



DISCUSSION ITEMS FOR AUGUST 7, 2023 CITY COUNCIL MEETING

The documentation provided herewith consists of advance draft materials for review by Mayor and City Council. Such documents may be revised prior to the actual Council meeting before any formal consideration of same by Mayor and City Council. Said documents may also be revised by way of a proper amendment made at the Council meeting. These documents are informational only and not intended to represent the final decision of the Council.



Interoffice Memorandum

TO: Mayor and City Council
FROM: Jim Clifford, City Administrator
DATE: August 4, 2023
SUBJECT: Regular City Council Meeting of August 7, 2023

REGULAR COUNCIL MEETING

ITEM 5. PERSONNEL:

- a. **Employee of the Quarter – April, May, and June 2023 – Michael P. Baldy**
- b. **Mike Turner, Retirement – Recognition of Service to the City of North Augusta**

Mayor Williams will recognize the employee of the quarter and Mike Turner on his retirement and service to the City.

OLD BUSINESS

ITEM 6. PLANNING AND DEVELOPMENT: Ordinance No. 2023-14 to Approve the General Development Plan for the 44.52+ Acre River Commons Planned Development on the West Side of Knox Avenue Between Martintown Road and Lecompte Avenue – Second Reading

An ordinance has been prepared for Council’s consideration to approve the General Development Plan for the 44.52+ Acre River Commons Planned Development on the West Side of Knox Avenue Between Martintown Road and Lecompte Avenue.

Please see ATTACHMENT #6 for a copy of the proposed ordinance.

NEW BUSINESS

ITEM 7. PARKS, RECREATION, AND TOURISM: Resolution No. 2023-28 Selecting Cranston Engineering as the City’s Design & Engineering Services Sharon Jones Amphitheater Adds the Department of Parks, Recreation, & Tourism

A resolution has been prepared for Council’s consideration to approve Selecting Cranston Engineering as the City’s Design & Engineering Services Sharon Jones Amphitheater Adds the Department of Parks, Recreation, & Tourism.

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

ITEM 8. ADMINISTRATION: Resolution No. 2023-29 Authorizing Partial Release of Coronavirus State and Local Fiscal Recovery Funds

A resolution has been prepared for Council's consideration to approve Selecting Cranston Engineering as the City's Design & Engineering Services Sharon Jones Amphitheater Additions the Department of Parks, Recreation, & Tourism.

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

ITEM 9. ADMINISTRATION: Resolution No. 2023-30 Resolution Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 7

A resolution has been prepared for Council's consideration to approve Selecting Cranston Engineering as the City's Design & Engineering Services Sharon Jones Amphitheater Additions the Department of Parks, Recreation, & Tourism.

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

ITEM 10. PLANNING & DEVELOPMENT: Resolution No. 2023-31 Accepting a Deed of Dedication for the Streets, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit, for Forrest Bluff, Section 1

A resolution has been prepared for Council's consideration to approve Selecting Cranston Engineering as the City's Design & Engineering Services Sharon Jones Amphitheater Additions the Department of Parks, Recreation, & Tourism.

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

ITEM 11. PLANNING COMMISSION: Recommendation Memorandum #23-014 with backup: Development Code Rewrite; Receipt of Information

Planning & Development Director Paradise will highlight on the Development Code Rewrite, this item is for receipt of information.

Please see ATTACHMENT #11 for a copy of Memorandum #23-014.

The proposed development code and map can be downloaded through the following links:

Link to Proposed Development Code:

<https://www.dropbox.com/scl/fi/0yau2re5kzfw0019qhpyf/North-Augusta-Development-Code-Final-Review-Draft-6.26.23.pdf?dl=0&rlkey=mtq9g5lc4kwjnbgmrfzbxg57q>

Link to Proposed Zoning Map:

<https://www.dropbox.com/s/6txk786vkk997xx/North%20Augusta%20Proposed%20Zoning%20Map%20.pdf?dl=0>

ORDINANCE NO. 2023-14
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 44.52+ ACRE RIVER COMMONS PLANNED DEVELOPMENT
ON THE WEST SIDE OF KNOX AVENUE BETWEEN MARTINTOWN ROAD
AND LECOMPTE AVENUE

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

WHEREAS, an application has been received from Hull Storey Retail Group, LLC. requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 44.52± acres located on the west side of Knox Avenue between Martintown Road and LeCompte Avenue; and

WHEREAS, the developer, Hull Storey Retail Group, LLC, of Augusta, Georgia proposes a retail shopping development on nine parcels in two phases; and

WHEREAS, the North Augusta Planning Commission, at its November 18 2004, regular meetings, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 44.52± acre River Commons Planned Development formerly referred to as the Knox Avenue Planned Development; and

WHEREAS, an application has been received from H/S Nauglo, LLC requesting approval for a major modification to the River Commons General Development Plan to allow automobile service and repair uses; and

WHEREAS, the North Augusta Planning Commission, at its June 21, 2023 regular meeting reviewed the subject application and voted to recommend that City Council approve the General Development Plan modification for the 44.52± acre River Commons Planned Development; and

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

- I. The General Development Plan for the 44.52± acre River Commons Planned Development is hereby approved as outlined below and as shown on the attached plan map and identified as "Exhibit A" as prepared by Freeland & Kauffman Inc., dated October 12, 2004. The General Development Plan Narrative for the Knox Avenue Planned Development as prepared by Hull Storey Retail Group, LLC and dated October 13, 2004 is also attached hereto as "Exhibit B". "Exhibit B" represents the intent of Hull Storey Retail Group, LLC and addresses the requirements of the Zoning and Development Standards Ordinance for a Planned Development.

A. Scope of Development: The scope of development described in the General Development Plan for the River Commons Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the River Commons Planned Development shall be limited to those described in this ordinance.

1. Minor Modifications: Minor modifications to the development plan and program for valid land use planning and reasonable development reasons, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of subdivision approval for any portion of a phase or site plan approval for an individual parcel.
2. Flex Intensity: Up to five (5%) percent of the total commercial square footage allocated to a parcel may be deducted from the total permitted for that parcel and redistributed to one or more other parcels. Additionally, any portion of the flexible intensity identified below may be distributed to any parcel. Provided, however, that the total intensity of a recipient parcel as described below may not be increased by more than twenty (20%) percent.

