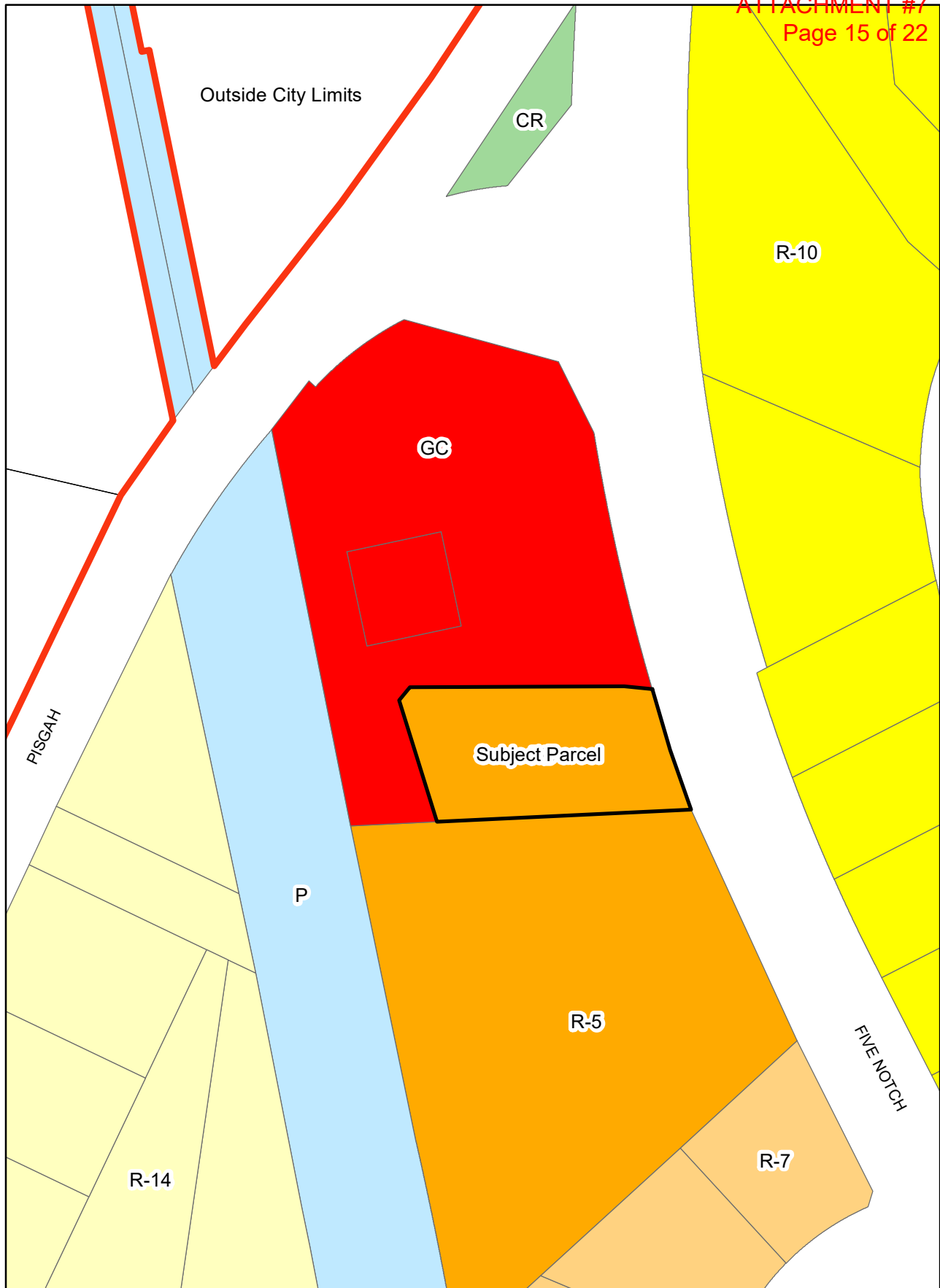




Date: 8/4/2022

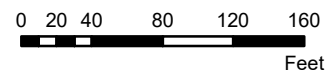
Current Zoning Map  
RZM22-003  
TPN 005-19-06-006  
Approximately .52 ac  
PD, Planned Development

