



DISCUSSION ITEMS FOR OCTOBER 2, 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: September 29, 2023
SUBJECT: Regular City Council Meeting of October 2, 2023

REGULAR COUNCIL MEETING

NEW BUSINESS

ITEM 5. PLANNING AND DEVELOPMENT: Ordinance No. 2023-16 to Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 9.84 Acres of Land Owned by CSRA Development Company, Aiken County Tax Parcel No. 007-15-03-002 from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential – First Reading

An ordinance has been prepared for Council’s consideration to approve to Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 9.84 Acres of Land Owned by CSRA Development Company, Aiken County Tax Parcel No. 007-15-03-002 from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential.

Please see ATTACHMENT #5 for a copy of the proposed ordinance.

ITEM 6. PLANNING AND DEVELOPMENT: Ordinance No. 2023-17 to Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ±27.48 Acres of Property Located at 244 & 246 Clearmont Drive and Owned by Pearle E. Hewitt, Isabella Mackie, Terence A. Mackie, & Anna Margaret Edwards – First Reading

An ordinance has been prepared for Council’s consideration to approve to Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ±27.48 Acres of Property Located at 244 & 246 Clearmont Drive and Owned by Pearle E. Hewitt, Isabella Mackie, Terence A. Mackie, & Anna Margaret Edwards.

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

ITEM 7. ADMINISTRATION: Ordinance No. 2023-18 to Amend the Code of Laws for the City of North Augusta. Specifically, Section 2-101, Qualifications for City Administrator. – First Reading

An ordinance has been prepared for Council's consideration to Amend the Code of Laws for the City of North Augusta. Specifically, Section 2-101, Qualifications for City Administrator.

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

ITEM 8. ADMINISTRATION: Resolution No. 2023-37 to Authorize the Issuing of a Parade Permit to North Augusta Lions Club to Conduct the 2023 Christmas Parade on Sunday, December 3, 2023

A resolution has been prepared for Council's consideration to Authorize the Issuing of a Parade Permit to North Augusta Lions Club to Conduct the 2023 Christmas Parade on Sunday, December 3, 2023.

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

ITEM 9. PARKS, RECREATION, AND TOURISM: Resolution No. 2023-38 Selecting R.D. Brown Construction Company, Inc. as the City's General Contractor for the Riverside Village Boat Dock, Overlook, Sharon Jones Amphitheater Rest Area, and Sharon Jones Amphitheater Expansion Project

A resolution has been prepared for Council's consideration to approve Authorizing the City of North Augusta to Accept the Low Bid from Kenrick's Construction for the Riverview Park Dugout Replacements, Fields 1 & 2.

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

ORDINANCE NO. 2023-16
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 9.84 ACRES OF LAND
OWNED BY CSRA DEVELOPMENT COMPANY, AIKEN COUNTY TAX PARCEL NO.
007-15-03-002 FROM R-10, MEDIUM LOT, SINGLE-FAMILY RESIDENTIAL TO
R-7, SMALL LOT, SINGLE-FAMILY RESIDENTIAL

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City’s North Augusta 2017 Comprehensive Plan; and

WHEREAS, the property owner, CSRA Development Company, has requested the property be rezoned from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential; and

WHEREAS, the North Augusta Planning Commission, following a September 20, 2023 public hearing, reviewed and considered a request by CSRA Development Company to amend the Official Zoning Map of North Augusta from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential for an approximately ±9.84 acre consisting of tax parcel 007-15-03-002 and has issued their recommendation. The staff reports and the recommendation of the Planning Commission have been provided to City Council.

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. A parcel consisting of ±9.84 acres owned by CSRA Development Company, is hereby rezoned from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential. Said property is Aiken County tax map parcel 007-15-03-002 and specifically identified as Exhibit “B” attached hereto.
- II. The Official Zoning Map for the City of North Augusta is hereby amended to reflect this rezoning.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on second and final reading.