B. Development Program:

Parcel	Permitted Uses	Area in Acres	Maximum Intensity (Building Area in sq. ft.)
1	Home Improvement	18.04	157,000
2	Retail, Financial, Restaurant	2.23	15,000
3	Restaurant, Retail, Office	0.96	3,600
4	Retail, Financial, Restaurant, Office	1.23	8,000
5	Restaurant, Office	1.90	7,000
6	Retail, Financial, Office	0.96	3,600
7	Retail, Financial, Office	0.99	4,000
8	Retail, Financial, Office, Restaurant	5.09	35,000
9	Retail, Automobile Repair and Service	10.03	97,000
	Flexible Intensity	NA	33,300
10	Roadway to be dedicated to the city	<u>2.25</u>	<u>NA</u>
	Totals	44.52	366,500

C. Parking Requirements: The minimum parking ratio shall be 3.33 spaces per 1,000 gross square feet of building for all uses except restaurants which require 4.0 spaces per 1,000 gross square feet. Shared parking calculations within and between parcels will be considered and are encouraged.

D. Development Standards: Development standards applicable to individual parcel site plans shall be as specified in the C-3, General Commercial, District, except as provided for in this section and in other sections of this ordinance:

1. All setback lines shall be measured from the property line, buffer line or parcel line, whichever provides for the greater setback.
 2. The impervious surface area for any one parcel shall not exceed 80%. The overall impervious surface area for the project is limited to 60%.
 3. The maximum height shall be 50 feet.
- E. Plan Approval Process: Subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of any building permits.
1. Preliminary Plat - Preliminary plats for each phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance.
 2. Final Plat - Final plats including minor plats for sections for each phase will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance and the approved preliminary plat.
 3. Site Plan - Site Plans for individual parcels delineated in a final plat for any portion of a tract will be processed and reviewed in accordance with the applicable provisions of the Zoning and Development Standards Ordinance and this ordinance.
- F. Utilities: Water and sewer tap fees for each parcel shall be determined in accordance with the City Code provisions related to utility extensions.
- G. Land Dedication: Land dedicated to the City in conjunction with the development will include road rights-of-way and utility easements in accordance with the applicable provisions of the Zoning and Development Standards Ordinance.
- H. Vehicular Access and Circulation: Primary access to the Knox Planned Development shall be via Knox Avenue. Secondary access points will be located on Knox Avenue and Martintown Road.
- I. Buffers and Landscaping: Landscaped buffers, site landscaping and parking lot landscaping shall be provided in the development as described herein. Landscaping and buffer requirements and standards applicable to each Phase and parcel in the development and not otherwise prescribed in this ordinance shall be as provided for in the Zoning and Development Standards Ordinance. All buffers shall be landscaped with existing natural vegetation or new plant material or both to create a visually impenetrable screen. Title to the required buffers shall be retained by a property owners association or deed-restricted to prevent a change of use. Minimum buffer

requirements between tracts and uses are shown on the general development plan and described herein.

J. Applicable Standards for Review: The information contained in the General Development Plan shall supplement the provisions of this ordinance and shall be used in the review of subdivision and site plans for projects within The River Commons. In the event of a conflict between the provisions of this ordinance and the content of the General Development Plan, the provisions of this ordinance shall prevail. General design criteria and development standards (parking, landscaping, etc.) applicable to each phase of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as provided for in the Zoning and Development Standards Ordinance.

K. Additional Provisions: Additional conditions applicable to the development are:

1. Prior to or in conjunction with the approval of the site plan for parcel 1, phase 1 (Lowe's), a minor plat shall be processed to subdivide phase 1 from the parent tract.
2. The ±0.49 acre residual tract located on the southwest corner of the parent parcel (fronting on Martintown Road) is not a part of the general development plan and shall be subdivided from the parent parcel in the phase 1 minor plat. The portion of the internal access road to be dedicated to the city upon completion and connected to Knox Avenue in two locations and providing required access to Phase 1 shall be included in the minor subdivision plat.
3. The Thurmond parcel on Martintown Road, TPN 10-038-0-01-003, is not a part of the general development plan. However, the access provided to phase 1 across the property is a required element of the general development plan and shall be shown on the plan.
4. The access to Martintown Road at the Jersey Avenue location, a required element of the general development plan, shall be installed in conjunction with phase 1. The developer shall be responsible for the cost of the improvements associated with the Martintown Road/Jersey Avenue intersection. A signalized, full turning movement intersection at that location will be pursued and supported by the city in cooperation with the developer and Lowe's. Traffic circulation through parcel 1 shall be provided to provide adequate circulation from Martintown Road to parcels 2 through 9.
5. The internal access road to be dedicated to the city and connected to Knox Avenue in two locations shall be identified on the minor subdivision plat as providing access to phase 1 and as a future road dedication to the city upon completion of phase 2.

6. A cross access easement across the Thurmond parcel and parcel 1 from Martintown Road to the internal access road shall be provided as part of the covenants and restrictions on the development and shall apply to all nine parcels planned in the project and the Thurmond parcel. Such cross access shall be approved by the city prior to execution of documents related to the covenants and restrictions and prior to the sale of any parcel to an end user. Traffic circulation through parcel 1 shall be designed to provide adequate circulation from Martintown Road to parcels 2 through 9. It is the intent of the city that the Martintown Road access to the development remains open and accessible to all of the parcels in the project at all times. Such cross access agreement may be terminated at such time that the 45-acre project is redeveloped in its entirety or the city agrees to the termination of the cross access agreement.
7. Access to the cross access easement on the Thurmond parcel from any parcel other than the development across parcel 1 and Martintown Road shall be at the discretion of the developer/owner of the Thurmond parcel. However, if any additional access is approved by the owner, the location and design of such access shall be subject to approval by the city.
8. It is possible that parcels 2 through 9 will be developed in more than one phase. Phases consisting of less than the remaining 8 parcels may be developed pursuant to properly designed and approved preliminary plats. Phases subsequent to phase 1 shall conform to the general development plan, however, individual parcel sizes and proposed lot lines may be changed to reflect the needs of ultimate users, existing terrain and grading requirements. Segments or all of the remainder of the access road to be dedicated to the city shall be improved as necessary to provide access to parcels developed in each phase.
9. Proposed or anticipated covenants and deed restrictions on the parcels to be sold, property management arrangements for leased areas and the management of common areas shall be described in accordance with the approved conditions on the General Development Plan and provided in conjunction with the plat submission for each phase.
10. The number and location of exterior access points, full turning intersections, right-in/right-out access points or other limited movement access points, and internal access points to individual parcels from the internal access road to be dedicated to the city shall be reviewed by the city's traffic engineer, SRS Engineering. Exterior access points shall be developed generally as shown. Preliminary interior locations of the access points are shown on the general development plan. Necessary modifications to the location of access points to individual parcels shall be made at the time of site plan

consideration for each parcel. Shared access points shall be encouraged and expected wherever possible and practicable.