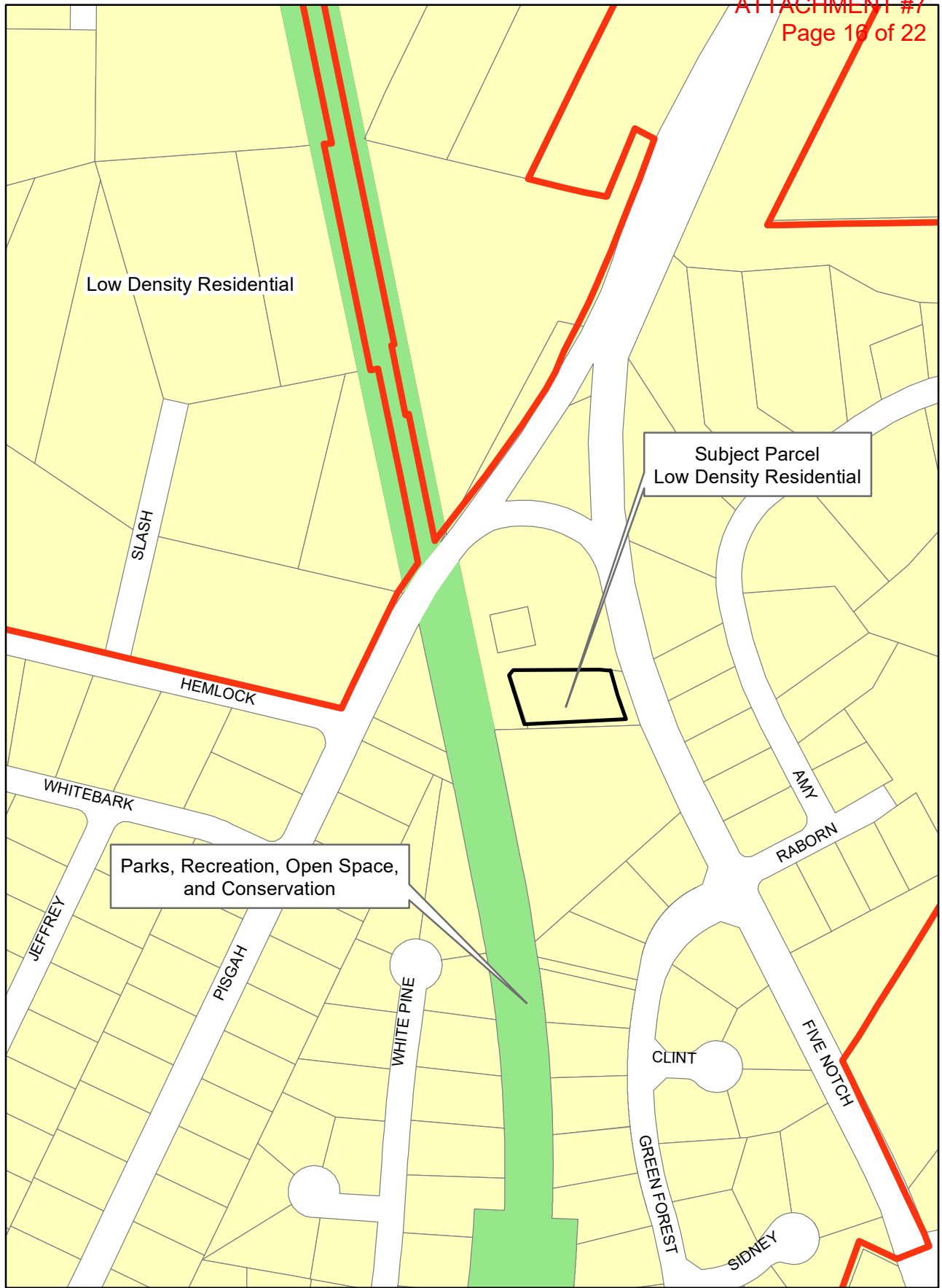




Date: 8/4/2022

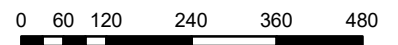
Proposed Zoning Map  
RZM22-003  
TPN 005-19-06-006  
Approximately .52 ac  
to be zoned R-5, Mixed Residential





Date: 8/4/2022

Future Land Use Map  
RZM22-003  
TPN 005-19-06-006  
Approximately .52 ac  
Low Density Residential





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, August 17, 2022, in the Council Chambers located on the 3<sup>rd</sup> floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

**RZM22-003**– A request by Glynn Bruker to rezone approximately 0.52 acres located along West Five Notch Road, TPN 005-19-06-006 from PD, Planned Development to R-5, Mixed Residential.

**RWN22-002** – A request by the City of North Augusta to give the name Compassion to a portion of right of way currently referred to as the Frontage Road adjacent to I-20 at Exit 1 and West Martintown Road.

Documents related to the application will be available for public inspection after August 11, 2022 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugustasc.gov](http://www.northaugustasc.gov). All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to [planning@northaugustasc.gov](mailto:planning@northaugustasc.gov).

**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.northaugustasc.gov](http://www.northaugustasc.gov) for any updates to meeting format, location or procedures prior to the meeting.**

# Application for Development Approval



Please type or print all information

Staff Use

Application Number B2M 22-003

Date Received 7-22-22

Review Fee 250.00

Date Paid 7-22-22

1. Project Name West Five Notch Apartments  
 Project Address/Location [REDACTED] W Five Notch Rd  
 Total Project Acreage 0.52 Current Zoning PD  
 Tax Parcel Number(s) 005-19-06-006

2. Applicant / Owner Name Glynn Bruker Applicant Phone [REDACTED]  
 Mailing Address [REDACTED]  
 City [REDACTED] ST GA ZIP 30802 Email [REDACTED]

