



## DISCUSSION ITEMS FOR DECEMBER 4, 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: December 1, 2023

SUBJECT: Regular City Council Meeting of December 4, 2023

**REGULAR COUNCIL MEETING**

**ITEM 5. PERSONNEL: Employee of the Quarter – October, November, and December 2023 – Tyler Roush**

Mayor Williams will recognize the employee of the quarter.

**NEW BUSINESS**

**ITEM 6. BOARDS AND COMMISSIONS: Appointments – Recommendations by Mayor**

Mayor Williams will recommend the following appointments to the Board of Zoning Appeals, Planning Commission, and Parks, Recreation, and Tourism Advisory Committee.

Please see ATTACHMENT #6 for a copy the recommended appointments.

**ITEM 7. PLANNING & DEVELOPMENT: Ordinance No. 2023-32 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**

An ordinance has been prepared for Council's consideration to approve the 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.

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

**ITEM 8. PLANNING & DEVELOPMENT: Ordinance No. 2023-33 to Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±.29 Acres of Land Owned by Charlie Britt, Aiken County Tax Parcel No. 006-18-10-003 from R-7, Small Lot, Single-Family Residential to R-5 Mixed 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 ±.29 Acres of Land Owned by Charlie Britt, Aiken County Tax Parcel No. 006-18-10-003 from R-7, Small Lot, Single-Family Residential to R-5 Mixed Residential.

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

**ITEM 9. ADMINISTRATION: Resolution No. 2023-48 Authorizing Funding Allocation Recommendations of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2022-2023**

A resolution has been prepared for Council's consideration to approve Authorizing Funding Allocation Recommendations of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2022-2023.

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

**ITEM 10. PUBLIC SERVICES: Resolution No. 2023-49 Authorizing the Budget and Funding Source for the Clay Street Booster Pump Station Upgrade Project**

A resolution has been prepared for Council's consideration to approve Authorizing the Budget and Funding Source for the Clay Street Booster Pump Station Upgrade Project.

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

**New Appointments**

<b><u>Board/Commission/Committee</u></b>	<b><u>Name</u></b>	<b><u>Term Expires</u></b>
Board of Zoning Appeals	London Smith	1/31/2028
Planning Commission	Lisa Christi	1/31/2028
Planning Commission	Erin Slade	1/31/2028
Parks, Recreation, & Tourism Advisory Committee	Joe Thomas	1/31/2028

ORDINANCE NO. 2023-32

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. That the proposed North Augusta Development Code dated November 20, 2023 as submitted by the Planning Commission. 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

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 DECEMBER, 2023.

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

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

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

ATTEST:

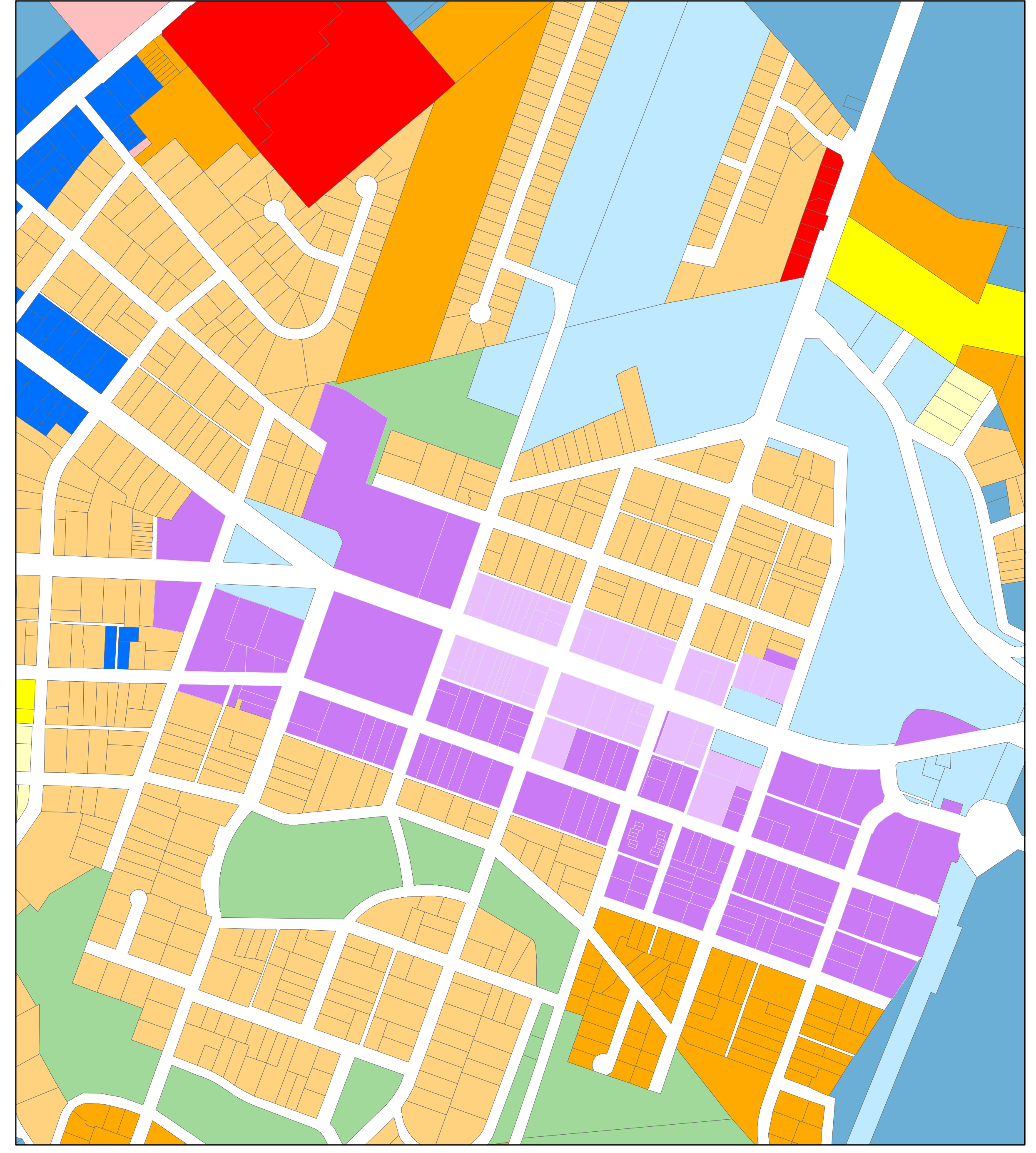
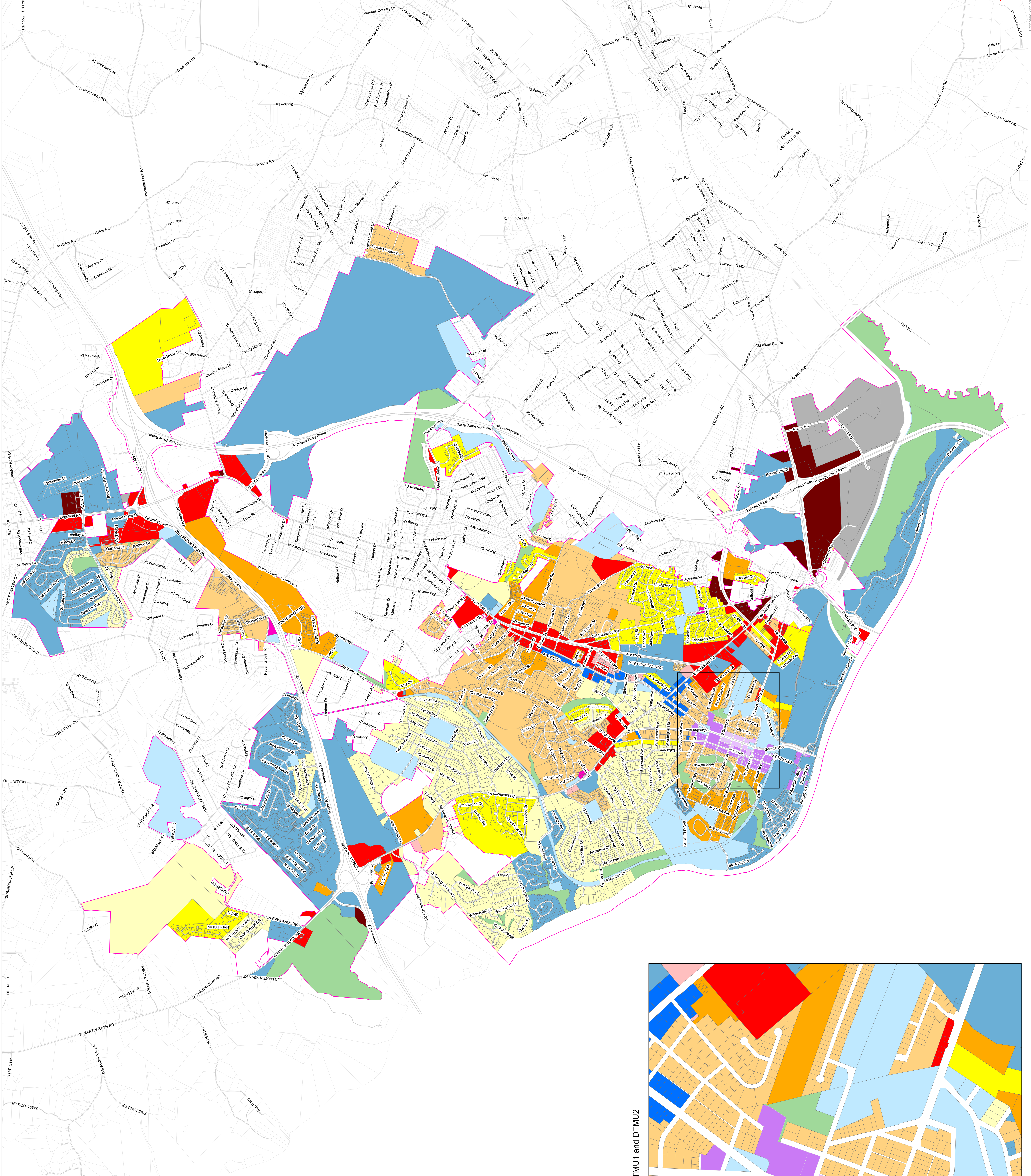
\_\_\_\_\_  
Jamie Paul, City Clerk

# Proposed Zoning



Legend  
 Streets  
 City Limits  
 Proposed Zoning  
 <all other values>

- ZONING\_NEW**
- CP
  - CR
  - DTMU1
  - DTMU2
  - GC
  - IND
  - NC
  - OC
  - P
  - PD
  - R-10
  - R-14
  - R-5
  - R-7
  - TC



Highlight of Downtown Proposed Zoning Changes: DTMU1 and DTMU2



ORDINANCE NO. 2023-33  
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,  
SOUTH CAROLINA BY REZONING ±.29 ACRES OF LAND  
OWNED BY CHARLIE BRITT, AIKEN COUNTY TAX PARCEL NO. 006-18-10-003  
FROM R-7, SMALL LOT, SINGLE-FAMILY RESIDENTIAL  
TO R-5 MIXED 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, Charlie Britt, has requested the property be rezoned from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential; and

WHEREAS, the North Augusta Planning Commission, following a November 15, 2023 public hearing, reviewed and considered a request by Charlie Britt to amend the Official Zoning Map of North Augusta from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential for an approximately ±.29 acre consisting of tax parcel 006-18-10-003 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 ±.29 acres owned by Charlie Britt, is hereby rezoned from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential. Said property is Aiken County tax map parcel 006-18-10-003 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 DECEMBER, 2023.

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

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

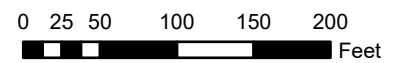
\_\_\_\_\_  
Briton S. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk



Maxar, Microsoft



10/18/2023 3:48



Aerial Map  
 Application Number RZM23-007  
 Tax Parcel Number 006-18-10-003

RESOLUTION NO. 2023-48  
A RESOLUTION AUTHORIZING FUNDING ALLOCATION RECOMMENDATIONS  
OF THE ACCOMMODATIONS TAX ADVISORY COMMITTEE FOR THE DISBURSEMENT OF  
REVENUES FROM THE ACCOMMODATIONS  
TAX YEAR 2022-2023

WHEREAS, the City of North Augusta receives state accommodations tax funding from the state of South Carolina; and

WHEREAS, the City receives more than fifty thousand dollars in state accommodations taxes and pursuant to Section 6-4-25 Code of Laws of South Carolina, formed a local advisory committee consisting of seven members via Resolution 2019-32 and updated via Resolution 2020-45; and

WHEREAS, Section 6-4-10(4) provides, in part, that the funds received by a municipality collecting more than fifty thousand dollars from the state accommodations tax must allocate the remaining balance, after statutory directed allocations to the General Fund and advertising and promotion funds, to the special fund to use for tourism related expenditures; and

WHEREAS, the local accommodations tax advisory committee received nine applications for funding for accommodations tax year 2022-2023; and

WHEREAS, the funding for accommodations tax year 2022-2023 to be allocated to applicants totaling \$154,603.24; and

WHEREAS, the local accommodations tax advisory committee met and reviewed the applications, spoke with applicants, and voted to recommend the funding allocations on the Tourism Related Activities Special Fund (65%) attached hereto, marked as Exhibit A for Council's consideration; and

WHEREAS, the local accommodations tax advisory committee met and reviewed the Advertising and Promotion Special Fund (30%) organization(s) planned expenditures and voted to recommend the organization(s) planned expenditures attached hereto, marked as Exhibit B for Council's consideration; and

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 funding be allocated as recommended by the local accommodations tax advisory committee and that the funding source be the Accommodations Tax Fund for tax year 2022-2023.

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

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

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk

**FY 2022-23 Accommodations Tax Application Grant List**

<b>Organization</b>		<b>Amount Requested</b>	<b>Recommended Amount to Allocate</b>
1	Aiken County - Langley Pond Regatta	\$ 1,147.00	\$ 1,147.00
2	Living History Park - Advertising-Promotion	\$ 8,000.00	\$ 8,000.00
3	North Augusta Forward - Downtown	\$ 20,000.00	\$ 10,000.00
4	North Augusta Forward - Friends of the Greenway	\$ 20,000.00	\$ 20,000.00
5	Parks & Recreation - Jack-O-Lantern Jubilee	\$ 35,000.00	\$ 35,000.00
6	Parks & Recreation - Peach Jam Hospitality	\$ 18,250.00	\$ 18,250.00
7	Tourism - Riverfront Board Room	\$ 10,000.00	\$ 10,000.00
8	Parks & Recreation - Acitivites Center Gym Floors Refinishing	\$ 40,000.00	\$ 40,000.00
9	Tourism - Sharon Jones Amphitheater Concert Series	\$ 25,000.00	\$ 12,206.24
<b>Fiscal Year 2022-23 Allocation</b>			<b>\$ 154,603.24</b>

Percent (NONPROFIT DMO) Budget Form

Name of Government: City of North Augusta  
 Contact Person: Lynda Williamson  
 Phone: 803.441.4206

Email: lwilliamson@northaugustasc.gov

Name of Organization Designated to Receive Special Fund.\* City of North Augusta Tourism Department

\*Only one organization per form. Please duplicate this form as necessary.

<u>Project Category and Brief Explanation</u>	<u>Amount Budgeted for 22-23</u>	<u>ACTUAL Spent for 22-23</u>	<u>Amount Budgeted for 23-24</u>
Website	\$ 6,240.00	\$ 8,960.00	\$ 9,360.00
A-Tax Stickers	\$	\$ -	\$ 150.00
Visitors Guides/Brochures	\$	\$ -	\$ 5,000.00
Community Center Upgrades	\$	\$ -	\$ 27,500.00
Marketing Support	\$ 5,000.00	\$ 15,000.00	\$ 3,000.00
Visitors Services (Tech Board Room)	\$	\$	\$ 10,000.00
Promotional Materials/Publications	\$ 24,472.32	\$ 4,129.17	\$ 12,500.00
Advertising	\$ 5,000.00	\$ -	\$ 3,845.00
<b>TOTAL</b>			<b>\$ 71,355.00</b>

**Project Categories - All must attract or provide for tourists.**

- 1 - Advertising (Print, digital, broadcast, social, etc.)
- 2 - Promotional Materials/Publications
- 3 - Marketing support (creative, photography, videography)
- 4 - Group Sales Efforts and Tradeshow
- 5. Media Efforts
- 6. Visitor Services (Centers, Call/Chat Centers)
- 7. Other

**Certification that the Local Accommodations Tax Advisory Committee Reviewed Budgets Submitted and Made Recommendations per Section 6-4-25 of the SC Code of Laws. (Please type YES or NO below. If NO, please offer explanation)**  
**YES**

Use space below to offer brief explanation of difference between budget and actual expenses or attach supplemental documentation from DMO.

RESOLUTION NO. 2023-49A RESOLUTION AUTHORIZING THE BUDGET AND FUNDING SOURCE FOR THE  
CLAY STREET BOOSTER PUMP STATION UPGRADE PROJECT

WHEREAS, City Council adopted Resolution 2022-18, authorizing the City of North Augusta to enter into a professional engineering services contract with AECOM to perform design services for various water and wastewater utility capital improvement projects; and

WHEREAS, City Council adopted Resolution 2022-27, to accept a grant award from the South Carolina Rural Infrastructure Authority and provide matching funds for the Clay Street Booster Pump Station Upgrade Project; and

WHEREAS, City Council adopted Resolution 2022-28, authorizing expenditure of Coronavirus State and Local Fiscal Recovery Funds (SLFRF) – Expenditure Request 2 in the amount of \$3,123,632 for the Clay Street Booster Pump Station Project; and

WHEREAS, the City published a request for proposals for the construction of the Clay Street Booster Pump Station, and received three bids, with the lowest bid cost received by the Republic Contracting Corporation for the amount of \$4,677,770; and

WHEREAS, the low bid proposal with engineering costs and City contingency exceeds the original project budget; and

WHEREAS, the City has identified funding in the Utility Construction Fund to augment the original project; and

WHEREAS, the funding source for the Clay Street Booster Pump Station will be derived from SLFRF, the City Utility Construction Fund, and a Rural Infrastructure Authority grant.

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 Council authorizes the City Administrator to enter into a contract with the Republic Contracting Corporation in the amount of \$4,677,770 for the construction of the Clay Street Pump Station.
2. The City Administrator is authorized to direct the immediate start of construction of the Clay Street Pump Station.
3. The Council authorizes the City Administrator to finalize and execute any agreements in regards to the construction and project completion of the Clay Street Pump Station.
4. Expenditures of \$3,123,632 from SLFRF, \$500,000 from the Rural Infrastructure Authority, and \$1,540,000 from the City's Utility Construction Fund are approved for the construction of the Clay Street Pump Station for a total project cost of \$5,163,632

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

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

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk