

Planning Commission



Minutes for the Wednesday, January 18, 2023, Study Session

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Jesse Elliott

Leonard Carter, Jr.

Rett Harbeson

Timothy V. Key

Vice Chair

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

1. Call to Order – 6:00 p.m.
2. Discussion – Draft North Augusta Development Code

Mr. Paradise stated that back in 2020 there was a Development Code Revision contract to update the North Augusta Development Code. To start the process, they did an audit with the public and staff to get feedback to see what were the issues with the code. The comments were the guidelines of how to fix the code. Not everything will be in the addressed in the code. So tonight we will start going chapter to chapter to go through the Development Code.

Chapter 1 - correction on the Article 1 Introductory Provisions says "in this chapter."

Chapter 2 – good no changes

Chapter 3 - Nonconformities - Basically Nonconforming features like landscaping and parking they will have to meet today's standards. Everyone discussed the meaning and what it pertains to. 3.4.1.2 is about reconstruction but the wording needs to be a little less

confusing. What are we trying to say is that if you start within 6 months you can build back nonconforming but it starts out saying it cannot be rebuilt, altered or repaired except in conformity with these regulations after sustaining damage or necessitating repair, providing that any permitted construction can begin. This one needs to add unless providing that any permitted construction can begin. This section will need to have a change on the wording.

Chapter 4 – Zoning districts Article 4.12.3 which is R-7, page 24 the second paragraph about R-7 small lots. Try to include something for townhomes lot width to be 24-foot with a footnote.

Chapter 5 – No Changes

Chapter 6 - 6.5 should not include mixed use 2 but should be mixed use 1. 6.6 Downtown mixed use 2 is what it should be.

Chapter 7 – 7.2.2 was supposed to only be to exempt open space not landscaping.

7.3.3.1.b should not include a certified landscape contractor.

7.2.2.4.a should remove requirement for maintenance guarantee for a certificate of occupancy, but leave for final plat.

7.6.1 General Requirements number 1,3 and 4 should be removed and only 1 and 5 remain. Add a section to 7.3.2.g to read, where overhead utility lines are located the Director may accept alternative plantings in lieu of trees.

3. Adjourn

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development

Planning Commission



Minutes for the Wednesday, January 18, 2023, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Jesse Elliott

Leonard Carter, Jr.

Rett Harbeson

Timothy V. Key

Vice Chair

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

1. **Call to Order** – 7:00 p.m.
2. **Roll Call-** Members present were Chairman Christine Crawford, commissioners Rett Harbeson, Bob Bigger, Tim Key and Jesse Elliott.
3. **Approval of Minutes** – November 16, 2022 Regular Meeting

Minutes were approved unanimously.
4. **Confirmation of Agenda** - No changes to Agenda
5. **Business Meeting**
 - a. Election of Officers
Tim made the motion for Chairman be Christine Crawford. It was unanimously voted for her to be Chairman. Jesse Elliott nominated Bob

Bigger for Vice Chair and Tim Key made the second motion. It was unanimous that Bob Bigger be the Vice Chairman.

6. Staff Report

- a. December Performance Report
Continuing working on the Development Code and Georgia Ave Traffic Study.
There are still plans coming on new and existing projects.

7. Adjourn 7:15 pm

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development

Planning Commission



Minutes for the Wednesday, January 25, 2023, Study Session

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Jesse Elliott

Chelsea Waddell

Leonard Carter, Jr.

Rett Harbeson

Timothy V. Key

Vice Chair

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

1. **Call to Order** – 6:00 p.m.
2. **Discussion** – Draft North Augusta Development Code

Chapter 8 no change

Chapter 9 9.4.2.4.A is regarding signs but everyone is fine with the way it reads.

Temporary signs not illuminated at all. 9.6.2 Electronic reader boards should be allowed. 9.6.5.10 Electronic reader board should they be on a wall or free standing? Freestanding sign (10 second message change) Sign shuts off at 10:00 pm. If sign malfunctions it must be cut off. An Electronic reader board should not be added to a nonconforming sign.

Chapter 10 10.5.1 that references Section 11.7 should be deleted but 10.5.2 should not be deleted. But # 2 references Appendix B. The table of contents has listed Underground Wiring as 10.16 but it should be 10.6. The 10.16 should be site triangle and 10.6 and 12.4 duplicate each other.

Chapter 12 the 12.6.5 concerning fencing needs to be deleted.

Chapter 13 The setbacks were 25 feet but they want it to be a 50 feet setback instead. So 13.3.1.2 needs to be 50-foot setback, same as for the wetlands.

Chapters 14, 15 and 16 have no changes.

They discussed text amendments and rezoning and agreed on the wording of it.

Chapter 17 In 17.5 for BZA and 17.4.4 Subsequent applications for Planning Commission needs to duplicate the language for both.

Chapter 18 No changes

3. Adjourn 8:00 pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "T. L. Paradise".

Thomas L. Paradise, Director
Department of Planning and Development

Project Staff Report

RWN23-001 Modern Market Drive Naming

Prepared by: Kuleigh Baker

Meeting Date: February 15, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Modern Market Drive road naming
Applicant	ATC Development, LLC
General Location	Off Edgefield Rd
Parcel Number	A portion of TPN 011-07-01-014

SECTION 2: GENERAL DESCRIPTION

The Planning and Development Department received a request from ATC Development, LLC requesting to name a private driveway at a new traffic signal located off Edgefield Road to clarify the location for E-911 purposes.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a right-of-way naming based on the following provisions of the North Augusta Development Code:

18.3.7.1 Street Naming – The Planning Commission shall approve the names of all new streets established in the city in conjunction with the approval of a major subdivision application and shall approve all applications for renaming of existing streets in accordance with SC Code §6-29-1200. Street naming and renaming shall be consistent with the Aiken County E-911 street naming and addressing standards and procedures.

SECTION 4: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the right-of-way naming request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on January 30, 2023. A public notice of the right-of-way renaming request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website www.northaugustasc.gov on February 1, 2023. The property was posted with the required public hearing notice sign on February 1, 2023.

SECTION 5: HISTORY

The subject road is a new private driveway constructed as part of the new QuikTrip gasoline station and convenience store development. No addresses are currently assigned off the drive. ATC Development, LLC has requested to formally assign the street name Modern Market Drive to clarify the location for E-911 purposes. The requested road name has been reserved by Aiken County E-911/Addressing.

SECTION 6: STAFF RECOMMENDATION

Staff recommends the street name Modern Market Drive for approval.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Maps

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, February 15, 2023 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:

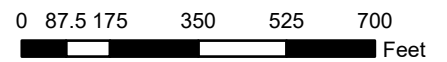
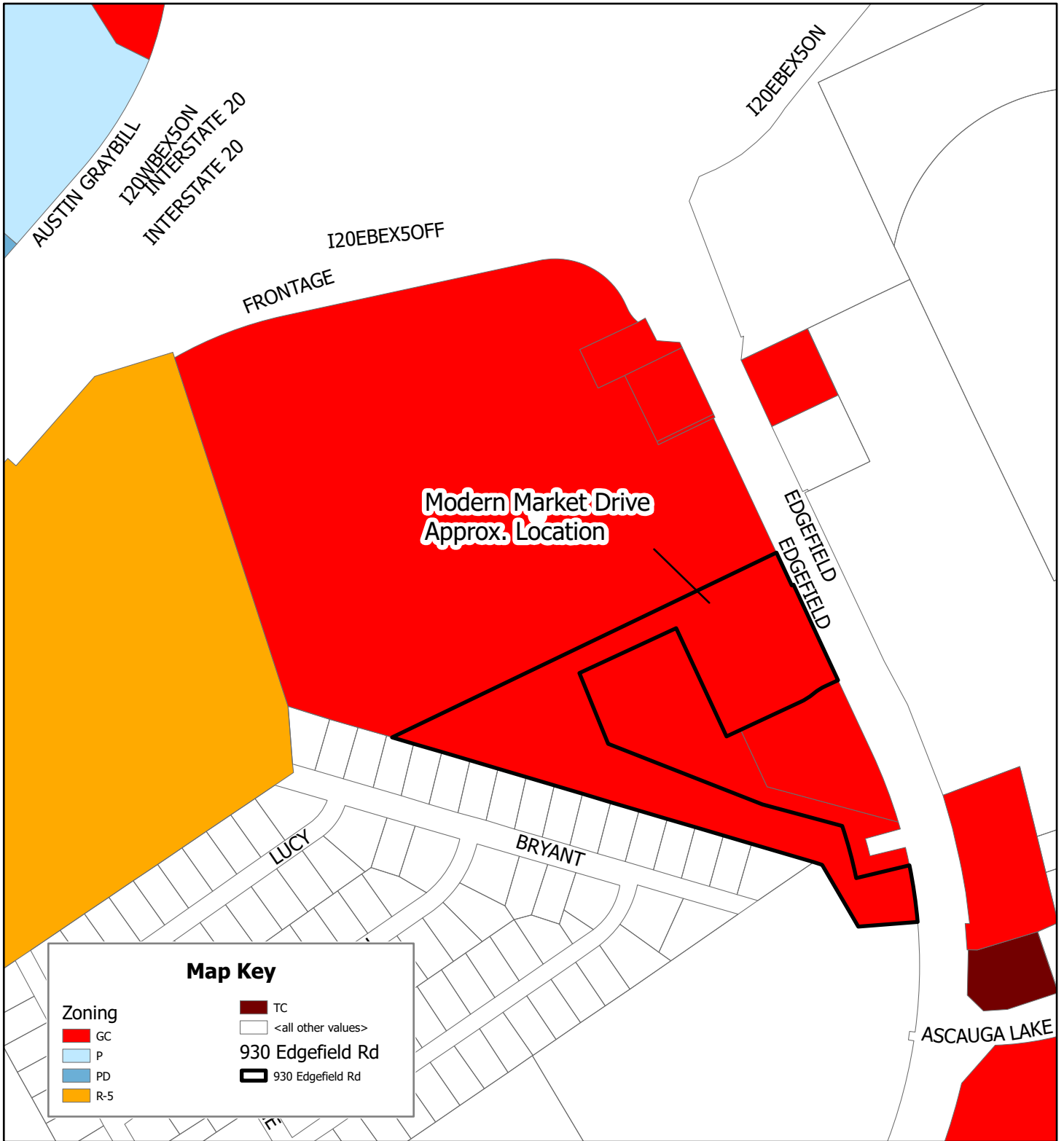
RWN23-001– A request by ATC Development, LLC to establish the street name Modern Market Drive. The request affects approximately 8.90 acres off Edgefield Road zoned GC, General Commercial, a portion of TPN 011-07-01-014.

Documents related to the application will be available for public inspection after February 9, 2023 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. 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.

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 for any updates to meeting format, location or procedures prior to the meeting.

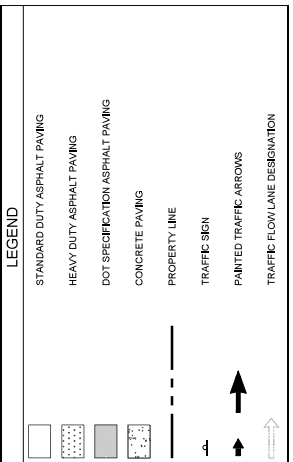
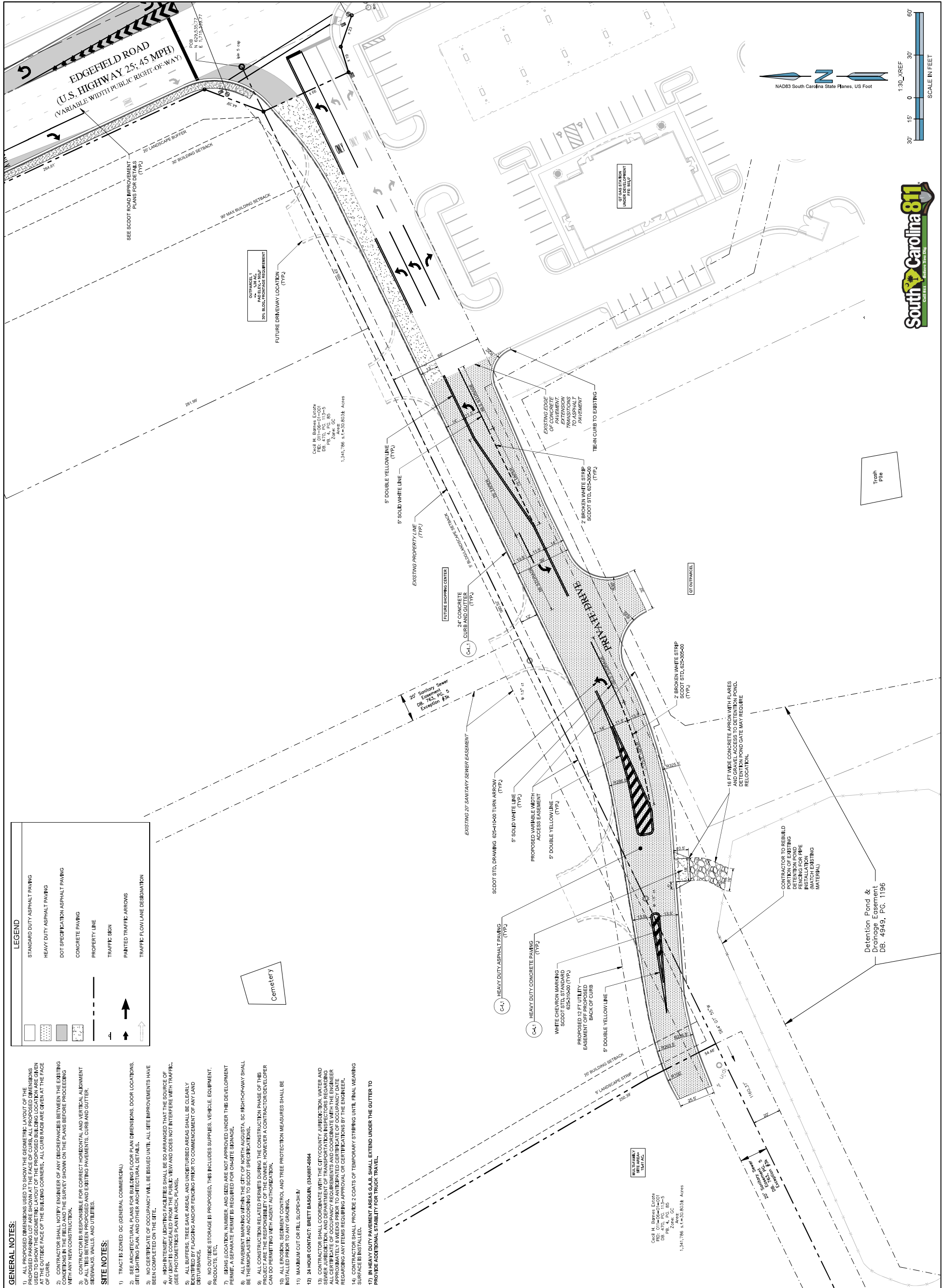