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 G.F. "Bo" Slaughter License No. 23301  
 Firm Name James G. Swift & Associates Firm Phone 706-868-8803  
 Firm Mailing Address 1206 Interstate Pkwy  
 City Augusta ST GA Zip 30909 Email bo@jgswift.com  
 Signature [Signature] Date 7/21/2022

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. [Signature] 7/21/2022  
 Applicant or Designated Agent Signature Date

Glynn Bruker  
 Print Applicant or Agent Name



# Designation of Agent

Please type or print all information

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

<b>Staff Use Only</b>	
Application Number <u>R2M22-003</u>	Date Received <u>7-22-22</u>

1. Project Name West Five Notch Apartments

Project Address/Location [REDACTED] W Five Notch Rd

Project Parcel Number(s) 005-19-06-006

2. Property Owner Name Hardy Land LLC Owner Phone [REDACTED]

Mailing Address [REDACTED]

City [REDACTED] ST GA Zip 30815 Email [REDACTED]

3. Designated Agent G.F. "Bo" Slaughter

Relationship to Owner Engineer

Firm Name James G. Swift & Associates Phone 706-868-8803

Agent's Mailing Address 1206 Interstate Pkwy

City Augusta ST GA Zip 30909 Email bo@jgswift.com

Agent's Signature [Signature] Date 7/21/2022

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

[Signature] 7/21/2022  
Owner Signature Date

5. Sworn and subscribed to before me on this 21st day of July, 2022.

[Signature]  
Notary Public  
MY COMM. EXPIRES 8/16/22  
Commission Expiration Date  
[Seal: PAMELA S. HARMAN, NOTARY PUBLIC, RICHMOND COUNTY, GA]

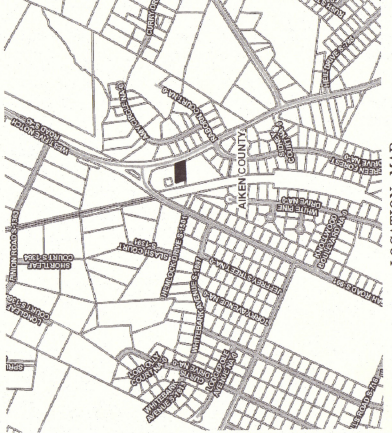
NARRATIVE  
GLYNN BRUKER  
TAX PARCEL 005 19 06 006  
322 WEST FIVE NOTCH ROAD

Glynn Bruker proposes to a five-unit apartment building on the above referenced site. The property will be accessed by an existing driveway located on West Five Notch Road. A 28' existing paved drive is already installed for shared access with adjacent townhomes. Water and sewer are available to the site.

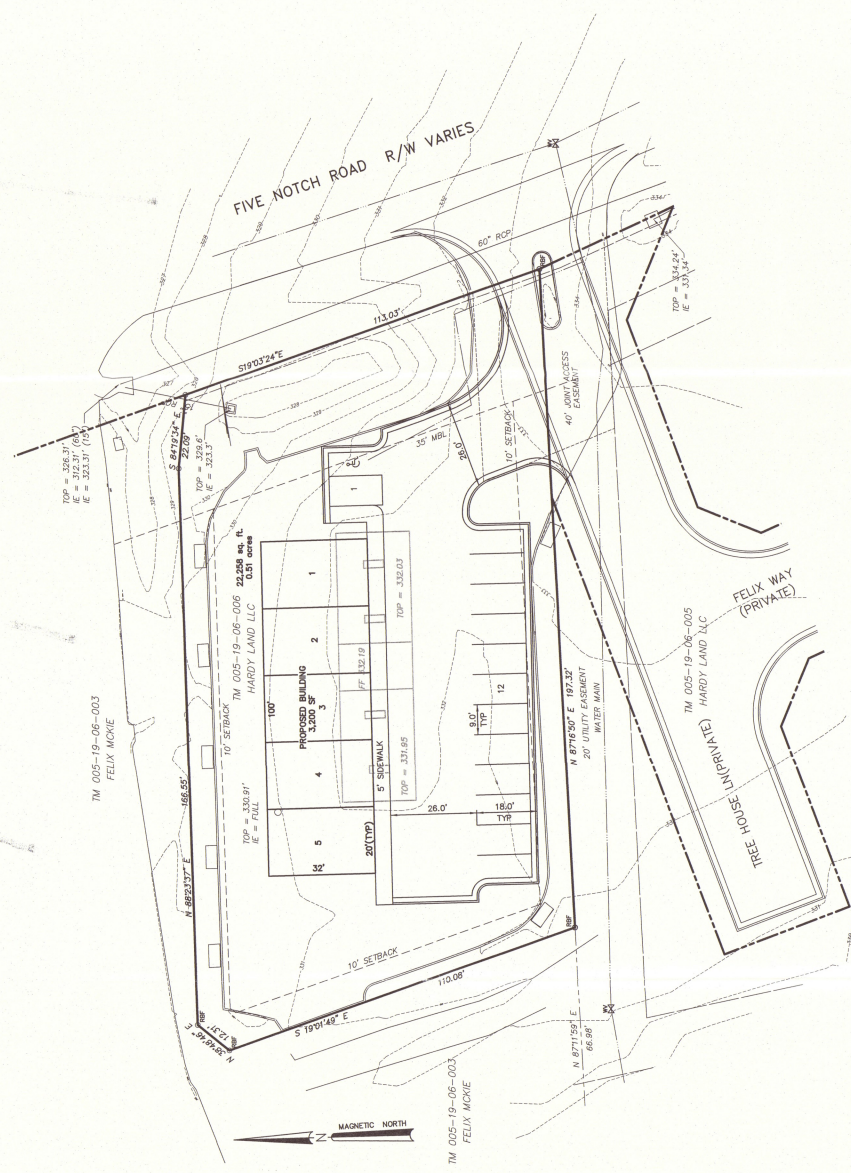
The drive does not exceed 150' past the radius at the proposed intersection. Therefore, the fire response vehicles will be able to pull in and back around and should not require a cul-de-sac. School buses can do the same or pick up on West Five Notch Road. Mail delivery will be to a cluster mailbox located at the intersection.

