

North Augusta



South Carolina's Riverfront

MINUTES OF MAY 24, 2023

Briton S. Williams, Mayor

Jenafer F. McCauley, Councilmember – Mayor Pro Tem

David B. Buck, Councilmember

Pat C. Carpenter, Councilmember

David W. McGhee, Councilmember

Eric H. Presnell, Councilmember

Kevin W. Toole, Councilmember

The Leadership Planning Retreat of the City Council of the City of North Augusta having been duly publicized, convened on Wednesday, May 24, 2023 at 9:00 a.m. at The Arts Center of Greenwood at 120 Main Street, Greenwood, South Carolina. Per Section 30-4-80, (e) notice of the meeting 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 meeting 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 Buck, Carpenter, McCauley, McGhee, Presnell, and Toole.

Also in attendance were James S. Clifford, City Administrator; Rachelle Moody, Assistant City Administrator; Thomas C. Zeaser, Director of Engineering and Public Works; John C. Thomas, Director of Public Safety; James E. Sutton, Director of Public Services; Richard L. Meyer, Director of Parks, Recreation and Tourism; Thomas L. Paradise, Director of Planning and Development; Kayla Ferguson, Manager of Human Resources; Ricky L. Jones, Manager of Information Technology, and Jamie Paul, City Clerk.

A member of the media was also present.

Mayor Williams, welcomed City Council and Staff.

Administrator Clifford highlighted the agenda and the layout for the day. **(See Attachment #1, pages 1-5)**

Planning & Development Director Paradise highlighted on the Impact Fee process to Council. **(See Attachment #1, pages 6-13)** Discussion ensued relating to the timeframe of implementation. It was confirmed that if moved forward aggressively potential implementation may be in Fiscal Year (FY) 2025.

Presentations were given by the Director's/Manager's for Public Services, Engineering & Public Works, Information Technology, Human Resources, and Administration. **(See Attachments #'s 2 through 6)**

At 11:30 a.m. a break was provided for lunch. At 12:00 p.m. Administrator Clifford reviewed the Draft June 5, 2023 Council Agenda with Council. Council and Staff discussed the draft items. **(See Attachment #7)**

Presentations started at 1:00 p.m. that were provided by the Director's/Chief for Parks, Recreation, & Tourism, Public Safety, Finance, and Planning & Development. **(See Attachments #'s 8 through 11)**

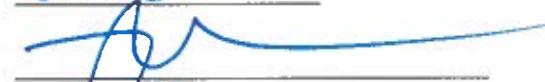
Administrator Clifford presented the final wrap-up highlighting on resourcing options, hospitality and accommodations taxes, impact and local fees, resource options, and next steps. **(See Attachment #12)** He added that additional general information to read over is under the "General Info" tab. **(See Attachment #13)**

Guidance was requested of Council relating to the impact fees and if staff should move forward specifically for the short-term requests. It was the consensus of Council for staff to move forward with the resolution to Planning Commission for impact fees and the ARPA funding for required studies.

Administrator Clifford thanked staff for their presentations to Council.

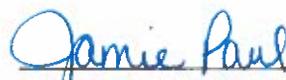
The Leadership Planning Retreat adjourned at 4:15 p.m.

APPROVED THIS 5th DAY OF
June 2023.



Briton S. Williams
Mayor

Respectfully submitted,



Jamie Paul
City Clerk



Leadership Planning Retreat Agenda
May 24, 2023 – 9:00 am
The Arts Center of Greenwood – Banquet Room
120 Main Street, Greenwood, SC 29646

8:30 am	Arrival	
9:00 am	Welcome	Mayor Williams
	Overview of Agenda	Administrator James Clifford
9:15 am	Impact Fees: <i>Highlight of Process</i>	Planning & Development Director Tommy Paradise

PRESENTATIONS:

9:30 am	Public Services	Director James Sutton
	Engineering & Public Works	Director Tom Zeaser
	Information Technology	Manager Ricky Jones
	Human Resources	Manager Kayla Ferguson
	Administration	Administrator James Clifford
11:30 am	Lunch from Howard's on Main; Agenda Review - June 5, 2023; followed by a Downtown Walk of Greenwood	Mayor Williams and Administrator James Clifford

PRESENTATIONS:

1:00 pm	Parks, Recreation, & Tourism	Director Rick Meyer
	Public Safety	Chief John Thomas
	Finance	Director Lynda Williamson
	Planning & Development	Director Tommy Paradise
	Final Wrap-Up (Q&A)	Administration
4:30 pm	Depart for North Augusta	

2023 Council Offsite

Administrative Notes

Welcome by Mayor Williams

Agenda

Purpose

- 1. Discuss city growth trajectory and potential resourcing options**
- 2. Seek Council guidance for way-ahead**

Guidance to Staff

- 1. Compare residential growth in next 10 years to department growth**
- 2. Focus analysis on staffing / FTEs**
- 3. Consider large capital needs**

Assumptions

- **Residential Growth does not pay for itself**
- **All planned developments are built to capacity in estimated timeframe**
- **Timing of Riverside Village build-out is unknown**

Impact Fee

“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

Implementation of Impact Fee

- 1. Council adopts Resolution directing Planning Commission**
- 2. Planning Commission develops Ordinance**
 - A. Must develop a Capital Improvement Plan**
 - B. Qualified Consultant to Assist**
- 3. Capital Improvement Plan recommended to Council**
- 4. Council adopts Capital Improvements Plan**
- 5. Planning Commission recommends Ordinance to Council**
- 6. Council adopts Ordinance by a positive majority**

	2020 Census	2022 Estimate	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Housing Unit Increase Per Year			639	2010	1292	857	472	452	452	396	396	396	396
Single family			85	324	486	211	195	188	188	132	132	132	132
Apartments			132	969	472	453	139	132	132	132	132	132	132
Townhomes			422	718	335	153	139	132	132	132	132	132	132
Estimated Population Increase*			1,476	4,643	2,985	1,980	1,090	1,044	1,044	915	915	915	915
Estimated Total Population	24,379	25,288	26,764	31,407	34,392	36,371	37,462	38,506	39,550	40,465	41,379	42,294	43,209
% change		4%	6%	17%	10%	6%	3%	3%	3%	2%	2%	2%	2%

*Unit Increase/yr x 2.31 people

Average annual % change 5%

Total % change 2020 - build out 77%

Summary: Total Requested FTEs by Fund

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
GENERAL FUND	13	25	15	11	9	10	7	7	7	4	108
SANITATION FUND	0	2	0	1	0	0	0	0	0	0	3
O&M FUND	3	2	0	0	0	0	0	0	0	0	5
STORMWATER FUND	0.5	0	1	0	2	0	0	0	0	0	3.5
TOTAL	16.5	29	16	12	11	10	7	7	7	4	119.5

ATTACHMENT #1

Request for Employees - General Fund

New full time employees needed in the year position should be added to the budget

	Department	Position	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
1	Finance	Finance Accountant		1									1
2	IT	PC Tech for Public Safety			1								1
3	Planning	Code Enforcement Supervisor			1								1
4	Admin	Special Projects Coordinator			1								1
5	Admin	Communications Coordinator		1									1
6	Admin	Solicitor		1									1
7	HR	Risk Manager	1										1
8	HR	Employee Relations Specialist						1					1
9	PRT	PT Center Coordinator (2)	1										1
10	PRT	Superintendent of Recreation	1										1
11	PRT	Maintenance Supervisor	1										1
12	PRT	Center Coordinator	1										1
13	PRT	Tourism Supervisor		1									1
14	PRT	Grounds Worker III			1								1
15	PRT	Program Coordinator 1		1									1
16	PRT	Crew Leader, Greenway					1						1
17	PRT	Grounds Worker III, Regional Park							1				1
18	PRT	Recreation Secretary, AC		1									1
19	PRT	Maintenance Worker II, AC				1							1
20	PRT	Crew Leader, Regional park								1			1
21	PRT	Grounds Worker II, Regional Park									1	2	3
22	PRT	Center Program Coordinator				1			1				2
23	PRT	Tourism Coordinator			1								1
24	PRT	Park Ranger/Security Guard	1										1
25	E&PW	Eng Inspector	1										1
26	E&PW	Building Inspector III	1										1
27	E&PW	Foreman (S&D)	1					1					2
28	E&PW	Heavy Equipment Operator I (S&D)						1					1
29	E&PW	Laborer (S&D)						1					1
30	P Safety	PS Officer: patrol, traffic, inv, AC, CAT	3	9	6		2	3	2	2	2	2	31
31	P Safety	Maintenance Worker		1									1
32	P Safety	Public Safety Records Clerk		1									1
33	P Safety	Public Safety Court Clerk		2									2
34	P Safety	Public Safety Admin Assistant		1									1
35	P Safety	Public Safety Records Supervisor		1									1
36	P Safety	Public Safety Captain		1									1
37	P Safety	Public Safety Assistant Director		1									1
38	P Safety	Public Safety Sergeant		2	1	1				1			5
39	P Safety	Dispatch Supervisor			1								1
40	P Safety	Evidence Technician			1								1
41	P Safety	Public Safety Lieutenant			1		1		1		1		4
42	P Safety	Public Safety Firefighter				3		3	3	3	3		15
43	P Safety	Public Safety Staff Sergeant				4							4
44	P Safety	Public Safety Dispatcher					2	2					4
45	P Services	Tree Technician	1										1
46	P Services	Grounds Worker				1							1
	TOTAL		13	25	15	11	9	10	7	7	7	4	108

ATTACHMENT #1

Requested PTEs - Sanitation Fund

New full time employees needed in the year position should be added to the budget

	Department	Position	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
1	Sanitation	Vehicle Operator III		2		1							3
		TOTAL	0	2	0	1	0	0	0	0	0	0	3

Note: Additional employees needed to operate the Materials Recovery Facility are currently unknown due to change in operating process. Years 2023 & 2024 will be utilized as benchmark years for assessing personnel growth.

ATTACHMENT #1

Requested FTEs - Operations and Maintenance Fund

New full time employees needed in the year position should be added to the budget

	Department	Position	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
1	U. Finance	Customer Service Rep II	1										1
2	U. Finance	Billing Specialist		1									1
3	U. Finance	Customer Service Rep I		1									1
4	Water O&M	Meter Service Tech	1										1
5	Water O&M	Utility Technician	1										1
TOTAL			3	2	0	0	0	0	0	0	0	0	5

ATTACHMENT #1

Requested FTEs Stormwater Fund

New full time employees needed in the year position should be added to the budget

	Position	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
1	Heavy Equip Operator (det. ponds)					1						1
2	Grounds Worker II (detention ponds)			1		1						2
3	Engineering Inspector (.5)	0.5										0.5
	TOTAL	0.5	0	1	0	2	0	0	0	0	0	3.5

PUBLIC SERVICES



Division Staffing

Full Time Employees	
Division	2023
Materials Recovery	5
Property Maintenance	18
Sanitation	24
Wastewater O&M	11
Water O&M	9
Water Production	8
Total	75



Water Division



Water System Testing & Inspections

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fire Hydrants/Valves Increase Per Year		92	197	166	74	67	65	65	52	52	52	52
Estimated Total	5412	5504	5701	5867	5941	6008	6073	6138	6190	6242	6294	6346
Estimated Inspections*	1804	1835	1900	1956	1980	2003	2024	2046	2063	2081	2098	2115

- Fire Hydrant Flow Test & Maintenance
- Valve Inspections & Box Cleanout
- 1843 Maximum Inspections Per Year
- Utility Technician & Truck

*Three Year Inspection Schedule



Water Meters & Customer Service

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Meter Increase Per Year		513	1082	841	373	340	326	326	326	270	270	270
Estimated Total	9393	9906	10988	11829	12202	12542	12868	13194	13520	13790	14060	14330

- 3 Meter Readers
- 10,432 Maximum Monthly Meter Readings
- Meter Technician & Truck



Sanitation Division



Residential Waste Collection

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roll Cart Increase Per Year		507	1042	821	364	334	320	320	264	264	264	264
Estimated Total	8845	9352	10394	11215	11579	11913	12233	12553	12817	13081	13345	13609
Estimated Daily Collections	2211	2338	2599	2804	2895	2978	3058	3138	3204	3270	3336	3402

- 2 Automated Side Load & 1 Rear Load Truck
- 2,640 Maximum Daily Collection
- Vehicle Operator & Truck



Residential Yard & Bulk Waste

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Unit Increase Per Year		507	1042	821	364	334	320	320	264	264	264	264
Estimated Total	9356	9863	10905	11726	12090	12424	12744	13064	13328	13592	13856	14120
Estimated Daily Collections	2339	2466	2726	2932	3023	3106	3186	3266	3332	3398	3464	3530

- 2 Boom & 1 Rear Load Truck
- Maximum Daily Collection 2,815
- Vehicle Operator & Truck

Residential Recycling Collection

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Unit Increase Per Year		507	1042	821	364	334	320	320	264	264	264	264
Estimated Total	9356	9863	10905	11726	12090	12424	12744	13064	13328	13592	13856	14120
Estimated Daily Collection	-	1233	1363	1466	1511	1553	1593	1633	1666	1699	1732	1765

- 2023-2024 Benchmark
- 8 Recycling Collection Routes
- Bi-Weekly Service
- Blue Bag Customer Use Rate 29%

- Maximum Daily Collection 1,541
- Vehicle Operator & Truck
- Sanitation Worker



Property Maintenance Division



Street Trees & Landscape Maintenance

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Tree Increase Per Year		558	712	774	338	312	301	301	227	227	227	227
Estimated Total	5488	6076	6788	7562	7900	8212	8513	8814	9041	9268	9495	9722
Estimated Annual Tree Care*	1829	2025	2263	2521	2633	2737	2838	2938	3014	3089	3165	3241

- Maximum Annual Average Tree Care 2,160
- Pruning, Chemicals, Data Collection
- Tree Technician & Truck
- Grounds Worker

*Three Year Maintenance Schedule



Materials Recovery Division

Materials Recovery Staff

Year	Description	Inmate/Contract Labor	City Staff
1993 - 2016	SCDC Closed Local Work Camp	22	8
2016 - 2021	Inmate Labor Replaced with Temps	6	8
As of May 23, 2023		2	5

- 2023 - 2024 Benchmark
(Recycling Rates, Recycling Sales, Expenses, Future Staffing)

Projected Public Services Staffing

Divisions	Full Time Employees		
	2007	2023	2033
Materials Recovery	7	5	5
Property Maintenance	12	18	20
Sanitation	20	24	27
Wastewater O&M	10	11	11
Water O&M	8	9	11
Water Production	8	8	8
Totals	65	75	82



