



DISCUSSION ITEMS FOR  
SEPTEMBER 11, 2023  
SPECIAL CALLED  
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.*

# Administration Department



## Interoffice Memorandum

TO: City Council and James S. Clifford, City Administrator

FROM: Briton S. Williams, Mayor

DATE: September 8, 2023

SUBJECT: Special Called Meeting of Monday, September 11, 2023

Pursuant to Section 2-37, entitled "Calling Special Meetings," of the Code of Laws of North Augusta, South Carolina, a Special Called City Council meeting is called for **Monday, September 11, 2023 at 5:30 PM.** in the Municipal Center, 100 Georgia Avenue, and 3rd Floor - Council Chambers.

The Special Called City Council meeting will be streamed for public viewing online at:

- "City of North Augusta – Public Information" on [www.Facebook.com](http://www.Facebook.com)
- "City of North Augusta Public Information" on [www.YouTube.com](http://www.YouTube.com)

The purpose of the Special Called City Council Meeting shall be for the Public Hearing to receive public input on the proposed Development Code Rewrite and for Council to consider the following:

**ITEM 1. PLANNING AND DEVELOPMENT: Ordinance No. 2023-15 Adopting the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations and Updating the City-Wide Zoning Map Accordingly – First Reading**

Please see ATTACHMENT #1 for a copy of the proposed ordinance.

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

City of  
North Augusta, South Carolina

**Special Called City Council Meeting for the Purpose of Holding a Public Hearing and to Consider Adopting the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations and Updating the City-Wide Zoning Map Accordingly – First Reading**

**Public Hearing Notice**

The North Augusta City Council will hold a public hearing at 5:30 pm on Monday, September 11, 2023, in the Council Chambers located on the 3<sup>rd</sup> floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the proposed Development Code Rewrite.

A copy of the proposed Development Code Rewrite is available for public review in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugustasc.gov](http://www.northaugustasc.gov). All members of the public interested in expressing a view on this Development Code Rewrite are encouraged to attend or provide written comments to [planning@northaugustasc.gov](mailto:planning@northaugustasc.gov) by Noon, September 11, 2023.

**CITIZEN ASSISTANCE:**

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

ORDINANCE NO. 2023-15  
ADOPTING THE NORTH AUGUSTA DEVELOPMENT CODE,  
CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA  
CODE OF ORDINANCES, PROVIDING FOR NEW ZONING AND LAND DEVELOPMENT  
REGULATIONS AND UPDATING THE CITY-WIDE ZONING MAP ACCORDINGLY

WHEREAS, pursuant to Title 6, Chapters 29 and 31 of the South Carolina Code, the North Augusta Planning Commission has the responsibility to prepare zoning and land development regulations for adoption by the North Augusta City Council; and

WHEREAS, such zoning and land development regulations have been revised and updated approximately every ten (10) years; and

WHEREAS; the most recently revised regulations were adopted in 2007 as the North Augusta Development Code; and

WHEREAS, the North Augusta Planning Commission has spent several years in the preparation of a Development Code which is consistent with the city's 2022 Comprehensive Plan; and

WHEREAS, the proposed Development Code incorporates all city zoning and land development regulations; and

WHEREAS, the proposed Development Code will replace the 2007 North Augusta Development Code; and

WHEREAS, public comment was solicited through formal public hearings and informal communication throughout the multiyear document preparation process; and

WHEREAS, the 2023 North Augusta Development Code is consistent with the city's 2022 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission approved the draft North Augusta Development Code on June 6, 2023 and recommended it to the City Council for approval; and

WHEREAS, City Council held a public hearing on September 11, 2023 in accordance with Section 6-29-760 of the South Carolina Code of Laws; and

WHEREAS, an updated zoning map for the purposes of aligning existing zoning districts with new zoning district names and designations has been prepared which does not change the underlying zoning district classifications.

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:

ORDINANCE ADOPTING THE NORTH AUGUSTA'S DEVELOPMENT CODE

I. The North Augusta Development Code, Chapter 18 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby adopted and shall read as follows:

North Augusta Development Code Chapter 18 of the City of North Augusta Code of Ordinances

Article 1. Authority and Purpose

Article 2. Applicability and Conformity

Article 3. Nonconformities

Article 4. Zoning Districts Established

Article 5. Uses and Use Conditions

Article 6. Building and Lot Standards

Article 7. Landscaping, Buffers, Open Space, and Trails

Article 8. Parking, Loading, and Stacking

Article 9. Signs

Article 10. Mobility

Article 11. Adequate Public Facilities

Article 12. Utilities

Article 13. Environmental Standards

Article 14. Design and Performance Standards

Article 15. Floodplain Management

Article 16. Land Subdivision

Article 17. Administrative Roles and Responsibilities

Article 18. Administration and Enforcement

Article 19. Definitions

Appendix A. Definitions

Appendix B. Application Documents

Appendix C. Approved Plants

Appendix D. Construction Standards

Appendix E. Erosion and Sediment Control

Appendix F. Stormwater Quality

Appendix G. Stormwater System Design Standards (Text of ordinance)

II. Upon adoption of this ordinance on second and final reading, the previous Development Code, Ordinance #2007-22, adopted December 17, 2007, along with all amendments thereto, is repealed in its entirety.

III. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

IV. The North Augusta Development Code will be effective upon adoption.

V. All development applications deemed complete and received by the city prior to adoption of the North Augusta Development Code will be processed under the 2007 North Augusta Development Code.

VI. If the Planning Director determines that a project was significantly under design but not yet submitted the Planning Director may, in his discretion, may allow the project to be developed under the previous code.

VII. The attached city-wide Zoning Map for the City of North Augusta, South Carolina is hereby adopted for the purposes of applying new zoning district names and designations and does not change the underlying zoning district classifications.

VIII. Upon adoption of the 2023 North Augusta Development Code the previous Zoning Map, adopted December 17, 2007 by Ordinance 2007-22, along with all amendments thereto, is repealed in its entirety.

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

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

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

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Briton S. Williams, Mayor

ATTEST:

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Jamie Paul, City Clerk