The low density (5 units, 0.52/acres) will not have an adverse effect on traffic. There will be less than 25 TPD entering or exiting the property.

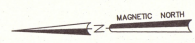
A rezoning from the existing PD to a Multi-Family Zoning (R-5) is requested. All minimum building lines are shown on the attached layout.



LOCATION MAP  
SCALE 1" = 1000'

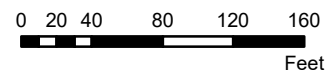
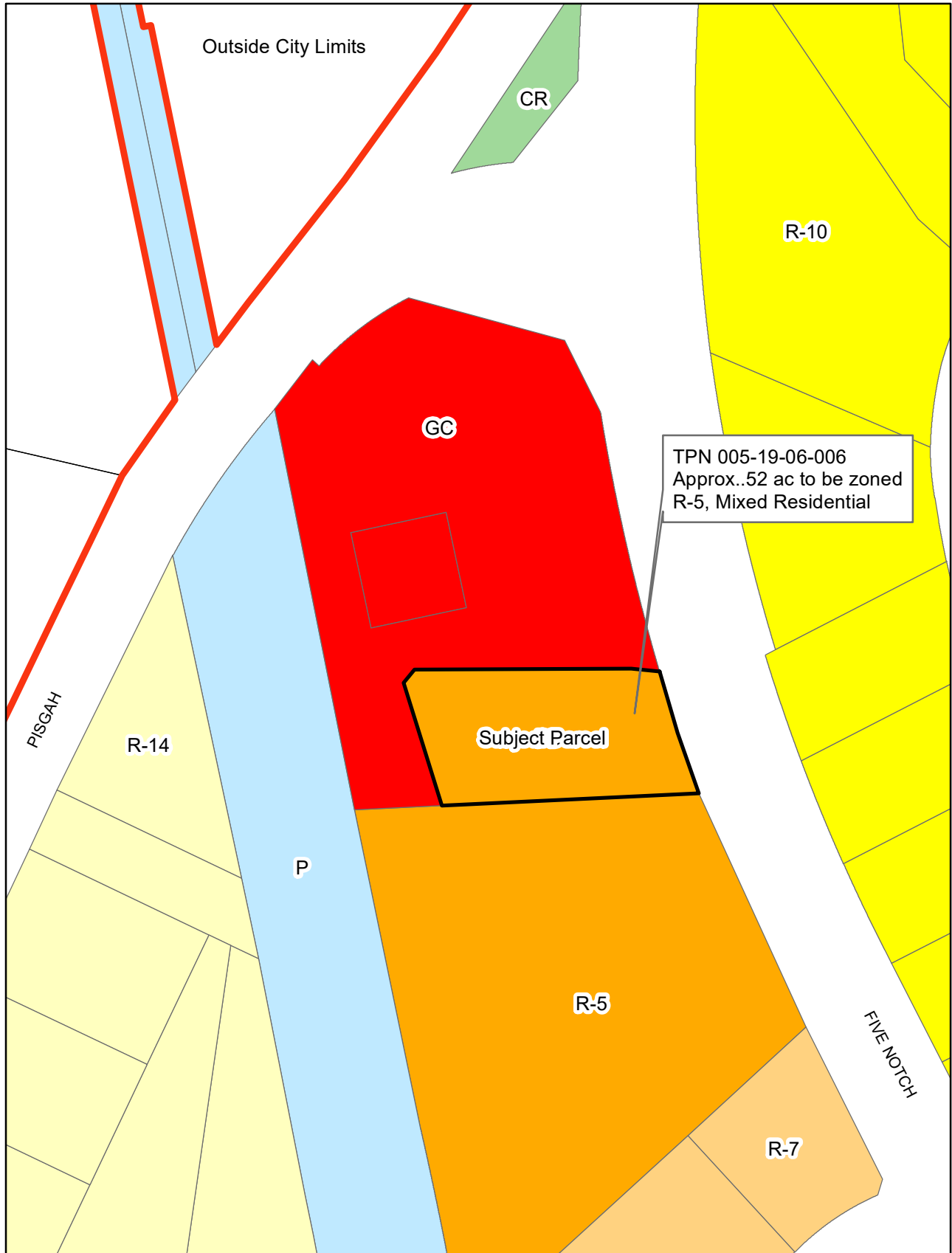