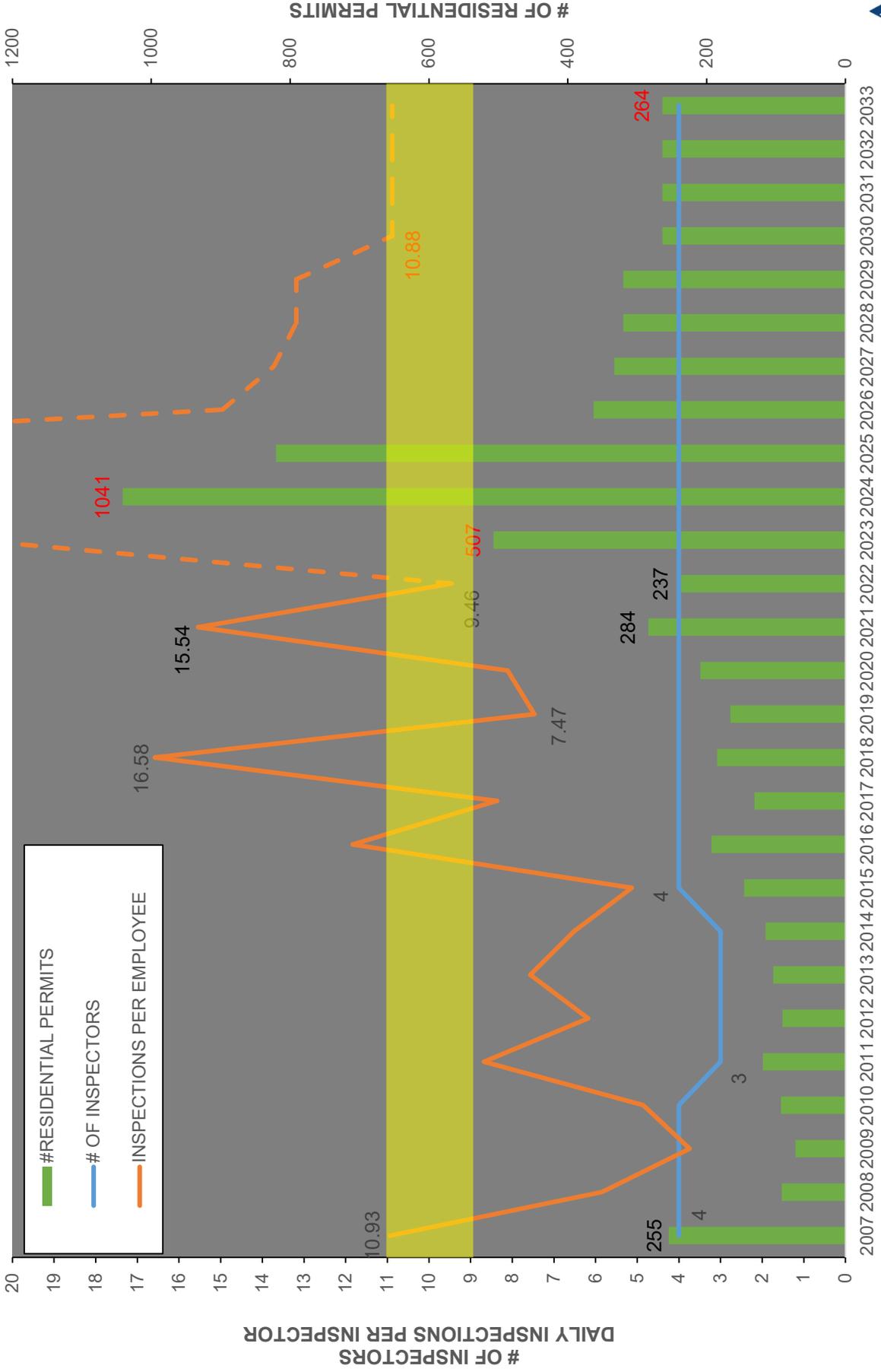
Engineering & Public Works



Building Standards



**BUILDING STANDARDS
INSPECTORS VS. RESIDENTIAL PERMITS**

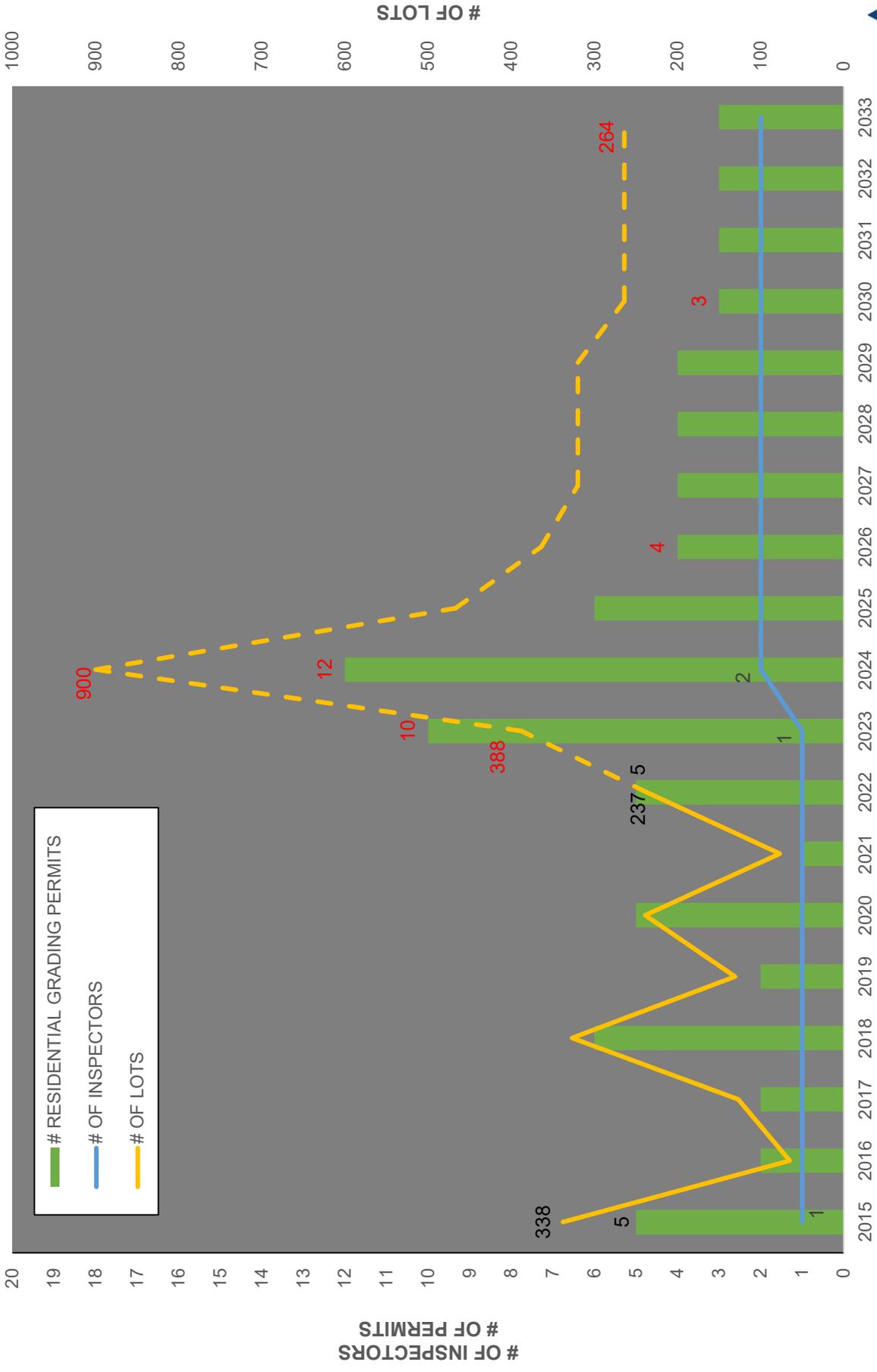


Engineering





ENGINEERING INSPECTORS VS. RESIDENTIAL GRADING PERMITS

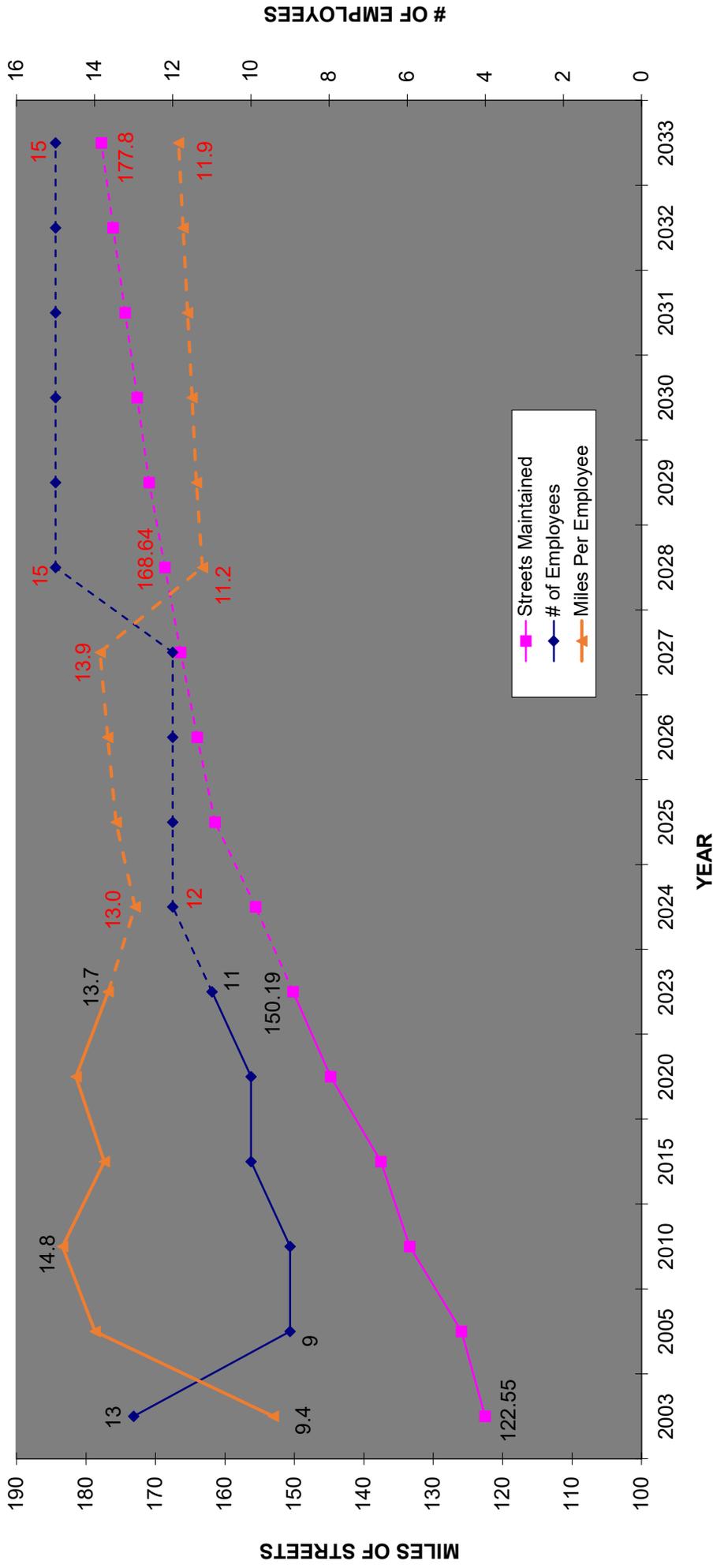


Streets & Drains

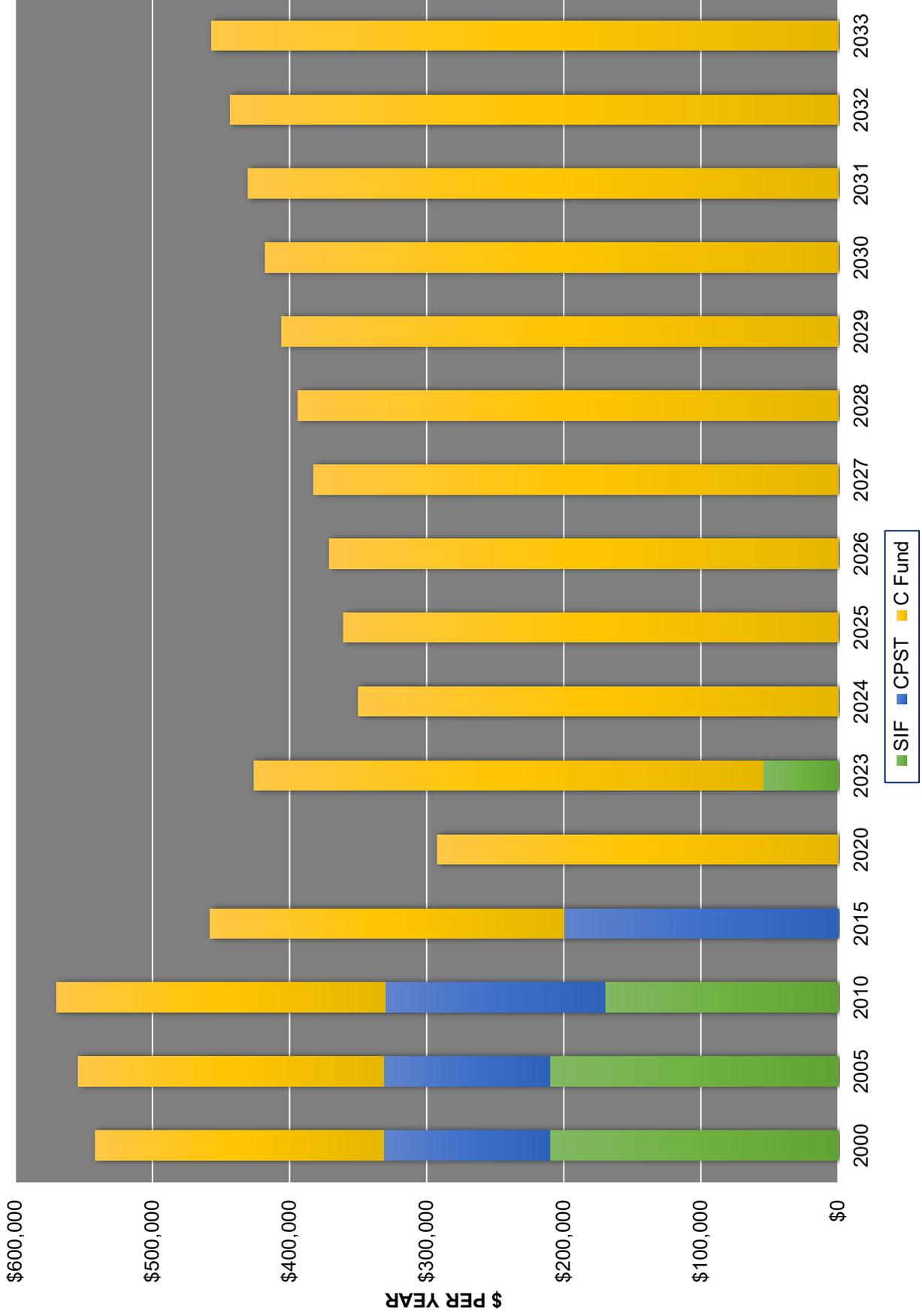


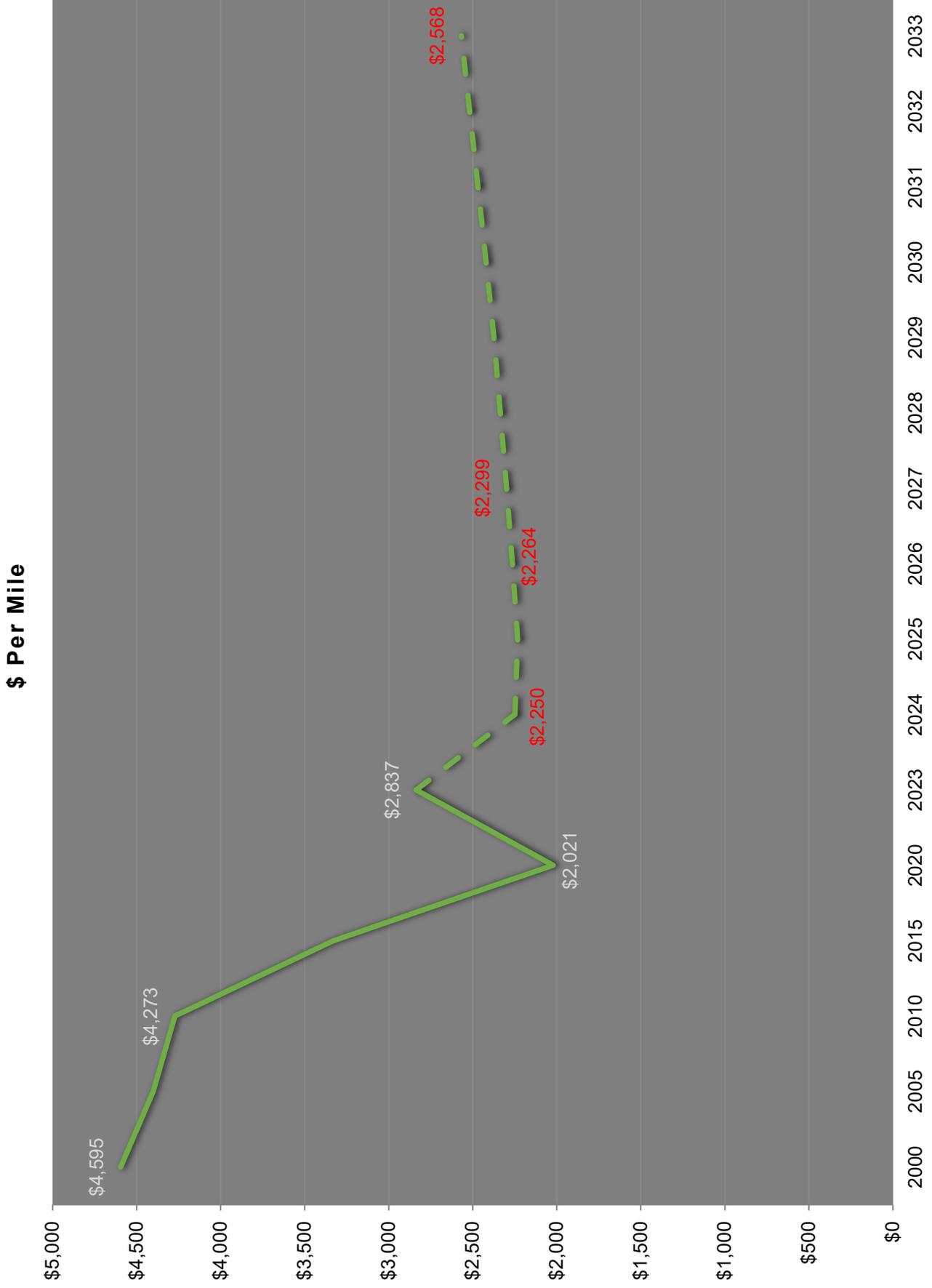


**STREETS & DRAINS
MANPOWER VS MILES OF STREETS**

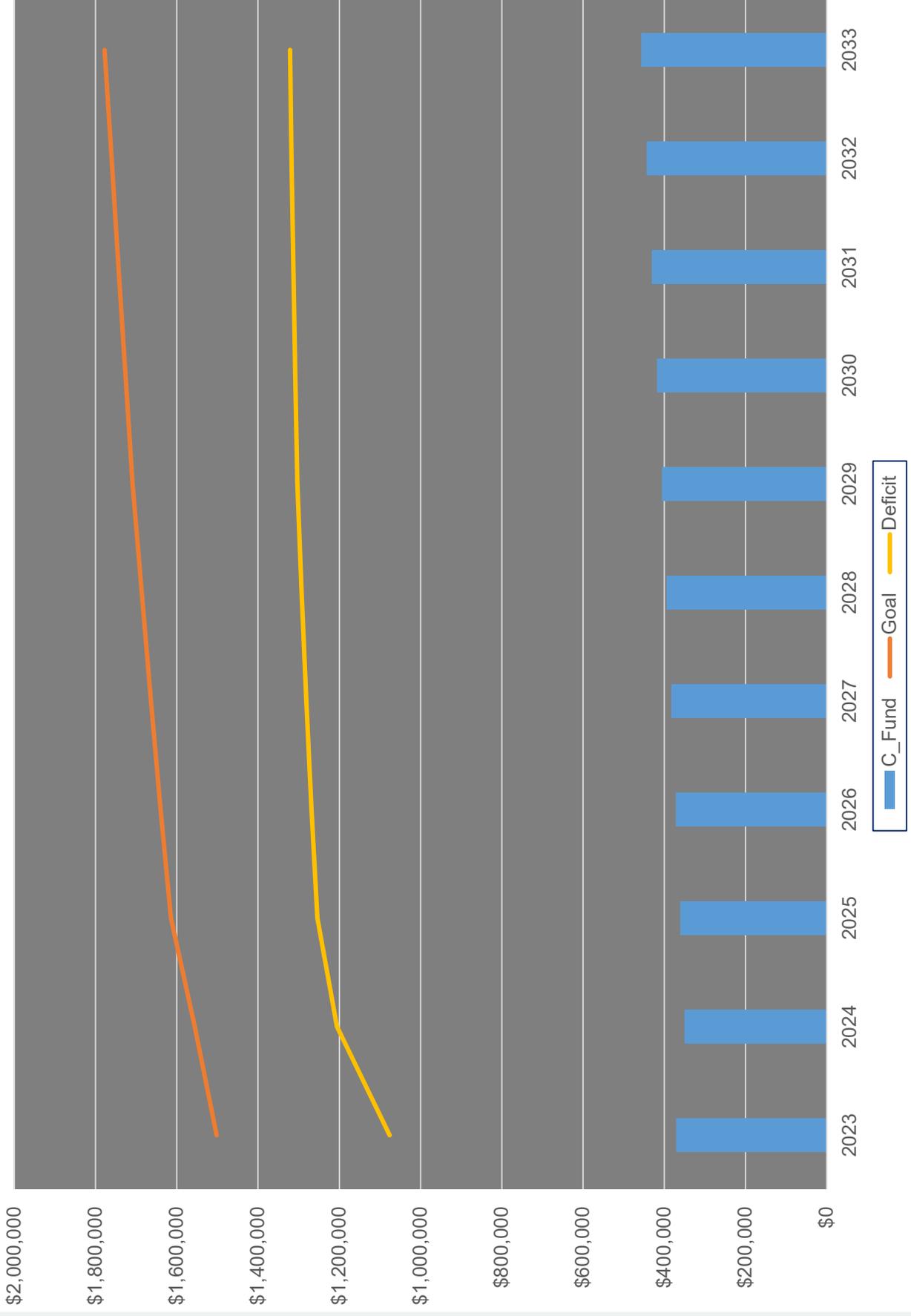


Total \$ Available for Pavement Maintenance





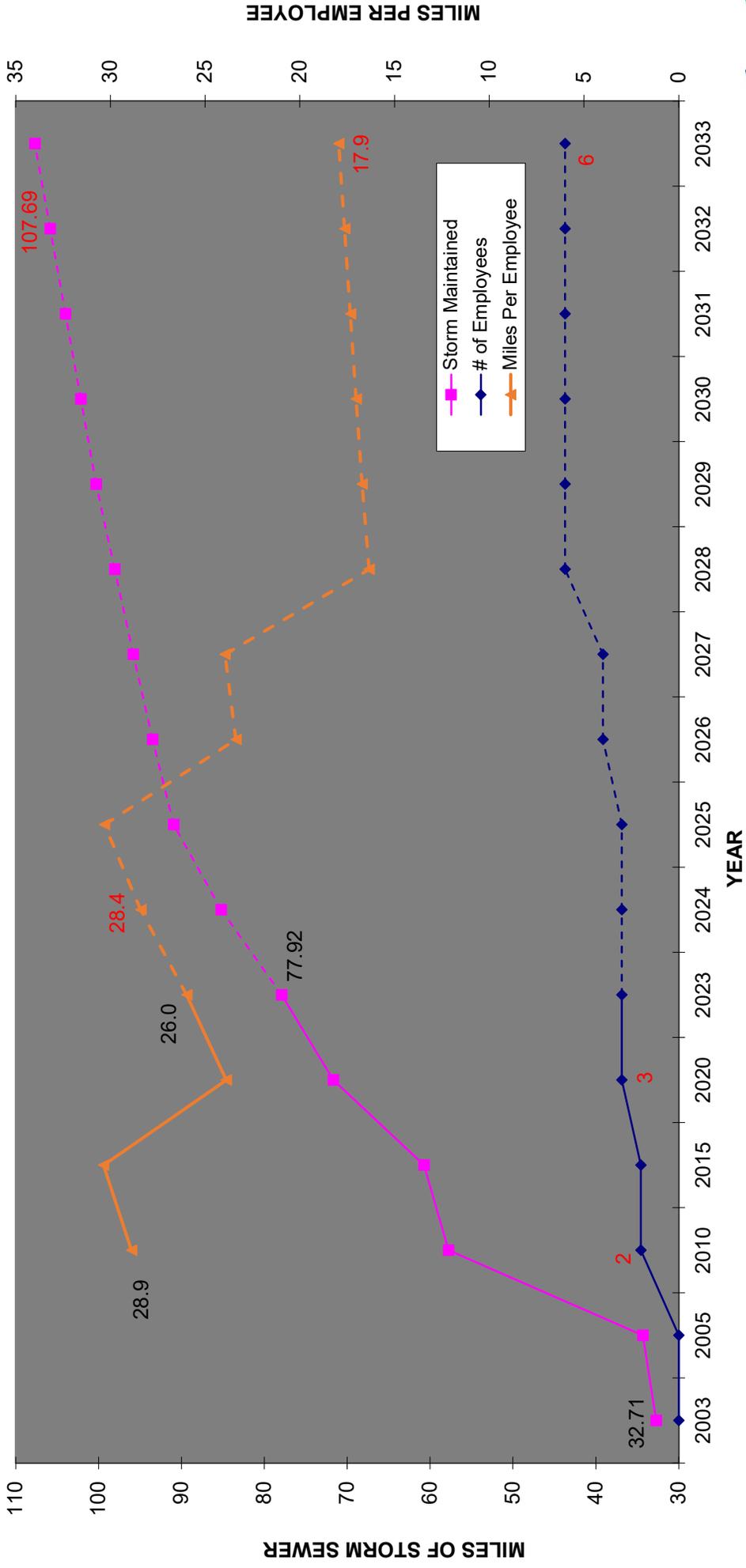
Pavement Maintenance Spending vs. Goal



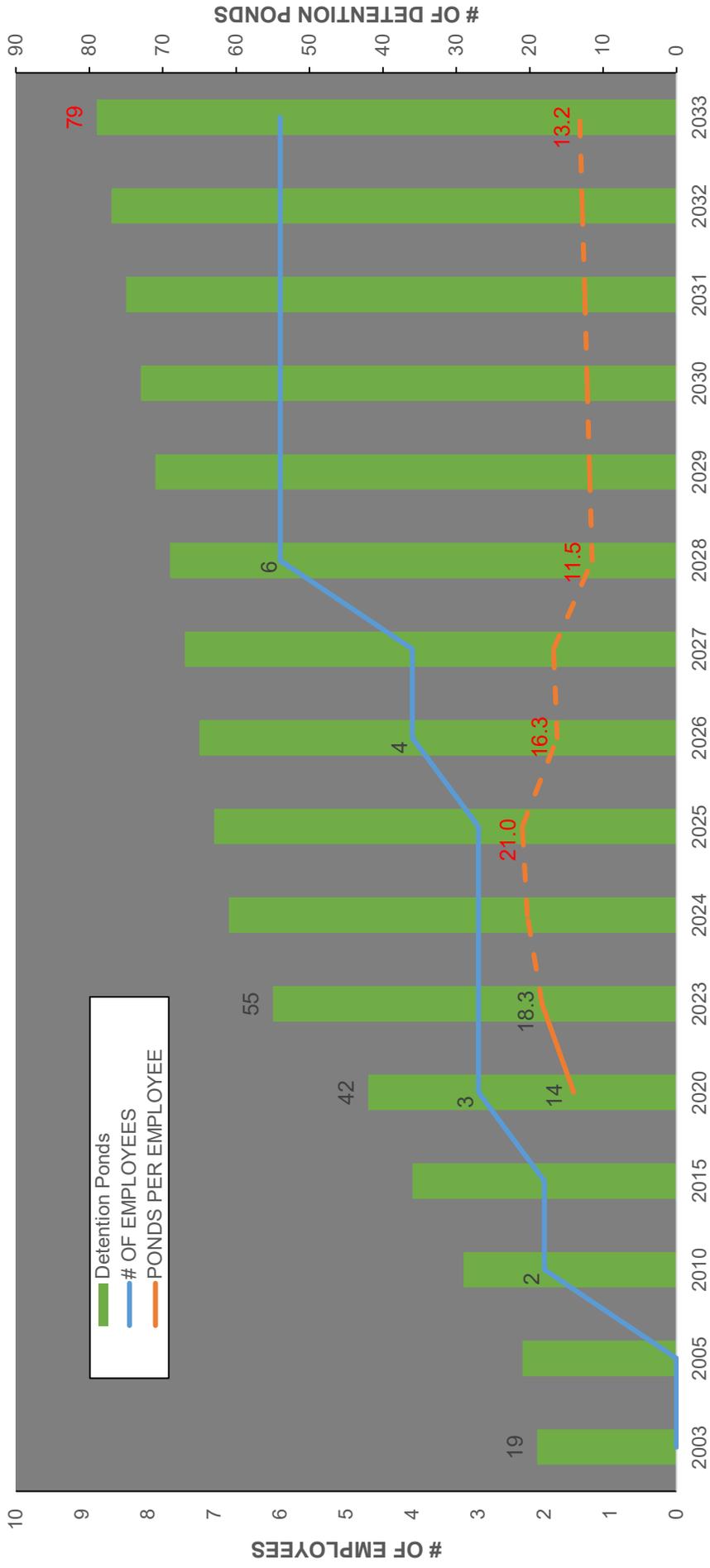
Stormwater Management



**STORMWATER MANAGEMENT
MANPOWER VS PIPES**

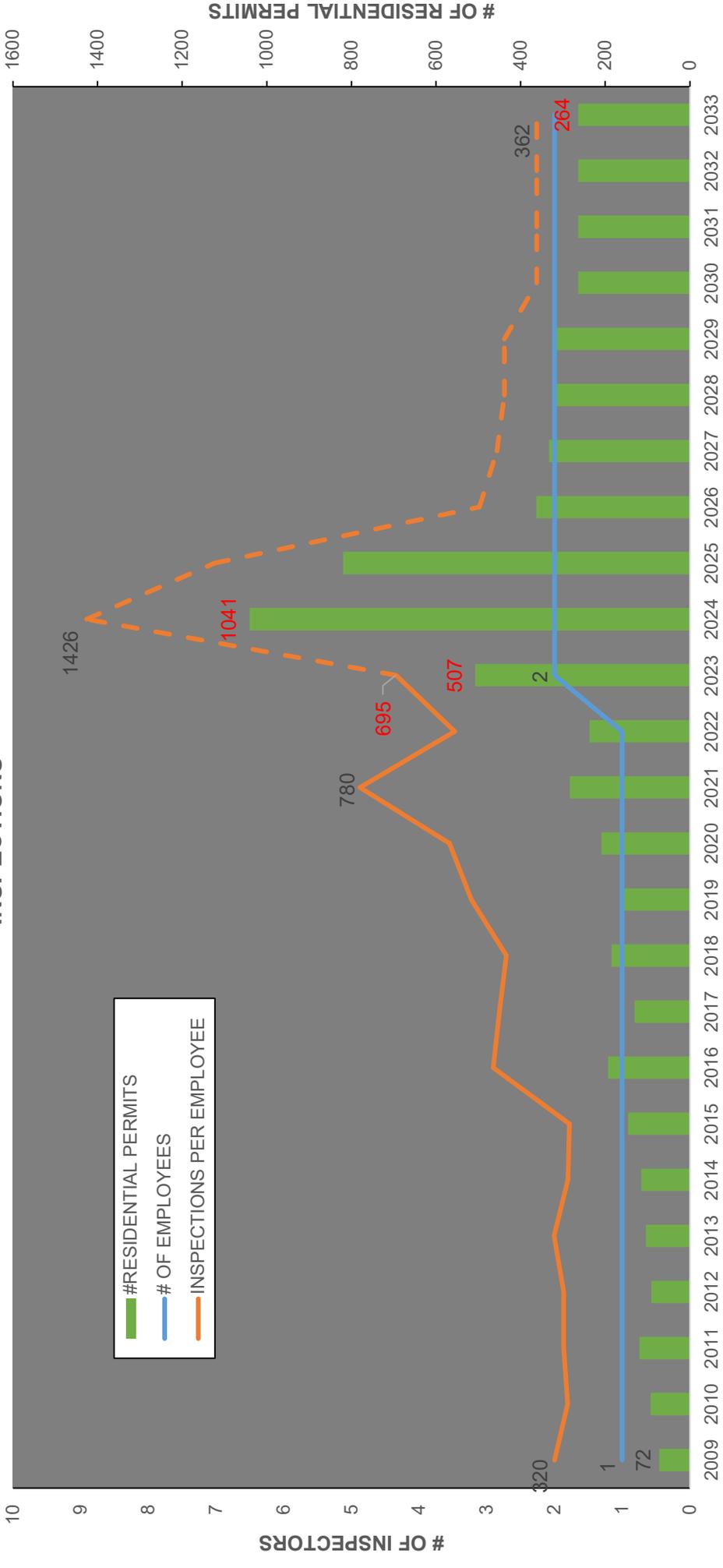


STORMWATER MANAGEMENT
MANPOWER VS. DETENTION PONDS





STORMWATER MANAGEMENT INSPECTIONS



IT Department



Current Staff & Requests

Brief employee summary & employee request



IT Department Employee History

Year	Employees
2007	2
2008	3
2011	4
2023	4



IT Department Employee Request

Year	Employees
2007	2
2008	3
2011	4
2023	4
2026	5

- We are requesting an FTE in 2026 to support Public Safety and reside in the new Headquarters building

Current Infrastructure

Virtual Environment, Phone System, Cameras



Current Virtual Environment

- Current strategy consists of removing legacy hardware and moving to cloud based solutions
- Current virtual infrastructure looks good, but we do have 1 legacy rack that needs to be phased out

Current Virtual Environment

Recommendation

- Start adding new host nodes to the new cluster and then decommission the old cluster by 2025-26
- Implement 2 VxRail Hosts at new Public Safety headquarters in 2025 or 2026 so that we can separate Public Safety systems from other city systems.

Current Phone Infrastructure

- We currently maintain 177 physical phones throughout the city
- We maintain 2 aging Cisco Call Manager servers & 1 Cisco Unity server for Voicemail
- Current hardware is 16 years old and is End of Life
- Last Date of Support was July 31, 2020

Current Phone Infrastructure

Recommendation

- Since we are operating on software that is EOL and is no longer supported by Cisco, It is highly recommended that we replace our existing legacy system with a new hosted solution.