11. Off site traffic improvements including the modifications to the primary access intersection on Knox Avenue, modifications to the medians in Knox Avenue, construction of the signalized intersection on Martintown Road at Jersey Avenue, installation of deceleration lanes and others shall be the responsibility of the developer. Implementation of required off site traffic improvements may coincide with the construction of the phase or parcel generating the need for the off site improvement.
12. Signal and intersection improvements at the existing Wal-Mart entrance and on Martintown Road and Jersey Avenue will be the responsibility of the developer to meet the traffic requirements identified by SRS Engineering and required by SCDOT. Signal standards at both locations including poles and mast arms shall be in the style utilized at the Knox Avenue access to Wal-Mart in accordance with city policy.
13. The internal access road to be dedicated to the city will not be considered for acceptance by the city council until both phases 1 and 2 have been fully subdivided as shown on the general development plan and the Planning Commission has approved final plats. Final plat and deed of dedication procedures shall be as provided for in the Zoning and Development Standards Ordinance.
14. The fifty (50) foot buffer shown adjacent to the Ridgecrest Avenue and Martintown Road residences and the west side of the Woodvale condominiums and Plaza Terrace apartments shall be retained in an undisturbed state with existing vegetation to the extent possible. Any existing vegetation removed shall be replaced with appropriate plant material that will provide a visual barrier within a period of three years. Twenty-five (25) feet of the buffer adjacent to Ridgecrest Avenue and Martintown Road residences can not be sloped and all existing vegetation will be undisturbed to the extent possible.
15. The twenty-five (25) foot buffer on the balance of the perimeter of the site, with the exception of the Knox Avenue frontage, shall be retained in an undisturbed state with existing vegetation to the extent possible. Any existing vegetation removed shall be replaced with appropriate plant material that will provide a visual barrier within a period of three years.
16. The twenty-five (25) foot landscaped buffer required in the Highway Corridor Overlay District, the Knox Avenue frontage, shall be measured from the curb line in the final build-out scenario. Where off-site deceleration lanes or other road improvements are required

that may modify the existing curblines, the buffer shall be measured from the back of the new curblines. Existing trees in excess of eight (8") inches in diameter shall be identified, and where appropriate and feasible, retained. Additional vegetation in accordance with an approved landscape plan pursuant to the Highway Corridor Overlay District requirements shall be installed.

17. Individual buffer specific landscape plans shall be developed and submitted with the applicable parcel site plan that shows the location of the retaining wall and new slopes within the buffer details how the buffer and retaining wall will be treated. Such landscape plans shall include any necessary or proposed fencing as well as landscape material.
18. Fencing shall be provided within the buffers located on or near the property lines between the commercial and residential uses where applicable as determined by the Planning Commission. The Planning Commission shall approve the height and style of the fence at the site plan stage. The fence shall be no less than five (5) feet in height. Fencing may be vinyl coated black chain link, which shall be planted at the base with a climbing vine or jasmine to provide a vegetated fence. Alternatively, a solid fence made of wood, vinyl, metal, or masonry may be constructed.
19. Landscaping and irrigation within the Knox Avenue median shall be repaired and replaced within the reconfigured medians after the reconstruction of the median to provide for necessary turn lanes.
20. Any new sidewalk necessary along the Knox Avenue right-of-way must be six (6) feet in width shall be installed no closer than six (6) feet from the back of the relocated curb. The sidewalk may meander through the length of the buffer strip between existing and newly installed trees and landscaping. The buffer shall be planted with an appropriate species of street tree with a minimum caliper of three (3) inches on no more than forty (40) foot centers. It is understood that segments of the Knox Avenue buffer will include retaining walls running generally parallel to Knox Avenue. The design of the buffer shall consider the relationship and location of the trees, sidewalk and retaining wall in order to maintain a consistent and continuous tree line and sidewalk.
21. The access roadway connecting Martintown Road across the Thurmond parcel and Parcel I shall include a five (5) foot sidewalk on at least one side and street trees on one side on the Thurmond parcel and both sides on parcel 1. The street tree planting strip shall be no less than five feet in width.

22. Vehicular cross-access shall be provided between all parcels, where possible and permitted by differences in grade.
23. The interior access road shall include a six (6) foot sidewalk and five (5) foot planting strip between the back of the curb and the sidewalk on both sides for the entire length of the road. An appropriate species of street tree shall be planted on no more than forty (40) foot centers in the planting strip.
24. Pedestrian walkways consisting of five (5) foot sidewalks shall be provided between all adjacent parcels. Where grade differences require, stairs or steps shall be installed.
25. Pedestrian connections (five foot sidewalks) linking the project to Knox Avenue at the primary two right-in, right-out access drives and Summerhill Road shall be provided.
26. Cross access sidewalks between all structures and parcels within the development shall provide internal pedestrian circulation.
27. Pedestrian crossings of all roads, driveways, and internal circulation ways, both public and private, shall be treated with a differentiating pavement treatment.
28. Parking ratios for each parcel in the project shall be no less than 3.33 per thousand square feet. The maximum parking ratio permitted for all uses except restaurant shall be 4.0 per thousand square feet. The maximum parking ratio for restaurants shall not exceed 6.0 per thousand square feet.
29. Shared parking within and between parcels will be considered and is encouraged.
30. Any parking provided in excess of the maximum ratios shall be on an impervious surface approved by the Planning Commission at the site plan stage. Loose gravel and compacted crusher run will not be approved. Appropriate sod over a stabilized surface will be approved.
31. It is recognized that the structure to be developed on Parcel 1 will be approximately 150,000 square feet and will be located in the center of the parcel with a large area of parking between the structure and the Knox Avenue frontage. The front elevation of the structure shall be designed, to the extent possible, as a series of storefronts, or other facade modifications to reduce the big box look. Architectural treatments may include variations in the vertical plane, variations in the roofline, varying locations of windows and doors, installation of different awnings or canopies, and the use of arcades.