TM 005-19-06-003  
FELIX MCKIE



TM 005-19-06-003  
FELIX MCKIE

# EXHIBIT A



Date: 7/26/2022

Application RZM22-003  
TPN 005-19-06-006  
A request to rezone approx. .52 ac  
from PD, Planned Development to  
R-5, Mixed Residential



RESOLUTION NO. 2022-39  
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,  
SANITARY SEWER, STORMWATER COLLECTION AND FIRE SUPPRESSION  
SYSTEMS, DETENTION PONDS AND ASSOCIATED EASEMENTS AND RIGHTS OF  
WAY, ALONG WITH A MAINTENANCE GUARANTEE AND LETTER OF CREDIT,  
FOR BERGEN PLACE WEST PHASE V

WHEREAS, Beazley Development Co., Inc. developed the Bergen Place West Phase V subdivision according to the requirements of the North Augusta Planning Commission and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on August 17, 2021; and

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

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

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

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

All those strips or parcels of land, and appurtenances to said premises belonging or in anywise appertaining therewith, situate, lying and being in Aiken County, South Carolina, in Bergen Place West Subdivision, Phase V, being 50' Rights of Way known as Bonhill Street and Lynbrook Court as more particularly shown and described on that certain plat of survey prepared by Southern Partners, Inc. for Beazley Development Co., Inc., dated July 7, 2021, and recorded in Plat Book 63, Page 357, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

ALSO, All and singular, those certain water distribution and sewage collection systems, including but not limited to all pipes, mains, manholes, valves, meters and other improvements and appurtenances in any way connected therewith, excluding service lanes from the lot lines to the improvements located thereon developed or extending within the lot lines of undeveloped lots situate, lying and being in Aiken County, South Carolina, in Bergen Place West Subdivision, Phase III, being more fully shown and designated on the "Storm Sewer As Built" and "Sanitary Sewer As Built" prepared by Southern Partners, Inc. for Beazley Development Co., Inc.

ALSO, all water and sanitary sewer easements and appurtenances to said premises belonging or appertaining, as shown on the above referenced plats.

This being a portion of the same property conveyed to Beazley Development Co., Inc. by deed of Metro Homesites, LLC, on May 23, 2005, and being recorded in the Office of the RMC in Aiken County, South Carolina, Book 4012, Page 1662, and also being recorded in the Office of the Clerk of Court in Edgefield County, South Carolina, in Book 1002, page 90.

Tax Map and Parcel: a portion of 001-12-03-001 (Aiken County) and  
a portion of 106-10-00-001 (Edgefield County)

BE IT FURTHER RESOLVED that a Maintenance Guarantee and Irrevocable Letter of Credit in the amount of \$90,000 are hereby accepted.

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

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

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk



STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF AIKEN ) **MORTGAGE/DEED OF TRUST SATISFACTION**  
 Pursuant to Section 29-3-330(B)(3) of the South  
 Carolina Code of Laws, 1976

The undersigned, being the mortgagee of record, the trustee of a deed of trust, or the legal representative, agent or officer, or attorney-in-fact of the mortgagee of record or the trustee of the trust, under a written agreement duly recorded, of either of the foregoing, certifies:

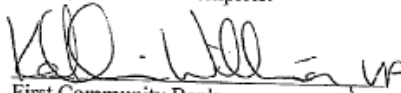
The debt secured by the mortgage/deed of trust from BEAZLEY DEVELOPMENT CO., INC. to First Community Bank, dated May 31, 2018 and recorded in the Office of the Register of Deeds of Aiken County in Book RB 4726 at Page 1226-1237 is:

- paid in full and the lien of the foregoing instrument has been released; or
- the lien of the foregoing instrument has been released.

The Clerk of Court or Register of Deeds may enter this cancellation into record.

Under penalties of perjury, I declare that I have examined this affidavit on March 8, 2021 and to the best of my knowledge and belief, it is true, correct and complete.

WITNESS my/our hand March 8, 2021.

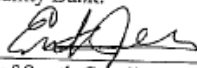
  
 First Community Bank  
 Katherine Williamson, Vice President

Bence Suber-Kinard  
 Witness #1  
Erika Jerry  
 Witness #2

**ACKNOWLEDGEMENT**

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF LEXINGTON )

This instrument was acknowledged before me, March 8, 2021, by Katherine Williamson, Vice President of First Community Bank, a South Carolina state chartered financial institution, on behalf of First Community Bank.