Current Camera Infrastructure

- We currently maintain 152 cameras throughout the city
- There are 12 separate locations / facilities that have cameras
- Mix of connectivity consisting of remote, city network & isolated
- Current provider is Technology Solutions of Charleston

Current Camera Infrastructure

		Camera Locations						
Number of Cameras	Location	Address	Server Type	Connectivity	Company			
25	Municipal Center / Parking Garage	100 Georgia Ave	Windows	City Network	TSC			
12	Park and Ride	990 Edgefield Rd	Linux	Comast	TSC			
3	Greenway / W Martintown Rd Parking Lot	700 W Martintown Rd	Linux	Comast	TSC			
2	Greenway / Pisgah Parking Lot	2029 Pisgah Rd	Linux	Comast	TSC			
5	Greenway / Bergen Parking Lot	549 Bergen Rd	Linux	Comast	TSC			
9	Summerfield Park	738 Old Edgefield Rd	Linux	Comast	TSC			
42	Activities Center / Riverview Park	100 River View Park Dr	Windows	City Network	TSC			
4	Operations Facility	61 Claypit Rd	Linux	City Network	TSC			
24	Water Treatment Plant	130 Hammonds Ferry Rd	Linux	City Network	TSC			
3	Dog Park	308 Riverside Blvd	Avigilon	Isolated / None	FireTech			
12	Railroad Avenue Park Garage	280 Railroad Ave	Honeywell	Isolated / None	ADS			
11	Amphitheater	Center St	Avigilon		Avigilon			

Current Camera Infrastructure

Recommendation

- Recommend replacing our current camera infrastructure with Avigilon servers and cameras to match our current Access Control system

Human Resources



Scope of Department



Employee Health, Safety & Security



Employee Relations



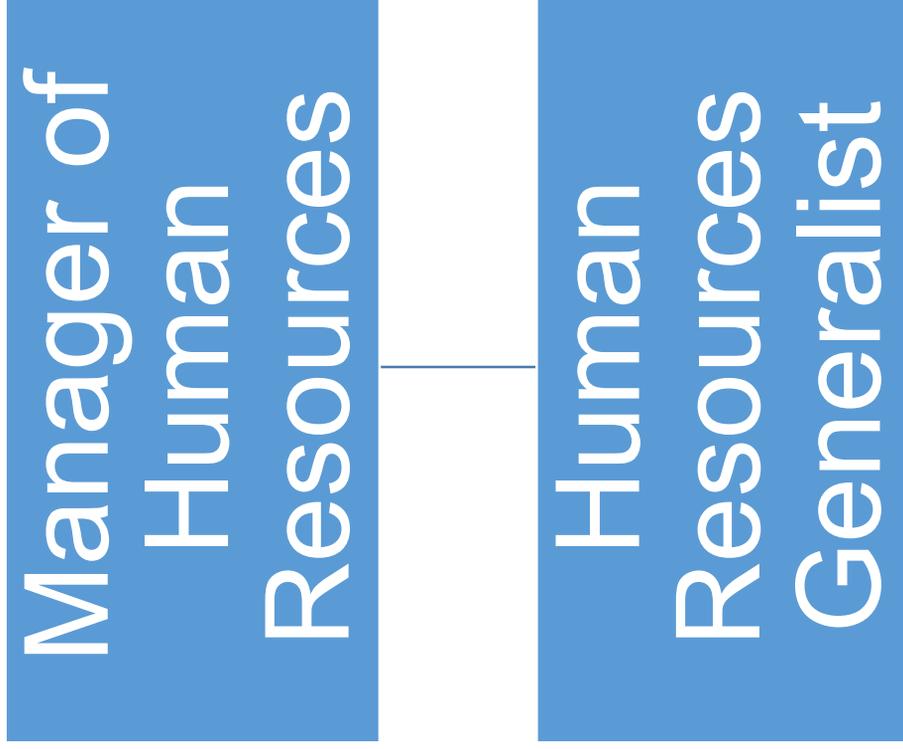
Organizational Development



Compensation & Benefits



Current Organizational Chart



Trend Projection Analysis (Data)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Population*	22947	23573	23888	24379	24675	25288	26764	31407	34392	36371	37462	38506	39550	40465	41379	42294	43209
Employee Count (FT&PT)**	252	252	256	263	265	270	271	302	319	330	336	342	348	355	359	364	370
HR Count**	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0
HR to Staff Ratio (ideal 1%)***	0.79%	0.79%	0.78%	0.76%	0.75%	0.74%	0.74%	0.99%	0.94%	0.91%	0.89%	0.88%	1.15%	1.13%	1.11%	1.10%	1.08%

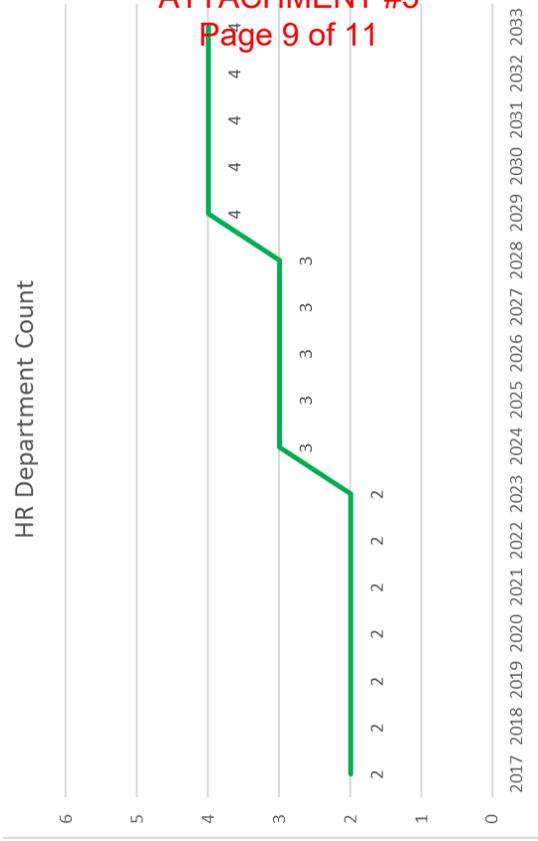
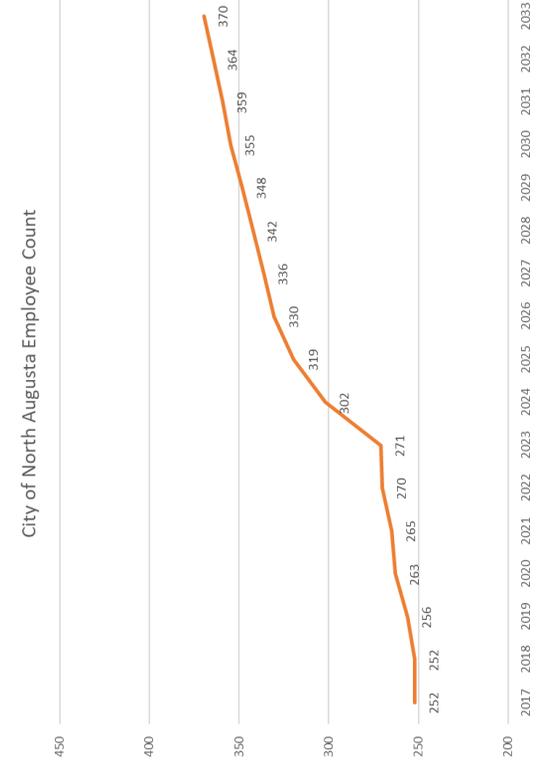
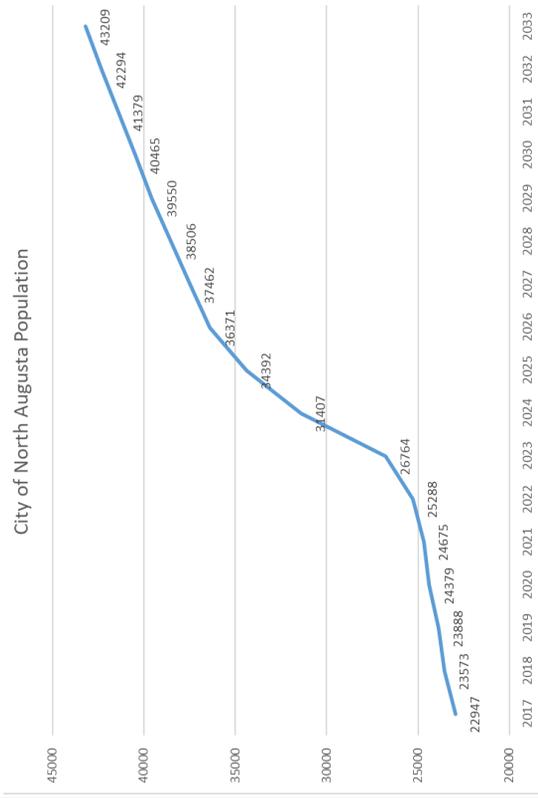
*Source: U.S. Census Bureau & provided population projections