32. The structures to be developed on parcels 2, 3, 4, and 5 in Phase 2 shall be oriented toward Knox Avenue and shall be located as close as possible to the twenty five (25) foot landscape buffer. All of the buildings shall be designed to the same front setback; however, a drive aisle and one row of parking will be permitted between any building and the twenty five (25) foot landscape buffer.
33. The structures to be developed on parcels 6, 7, and 8 in Phase 2 shall be oriented toward the internal access road and developed with the same front setback to the extent possible.
34. The structure or structures developed on Parcel 9 may be oriented to Knox Avenue or to the interior access road. If the primary orientation of the development on Parcel 9 is toward the interior access road then the Knox Avenue frontage shall be aligned with the front setbacks of the structures on Parcels 2, 3, 4 and 5 and shall be designed with variations in the elevation to appear as series of storefronts rather than a blank wall. Architectural treatments may include variations in the vertical plane, variations in the roofline, varying locations of windows and doors, installation of different awnings or canopies, and the use of arcades.
35. The side setbacks on the parcels in phase 2 may be zero on lot lines interior to the project where the structures on two or more parcels are constructed immediately adjacent to each other (with a common wall).
36. The impervious surface area for any one parcel shall not exceed eighty (80%) percent. The overall impervious surface area for the project shall not exceed sixty (60%) percent.
37. The detention area shall be fenced for safety and landscaped to shield the fencing, rip rap, and drainage structures. Black vinyl clad chain link fence shall be installed below the upper edge of each detention area in a manner as to be obscured by the landscaping on top of the detention area or both.
38. Parking lot landscaping shall be designed to maximize the impervious surface area within the parking area and provide for no less than one tree for every ten spaces. Additionally, the parking lot shall be landscaped to provide that no parking space shall be located more than sixty (60) feet from a landscaped island measured from the closest point on the parking space. No landscaped island shall be less than three hundred (300) square feet in size.
39. Each structure developed shall be provided with foundation/perimeter landscaping between the structure and access drives and sidewalks (excluding loading areas). Landscaping material installed along walls that include fenestration shall be maintained at a height below

windows. Landscaping along walls with no fenestration shall be selected and maintained to screen large expanses of blank wall.

40. Mechanical equipment located adjacent to buildings shall be screened from public view.
41. Area and parking lot lighting shall be kept to as low a height as possible and screened or shielded from adjacent residential areas to avoid illumination of and glare onto residential property. Exterior lighting details shall be included with each site plan application, including a description of the lighting levels during business versus non-business hours.
42. Outdoor display and sale of merchandise is prohibited on any parcel within the development. However, an outdoor merchandise display and sales area associated with retail or any other use may be approved by the Planning Commission as part of a site plan.
43. Overnight or extended parking of tractors, trailers, or railroad/truck shipping containers shall be confined to areas behind buildings and designated on approved site plans. No tractor, trailer, container, or recreational vehicle parking shall be permitted on or in any parking area, circulation corridor or outdoor sales and display area.
44. Excessive noise associated with any use in the development including, loading, unloading, trash compaction, building maintenance, parking lot or landscaping maintenance or any other activity shall be prohibited between the hours of 10:00 pm and 7:00 am.
45. The architectural design of structures shall be improved to provide finish masonry walls and traditional masonry detailing on all elevations unless waived by the Planning Commission at the site plan stage. Waivers may be approved for loading, maintenance, screened storage and other areas shielded from public view.
46. One freestanding sign shall be permitted for Phase 1 on parcel 1. It shall be located on the Knox Avenue frontage near the main entrance and shall advertise the center and the major tenants located on parcels 1, 6 & 7. The total size of the sign shall not exceed 100 square feet on each of two parallel sides. The overall height shall not exceed 25 feet. It may include interior lighting. The sign panels shall be darker in color than the lettering and graphics.
47. One freestanding sign shall be permitted on the Martintown Road frontage near the secondary entrance to parcel 1 and shall advertise the center and the major tenants. The total size of the sign shall not exceed 80 square feet on each of two parallel sides. The overall height

shall not exceed 15 feet. It may include interior lighting. The sign panels shall be darker in color than the lettering and graphics.

48. One freestanding sign shall be permitted for Phase 2 on parcel 9. It shall be located on the Knox Avenue frontage between the proposed right-in/right-out access and the access road full access non-signalized intersection. It shall advertise the center and the major tenants located on parcels 8 and 9. The total size of the sign shall not exceed 100 square feet on each of two parallel sides. The overall height shall not exceed 20 feet. It may include interior lighting. The sign panels shall be darker in color than the lettering and graphics.
 49. Wall signage shall be permitted as provided for in the ZDSO.
 50. One freestanding monument sign located on the Knox Avenue frontage shall be permitted for each of the four parcels in Phase 2 that front on Knox Avenue. Monument signs shall not exceed 100 square feet in size or 10 feet in height and may advertise only the business or businesses located on the parcel.
 51. One freestanding monument sign located on the frontage of the interior access road shall be permitted for each of the three parcels in Phase 2 that front on the interior access road. Monument signs shall not exceed 100 square feet in size or 10 feet in height and may advertise only the business or businesses located on the parcel.
 52. The developer of each parcel shall provide a maintenance guarantee supported by a letter of credit for the site landscaping on the subject parcel after the landscaping is complete but prior to the issuance of a certificate of occupancy. Such maintenance guarantee and letter of credit shall be valid for a period of not less than three (3) years from the date of the final certificate of occupancy and shall equal 20% of the cost of the installed landscaping as determined by the city.
- ii. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
 - iii. This Ordinance shall become effective immediately upon its adoption on second reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF
AUGUST, 2023.

First Reading_____

Briton S. Williams, Mayor

Second Reading_____

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2023-28
SELECTING CRANSTON ENGINEERING
AS THE CITY'S DESIGN & ENGINEERING SERVICES
SHARON JONES AMPHITHEATER ADDITIONS
THE DEPARTMENT OF PARKS, RECREATION, & TOURISM

WHEREAS, the City of North Augusta desires to retain the services of qualified architects and engineers for design and engineering services for the Sharon Jones Amphitheater Additions as required by the Department of Parks, Recreation, & Tourism.

WHEREAS, three firms responded to a "Request for Qualifications" and were interviewed by a staff committee consisting of the Director of Parks, Recreation, & Tourism, Rick Meyer, the Director of Planning & Development, Tommy Paradise, the Superintendent of Programs & Facilities, Karl Waldhauer, Engineer I, Brian Maleck, and Assistant City Administrator, Rachelle Moody; and

WHEREAS, from the three firms interviewed, the committee determined that the firm of Cranston Engineering is best qualified to provide the required services.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof that Cranston Engineering shall be the City's design and engineering services firm for the Department of Parks, Recreation, & Tourism's Sharon Jones Amphitheater Additions.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized to negotiate with the firm of Cranston Engineering for design & engineering services for the Sharon Jones Amphitheater Additions for the Department of Parks, Recreation, & Tourism, to sign agreements for such services; make payments, and to sign all other documents related thereto.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2023.