Signature of Notary   
 Notary Public, State of South Carolina  
 Printed Name of Notary Erika Jerry  
 My Commission expires: \_\_\_\_\_  
 FCB: 5145150419

AIKEN COUNTY, SC	
2021006808	SATISFACTION
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
03-10-2021	10:02 AM
JUDITH WARNER	
REGISTER OF MESNE CONVEYANCE	
AIKEN, COUNTY SC	
BY: QUINLAN BATES	
BK:RB 4913 PG:87-87	

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

MORTGAGE/DEED OF TRUST  
SATISFACTION PURSUANT TO  
SECTION 29-3-330(B)(3) OF THE SOUTH  
CAROLINA CODE OF LAWS, 1976

The undersigned being the mortgagee of record, the trustee of a deed of trust, or legal representative, agent or officer, or attorney-in-fact of the mortgagee of record or the trustee of the trust, under a written agreement duly recorded, of either of the foregoing certifies:

The debt secured by the mortgage/deed of trust recorded in the Office of the Clerk of Court or Register of Deeds of Aiken County in Book: RB 4884 at Page 2320-2332 is:

- (X) Paid in full and the lien of the foregoing instrument has been released; or
- ( ) The lien of the foregoing instrument has been released.

Original mortgagor(s): BEAZLEY DEVELOPMENT CO., INC.

The Clerk of Court or Register of Deeds may enter this cancellation into record.

Under penalties of perjury, I declare that I have examined this affidavit August 10, 2022, and, to the best of my knowledge and belief, it is true, correct, and complete.

WITNESS my/our hand August 10, 2022.

FIRST COMMUNITY BANK

BY: Katherine Williamson VP  
Katherine Williamson, Vice President

[Signature]  
1st Witness

[Signature]  
2nd Witness

\*\*\*\*\*

State of South Carolina  
County of Lexington

This instrument was acknowledged before August 10, 2022, by Katherine Williamson, Vice President of First Community Bank, a South Carolina state chartered financial institution, on behalf of First Community Bank.

Signature of Notary [Signature]  
Notary Public, State of South Carolina  
Printed Name of Notary Ellen M. Moore  
My Commission Expires: 10-27-24  
FCB # 5145150622-AC

AIKEN COUNTY, SC	
2022022802	SATISFACTION
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
08-12-2022	08:43 AM
JUDITH WARNER	
REGISTER OF MESNE CONVEYANCE	
AIKEN, COUNTY SC	
BY: QUINLAN EATES	
BK:RB 5040 PG:1741-1741	

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF AIKEN ) **MORTGAGE/DEED OF TRUST SATISFACTION**  
 Pursuant to Section 29-3-330(B)(3) of the South  
 Carolina Code of Laws, 1976

The undersigned, being the mortgagee of record, the trustee of a deed of trust, or the legal representative, agent or officer, or attorney-in-fact of the mortgagee of record or the trustee of the trust, under a written agreement duly recorded, of either of the foregoing, certifies:

The debt secured by the mortgage/deed of trust from Beazley Development Co., Inc. to First Community Bank, dated 07/20/2015, and recorded in the Office of the Register of Deeds of Aiken County in Book RB4565 at Page 1634-1645 is:

paid in full and the lien of the foregoing instrument has been released; or  
 the lien of the foregoing instrument has been released.

The Clerk of Court or Register of Deeds may enter this cancellation into record.

Under penalties of perjury, I declare that I have examined this affidavit on March 14, 2019, and, to the best of my knowledge and belief, it is true, correct, and complete.

WITNESS my/our hand March 14, 2019.

*Katherine Williamson*  
Katherine Williamson, Assistant Vice President

*Elizabeth D. White*  
Witness #1

*[Signature]*  
Witness #2

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA )  
COUNTY OF LEXINGTON )

This instrument was acknowledged before me, March 14, 2019, by Katherine Williamson, Assistant Vice President of First Community Bank, a South Carolina state chartered financial institution, on behalf of First Community Bank.

Signature of Notary *[Signature]*  
Notary Public, State of South Carolina  
Printed Name of Notary *Ellen M. Moore*  
My Commission expires: *10-27-20*

FCB: 5145150134

AIKEN COUNTY, SC	
2019006612	SATISFACTION
RECORDING FEES	\$3.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
03-18-2019	03:19 PM
JUDITH WARNER	
REGISTER OF MESSE CONVEYANCE	
AIKEN, COUNTY SC	
By: JULIE STUTTS	
BK: RB 4767 PG: 2376-2376	



*6400 Evans Town Center Boulevard  
Evans, Georgia 30809*

**PRELIMINARY  
CERTIFICATION OF TITLE**

**ALL that lot or parcel of land, together with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken and the County of Edgefield, being shown and designated as Bergen Place West Phase V on a plat recorded in the Office of the RMC for Aiken County, South Carolina, in Book 63, Page 615, also recorded in the Clerk of Court for Edgefield County in JR 40495. Reference being made to said plat for more complete and accurate description of the metes, bounds and location of said property.**

**Said properties conveyed subject to any and all applicable easements, restrictions and rights of way of record in said RMC Office and said Clerk of Court.**

