

# North Augusta



*South Carolina's Riverfront*

## MINUTES OF NOVEMBER 27, 2023

*Briton S. Williams, Mayor*

*Jenafer F. McCauley, Councilmember – Mayor Pro Tem*

*David B. Buck, Councilmember*

*Pat C. Carpenter, Councilmember*

*David W. McGhee, Councilmember*

*Eric H. Presnell, Councilmember*

*Kevin W. Toole, Councilmember*

## **ORDER OF BUSINESS**

### **STUDY SESSION**

The Study Session of November 27, 2023 for the City Council of the City of North Augusta, having been duly publicized, was called to order by Mayor Briton S. Williams at 6:00 p.m. and also streamed online for public viewing at the City Facebook page: “City of North Augusta – Public Information” and City YouTube page: “City of North Augusta Public Information.”

Per Section 30-4-80(e) notice of the meetings was sent out by email to the current maintained “Agenda Mailout” list consisting of news media outlets and individuals or companies requesting notification. Notice of the meetings was also posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Members present were Mayor Williams, Councilmembers Buck, Carpenter, McCauley, McGhee, Presnell, and Toole.

Also in attendance were James S. Clifford, City Administrator; Thomas C. Zeaser, Director of Engineering and Public Works; Chief John Thomas, Director of Public Safety; Thomas L. Paradise, Director of Planning and Development; Lynda Williamson, Director of Finance, Kayla Ferguson, Manager of Human Resources; Ricky Jones, Manager of Information Technology; and Jamie Paul, City Clerk.

**ITEM 1. CITY COUNCIL MEETING:**

Administrator Clifford led Council's discussion of items for the December 4, 2023 regular meeting. (See Attachment #1)

Administrator Clifford stated that for the draft agenda item #7 regarding the development code, that this item will be covered during the Focus Item in more detail.

**ITEM 2. DEPARTMENT DETAILS:**

City department directors and managers provided departmental updates. (See Attachment #2)

**ITEM 3. MAYOR'S MATTERS:**

(A) FOCUS ITEM(S):

- i. Augusta Tomorrow – Presentation on Downtown Development Plan

Administrator Clifford stated that Focus Item #3ai will need to move to the next Study Session agenda as Augusta Tomorrow was unable to attend tonight.

Mr. Clifford added that in place of the Focus Item there will be a presentation by Planning and Development.

Planning and Development Director Paradise updated the Council on the updates to the Development Code with items that were added/deleted/amended. (See Attachment #3ai)

(B) Mayor Williams will share reflections and announcements related to current City events and opportunities

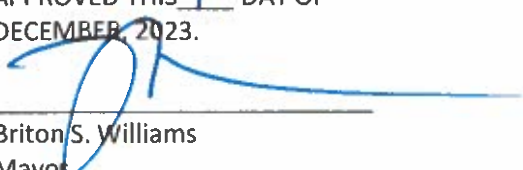
- Mayor Williams highlighted on the following:

- North Augusta Tree Lighting on November 28 from 5:00 – 7:00pm at John C. Calhoun Park
- North Augusta Forward, Downtown Cocoa and Cookie Crawl on November 28 from 5:00 – 7:00pm
- North Augusta Arbor Day tree planting on December 1 at 1:30pm at Hammond Ferry Dr
- Tinseltown Forest, Downtown on December 2 from 11:00am – 8:00pm
- North Augusta Christmas Parade by the Lion's Club, Downtown on December 3 starting at 3:00pm

Councilmember McCauley thanked everyone for their participation in the Palmetto Peach Half Marathon.

The Study Session adjourned at 6:41 p.m.

APPROVED THIS 4<sup>th</sup> DAY OF  
DECEMBER, 2023.

  
Briton S. Williams  
Mayor

Respectfully submitted,

  
Jamie Paul  
City Clerk



**PUBLIC POWER HOUR**

December 4, 2023 – 5:30 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

**DRAFT AGENDA: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING**

December 4, 2023 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

The Public Power Hour and Regular 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)

*CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. The Mayor will call for comments prior to Council’s discussion. Speakers shall give their name and address in an audible tone of voice. Speaker Forms are provided on the credenza at the entrance for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*

*CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.*

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:**
  - City Council Meeting minutes of November 20, 2023
  - Study Session minutes of November 27, 2023
5. **PERSONNEL:** Employee of the Quarter – October, November, and December 2023 – TBD

**NEW BUSINESS**

6. **PLANNING & DEVELOPMENT:** Ordinance No. 2023-32 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
7. **PLANNING & DEVELOPMENT:** Ordinance No. 2023-33 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
8. **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
9. **PUBLIC SERVICES:** Resolution No. 2023-49 Authorizing the Budget and Funding Source for the Clay Street Booster Pump Station Upgrade Project

10. **ADMINISTRATIVE REPORTS:**

11. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**

A. **Citizen Comments:** *At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. Speakers shall give their name and address for the records. Speaker Forms are provided on the credenza for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*

B. **Council Comments:**

12. **ADJOURNMENT**

**DEPARTMENT DETAILS***for November 27, 2023***FINANCE:**

- Cycle 1 Due Date – December 4
- Cycle 2 Disconnect Dates – December 5 and 6

**PUBLIC SERVICES:**

- Creighton Park New Trees
- Fall Leaf Collection

**PLANNING AND DEVELOPMENT:**

- RFP for Impact Fees & Capital Improvement Projects due Friday, December 1
- In-service training for Planning Commission & Board of Zoning Appeals on November 29
- Board of Zoning Appeals meeting December 5

**PUBLIC SAFETY:**

- With the recent promotion of Captain Johnson to Chief of Public Safety beginning in January, Chief Thomas has designated him to begin attending Monday morning staff meetings.
- Public Safety will hold its annual Christmas dinner on Friday, with the Mayor, City Administrator and Council members invited.

**PARKS, RECREATION, AND TOURISM:**

- Riverview Park Activities Center
- Christmas Tree Lighting
- Basketball Evaluations

**ENGINEERING AND PUBLIC WORKS:**

- Waterworks Greenway Bridge & Trail
- Bluff Avenue Streetscape Crosswalks

**HUMAN RESOURCES:**

- See the following page for the Employment Opportunities list
- Annual Employee Luncheon – December 15 – See Attachment for Details



## EMPLOYMENT OPPORTUNITIES

### **Communications Technician I – Public Safety**

Grade: 9  
Salary/Pay Rate: \$17.96 - \$21.56  
Closing Date: Until Filled

### **Firefighter – Public Safety**

Grade: 4  
Salary/Pay Rate: \$13.31 - \$15.97/hour  
Closing Date: Until Filled

### **Grounds Worker II – PRT**

Grade: 6  
Salary/Pay Rate: \$15.17 - \$18.20/hour  
Closing Date: Until Filled

### **Grounds Worker II – Property Maintenance**

Grade: 6  
Salary/Pay Rate: \$15.17 - \$18.20/hour  
Closing Date: Until Filled

### **Heavy Equipment Operator I – Streets & Drains**

Grade: 9  
Salary/Pay Rate: \$17.96 - \$21.56  
Closing Date: Until Filled

### **Meter Reader/Service Technician – Utilities**

Grade: 9  
Salary/Pay Rate: \$17.96 - \$21.56  
Closing Date: Until Filled

### **PT Center Coordinator – PRT**

Grade: UN  
Salary/Pay Rate: \$14.06/hour  
Closing Date: Until Filled

### **Public Safety Officer – Public Safety**

Grade: 15  
Salary/Pay Rate: \$22.04 - \$26.45/hour  
Closing Date: Until Filled

### **Trades Worker – Streets & Drains**

Grade: 8  
Salary/Pay Rate: \$17.03 - \$20.44/hour  
Closing Date: Until Filled

### **Utility Technician – Utilities**

Grade: 9  
Salary/Pay Rate: \$17.96 - \$21.56  
Closing Date: Until Filled

### **Vehicle Operator I – Stormwater**

Grade: 6  
Salary/Pay Rate: \$15.17 - \$18.20/hour  
Closing Date: Until Filled

*Join us for the annual*

# EMPLOYEE LUNCHEON

Friday, December 15  
12pm - 1pm  
(food served 11am - 2pm)