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2023-29
A RESOLUTION AUTHORIZING PARTIAL RELEASE OF CORONAVIRUS STATE AND LOCAL
FISCAL RECOVERY FUNDS

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

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

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

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

WHEREAS, City Council adopted Resolution 2022-35, which authorized Expenditure Request 3 totaling \$1,367,000 for six projects; and

WHEREAS, City Council adopted Resolution 2022-53, which authorized Expenditure Request 4 totaling \$1,600,000 for several projects; and

WHEREAS, City Council adopted Resolution 2023-17, which authorized Expenditure Request 5 totaling \$89,800 for one project; and

WHEREAS, City Council adopted Resolution 2023-25, which authorized Expenditure Request 6 totaling \$450,000 for one project; and

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

WHEREAS, the Public Utilities Department has received funding through a SCIIP grant for the Southwest Interceptor Pipeline Rehab Project in the amount of \$7,656,789; and

WHEREAS, the Public Utilities Department requested \$3,935,004 for the Southwest Interceptor Pipeline Rehab Project which was authorized in Resolution 2022-13 for Expenditure Request 1 totaling \$3,965,004; and

WHEREAS, the Public Utilities Department requests the release of \$2,063,915 from the Southwest Interceptor Pipeline Rehab Project, revenue replacement portion to be placed as unencumbered in the SLFRF funds; and

WHEREAS, with this grant, \$3,339,567 remains of available SLFRF funds for future expenditures.

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

1. Release of encumbered funds of \$2,063,915 of SLFRF funds that were approved for the revenue replacement portion of the Southwest Interceptor Pipeline Rehab Project.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2023.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2023-30
A RESOLUTION AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL
FISCAL RECOVERY FUNDS – EXPENDITURE REQUEST 7

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

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

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

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

WHEREAS, City Council adopted Resolution 2022-35, which authorized Expenditure Request 3 totaling \$1,367,000 for six projects; and

WHEREAS, City Council adopted Resolution 2022-53, which authorized Expenditure Request 4 totaling \$1,600,000 for several projects; and

WHEREAS, City Council adopted Resolution 2023-17, which authorized Expenditure Request 5 totaling \$89,800 for one project; and

WHEREAS, City Council adopted Resolution 2023-25, which authorized Expenditure Request 6 totaling \$450,000 for a replacement tanker truck and equipment; and

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

WHEREAS, the Parks, Recreation, & Tourism Department has identified a need for Greenway Improvements and recommend improvements totaling \$50,000; and

WHEREAS, with this expenditure, \$3,289,567 remains of available SLFRF funds for future expenditures.

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

1. Expenditures of \$50,000 of SLFRF funds is approved for Greenway Improvements.
2. The City will follow its adopted procurement ordinance as it relates to expenditure of SLFRF funds.
3. The City Administrator is authorized to execute such documents as necessary to enter into agreements to procure the Greenway Improvements.
4. Any monies not spent on the Greenway Improvements will be made available in SLRF funds for future expenditures.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ____ DAY OF AUGUST, 2023.

 Briton S. Williams, Mayor

ATTEST:

 Jamie Paul, City Clerk

RESOLUTION NO. 2023-31
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,
SANITARY SEWER, STORMWATER COLLECTION AND FIRE SUPPRESSION SYSTEMS, AND
ASSOCIATED EASEMENTS AND RIGHTS OF WAY, ALONG WITH A MAINTENANCE
GUARANTEE AND LETTER OF CREDIT,
FOR FORREST BLUFF, SECTION 1

WHEREAS, McKie Property Development, LLC by Ivey Capital Partners II, LLC developed Forrest Bluff, Section 1 according to the requirements of the North Augusta Planning Commission; and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on July 12, 2023; and

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

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

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

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

ALL those tracts or parcels of land lying and being in Aiken County, South Carolina shown and designated as “Rachel Branch 50’ R/W”; “Anna Creek Way 50’ R/W”; “Jane Lane 50’ R/W”; “Caroline Court 50’ R/W”; “Endswell Drive 50’ R/W”; “Parcel 7 – Right-of-Way”; and “Parcel 6 – Detention Pond”, Easement Nos. 1-6, as shown on that plat dated May 10, 2023, prepared for McKie Property Development, LLC by H&C Surveying, Inc., which plat is recorded in the Office of the Register’s Mesne Conveyance, Aiken County, South Carolina on July 12, 2023, in Book 65, Pages 112-114, (the “Plat”). Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances, dimensions and location of said land.

Tax Parcel No: a portion of 006-11-03-164

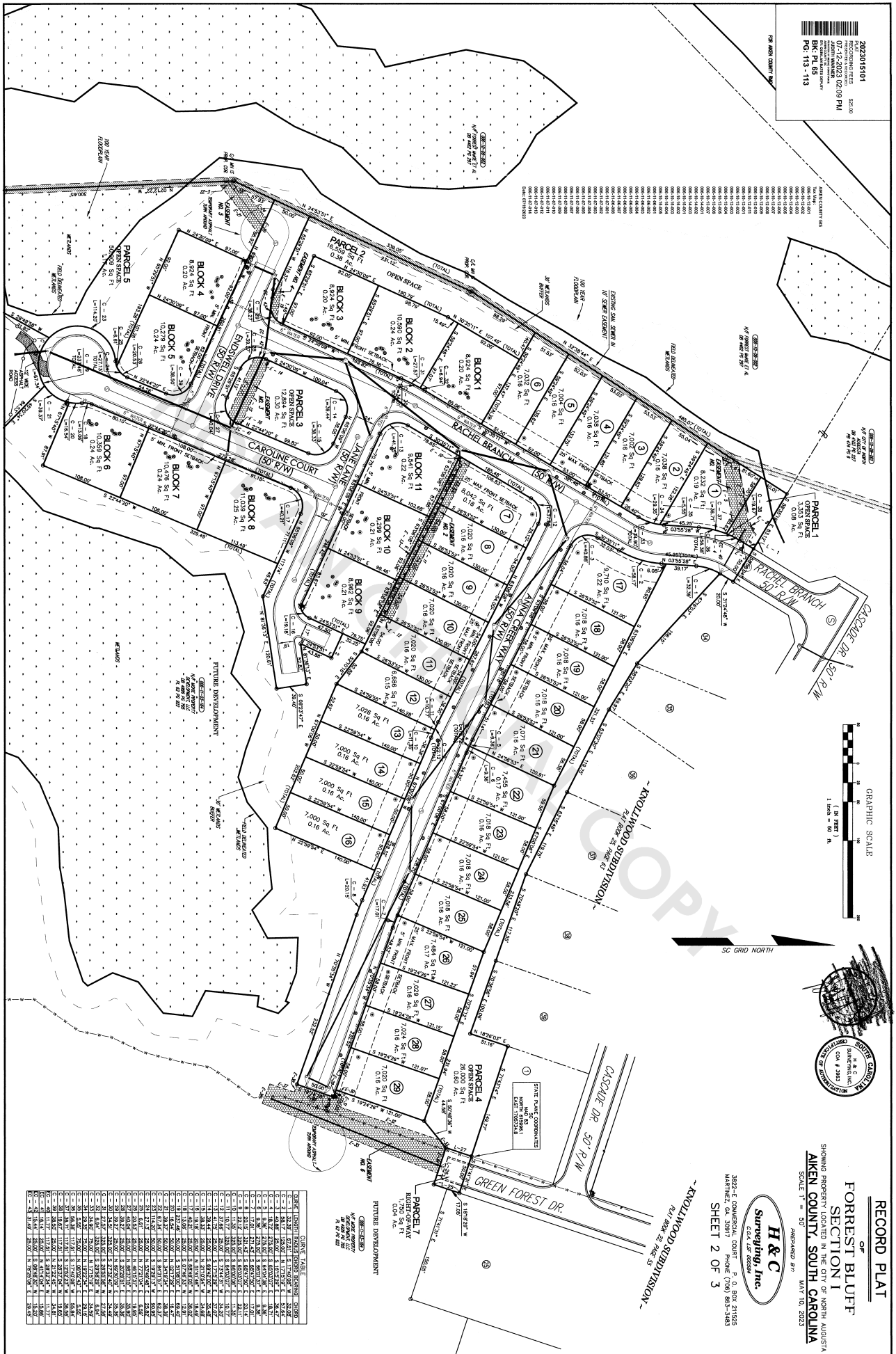
BE IT FURTHER RESOLVED that a Maintenance Guarantee and letter of credit in the amount of \$208,145.18 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2023.

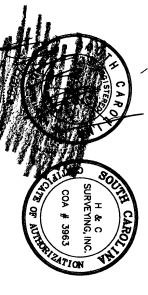
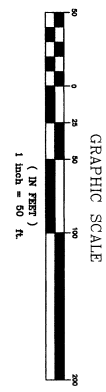
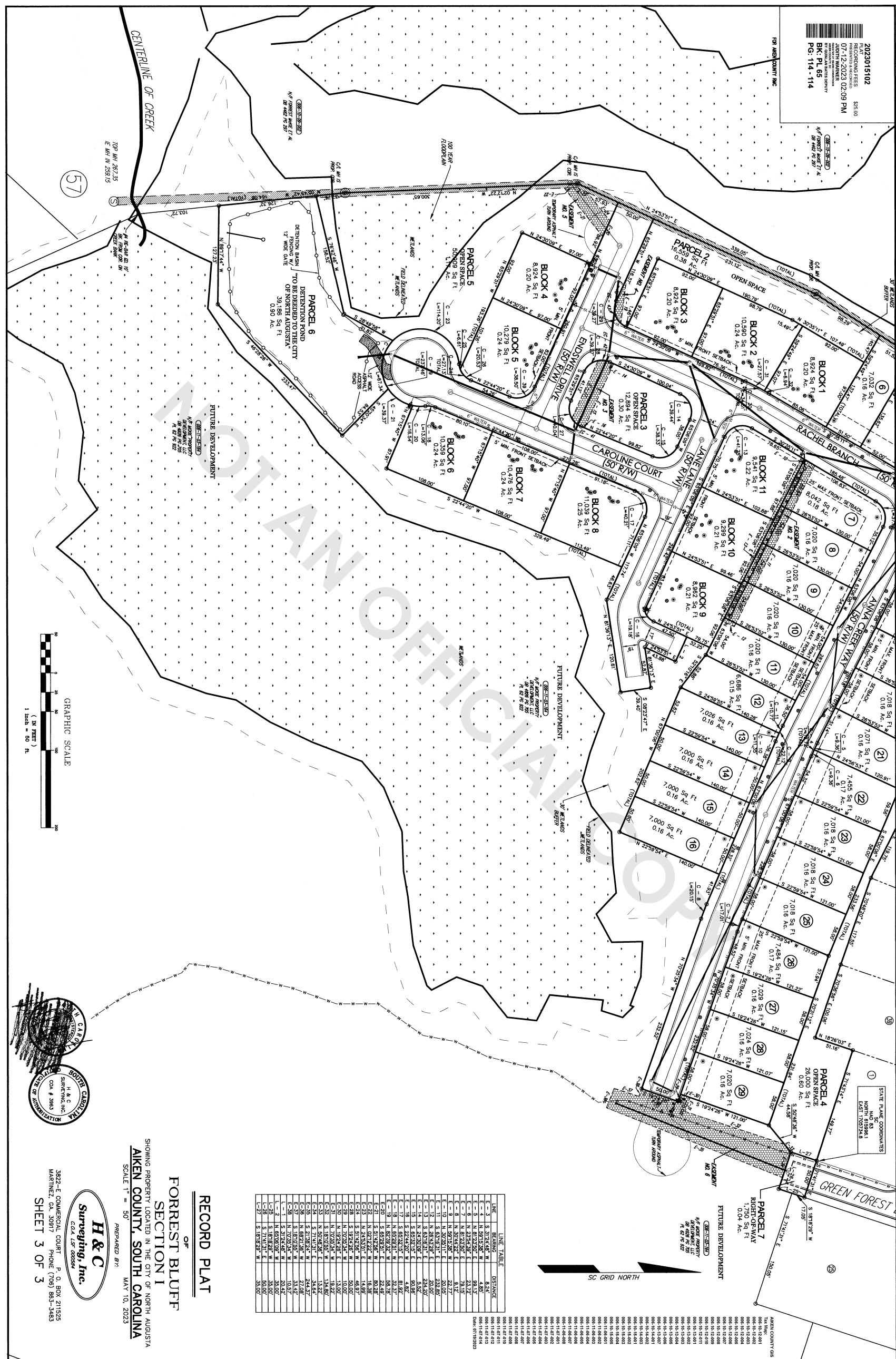
Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk



2023015102
RECORDING FEES \$23.00
07-12-2023 02:09 PM
JUDITH WANNER
REGISTERED PLANNING
PG: 114 - 114



SHOWING PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA
AIKEN COUNTY, SOUTH CAROLINA
SCALE 1" = 50'
PREPARED BY:
H & C
Surveying, Inc.
3822-E COMMERCIAL COURT P. O. BOX 211525
MARTINEZ, GA. 30917 PHONE (706) 863-3483
SHEET 3 OF 3

