



**North
Augusta**
South Carolina's
Riverfront

North Augusta **FORWARD**

A Publication for the Citizens of North Augusta, South Carolina
December 2007 Volume XIV, Number 4

CITY COUNCIL

- Lark Jones, Mayor
- Jimmy Adams
- Carolyn Baggott
- Pat Carpenter
- Ken McDowell
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- Jason Whinghter



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Changing the Face OF DOWNTOWN



Jackson Square on the corner of Georgia Avenue and Buena Vista Avenue is currently 80% leased.

Developers, tenants and city officials celebrated the long-awaited grand opening of Jackson Square in September. The ribbon cutting ceremony was attended by more than one hundred people. Located at the intersection of Georgia and Buena Vista Avenues, Jackson Square offers a combination of retail and office spaces. Current tenants, several of whom are new to North Augusta, include Southern Bank and Trust, Blanchard and Calhoun, Anytime Fitness, Family First Mortgage and Eye Care One.

Jackson Square was developed by Brett Brannon and Robert Rollings and is the first significant private investment on Georgia Avenue in more than twelve years. The building placement and architectural style represents a return to the traditional downtown design and sets the tone for future development in the downtown.



Municipal Center construction is well underway and on schedule.

A Message from the City Administrator

C. SAMUEL BENNETT II

As we move toward the end of 2007 I want to take a moment to thank the citizens of North Augusta for the welcome that my family and I have received since moving here. We can say with certainty what you already knew – that North Augusta is a great place to live, work and raise a family!

Over the last nine months we have had the pleasure of meeting and getting to know many of you and look forward to meeting many more of you as we continue to explore, learn about, and settle into our new home and town.

The City of North Augusta is fortunate to have a great group of employees providing many different services. Their professionalism and dedication to a job well done is evident throughout the city. They love what they do and are the heart and soul of our organization.

As our city expands to meet the needs of a growing residential and business community, our goal is to maintain the highest level of service while keeping our costs to do business at a minimum. As we prepare for this growth, it is our common goal to continue to offer the quality services to which North Augustans have grown accustomed. I am committed to this as I know all our employees are.

We all look forward to serving you today, tomorrow and for years to come.



City Administrator Sam Bennett and department directors gathered for a photo for the 2008 Municipal Budget document. The budget was approved by City Council on November 19. Pictured are (Front Row L-R): C. Samuel Bennett, II, City Administrator; Donna B. Young, City Clerk; Diana H. Miller, Manager of Human Resources; Chuck F. Usry, Manager of Information Technology; John P. Potter, Jr., Director of Finance; (Second Row L-R) J. Robert Brooks, Director of Parks, Recreation, and Leisure Services; T. Lee Wetherington, Director of Public Safety; Thomas C. Zeaser, Director of Engineering and Public Works; and George M. Grkovic, Director of Economic and Community Development.

DECORATIVE STREETLIGHT FEE

One topic that received attention during City Council's 2008 budget discussions was that of decorative streetlights.

The streetlight fixtures and poles within the city limits of North Augusta are owned and maintained by South Carolina Electric & Gas. SCE&G passes the cost of operating and maintaining streetlights to the city and the city in turn recoups the money through its annual property tax assessment.

Over the years, numerous developers have elected to equip their subdivisions with decorative streetlights, both fixtures and poles, rather than the common or standard wooden poles and cobra head fixtures. While attractive, the cost of decorative streetlights, at approximately \$20 per light per month, is more than twice the cost of the standard pole and fixture, currently \$9.20 per light per month.

Today there are 2,400 residences in subdivisions with decorative streetlights, compared to more than 6,000 residences with standard streetlights. In an effort to help fairly balance the cost for residential streetlight services, City Council passed an ordinance establishing a custom streetlight fee of \$1.65 per month for those residences located in subdivisions with decorative streetlights. The figure was arrived at by determining the average difference in cost for the standard versus decorative lights and dividing that number by the average number of residential units served by those lights. The fee assessment will be reevaluated and adjusted annually.

The following subdivisions have decorative streetlight poles. Residential properties in these subdivisions will be assessed the monthly fee.

- Andrew's Branch
- Arbor Place
- Bentley Place
- Bergen Place
- Bergen Place West
- Butler's Mill
- Campbelltown Landing
- Carriage Hills
- Hammond's Ferry
- Indies Landing
- Knollwood
- Lakes & Streams
- Leigh Place
- Leyland Place
- Oak Creek
- RiverOaks
- Savannah Barony
- The Rapids
- The River Club
- The Summit
- Village at Riverview
- Walnut Grove
- Walnut Place
- Wando Woodlands
- Woodlawn Place
- Woodstone

The custom streetlight ordinance goes into effect January 1, 2008 and the fee will be added to city utility bills. Questions about the decorative streetlight fee should be addressed to the city Finance Department at 803-441-4210.



2008 CITY BUDGET ADOPTED

The 2008 consolidated Municipal Budget totaling \$26,513,397 was approved by the City Council on November 19, 2007. As a result of property value reassessment in Aiken County, the city's mill levy for 2008 (2007 tax year) is reduced from 81.08 to 77.20 mills. In 2008, revenue from 68.69 mills will be collected for General Fund purposes and revenue from 8.51 mills will be applied to the city's Capital Projects Fund.

The major funds and functional areas of expenditures for 2008 are:

2008 CONSOLIDATED MUNICIPAL BUDGET

Fund	Personal Services	Operations & Maintenance	Lease Purchase	Capital	Debt Service	Total
General Fund	\$8,374,694	\$3,449,126	\$443,962	\$148,500	\$0	\$12,416,282
Sales Tax 1 Fund	0	0	0	900,000	0	900,000
Street Improvements Fund	0	22,500	0	125,000	0	147,500
Riverfront/Central Core Fund	0	0	0	0	495,000	495,000
Capital Projects Fund	0	281,000	0	0	399,244	680,244
Sanitation Services Fund	1,849,307	1,119,730	228,922	8,500	0	3,206,459
Stormwater Utility Fund	308,428	90,862	23,375	211,100	0	633,765
Water & Sewer Fund	2,310,199	3,178,537	104,025	382,775	1,940,611	7,994,147
Other Funds	0	40,000	0	0	0	40,000
TOTAL	\$12,842,628	\$8,259,755	\$800,284	\$1,775,875	\$2,834,855	\$26,513,397

TAX NOTICES COMING SOON

Tax notices on real and personal property and on merchants' inventory for the 2007 tax year will be mailed to property owners in January. Tax payments are due by May 1, 2008. For those property owners whose taxes are escrowed by a mortgage company, tax notices will be mailed directly to the mortgage company.

For questions about property taxes, please call the city Finance Department at 803-441-4215.

BUSINESS LICENSE RENEWALS DUE SOON

All businesses that operate in the city limits of North Augusta, including home occupations, are required to obtain a business license each year. Business license renewal applications for calendar year 2008 will be mailed to current license holders during the last week of December. Completed applications must be returned no later than February 1, 2008 to avoid a delinquent payment penalty of 10 percent. The penalty increases by an additional five percent each month until the application and fee are received.

License holders should carefully examine the information on the application to confirm that it is correct. Corrections or additions should be written directly on the application form. Once properly completed and signed, the application should be returned to the city with the correct fee. The turnaround time on a properly completed business license application is usually within ten days.

Questions about business license renewals can be answered by calling the city Finance Department at 803-441-4214.

Business Startup Guide and Economic Profile

Thinking about starting a business in North Augusta? Check out two recently updated publications: *Getting Started: A Guide to Business Startup and Operation* and the *2007 Economic Profile*.

The Economic Profile includes the most current estimates and projections on population, housing and income. New information is included about market area consumer spending patterns and retail opportunity gaps. Updated information on education, employment, transportation, taxes, utilities, development trends and quality of life for North Augusta and the metropolitan area has also been provided.

The Business Startup Guide is a step by step guide designed to simplify the process of starting a new business in North Augusta. In addition to a simple summary of the city's requirements, the document includes a number of required application forms and local, county and state contact information.

Both documents are produced by the city's Department of Economic and Community Development and are available free of charge at the municipal building, 400 East Buena Vista Avenue, at the Greater North Augusta Chamber of Commerce, 302 Georgia Avenue, and online at www.northaugusta.net.

Winter Base Period IN EFFECT

The City of North Augusta uses a "Winter Base Sewer Rate System" for calculating sewer service charges. Three months of actual water usage are used to calculate sewer charges for the remaining nine months of the year. The three month base period covers the three water meter readings taken between December 10 and March 9. Water meter readings are based on the actual water consumed for the month preceding the reading.

