

North Augusta



South Carolina's Riverfront

MINUTES OF OCTOBER 6, 2022

Briton S. Williams, Mayor

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

ORDER OF BUSINESS

STUDY SESSION

The joint meeting of the City Council and Planning Commission of the City of North Augusta of October 6, 2022, having been duly publicized, was called to order by Mayor Williams at 6:30 p.m. in the Council Conference Room on the third floor of the Municipal Center at 100 Georgia Avenue. The joint meeting concluded at 7:53 p.m.

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

Members present were Mayor Williams, Councilmembers Brooks, Carpenter (arrived at 7:15pm), McCauley, McGhee, Presnell, and Toole. Representing the Planning Commission were Chairperson Crawford, Commissioners Bigger, Carter, Elliott, Harbeson, Key (arrived at 6:37pm).

Also in attendance were James S. Clifford, City Administrator; Rachelle Moody, Assistant City Administrator; Kelly F. Zier, City Attorney; Thomas L. Paradise, Director of Planning and Development; and Jamie Paul, City Clerk. Members of the public and the media were also in attendance.

ITEM 1. GREETINGS AND INTRODUCTIONS

Mayor Williams and Chairperson Crawford each shared words of greetings with the City Council and Planning Commission. Mayor Williams highlighted with Council and Commission the items that are to be presented.

ITEM 2. PLANNING AND DEVELOPMENT UPDATES

a. Development Impact Fees

Planning and Development Director Tommy Paradise explained the process of implementing Development Impact Fees. He noted that a municipality must have in place an adopted compliant Comprehensive Plan under the Comprehensive Planning Act and a Capital Improvement Program prior to adoption. He pointed out types of fees, hiring of an experienced consultant, and potential specialized legal counsel. **(See Attachment #2A)**

Discussion ensued relating to charging of impact fees, capital improvement structure, and timeframe of implementation.

It was the consensus of both City Council and Planning Commission for staff to continue the process of the Development Impact Fees.

b. Rental Housing

Director Paradise presented on the rental housing showing comparison's on owner occupied housing rates, rental apartments versus homes, average rent prices, and proposed complexes/units within the City of North Augusta. **(See Attachment #2B)**

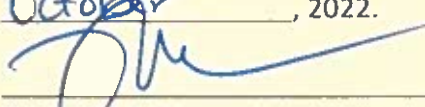
Discussion ensued relative to proposed apartment complexes, the increase of population with the completion of the complexes, and the unknown variable of single-family homes rented.

c. West Martintown Road and Exit 1 Development

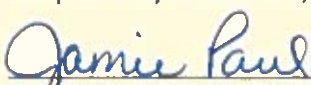
Director Paradise updated on the West Martintown Road and Exit 1 Development specifically on the traffic flow and connector road around the development. **(See Attachment #2C)**

Discussion ensued relating to traffic signal costs and who is responsible of payments, topography issues, and traffic flow.

The meeting concluded at 7:53 p.m.

APPROVED THIS 17th DAY OF
October, 2022.


Briton S. Williams, Mayor

Respectfully submitted,


Jamie Paul, City Clerk



Development Impact Fees

October 6, 2022

Joint City Council/Planning Commission meeting

Joint City Council/Planning Commission meeting



Development Impact Fee Act

SC Code Section 6-1-910

Authorizes local impact fees

Also significantly regulates them.

Joint City Council/Planning Commission meeting



Municipality must:

**Have an adopted compliant Comprehensive Plan
under the Comprehensive Planning Act**

**Must have a Capital Improvement Program prior to
adoption**

Joint City Council/Planning Commission meeting



“Development Impact Fee” or “Impact Fee means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements”

§ 6-1-920

Joint City Council/Planning Commission meeting



Exemptions to the Fee Include:

- Reconstruction of same size building**
- Remodeling not increasing number of units**
- Typical accessory uses unless it causes significant impact**
- Affordable Housing**

§ 6-1-970

Joint City Council/Planning Commission meeting



May NOT Make Additional Exemptions

Schools or Government (including City Projects)

Churches

Non-Profits

Attorney General Opinion October 18, 2010

Joint City Council/Planning Commission meeting



Typical Type of Fees

Water & Sewer

Public Safety

Parks and Recreation

Transportation

Joint City Council/Planning Commission meeting



Fees are Typically Required to be:

Paid in advance, usually at time of building permit or subdivision approval

Dedication to an identified use

Calculated based on the number of equivalent residential units in a structure.

Joint City Council/Planning Commission meeting



Ordinance must specify amount of impact fee

City is bound by that amount and may not charge additional impact fees for the same purpose

Joint City Council/Planning Commission meeting



Pathway to Adoption In North Augusta

Joint City Council/Planning Commission meeting



City Must Adopt a Capital Improvement Plan

Joint City Council/Planning Commission meeting



**Council passes Resolution directing the
Planning Commission to conduct the necessary
studies to recommend an impact fee ordinance**

Joint City Council/Planning Commission meeting



The Planning Commission must develop and recommend to the local government an impact fee ordinance.

The Planning Commission must do so using the same procedures as those used to develop a comprehensive plan under the Comprehensive Planning Act.

Joint City Council/Planning Commission meeting



Imposing a development impact fee requires the council to pass of an ordinance approved by a positive majority.

Joint City Council/Planning Commission meeting



Planning Commission Needs

Direction of Type of Fee to Recommend

Hiring of Experienced Consultant

Possibility of Specialized Legal Council

Joint City Council/Planning Commission meeting



Estimated Consultant Costs

Water & Sewer \$45,000

Public Safety \$15,000

Parks and Recreation \$30,000

Transportation \$100,000

Joint City Council/Planning Commission meeting



Rental Housing

October 6, 2022

Joint City Council/Planning Commission meeting

Joint City Council/Planning Commission meeting



Owner Occupied Housing Rate

National Rate is 64.4%

State of South Carolina 70.1%

Aiken County 73.7%

City of North Augusta 67.1%

U. S. Census

Joint City Council/Planning Commission meeting



Similar Size Cities in South Carolina

- Fort Mill 81.5%**
- Lexington 66.1%**
- Mauldin 67.5%**
- Conway 62.3%**
- Simpsonville 73.9%**
- Easley 68.4%**

Joint City Council/Planning Commission meeting



85.8% Lived in Home Over a Year

U.S. Census

Joint City Council/Planning Commission meeting



9,989 Households in North Augusta

3,286 Rental

2.31 People per Household

7,590 Citizens in Rental Homes

U. S. Census

Joint City Council/Planning Commission meeting



Rental Apartments vs. Homes

3,286 Rental

1,961 in Apartment Complex

1,329 in Other Rentals

Other Rental = 13% of Households

Joint City Council/Planning Commission meeting



Average Rent for 1 Bedroom Apartment in South Carolina

\$1,087

Associate Professor Economics Crystal Zhan at University of South Caroling

Joint City Council/Planning Commission meeting



Average Rent in North Augusta for 1 Bedroom Apartment

\$1,152

Rentcafe.com

Joint City Council/Planning Commission meeting



Rent Ranges in North Augusta

\$501 to \$700 3%
\$701 to \$1,000 43%
\$1,001 to \$2,000 19%
Greater than \$2,000 6%
Not Accounted for 29%

Rentcafe.com

Joint City Council/Planning Commission meeting



Freddie Mac 2019 Housing Survey

40% of Renters Will Likely Never Own a Home

Increase from 23% 2 Years Prior

Joint City Council/Planning Commission meeting



80% Say Renting is a Better Fit for Their Current Lifestyle

Freddie Mac 2019 Housing Survey

Joint City Council/Planning Commission meeting



Taxes

Owner Occupied Assessment Ratio is 4%

Non-Owner Occupied Assessment Ratio is 6%

Owner Occupied Exempt from School Operations Tax

Non-Owner Occupied Pays School Operations

Joint City Council/Planning Commission meeting



**Apartment Complex
and
Multifamily Detached and Attached Dwellings
(Build to Rent)**

Joint City Council/Planning Commission meeting



**Accessory Dwelling Units Allowed by Right in
R-14, R-10, R-7, R-5, and Downtown**

Allowed as Conditional Use in Other Districts

NADC Table 3-2 and Section 4.4

Joint City Council/Planning Commission meeting



North Augusta

19 Apartments Complexes

1961 Units

49 Available

97.5% Occupancy

Joint City Council/Planning Commission meeting



8 New Apartment Complexes Proposed

2851 Additional Apartment Units

Joint City Council/Planning Commission meeting



Bluegrass	300
Exit 5 Frontage Road	302
The Hive	384
Hathaway Apartments	300
Highland Springs	1,000
River Falls	246
Riverside Village Parcel G	19
Riverside Village Parcel K	300

Joint City Council/Planning Commission meeting



Build to Rent

Single-family detached or Single-family attached homes constructed for rental and managed by a common manager.

May have the outward appearance of traditional neighborhood

Joint City Council/Planning Commission meeting



5 Build to Rent Communities Proposed

526 Homes

Joint City Council/Planning Commission meeting



Proposed

Barton Road Townhomes	32
Bluegrass Place	137
Sweetwater Rentals	200
Sweetwater Townhomes	78
Village Square Townhomes	89

Joint City Council/Planning Commission meeting



Total Number of Proposed Rental Units

3,377

Joint City Council/Planning Commission meeting



Total With Current & Proposed

9,989 Households Currently

3,377 New Rental Units Proposed

5,012 Single Family & Townhomes Proposed

Total of 18,378 Households

Joint City Council/Planning Commission meeting



Summary of Numbers

Rental Complexes 36% (6,663)

Single-Family 63% (11,715)

Number of Single-Family Homes Rented is Unknown Variable

Joint City Council/Planning Commission meeting



18,378 Households

=

42,227 people

Joint City Council/Planning Commission meeting



Exit 1 Update

October 6, 2022

Joint City Council/Planning Commission meeting

Joint City Council/Planning Commission meeting