1/26/2023

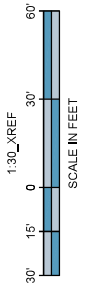


Zoning Map
 Application Number RWN23-001
 TPN 011-07-01-014
 Zoned GC, General Commercial
 Highway Corridor Overlay District





- GENERAL NOTES:**
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PAVING PLAN ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL NEW AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- SITE NOTES:**
- 1) TRACTS ZONED GC (GENERAL COMMERCIAL).
 - 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTO METERING PLAN IN ARCHIT. PLANS).
 - 5) ALL BUFFERS, TREE SAVES AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED, FLAGGED AND/OR FENCED PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE EQUIPMENT, PRODUCTS, ETC.
 - 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
 - 8) ALL PAVEMENT MARKING WITHIN THE CITY OF NORTH AUGUSTA, SC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO SCOTD SPECIFICATIONS.
 - 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
 - 10) ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - 11) MAXIMUM CUT OR FILL SLOPE=3H:1V
 - 12) 24 HOUR CONTACT: BRETT BASQUIN, (318)987-4884
 - 13) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER DEPARTMENTS, AND ANY OTHER AGENCIES TO OBTAIN ALL NECESSARY PERMITS. ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 2 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE. REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATION BY THE ENGINEER.
 - 14) CONTRACTOR SHALL PROVIDE 2 COATS OF TEMPORARY STRIPING UNTIL FINAL WEARING SURFACE IS INSTALLED.
 - 15) IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE GUTTER TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.



Detention Pond & Curbside Easement
 DB: 4949, PC: 1196

Coal H. Barnes, Esteph
 P.E. 011-06-01-001
 DB: 76, PC: 35
 Zone: GC
 1,341,796 s.f. = 30,803.8 Acres

Coal H. Barnes, Esteph
 P.E. 011-06-01-001
 DB: 76, PC: 35
 Zone: GC
 1,341,796 s.f. = 30,803.8 Acres

MULTIFAMILY
 1541 IAC

OT CAR STATION
 UNDER DEVELOPMENT
 FEE ONLY

Cemetery

Project Staff Report

ANX22-003 727 E. Buena Vista Ave

Prepared by: La'Stacia Reese

Meeting Date: February 15, 2023

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	727 E. Buena Vista Ave
Parcel Number	007-16-07-016
Total Development Size	± 0.42 acres
Zoning Requested	GC, General Commercial
Future Land Use	Commercial Retail

SECTION 2: PLANNING COMMISSION CONSIDERATION

Karen Graham has requested to annex parcel 007-16-07-016, approximately 0.42 acres located at E. Buena Vista Ave. The request is for access to the City's sewage system.

NADC § 18.3.7 Additional Reviews

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

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

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Commercial	Commercial Retail	UD, Urban Development (Aiken County)
North	Commercial	Commercial Retail	UD, Urban Development (Aiken County)
South	Vacant/Residential	Residential Single Family	UD, Urban Development (Aiken County)
East	Vacant	Commercial Retail	UD, Urban Development (Aiken County)
West	Vacant	Commercial Retail	GC, General Commercial

SECTION 4: STAFF EVALUATION AND ANALYSIS

The parcel proposed for annexation has a commercial building, operating as a vintage furniture home décor store.

GC, General Commercial is described as the following:

3.3.3.3 GC, General Commercial District – The purpose of this district is to provide for areas within the city where large-scale commercial developments may take place. This district is designed to support citywide or regional shopping centers and business complexes of greater magnitude than permitted by the OC, Office Commercial, or NC, Neighborhood Commercial Districts. It permits a wide range of business and commercial uses generally clustered for cumulative attraction and optimum accessibility, but also in strips where so designated by the Comprehensive Plan.

The following uses are allowed in an GC zoning district:

Primary Uses:

- Bars, alcohol serving, accessory to restaurant
- Commercial Redevelopment
- Traditional Neighborhood Development
- Multifamily Dwelling
- Quadruplex
- Room Renting, more than four tenants
- Room Renting, no more than four tenants

- Single-family detached dwelling
- Townhouse
- Triplex
- Zero Lot Line Units (See 3.5.14)
- Bed and Breakfast (subject to 4.7)
- Hotels or Motels
- Housing services for the elderly, including assisted-living services, retirement housing services, congregate living services, lifecare, or continuing care services, skilled-nursing services, rest homes, or homes for the aged
- Tourist Homes
- Animal Hospitals, Veterinary services
- Appliance sales, or sales and service
- Bakeries, retail, including manufacturing of goods for sale on the premises only
- Bar or Tavern
- Beverage stores (Rev. 12-1-08; Ord. 2008-18)
- Bicycle sales and/or repair
- Book stores
- Business Service Centers, including blueprinting, printing, Photostatting, and copying
- Cafeteria or limited service restaurant
- Camera Supply store
- Candy or confectionary making, on-premises and retail only
- Child Care
- Clothing Stores, New Clothing
- Clothing Stores, Used Clothing
- Convenience stores (no gasoline sales)
- Convenience stores selling gasoline (Rev. 12-1-08; Ord. 2008-18)
- Delicatessen
- Department stores (over 15,000 square feet)
- Department stores (under 15,000 square feet)
- Film Development
- Professional and financial offices including architects, engineers, accountants, financial advisors, stock brokers, insurance, consultants, (Rev. 12-1-08; Ord. 2008-18) (Rev. 8-16-10; Ord. 2010-12)
- Floor coverings, carpet and tile shops
- Flower shop, florists
- Furniture stores, new furniture
- Gasoline stations/Service Stations (Rev. 12-1-08; Ord. 2008-18)

- Gift store
- Grocery stores
- Hardware, inside storage
- Ice cream parlors
- Laundry and drycleaners (drop-off and pick-up only)
- Legal offices
- Live-work units (subject to 4.24)
- Mixed use buildings (subject to 4.24)
- Motorcycles, retail sales and/or repair
- Newsstands
- Bank, credit union or savings institution office building, with or without ATM and no drive-through facility (Rev. 8-16-10; Ord. 2010-12)
- Outdoor café (subject to 4.32)
- Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments)
- Pet store or pet supply store
- Pharmacy or Drugstore with other retail sales, at least 15,000 square feet
- Pharmacy or Drugstore with other retail sales, under 15,000 square feet but more than 3,000 square feet
- Pharmacy or Drugstore with other retail sales, under 3,000 square feet
- Pharmacy or Drugstore, medicine or related medical product sales only
- Photography studio
- Restaurants
- Shoe repair
- Shoe store
- Shopping Center, Community Center (general merchandise with two or more anchors) including between 100,000 to 400,000 gross square feet of building area and between three to ten acres of site area
- Shopping Center, Neighborhood Center including between 30,000 to 100,000 gross square feet of building area and between three to ten acres of site area
- Tailor or Dressmaking (not including textile manufacturing)
- Tanning salons
- Woodworking shops, cabinetmaking shops, or wood crafting services within enclosed buildings
- Contractors' offices without outdoor storage areas
- Bowling alley
- Churches, synagogues, parish houses, Sunday school buildings, convents and similar uses and their customary uses including child care on the premises during worship services (subject to 4.9)

- Community center, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
- Fitness centers and recreational sports, gym, health spa, reducing salon, massage parlor, swimming pool/auditorium, racquet club or athletic club
- Golf courses, public and private, and driving ranges
- Open space, park or active recreational uses operated on a non-commercial basis
- Privet or non-profit clubs, including country clubs, athletic clubs, lodges, fraternal organizations, and swimming clubs on a noncommercial membership basis. Includes social, fraternal, social service, union and civic organizations
- Recreation, indoor commercial (e.g., billiards, darts, and video games)
- Skating Rink-Ice or Roller Skating
- Sports stadiums, arenas, circuses, coliseums, hippodromes, or assembly halls, less than two (2) acres (including parking areas)
- Theaters or auditoria (indoor)
- Zoos, botanical gardens, and arboreta
- Cemeteries
- Day care facility (subject to 4.10)
- Funeral homes
- Hospitals, sanitariums
- Libraries
- Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
- Museums and art galleries
- Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools
- Schools, art, music, dance, dramatics, or other fine arts
- Specialty Schools, including beauty, business management, computer training, driving education, flight training (not including airports, helipads, heliports, or runways), and sports or recreation education (Rev. 12-1-08; Ord. 2008-18)
- Social assistance, welfare, and charitable services (excluding day care and community food services)
- Studios for artists, designers, musicians, photographers, sculptors (not as home occupation)
- Parking lots, parking structures or underground parking areas
- Marinas, including bait houses associated with marinas
- Radio and TV stations and studio with no tower transmissions
- Telephone exchange and repeater stations

- Utility lines (including electric lines, phone and cable lines, distribution circuits, gas and fuel lines, water lines, steam and air conditioning lines, irrigation channels, and sewer and waste water lines)

Accessory Uses:

- Accessory uses as allowed in Article 4 and this table (Table 3-2, Use Matrix)
- Bus Shelters
- Drive-in window or drive-through facilities (banks, laundries, fast foods, and similar uses) where Principle Use is permitted in the district
- Storage of Construction equipment, outdoor, incidental to construction activities
- Accessory dwellings (carriage houses, granny flats, echo homes, subject to 4.4)
- Flex Space (office and warehouse building) with no outside storage
- Home Occupations (subject to 4.14)
- Storage of equipment for use in activities associated with the Principal Use, and not for sale or resale (subject to Article 4)
- Swimming Pool
- Taxi Stands

Conditional Uses:

- Outdoor sales and display areas (subject to 4.33)
- Conservation Subdivision
- Duplex
- Boarding house
- Dormitories
- Automobile Service and Repair (subject to 4.6)
- Nondepository Personal Credit Institutions (see 4.12 for conditions) (Rev. 8-16-10; Ord. 2010-12)
- Car Wash, Automobile Laundries, or Car Care Centers
- Farm landscape, and garden supply sales (feed, see, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries and other incidental sales of products or related items)
- Flea Markets (indoors)
- Food Trucks (subject to 4.35.9)
- Furniture stores, used furniture
- Hardware, outside storage
- Heating and air-conditioning sales and service
- Nurseries and greenhouses, commercial
- Bank, credit union or savings institution office building, with or without ATM and with drive-through facility (Rev. 8-16-10; Ord. 2010-12)
- Pawnshops and secondhand goods, retail sales

- Retail outlets for products manufactured on premises entirely within an enclosed building
- Shopping Center, Regional Center (enclosed mall with two or more anchors) including between 400,000 to 1 million gross square feet of building area and between ten to one-hundred acres of site area
- Shopping Center, Regional Center (similar to regional, but has three or more anchors) including at least 500,000 gross square feet of building area and more than one-hundred acres of site area
- Shopping, Home improvement Center
- Superstores, including at least 30,000 square feet of building area
- Food Manufacturing and Bakeries
- Laboratories and other facilities for research and testing of products
- Laboratories: dental, medical, and optical
- Entertainment establishments, such as lounges, discos, nightclubs, private clubs, and music or dance establishments (not including Adult Businesses) (Rev. 8-17-09; Ord. 2009-07)
- Exhibition, convention, or conference structure
- Golf, miniature
- Recreation, outdoor commercial (including amusement parks, paintball)
- Sports stadiums, arenas, circuses, coliseums, hippodromes, or assembly halls, less than two (2) acres (including parking areas)
- Crematorium and Embalming
- Schools, academic, nursery, and preschool, grade schools, elementary, middle and high school
- Bus passenger stations/terminals
- Cell towers, communication towers, and antennae (subject to 4.8) (rev. 12-1-08; Ord. 2008-18)
- Radio/Television Station with Transmitter Tower
- Agricultural uses including raising crops, horticulture, orchards, forestry, and related uses, excluding livestock, unless otherwise listed in this matrix
- Kennels, animal pound and shelters

Special Exception Uses:

- Automobile and truck rental
- Car, truck, boat or marine craft sales and/or service
- Fireworks Class C, seasonal and year around) (Rev. 3-15-10; Ord. 2010-05)
- Flea markets (out-of-doors
- Rentals, Trailer

- Carpentry, floor and tile contractor
- Contractors' offices with outdoor storage areas (including equipment storage)
- Electrical component assembly operations
- Light assembly of premanufactured parts
- Mini Warehouse/Self-Storage (subject to 4.23)
- Warehouse and distribution structures, generally
- Freight terminals and truck terminals
- Gas or electric generation distribution facilities, compressor stations, or substations
- Public utility storage and service yards

Section 4.2 of the Comprehensive Plan promotes attracting new industries and improving the quality of life for employees in North Augusta will position the City regionally for economic growth.