**This the same property conveyed to Beazley Development Co., Inc. by deed of Metro Homesites, LLC, on May 23, 2005, and being recorded in the Office of the RMC in Aiken County, South Carolina, in Book 4012, Page 1662, and also being recorded in the Office of the Clerk of Court in Edgefield County, South Carolina, in Book 1002, Page 90.**

**Tax Map and Parcel: 001-12-03-001 (Aiken County) and  
106-10-00-001-000 (Edgefield County)**

I have examined the public records affecting title to the property described above. **BASED UPON SUCH EXAMINATION**, and subject to the liens, encumbrances and other exceptions, marketable, fee simple title is vested in

**Beazley Development Co., Inc.**

The below liens, restrictions, easements, encumbrances, and other exceptions apply:

1. Errors shown by a plat of survey. The exact location on boundary lines, unrecorded easements, and other facts or conditions which would be disclosed by an accurate survey and inspection of the property, or possible liens of laborers or materialmen for improvement of the property, not filed for record prior to date;
2. The rights, if any, of persons who may be in possession under claims not appearing of record, or other matters not of record, including any prescriptive rights or claims to removable fixtures, forgery, insanity, or minority of a maker;
3. Violation of any zoning ordinances or restrictive covenants;
4. All city, state, county, and school taxes for 2021 are not yet due and payable;
5. Mortgage from to First Community Bank, dated 10/21/2020 and recorded 11/06/2020 in Official Record Book 4884 on page 2320 of the public records of Aiken County, South Carolina, given to secure the original principal sum of \$1,384,263.00.
6. Mortgage from to First Community Bank, dated 10/21/2020 and recorded 11/06/2020 in Official Record Book 1861 on page 113 of the public records of Edgefield County, South Carolina, given to secure the original principal sum of \$1,384,263.00.
7. UCC recorded in Book 1861, Page 113 of Edgefield County Clerk of Court to First Community Bank.
8. UCC recorded in Book FS-20, Page 4642 of the Aiken County RMC to First Community Bank.
9. South Carolina Electric and Gas Easement as contained in that certain instrument recorded in

Official Record Book M73, page 85 of the public records of Aiken County, South Carolina

10. South Carolina Electric and Gas Easement as contained in that certain instrument recorded in Official Record Book 1141, page 264 of the public records of Aiken County, South Carolina
11. Right of Way Easement as contained in that certain instrument recorded in Official Record Book 1152, page 143 of the public records of Aiken County, South Carolina
12. Telephone Easement as contained in that certain instrument recorded in Official Record Book 1539, page 280 of the public records of Aiken County, South Carolina
13. Sewer Easement as contained in that certain instrument recorded in Official Record Book 2514, page 93 of the public records of Aiken County, South Carolina
14. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
15. Restrictive covenants recorded in Book 4113, page 946, as amended, of aforesaid records.

Title is certified from the period beginning 05/23/2005 and ending at 8:30 A.M. on 07/30/2022.

A handwritten signature in black ink, appearing to be 'KMB', written over a horizontal line.

Wright McLeod Attorneys at Law

KMB/jn

RESOLUTION NO. 2022-40  
TO AUTHORIZE CONSTRUCTION OF THE GREENEWAY EXTENSION –  
WOODSTONE TO MAYFIELD DRIVE PROJECT BY CITY FORCES AND TO  
ESTABLISH THE CONSTRUCTION BUDGET AND FUNDING SOURCE

WHEREAS, In May of 2020, the City applied for, and was awarded a Transportation Alternatives Program (TAP) grant from the South Carolina Department of Transportation (SCDOT) for the construction of an extension of the Greeneway from Woodstone Subdivision to Mayfield Drive; and

WHEREAS, the grant amount was \$77,852.16, based on an estimated project cost of \$97,315.20; and

WHEREAS, the City executed a Participation Agreement with the SCDOT on May 3, 2021; and

WHEREAS, after advertising in accordance with SCDOT requirements, construction bids were received and opened on July 7, 2022; and

WHEREAS, only one bid was received in the amount of \$241,748.30; and

WHEREAS, the Director of Engineering & Public Works estimates that the project can be constructed utilizing City forces for approximately \$55,000.00.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that, utilization of City forces and resources to construct the Greeneway extension is in the best interest of the City.

BE IT FURTHER RESOLVED that funding for construction and other related project expenses shall be from the Capital Projects Sales Tax III Fund in an amount not to exceed \$75,000.00, to include project expenses to date and construction contingencies.

BE IT FURTHER RESOLVED THAT THE City Administrator is authorized to request termination of the SCDOT Participation Agreement.

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

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

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk

RESOLUTION NO. 2022-41  
A RESOLUTION TO PROVIDE A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION  
OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT

WHEREAS, the Municipal Association of South Carolina (MASC), offers Hometown Economic Development Grants to South Carolina cities and towns to implement economic development projects; and

WHEREAS, grant projects shall make a positive impact on the quality of life for community residents; and

WHEREAS, the City of North Augusta seeks to request funding for new light pole banners to be hung in and around downtown North Augusta; and

WHEREAS, receipt of this grant would benefit the City, downtown businesses, residents and visitors.