Palmetto Terrace  
100 Georgia Avenue





# **Development Code Update**

**November 27, 2023**

---

**City Council Meeting**



Amend Section 18.8.5 Major Waivers to read, The BZA is authorized to grant a major waiver from the standards of this Article. The BZA is authorized to grant a major waiver from the standards of this Article for provisions contained in Chapters 1,2,7, 8, 9, 10, 11, 12, 13, 14, 16, 17, and 19 only. Any deviation from chapters 3, 4, 5, 6, 9, 15,18 shall conform to the variance procedure.

---

**City Council Meeting**

Amend 3.4.1.2 to read: The permitted reconstruction of a nonconforming structure that has been damaged by less than 50% of the appraised value as determined by the county tax assessor's office in which the property sits, is allowed. if a permit is issued within six months from the time of damage or notice of wear and shall be completed within 12 months of issuance of the building permit for the nonconforming structure. Otherwise, a nonconforming structure shall not be rebuilt, altered, or repaired following accidental damage if the repair exceeds 50% of the appraised value as determined by the county tax assessor's office in which the property sits. except in conformity of these regulations. Nothing in this section prevents normal maintenance and repairs of a nonconforming structure.

Add a 3.4.1.3 to read: 3. Alteration or Additions. Alterations and/or additions to a nonconforming building or structure may be permitted as long as the alterations and/or additions do not increase the nonconformity of the building or structure to the building setback line, height limitations, yard, or other provisions regulating the size and placement of buildings and structures for the district in which the nonconforming building or structure is located.

Amend the header for 4.12.1 to read Residential R-14 (1/3 Acre) -Large Lot Single Family District

Delete Pawnshops from being allowed in the DTMU1 district (currently a conditional)

Amend Table 5.1 to allow food trucks as a conditional use in residential districts.

Amend Section 6.3.5.2.a Black vinyl clad chain link, except individual residential lots, excluding common area, may use other types of chain link.

Add 6.5.10 to read: Alternative Compliance. The provisions of this section are not intended to prohibit an alternative design or material not specifically prescribed, provided that any such alternative complies with the intent of the provision of this section and is objectively shown through an officially published case study to be the equivalent or better of that prescribed in quality, appearance, strength, effectiveness, and durability. Alternative compliance shall be evaluated by the planning commission and approved or denied based on the demonstrated merits of proposed compliance.

Add 6.6.6 to read: Alternative Compliance. The provisions of this section are not intended to prohibit an alternative design or material not specifically prescribed, provided that any such alternative complies with the intent of the provision of this section and is objectively shown through an officially published case study to be the equivalent or better of that prescribed in quality, appearance, strength, effectiveness, and durability. Alternative compliance shall be evaluated by the planning commission and approved or denied based on the demonstrated merits of proposed compliance.

Amend 7.3.3.1.b to read Landscape plans shall be sealed by a landscape architect, civil engineer, or certified by a horticulturist.

Amend 7.6.1 to add a #1 that reads, Street trees are not required for single-family detached housing subdivisions. Then move the existing 1 & 2 down to 2 & 3

Amend 7.8.2 to add #6 to read: **Yard Tree:** In addition to other requirements of this section, for a single-family detached lot a Large Tree in compliance with Table 7-2 shall be planted in the front yard of lot within 10 feet of the front property line.



Amend 9.6.5.6.e.ii to read: Subdivision signs shall be a monument sign not to exceed 32 square feet or five feet in height.

Amend 9.6.5.6.e.iii to read: If two identical monument signs are used, they may not exceed 16 feet each in size and four feet in height and must be placed symmetrically on each side of an entry road.