Section 4.2.4 of the Comprehensive Plan encourages providing incentives to foster new and small business. Identify incentives, such as training or other incubators, that will attract and retain new and small businesses in North Augusta.

Based on these descriptions and nearby similarly zoned properties within the city limits, staff believes allowing GC, General Commercial zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

Exhibit A Map
Exhibit B Map
Application Documents

cc Karen Graham and Lawrence Graham, via email

EXHIBIT A

Inside City

007-16-07-016
Approximately 0.42 ac

Outside City

BUENA VISTA



ANX22-003
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA

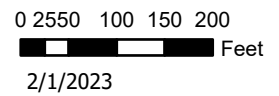
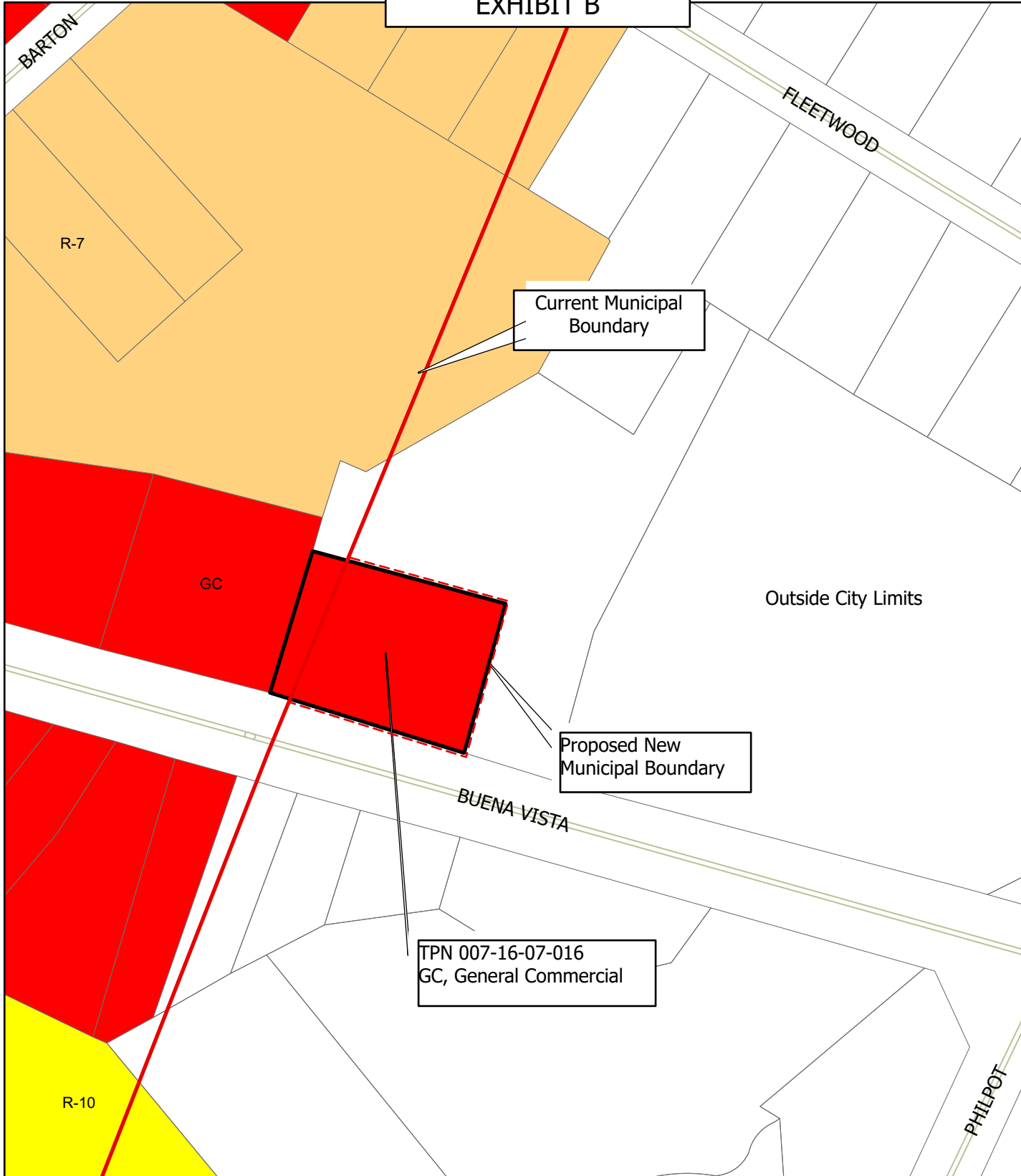
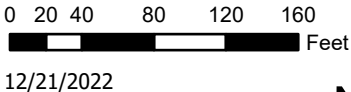


EXHIBIT B



ANX22-003
 ZONING OF PROPERTY
 SOUGHT TO BY ANNEXED
 TO THE CITY OF NORTH AUGUSTA



12/21/2022



STATE OF SOUTH CAROLINA)
)
)
)
)
COUNTY OF AIKEN)

PETITION FOR ANNEXATION
OF ONE PARCEL
TOTALLING ± 0.42 ACRES OF LAND
LOCATED AT 727 E. BUENA VISTA AVE.
OWNED BY KAREN W. GRAHAM
AND LAWRENCE W. GRAHAM, III

I, the undersigned, as freeholder and owner of property located at 727 E. Buena Vista Ave., do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed is as described as follows:

Parcel 1

All that certain piece, parcel, or lot of land, containing 0.42 acre, more or less, situate, lying, and being near the City of North Augusta, in the County of Aiken, State of South Carolina, as shown by plat made by Karen W. Graham and Lawrence W. Graham, C.E. dated October 14, 2022 and recorded in Misc. Book 64 at page 453 at the Aiken County RMC Office. This being the same property conveyed to Robert P. Cope and Linda B. Cope by deed of Eugene Rearden, Jr. dated January 27, 1988 and recorded in the title Book 1022 Page 43 of the records of Aiken County TPN 007-16-07-016.

Whereas the parcels were purchased by Karen W. Graham and Lawrence W. Graham III by deed recorded at Book 64 page 453 recorded at the Aiken County RMC Office and said parcels were combined into one parcel shown as TPN 007-16-07-016, then subdivided into TPN 007-16-07-026 and TPN 007-16-07-016, which is the property petitioning to be annexed.

The property to be annexed is also shown on a map identified as “Exhibit A” titled “Map of Property Sought to be Annexed to the City of North Augusta” and prepared by the City of North Augusta.

This petition dated the 5th day of January, 2023.

Property Owner Signature

Witness

Suzanne S. Reese

Karen W. Graham

Karen W. Graham

Witness

Suzanne S. Reese

Lawrence W. Graham, III

Lawrence W. Graham, III

A

Karen Graham
104 Salty Dog Lane
North Augusta, SC 29860
Email: watermark209@gmail.com
803-613-0187

December 9, 2022

North Augusta City Council
100 Georgia Ave.
North Augusta, SC 29841

RE: Annexation Request

To Whom It May Concern:

My name is Karen Graham and I would like my commercial property located at 727 E. Buena Vista Ave. North Augusta Aiken County, SC Parcel No. 007-16-07-016 to be annexed into the city. On October 12th 2022 Aiken County recorded a new subdivided plat that includes a frontage retail building on E. Buena Vista Ave. and a rear storage building. Currently located at 727 is City Limits Bargain Shoppes LLC is a vintage furniture home decor store which presently has co-oped with a popular retail shop known as Tenpenny's Cottage on Georgia Ave. These talented women hope to purchase the subject parcel in the near future.

The reason for this request is to allow the 727 building access to the city sewage system. I am using an antiquated septic system that discourages disposal of grey water for fear of having to call a honey wagon. I have in the past spoken with city engineers about the sewer tap. They confirmed access was available but I would need to annex.

Along with the review of this application, I would seek for the business to be considered legally nonconforming as referenced in Article 19.8 of the development code. As you can see these are older buildings with one being built in 1968 having mostly turf parking and an area of paved frontage joined to the 66' right of way of SC125. In the totality of all existing FOIA documents the SCDOT recently searched and provided, the agent could find no opposition to the frontage parking spaces was recorded or cited. Please refer to the new plat prepared by John M. Bailey for a visual.

As you know, new antique shops have opened on E. Buena Vista inviting out of town visitors. When someone chooses the quickest route using Google Maps coming from all points East to the SRP Park or Hammond's Ferry area, they are directed to drive by my section of E. Buena Vista. Also, the future detour during the construction of the new 13th street bridge along with the exciting residential ventures within a half mile will most definitely increase shortcut traffic. Those of you familiar with the property know it has aesthetically improved from the years prior to my ownership in 2010.

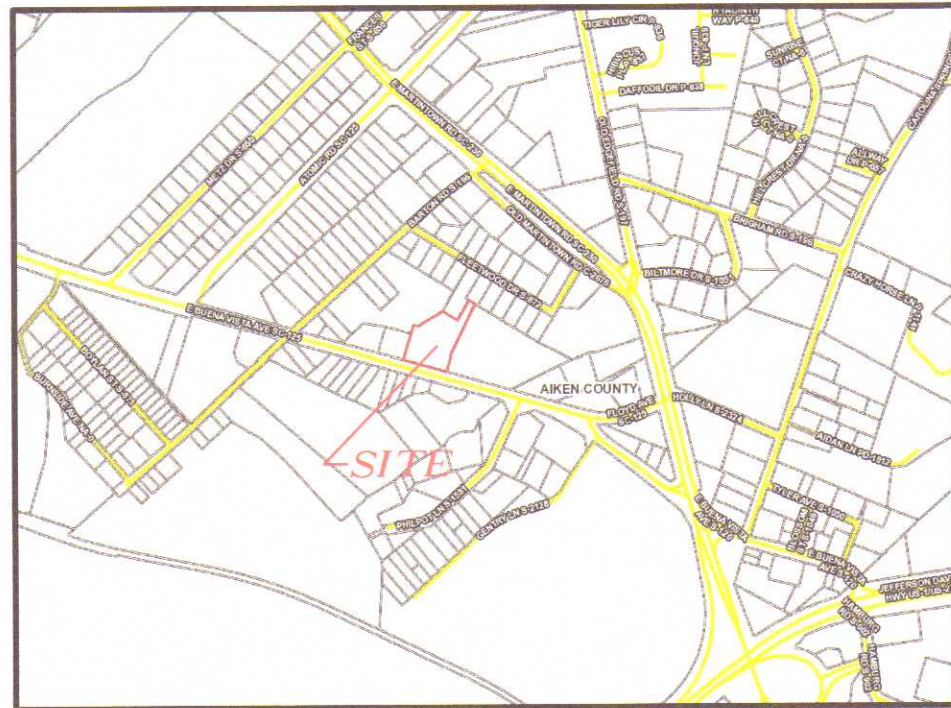
I have included all items I have according to Article B.2.21.

Please advise if more are needed.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Karen V. Graham".



LOCATION MAP
NO SCALE

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

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

IN MY OPINION, THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP AVAILABLE AT THE TIME OF THIS SURVEY.

JOHN M. BAILEY, S.C.P.L.S. NO. 7399

% SUBURAN DEVELOPMENT ASSOCIATES, INC. %
(D.B. 4119/1142)
(P.B. 48/251-1)

% NEAL D. & MERISSA L. NELSON %
(D.B. 4945/2496)

CAROLINA HEIGHTS
(MISC. 39/99)

% NIDIA CAROLINA BANEGAS DERAS %
(D.B. 4865/1167)

PARCEL "B"
1.05 AC.

% TURNER MURPHY COMPANY, INC. %
(D.B. 4532/2102)
(MISC. 72/274)

PARCEL "A"
0.42 AC.