**Source: CONA Budget & Projection based on trend analysis of population projections provided

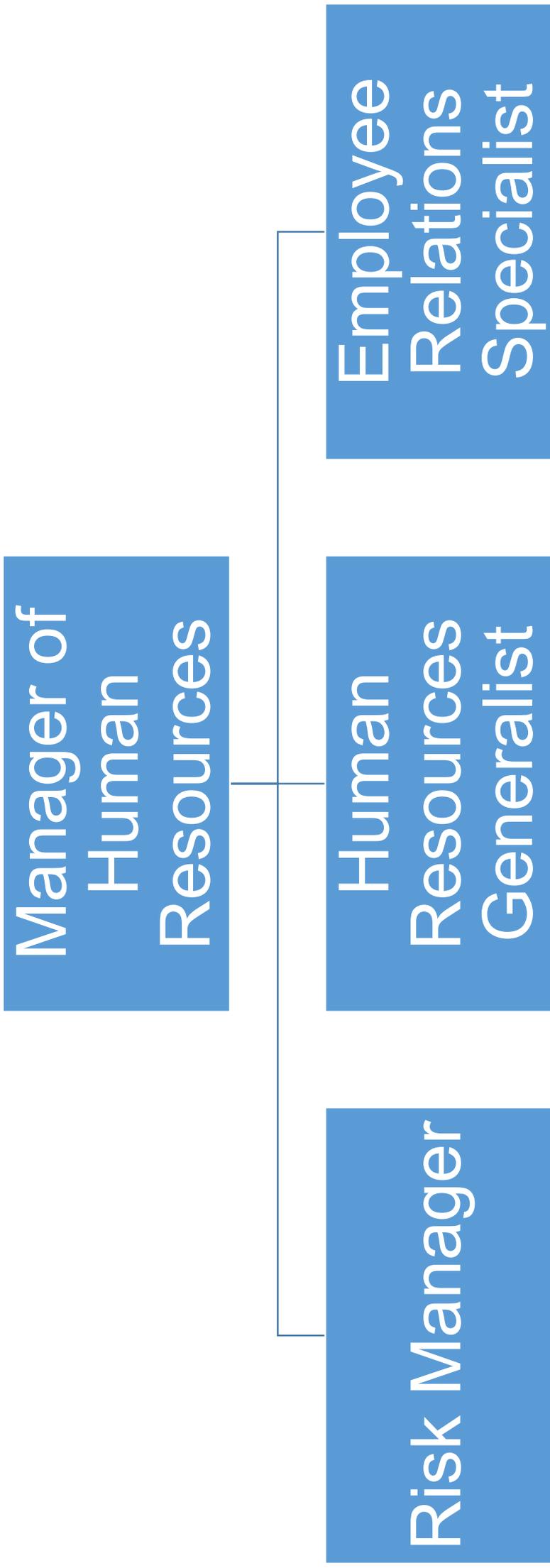
***Source: Society for Human Resource Management (SHRM)



Trend Projection Analysis (Visual)



Projected 2033 Organizational Chart



Equipment Needs

- ASAP- Human Resource Information System (HRIS)
- 2028 - Copier (replacement)

Administration



Personnel & Staffing

Current Staff

- 1 City Administrator
- 1 Assistant City Administrator
- 1 City Clerk
- 1 City Attorney

Personnel & Staffing

Staffing Additions

Solicitor	2025
Communications Coordinator	2025
Special Projects Coordinator	2026



PUBLIC POWER HOUR

June 5, 2023 – 5:30 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

DRAFT AGENDA: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING

June 5, 2023 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

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

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

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

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

1. **CALL TO ORDER:**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**

3. **ROLL CALL:**

4. **APPROVAL OF MINUTES:**

- City Council Meeting minutes of May 15, 2023
- Special Called Study Session minutes of May 24, 2023
- Leadership Planning Retreat minutes of May 24, 2023

5. **PROCLAMATIONS:**

- a. National Garden Week, June 4 – 10, 2023
- b. Scoliosis Early Detection Awareness Month June, 2023
- c. North Augusta High School Boys Golf Team 2023 Class 4A State Championship

6. **PERSONNEL:** Captain William Luckey, Retirement – Recognition of Service to the City of North

NEW BUSINESS

7. **PLANNING AND DEVELOPMENT:** Ordinance No. 2023-11 Amending Article 13, Signs, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances– First Reading

8. **PLANNING AND DEVELOPMENT:** Ordinance No. 2023-12 to Approve the General Development Plan for the 177.5+ Acre the Hive Planned Development on the East Side of West Martintown Road between Knobcone Avenue and Interstate 20– First Reading

9. **PUBLIC SAFETY:** Ordinance No. 2023-13 Ordinance Establishing a Procedure for the Provision of Wrecker Service by Commercial Wrecker and Towing Businesses within the City Limits – First Reading

10. **ADMINISTRATIVE REPORTS:**

11. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**

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

B. **Council Comments:**

12. **ADJOURNMENT**



Parks, Recreation, & Tourism

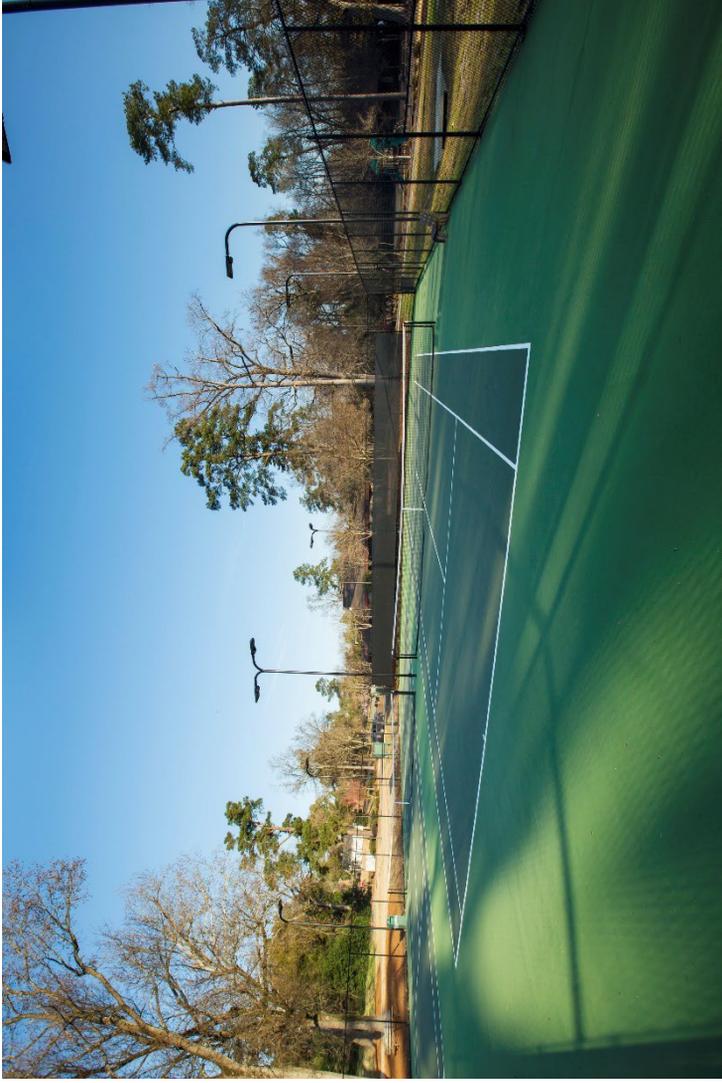
Open 7 days/week



Creighton Park Playground Equipment



Maude Edenfield Park * Needs outdoor restroom facility



Community Center



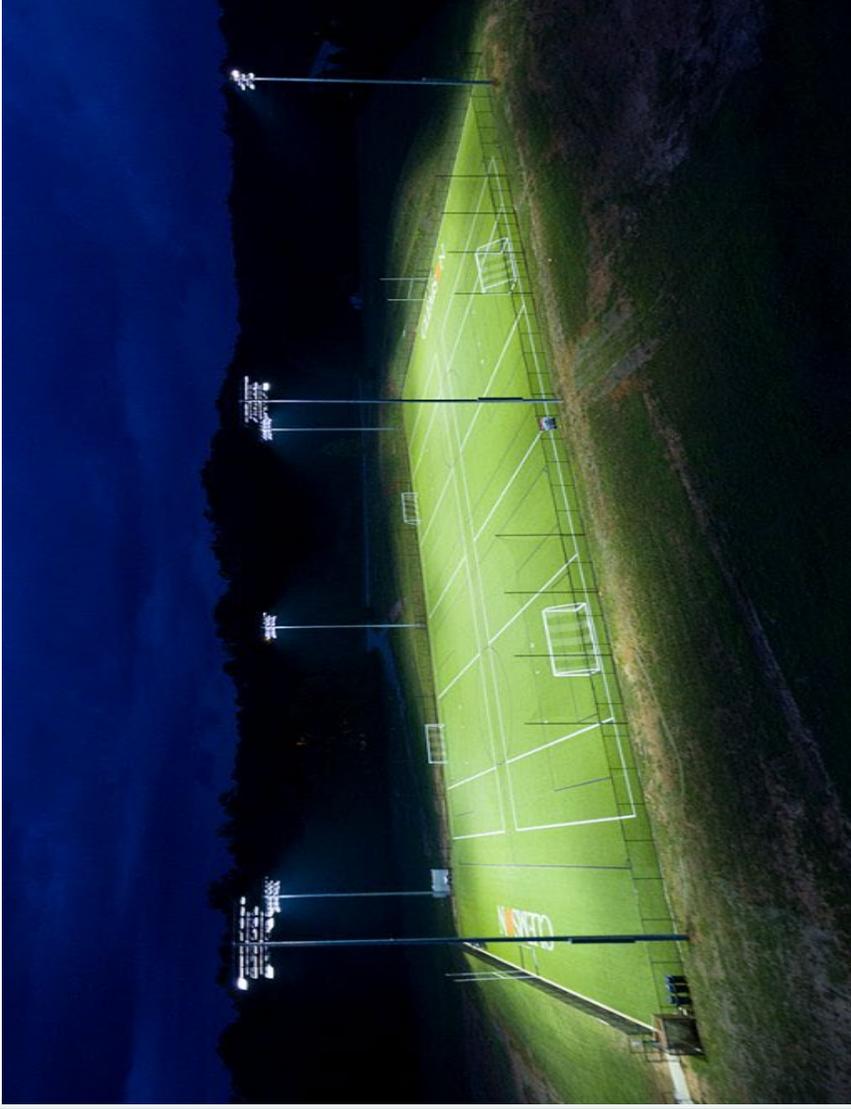
Summerfield Park * Splash Pad needs upgrade