RECORD PLAT
OF
FOREST BLUFF
SECTION 1

LINE	BEARING	DISTANCE
E-1	S 31°24'48" W	8.84
E-2	N 89°23'00" E	89.31
E-3	N 23°54'30" E	43.17
E-4	N 50°24'00" E	8.12
E-5	N 59°15'30" W	22.77
E-6	N 30°31'15" E	20.05
E-7	N 28°42'30" E	20.00
E-8	S 83°18'15" E	43.84
E-9	S 22°44'00" W	8.82
E-10	N 82°38'30" W	30.72
E-11	N 82°38'30" W	30.72
E-12	S 83°24'00" E	28.24
E-13	S 83°24'00" E	28.24
E-14	S 83°24'00" E	28.24
E-15	S 83°24'00" E	28.24
E-16	S 83°24'00" E	28.24
E-17	S 83°24'00" E	28.24
E-18	S 83°24'00" E	28.24
E-19	S 83°24'00" E	28.24
E-20	S 83°24'00" E	28.24
E-21	S 83°24'00" E	28.24
E-22	S 83°24'00" E	28.24
E-23	N 24°53'15" E	14.85
E-24	N 24°53'15" E	14.85
E-25	N 24°53'15" E	14.85
E-26	N 24°53'15" E	14.85
E-27	N 24°53'15" E	14.85
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E-64	N 24°53'15" E	14.85
E-65	N 24°53'15" E	14.85
E-66	N 24°53'15" E	14.85
E-67	N 24°53'15" E	14.85
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E-70	N 24°53'15" E	14.85
E-71	N 24°53'15" E	14.85
E-72	N 24°53'15" E	14.85
E-73	N 24°53'15" E	14.85
E-74	N 24°53'15" E	14.85
E-75	N 24°53'15" E	14.85
E-76	N 24°53'15" E	14.85
E-77	N 24°53'15" E	14.85
E-78	N 24°53'15" E	14.85
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E-80	N 24°53'15" E	14.85
E-81	N 24°53'15" E	14.85
E-82	N 24°53'15" E	14.85
E-83	N 24°53'15" E	14.85
E-84	N 24°53'15" E	14.85
E-85	N 24°53'15" E	14.85
E-86	N 24°53'15" E	14.85
E-87	N 24°53'15" E	14.85
E-88	N 24°53'15" E	14.85
E-89	N 24°53'15" E	14.85
E-90	N 24°53'15" E	14.85
E-91	N 24°53'15" E	14.85
E-92	N 24°53'15" E	14.85
E-93	N 24°53'15" E	14.85
E-94	N 24°53'15" E	14.85
E-95	N 24°53'15" E	14.85
E-96	N 24°53'15" E	14.85
E-97	N 24°53'15" E	14.85
E-98	N 24°53'15" E	14.85
E-99	N 24°53'15" E	14.85
E-100	N 24°53'15" E	14.85

PREPARED BY AND RETURN TO:

Hull Barrett, PC
Michael E. Fowler, Jr.
7004 Evans Town Center Blvd., 3rd Floor
Evans, GA 30809

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

DEED OF DEDICATION
AND EASEMENT

KNOW ALL MIEN BY THESE PRESENTS, that **MCKIE PROPERTY DEVELOPMENT, LLC** ("Grantor"), for and in consideration of the payment of ONE AND NO/100 DOLLARS (\$1.00), paid by **THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA** ("Grantee"), with an address of 100 Georgia Avenue, North Augusta, South Carolina 29841, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released and by these presents does grant, bargain, sell, and release unto Grantee the property and property rights hereinafter described, to-wit:

Unencumbered fee simple title to ALL those tracts or parcels of land lying and being in Aiken County, South Carolina shown and designated as "Rachel Branch 50' R/W"; "Anna Creek Way 50' R/W"; "Jane Lane 50' R/W"; "Caroline Court 50' R/W"; "Endswell Drive 50' R/W"; "Parcel 7 - Right-of-Way"; and "Parcel 6 - Detention Pond", as shown on that plat dated May 10, 2023, prepared for McKie Property Development, LLC by H & C Surveying, Inc., which plat is recorded in the Office of the Register's Mesne Conveyance, Aiken County, South Carolina on July 12, 2023, in PL 05 PG 112-114, (the "Plat"). Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances, dimensions and location of said land.

Together with, a non-exclusive easement in perpetuity for the use, repair, and maintenance of utilities on and under that property designated and described as those tracts or parcels of land lying and being in Aiken County, South Carolina, being (i) those certain "Permanent Utility Easements No's 1, 2, 3, 4, 5, and 6", as each of the same are shown on said Plat. Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances,

dimensions and location of said land.

By acceptance of this deed, Grantee agrees to promptly maintain, repair and replace the storm water and sewer lines and apparatuses installed or within each said easement, and that upon completion of any maintenance or repair of same, Grantee shall promptly return any disturbed land to its pre-disturbed condition.

Derivation: Deed Book ____, Page ____

The easements granted herein include the right of ingress and egress to said easements over the surrounding property of the Grantor for any and all purposes connected with the necessary and proper installation, construction, maintenance, repair, replacement and inspection of such utilities. The easements granted herein also include the right, where applicable, of ingress and egress from and to said easements over the surrounding property of the Grantor for tapping into any said utilities.

Grantor, its successors, assigns and legal representatives shall have the right to use the parcels of land which are subject to the easements herein granted in any manner not inconsistent or interfering with these easement rights conveyed to the Grantee, excluding, however, the right to erect, construct or maintain within the permanent easement area any, buildings, structures, other permanent improvements or trees or large shrubs, without obtaining the prior written consent of the Grantee. Grantor specifically agrees that if it improves the easement area, it will indemnify and hold Grantee harmless from any damages which may result to said improvements should Grantee be required to work in, or otherwise utilize, the easement area.

Any damages or additional costs resulting to Grantee as a result of alternative uses of such land shall be the responsibility of and paid for by the Grantor. On each of these easements, Grantee shall have the right to trim or remove trees, shrubs, bushes and other vegetation or ground cover as necessary to install, maintain, repair and operate the utility facilities located therein.

In accepting the easements granted hereby, Grantee shall not be obligated to maintain swales, natural streambeds or creeks through which storm water drains, the maintenance of which shall be the responsibility of the owner of fee simple title to the land covered by such easement.

The easements conveyed hereby include title to all pipes and structures and associated appurtenances located in or on the land conveyed or the land subject to the easements granted which are used in providing transportation or water, sanitary sewer, broadband or storm water drainage systems.

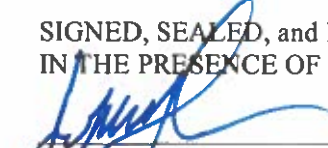
TO HAVE AND TO HOLD said property and easements unto Grantee, its successors and assigns in accordance with the terms herein. Grantor hereby warrants and represents that it is the owner of the above-described property and has the authority to convey to the Grantee the property and easements set forth herein. Grantor shall warrant and forever defend all and singular the Property onto Grantee against the claims of all person whomsoever.

[signatures to follow]


IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal on the day and year first above written.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

McKie Property Development, LLC



Witness

By: 
Name: Stephen Mark Ivey
As its: Member/manager (SEAL)

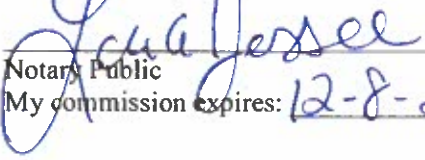
Witness

State of Georgia)
County of Columbia)

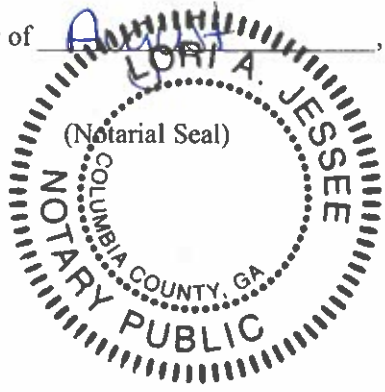
Acknowledgement

I, Lori Jessee, a notary public for the State and County aforesaid, do hereby certify that _____, on behalf of Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 3 day of August, 2023.



Notary Public
My commission expires: 12-8-2023



Consent and Subordination

The undersigned, Colony Bank ("Lender"), being the holder of a Mortgage dated as of October 4, 2021, and recorded in the Office of the Register's Mesne Conveyance, Aiken County, South Carolina on November 18, 2021, in Book RB 4978, Page 1463 (such mortgage, as previously or hereafter amended, renewed, extended or continued from time to time is herein called the "Mortgage"), hereby consents to the foregoing Deed of Dedication and Easement ("Easement") and agrees that the Mortgage shall be subject and subordinate in all respects to the foregoing Easement. In the event of any foreclosure or acquisition of title to property secured by the Mortgage, or any portion thereof by Lender or any successor-in-interest to Lender, the foregoing Easement shall not be disturbed and shall remain in full force and effect, and Lender and its successors-in-interest will abide and be bound by the foregoing Easement and all of the terms and conditions thereof.

Dated as of this 3rd day of August, 2023.

LENDER:
COLONY BANK

By: Hugh Hollar
Name: Hugh Hollar
As its: Senior Vice President

Barbara McLain
Witness

[Signature]
Witness

State of GEORGIA)
County of COLUMBIA)

Acknowledgement

I, Stephanie Williams, a notary public for the State and County aforesaid, do hereby certify that Hugh Hollar, on behalf of Colony Bank, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 3rd day of August, 2023.

Stephanie R. Williams
Notary Public
My commission expires: 7-28-2025

(Notarial Seal)
Stephanie R. Williams
Notary Public Richmond County, GA
My Commission Expires July 28, 2025





HULL BARRETT

A T T O R N E Y S

AUGUSTA AIKEN EVANS

MICHAEL E. FOWLER, JR.
- LICENSED IN GEORGIA, ALABAMA & SOUTH CAROLINA

MFWLWLER@HULLBARRETT.COM

CERTIFICATE OF TITLE

TO: North Augusta, South Carolina

DATE: Effective date June 2, at 8:00am

RE: Forest Bluff-Section 1

ALL those tracts or parcels of land lying and being in Aiken County, South Carolina and shown and designated as "Rachel Branch (50' R/W)"; "Anna Creek (50' R/W)"; "Jane Lane (50' R/W)"; Caroline Court (50' R/W)"; Endswelis Drive (50' R/W)"; "Parcel 7 Right-of-Way"; "Parcel 6 Detention Pond" ; Easement Nos. 1-6, on that plat dated May 10, 2023, prepared by H&C Surveying, Inc., which plat is attached hereto as Exhibit "A" (the "Plat"). Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances, dimensions and location of said land.

Tax Parcel No.: portion of 006-11-03-164

THIS IS TO CERTIFY that I have caused to be examined the public records of Aiken County, South Carolina, relative to the title of the above referenced real estate situate in Aiken County, South Carolina, that covered a period of at least forty (40) years.

ALSO, the uses identified in the deed of dedication, including right-of-way and utilities, is not a violation of any covenant or other restriction on the property.

BASED UPON SUCH INVESTIGATION, it is my opinion **McKie Property Development, LLC** is vested with fee simple, good and marketable title to the real estate by Title to Real Estate dated March 23, 2021 so described, free and clear of all liens, limitations and encumbrances of record, with the following exceptions:

1. Such state of facts as shown on the plat referenced above.
2. Easements, or claims of easements, not shown by the public records.

WWW.HULLBARRETT.COM

~~(01859141-1)~~
HULL BARRETT, PC, SECURITY FEDERAL BANK - 3RD FLOOR, 7004 EVANS TOWN CENTER BOULEVARD, EVANS, GEORGIA 30809
TELEPHONE: (706) 722-4481 DIRECT: (706) 722-4485 FAX: (706) 650-0925

3. All taxes or special assessments which are not shown as existing liens by the public records.
4. Notice of Commencement recorded in Book 5012, Page 246.
5. Security Deeds as set forth below:
 - a. McKie Property Development, LLC to Colony Bank recorded in Book 4978, Page 1470, as modified and/or subordinated.
 - b. McKie Property Development, LLC to Colony Bank recorded in Book 5061, Page 751, as modified and/or subordinated.

Hull Barrett, P.C.

BY: 

Michael E. Fowler, Jr.
Closing Attorney

Department of Planning And Development

Memorandum # 23-014

To: Jim Clifford, City Administrator
From: Tommy Paradise, Planning Director
Subject: Development Code Rewrite
Date: June 23, 2023

The Planning Commission recommended to City Council to approve the Rewritten Development Code (Code) at their June 6, 2023 meeting. Please accept this copy for referral to Council.

As background, this project began in the Fall of 2020. Orion Planning + Design was contracted to have its audit team perform an audit of the current Development Code. During the audit, stakeholder meetings, steering committee meetings, and code surveys were conducted to gather public input. The audit, which is attached, was completed in February 2021 and received by the Steering Committee, Planning Commission and Council.

The audit served as the outline of what needed to be corrected in the Code and with that information the code drafting process began in April of 2021. Staff changes in the Planning Department resulted in some delays and the process was fully engaged by September, 2021.

A first review draft of the code was submitted in February of 2022. Reviews of the draft began with the Steering Committee in April of 2022 and proceeded section by section in a series of four meetings. The Steering Committee completed its work August of 2022. Appropriate revisions and edits were completed in October and a Planning Commission review draft submitted in November.

The Planning Commission began its review in January of 2023. The Planning Commission reviewed the draft section by section until its work was complete in June of 2023. Appropriate revisions and edits were completed as the review proceeded.

The draft with the recommendation of the Planning Commission has been forwarded to Council for their review and action.