EAST BUENA VISTA AVE. 66' R/W (S.C. 125)

This plat is approved in accordance with Chapter 24 Land Management Regulations of the Aiken County Code of Ordinances for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a Building Permit for the property.

By Nicki Reynolds Date 10-13-22
Aiken County Planning & Development Department

This property/parcel/tract/lot is not subject to the Aiken County Land Management Regulations, in accordance with Section 24-11 Definitions, Subdivision, Exempt, item no. 7 of the Aiken County Code of Ordinances.

By Nicki Reynolds Date 10-13-22
Aiken County Planning & Development Department

APPROVAL STAMPS

2022028587
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED
10-14-2022 01:31 PM
JUDITH WARNER
REGISTER OF MESSRS CONVEYANCE
AIKEN COUNTY, SC
BY: JULIE STUTTS DEPUTY RMC
BK: PL 64
PG: 453 - 453

RECORDING STAMPS



LEGEND:

● INDICATES NO. 5 RE-BAR SET

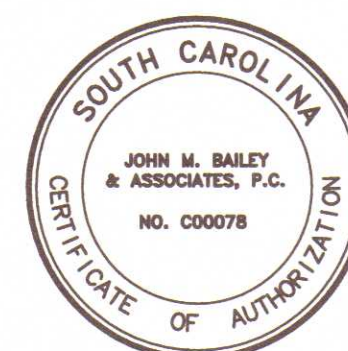
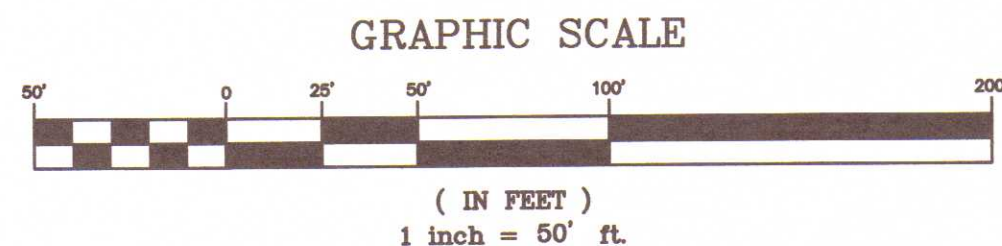
REFERENCES:

1. DEED REC. IN D.B. 4326, PG. 745.
2. PLAT REC. IN MISC. 121, PG. 240.
3. T.M. 007-16-07-016.

THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE PURPOSE AND USE OF THE PERSON OR ENTITY WHOSE NAME APPEARS HEREON AND IS NOT TRANSFERABLE. ANY OTHER USE OF THIS SURVEY OR PLAT WITHOUT EXPRESSED WRITTEN PERMISSION IS STRICTLY PROHIBITED.

© ALL RIGHTS RESERVED.
JOHN M. BAILEY & ASSOC., P.C.

JMB JOB NO. 22131-GRAHAM



BOUNDARY SURVEY
PREPARED FOR

KAREN W. GRAHAM & LAWRENCE W. GRAHAM, III

PROPERTY LOCATED NEAR THE CITY OF NORTH AUGUSTA AT 727 AND 727B EAST BUENA VISTA AVENUE

COUNTY OF: AIKEN STATE OF: S. CAROLINA

SCALE: 1"=50' DWN. BY: JMB DATE: 15 SEPT. 2022

PREPARED BY

John M. Bailey & Associates, P.C.

PROFESSIONAL LAND SURVEYORS
101 LeCOMPTÉ AVENUE, NORTH AUGUSTA, S. C. 29841
(803)278-0721



- Legend**
- FEMA Flood Panel:
 - FEMA Floodway (Internal Only)
 - FEMA Flood Zones (Internal Only)**
 - 0.2% Annual Chanc of Flood
 - Zones A, AE and AF
 - Zone D
 - GIS Address Points:
 - Parcel Numbers**
 - Parcels
 - Easements (Internal Only)**
 - Conservation
 - Drainage
 - Ingress/Egress
 - Road
 - Sewage
 - Transmission
 - Utility
 - Vacated Road
 - Roads

Parcel ID	007-16-07-016	Alternate ID	n/a
Sec/Twp/Rng	0071607	Class	Lt. Commercial Utility Build.
Property Address	731 E BUENA VISTA AVE NORTH AUGUSTA	Acreage	1.49
District	n/a		
Brief Tax Description	LOT ON BUENA VISTA (Note: Not to be used on legal documents)		

Owner Name KAREN W GRAHAM *etal*

Date created: 7/14/2022
Last Data Uploaded: 7/13/2022 11:58:52 PM

Developed by Schneider
GEOSPATIAL

2010021958
 DEED
 RECORDING FEES \$10.00
 STATE TAX \$338.00
 COUNTY TAX \$143.00
 PRESENTED & RECORDED:
 09-28-2010 03:35 PM
 JUDITH WARNER
 REGISTER OF MESSE CONVEYANCE
 AIKEN COUNTY, SC
 By: MARILYN SEIGLER DEPIITY
 BK:RB 4326
 PG:745-747

Filing Fee \$10.00
 Arthur W. Rich, P.A./ola

STATE OF SOUTH CAROLINA)
)
 COUNTY OF AIKEN) DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that **Robert P. Cope and Linda B. Cope** in the State of South Carolina for and in consideration of the sum of **One Hundred Thirty Thousand and 00/100 (\$130,000.00) Dollars** paid to Grantor(hereinafter whether singular or, plural, the "Grantor") by **Karen W. Graham and Lawrence W. Graham, III** hereinafter whether singular or plural, the "Grantee", whose mailing address is 94 Salty Dog Lane, North Augusta SC 29860, in the State aforesaid, receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, **Karen W. Graham and Lawrence W. Graham, III**, their heirs and assigns all of their right, title and interest in and to the following described real property, to wit:

Legal Description:

PARCEL ONE:

ALL that certain piece, parcel, or lot of land, containing 0.85 acre, more or less, situate, lying, and being near the City of North Augusta, in the County of Aiken, State of South Carolina, as shown by plat made by Billy B. Beasley, C.E., dated July 18, 1955, which said plat is made a part and parcel hereof by reference thereto and recorded in Misc. Book 121 at page 240, records of Aiken County, South Carolina. Said property being bounded and measuring now or formerly as follows: SOUTH by property of J. M. Holmes, 230 feet; EAST by property of Turner Murphy, 270 feet; NORTH by property of Sadie Burkhalter, 37 feet; WEST by property of S. E. Ekre, 117 feet; NORTH by property of S.E. Ekre, 88 feet; and WEST and NORTHWEST by property of Alfred Lee, 241 feet; all measurements being more or less.

This being the same property conveyed to Robert P. Cope and Linda B. Cope by deed of Eugene Rearden, Jr., dated January 27, 1988, as recorded in title Book 1022, Page 43, records of Aiken County, South Carolina.

TPN: 007-16-07-015

PARCEL TWO:

ALL that certain piece, parcel, or lot of land, together with the improvements thereon, situate, lying, and being between North Augusta and Schultz Hill, in the County of Aiken, State of South Carolina, as is more fully shown on a plat made for Robert Philip Cope by K. L. Wise, Surveyor, dated March 27, 1972, which said plat is made a part and parcel hereof by reference thereto. Said property on the plat aforesaid designated as "Philip H. Monaco". Said lot being bounded and measures, now or formerly, as follows: NORTH by property of Eugene Rearden, 230 feet; EAST by property of Turner Murphy, 100 feet; SOUTH in part by East Buena Vista Avenue, 88.04 feet; WEST in part by property of Robert Phillip Cope, 50 feet; SOUTH in part by property of Robert Philip Cope, 108.25 feet; EAST in part by property of Robert Philip Cope, 55 feet; SOUTH by East Buena Vista Avenue, 33.06 feet; WEST by Tony Economos, 100 feet; all measurements being more or less.

This being the same property conveyed to Robert Philip Cope by deed of Philip H. Monaco, Jr. Irene M. Sousa and Louise M. Smith, dated January 23, 1982, as recorded in title Book 736, Page 65, records of Aiken County, South Carolina.

TPN: 007-16-07-016

PARCEL THREE:

ALL that certain piece, parcel, or lot of land, together with the improvements thereon, situate, lying, and being between North Augusta and Schultz Hill, in the County of Aiken, State of South Carolina, as is more fully shown on a plat made for Robert Philip Cope by K.L. Wise, Surveyor, dated March 27, 1972, which said plat is made a part and parcel hereof by reference thereto. Said lot of land being bounded, now or formerly, and measures as follows: NORTH by a concrete block wall which separates the property herein conveyed from other property of grantor, 109.25 feet; SOUTH by East Buena Vista Avenue, 108 feet; EAST by other property of grantor, 50 feet; WEST by other property of grantor, 55 feet; all measurements being more or less.

This being the same property conveyed to Robert Philip Cope by deed of Philip H. Monaco, dated April 24, 1972, as recorded in title Book 450, Page 605, records of Aiken County, South Carolina.

TPN: 007-16-07-017


TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging , or in any wise appertaining.

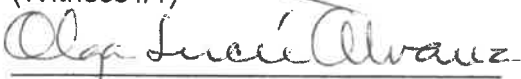
TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its/his successors, heirs and assigns forever.

and all persons whomsoever lawfully claiming or to claim the same or any part thereof.


WITNESS THE EXECUTION HEREOF BY GRANTOR this 27 day of September in the year of our Lord two thousand and ten and in the two hundred thirty fifth year of the Sovereignty and Independence of the United States of America.


Signed, Sealed and Delivered
in the Presence of:



(Witness #1)


(Witness #2)

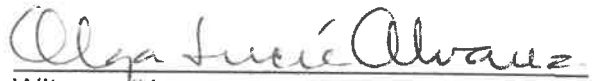


Robert P. Cope


Linda B. Cope


STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN) PROBATE

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the within-named Grantor sign, seal and as Grantor's act and deed, deliver the within-written Deed and that (s)he with the other subscribing witness hereto, witnessed the execution thereof.

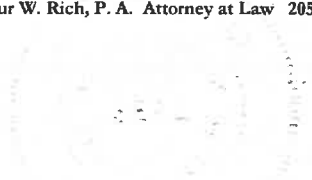


Witness #1

SWORN to before me this 27th
day of September, 2010



(LS)
NOTARY PUBLIC OF SOUTH CAROLINA
My Commission Expires: 6/16/13







APPROVED

www.aikencountysc.gov

Aiken County
Planning and Development Department
1930 University Parkway, Suite 2800
Aiken, SC 29801
(803) 642-1520

APPLICATION FOR RE-OCCUPATION OF EXISTING
COMMERCIAL STRUCTURES AND NONCONFORMING USES

Applicant Information

Name of New Business Entity: City Limits Bargain Shoppes LLC
Applicant/s Full Name: KAREN W. GRAHAM
Mailing Address: 727 E. Buena Vista Ave
City: North Augusta State: SC Zip Code: 29841
Telephone: 803-613-0187 Fax: E-mail: KARGRA@ATT.NET

Property/Site Information

Name of Previous Use: Tropical Fish store Date Vacated: Sept 2010 Tax Parcel #: 007-16-07-017
Site Address: 727 E. Buena Vista Ave
City: North Augusta State: SC Zip Code: 29841
Proposed Type of New Business/Nature of Use: (Applicant must describe any and all commercial activities and/or uses being conducted on the site)
USED Furniture Household items Retail sales

Zoning: UD Square Footage of Building: 2,500 Year Building/Structure Was Built: 1980
Any Renovations Being Conducted: [] Yes [X] No 2 needed spaces
Number of Existing Parking Spaces: 9 [X] Paved [] Unpaved Any Landscaping on site: [X] Yes [] No

Affidavit

Under penalties of perjury, I certify to the best of my knowledge that the information given in this Application is both true and correct. It is expressly understood that the issuance of any County permit upon approval of this Application does not relieve me of my responsibility to comply with and adhere to all applicable federal, state, and local laws. I further understand that I am subject to the provisions of the Business Registration Ordinance No. 06-10-31 of Aiken County, South Carolina requiring any and all business entities, including nonprofit organizations, to register with the Aiken County Tax Collector's Office. Failure to comply with the foregoing provisions is a misdemeanor, which may result in a fine of \$500.00 and/or imprisonment up to thirty (30) days for each violation.