Riverview Park Pavilion

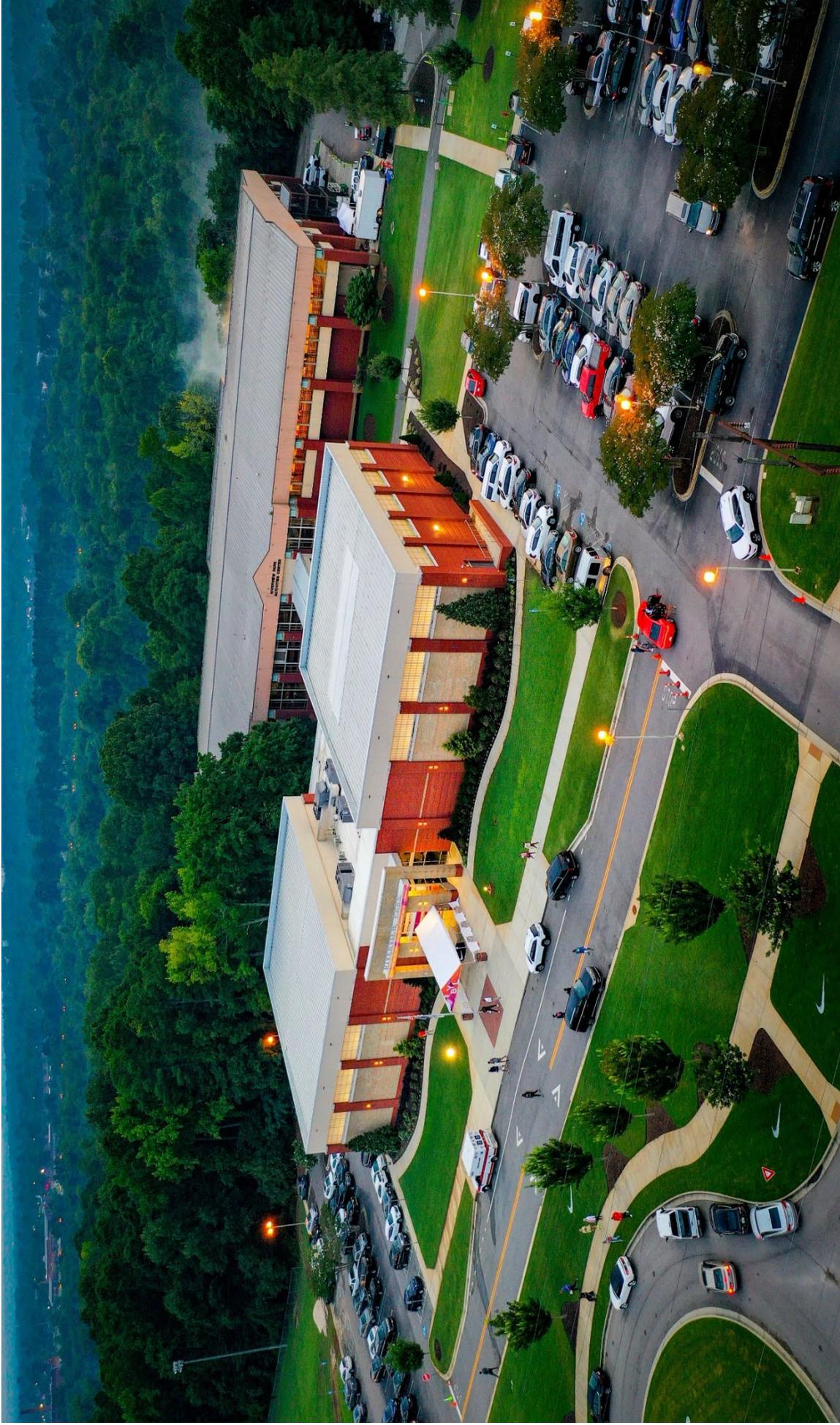


Riverview Park LED Lighting Upgrades

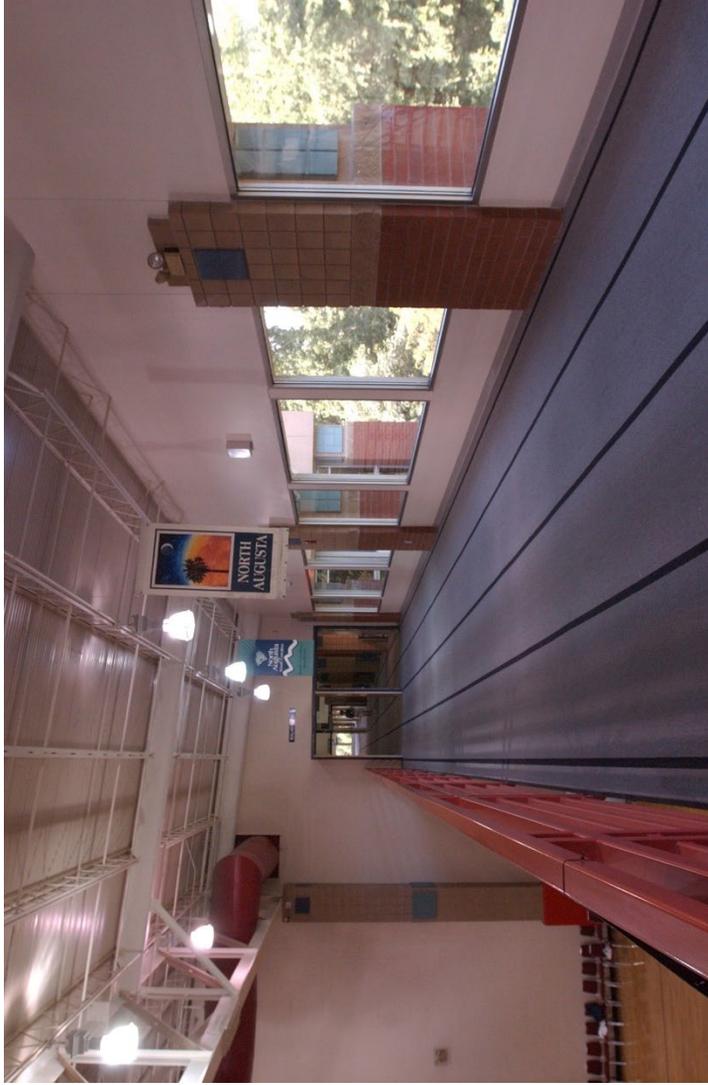


Outdoor Covered Pickleball Courts

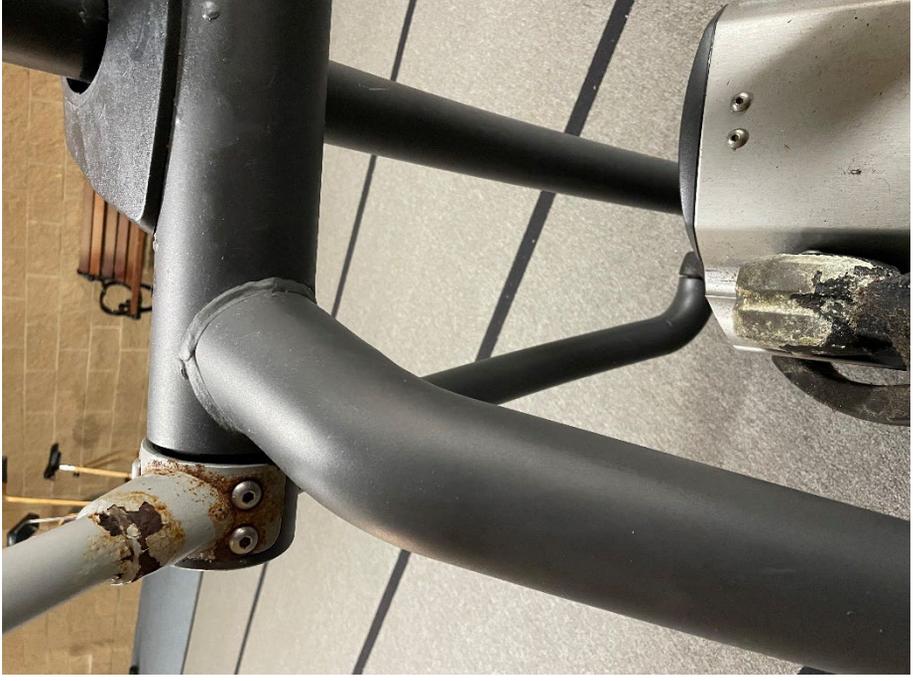




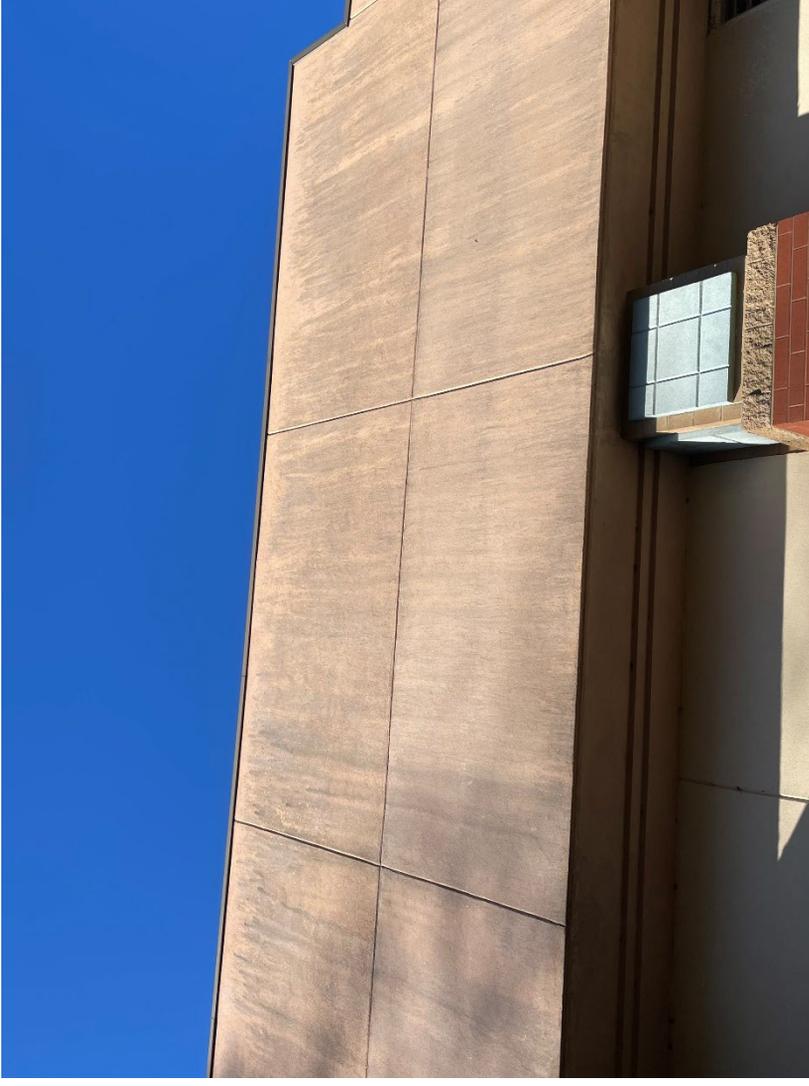
Activities Center Track & Weight Room



Activities Center Exercise Equipment



Activities Center Exterior

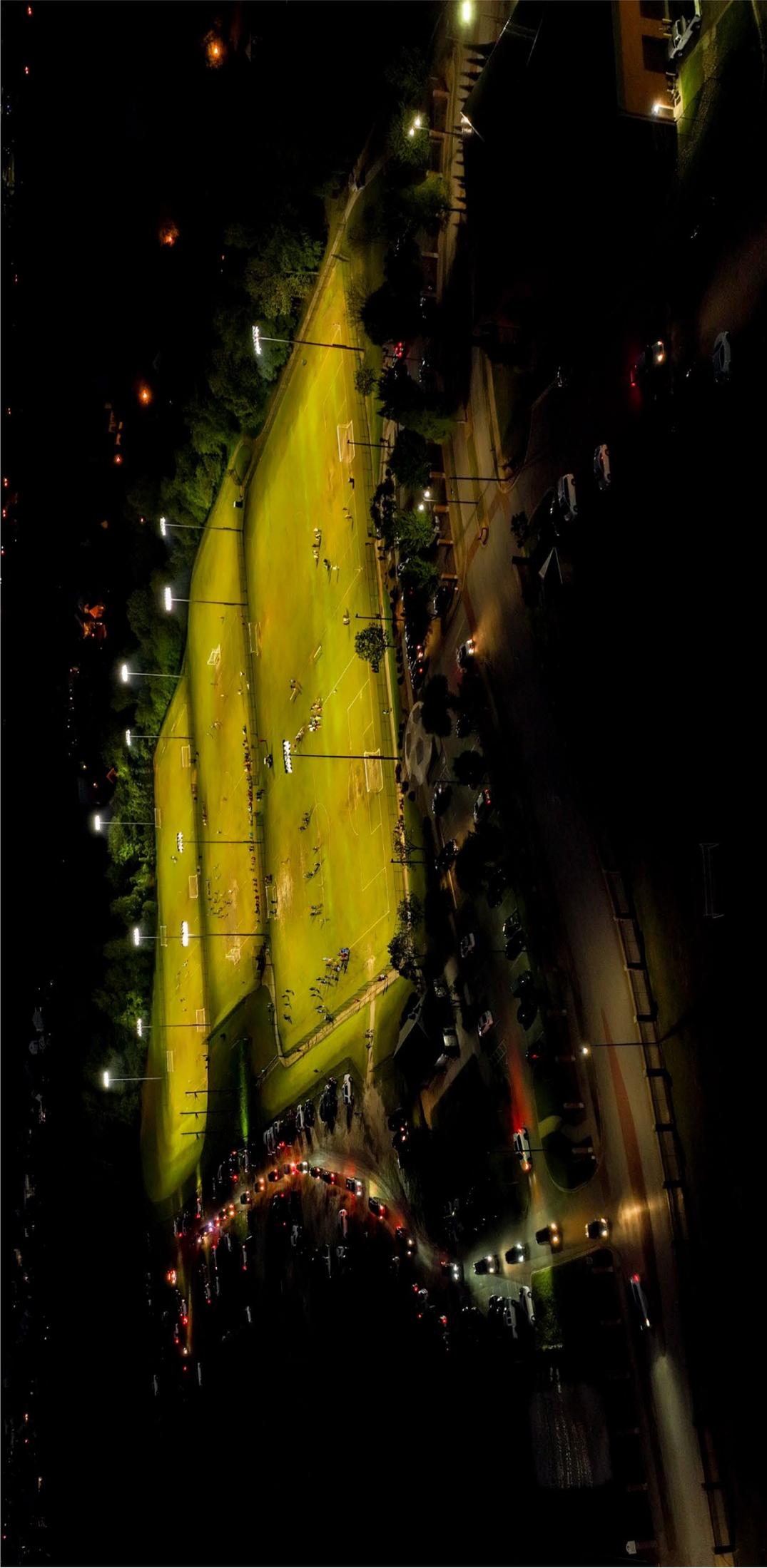


Riverview Park Traffic Count

Master Summary

Year	Site	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Cars/day	Cars/year
2021	Buena Vista Vehicle	36,671	42,205	56,684*	45,690	84,250	75,221	61,671	38,198*	50,285	277,052	225,002	311,825	3,657	1,335,094
	San Salvador Vehicle	25,673	27,926	40,658	42,241	41,533	33,845	41,599	25,493*	27,314	32,258	25,364	22,424	1,059	386,802
2022	Buena Vista Vehicle	484,307*	41,542*	52,326	57,804	55,515	47,112	56,073	50,620	42,604	45,011	40,316*		2,820	1,029,502
	San Salvador Vehicle	25,694	114,312	37,174*	41,192	38,582	34,526	38,571	29,154	25,936*				1,449	528,885





Riverview Park Activities Center

	2021	2022*
Activities Center Members Attendance	53,764	53,188
Activities Center Visitors Attendance	267,141	231,813
Activities Center Total Attendance	320,905	285,001

* 7 days less of Peach Jam in 2022

Tourism Events @ Activities Center & Riverview Park

<i>Tourism Events @Activities Center</i>	2021	2022
Travel Basketball Events	7	7
Travel Baseball Events	6	6
Travel Softball Events	3	3
Travel Volleyball Events	1	1
High School Wrestling Event	1	1
Dog show, cat show, Kids fair	3	3
Pickleball Tournament	0	1
TOTAL:	21	22

Sports Activity Report

Youth Programs	2021	2022
Basketball	701	792
Baseball	578	634
Softball- Youth	207	276
Softball-Adult	150	255
Soccer- Spring	578	667
Soccer-Fall	578	514
Cheerleading	196	240
Football	313	337
Volleyball	132	162
TOTAL:	3433	3877

Activities Center Employee Coverage

Activities Center Hours	Open	Close	Total Hrs.
Monday	6am	9pm	15
Tuesday	6am	9pm	15
Wednesday	6am	9pm	15
Thursday	6am	9pm	15
Friday	6am	8pm	14
Saturday	7am	5pm	12
Sunday	1:30pm	5:30pm	4
120,000 square ft. facility			90 Hrs. x 3 employees
Facilities & Programs Supervisor			40
Center Coordinator			40
Center Coordinator			40
Center Program Coordinator			40
PT Center Coordinator			25
PT Center Coordinator			25
PT Center Coordinator			25
PT Center Coordinator			25
PT Center Coordinator * new in 2023			25
Total Hours not counting Supervisor			245 hrs. -25 hrs.

- When Athletic programs are going on outside in the spring, summer, and fall, we have no staff in the back offices after 5pm. Many days and weekends we have only 2 employees working the entire building. The addition of the new PT Center Coordinator position in 2023 helps but still leaves us short. When someone is out sick, our Facilities & Programs Supervisor ends up working the front desk and sometimes on weekends.



Parks, Recreation, & Tourism Organizational Chart 2023

Director of Parks, Recreation & Tourism – 4300 – Grade 38
Rick Meyer

<p><u>Facilities & Programs Supervisor (1) – Grade 18</u> Jeremy JIunnies</p> <p><u>Center Coordinator (2) – Grade 8</u> John Sherman Tori Roberts</p> <p><u>Crew Leader (1) – Grade 9</u> Jose Villatoro</p> <p><u>Maintenance Worker II (1) – Grade 8</u> Susan Reynolds</p> <p><u>PT Center Coordinator (5) – 50 hrs @ 13.00/hr.</u> Darrell Bennett Ryan Webb Jennifer Grant Barry Hilliard</p> <p>Athletics Program Coordinator II (1) – Grade 14 Amber Porter</p> <p>Program Coordinator (1) – Grade 12 Vacant</p> <p>Center Program Coordinator (3) – Grade 10 Tyler Roush Derrick Nelson Vacant</p>	<p>Secretary II (1) – Grade 11 Tanya Raws</p> <p>Superintendent of Facilities & Programs (1) – Grade 27 Karl Waldhauer</p> <p>Projects & Grants Tourism, Marketing, Special Events</p> <p>Events Coordinator (1) – Grade 12 Derek Boyd</p> <p>Tourism & Marketing Coordinator (1) – Grade 12 Randy Duteau</p> <p>Center Program Coordinator (1) – Grade 10 Phillip Prescott</p>	<p>Maintenance Foreman (1) – Grade 13 Lee Jones</p> <p>Maintenance Technician (1) – Grade 12 Mike Turner</p> <p>Crew Leader (1) – Grade 9 Ron Mathews</p> <p>Grounds Worker III (2) – Grade 7 Josh Logan</p> <p>Grounds Worker II (2) – Grade 6 Brandon Nickleson Ben Bartley - Greenway & Amphitheater Vacant - Greenway & Amphitheater</p> <p>Recreation Temp (25 hrs/wk for 16 wks)</p>
<p>23 Full Time Employees, 6 Part Time Employees</p>		



PRT 2024 Employees

- Park Ranger 1 Security & Coverage
- Center Coordinator 1 Building Coverage
- PT Center Coordinator 2 Weekend Building Coverage
- Maintenance Supervisor 1 Leadership & Succession
- Superintendent of Recreation 1 Reinstitute Position (cut in 2011)

PRT 2025-26 Employees

2025

- Tourism Supervisor 1 Best practice
- Program Coordinator I 1 Growth in athletic programs
- Recreation Secretary 1 Growth in athletic programs

2026

- Grounds Worker III 1 Field maintenance
- Tourism Coordinator 1 Visitors Center

PRT 2027-29 Employees

- 2027
 - Maintenance Worker II 1 Activities Center
 - Center Program Coordinator 1 Activities Center
- 2028
 - Crew Leader 1 Greenway
 - Tourism Coordinator 1 Visitors Center
- 2029
 - Grounds Worker III 1 Regional Park

PRT 2030-33 Employees

- 2030
 - Center Program Coordinator 1 Activities Center

- 2031
 - Crew Leader 1 Regional Park

- 2032
 - Grounds Worker II 1 Regional Park

- 2033
 - Grounds Worker II 2 Regional Park



North Augusta PRT vs. Aiken PRT

North Augusta	Total	Recreation	Parks	Community Center	Tourism	Activities Center
Population	25,288					
PRT Budget	\$3,288,893	\$1,285,754	\$654,783	\$163,412	\$319,388	\$865,556
PRT Revenue 2022	\$1,529,841					
Employees	23 FTE, 6 PT	8 FTE	7 FTE	2 FTE, 1PT	1 FTE	5 FTE, 5PT
Aiken	Total	Recreation	Parks	Athletics	Tourism	Other
Population	32,775					
PRT Budget	\$5,484,340	\$1,143,200	\$2,596,470	\$883,405	\$782,485	\$78,780
PRT Revenue 2022	\$990,000					
Employees	58 FTE, 44 PT	13 FTE, 31 PT	31 FTE, 1PT	8 FTE, 11PT	6 FTE, 1PT	







Regional Park Playground Equipment



Odell Weeks Playground



Langley Pond Playground

Regional Park Splash Pad



Parks, Recreation, & Tourism Organizational Chart 2033



Director of Parks, Recreation & Tourism – 4300 – Grade 38		
Superintendent of Parks & Tourism (1) – Grade 27 Secretary II (1) – Grade 11		
<p>Recreation & Activities Center</p> <p>Superintendent of Recreation (1) – Grade 27</p> <p>Park Ranger (2) – Grade 12</p> <p>Recreation Secretary I (1) – Grade 8</p> <p>Center Coordinator – (3) Grade 8</p> <p>PT Center Coordinator (6) – 50 hrs. x \$15/hr.</p> <p>Crew Leader (1) – Grade 10</p> <p>Maintenance Worker III (1) – Grade 8</p> <p>Maintenance Worker II (1) – Grade 6</p> <p>Athletics</p> <p>Athletic Supervisor (1) – Grade 18</p> <p>Program Coordinator II (1) – Grade 14</p> <p>Program Coordinator I (1) – Grade 13</p> <p>Program Coordinator (1) – Grade 12</p> <p>Center Program Coordinator (3) – Grade 10</p> <p>PT Athletic Coordinators (3) – 50 hrs. x \$15/hr.</p>	<p>Tourism, Marketing, Special Events</p> <p>Tourism Supervisor (1) Grade 18</p> <p>Tourism & Marketing Coordinator (1) Grade 14</p> <p>Events Coordinator (1) Grade 14</p> <p>Visitors Center Coordinator (1) Grade 12</p> <p>Center Program Coordinator (2) Grade 10</p>	<p>Parks</p> <p>Maintenance Supervisor (1) – Grade 18</p> <p>Maintenance Foreman (1) – Grade 13</p> <p>Maintenance Technician (1) – Grade 12</p> <p>Crew Leader (2) – Grade 10</p> <p>Grounds Worker III – (3) Grade 8</p> <p>Grounds Worker II (5) – Grade 6</p> <p>Greenway & Amphitheater</p> <p>Crew Leader (1) – Grade 9</p> <p>Grounds Worker II (2) – Grade 6</p>
42 Full Time Employees, 9 Part Time Employees		



PRT REVENUE DATA

Athletic registration fees, Activities Center membership fees, facility rental fees, special program fees, tournament rentals, concession revenue, Nike Peach Jam, etc.

Year	Revenue	A Tax	H tax
2014	\$1,027,802		
2015	\$1,162,575		
2016	\$1,244,697		
2017	\$1,148,107		
2018	\$1,231,315		
2019	\$1,322,649		
2020	\$463,680	COVID 19	COVID 19
2021	*\$1,523,964		
2022	*\$1,529,841		

*Nike Peach Jam is \$400,000+ of the revenue in the last 2 years.



PRT Staffing Data for Last 10 Years

2023 Staffing Requests	Pay Grade		Approved	Declined	23 FTE, 6 PT
1. Park Security Guard	12			X	
2. PT Center Coordinator	\$14/hr.		X		
3. PT Center Coordinator	\$14/hr.		X		
4. Center Coordinator to C. Program Coordinator	10		Promotion		
2022 Staffing Requests					
1. Grounds Worker II	6		X Greeneway		23 FTE, 4 PT
2. Center Coordinator	8			X	
3. Public Safety Officer	15			X	
4. PT Center Coordinator	\$14/hr.			X	
2021 Staffing Requests					
Reorganization of staff					
1. Grounds Worker II	6		X Greeneway		22 FTE, 4 PT
2. Grounds Worker II	6			X	
3. C Program Coordinator	10		X		
4. Maintenance Worker I					Transfer Dept.
5. Maintenance Worker I					Transfer Dept.
6.					
2020 Staffing Requests					
1. Grounds Worker II	6			X	
2. Program Coordinator	12			X	
3. Center Coordinator	8			X	
4. Center Coordinator	8			X	
5. PT Center Coordinator	\$14/hr.			X	
2019 Staffing Requests					
1. Grounds Worker II	6			X	22 FTE, 4 PT
2. Grounds Worker II	6			X	
3. Center Coordinator	8			X	
4. Center Coordinator	8			X	
5. Maintenance Worker I	6			X	
2018 Staffing Requests					
1. Center Coordinator				X	21 FTE, 4 PT
2. Center Coordinator				X	
3. PT Maintenance Worker				X	
4. Grounds Worker II				X	
5. PT Grounds Worker I				X	
6. Summer Intern					Eliminated
7. United Way Intern					Eliminated

ATTACHMENT #8

2017 Staffing Requests					21 FTE, 6 PT
1. Program Coordinator				X	
2. PT Center Coordinator				X	
2016 Staffing Requests					21 FTE, 6 PT
1. PT Center Coordinator	/hr.		X		
2015 Staffing Requests					21 FTE, 5 PT
Trade 2 PT Center Coordinators for FTE Program Coordinator			X		
2014 Staffing Requests					20 FTE, 7 PT
1. PT Grounds Worker II				X	

North Augusta Public Safety 2024-2033

Comparative Cities

City	2020 Population	# of Officers	Persons per Officer	Officers per Capita	Density
Sumter	43,463	101	430	2.32	1325.3/sq mi
Florence	39,899	97	411	2.43	1662.7/sq mi
Spartanburg	38,732	124	312	3.2	1912.4/sq mi
Aiken	32,025	92	348	2.87	1531.7/sq mi
North Augusta	24,379	67	364	2.75	1146.6/sq mi

- Based on the population growth that is planned for the property already in the city, North Augusta will have a density greater than Spartanburg.