Each utility customer is billed a sewer service charge based on actual water consumption during the three winter base months. The average consumption of these three months is then used for the remaining nine billing periods of the year. New customers with no winter base history are charged an amount equal to the average of all residential sewer customers. For more information about the Winter Base Period, please call the city Finance Department at 803-441-4212.

Development Code TO BE ADOPTED

Approximately every ten years, the city revises and updates its zoning and land development regulations to be consistent with the city's Comprehensive Plan. The City Council adopted a new ten year comprehensive plan in December 2005. In 2006 and during the first several months of 2007 the Planning Commission reviewed and modified a number of proposed changes to the zoning and land development regulations. On April 19 the Planning Commission approved the draft North Augusta Development Code (NADC) and recommended it to the City Council for adoption.

Between July and November the City Council met numerous times to review the draft North Augusta Development Code. A public hearing was held on November 19 and the City Council approved an ordinance adopting the proposed NADC. Final approval of the new Development Code, following the third and final Council vote, is scheduled for the December 17 City Council meeting. If approved on December 17th, the effective date of the North Augusta Development Code will be January 1, 2008.

All development applications received by the city and determined to be complete prior to December 31, 2007 will be processed under the 1996 Zoning and Development Standards ordinance unless the developer requests review under the North Augusta Development Code.

Affected applications include:

- Subdivision plan (preliminary plat)
- Final plat (major and minor)
- PD General Development Plan
- Site Plan (major and minor)
- Certificate of Zoning Compliance
- Sign
- Rezoning
- Variance
- Special Exception

After January 1 the Development Code will be available to the public in a variety of formats. The document, along with the zoning map, will be posted on the city's website, www.northaugusta.net, in its entirety. It will also be available for purchase from the Department of Economic and Community Development in CD or paper format. The paper copy of the Development Code will be \$125.00 and a paper zoning map will be \$10.00 to \$30.00 depending on size. Alternatively, both the code and map will be available on CD for \$10.00. For more information, call 803-441-4221.



POLICE & FIRE EMERGENCY	911
PUBLIC SAFETY	
Non Emergency	279-2121
Administration	441-4251
Records/Court Services	441-4271
Investigations	441-4274
PARKS, RECREATION & LEISURE SERVICES	
Riverview Park Activities Center	441-4300
Activities Coordinator	441-4311
Community Center	441-4290
GENERAL SERVICES & FINANCE	
Taxes	441-4215
Utility - New Service/Disconnects	441-4219
Utility Billing Services	441-4212
Business Licenses (Non-Contractor)	441-4214
Human Resources	441-4205
ENGINEERING & PUBLIC WORKS	
After-Hours Emergencies	279-2121
Engineering	441-4223
Building Standards	441-4227
Permits	441-4227
Business Licenses (Contractors)	441-4227
Animal Control	441-4227
Sanitation Services	441-4223
Sanitation - New Service	441-4219
Stormwater Management	441-4295
PUBLIC UTILITIES	
After-Hours Emergencies	279-2121
Utility - New Service/Disconnects	441-4219
Utility Billing	441-4212
Water and Sewer Repairs	441-4240
Streets and Drains Repairs	441-4240
ECONOMIC & COMMUNITY DEVELOPMENT	
Economic Development	441-4221
Planning	441-4221
Zoning	441-4221
Code Compliance	441-4258
ADMINISTRATION	
Mayor	441-4202
City Administrator	441-4202
OTHER FREQUENTLY CALLED NUMBERS	
North Augusta Chamber of Commerce	279-2323
Nancy Carson Library	279-5767
North Augusta Health Center	278-3621
Comcast (cable)	706-733-7712
S. C. Electric & Gas	442-2000
BellSouth	780-2355
S. C. Department of Transportation	1-800-442-1368
Magistrate	202-3580

CITY COUNCIL MEETINGS are held every first and third Monday at 7:00 p.m. in the council chambers of the municipal building. Citizens are encouraged to attend these meetings.



CITY OF NORTH AUGUSTA
400 East Buena Vista Avenue
PO Box 6400
North Augusta, SC 29861-6400

www.northaugusta.net

North Augusta Forward is mailed quarterly to every city water customer. If you would like to be added to the mailing list, please write to:
North Augusta Forward
P. O. Box 6400, North Augusta, SC 29861-6400
or call 803-441-4221.