Karen W. Graham
Signature of Applicant/Agent

8-2-16
Date

OFFICE USE ONLY

Non-Conforming Use or Re-Occupation: re-occupation
Does Existing Parking Meet Requirements: [X] Yes [] No
Zoning Allows Proposed Use: [X] Yes [] No

LMR Permit Required: [] Yes [X] No
Building Code Approval: [] Yes [X] No
Approved: [X] Date: 08/02/2016
Denied: [] Date:

Signed: [Signature] Date: 08/02/2016



APPROVED

www.aikencountysc.gov

Aiken County
Planning and Development Department
1930 University Parkway, Suite 2800
Aiken, SC 29801
(803) 642-1520

APPLICATION FOR RE-OCCUPATION OF EXISTING
COMMERCIAL STRUCTURES AND NONCONFORMING USES

Applicant Information

Name of New Business Entity: Outer Limits Motorsports LTD
Applicant/s Full Name: Donald B. Shaw Jr.
Mailing Address: 727 R. E Buena Vista Ave
City: North Augusta State: SC Zip Code: 29841
Telephone: 803- Fax: E-mail:

Property/Site Information

Name of Previous Use: MOWAO ACTIONS Date Vacated: Sept. 2010 Tax Parcel #: 007-16-07-015
Site Address: 727 REAR E. BUENA VISTA AVE
City: North Augusta, State: SC Zip Code: 29841
Proposed Type of New Business/Nature of Use: (Applicant must describe any and all commercial activities and/or uses being conducted on the site)
Motorcycle Repair Part Sales

Zoning: UD Square Footage of Building: 6,000 Year Building/Structure Was Built: 1980
Any Renovations Being Conducted: [] Yes [X] No 9 required spaces
Number of Existing Parking Spaces: 30 [] Paved [X] Unpaved Any Landscaping on site: [] Yes [X] No GRASS

Affidavit

Under penalties of perjury, I certify to the best of my knowledge that the information given in this Application is both true and correct. It is expressly understood that the issuance of any County permit upon approval of this Application does not relieve me of my responsibility to comply with and adhere to all applicable federal, state, and local laws. I further understand that I am subject to the provisions of the Business Registration Ordinance No. 06-10-31 of Aiken County, South Carolina requiring any and all business entities, including nonprofit organizations, to register with the Aiken County Tax Collector's Office. Failure to comply with the foregoing provisions is a misdemeanor, which may result in a fine of \$500.00 and/or imprisonment up to thirty (30) days for each violation.

Donald Shaw Signature of Applicant/Agent 07/27/16 Date

OFFICE USE ONLY

Non-Conforming Use or Re-Occupation: re-occupation
Does Existing Parking Meet Requirements: [X] Yes [] No
Zoning Allows Proposed Use: [X] Yes [] No

LMR Permit Required: [X] Yes [] No
Building Code Approval: [] Yes [X] No
Approved: [X] Date: 08/02/2016
Denied: [] Date:

Signed: [Signature] Date: 08/02/2016

Aiken County Business Registration

Aiken County Tax Collector

**828 Richland Avenue W.
PO Box 873
Aiken, SC 29802-0873
(803) 642-2081**

Business Name: CITY LIMITS BARGAIN SHOPPES

**Location Address:
PO BOX 7792
NORTH AUGUSTA SC 29861**



Issue Date: 6012011

Expiration Date: December 31, 2011

Registration Number : 3524

This registration is nontransferable

2022028588
RIGHT OF WAY/ EASEMENT
RECORDING FEES \$25.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED
10-14-2022 01:31 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: JULIE STUTTS DEPUTY RMC
BK: RB 5053
PG: 616 - 618

For official use by Clerk's office only

Prepared by and
Record and Return to:
David L. Huguenin, P.C.
4070 Columbia Road
Martinez, GA 30907
File #: R22-3734

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

DECLARATION OF EASEMENT

THIS INDENTURE, made this 12th day of October, 2022, by and **Karen W. Graham and Lawrence A. Graham, III, a/k/a Lawrence W. Graham, III**, hereinafter referred to as "the Owners".

WHEREAS, the Owners own the property described as Parcel "A" and Parcel "B" on the attached Exhibit A; and

WHEREAS, the Owners desire to make a declaration of a certain easement; and

NOW, THEREFORE, WITNESSETH:

The Owners hereby declare that upon the sale of the property described as Parcel "A" herein, a New 30' Ingress-Egress Easement as shown and depicted on the attached Exhibit A shall be reserved. Said Easement shall provide Ingress-Egress to Parcel "B".

IN WITNESS WHEREOF, the said Owners have caused these presents to be executed, under seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Wm Mrs
Witness (1)

Karen W. Graham (L.S.)
Karen W. Graham

Chelsea B. Waddell
Witness (2)

Lawrence A. Graham, III (L.S.)
Lawrence A. Graham, III

State of Georgia SC)
)
County of Columbia Aiken)

Probate

PERSONALLY appeared before me the above signed Witness 1 and made oath that he/she saw the within named Grantor, sign, seal, and deliver the within written Deed, and that Witness 1 with Witness 2, witnessed the execution thereof.

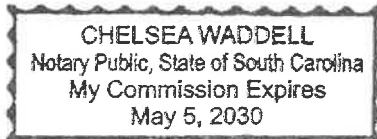
SWORN to before me, this 12 day of October, 2022.

Chelsea B. Waddell
Notary Public of Georgia

Wm Mrs
Witness (1)

My Commission Expires:

(Notary Seal)



Notice:

Since this new plat was recorded the address referenced as 727 B. E, Buena Vista Ave has been reassigned as 733 E. Buena Vista Ave. and a new parcel number 007-16-07-26 was recorded and can be seen on the GIS mapping page of the Aiken County Government website. This parcel is not requesting annexing at this time.

Project Staff Report

ANX23-001 780 E. Buena Vista Ave.

Prepared by: La'Stacia Reese

Meeting Date: February 15, 2023

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	780 E. Buena Vista Ave
Parcel Number	007-16-12-004
Total Development Size	± 0.39 acres
Zoning Requested	R-7, Small Lot, Single-Family Residential
Future Land Use	Commercial Retail

SECTION 2: PLANNING COMMISSION CONSIDERATION

Adams Brothers Properties, LLC has requested to annex parcel 007-16-12-004, approximately 0.39 acres located at 780 E. Buena Vista Ave in Aiken County. The request is for the parcel to be zoned R-7, Small Lot, Single-Family Residential at the time of annexation.

NADC § 18.3.7 Additional Reviews

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

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

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Single-Family Residential	Commercial Retail	UD, Urban Development (Aiken County)
North	Vacant/Single-Family Residential	Commercial Retail	UD, Urban Development (Aiken County)
South	Vacant/Single-Family Residential	Residential Single Family	UD, Urban Development (Aiken County)
East	Single-Family Residential	Residential Single Family	UD, Urban Development (Aiken County)
West	Single-Family Residential	Commercial Retail	UD, Urban Development (Aiken County)

SECTION 4: STAFF EVALUATION AND ANALYSIS

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

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

3.3.2.2 R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

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

Primary Uses:

- Duplex
- Patio Homes
- Single-family Detached Dwelling
- Townhouse

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

Accessory Uses:

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

Conditional Uses:

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

Special Exception Uses:

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

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

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

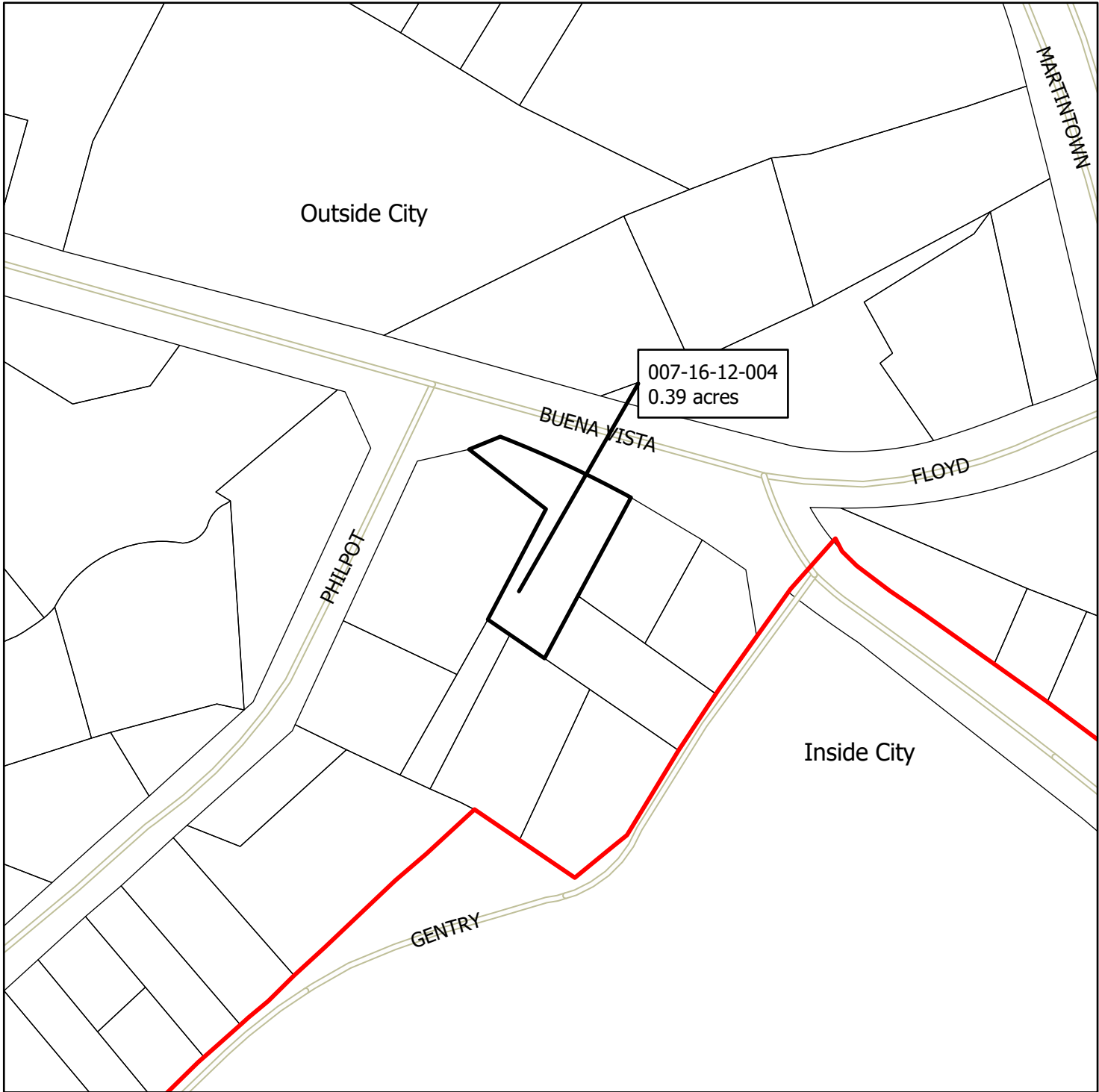
Based on these descriptions and nearby similarly zoned properties within the city limits, staff believes allowing R-7, Small Lot, Single Family Residential zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

Exhibit A Map
Exhibit B Map
Application Documents

cc Don Adams, Adams Brothers Properties, LLC, via email

EXHIBIT A



ANX23-001
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA

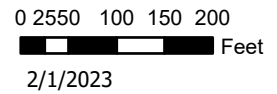
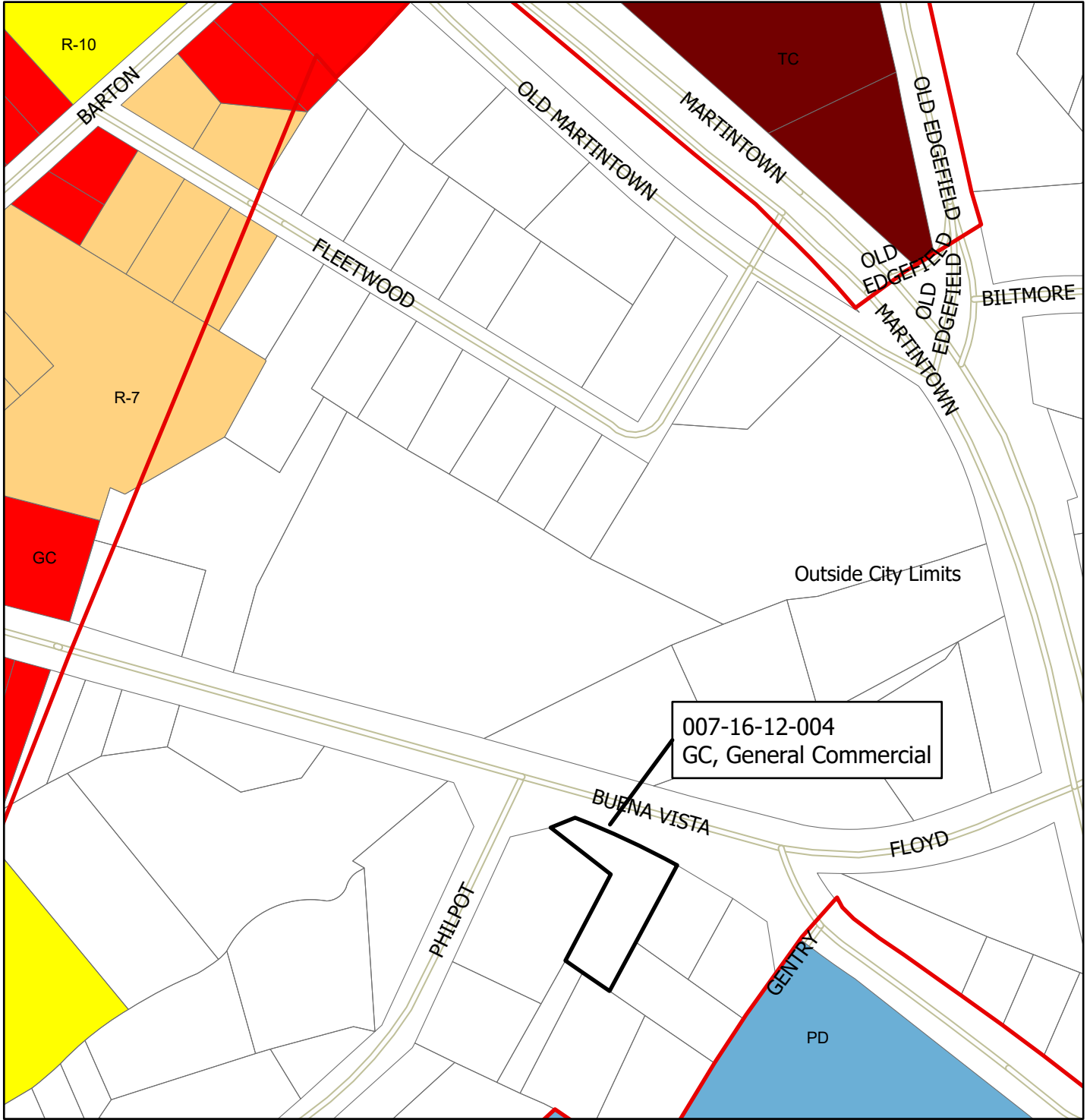
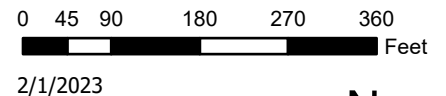


EXHIBIT B



ANX23-001
ZONING OF PROPERTY
SOUGHT TO BY ANNEXED
TO THE CITY OF NORTH AUGUSTA



STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 007-16-12-004
LOCATED AT 780 E. Buena Vista
OWNED BY ADAMS BROTHERS PROPERTIES, LLC.