Personnel

- For sworn officers, the expansion we are presenting is to maintain the current level of service that is provided as the population expands. Our goal is to maintain the officer per capita ratio of 2.75. (2.75 officers for every 1,000 citizens)
- This would also be comparative to cities with similar populations and densities.
- The staffing requests fluctuate yearly and are based on the population expectations presented.
- As the department increases the number of sworn officers, it is imperative to increase the support personnel.

Equipment

- Equipment needs are separated out for each year based on current needs and the correlating needs from expansion.
- The equipment calculations were determined from the 2023 cost for equipment with a 5% yearly increase.

New Personnel - 2023

- 4 SRO's funded through a grant.

New Personnel - 2024

- 3 PSO's assigned to road patrol

Equipment Requests

- Replace 1981 Ladder Truck –
Currently Seeking Grant
Funding
- Purchase 3 new vehicles for
new positions
- Equip 3 new officers(Includes
Uniforms, Body Armor, Taser,
Handgun, Walkie-Talkie, Rifle,
and Fire Gear)

New Personnel - 2025

- 5 PSO's on shift
- 2 Investigators
- 1 Assistant Director
- 1 Captain of Administration
- 2 Traffic Officers
- 1 Training Sergeant
- 1 Accreditation Sergeant
- 1 Maintenance Worker
- 1 Records Supervisor
- 1 Records Clerk
- 2 Court Clerks
- 1 Administrative Assistant

Equipment - 2025

- Purchase 13 new vehicles for new positions
- Equip 13 new officers -

Personnel - 2026

- Sergeant for Public Safety Headquarters
- Lt. over Juveniles/SRO
- 1 Community Action Team Member
- 1 Animal Control
- 4 PSO's on shift
- Dispatch Supervisor
- Evidence technician

Equipment - 2026

- Purchase 8 new vehicles for new positions
- Equip 8 new officers

Facilities – Station 2 Refurbishment - 2027

- Requested to be funded in CPST 5
- This cost would cover the exterior, interior, as well as update the indoor firing range.

Facilities – Station 4 - 2027

- Requested to be funded in CPST 5
- Location request closest to I-20 Exit 1
- Apparatus Requirements

Personnel - 2027

- Station 4 Sergeant
- 3 Firefighters for Station 4
- 4 Staff Sergeants for Shifts

Equipment - 2027

- New pumper for Station 4 - (CPST 5)
- New Brush Truck for Station 4 (CPST 5)
- Purchase 5 new vehicles for new positions
- Equip 5 new officers
- Equip new firefighters at Sta. 4 (Includes Uniforms, Fire Gear, Walkie-Talkie)

Personnel - 2028

- 2 Dispatchers
- Fire Lieutenant
- 2 Investigators

Equipment - 2028

- Purchase 3 new vehicles for new positions
- Equip 3 new officers
- Communication Console for New Dispatch Position

Personnel - 2029

- 2 Dispatchers
- 2 PSO's on shift
- 1 Court Security Officer
- 3 Additional Firefighters for Station 1
- The additional FF's are needed because PSO's only count as .5 for ISO purposes. This will keep officers from having to work the fire station and allow officers to continue to handle police matters during a fire emergency.

Equipment - 2029

- Purchase 3 new vehicles for new positions
- Equip 3 new officers
- Equip 3 new firefighters

Personnel - 2030

- 3 Additional Firefighters
Station 2
- Narcotics Lieutenant
- 2 PSO's on Shift

Equipment - 2030

- Purchase 3 new vehicles for new positions
- Equip 3 new officers
- Equip 3 new firefighters
- Replace 2005 Pierce Pumper

Personnel - 2031

- 3 Additional Firefighters
Station 3
- 1 Traffic Officer
- 1 Investigator
- 1 Fleet Manager Sergeant

Equipment - 2031

- Purchase 3 new vehicles for new positions
- Equip 3 new officers
- Equip 3 new firefighters
- Replace 2011 F-550 Rescue Truck
- Replace 2006 SWAT Box Truck

Personnel - 2032

- 3 Additional Firefighters
Station 4
- 1 Lieutenant PIO and Grants
- 2 PSO's on Shift

Equipment - 2032

- Purchase 3 new vehicles for new positions
- Equip 3 new officers
- Equip 3 new firefighters
- Upgrade Communication System Radios

Personnel - 2033

- 2 PSO's on Shift

Equipment - 2033

- Purchase 2 new vehicles for new positions
- Equip 2 new officers
- Replace 2008 Pierce Aerial Platform
- Replace 2023 Software System

Facilities – Training Facility

- Located on city owned land
- Reached out to National Guard for assistance in site prep.
- 2024 Phase 1 - Planning and Preparation
- 2025 Phase 2 – Firearms Range/Rifle
- 2028 Phase 3 – Burn Building – ISO gives extra credit for facility training
- 2031 Phase 4 – Driving Track – Available for all City Departments

Facilities – Station 5, 6

- These are not accounted for in this 10 year plan.
- They may become necessary as annexation occurs causing the response distance to be too far to provide adequate services.

How will these officer positions and related expansion be utilized in Public Safety to keep up with growth?

2023	2027
4 School Resource Officers	Station 4 Sergeant
2024	3 Firefighters for Station 4
3 PSO's on Shift for Patrol	4 Staff Sergeants for Shifts
2025	2028
5 PSO's on Shift for Patrol	2 Dispatchers
2 Investigators	Fire Lieutenant
Assistant Director	2 Investigators
Captain of Administration	2029
2 Officers assigned to Traffic	2 Dispatchers
Training Sergeant	2 PSO's on Shift for Patrol
Accreditation Sergeant	Court Security Officer
Maintenance Worker	3 Additional Firefighters Sta. 1
Records Supervisor	2030
Records Clerk	2 PSO's on Shift for Patrol
2 Court Clerks	Narcotics Lieutenant
Administrative Assistant	3 Additional Firefighters Sta. 2
2026	2031
Sergeant for PS Headquarters	Officer assigned to Traffic
Lt. Over Juveniles/SRO	Investigator
Community Action Team PSO	Fleet Manager Sergeant
Animal Control Officer	3 Additional Firefighters Sta. 3
4 PSO's on Shift for Patrol	2032
Dispatch Supervisor	Lieutenant PIO and Grants
Evidence Technician	2 PSO's on Shift for Patrol
	3 Additional Firefighters Sta. 4
	2033
	2 PSO's on Shift for Patrol

How Many Officers does Public Safety Need to Maintain Services as the Population Grows

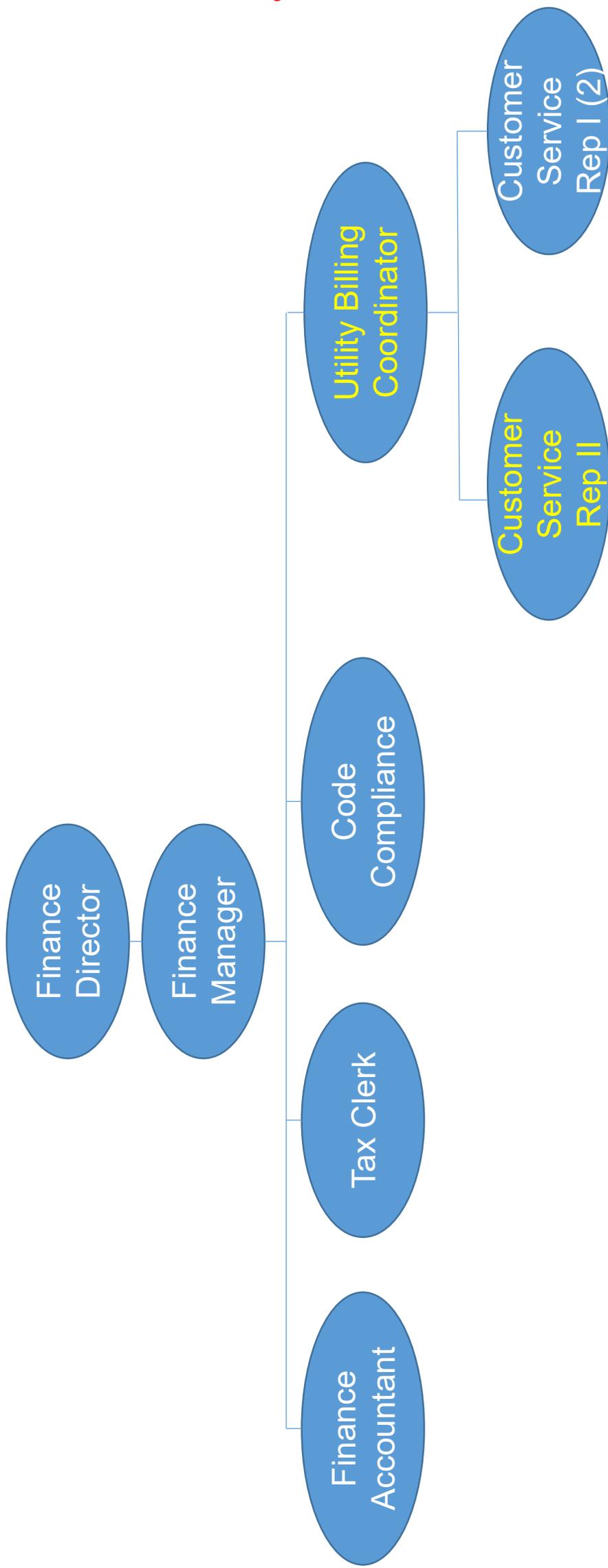
There is no standard that says a city must have a certain number of officers for each citizen due to the fact that no two cities are the same. The current ratio of police officers to citizens in North Augusta is 2.75 officers for every 1,000 citizens. However, a close comparison of Aiken Public Safety shows that we are lagging behind them as they have a per capita ratio of 2.87. The chart below shows the number of officers needed with the corresponding year in order to maintain this ratio. In the correlating expansion plans for Public Safety, the officers and equipment are requested for the year after the city meets these population estimates.

Year	Population	# of Officers 2.75 per capita
2020	24,379	67
2022	25,288	70
2023	26,764	74
2024	31,407	87
2025	34,392	95
2026	36,371	100
2027	37,462	103
2028	38,506	106
2029	39,550	109
2030	40,465	111
2031	41,379	114
2032	42,294	116
2033	43,209	119

FINANCE



Current Department Structure



*2 employees dedicated to answering customer service calls

Needs For Projected Growth

4 Employees

Updated Software – Review In Process

Automated Phone System

Customer Service Representative II

- This position is needed currently. Our new service requests are increasing at a current rate that we need an extra person to help with customer set ups, terminations, transfers, and general customer service.
- We have an office space that is currently available to house this added position.
- This position would be needed in 2024

Customer Service Representative I

- This position is needed to handle the additional traffic coming in for utility, tax, and parking ticket payments. The added position will help with traffic on high volume days and also help cover times when time off is needed for other employees.
- The Aiken County Tax Payment window will need to be relocated to another area or building.
- We would add this position in 2025.

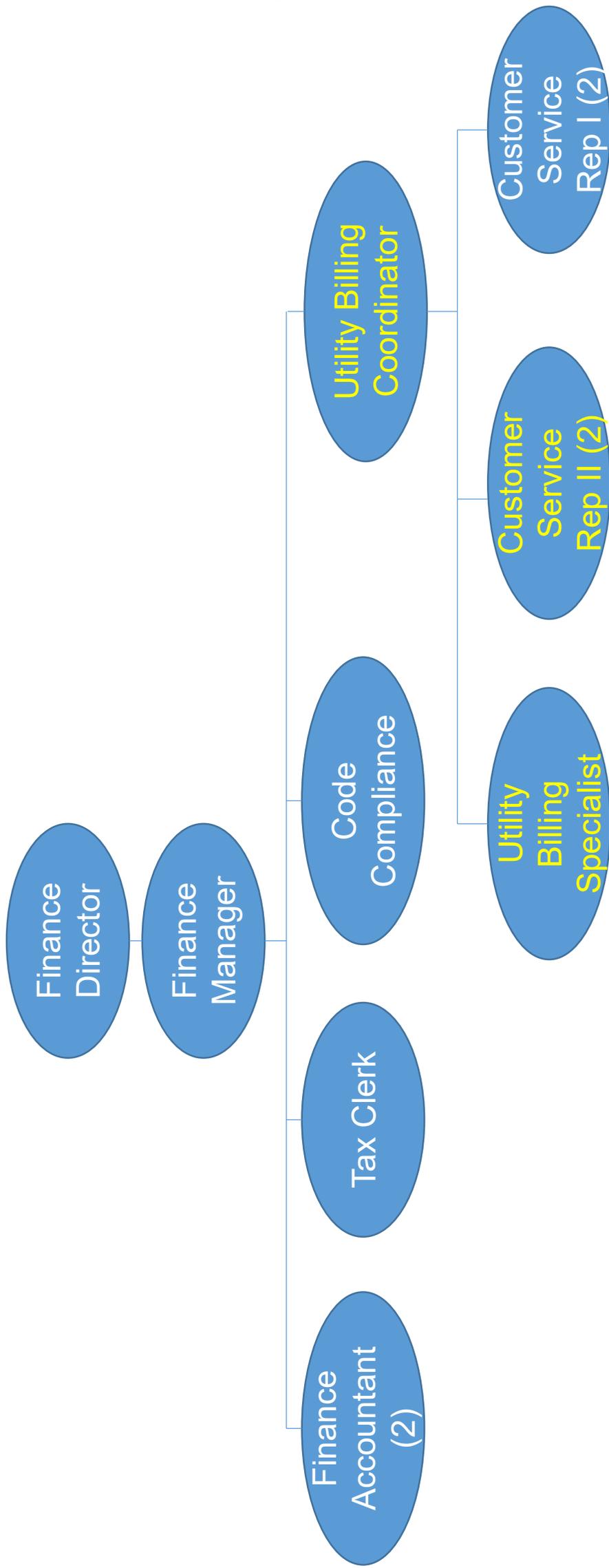
Utility Billing Specialist

- This position is needed to help the Utility Billing Coordinator with monthly billing, readings, corrections, adjustments, and work order requests. The Utility Billing Specialist will work with the meter readers from the Utilities Department. We currently only have one position handling billing.
- There is currently not an office for this position located in the finance department. In addition to finding office space for this position, furniture will be needed to complete the work space.
- We would add this position in 2025.

Finance Accountant

- This position is needed as the City's personnel grows. The increased City personnel will result in increased payroll and A/P work. Along with that, the amount of grants that City personnel will apply for to fund their department cost increases will open an area for a finance accountant to be responsible for all grant assistance with departments.
- There is currently not an office for this position located in the finance department. In addition to finding office space for this position, furniture will be needed to complete the work space.
- We would add this position in 2025.

Proposed Department Structure



*4 employees dedicated to answering customer service calls

New Utility Billing Software

- The finance office will need new software to ease the burden on customer service with calls and traffic in the office. We are currently looking to replace the current software the City is using as it is becoming obsolete.
- This software will need to allow online access to customer accounts, electronic billing, and online payments. This will allow customers to check on their accounts without having to call the office.
- If alternate funding for initial set up cost is approved, there will be an increase in yearly maintenance that will hit general fund budget.

Automated Phone System

- At this time, an automated phone system that can direct customers to the correct department is an essential component to a growing population. Our customer service spends a lot of time answering calls that are unrelated to the department.
- A component of our current customers do not like to leave messages. An option to hold until someone is able to take their call would improve customer satisfaction.

Planning & Development



Personnel & Staffing



Personnel & Staffing

Current Staff

- 1 Planning Director
- 2 Planners
- 1 Planning Tech
- 1 Secretary
- 1 Code Enforcement Officer

Personnel & Staffing

Staffing Additions

Planner Added to Staff 2022

Planning Tech Added to Staff 2021

Code Enforcement Officer July 1, 2023
(Parking Enforcement)

Personnel & Staffing

Request for Code Enforcement Supervisor in 2026

- 1) 15,745 residences
- 2) 57% increase in residences
- 3) 118% increase in residential rentals

Additional Equipment



Additional Equipment

Equipment for Code Enforcement Supervisor in 2026

- 1) Vehicle
- 2) Uniforms
- 3) Mobile Phone
- 4) Office Equipment
- 5) Misc. Equipment

Final Presentation & Wrap-up

Resourcing Options

Impact Fees

CPST V

Hospitality / Accommodations Tax

Property Tax

PRT Fees

Sanitation Fees / Transfer Station

Water / Wastewater Fees

Stormwater Fee

Road Maintenance Fee

Grants

Hospitality Tax

Use of revenue from local hospitality tax.

(A) The revenue generated by the hospitality tax must be used exclusively for the following purposes:

- (1) tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums;
- (2) tourism-related cultural, recreational, or historic facilities;
- (3) beach access and renourishment;
- (4) highways, roads, streets, and bridges providing access to tourist destinations;
- (5) advertisements and promotions related to tourism development; or
- (6) water and sewer infrastructure to serve tourism-related demand.

(B) In a county in which at least nine hundred thousand dollars in accommodations taxes is collected annually pursuant to Section 12-36-920, the revenues of the hospitality tax authorized in this article may be used for the operation and maintenance of those items provided in (A)(1) through (6) including police, fire protection, emergency medical services, and emergency-preparedness operations directly attendant to those facilities.

Accommodations Tax

- (A) The revenue generated by the local accommodations tax must be used exclusively for the following purposes:
- (1) tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums;
 - (2) tourism-related cultural, recreational, or historic facilities;
 - (3) beach access and renourishment;
 - (4) highways, roads, streets, and bridges providing access to tourist destinations;
 - (5) advertisements and promotions related to tourism development; or
 - (6) water and sewer infrastructure to serve tourism-related demand.

Impact Fees

- (18) "Public facilities" means:
- (a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;
 - (b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;
 - (c) solid waste and recycling collection, treatment, and disposal facilities;
 - (d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;
 - (e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;
 - (f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;
 - (g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;
 - (h) parks, libraries, and recreational facilities.

Local Fees

SECTION 6-1-330. Local fee imposition limitations.

- (A) A local governing body, by ordinance approved by a positive majority, is authorized to charge and collect a service or user fee. A local governing body must provide public notice of any new service or user fee being considered and the governing body is required to hold a public hearing on any proposed new service or user fee prior to final adoption of any new service or user fee. Public comment must be received by the governing body prior to the final reading of the ordinance to adopt a new service or user fee. A fee adopted or imposed by a local governing body prior to December 31, 1996, remains in force and effect until repealed by the enacting local governing body, notwithstanding the provisions of this section.
- (B) The revenue derived from a service or user fee imposed to finance the provision of public services must be used to pay costs related to the provision of the service or program for which the fee was paid. If the revenue generated by a fee is five percent or more of the imposing entity's prior fiscal year's total budget, the proceeds of the fee must be kept in a separate and segregated fund from the general fund of the imposing governmental entity.
- (C) If a governmental entity proposes to adopt a service or user fee to fund a service that was previously funded by property tax revenue, the notice required pursuant to Section 6-1-80 must include that fact in the text of the published notice.