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

First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

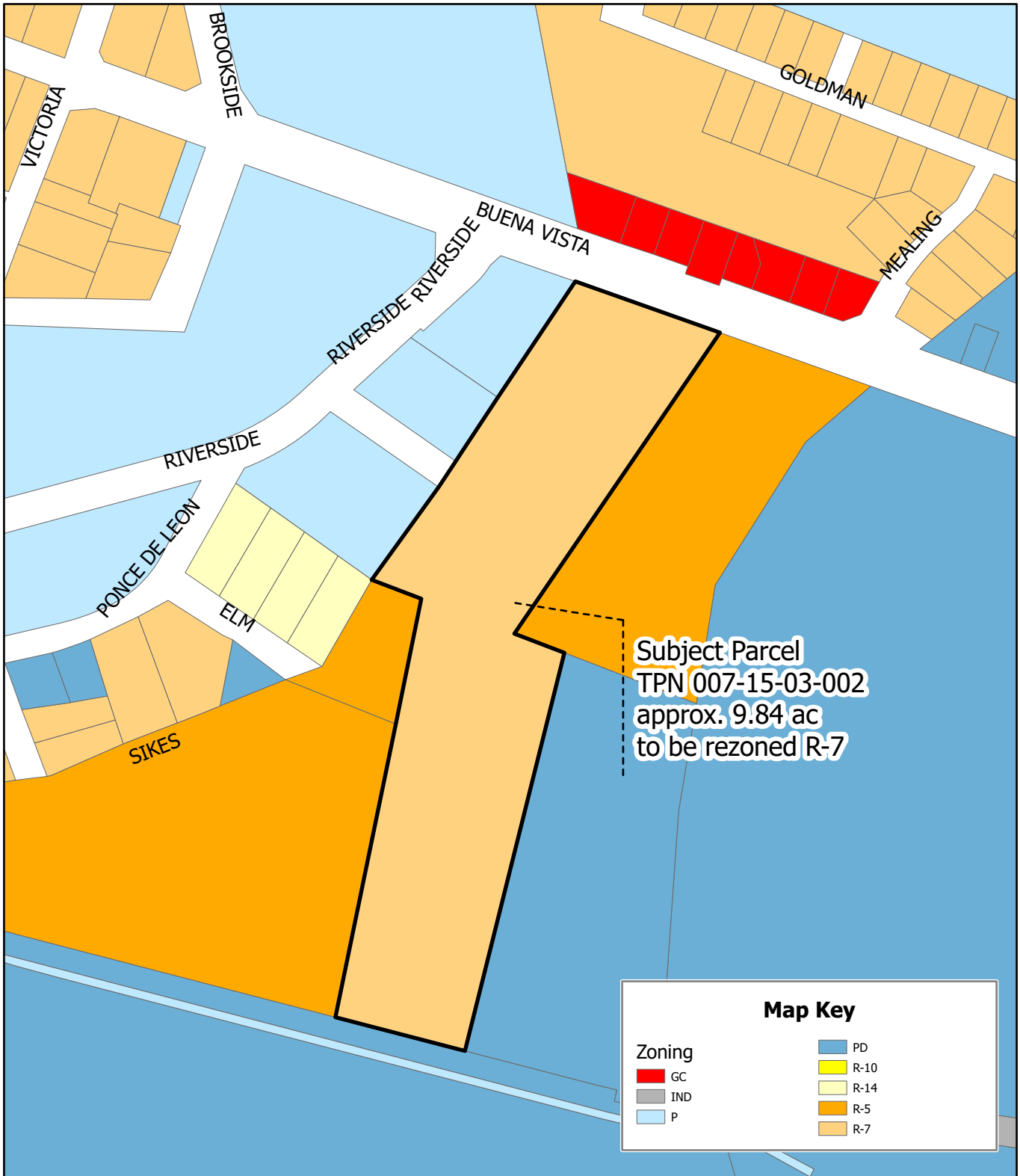
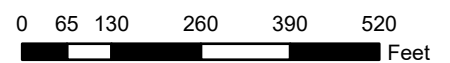


EXHIBIT B
Application Number RZM23-001
TPN 007-15-03-002

A request to rezone approx. 9.84 ac
from R-10, Medium Lot, Single-Family Residential
to R-7, Small Lot, Single-Family Residential



9/21/2023



Department of Planning and Development



Project Staff Report

RZM23-001 Hawks Vista

Prepared by: Kuleigh Baker

Meeting Date: September 20, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Hawks Vista
Applicant	CSRA Development Company, LLC
Address/Location	Along E. Buena Vista Ave.
Parcel Numbers	007-15-03-002
Existing Zoning	R-10, Medium Lot, Single-Family Residential
Overlay	NA
Traffic Impact Tier	1
Proposed Use	Townhouses
Proposed Zoning	R-7, Small Lot, Single-Family Residential
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.3 of the North Augusta Development Code (NADC) provides uniform procedures for processing changes to the Official Zoning Map.

The Planning Commission must use the criteria established in NADC Section 5.3.6 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 5.3.6.1-10:

1. The size of the tract(s) in question.
2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2.
3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether:

- a. The proposed rezoning is compatible with the surrounding area;
 - b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;
 - c. There will be any adverse effects on existing or planned public utility services in the area;
 - d. Parking problems; or
 - e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.
4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development.
 5. The zoning districts and existing land uses of the surrounding properties.
 6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
 7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.
 8. The length of time the subject property has remained vacant as zoned, if applicable.
 9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development.
 10. Whether the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.2.1 states the following:

1.2.1 Comprehensive Development Code

The Development Code as established in this Chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, safety, and the general welfare of the community. It is intended to consolidate in one place and in logical order, without unnecessary duplication, the city's regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all relevant city legislation in one convenient Chapter that is capable of being published and distributed as a separate and comprehensive segment of the Code of Ordinances, City of North Augusta, South Carolina, hereinafter referred to as the City Code, as a whole. The specific objectives of this Chapter are:

- 1.2.1.1 To protect the health, safety and general welfare; and
- 1.2.1.2 To promote new development forms that complete neighborhoods that:
 - a. Are designed at a human scale by controlling massing and design that respects the architectural vernacular of North Augusta;