I, the undersigned, as freeholders and owners of property located at 780 E. Buena Vista, Tax Parcel Number 007-16-12-004 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

All that certain piece, parcel, or tract of land, with all improvements thereon, lying and being in the County of Aiken, State of South Carolina consisting of ±.39 acres and appearing on that plat prepared for Adams Brothers Properties, LLC by William H. McKie, III P.L.S. dated June 30, 2022 and recorded in the RMC Office of Aiken County in Plat Book 64 at Page 357 and designated as Lot 1.

This parcel is identified as 780 E. Buena Vista by Tax Parcel Number 007-16-12-004.

The ±.39 acres is requested to be zoned R-7 Small Lot Single-Family Residential.

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 4 day of Jan, 2022

Property Owner Signatures

Witness




Adams Brothers Properties, LLC

as it's Manager Member (title)

Project Staff Report

ANX23-002 784 E Buena Vista Ave

Prepared by: La'Stacia Reese

Meeting Date: February 15, 2023

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	784 E Buena Vista Ave
Parcel Number	013-13-14-001
Total Development Size	± 0.24 acres
Zoning Requested	R-7, Small Lot, Single-Family Residential
Future Land Use	Commercial Retail

SECTION 2: PLANNING COMMISSION CONSIDERATION

Adams Brothers Properties, LLC has requested to annex parcel 013-13-14-001, approximately 0.24 acres located at 784 E. Buena Vista Ave in Aiken County. The request is for the parcel to be zoned R-7, Small Lot, Single-Family Residential at the time of annexation.

NADC § 18.3.7 Additional Reviews

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

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

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Single-Family Residential	Outside FLU Map Area	UD, Urban Development (Aiken County)
North	Vacant/Single-Family Residential	Outside FLU Map Area	UD, Urban Development (Aiken County)
South	Single-Family Residential	Outside FLU Map Area	UD, Urban Development (Aiken County)
East	Commercial	Mixed Use	PD, Planned Development
West	Single-Family Residential	Single-Family Residential	UD, Urban Development (Aiken County)

SECTION 4: STAFF EVALUATION AND ANALYSIS

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

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

3.3.2.2 R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

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

Primary Uses:

- Duplex
- Patio Homes
- Single-family Detached Dwelling
- Townhouse
- Zero Lot-Line Units

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

Accessory Uses:

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

Conditional Uses:

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

Special Exception Uses:

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

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

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

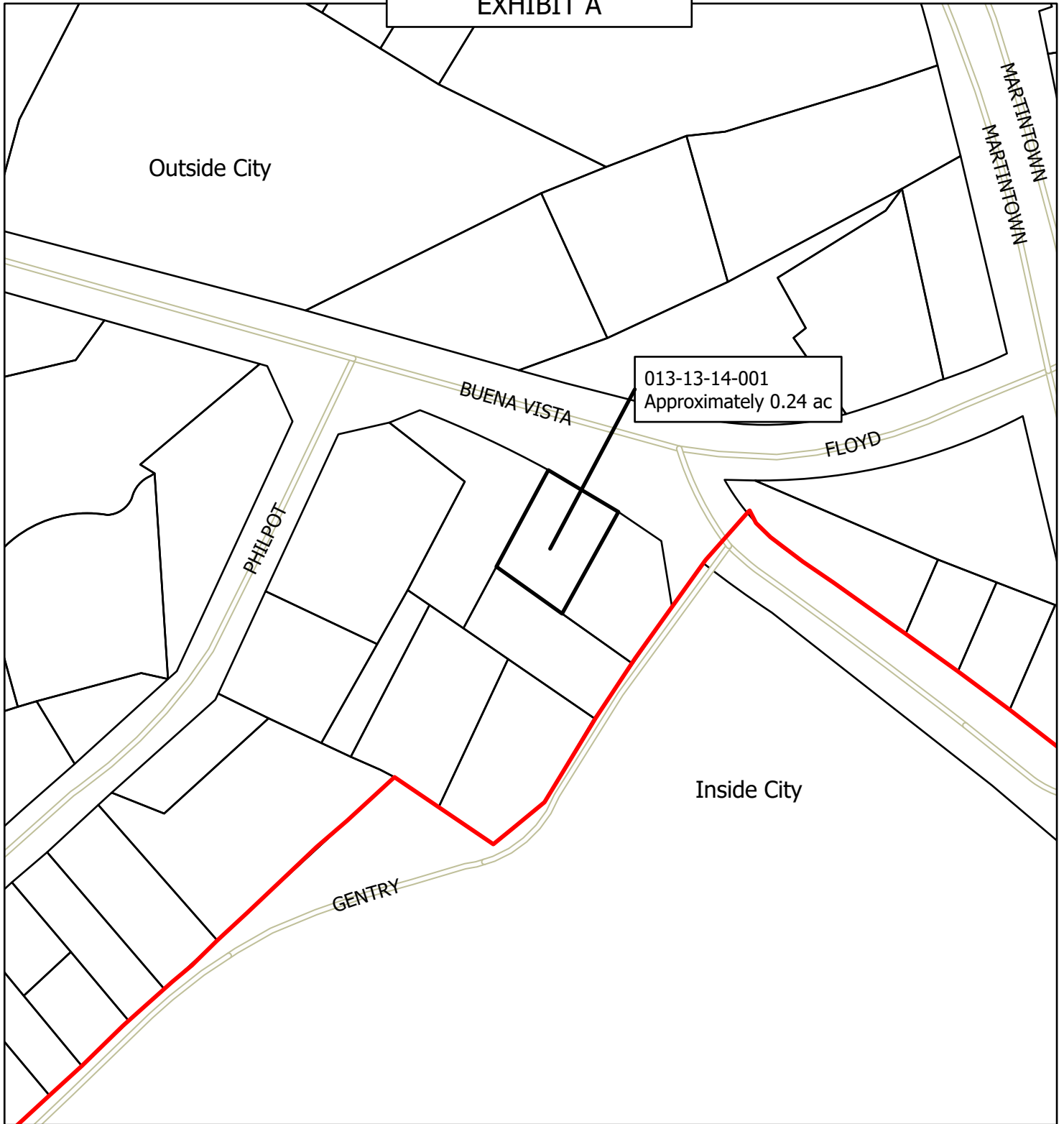
Based on these descriptions and nearby similarly zoned properties within the city limits, staff believes allowing R-7, Small Lot, Single Family Residential zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

Exhibit A Map
Exhibit B Map
Application Documents

cc Don Adams, Adams Brothers Properties, LLC, via email

EXHIBIT A



ANX23-002
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA

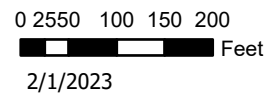
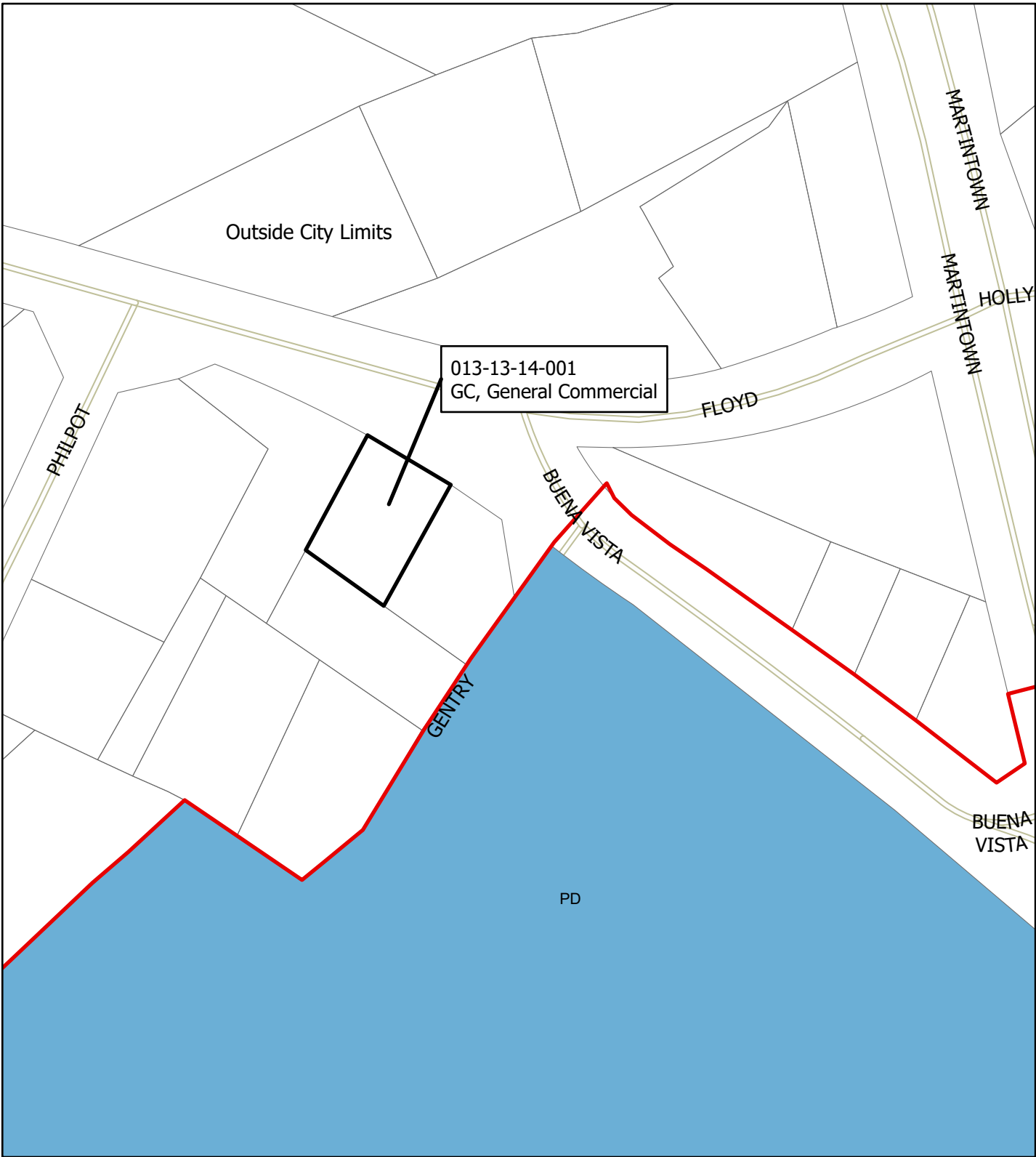
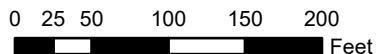


EXHIBIT B



ANX23-002
GC ZONING OF PROPERTY
SOUGHT TO BY ANNEXED
TO THE CITY OF NORTH AUGUSTA



2/1/2023



STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 013-13-14-001
LOCATED AT 784 E. Buena Vista
OWNED BY ADAMS BROTHERS PROPERTIES, LLC.

I, the undersigned, as freeholders and owners of property located at 784 E. Buena Vista, Tax Parcel Number 013-13-14-001 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

All that certain piece, parcel, or tract of land, with all improvements thereon, lying and being in the County of Aiken, State of South Carolina consisting of ±.24 acres and appearing on that plat prepared for Adams Brothers Properties, LLC by William H. McKie, III P.L.S. dated June 30, 2022 and recorded in the RMC Office of Aiken County in Plat Book 64 at Page 357 and designated as Lot 2.

This parcel is identified as 784 E. Buena Vista by Tax Parcel Number 013-13-14-001.