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

1. Staff shall submit a grant application for \$25,000 for a Hometown Economic Development Grant on or before September 30, 2022.
2. The Mayor and Council of North Augusta commit to provide a local cash/in-kind match of \$3,750, which equals the minimum 15% match required by the Municipal Association of South Carolina, from the City's Capital Projects Fund.
3. Grant and matching funds shall be used for purchasing new light pole banners.
4. The North Augusta procurement policy will be followed when securing all services and products with funds awarded from a Hometown Economic Development Grant.

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

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

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk

RESOLUTION NO. 2022-42  
AUTHORIZING THE CITY OF NORTH AUGUSTA TO ENTER INTO A  
PROFESSIONAL SERVICES CONTRACT TO UPDATE THE PARKS AND  
RECREATION MASTER PLAN

WHEREAS, the City of North Augusta desires to update its Parks and Recreation Master Plan, which was adopted in 2003; and

WHEREAS, a Request for Proposals seeking a firm to prepare a new master plan was issued on June 14, 2022 and proposals were due by July 27, 2022; and

WHEREAS, five (5) proposals were received, reviewed and ranked by a review committee and the top two (2) ranked firms were interviewed; and

WHEREAS, after much consideration, The LandPlan Group South has been selected to prepare an updated Parks and Recreation Master Plan; and

WHEREAS, in Fiscal Year 2021, the City budgeted \$100,000 in the Capital Projects Fund to update the master plan, which remains available to date; and

WHEREAS, the City requested a \$25,000 PARD grant from the State of South Carolina to reduce the City's cost of the plan update by 25%; and

WHEREAS, the City has recently been advised that it was awarded \$22,000.

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

1. The professional services contract to update the Parks and Recreation Master Plan be awarded to The LandPlan Group South and the City Administrator is authorized to execute such documents as necessary to enter into the contract.
2. Project costs shall not exceed \$100,000 to be paid from the Capital Projects Fund.
3. When the \$22,000 grant funds are received, they shall be paid into the Capital Projects fund to reimburse funds expended.

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

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

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk



RESOLUTION NO. 2022-43  
A RESOLUTION AUTHORIZING FUNDING FOR REMOVAL OF CITY  
BALD CYPRUS TREES THROUGH THE USE OF FISCAL YEAR 2022 FUNDS

WHEREAS, The City is in receipt of formal and informal citizen complaints about bald cyprus tree root invasions into their yards, causing concerns about potential structural damage to structures on their property in the Hammond's Ferry neighborhood.

WHEREAS, City staff conducted on-site assessments of trees and their growth patterns, and witnessed the problems described by the residents.

WHEREAS, City personnel recommend the removal of up to 54 trees in the Hammond's Ferry neighborhood to preclude damage to citizen property.

WHEREAS, the City would enter into a contract service for the removal of up to 54 trees.

WHEREAS, the City will negotiate with the developer to determine which party is responsible for the replacement of the removed trees, and with which type of tree.

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. The City Administrator is hereby directed to take all steps necessary to implement a plan for the immediate removal of up to 54 trees in the Hammond's Ferry neighborhood.
2. The City's plan will remove trees in front of residences only with the homeowner's consent.
3. Expenditures not to exceed \$20,000 of Fiscal Year 2022 General Funds from the Administration Contingency Fund are approved for the purpose of removing trees from City property in the Hammond's Ferry District.

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

\_\_\_\_\_  
Britton S. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk

RESOLUTION NO. 2022-44  
AUTHORIZING THE CITY OF NORTH AUGUSTA TO ENTER INTO A  
CONTRACT TO CONSTRUCT A REGIONAL MATERIALS  
RECOVERY PROCESSING BUILDING

WHEREAS, the City has determined that it is in the City's best interest to construct a 12,500 square foot materials recovery processing building that will be used for the processing and recovery of residential and commercial recyclable materials; and

WHEREAS, the City in accordance with its procurement code, sought bids for such project; and

WHEREAS, the lowest complying bid received for the work identified was by  
A-Lert Construction Services, a division of Centurion Industries, Inc., with a total bid of \$459,166.00; and

WHEREAS, the City in following established practices, has added a 10% contingency for this project, such contingency being in the amount of \$45,916.60; and

WHEREAS, the Mayor and City Council has determined that it is in the best interest of the City that the City move forward with such project by accepting the bid of A-Lert Construction Services a division of Centurion Industries INC, Inc. and establishing the contingency account as indicated.

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 the City enter into a contractual arrangement with A-Lert Construction Services to construct the facility as above described, with such specific contractual documents to be reviewed by the City Attorney.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized to take such steps as necessary to complete this contractual arrangement to include the execution of the contract and any other related documents and the establishment of the contingency amount as described; and

BE IT FURTHER RESOLVED that the funds for such project will come from the reserves in the Sanitation Services Fund, not to exceed \$505,082.60.

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

---

Briton S. Williams, Mayor

ATTEST:

---

Jamie Paul, City Clerk