Resourcing Options

Option	Personnel	Capital
Impact Fees		X
CPST V		X
Hospitality / Accommodations Tax	X	X
Property Tax	X	X
PRT Fees	X	X
Sanitation Fees / Transfer Station	X	X
Water / Wastewater Fees	X	X
Road Maintenance Fee		X
Other Local Fees	X	X
Grants	X	X

Next Steps

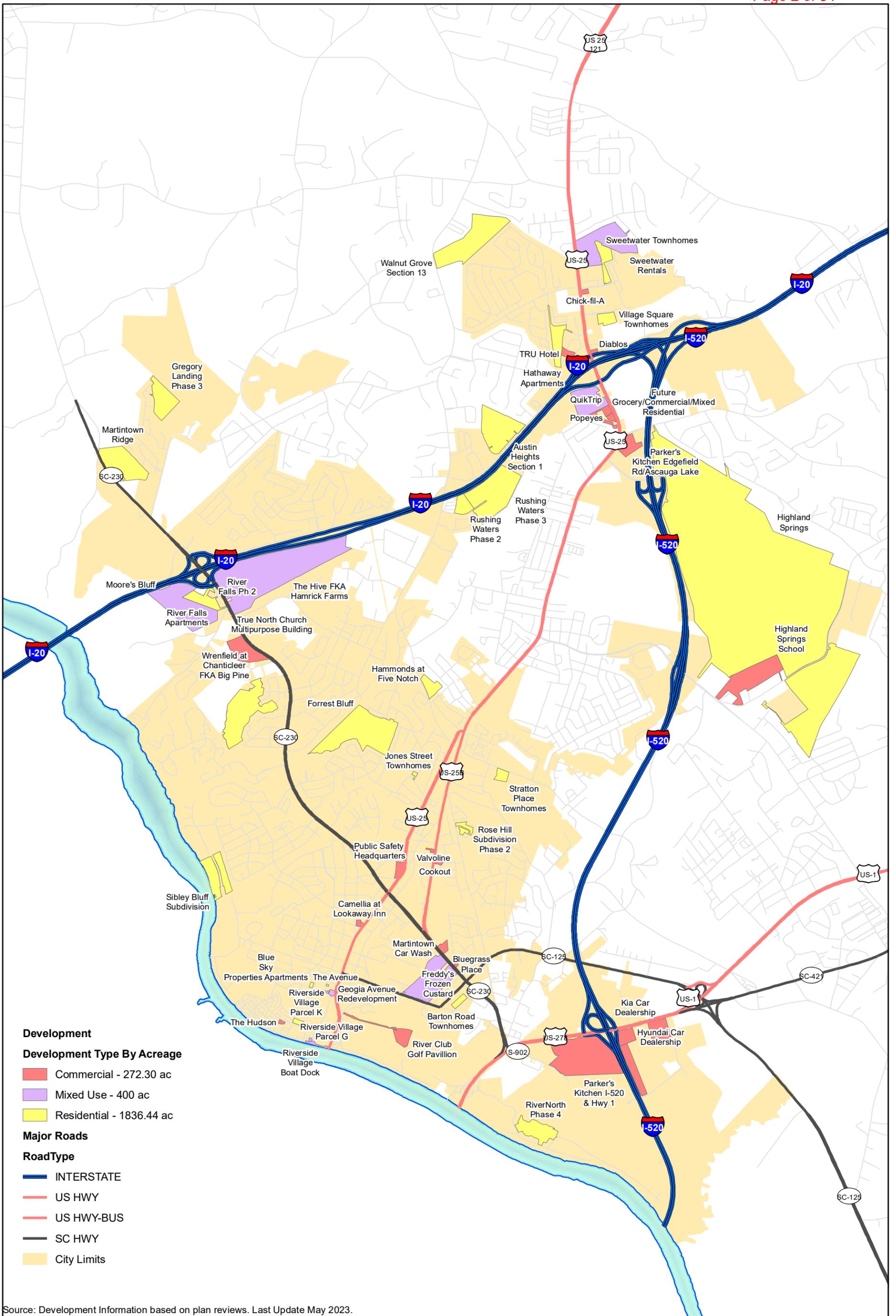
Short Term

- Resolution to Planning Commission for impact fee
- ARPA funding for required studies (as soon as June 2023)

Long Term

- Council funding & timing priorities
- CPST V proposals

OBJECTID	ProjectName	Description	DevelopmentType	Zoning	PARCEL_NO	DevelopmentStatus	Acres	ApartmentUnits	TownhomeUnits	SFRUnits	SeniorLivingUnits	CommercialUnits	DuplexUnits	BuildToRent	BuildToRentTotal	Shape_STArea()	Shape_STLength()
1	Bluegrass Place	Mealing Tract Between Martintown Rd and Buena Vista Ave	Mixed Use	PD	007 16 03 001	Plan Review	51.85907745	300	0	85	0	5	0	0	137	2258963.26	7668.274871
2	Hammonds at Five Notch	Townhomes	Residential	R-7	006 12 01 002	Under Construction	10.26681478	0	0	0	0	0	0	0	64	4471.987458	3074.737458
3	The Hive FKA Hamrick Farms	Martintown Rd Exit 1 - Knobcone	Mixed Use	GC	001 20 01 001	Plan Review	181.9088898	384	0	0	0	0	0	0	0	7923769.922	15267.10382
4	Highland Springs School	Alken Co Public School K-8th Grade	Commercial	PD	023 05 01 003	Under Construction	51.30067444	0	0	0	0	0	0	0	0	2234586.425	9769.107278
5	Highland Springs	Blandard Tract Along Palmetto Pkwy	Residential	PD	022 17 01 001	Design	1245.176636	1000	0	0	0	0	0	0	0	54240189.46	53505.36677
7	Forest Bluff	Knollwood Subdivision	Residential	R-7	006 11 03 164	Under Construction	89.8615799	0	0	37	0	0	0	0	0	3914361.952	10982.62772
8	Martintown Ridge	Martintown Rd - Potential Annexation	Residential	R-14	006 00 00 041	Plan Review	43.15592957	0	0	0	0	0	0	0	0	1879872.227	6921.756276
9	Wrenfield at Chanticleer FKA Big Pine	Chanticleer Subdivision	Residential	R-10	002 12 01 002	Plan Review	66.90357971	0	0	0	122	0	0	0	0	2914320.007	10610.92851
11	TRU Hotel	Hotel	Commercial	GC	010 18 10 004	Under Construction	3.89341369	0	0	0	0	1	0	0	0	174002.9675	1814.512163
13	Cookout	Re-Development	Commercial	PD	007 08 09 006	Plan Review	2.21300554	0	0	0	0	1	0	0	0	96370.25372	1419.267669
14	Hyundai Car Dealership	15 Kia Car Dealership	Commercial	TC	013 19 02 001	Complete	9.58876419	0	0	0	0	1	0	0	0	417686.5833	2612.851556
15	Kia Car Dealership	15 Kia Car Dealership	Commercial	GC	013 15 02 001	Complete	16.50351715	0	0	0	0	1	0	0	0	718893.2252	3399.126421
16	The Hudson	Entertaining Venue	Commercial	PD	007 13 01 010	Pre-Construction	0.80865401	0	0	0	0	0	0	0	0	35224.24847	793.620122
17	Public Satey Headquarters	Formerly Seven Gables Property	Commercial	PD	007 07 06 003	Under Construction	4.45371628	0	0	0	0	0	0	0	0	193958.1602	1955.760331
20	Diablos	Same parcel as Jiffy Lube	Commercial	GC	010 18 08 001	Under Construction	1.09565683	0	0	0	0	0	0	0	0	4741.57507	925.4465065
21	Sweetwater Townhomes	Apartments Homes Near Walmart Exit 5	Residential	R-5	011 09 01 049	Under Construction	13.38361382	0	0	78	0	0	0	0	0	583405.9625	4976.195036
22	Rushing Waters Phase 3	Townhome Development	Residential	R-5	011 09 01 049	Pre-Construction	73.45027924	0	0	178	0	0	0	0	0	3198975.028	9317.368911
24	Village Square Townhomes	Stephens Farm Rd Development near Holiday Inn Express	Residential	R-5	010 15 07 002	Pre-Construction	8.19189644	0	0	79	0	0	0	0	0	366636.9962	2534.824121
25	River Falls Apartments	Martintown Rd Behind Circle K Station	Residential	R-5	001 20 02 006	Under Construction	16.05622864	132	0	0	0	0	0	0	0	699409.3533	5941.428972
26	Austin Heights Section 1	Near Station 2 along Austin-Graybill Rd	Residential	R-7	011 05 12 002	Under Construction	51.49687576	0	0	0	0	0	0	0	0	2243198.402	7203.723984
27	Gregory Landing Phase 3		Residential	R-10	108 00 00 009	Pre-Construction	27.55665588	0	0	0	0	0	0	0	0	1200367.966	5282.842221
28	RiverNorth Phase 4		Residential	R-7	014 00 02 179	Pre-Construction	25.89212799	0	0	0	0	0	0	0	0	1127929.212	5743.866269
29	Sibley Bluff Subdivision		Residential	CR	003 08 07 001	Under Construction	29.99550819	0	0	0	0	0	0	0	0	1306604.326	9146.08278
30	Straton Place Townhomes		Residential	R-7	012 13 04 013	Pre-Construction	5.61866331	0	0	32	0	0	0	0	0	244748.9717	2054.892765
31	Walnut Grove Section 13	Walnut Grove Subdivision	Residential	PD	127 00 01 001	Under Construction	70.38999939	0	0	50	0	0	0	0	0	3066288.309	9083.411026
32	Quik Trip	Gas Station	Commercial	GC	011 07 01 014	Complete	8.8989962	0	0	0	0	1	0	0	0	384151.446	5417.07073
33	Popeyes	Restaurant	Commercial	GC	011 07 01 003	Design	2.00999999	0	0	0	0	0	0	0	0	87624.04053	1257.931128
34	Rushing Waters Phase 2	Subdivision	Residential	R-5	005 12 03 005	Under Construction	26.20999908	0	0	0	0	0	0	0	0	468998.4019	2703.047735
35	Martintown Car Wash	South of Lidl Location	Commercial	GC	007 12 06 032	Complete	3.73000002	0	0	0	0	0	0	0	0	162371.1338	1738.254936
36	Riverside Village Parcel G	Mixed Retail / Residential	Mixed Use	GC	007 17 02 008	Design	0.63999999	19	0	0	0	0	0	0	0	17862.30829	564.1826988
37	Camellia at Lookaway Inn	Re-Development	Commercial	D	007 10 05 007	Complete	1.57000005	0	0	0	0	0	0	0	0	68583.75604	1082.712469
38	Future Grocery/Commercial/Mixed Residential	Exit 5 South of the Frontage Road	Mixed Use	GC	011 06 01 001	Design	34.38000107	302	0	0	0	0	0	0	0	1336838.222	4978.642175
39	Riverside Village Parcel K	Parcel K Apartments	Residential	GC	007 13 42 003	Proposed Development	2.11999989	300	0	180	0	0	0	0	0	91896.59845	1311.896233
41	Moore's Bluff	Mixed Development - Townhomes / Commercial	Mixed Use	PD	001 19 02 005	Design	777.1	0	0	0	0	0	0	0	0	2993929.387	8919.871278
442	Barton Road Townhomes	Townhomes	Residential	GC	007 16 05 017	Design	3.87240935	0	0	32	0	0	0	0	32	168682.1511	1884.621813
841	Freddy's Frozen Custard	505 E Martintown Rd	Commercial	GC	007 12 13 015	Complete	0.73	0	0	0	0	0	0	0	0	31848.13837	732.0313444
1241	Hathaway Apartments	Walnut Village - Austin Graybill	Residential	GC	010 18 09 001	Design	18.98102214	300	0	0	0	0	0	0	0	826813.3244	6981.471328
1242	Sweetwater Rentals	Sweetwater Rental Homes	Mixed Use	PD	010 11 05 008	Under Construction	62.65608706	0	0	13	0	0	0	0	0	2729299.152	9466.660096
1243	Chick-fil-A	Fast Food Restaurant	Commercial	PD	010 14 12 005	Pre-Construction	0.84	0	0	0	0	0	0	0	0	57151.35889	964.3256099
1245	Rose Hill Subdivision Phase 2	Duplex Development off Talisman Dr	Residential	R-7	006 20 08 002	Plan Review	7.76	0	0	0	0	0	0	0	0	236463.0753	3790.208005
1247	Jones Street Townhomes	Townhome development	Residential	R-7	006 15 06 005	Plan Review	1.29	0	0	6	0	0	0	0	0	38964.81952	1057.430789
1252	Georgia Avenue Redevelopment	mixed use development	Mixed Use	D	007 14 10 008	Under Construction	1.71	0	0	0	0	0	0	0	0	74349.08746	1575.95682
1254	The Avenue	boat dock	Residential	PD	007 18 05 001	Under Construction	0	4	0	0	0	0	0	0	0	7514.427979	350.5856544
1256	Riverside Village Boat Dock	apartments	Mixed Use	PD	001 20 02 006	Pre-Construction	0	0	0	0	0	0	0	0	0	85411.98236	2243.887609
1257	River Falls Ph 2	apartments	Residential	R-5	001 20 02 006	Under Construction	0	0	0	0	0	0	0	0	0	699409.3533	5941.428972
1258	Valvoline	oil change and service center	Commercial	PD	006 20 18 001	Design	0.84	132	0	0	0	0	0	0	0	36601.92792	1040.063276
1259	River Club Golf Pavilion	gazebo	Commercial	PD	007 19 04 001	Plan Review	0.9	0	0	0	0	0	0	0	0	562010.9128	7739.010912
1260	True North Church Multipurpose Building	multipurpose building for church	Commercial	R-7	002 08 03 028	Pre-Construction	0.9	0	0	0	0	0	0	0	0	1127297.915	4888.071449
1261	Paiker's Kitchen L-520 & Hwy 1	gas station and convenience store	Commercial	TC	013 18 01 001	Plan Review	5.5	0	0	0	0	0	0	0	0	4799050.898	14381.08574
1262	Blue Sky Properties Apartments	apartments	Residential	R-5	007 14 12 004	Plan Review	0.76	18	0	0	0	0	0	0	0	32847.86127	738.1277202
1263	Paiker's Kitchen Edgetfield Rd/Ascauga Lake	gas station and convenience store with outparcels	Commercial	GC	011 07 02 001	Design	14.38	0	0	0	0	0	0	0	0	626241.5447	3374.130337





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](https://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% (6663)

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

1976 South Carolina Code of Laws
Unannotated
Updated through the end of the 2000 Session

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Title 6 - Local Government - Provisions Applicable to Special Purpose Districts and Other Political Subdivisions

CHAPTER 1.

GENERAL PROVISIONS

ARTICLE 1.

GENERAL PROVISIONS

SECTION 6-1-10. Power of political subdivisions to proceed under legislation dealing with bankruptcy or composition of indebtedness.

The consent of the State is hereby granted to, and all appropriate powers are hereby conferred upon, any county, municipal corporation, township, school district, drainage district or other taxing or governmental unit organized under the laws of the State to institute any appropriate action and in any other respect to proceed under and take advantage of and avail itself of the benefits and privileges conferred, and to accept the burdens and obligations created, by any existing act of the Congress of the United States and any future enactment of the Congress of the United States relating to bankruptcy or the composition of indebtedness on the part of the counties, municipal corporations, townships, school districts, drainage districts and other taxing or governmental units or any of them.

SECTION 6-1-20. Contractual agreements to provide joint public facilities and services authorized.

Local governments, including counties, municipalities and special service districts, may enter into contractual agreements with each other to provide joint public facilities and services when considered mutually desirable.

The governing body of each local government entering into such agreements for joint public facilities and services shall approve the contractual agreement and be parties thereto.

The provisions of this section shall not be construed to restrict the powers of the participating local governments nor permit the levy of taxes not otherwise authorized by law.

SECTION 6-1-30. Counties and municipalities authorized to implement Title I of the Housing and Community Development Act of 1974.

All counties and municipalities of this State may by appropriate resolution or ordinance implement the provisions of Title I of the Housing and Community Development Act of 1974, Public Law 93-383, enacted by the Congress of the United States, and shall be authorized to engage in all community development activities encompassed therein, including, but not limited to, the application for funds; designation of officials for administration of grants; acquisition of eligible property; appropriation of funds for eligible projects, property rehabilitation loans, grants and loan guarantees, relocation assistance, planning, management and administrative costs; and the execution of all plans, contracts, certifications, applications, agreements, indemnities, reports, guarantees and other documents required thereby. Local governments may enter into mutual contracts to accomplish the purposes of this section.

SECTION 6-1-35. Preservation and protection of cemeteries.

(A) Counties and municipalities are authorized to preserve and protect any cemetery located within its jurisdiction which the county or municipality determines has been abandoned or is not being maintained and are further authorized to expend public funds and use county or municipal inmate labor, in the manner authorized by law, in connection with the cemetery.

(B) As used in this section, the term "preserve and protect" means to keep safe from destruction, peril, or other adversity and may include the placement of signs, markers, fencing, or other appropriate features so as to identify the site as a cemetery and so as to aid in the preservation and protection of the abandoned cemetery.

SECTION 6-1-40. Interstate extension of water and sewer systems.

No water or sewage system owned or operated by a county, municipality, special purpose district, or political subdivision created, organized, or existing under the laws of any other state may be extended, leased, or operated in the unincorporated area of any county of this State unless the county governing body wherein the system is proposed to be extended, leased, or operated has by ordinance approved and authorized the extension, lease, or operation.

SECTION 6-1-50. Financial report required.

Counties and municipalities receiving revenues from state aid, currently known as Aid to Subdivisions, shall submit annually to the Comptroller General a financial report detailing sources of revenue, expenditures by category, indebtedness, and other information as the Comptroller General requires. The federal revenue sharing document may be substituted for the financial report as long as it is required by the Federal Office of Revenue Sharing. The Comptroller General, in conjunction with the Budget and Control Board, Division of Research and Statistical Services, shall determine the contents and format of the report and the date of submission. Failure to submit the report shall result in the withholding of ten percent of the current year's state aid. The Budget and Control Board, Division of Research and Statistical Services, is responsible for maintaining existing financial data bases as exists with the Federal Office of Revenue Sharing. In conjunction with the Comptroller General, Advisory Commission on Intergovernmental Relations, and the University of South Carolina Bureau of Governmental Research and Service, the Division of Research and Statistical Services of the Budget and Control Board shall produce a comprehensive report of this data and submit it to the General Assembly no later than June first of each year.

SECTION 6-1-70. Prohibition on real estate transfer fees; exceptions.

(A) Except as provided in subsection (B), the governing body of each county, municipality, school district, or special purpose district may not impose any fee or tax of any nature or description on the transfer of real property unless the General Assembly has expressly authorized by general law the imposition of the fee or tax.

(B) A municipality that originally enacted a real estate transfer fee prior to January 1, 1991 may impose and collect a real estate transfer fee, by ordinance, regardless of whether imposition of the fee was discontinued for a period after January 1, 1991.

SECTION 6-1-75. Allocation of aid to counties based on population of annexed areas.