The ±.24 acres is requested to be zoned R-7 Small Lot Single-Family Residential.

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 4th day of Jan, 2022

Property Owner Signatures

Witness

Tammy Malcolm

[Signature]
Adams Brothers Properties, LLC

as it's Manager Member (title)

Project Staff Report

ANX23-003 508 Gentry Ln

Prepared by: La'Stacia Reese

Meeting Date: February 15, 2023

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	514 Gentry Ln
Parcel Number	013-13-14-003
Total Development Size	± 0.29 acres
Zoning Requested	R-7, Small Lot, Single-Family Residential
Future Land Use	Outside Map Area

SECTION 2: PLANNING COMMISSION CONSIDERATION

Adams Brothers Properties, LLC has requested to annex parcel 013-13-14-001, approximately 0.24 acres located at 784 E. Buena Vista Ave in Aiken County. The request is for the parcel to be zoned R-7, Small Lot, Single-Family Residential at the time of annexation.

NADC § 18.3.7 Additional Reviews

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

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

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Single-Family Residential	Single-family residential	UD, Urban Development (Aiken County)
North	Vacant/Single-Family Residential	Outside FLU Map Area	UD, Urban Development (Aiken County)
South	Single-Family Residential	Single-family residential	UD, Urban Development (Aiken County)
East	Commercial	Mixed Use	PD, Planned Development
West	Single-Family Residential	Single-Family Residential	UD, Urban Development (Aiken County)

SECTION 4: STAFF EVALUATION AND ANALYSIS

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

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

3.3.2.2 R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

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

Primary Uses:

- Duplex
- Patio Homes
- Single-family Detached Dwelling
- Townhouse
- Zero Lot-Line Units

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

Accessory Uses:

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

Conditional Uses:

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

Special Exception Uses:

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

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

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

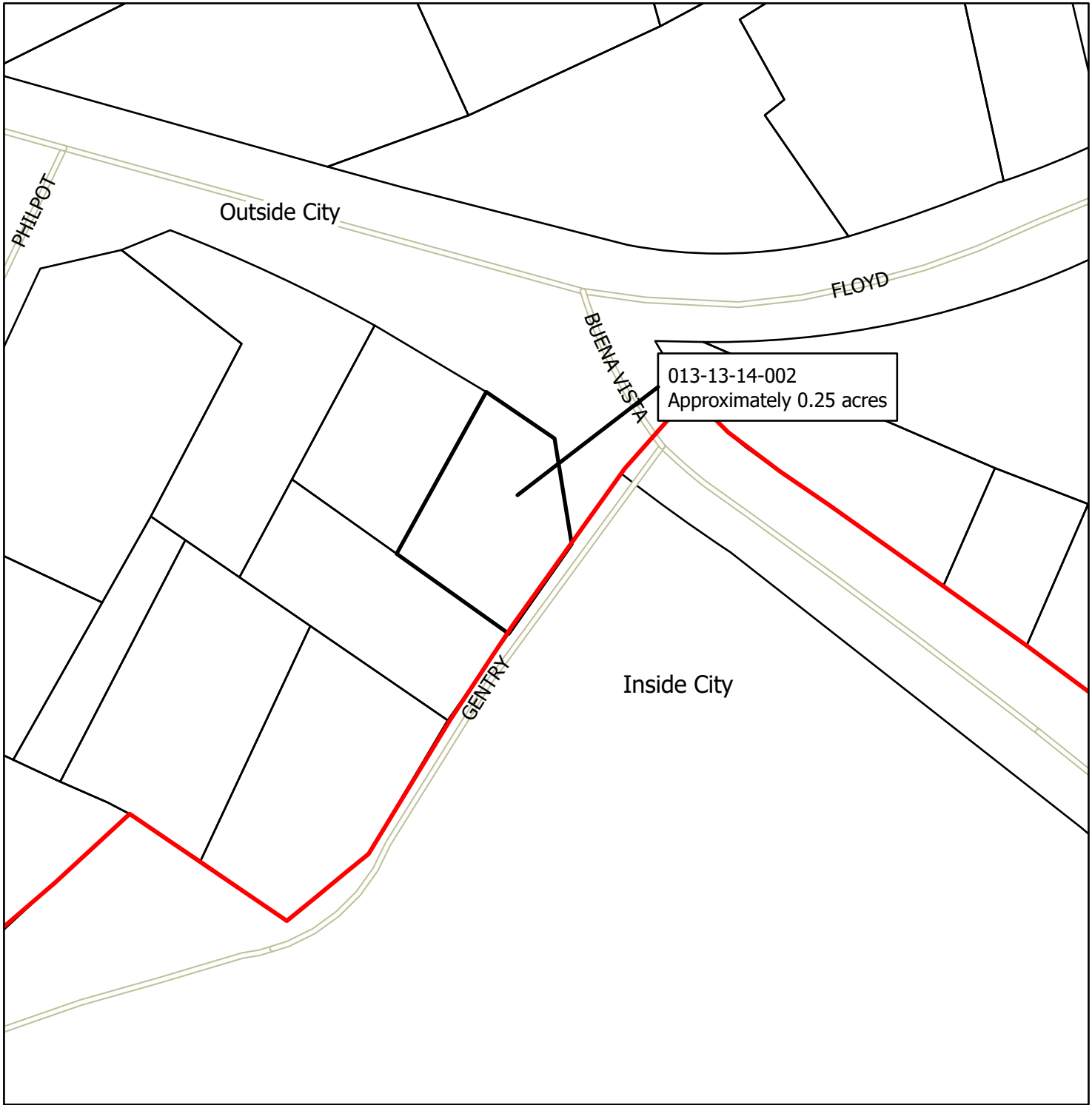
Based on these descriptions and nearby similarly zoned properties within the city limits, staff believes allowing R-7, Small Lot, Single Family Residential zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

Exhibit A Map
Exhibit B Map
Application Documents

cc Don Adams, Adams Brothers Properties, LLC, via email

EXHIBIT A



ANX23-003
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA

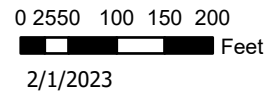
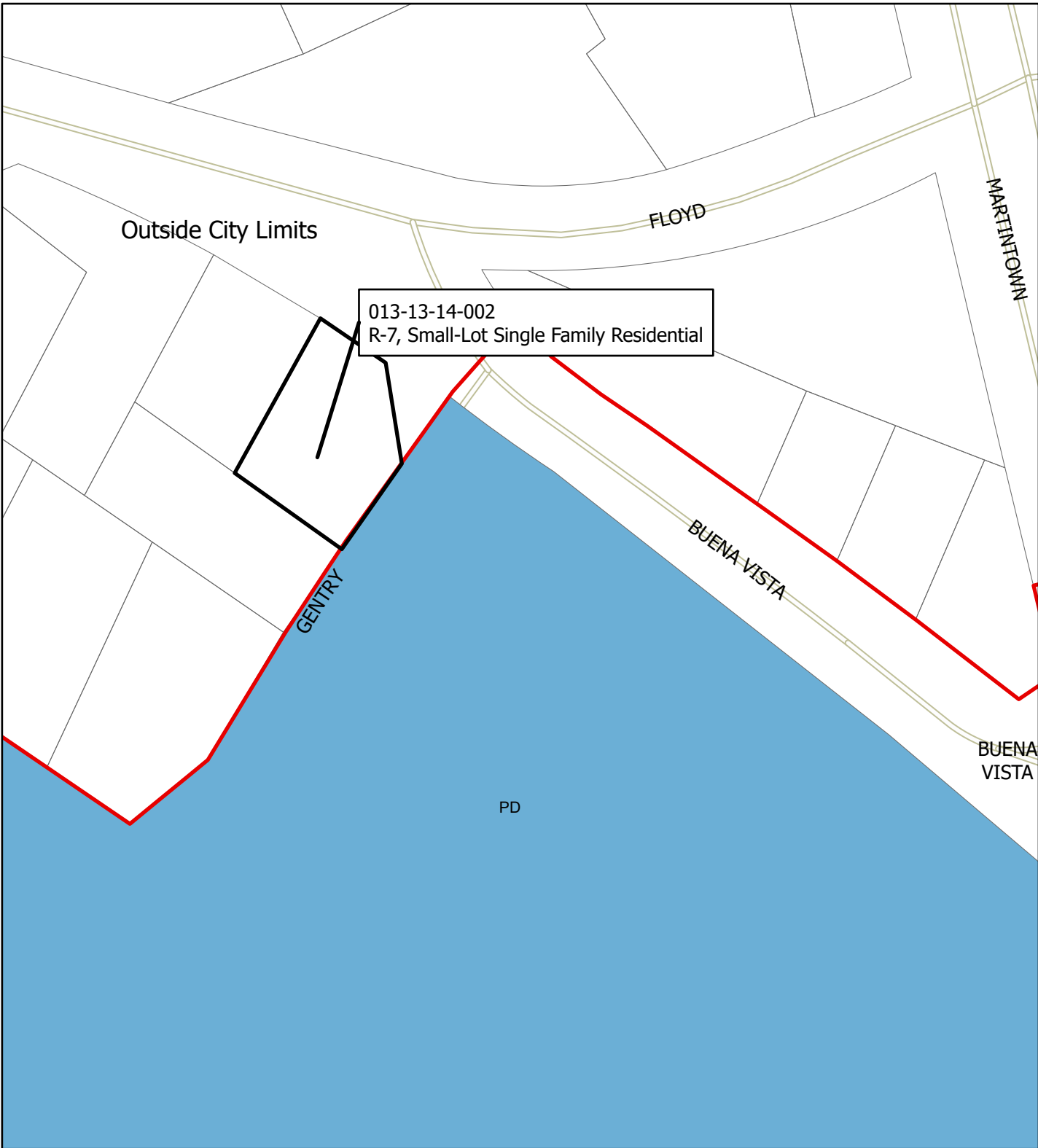
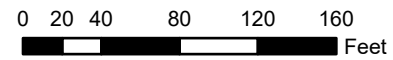


EXHIBIT B



ANX23-003
R-7 ZONING OF PROPERTY
SOUGHT TO BY ANNEXED
TO THE CITY OF NORTH AUGUSTA



2/1/2023



STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 013-13-14-002
LOCATED AT 508 GENTRY LANE
OWNED BY ADAMS BROTHERS PROPERTIES, LLC.

I, the undersigned, as freeholders and owners of property located at 508 Gentry Lane, Tax Parcel Number 013-13-14-002 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

All that certain piece, parcel, or tract of land, with all improvements thereon, lying and being in the County of Aiken, State of South Carolina consisting of ±.25 acres and appearing on that plat prepared for Adams Brothers Properties, LLC by William H. McKie, III P.L.S. dated June 30, 2022 and recorded in the RMC Office of Aiken County in Plat Book 64 at Page 357 as Lot 3.

This parcel is identified as 502 Gentry Drive by Tax Parcel Number 013-13-14-002.

The ±.25 acres is requested to be zoned R-7 Small Lot Single-Family Residential.

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 4 day of Jan, 2022

Property Owner Signatures

Witness

Jammy Malcolm

[Signature]

Adams Brothers Properties, LLC

as it's Manager Member (title)

Project Staff Report

ANX23-004 514 Gentry Ln

Prepared by: La'Stacia Reese

Meeting Date: February 15, 2023

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	514 Gentry Ln
Parcel Number	013-13-14-003
Total Development Size	± 0.29 acres
Zoning Requested	R-7, Small Lot, Single-Family Residential
Future Land Use	Commercial Retail

SECTION 2: PLANNING COMMISSION CONSIDERATION

Adams Brothers Properties, LLC has requested to annex parcel 013-13-14-001, approximately 0.24 acres located at 784 E. Buena Vista Ave in Aiken County. The request is for the parcel to be zoned R-7, Small Lot, Single-Family Residential at the time of annexation.