- b. Foster communication among neighbors and connectivity to the larger community by allowing compact development patterns, interconnected street systems, short blocks;
- c. Include or reinforce central places, such as North Augusta's traditional downtown and neighborhood commercial centers, civic gathering places, and open space;
- d. Encourage walking and biking by the layout of blocks and streets;
- e. Accommodate vehicular travel without allowing parking lots and streets to dominate the built environment;
- f. Provide a mix of housing types, including housing affordable to all households and housing arrangements that foster neighborliness;
- g. Provide a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm;
- h. Design streets as outdoor rooms, with attention to pedestrian and bicyclist safety as well as to the safety of motorists;
- i. Includes neighborhood design that responds to the natural, cultural and historic context;
- j. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

1.2.2 Zoning Regulations

The zoning and land use regulations set forth in Articles 2, 3 and 4 are designed to promote the public health, safety, and general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3. The Planning Commission's recommendation is then forwarded to the City Council for their consideration per NADC § 5.3.5.3.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, a notice of the rezoning request and scheduled date of the Planning Commission public hearing was originally mailed to property owners within 200 feet of the subject property on September 1, 2023. The property was posted with the required public notice on September 6, 2023. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The North Augusta Star* and on the City's website at www.northaugustasc.gov on September 6, 2023.

SECTION 4: SITE HISTORY

The subject parcel is vacant. The property is intended to be used for a future townhouse development. The applicant is requesting to rezone ±9.84 acres, TPN 007-15-03-002, from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential to facilitate the subdivision. The applicant has also submitted a variance request to the Board of Zoning Appeals for a variance to the minimum lot width allowed in the R-7, Small Lot, Single-Family Residential zoning district to allow for a typical townhome design.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	R-10, Medium Lot, Single-Family Residential
North	Commercial/Residential	Residential Single Family	GC, General Commercial
South	Greenway	Mixed Use/Residential Multifamily/Open Space Preservation	PD, Planned Development
East	Apartments	Residential Multifamily	R-5, Mixed Residential
West	Vacant	Open Space Preservation	P, Public Use

Access – The property currently has access from East Buena Vista Avenue. There is potential for future access to Elm Street but it is currently blocked by an adjacent property.

Topography – The majority of the parcel is relatively flat but slopes significantly towards the Greenway south of Sikes Avenue.

Utilities – Water is available along East Buena Vista Avenue. An existing wastewater line is also available from East Buena Vista Avenue. Both utilities will need to be extended into the site.

Floodplain – The property is not located in a federally designated floodway.

Drainage Basin – The parcel is located in the Waterworks Basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Staff provides the following information for context related to the Commission's deliberation. Descriptions and commentary added by staff will be *italicized*.

1. The size of the tract in question (§5.3.6.1).

The total acreage of the requested rezoning is approximately 9.84 acres.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).

The Comprehensive Plan Future Land Use Map shows this parcel as Low Density Residential. The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population. While the property is not easily connected to other residential developments in the area, it does provide an opportunity for future access to Elm Street and the River Club Planned Development. Additionally, residents may access the Greenway from East Buena Vista Avenue as an alternate route to downtown North Augusta and Riverside Village (Strategy 7.3).

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in NADC §5.3.6.3.

a. The proposed rezoning is compatible with the surrounding area;

The surrounding area contains mostly residential development. The property is located to the south of North Augusta Elementary School and the North Augusta Community Center. There are several gas stations and convenience store nearby and within walking distance to Maude Edenfield Park, the Greenway, and downtown North Augusta. The proposed rezoning is compatible with nearby development.

There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;

Any negative effects on traffic flow will be mitigated prior to construction. The overall townhouse development will require a Traffic Impact Analysis

(TIA) to be submitted as required by NADC §8.7 for consideration with any major subdivision preliminary plat application.

b. There will be any adverse effects on existing or planned public utility services in the area;

Any infrastructure improvements must be provided by the developer. A determination of the adequacy and availability of potable water and sanitary sewer will be analyzed by the City Engineer at the time of major subdivision preliminary plat approval. This application may be approved subject to the deferral of development until all public facilities are deemed available and adequate. Staff does not anticipate any issues with the provision of utilities.

c. Parking problems; or

Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Planning Commission or Board of Zoning Appeals, as applicable. Guest parking and recreational vehicle parking must be addressed.

d. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.

Noise and lighting will be subject to the standards of the Development Code and Municipal Code, as applicable.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).

The surrounding area has not seen any significant recent zoning changes; however, the approved Bluegrass Place Planned Development proposed to bridge East Buena Avenue and East Martintown Road to the East of the site has potential to add significant growth over the next few years, with several large residential developments accessing the road. The East Buena Vista Avenue corridor is an important thoroughfare to commercial and residential developments and serves as a connector between Atomic Road, the SC-121 interchange, and downtown North Augusta. This development will be similar in character to the surrounding area.

5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).

The proposed development will consist of single-family townhouses. The proposed residential use provides additional housing options in this part of the City. Open spaces and green spaces provided in the plan allow additional recreational opportunities. The proposed development is compatible with surrounding area and existing developments.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).

The subject property is suitable for residential development.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).

There are currently a mix of housing types and densities along East Buena Vista Avenue. The proposed townhomes would be compatible with existing multifamily and single family homes in the vicinity.

8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).