Where a portion of one county is annexed to another county, the total amount allocated by the General Assembly under Aid to Subdivisions to the two counties must not exceed the total which would be allocated to the two counties separately. However, the population of the annexed areas must be taken into consideration in determining the proportionate share of the total allocation due to each county.

SECTION 6-1-80. Budget adoption.

(A) A county, municipality, special purpose or public service district, and a school district shall provide notice to the public by advertising the public hearing before the adoption of its budget for the next fiscal year in at least one South Carolina newspaper of general circulation in the area. This notice must be given not less than fifteen days in advance of the public hearing and must be a minimum of two columns wide with a bold headline.

(B) The notice must include the following:

- (1) the governing entity's name;
- (2) the time, date, and location of the public hearing on the budget;
- (3) the total revenues and expenditures from the current operating fiscal year's budget of the governing entity;
- (4) the proposed total projected revenue and operating expenditures for the next fiscal year as estimated in next year's budget for the governing entity;
- (5) the proposed or estimated percentage change in estimated operating budgets between the current fiscal year and the proposed budget;
- (6) the millage for the current fiscal year; and
- (7) the estimated millage in dollars as necessary for the next fiscal year's proposed budget.

(C) This notice is given in lieu of the requirements of Section 4-9-130.

SECTION 6-1-85. Monitor, review of tax burden borne by certain classes of property; determination and estimation of tax incidence; publication of reports.

(A) The Budget and Control Board, Division of Budget and Analyses, shall monitor and review the tax burden borne by the classes of property listed in Article X, Section 1 of the State Constitution. To determine the tax burden of each class of property, the Division of Budget and Analyses may use a ratio that compares total property taxes paid by the property class divided by the total fair market value of the property class. The Department of Revenue shall provide to the Division of Budget and Analyses the information on assessed values and fair market values of properties as collected in accordance with Section 59-20-20(3).

(B) The Budget and Control Board, Division of Budget and Analyses, shall develop a methodology to determine and estimate tax incidence. A tax incidence statement, prepared by the Division of Budget and Analyses, must be attached to any bill or resolution that has the potential to cause a shift in tax incidence. The tax incidence refers to the ultimate payer of a tax.

(C) The Budget and Control Board, Division of Budget and Analyses, may consult with outside experts with respect to fulfilling the requirements of subsections (A) and (B) of this section.

(D) Reports of the Budget and Control Board, Division of Budget and Analyses required under this section must be published and reported to the Governor, the members of the Budget and Control Board, the members of the General Assembly and made available to the public.

SECTION 6-1-110. Moratorium prohibited; notification requirement.

No municipality or county may adopt an ordinance which imposes a moratorium on a construction project for which a permit has been granted without giving a two-week notice in a newspaper of general circulation in the county in which the project is located. No moratorium may be imposed without at least two readings which are a week apart.

SECTION 6-1-120. Confidentiality of county or municipal taxpayer information.

(A) Except in accordance with a proper judicial order or as otherwise provided by the Freedom of Information Act, it is unlawful for an officer or employee of a county or municipality, or the agent of such an officer or employee to divulge or make known in any manner the financial information, or other information indicative of units of goods or services sold, provided by a taxpayer included in a report, tax return, or application required to be filed by the taxpayer with that county or municipality pursuant to a county or municipal ordinance imposing a:

- (1) tax authorized under Article 5 or Article 7;
- (2) business license tax authorized under Section 4-9-30(12) or Section 5-7-30;
- (3) fee the measure of which is:
 - (a) gross proceeds of sales of goods or services; or
 - (b) paid admissions to a place of amusement.

(B) Nothing in this section prohibits the:

- (1) publication of statistics classified to prevent the identification of particular reports, returns, or applications and the information on them;
- (2) inspection of reports, returns, or applications and the information included on them by an officer or employee of the county or municipality, or an agent retained by an officer or employee, in connection with audits of the taxpayer, appeals by the taxpayer, and collection efforts in connection with the tax or fee which is the subject of the return, report, or application;
- (3) sharing of data between public officials or employees in the performance of their duties.

(C) A person who knowingly violates the provisions of this section is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both. In addition, if the person convicted is an officer or employee of the county or municipality, the offender must be dismissed from the office or position held and is disqualified from holding a public office in this State for five years following the conviction.

ARTICLE 3.

AUTHORITY OF LOCAL GOVERNMENTS TO ASSESS TAXES AND FEES

SECTION 6-1-300. Definitions.

As used in the article:

- (1) "Consumer price index" means the consumer price index for all-urban consumers published by the U.S. Department of Labor. In the event of a revision of the consumer price index, the index that is most consistent with the consumer price index for all-urban consumers as calculated in 1996 must be used.
- (2) "Intergovernmental transfer of funding responsibility" means an act, resolution, court order, administrative order, or other action by a higher level of government that requires a lower level of government to use its own funds, personnel, facilities, or equipment.
- (3) "Local governing body" means the governing body of a county, municipality, or special purpose district. As used in Section 6-1-320 only, local governing body also refers to the body authorized by law to levy school taxes.
- (4) "New tax" is a tax that the local governing body had not enacted as of December 31, 1996.
- (5) "Positive majority" means a vote for adoption by the majority of the members of the entire governing body, whether present or not. However, if there is a vacancy in the membership of the governing body, a positive majority vote of the entire governing body as constituted on the date of the final vote on the imposition is required.
- (6) "Service or user fee" means a charge required to be paid in return for a particular government service or program made available to the payer that benefits the payer in some manner different from the members of the general public not paying the fee. "Service or user fee" also includes "uniform service charges".
- (7) "Specifically authorized by the General Assembly" means an express grant of power:
 - (a) in a prior act;
 - (b) by this act; or
 - (c) in a future act.

SECTION 6-1-310. Prohibition on imposition of new local taxes.

A local governing body may not impose a new tax after December 31, 1996, unless specifically authorized by the General Assembly.

SECTION 6-1-315. Limitation on imposition or increase of business license tax.

By ordinance adopted by a positive majority vote, a local governing body may impose a business license tax or increase the rate of a business license tax, authorized by Sections 4-9-30(12) and 5-7-30.

SECTION 6-1-320. Millage rate increase limitation; exceptions.

(A) Notwithstanding Section 12-37-251(E), a local governing body may increase the millage rate imposed for general operating purposes above the rate imposed for such purposes for the preceding tax year only to the extent of the increase in the consumer price index for the preceding calendar year. However, in the year in which a reassessment program is implemented, the rollback millage, as calculated pursuant to Section 12-37-251(E), must be used in lieu of the previous year's millage rate.

(B) Notwithstanding the limitation upon millage rate increases contained in subsection (A), the millage rate limitation may be suspended and the millage rate may be increased for the following purposes:

- (1) in response to a natural, environmental, or other disaster as declared by the Governor;
 - (2) to offset a prior year's deficit, as required by Section 7, Article X of the South Carolina Constitution;
 - (3) to raise the revenue necessary to comply with judicial mandates requiring the use of county or municipal funds, personnel, facilities, or equipment;
 - (4) to meet the minimum required local Education Finance Act inflation factor as projected by the State Budget and Control Board, Division of Research and Statistics, and the per pupil maintenance of effort requirement of Section 59-21-1030, if applicable.
- (C) The millage rate limitation provided for in subsection (A) of this section may be overridden and the millage rate may be further increased by a positive majority vote of the appropriate governing body. The vote must be taken at a specially-called meeting held solely for the purpose of taking a vote to increase the millage rate. The governing body must provide public notice of the meeting notifying the public that the governing body is meeting to vote to override the limitation and increase the millage rate. Public comment must be received by the governing body prior to the override vote.
- (D) The restriction contained in this section does not affect millage that is levied to pay bonded indebtedness or payments for real property purchased using a lease-purchase agreement or used to maintain a reserve account. Nothing in this section prohibits the use of energy-saving performance contracts as provided in Section 48-52-670.
- (E) Notwithstanding any provision contained herein, this article does not and may not be construed to amend or to repeal the rights of a legislative delegation to set or restrict school district millage, and this article does not and may not be construed to amend or to repeal any caps on school millage provided by current law or statute or limitation on the fiscal autonomy of a school district as currently in existing law.
- (F) The positive majority vote of the governing body required by this section does not apply to school districts that have their budgets approved by qualified electors at a town meeting.

SECTION 6-1-330. Local fee imposition limitations.

(A) A local governing body, by ordinance approved by a positive majority, is authorized to charge and collect a service or user fee. A local governing body must provide public notice of any new service or user fee being considered and the governing body is required to hold a public hearing on any proposed new service or user fee prior to final adoption of any new service or user fee. Public comment must be received by the governing body prior to the final reading of the ordinance to adopt a new service or user fee. A fee adopted or imposed by a local governing body prior to December 31, 1996, remains in force and effect until repealed by the enacting local governing body, notwithstanding the provisions of this section.

(B) The revenue derived from a service or user fee imposed to finance the provision of public services must be used to pay costs related to the provision of the service or program for which the fee was paid. If the revenue generated by a fee is five percent or more of the imposing entity's prior fiscal year's total budget, the proceeds of the fee must be kept in a separate and segregated fund from the general fund of the imposing governmental entity.

(C) If a governmental entity proposes to adopt a service or user fee to fund a service that was previously funded by property tax revenue, the notice required pursuant to Section 6-1-80 must include that fact in the text of the published notice.

ARTICLE 5.

LOCAL ACCOMMODATIONS TAX

SECTION 6-1-500. Short title.

This article may be cited as the "Local Accommodations Tax Act".

SECTION 6-1-510. Definitions.

As used in this article:

- (1) "Local accommodations tax" means a tax on the gross proceeds derived from the rental or charges for accommodations furnished to transients as provided in Section 12-36-920(A) and which is imposed on every person engaged or continuing within the jurisdiction of the imposing local governmental body in the business of furnishing accommodations to transients for consideration.

(2) "Local governing body" means the governing body of a county or municipality.

(3) "Positive majority" means a vote for adoption by the majority of the members of the entire governing body, whether present or not. However, if there is a vacancy in the membership of the governing body, a positive majority vote of the entire governing body as constituted on the date of the final vote on the imposition is required.

SECTION 6-1-520. Imposition of local accommodations tax.

(A) A local governing body may impose, by ordinance, a local accommodations tax, not to exceed three percent. However, an ordinance imposing the local accommodations tax must be adopted by a positive majority vote. The governing body of a county may not impose a local accommodations tax in excess of one and one-half percent within the boundaries of a municipality without the consent, by resolution, of the appropriate municipal governing body.

(B) All proceeds from a local accommodations tax must be kept in a separate fund segregated from the imposing entity's general fund. All interest generated by the local accommodations tax fund must be credited to the local accommodations tax fund.

SECTION 6-1-530. Use of revenue from local accommodations tax.

(A) The revenue generated by the local accommodations tax must be used exclusively for the following purposes:

(1) tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums;

(2) tourism-related cultural, recreational, or historic facilities;

(3) beach access and renourishment;

(4) highways, roads, streets, and bridges providing access to tourist destinations;

(5) advertisements and promotions related to tourism development; or

(6) water and sewer infrastructure to serve tourism-related demand.

(B) In a county in which at least nine hundred thousand dollars in accommodations taxes is collected annually pursuant to Section 12-36-920, the revenues of the local accommodations tax authorized in this article may also be used for the operation and maintenance of those items provided in (A)(1) through (6) including police, fire protection, emergency medical services, and emergency-preparedness operations directly attendant to those facilities.

SECTION 6-1-540. Cumulative rate of local accommodations tax.

The cumulative rate of county and municipal local accommodations taxes for any portion of the county area may not exceed three percent, unless the cumulative total of such taxes were in excess of three percent prior to December 31, 1996, in which case the cumulative rate may not exceed the rate that was imposed as of December 31, 1996.

SECTION 6-1-550. Local accommodations tax revenue upon annexation.

In an area of the county where the county has imposed a local accommodations tax that is annexed by a municipality, the municipality must receive only that portion of the revenue generated in excess of the county local accommodations tax revenue for the previous twelve months in the area annexed.

SECTION 6-1-560. Real estate agents required to report when rental property listing dropped.

Real estate agents, brokers, corporations, or listing services required to remit taxes under this section must notify the appropriate local governmental entity or entities if rental property, previously listed by them, is dropped from their listings.

SECTION 6-1-570. Remitting tax to local governing body; frequency determined by estimated average amounts.

The tax provided for in this article must be remitted to the local governing body on a monthly basis when the estimated amount of average tax is more than fifty dollars a month, on a quarterly basis when the estimated amount of average tax is twenty-five dollars to fifty dollars a month, and on an annual basis when the estimated amount of average tax is less than twenty-five dollars a month.

ARTICLE 7.

LOCAL HOSPITALITY TAX

SECTION 6-1-700. Short title.

This article may be cited as the "Local Hospitality Tax Act".

SECTION 6-1-710. Definitions.

As used in the article:

(1) "Local governing body" means the governing body of a county or municipality.

(2) "Local hospitality tax" is a tax on the sales of prepared meals and beverages sold in establishments or sales of prepared meals and beverages sold in establishments licensed for on-premises consumption of alcoholic beverages, beer, or wine.

(3) "Positive majority" means a vote for adoption by the majority of the members of the entire governing body, whether present or not. However, if there is a vacancy in the membership of the governing body, a positive majority vote of the entire governing body as constituted on the date of the final vote on the imposition is required.

SECTION 6-1-720. Imposition of local hospitality tax.

(A) A local governing body may impose, by ordinance, a local hospitality tax not to exceed two percent of the charges for food and beverages. However, an ordinance imposing the local hospitality tax must be adopted by a positive majority vote. The governing body of a county may not impose a local hospitality tax in excess of one percent within the boundaries of a municipality without the consent, by resolution, of the appropriate municipal governing body.

(B) All proceeds from a local hospitality tax must be kept in a separate fund segregated from the imposing entity's general fund. All interest generated by the local hospitality tax fund must be credited to the local hospitality tax fund.

SECTION 6-1-730. Use of revenue from local hospitality tax.

(A) The revenue generated by the hospitality tax must be used exclusively for the following purposes:

- (1) tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums;
- (2) tourism-related cultural, recreational, or historic facilities;
- (3) beach access and renourishment;
- (4) highways, roads, streets, and bridges providing access to tourist destinations;
- (5) advertisements and promotions related to tourism development; or
- (6) water and sewer infrastructure to serve tourism-related demand.

(B) In a county in which at least nine hundred thousand dollars in accommodations taxes is collected annually pursuant to Section 12-36-920, the revenues of the hospitality tax authorized in this article may be used for the operation and maintenance of those items provided in (A)(1) through (6) including police, fire protection, emergency medical services, and emergency-preparedness operations directly attendant to those facilities.

SECTION 6-1-740. Cumulative rate of local hospitality tax.

The cumulative rate of county and municipal hospitality taxes for any portion of the county area may not exceed two percent, unless the cumulative total of such taxes was in excess of two percent or were authorized to be in excess of two percent prior to December 31, 1996, in which case the cumulative rate may not exceed the rate that was imposed or adopted as of December 31, 1996.

SECTION 6-1-750. Local hospitality tax revenue upon annexation.

In an area of the county where the county has imposed a local hospitality tax that is annexed by a municipality, the municipality must receive only that portion of the revenue generated in excess of the county local hospitality tax revenue for the previous twelve months in the area annexed.

SECTION 6-1-760. Ordinances prior to March 15, 1997; calculation; revenue.

Notwithstanding any provision of this article, any ordinance enacted by county or municipality prior to March 15, 1997, imposing an accommodations fee which does not exceed the three percent maximum cumulative rate prescribed in Section 6-1-540, is calculated upon a base consistent with Section 6-1-510(1), and the revenue from which is used for the purposes enumerated in Section 6-1-530, remains authorized and effective after the effective date of this section and the enacting county or municipality is authorized to issue bonds, pursuant to Article X, Section 14(10) of the Constitution of this State, utilizing the procedures of Section 4-29-68, for the purposes enumerated in Section 6-1-530, and to retire such debt using the proceeds of such an accommodations fee ordinance and the pledge of such other nontax revenues as may be available for those purposes.

SECTION 6-1-770. Remitting tax to local governing body; frequency determined by estimated average amounts.

The tax provided for in this article must be remitted to the local governing body on a monthly basis when the estimated amount of average tax is more than fifty dollars a month, on a quarterly basis when the estimated amount of average tax is twenty-five dollars to fifty dollars a month, and on an annual basis when the estimated amount of average tax is less than twenty-five dollars a month.

ARTICLE 9.

DEVELOPMENT IMPACT FEES

SECTION 6-1-910. Short title.

This article may be cited as the "South Carolina Development Impact Fee Act".

SECTION 6-1-920. Definitions.

As used in this article:

- (1) "Affordable housing" means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

- (2) "Capital improvements" means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.
- (3) "Capital improvements plan" means a plan that identifies capital improvements for which development impact fees may be used as a funding source.
- (4) "Connection charges" and "hookup charges" mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.
- (5) "Developer" means an individual or corporation, partnership, or other entity undertaking development.
- (6) "Development" means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. "Development" does not include alterations made to existing single-family homes.
- (7) "Development approval" means a document from a governmental entity which authorizes the commencement of a development.
- (8) "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. The term does not include:
- (a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;
 - (b) connection or hookup charges;
 - (c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;
 - (d) fees authorized by Article 3 of this chapter.
- (9) "Development permit" means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.
- (10) "Fee payor" means the individual or legal entity that pays or is required to pay a development impact fee.
- (11) "Governmental entity" means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.
- (12) "Incidental benefits" are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.
- (13) "Land use assumptions" means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.
- (14) "Level of service" means a measure of the relationship between service capacity and service demand for public facilities.
- (15) "Local planning commission" means the entity created pursuant to Article 1, Chapter 29, Title 6.
- (16) "Project" means a particular development on an identified parcel of land.
- (17) "Proportionate share" means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.
- (18) "Public facilities" means:
- (a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;
 - (b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;
 - (c) solid waste and recycling collection, treatment, and disposal facilities;
 - (d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;
 - (e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;
 - (f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;
 - (g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;
 - (h) parks, libraries, and recreational facilities.
- (19) "Service area" means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

- (a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;
- (b) repair, operation, or maintenance of existing or new capital improvements;
- (c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (e) administrative and operating costs of the governmental entity; or
- (f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

- (a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;
- (b) include a description of acceptable levels of service for system improvements; and
- (c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

- (1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;
- (2) specify the system improvements for which the impact fee is intended to be used;
- (3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;
- (4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

- (5) constructing an addition on a residential structure which does not increase the number of service units;
- (6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity; and
- (7) all or part of a particular development project if:
 - (a) the project is determined to create affordable housing; and
 - (b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

- (1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and
- (2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

- (1) cost of existing system improvements resulting from new development within the service area or areas;
- (2) means by which existing system improvements have been financed;
- (3) extent to which the new development contributes to the cost of system improvements;
- (4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;
- (5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;
- (6) time and price differentials inherent in a fair comparison of fees paid at different times; and
- (7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;
- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

SECTION 6-1-1020. Refunds of impact fees.

- (A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:
- (1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or
 - (2) a building permit or permit for installation of a manufactured home is denied.
- (B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.
- (C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.
- (D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

SECTION 6-1-1030. Appeals.

- (A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.
- (B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.
- (C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and
- (4) imposing liens for failure to pay timely a development impact fee.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity

must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.