NADC § 18.3.7 Additional Reviews

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

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

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Single-Family Residential	Commercial Retail	UD, Urban Development (Aiken County)
North	Single-Family Residential	Commercial Retail	UD, Urban Development (Aiken County)
South	Single-Family Residential	Residential Single Family	UD, Urban Development (Aiken County)
East	Commercial	Commercial Retail	PD, Planned Development
West	Single-Family Residential	Commercial Retail	UD, Urban Development (Aiken County)

SECTION 4: STAFF EVALUATION AND ANALYSIS

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

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

3.3.2.2 R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

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

Primary Uses:

- Duplex
- Patio Homes
- Single-family Detached Dwelling
- Townhouse
- Zero Lot-Line Units

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

Accessory Uses:

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

Conditional Uses:

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

Special Exception Uses:

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

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

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

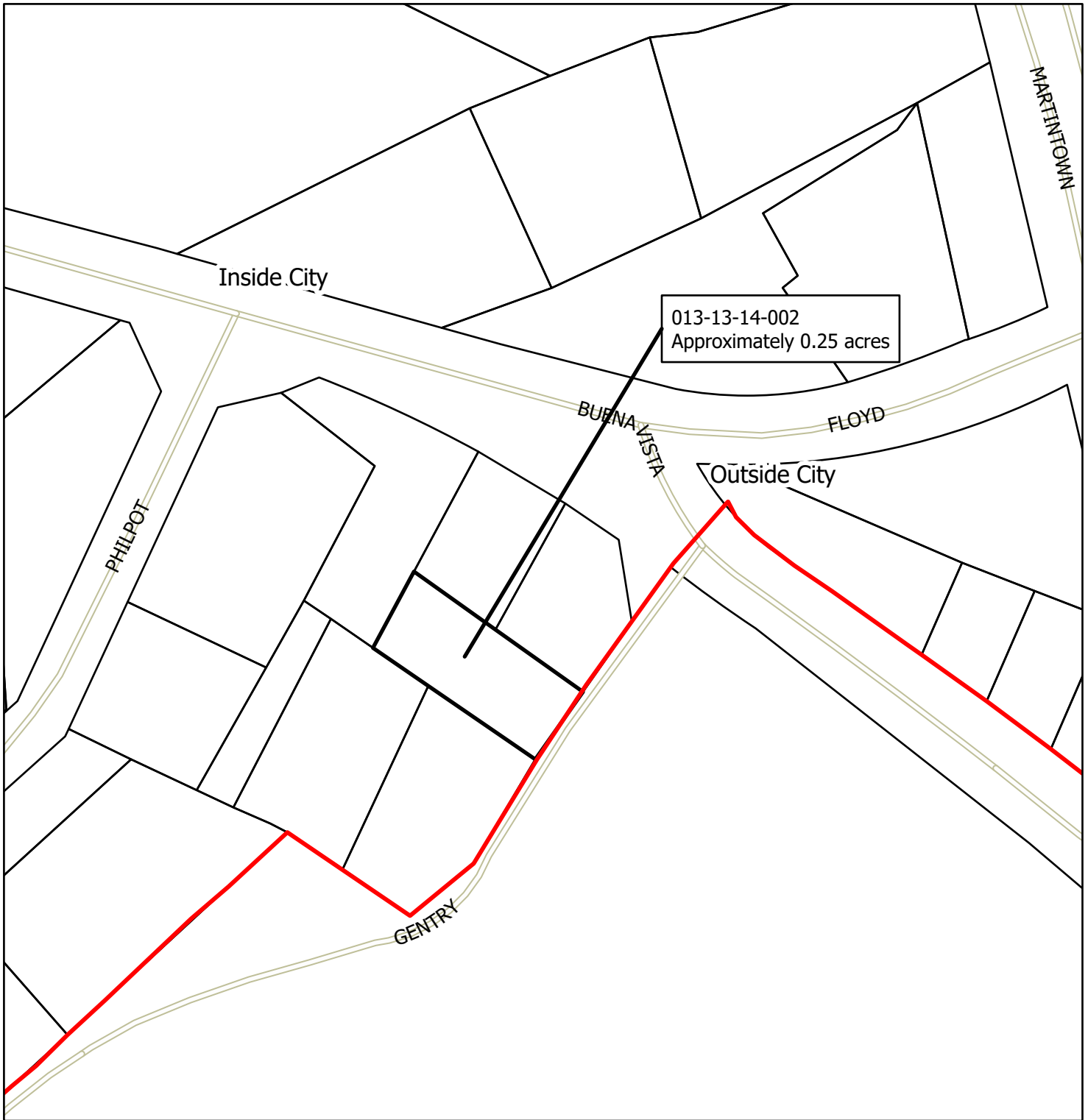
Based on these descriptions and nearby similarly zoned properties within the city limits, staff believes allowing R-7, Small Lot, Single Family Residential zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

Exhibit A Map
Exhibit B Map
Application Documents

cc Don Adams, Adams Brothers Properties, LLC, via email

EXHIBIT A



ANX23-004
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA

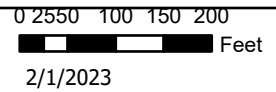
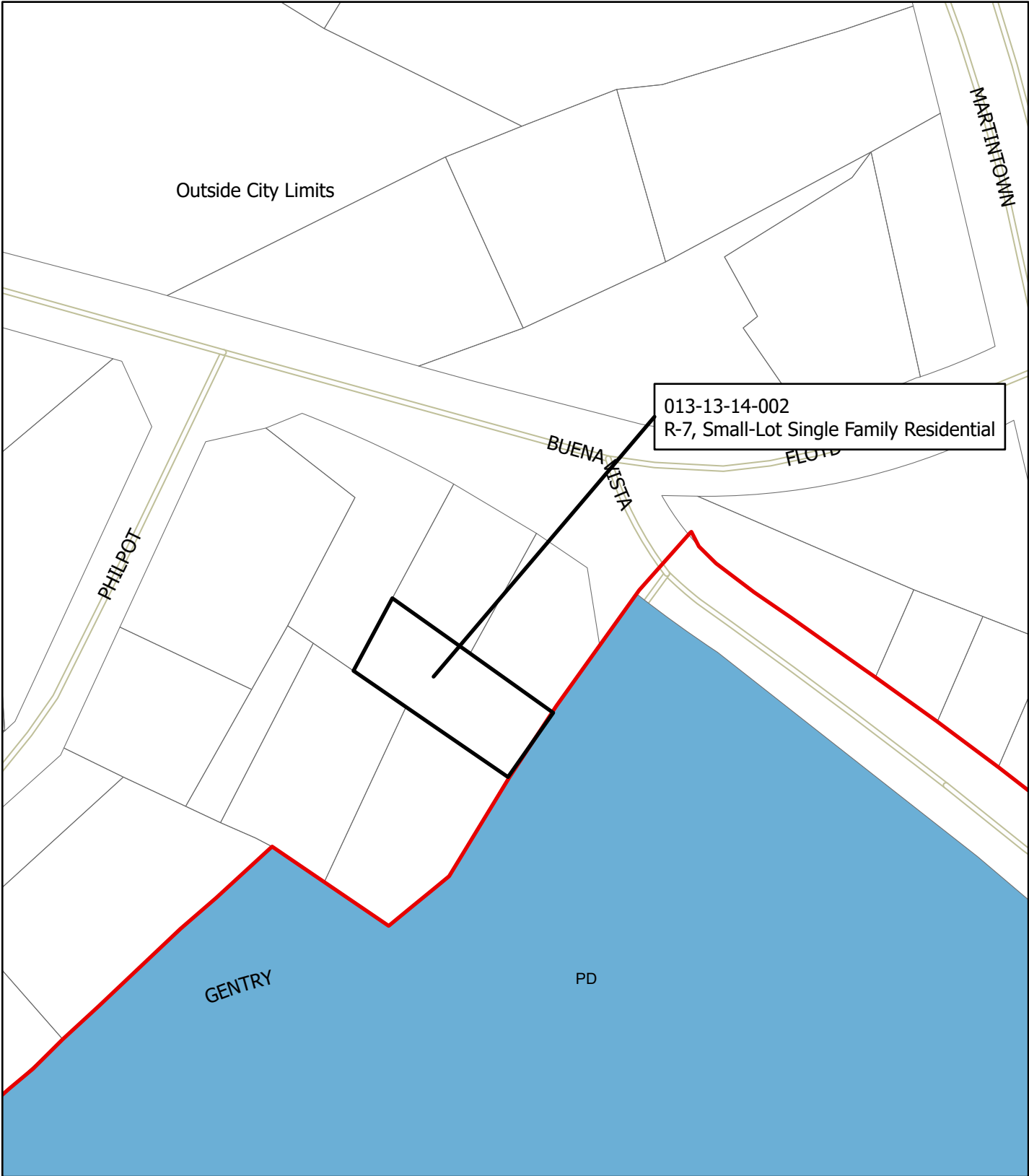
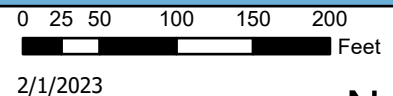


EXHIBIT B



ANX23-004
R-7 ZONING OF PROPERTY
SOUGHT TO BY ANNEXED
TO THE CITY OF NORTH AUGUSTA



2/1/2023



STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 013-13-14-003
LOCATED AT 514 GENTRY LANE
OWNED BY ADAMS BROTHERS PROPERTIES, LLC.

I, the undersigned, as freeholders and owners of property located at 514 Gentry Lane, Tax Parcel Number 013-13-14-003 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

All that certain piece, parcel, or tract of land, with all improvements thereon, lying and being in the County of Aiken, State of South Carolina consisting of ±029 acres and appearing on that plat prepared for Adams Brothers Properties, LLC by William H. McKie, III P.L.S. dated June 30, 2022 and recorded in the RMC Office of Aiken County in Plat Book 64 at Page 357 and designated as Lot 4.

This parcel is identified as 514 Gentry Drive by Tax Parcel Number 013-13-14-003.

The ±.29 acres is requested to be zoned R-7 Small Lot Single-Family Residential.

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 4 day of Jan, 2022

Property Owner Signatures

Witness

Sammy Malcom

[Signature]

Adams Brothers Properties, LLC

as it's Matthew Munk (title)

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***TOMMY PARADISE
DIRECTOR***

***MONTHLY REPORT
FOR
JANUARY 2023***

City of North Augusta
Department of Planning and Development
Monthly Report for January 2023

Item	This Month	Year To Date	Same Month Last Year	Last Year To Date
Fees Collected				
Development Applications	\$2,058.10	\$2,058.01	\$3,643.25	\$3,643.25
Appeals	\$250.00	\$250.00	\$500.00	\$500.00
Maps/Publications	\$0.00	\$0.00	\$0.00	\$0.00
Special Review Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Fees	\$2,308.01	\$2,308.01	\$4,143.25	\$4,143.25

Item	This Month		Year To Date		Same Month, Last Year		Last Year To Date	
	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed	Case Received or Investigated	Case Closed
Code Enforcement								
Property Maintenance	6	2	6	2	16	11	16	11
Property Leins/Contractor Mitigation	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	0	0	0	0
Recreational								
Vehicles/RV/Boat/Utility Trailers	4	2	4	2	1	1	1	1
Illegal Vehicles	7	5	7	5	8	5	8	8
Commercial								
Vehicles/Equipment	0	0	0	0	0	0	0	0
Temporary Signs	51	51	51	51	61	61	61	61
Landscape Inspections	28	28	28	28	9	9	9	9
Structure Demolitions	0	0	0	0	0	0	0	0
Citation/Summons Issued	0	0	0	0	0	0	0	0
Stormwater Complaint	0	0	0	0	0	0	0	0
Sanitation Complaint	0	0	0	0	0	0	0	0
Other (NO License or Permits, Etc)	1	2	1	2	0	0	0	7

* Not yet recorded

City of North Augusta
Department of Planning and Development

North Augusta Planning Department

January 2023 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B22-0285	005 16 08 002	DR Horton	253 Expedition Dr	R-5	1/19/2023	New Residential Construction
B22-0295	005 16 08 001	DR Horton	247 Expedition Dr	R-5	1/19/2023	New Residential Construction
B23-0002	007 06 14 014	Paul Crenshaw	1118 Lake Ave	R-14	1/4/2023	14X14 Metal Carport
B23-0003	006 14 12 012	Southern Siding & Windows	1858 Robin Rd	R-7	1/4/2023	10x19 Carport
B23-0026	014 00 02 094	Carbon Construction	245 Altamaha Dr	PD	1/18/2023	New Residential Construction
B23-0028	003 16 08 007	J Mar Builders & Services	636 Front St	PD	1/20/2023	New Residential Construction
B23-0033	010 13 01 003	Freedom Farm & Fencing	520 Old Walnut Branch Rd	R-14	1/20/2023	Replace & Enlarge Deck
B23-0036	006 09 10 010	Street's Interiors & Exteriors	1425 Waccamaw Dr	R-10	1/25/2023	Lean to Cover
B23-0037	001 12 16 014	Bill Beazley Homes	314 Bonhill	PD	1/27/2023	New Residential Construction
B23-0038	007 19 01 041	Paula Bell	451 E Shoreline Dr	PD	1/27/2023	Attached Storage Area
SP23-0001	005 09 20 002	Peach Tree Pools & Spa	252 Preston Ct.	PD	1/19/2023	Construction of Swimming Pool
B22-0283	005 12 18 010	DR Horton	6079 Whitewater Dr	R-5	1/30/2023	New Residential Construction

City of North Augusta
Department of Planning and Development

Sign Permits

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
SN23-001	106 00 00 041	Stanley Martin Homes	Stanley Martin Homes	R-7	1/11/2023	
SN23-002	007 16 02 005	Hertz	Hertz Rental	TC/HC	1/11/2023	

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC23-001	007 13 14 003	William Laliberte	G & B Consulting	PD	1/13/2023	
CZC23-002	002 07 02 001	Brett George	George Brothers LLC	R-14	1/23/2023	
CZC23-003	002 20 10 009	Leslie Cobb	Life Space Counseling Services L	R-14	1/30/2023	
CZC23-004	010 14 12 006	Greg Pierce	The Feed Sack	PD	1/31/2023	
CZC23-005	011 05 11 012	Sara Timmerman	Sent from Above Designs	R-7	1/31/2023	
CZC23-006	013 05 08 015	Tyler Russell	Down South K9	R-10	1/31/2023	