The current site is undeveloped and has been zoned R-10, Medium Lot, Single-Family Residential since the adoption of the Official Zoning Map with the 2008 North Augusta Development Code.

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).

The change in zoning from R-10 to R-7 will diversify the available land for market-driven uses. There are not many large, undeveloped parcels within the City Limits in the surrounding area with the exception of the proposed Bluegrass Place Planned Development.

10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).

The subject parcel is in an area of mixed zoning districts and does not appear to have been an error at the time of adoption.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that TPN 007-15-03-002 should be rezoned from R-10 to R-7.

The Planning Commission may recommend approval or denial of this request according to NADC § 5.1.3.

SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Future Land Use
6. Public Hearing Notice
7. Application Documents

cc Keith Lawrence, via email

ORDINANCE NO. 2023-17
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
AND ANNEXING ± 27.48 ACRES OF PROPERTY LOCATED
AT 244 & 246 CLEARMONT DRIVE AND OWNED BY
PEARLE E. HEWITT, ISABELLA MACKIE,
TERENCE A. MACKIE, & ANNA MARGARET EDWARDS

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, have reviewed the petition of the landowners requesting that their property be annexed into the City and determined that such Petition should be accepted and the property annexed into the City; and

WHEREAS, the zoning classification recommended for the properties proposed for annexation has been reviewed for consistency with the Future Land Use Classification of the properties as specified in the Land Use Element of the North Augusta 2017 Comprehensive Plan;

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 City Council hereby accepts the Petition for Annexation as submitted by the Property owner.

II. The following described property shall be annexed into the City of North Augusta:

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

III. The zoning classification shall be R-7, Small Lot Single-Family, as shown on a map identified as "Exhibit A" titled "Map of Properties Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

A. All the certain lot, parcel or piece of land lying and being in the County of Aiken, State of South Carolina, and containing +19 acres, more or less as shown on the certain plat by Chas. A. Maxwell for Garrison Greenwood and dated

November 4, 1909 and Recorded in Misc. Book 2 at Page 269 RMC for Aiken County.

This being the same property conveyed to Garrison Greenwood in Book 15 at Page 237, dated January 3, 1911 and recorded March 9, 1967 for the Aiken County Office of the RMC. The Estate of Mattie Mackie being the heir of Garrison Greenwood.

TMS 11-13-01-023

- B. All certain lot, parcel or piece of land lying and being in the County of Aiken, State of South Carolina, and containing ±8.48 acres, more or less as shown on a plat made for Isabella Mackie dated April 14, 2017 and recorded June 6, 2017 in Plat Book 59 at Page 996, RMC for Aiken County

This being the same property conveyed in Book 34 at Page 16 dated December 4, 1919. The Estate of Mattie Mackle being the heir to said Josephine Jeter.

TMS 011-13-01-005

- IV. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- V. This Ordinance shall become effective immediately upon its adoption on second and final reading.

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

First Reading: _____

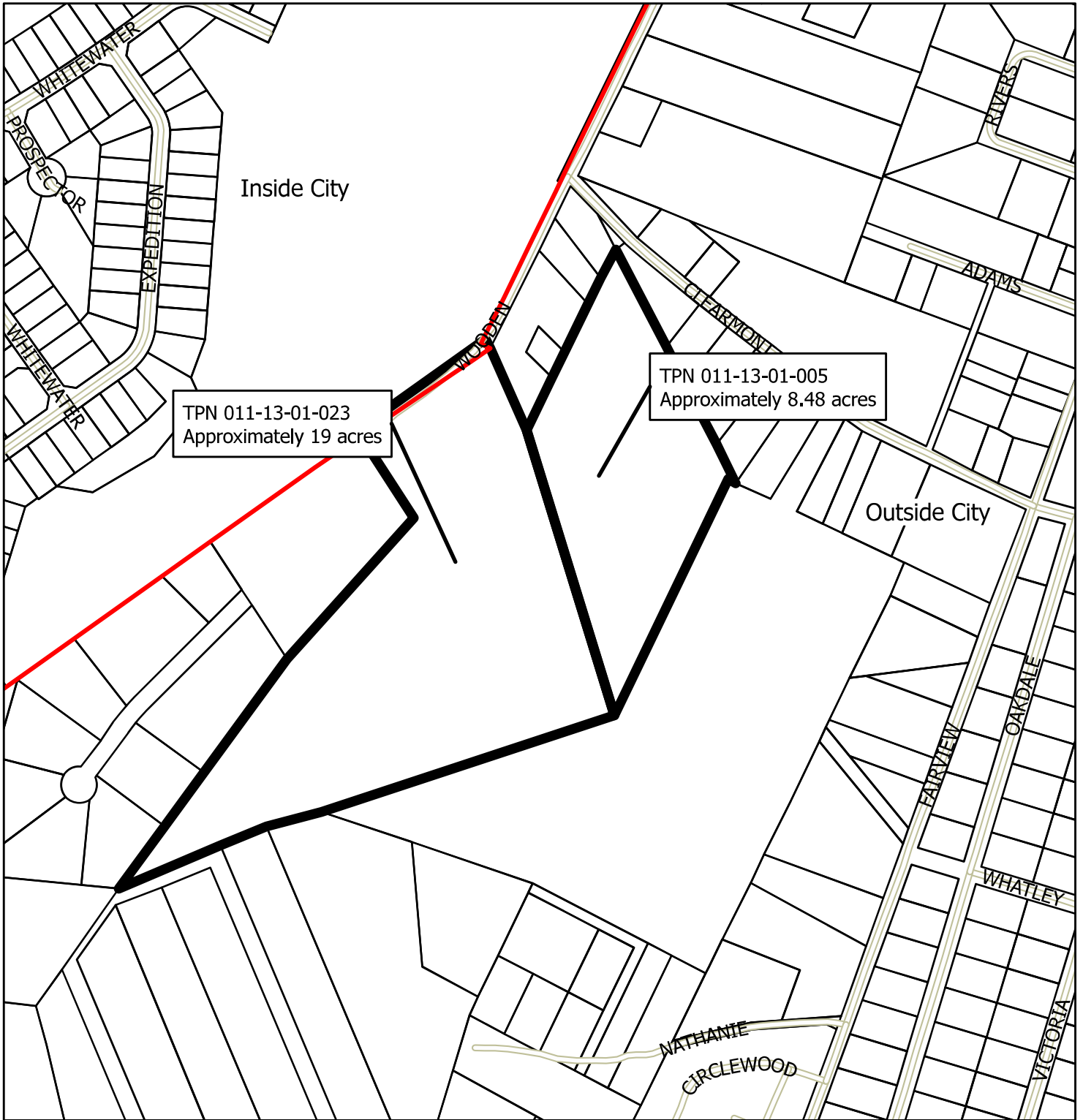
Second Reading: _____

Briton S. Williams, Mayor

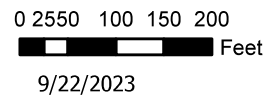
ATTEST:

Jamie Paul, City Clerk

EXHIBIT A



ANX23-005
MAP OF PROPERTIES
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA



Department of Planning and Development



Project Staff Report

ANX23-005 244 and 246 Clearmont Drive

Prepared by: La'Stacia Reese

Meeting Date: September 20, 2023

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	244 and 246 Clearmont Drive
Parcel Numbers	011-13-01-023 and 011-13-01-005
Total Development Size	± 8.48 acres and ± 19 acres
Zoning Requested	R-7, Small Lot, Single-Family Residential
Future Land Use	Residential Single Family

SECTION 2: PLANNING COMMISSION CONSIDERATION

Robert Steed, representing the property owner, has requested to annex parcel 011-13-01-023, approximately 19 acres, and parcel 011-13-01-005, approximately 8.48 acres located at 244 and 246 Clearmont Drive in Aiken County. The request is for the parcel to be zoned R-7, Small Lot, Single-Family Residential at the time of annexation.

NADC § 18.3.7 Additional Reviews

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

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

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcels	Single-Family Residential/Single-Family Residential	Residential Single Family	RD, Residential Development (Aiken County)/RD, Residential Development (Aiken County)
North	Single-Family Residential/Single-Family Residential	Residential Single Family	RD, Residential Development (Aiken County)/R-5, Mixed Residential
South	Single-Family Residential/Single Family Residential	Residential Single Family	RD, Residential Development (Aiken County)/RD, Residential Development (Aiken County)
East	Single-Family Residential/Single-Family Residential	Residential Single Family	RD, Residential Development (Aiken County)/ RD, Residential Development (Aiken County)
West	Single-Family Residential/Single-Family Residential	Residential Single Family	RD, Residential Development (Aiken County)/RD, Residential Development (Aiken County)

SECTION 4: STAFF EVALUATION AND ANALYSIS

The parcels proposed for annexation currently are heavily wooded with buildings at the front of parcel 011-13-01-005. The applicant has requested the R-7, Small Lot, Single-Family Residential zoning district at the time of annexation. The Planning Commission is being asked to make a recommendation regarding the compatibility of the zoning classification of this property prior to annexation because the subject parcel’s future land use is Residential Single Family.

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

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

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

Primary Uses:

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

Accessory Uses:

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

Conditional Uses:

- Group Homes, Non Exempt (subject to 4.13)
- Child Care
- Private or non-profit clubs, including country clubs, athletic clubs, lodges, fraternal organizations, and swimming clubs on a noncommercial membership basis. Includes social, fraternal, social service, union and civic organizations

- Schools, academic, nursery and preschool, grade schools, elementary, middle, and high school
Private boat docks, boat houses, or marinas
- Agricultural uses including raising crops, horticulture, orchards, forestry, and related uses, excluding livestock, unless otherwise listed in this matrix

Special Exception Uses:

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

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

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

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

SECTION 5: ATTACHMENTS

Exhibit A Map

Exhibit B Map

Application Documents

cc Robert Steed, via email

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
COUNTY OF AIKEN	) AIKEN COUNTY ASSESSOR	AIKEN COUNTY AUDITOR
	) Tax Map:	Charles T. Barton
	) 011-13-01-005	Endorsed 04/18/2019
IN THE MATTER OF:	) 011-13-01-023	
MATTIE MACKIE	) Date: 04/18/2019	
(Decedent))	
	)	CASE NUMBER: 2017-ES02-0038

**DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED**

The undersigned states as follows:

Decedent died on SEPTEMBER 12, 2016; and probate of the Estate is being administered in the Probate Court for AIKEN County, South Carolina, in File #2017-ES02-0038.

I/We was/were appointed Personal Representative (s) on JANUARY 10, 2017.

Decedent owned real property described as follows:

Tax Map Number: 011-13-01-005

Street/Property Address: 244 & 246 CLEARMONT AVENUE, NORTH AUGUSTA, SC 29841

Legal Description:

- a. All the certain lot, parcel or piece of land lying and being in the County of Aiken, State of South Carolina, and containing 19 acres, more or less as shown on that certain plat by Chas. A. Maxwell for Garrison Greenwood and dated Nov. 4, 1909 and recorded in Misc. Book 2 at Page 269 RMC for Aiken County.

This being the same property conveyed to Garrison Greenwood in Book 15 at Page 237, dated January 3, 1911 and recorded March 9, 1967 in the Aiken County Office of the RMC. The Estate of Mattie Mackie being the heir of Garrison Greenwood.

TMS # 11-13-01-023.

- b. All the certain lot, parcel or piece of land lying and being in the County of Aiken, State of South Carolina, and containing 8.48 acres, more or less as shown on a plat made for Isabella Mackie dated April 14, 2017 and recorded June 6, 2017 in Plat Book 59 at Page 996, RMC for Aiken County.

This being the same property conveyed in Book 34 at Page 16 dated December 4, 1919. The Estate of Mattie Mackie being the heir to said Josephine Jeter.

TMS# 011-13-01-005

2019008477



DEED	
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00

PRESENTED & RECORDED:

04-08-2019 11:26 AM

JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: VIRGINIA DUNN DEPUTY

BK: RB 4771

PG: 1411 - 1414

Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- Decedent's Will
- Intestacy Statute: SCPC 62-2-103
- Private Family Agreement: SCPC 62-3-912
- Disclaimer by: _____
- Probate Court Order issued on _____
- Other: _____

COUNTY OF New York

I, Tania Notary Public, a notary for the State of NEW YORK do hereby certify that ISABELLA MACKIE as Personal Representative(s) of the Estate of MATTIE MACKIE, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 29th day of MARCH, 2019.



Tania Jean Baptiste (SEAL)
(Signature of Notary Public)
Tania Jean Baptiste
(Print name of Notary Public)
Notary Public for State of NY
My Commission Expires: 10/3/2020

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 011-13-01-023 & 011-13-01-005
LOCATED AT 244 & 246 CLEARMONT AVE

This petition dated the 26th day of July, 2023

(signature pages follow)

Property Owner Signatures

Witness

PEARL E. HEWITT

Witness

ANNA MARGARET EDWARDS

Witness

ISABELLA MACKIE

Witness

Sharon Hogan

TERENCE A. MACKIE

Terence A. Mackie

STATE OF SOUTH CAROLINA)	PETITION FOR ANNEXATION
)	TAX PARCEL NUMBER 011-13-01-023 &
)	011-13-01-005
)	LOCATED AT 244 & 246 CLEARMONT AVE.
COUNTY OF AIKEN)	OWNED BY PEARLE E. HEWITT, ISABELLA MACKIE,
)	TERENCE A. MACKIE, &
)	ANNA MARGARET EDWARDS
)	

I, the undersigned, as freeholders and owners of property located at 244 & 246 Clearmont Ave, Tax Parcel Number 011-13-01-023 and 011-13-01-005, respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

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

- a. All the certain lot, parcel or piece of land lying and being in the County of Aiken, State of South Carolina, and containing +19 acres, more or less as shown on the certain plat by Chas. A. Maxwell for Garrison Greenwood and dated November 4, 1090 and Recorded in Misc. Book 2 at Page 269 RMC for Aiken County.

This being the same property conveyed to Garrison Greenwood in Book 15 at Page 237, dated January 3, 1911 and recorded March 9, 1967 for the Aiken County Office of the RMC. The Estate of Mattie Mackie being the heir of Garrison Greenwood.
TMS 11-13-01-023

- b. All certain lot, parcel or piece of land lying and being in the County of Aiken, State of South Carolina, and containing ±8.48 acres, more or less as shown on a plat made for Isabella Mackie dated April 14, 2017 and recorded June 6, 2017 in Plat Book 59 at Page 996, RMC for Aiken County

This being the same property conveyed in Book 34 at Page 16 dated December 4, 1919. The Estate of Mattie Mackle being the heir to said Josephine Jeter.
TMS 011-13-01-005

The ±27.48 acres is requested to be zoned R-7, Small Lot, Single-Family Residential.

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

This petition dated the _____ day of _____, 2023

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 011-13-01-023 & 011-13-01-005
LOCATED AT 244 & 246 CLEARMONT AVE

(signature pages follow)

Property Owner Signatures

Witness

PEARL E. HEWITT

Witness

ANNA MARGARET EDWARDS

Witness





ISABELLA MACKIE

Witness

TERENCE A. MACKIE

STATE OF SOUTH CAROLINA	)	PETITION FOR ANNEXATION
	)	TAX PARCEL NUMBER 011-13-01-023 &
	)	011-13-01-005
	)	LOCATED AT 244 & 246 CLEARMONT AVE.
COUNTY OF AIKEN)	OWNED BY PEARLE E. HEWITT, ISABELLA MACKIE,
)	TERENCE A. MACKIE, &
)	ANNA MARGARET EDWARDS
)	

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TMS 11-13-01-023

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TMS 011-13-01-005

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PETITION FOR ANNEXATION
TAX PARCEL NUMBER 011-13-01-023 & 011-13-01-005
LOCATED AT 244 & 246 CLEARMONT AVE

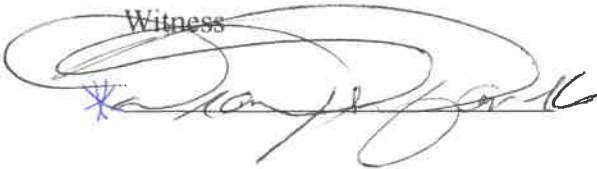
This petition dated the August day of 2nd, 2023

(signature pages follow)

Property Owner Signatures

Witness



PEARL E. HEWITT

Witness



ANNA MARGARET EDWARDS

Witness

ISABELLA MACKIE

Witness

TERENCE A. MACKIE

ORDINANCE NUMBER 2023-18
TO AMEND THE CODE OF LAWS FOR THE CITY OF NORTH AUGUSTA.
SPECIFICALLY, SECTION 2-101, QUALIFICATIONS FOR CITY ADMINISTRATOR.

WHEREAS, the Mayor and City Council have reviewed the existing Section 2-101 of the City Code establishing qualifications for the Office of City Administrator; and,

WHEREAS, the review by Council has included reviews of Ordinances throughout the State by cities employing either a City Administrator or City Manager; and,

WHEREAS, the current Code requires that the City Administrator, during his tenure of office shall reside within the City; and,

WHEREAS, Mayor and Council have determined that such policy is extremely restrictive and could prevent the City from employing and retaining the most qualified person to hold such office and represent the City; and

WHEREAS, the Council has determined that the vast majority of cities within the State have no specific requirement requiring residency within the City although some while not requiring such residency have a provision that would allow the City Administrator to reside outside of the City with the approval of Council; and

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the City to amend the City Ordinance at this time.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council for the City of North Augusta, South Carolina in meeting duly assembled and by the authority thereof that: Section 2-101 - Qualifications be deleted in its entirety as currently written and replaced by the following:

SECTION 2-101 – QUALIFICATIONS:

- (a) The Council shall employ an administrator and fix his/her compensation. The administrator shall be employed solely on the basis of his executive and administrative qualifications. He/she need not be a resident of the city or state at the time of his employment. He/she may reside outside the city while in office only with the approval of the Council.
- (b) No Councilmember or Mayor shall be employed as administrator during the term for which he/she shall have been elected.

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

First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2023-37
TO AUTHORIZE THE ISSUING OF A PARADE PERMIT TO
NORTH AUGUSTA LIONS CLUB TO CONDUCT THE 2023 CHRISTMAS PARADE ON
SUNDAY, DECEMBER 3, 2023

WHEREAS, North Augusta Lions Club has requested a permit to hold a Christmas Parade to celebrate the Christmas Season; and

WHEREAS, the request is to hold the parade on December 3, 2023 with the lineup of the parade beginning on Martintown Road, between Knox Avenue and Georgia Avenue. The parade will then proceed on Georgia Avenue beginning at Martintown Road, traveling South and will disperse end at Clifton Avenue; and

WHEREAS, the parade will utilize the roadway as identified above with side roads blocked by Public Safety personnel, with spectators on either side of the parade route; and

WHEREAS, the parade will involve the usage of the lineup area and parade route from approximately 10:30 AM until 5:00 PM; and

WHEREAS, the Mayor and City Council has reviewed the request and finds that the parade permit applied for, at the time requested and upon the roadways as indicated, is not detrimental to the health, safety, welfare or convenience of the residents of the City and, in fact, will benefit the public; and

WHEREAS, such request has been timely made and complies with the Code of Ordinances for the City of North Augusta.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, that the request for a permit is approved as follows:

1. **TIME:** Approx. 10:30 AM until 5:00 PM
2. **DATE:** December 3, 2023
3. **LOCATION:** Martintown Road, between Knox Avenue and Georgia Avenue, as well as Georgia Avenue beginning at Martintown Road, traveling South to end at Clifton Avenue
4. **SPECIAL CONDITIONS:** The parade will utilize the public roadways which will be blocked for any other vehicular traffic, to include side roads entering into the parade route, by Public Safety personnel. Spectators will be allowed to assemble on either side of the roadway along the parade route.
5. **BOND:** Not be required

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF
OCTOBER, 2022.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk



North Augusta Lions Club

PO Box 6385 ♦ North Augusta, SC ♦ 29861

September 6, 2023

Mayor Briton Williams
City of North Augusta
PO Box 6400
North Augusta, SC 29861

Dear Mayor Williams,

The North Augusta Lions Club respectfully requests a permit to hold the annual North Augusta Lions Christmas Parade on Sunday, December 3, 2023, starting at 3:00 pm.

We also request the assistance of North Augusta Public Safety to provide traffic control and set up barricades for the parade as in past years. The North Augusta Lions Club Parade Committee will reach out to Lt. Verne Sadler to discuss parade logistics. And, we intend to keep NA Public Safety fully informed of our plans for this event.

We thank North Augusta leadership allowing the Lions Club to present this annual event to the city and to see the smiles on the faces of young and old as Santa is welcomed to North Augusta!

If you have any questions please contact me at 803.624.2487.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Terra Carroll'.

Terra Carroll, *Activities Chair*
North Augusta Lions Club

About Parade Route:

The parade participants assemble in the Crossroads Market shopping Plaza and line-up along Martintown Road to Georgia Avenue. The parade begins at Martintown Road/Georgia Avenue and ends at Clifton Avenue. The parade generally lasts 90 minutes.

Cc: Jamie Paul, City Clerk



CITY OF NORTH AUGUSTA, SOUTH CAROLINA

PERMIT

PERMIT GRANTED TO: Terra Carroll, Activites Chair
North Augusta Lions Club

ACTIVITY: 2023 North Augusta Lions Club Christmas Parade

DATE/TIME: December 3, 2023 – 3:00pm

LOCATION: Parade participants will assemble in the Crossroads Market Shopping Plaza and line-up along Martintown Road to Gerogia Avenue. The parade begins at Martintown Road/Georgia Avenue and ends at Clifton Avenue.

STIPULATION: No candy may be thrown from floats, or moving vehicles. Candy can be handed out by walkers to children.

CONTACT PERSON: Terra Carroll
North Augusta Lions Club
P. O. Box 6385
North Augusta, SC 29861

PHONE: 803-624-2487

This permit is granted under the conditions that advertisement placards will not be affixed to any City property or public utility property (i.e. traffic signs, street signs, utility poles, or along the roadway). Further, signs erected on private property shall be removed immediately upon completion of the activity.

**City of North Augusta
Mayor's Office**

By: _____

Date: _____

RESOLUTION NO. 2023-38

A RESOLUTION SELECTING R.D. BROWN CONSTRUCTION COMPANY, INC. AS THE CITY'S GENERAL CONTRACTOR FOR THE RIVERSIDE VILLAGE BOAT DOCK, OVERLOOK, SHARON JONES AMPHITHEATER REST AREA AND SHARON JONES AMPHITHEATER EXPANSION PROJECT

WHEREAS, Resolution 2021-38 authorized a professional agreement with Cranston Engineering for design of a boat dock in Riverside Village; and

WHEREAS, Resolution 2022-09 authorized a grant application to the State of South Carolina Parks, Recreation, & Tourism Department for federal funding assistance to aid in financing the cost of the Sharon Jones Amphitheater Rest Area project and the City was awarded an LWCF grant of \$264,391; and

WHEREAS, Resolution 2022-57 authorized a grant application to the state of South Carolina for funding assistance to aid in financing the cost of the Sharon Jones Expansion Project and the City was awarded \$150,000 Undiscovered South Carolina grant; and

WHEREAS, the City of North Augusta was awarded a \$250,000 Aiken County Water Craft tax funds grant to construct a boat dock on the Savannah River; and

WHEREAS, the City desires to retain a general contractor to construct the Riverside Village Boat Dock, Overlook, Sharon Jones Amphitheater Rest Area, and Sharon Jones Expansion Project with the construction manager at-risk methodology which is approved in the City procurement code; and

WHEREAS, one (1) firm responded to a "Request for Qualifications" mandatory meeting; and

WHEREAS, one (1) firm submitted a written proposal which was reviewed by a staff committee consisting of a representative from Cranston Engineering, the Director of Parks, Recreation, & Tourism, and the Superintendent of Facilities & Programs; and

WHEREAS, after reviewing the written proposal and conducting an interview with the firm, the committee determined that R.D. Brown Construction Company, Inc. of North Augusta, South Carolina, is best qualified to provide the required services for this particular project.

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. The City authorizes a construction manager at-risk procurement method for the Riverside Village Boat Dock, Overlook, Sharon Jones Amphitheater Rest Area, and Sharon Jones Amphitheater Expansion Project.
2. The City awards the construction manager at-risk contract to R.D. Brown Construction Company, Inc. for a fee of 9%.
3. The City Administrator is authorized to develop a Guaranteed Maximum Price with R.D. Brown Construction and present that price to the Council in order to establish the budget

for the Riverside Village Boat Dock, Overlook, Sharon Jones Amphitheater Rest Area, and Sharon Jones Amphitheater Expansion Project.

4. The funding for this action will be derived from the \$664,391 grant funds listed in this resolution and the required matching funds from the Capital Projects Fund, unencumbered SLFRF, and/or other unencumbered CPST funds.
5. Prior to any construction activities on-site or financial obligations by the City, a contract needs to be presented and ratified by the City Council.

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

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk