



DISCUSSION ITEMS FOR
JANUARY 8, 2024
SPECIAL CALLED
CITY COUNCIL MEETING

The documentation provided herewith consists of advance draft materials for review by Mayor and City Council. Such documents may be revised prior to the actual Council meeting before any formal consideration of same by Mayor and City Council. Said documents may also be revised by way of a proper amendment made at the Council meeting. These documents are informational only and not intended to represent the final decision of the Council.



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: April 28, 2023

SUBJECT: Special Called City Council Meeting of January 8, 2024

SPECIAL CALLED COUNCIL MEETING

NEW BUSINESS

ITEM 3. PLANNING AND DEVELOPMENT: Ordinance No. 2024-01 to Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±.05 Acres of Land Owned by Riverside Village H Owner LLC, Aiken County Tax Parcel No. 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 from PD, Planned Development to DTMU2, Downtown Mixed Use 2 – First Reading

An ordinance has been prepared for Council’s consideration to approve the Adopting to Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±.05 Acres of Land Owned by Riverside Village H Owner LLC, Aiken County Tax Parcel No. 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 from PD, Planned Development to DTMU2, Downtown Mixed Use 2.

Please see ATTACHMENT #3 for a copy of the proposed ordinance.

ITEM 4. ADMINISTRATION: Resolution No. 2024-01 Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 11

A resolution has been prepared for Council’s consideration to approve Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 11.

Please see ATTACHMENT #4 for a copy of the proposed resolution.

ITEM 5. PARKS AND RECREATION: Resolution No. 2024-02 Authorizing the Budget and Funding Source for the Construction of the Sharon Jones Amphitheater Expansion & Rest Area

A resolution has been prepared for Council’s consideration to approve Authorizing the Budget and Funding Source for the Construction of the Sharon Jones Amphitheater Expansion & Rest Area.

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

ITEM 6. PUBLIC SERVICES: Resolution No. 2024-03 Authorizing the City of North Augusta to Enter into a Contract with Augusta Industrial Services Inc.

A resolution has been prepared for Council's consideration to approve Authorizing the City of North Augusta to Enter into a Contract with Augusta Industrial Services Inc.

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

ORDINANCE NO. 2024-01
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ±.05 ACRES OF LAND
OWNED BY RIVERSIDE VILLAGE H OWNER LLC, AIKEN COUNTY TAX PARCEL
NO. 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013
FROM PD, PLANNED DEVELOPMENT TO DTMU2, DOWNTOWN MIXED USE 2

WHEREAS, on December 18, 2023, by Ordinance 2023-32, 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 2022 Comprehensive Plan; and

WHEREAS, the property owner, Riverside Village H Owner LLC, has requested the property be rezoned from PD, Planned Development to DTMU2, Downtown Mixed Use 2

WHEREAS, the North Augusta Planning Commission, following a December 20, 2023 public hearing, reviewed and considered a request by Riverside Village H Owner LLC to amend the Official Zoning Map of North Augusta from PD, Planned Development to DTMU2, Downtown Mixed Use 2 for an approximately ±.08 acre consisting of tax parcel 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 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. Parcels consisting of ±.05 acres owned by Riverside Village H Owner LLC, is hereby rezoned from PD, Planned Development to DTMU2, Downtown Mixed Use 2. Said property is Aiken County tax map parcels 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 and specifically identified as Exhibit "A" 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 JANUARY, 2024.

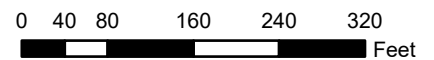
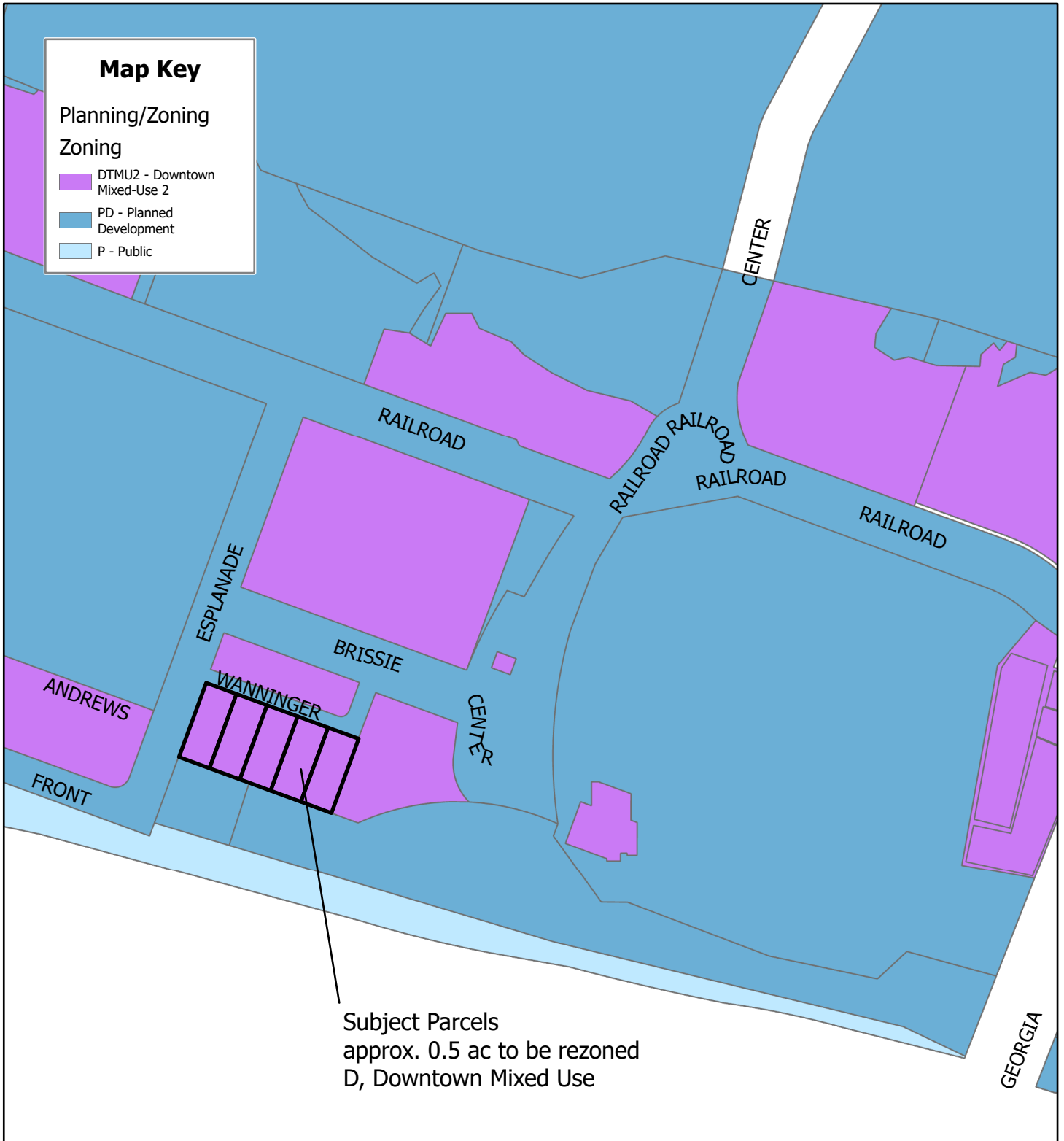
First Reading _____

Briton S. Williams, Mayor

Second Reading _____

ATTEST:

Jamie Paul, City Clerk



12/27/2023

Exhibit A
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and 007-17-02-013
A request to rezone approx. 0.5 ac from
PD, Planned Development to DTMU2, Downtown Mixed-Use 2



Department of Planning and Development

Project Staff Report

RZM23-003 Riverside Village H Parcels Rezoning

Prepared by: Kuleigh Baker

Meeting Date: December 20, 2023

Project Name	Riverside Village H Parcels Rezoning
Applicant	Riverside Village H Owner, LLC
Address/Location	Located along Wanninger Run
Parcel Numbers	007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013
Existing Zoning	PD, Planned Development
Traffic Impact Tier	1
Proposed Use	Mixed Use
Proposed Zoning	D, Downtown Mixed Use
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 November 22, 2023. The property was posted with the required public notice on November 29, 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 November 29, 2023.

SECTION 4: SITE HISTORY

Historically, the area proposed for rezoning was the industrial center of North Augusta. The original plats of the City of North Augusta called for this area to be the commercial and manufacturing center of the City, which it was, until these businesses went into decline for a number of reasons. More recently, the property remained vacant for many years due to site contamination and other development limitations until the city purchased the property with the intent to redevelop. This area provides a vital public river access through this property and the nearby Riverview Park.

The parcels proposed for rezoning are a portion of a previously approved Planned Development (PD) usually referred to as “Hammond’s Ferry.” The commercial portion of the site is often referred to as “Riverside Village.” The first Planned Development (PD) General Development Plan (GDP) for Hammond’s Ferry was approved by the Planning Commission on July 25, 2002 and Ordinance 2002-23 was adopted by City Council on December 12, 2002. There have been several modifications to the original PD ordinance and associated General Development Plan. Throughout this time, the property has been subject to several agreements between the City and site developers in the form of development agreements and parking agreements. The site is also subject to restrictions imposed by the Hammond’s Ferry Business District Association, incorporated in 2008.

The most recent revision to the general development plan was for Phase B, the town center, including the stadium and commercial area. At the May 21, 2015 meeting of the Planning Commission, the major modification to the GDP and PD ordinance were reviewed and recommended for approval by City Council. City Council adopted Ordinance No. 2015-14, on August 3, 2015. As stated in the Ordinance, these changes were in response to changing economic conditions, development codes, and development opportunities on the site and have resulted in the current development on the site. The property has become a model for redevelopment through careful planning and innovative development. This proposal is a continuation of the development of the site.

On April 18, 2019, the North Augusta Planning Commission reviewed a request by Greenstone, LLC to rezone 11 parcels in the Hammond’s Ferry PD from PD, Planned Development to D, Downtown Mixed Use. City Council adopted Ordinance No. 2019-02 on May 20, 2019 amending the official zoning map for these parcels: 007-18-05-002, 007-18-05-004, 007-14-19-001, 007-14-19-005, 007-14-19-007, 007-17-02-005, 007-17-02-008, 007-18-06-001, 007-17-02-006, 007-17-02-004. and 007-13-42-003.

The applicant is requesting to rezone an additional ±0.5 acres, TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013, from PD, Planned Development to D, Downtown Mixed Use.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Vacant/Hotel	Mixed Use	D, Downtown Mixed Use
South	Vacant	Mixed Use	PD, Planned Development
East	Vacant	Mixed Use	D, Downtown Mixed Use
West	Apartments/Vacant	Mixed Use	PD, Planned Development/D, Downtown Mixed Use

Access – The property currently has access from Wanninger Run off of Esplanade Avenue and Brissie Drive.

Topography – The parcel was previously graded and is relatively flat. The majority of Riverside Village was graded at the start of construction on Phase B of Hammond’s Ferry.

Utilities – Water and wastewater are available from Wanninger Run.

Floodplain – Portions of the site fall within the 100-year floodplain. Applicable FIRM panels have been included with the staff report attachments.

Drainage Basin – This site is located within the Crystal Lake Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The 2014 Stormwater Management Stream Water Quality Assessment Summary lists the Pole Branch Basin as 100% within the city limits and reports an overall fair water quality. This means studies have indicated water quality impairments in several categories including the levels of nitrates, ammonia, and manganese found in samples. This basin has been ranked as a high priority for water quality improvements through best management practices and other water quality improvement projects to decrease the possibility of overtopping ponds in the system.

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 TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 included in the requested rezoning is approximately 0.5 acres. This is a small portion of the overall ± 195 acres contained in the existing PD.

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 rezoning request satisfies several core principles and key initiatives of the current Comprehensive Plan. The D, Downtown Mixed Use designation supports flexibility in development standards to encourage mixes of uses and infill development, providing urban amenities to existing and new residents, a mixture of housing types, connection to the Greenway, encouraging pedestrian and bicycle access to the area, and will access to cultural resources such as the Riverview Amphitheater and the Greenjackets Stadium.

By changing these properties to the "D, Downtown Mixed Use" zoning, the Planning Department envisions this as a step in the development of the Downtown Master Plan (Initiative 7.2) and updating the Downtown codes to reflect better the goals of revitalizing, redefining, and allowing flexibility in fostering the development of a functional, vibrant downtown core for the City. The city has identified Downtown as a priority investment area and a place to encourage mixed-use and progressive infill development (Initiative 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 a mix of commercial and residential development. The proposed rezoning is compatible with the surrounding area. Downtown zoning exists just north of the subject sites, and this site is seen as an extension of

the existing downtown commercial core. Through the PD, Phase B has been programmed to be an urban town center, similar to the existing downtown area.

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

There is an existing street system in the Riverside Village area and staff see no negative effects to the street network. A Traffic Impact Analysis was previously completed for Phase B that encompassed a significant study area to review the potential impacts of a large-scale development and future growth on existing traffic.

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

This is an undeveloped lot in an existing subdivision and the infrastructure is in place to support the development of the parcel. The existing utility network accommodates the anticipated development potential of the subject property based on the sizes of the sanitary sewer line located near the site and availability of potable water and sanitary sewer from the City of North Augusta.

d. Parking problems; or

Parking for the site will continue to be provided based on existing parking agreements and the requirements of the North Augusta Development Code.

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.

The proposed rezoning does not appear to create any additional environmental impacts. Each site plan must comply with all applicable development standards in the Development Code, including the state and federal standards associated with stormwater management, water and air pollution. City design standards and municipal codes are in place to address noise pollution and excessive nighttime lighting.

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).

This rezoning directly addresses a change in character and new growth trends in the area. With the completion of most of the infrastructure in and around Phase B of the Hammond's Ferry Planned development, the outlines of what development can take place are currently in place and will not be significantly altered.

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

The proposed zoning classification will remain mixed use, which should not adversely impact the current surrounding single-family residential uses or commercial development, as it is no different than what exists currently and what has been planned for this property.

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 existing Planned Development ordinance allows for uses in the D, Downtown zoning district. The subject properties are suitable for the proposed uses under both the existing and requested zoning district. The subject property is suitable for residential and commercial 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 in Riverside Village. The rezoning is compatible with the existing residential neighborhood's stability and character. A mix of building styles and uses are encouraged in the existing Planned Development ordinance and the requested Downtown zoning. The Hammond's Ferry Business District Association will continue the architectural review and approval of any buildings within the agreed bounds of the property owner's association.

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

Prior to the approval of the PD, the property was vacant for many years. After the introduction of the PD, the site has quickly developed into a thriving mixed-use district.

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 amount of land available in this particular area is limited by existing development to the west, the Georgia Avenue to the east, Brick Pond Park to the north, and the Savannah River to the south.

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

The existing zoning of PD, Planned Development has been in place since the adoption of the Hammond's Ferry Planned Development Ordinance No. 2002-03 in December 2002. This does not appear to have been done in error.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 be rezoned from PD, Planned Development to D, Downtown Mixed Use. The five parcels appear to have been inadvertently left off of the 2019 Riverside Village application.

The rezoning request directly addresses the change in character and development of the area. Staff would like to note that this request was coordinated with the input and understanding of the Planning and Development Department to address issues that have arisen with the existing PD Ordinance. These issues prevented staff from processing variances or waivers that would have been in the City's interest or that were the result of situations not anticipated by the PD, such as opportunities for different mixes of uses and square footages in the project. This zoning change will allow the developer additional discretion to respond to changing market and economies of scale resulting from the existing successful development of the remainder of the sites in this proposal.

With the completion of the infrastructure in and around Phase B of the Hammond's Ferry Planned Development, the outlines of what development can take place are currently in place and will not be significantly altered. This rezoning would serve to extend the "Downtown" to the river area and formalize the recognition that this is an extension of our downtown. With most urban form developments, the Planning Department should be less concerned with exactly what goes within the buildings, instead focusing on general building location, public safety, and public resource allocation.

Staff would like to emphasize that approval of this zoning does not in any way negate or alter any existing agreements on the site. This includes the existing Parking Agreement and Development Agreement. Just as in any private property owner's association, the Planning and Development Department has a limited role in enforcing the covenants of private property owner associations such as the Hammond's Ferry Business District Association, which will remain in place as incorporated in 2008.

However, this should not be taken as the Department abandoning its role in enforcing or creating any development standards for the Downtown district. Staff recommends that this rezoning be used to encourage the creation of a downtown parking plan, revision of the existing downtown development codes, and Downtown Master Plan.

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. Public Hearing Notice
6. Application Documents
7. FEMA FIRM panel

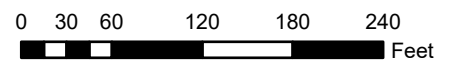
cc Riverside Village H owner, LLC, via email



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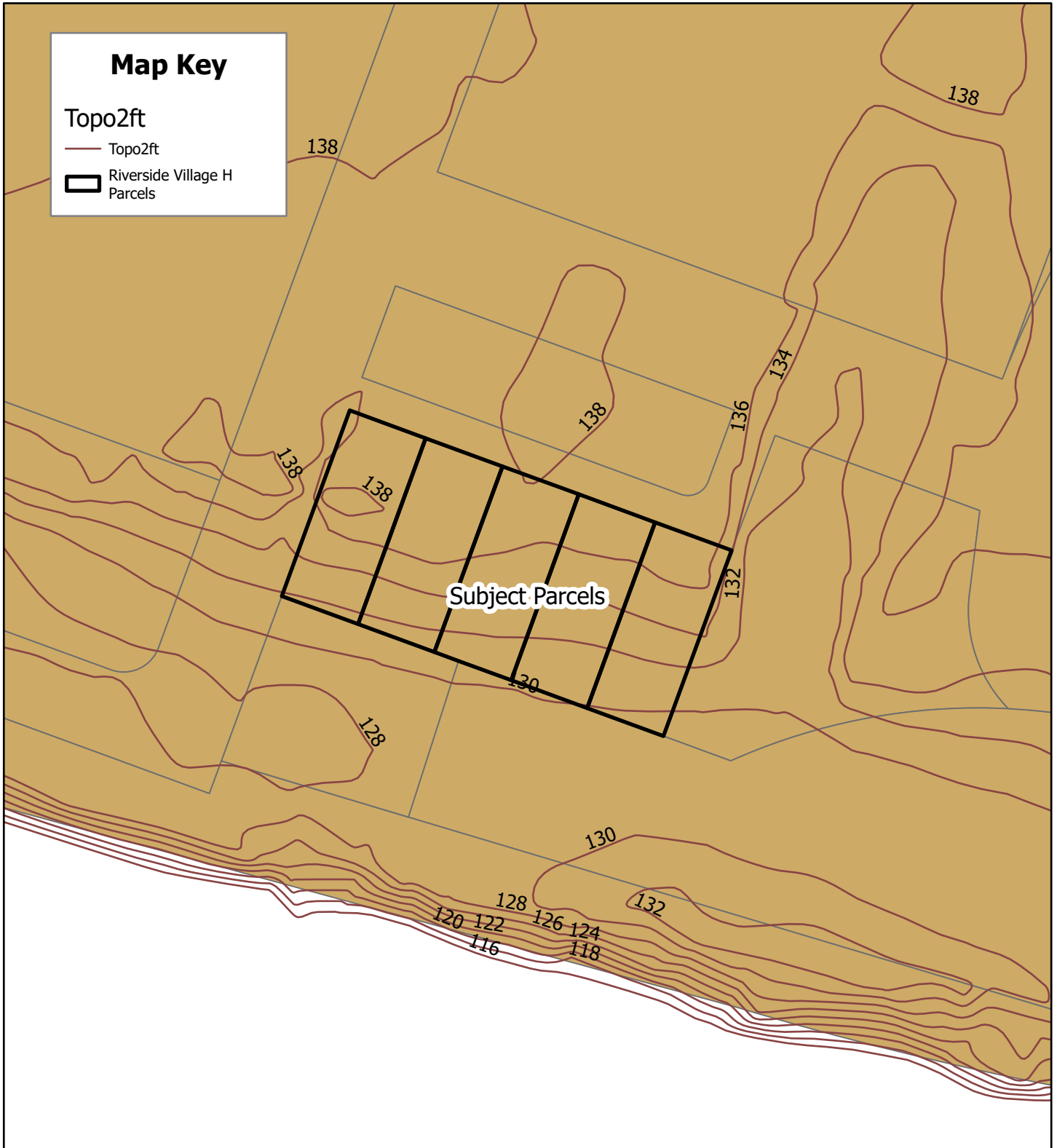


Aerial Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and
007-17-02-013

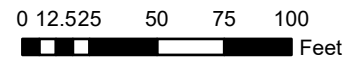


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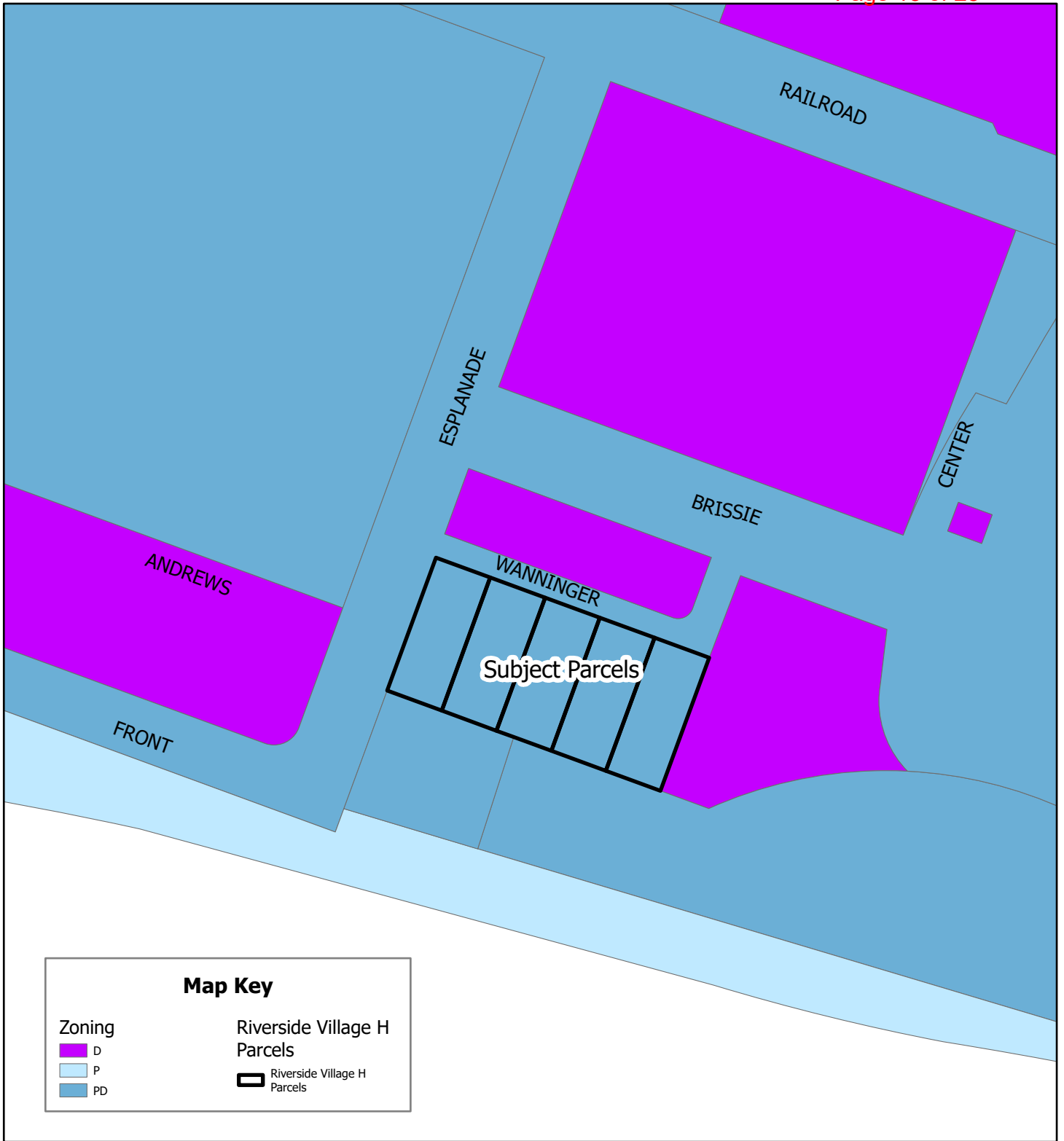


Topography Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and 007-17-02-013

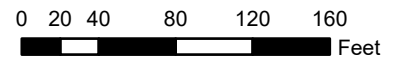


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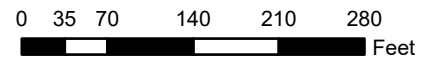


Current Zoning Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and 007-17-02-013
Zoned PD, Planned Development



11/20/2023





11/20/2023

Proposed Zoning Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and 007-17-02-013
to be zoned D, Downtown Mixed Use



City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

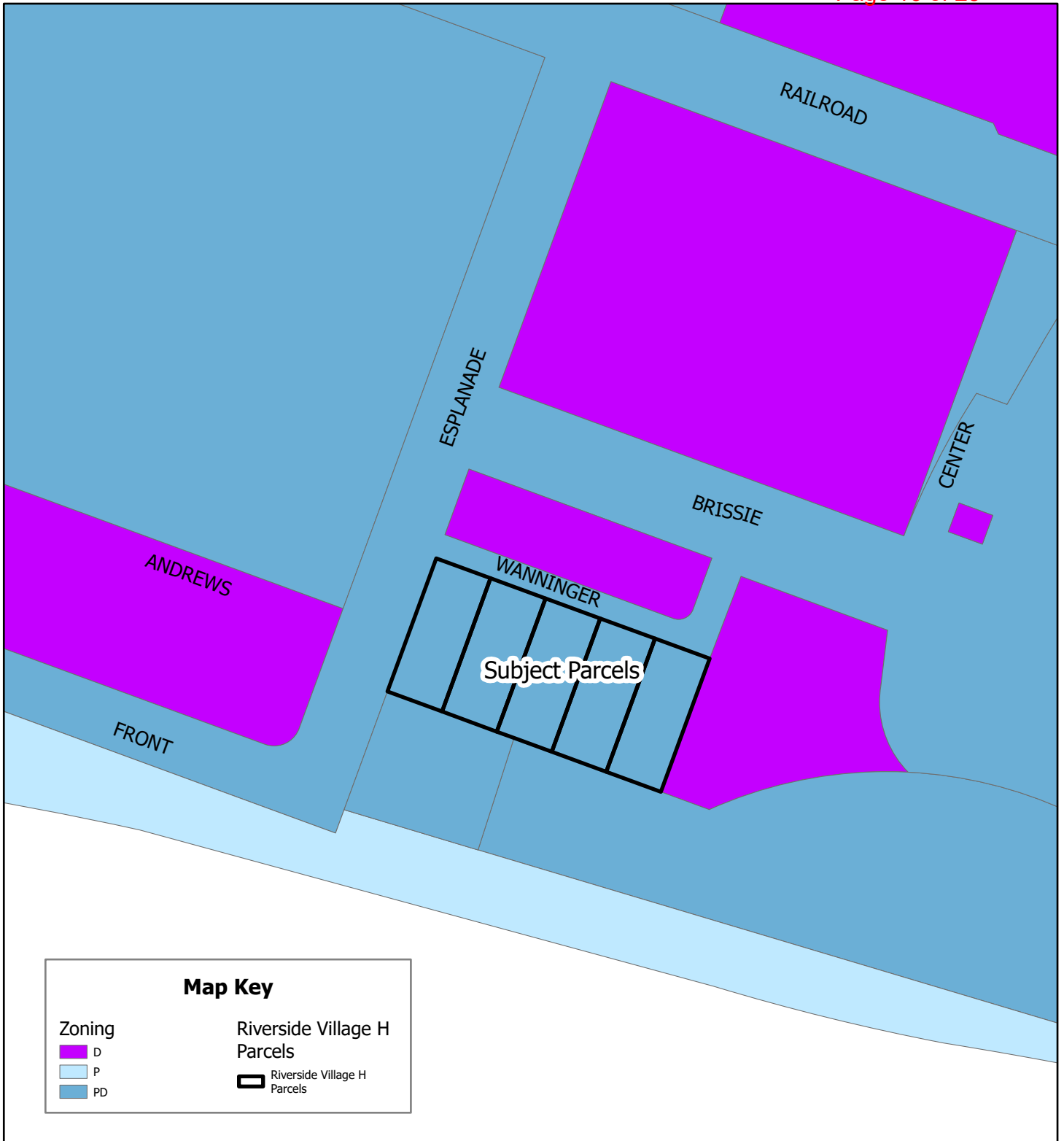
The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, December 20, 2023, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

RZM23-003 – A request by Riverside Village H Owner, LLC to rezone approximately 0.5 acres located along Wanninger Run, TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 from PD, Planned Development to D, Downtown Mixed Use.

Documents related to the application will be available for public inspection after December 13, 2023 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to planning@northaugustasc.gov.

CITIZEN ASSISTANCE:

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



Current Zoning Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and 007-17-02-013
Zoned PD, Planned Development



Calendar

Tour of Homes, Christmas Tree lightings and parades

Tour of Homes

Visit six different homes in North Augusta for the annual Tour of Homes event, hosted by the Beta Sigma Phi sorority on Friday, Dec. 1 and Saturday, Dec. 2. The tours raise money for college scholarships for NAHS students. Tickets can be purchased online for \$28 per person and day-of for \$30 per person at home locations. For more information, visit natourhomes.org.

Tinseltown Forest

Visit downtown North Augusta for the first ever Tinseltown Forest on Saturday, Dec. 2 from 11 a.m. to 8 p.m. Hosted by North Augusta Forward at 336 Georgia Avenue, the holiday event will feature fresh cut trees, smores, Santa and more. This event is free to attend. To learn more, visit the North Augusta Forward social media pages.

Christmas Parade

Watch floats and the community participate in the North Augusta Christmas Parade on Sunday, Dec. 3 at 3 p.m. The parade, hosted by the North Augusta Lions Club, starts at the top of Martintown Road and goes down Georgia Avenue with a Christmas in July theme. This event is free to attend. To learn more, visit e-clubhouse.org/sites/northaugusta.

Fort Eisenhower Tree Lighting

Visit Fort Eisenhower will be hosting a tree lighting and holiday festival on Thursday, Nov. 30 from 4-8 p.m. at Barton Field. The event will feature Santa, pizza, cookies, hot cocoa, Christmas Caroling and shopping vendors. To learn more, visit eisenhower.armymwr.com.

Evans on Ice

Head out to Evans on Ice. The ice rink is open for families to skate on for the holiday season, located at Evans Towne Center Park. Tickets cost between \$13 and \$17 per person and must be paid for without cash. General skate hours vary. For more information, visit evansonice.com.

Holiday Market

Support small businesses in Augusta at the Holiday Market at the Marina on Sunday, Dec. 3. The holiday market located at the 5th Street Marina features a large variety of vendors and will sell a large quantity of gifts. In addition, Ms. Jo Nash and Friends will be performing live jazz music. This event is free to attend. For more information, email marketatthamarina@gmail.com.

Christmas Craft Show

Support local crafters at the Annual Christmas Craft Show in Aiken on Friday, Dec. 1 and Saturday, Dec. 2. The show features holiday inspired works and vendors all at H. Odell Weeks Activities Center. This event is free to attend. To learn more, visit www.visitaikensc.com/event/christmas-craft-show.

Christmas Tree Lighting

Visit downtown Aiken for the 35th annual Christmas Tree lighting on Friday, Dec. 1 at 6 p.m. Over 8,000 lights will be lit on Newberry Street alongside a 24-foot tree. S'mores, songs, crafts and more will be available, as well as appearances from Santa, Mayor Teddy Milner, East Aiken Singers and the USCA Choir. This event is free to attend. For more information, visit www.cityofaikensc.gov/annual-downtown-tree-lighting-2023.



PHOTO PROVIDED BY LINDA SKINNER

The homeowners for the 2023 Tour of Homes includes Steve and Ashley James, Sharon McGowan, Nathan McGowan, Matt Schlachter, Dawn Schlachter, Ashley Dickert, Fletcher Dickert, and Whitney Boykin.



AIKEN STANDARD FILE PHOTO

Attendees browse the items for sale at a previous Christmas Craft Show.



STAFF PHOTO BY LINDSEY HODGES

Dawson Glenn, 5, with Terri Glenn, admires his work after switching on the North Augusta Christmas lights.



Y'ALL ABOARD



SANTA TRAINS

SATURDAYS: DECEMBER 2, 9 & 16
10 am, 11 am, 12 pm, 2 pm, & 3 pm
Buy tickets at scrm.org to avoid the lines!

Bring the family for a fun-filled scenic train ride *with Santa!*
Bring this ad and get \$5 off in our gift shop!







803-635-9893
110 Industrial Park Rd., Winnsboro, SC
Exit 34 on I-77, 20 miles north of Columbia



City of North Augusta, South Carolina Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, December 20, 2023, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

RZM23-003 – A request by Riverside Village H Owner, LLC to rezone approximately 0.5 acres located along Wanninger Run, TPNs 007-17-02-009, 007-17-02-010, 007-17-02-011, 007-17-02-012, and 007-17-02-013 from PD, Planned Development to D, Downtown Mixed Use.

Documents related to the application will be available for public inspection after December 13, 2023 in the office of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All members of the public interested in expressing a view on this case are encouraged to attend or provide written comments to planning@northaugustasc.gov.

CITIZEN ASSISTANCE:

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

Application for Development Approval

Please type or print all information



Staff Use

Application Number <u>BZM23-003</u>	Date Received <u>11-23-23</u>
Review Fee <u>250.00</u>	Date Paid _____

1. Project Name Riverider Village - H Parcels
 Project Address/Location Wanninger Run, North Augusta, SC 29841
 Total Project Acreage 0.5 acres Current Zoning Planned Development
 Tax Parcel Number(s) See Attached - 5 parcel ID's

2. Applicant/Owner Name Riverider Village H Owner, LLC Applicant Phone 404-726-5357
 Mailing Address 3801 Windy Ridge Pkwy, suite 320
 City Atlanta ST GA Zip 30339 Email cschoen@greentone-properties.com

3. Is there a Designated Agent for this project? Yes No
 If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor Jamer Dean License No. 27380
 Firm Name Cranston LLC Firm Phone 706-722-1588
 Firm Mailing Address 452 Ellis Street
 City Augusta ST GA Zip 30901 Email judean@cranstonengineering.com
 Signature [Signature] Date 11-6-2023

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
 (Check one.) yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. [Signature] 11/6/2023
 Applicant or Designated Agent Signature Date
Chris Schoen
 Print Applicant or Agent Name

Tax Parcel Numbers

Parcel H - 5 Parcel ID's		
Wanninger Run, North Augusta, SC 29841		
Parcel H	Tax ID #	Acreage
Lot 1	007-17-02-009	0.1
Lot 2	007-17-02-010	0.1
Lot 3	007-17-02-011	0.1
Lot 4	007-17-02-012	0.1
Lot 5	007-17-02-013	0.1
		0.5

*Attached to Application for Development Approval (a.) and Designation of Agent form (c.)

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number BZM23-003

Date Received 11-13-23

1. Project Name Riverside Village - H Parcel

Project Address/Location Wanninger Rvn, North Augusta, SC 29841

Project Parcel Number(s) attached -> 5 parcel ID's

2. Property Owner Name Riverside Village H Owner, LLC Owner Phone 404-725-8357

Mailing Address 3301 Windy Ridge Pkwy, suite 320

City Atlanta ST GA Zip 30339 Email cschoen@greentone-properties.com

3. Designated Agent Addie Head

Relationship to Owner Employee of owner

Firm Name Greenstone Properties Phone 404-421-5807

Agent's Mailing Address 3301 Windy Ridge Pkwy, suite 320

City Atlanta ST GA Zip 30339 Email ahead@greentone-properties.com

Agent's Signature Addie Head Date 11/6/2023

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature]
Owner Signature

11/6/2023
Date

5. Sworn and subscribed to before me on this 7th day of November, 2023

[Signature]
Notary Public

May 29 2025
Commission Expiration Date



Acreage Proposed to be Rezoned = 0.5 Acres

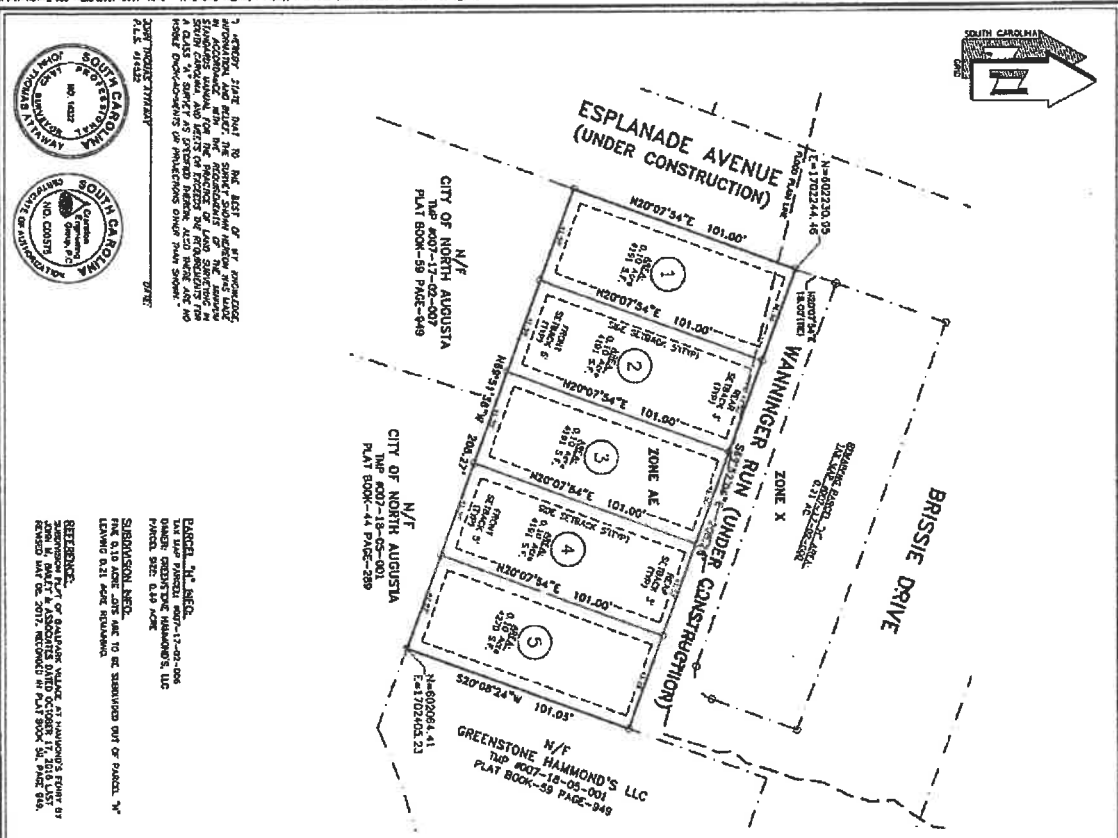
Parcel H - 5 Parcel ID's		
Wanninger Run, North Augusta, SC 29841		
Parcel H	Tax ID #	Acreage
Lot 1	007-17-02-009	0.1
Lot 2	007-17-02-010	0.1
Lot 3	007-17-02-011	0.1
Lot 4	007-17-02-012	0.1
Lot 5	007-17-02-013	0.1
		<hr/> 0.5

A statement of the reasons for seeking the rezoning and any proposed justifications therefore:

We wish to rezone these 5 parcels on parcel H to "downtown" zoning so that they are zoned accordingly with the rest of the Riverside Village development. The ~29 acres that is the Riverside Village development was rezoned in 2019 to "downtown" zoning to better support a commercial core and a mixed-use environment and these 5 parcels on parcel H were mistakenly left out of that rezoning application.

Survey of 5 Parcels on H

0:144-ACR-00 PRELIMINARY-0349 - REVERSE WALLS PARCELS H & HUB-DRAWINGSUBREY1007-0349_FINAL.DWG



1. ANYWAY THIS DATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWS THE TRUE AND CORRECT LOCATION OF THE BOUNDARIES OF THE PARCELS SHOWN HEREON. I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PARCELS SHOWN HEREON. I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PARCELS SHOWN HEREON. I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PARCELS SHOWN HEREON.

2017 PROPOSED TITLES:

SOUTH CAROLINA: PROFESSIONAL SURVEYOR NO. 10022

SOUTH CAROLINA: PROFESSIONAL SURVEYOR NO. 10022

PARCEL #1, 2, 3, 4: N/A (CITY OF NORTH AUGUSTA)

PARCEL #5: GREENSTONE HAMMOND'S LLC

OWNER: GREENSTONE HAMMOND'S LLC

PREPARED BY: GRANSTON ENGINEERING GROUP, P.C.

DATE: OCTOBER 12, 2017



PROJECT DATA:

DATE: 088 ACB YORK

PROJECT: HAMMOND'S TERRY PLANNED DEVELOPMENT

OWNER: HAMMOND'S TERRY PLANNED DEVELOPMENT

PREPARED BY: GRANSTON ENGINEERING GROUP, P.C.

DATE: OCTOBER 12, 2017

NOTE:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND REGULATIONS OF THE STATE OF SOUTH CAROLINA.
2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
3. I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PARCELS SHOWN HEREON.
4. I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PARCELS SHOWN HEREON.
5. I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PARCELS SHOWN HEREON.

FINAL MINOR SUBDIVISION PLAT

Greenstone Properties

SHOWING A SUBDIVISION OF THE MAP PARCEL, 0007-17-00-000 LOCATED IN...

NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'

OCTOBER 12, 2017

PREPARED BY:

Granston Engineering Group, P.C.

ENGINEERS • PLANNERS • SURVEYORS

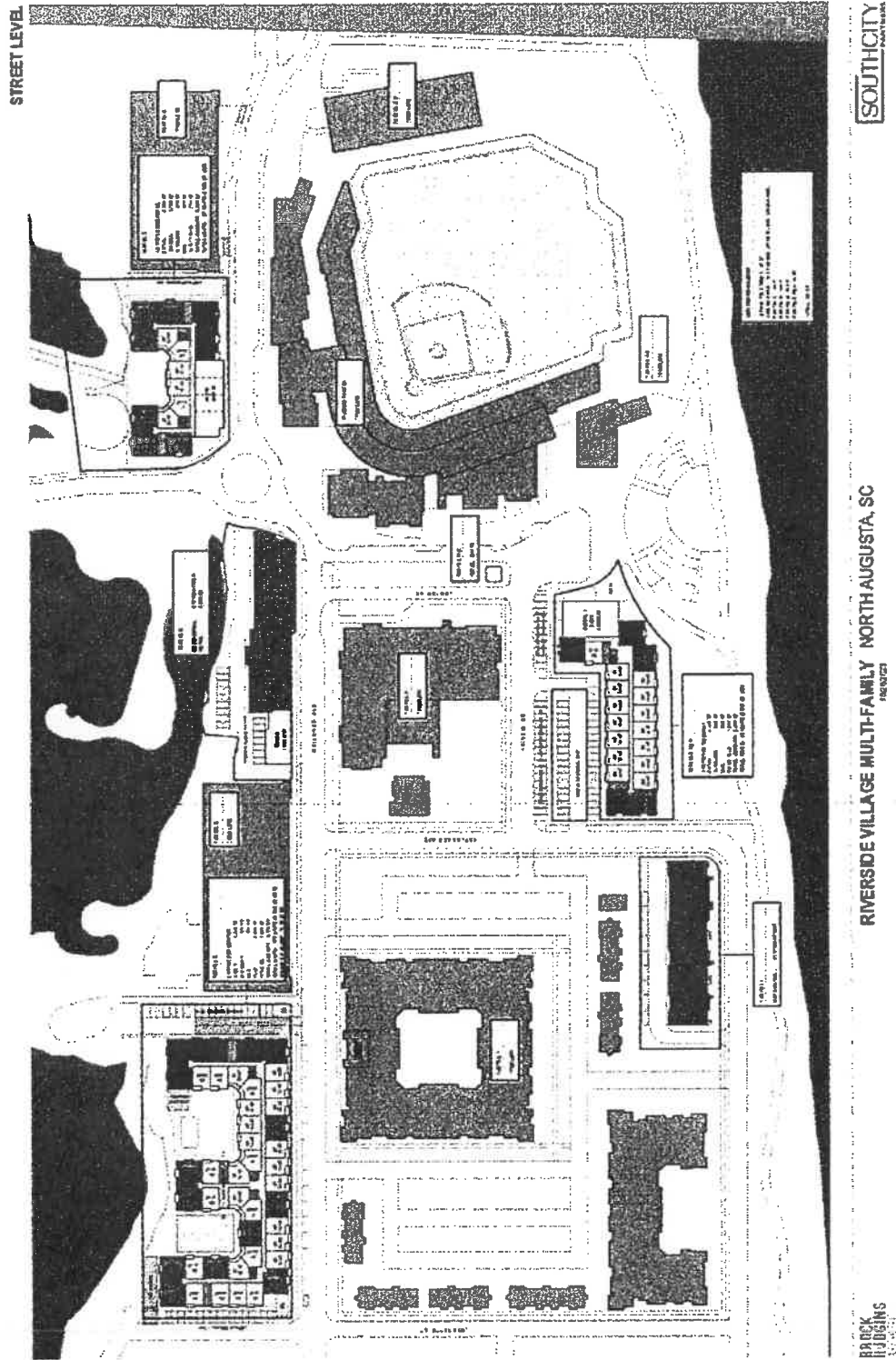
445 STATE STREET, AUGUSTA, GEORGIA 30601

TEL: 706.733.1111 FAX: 706.733.1112

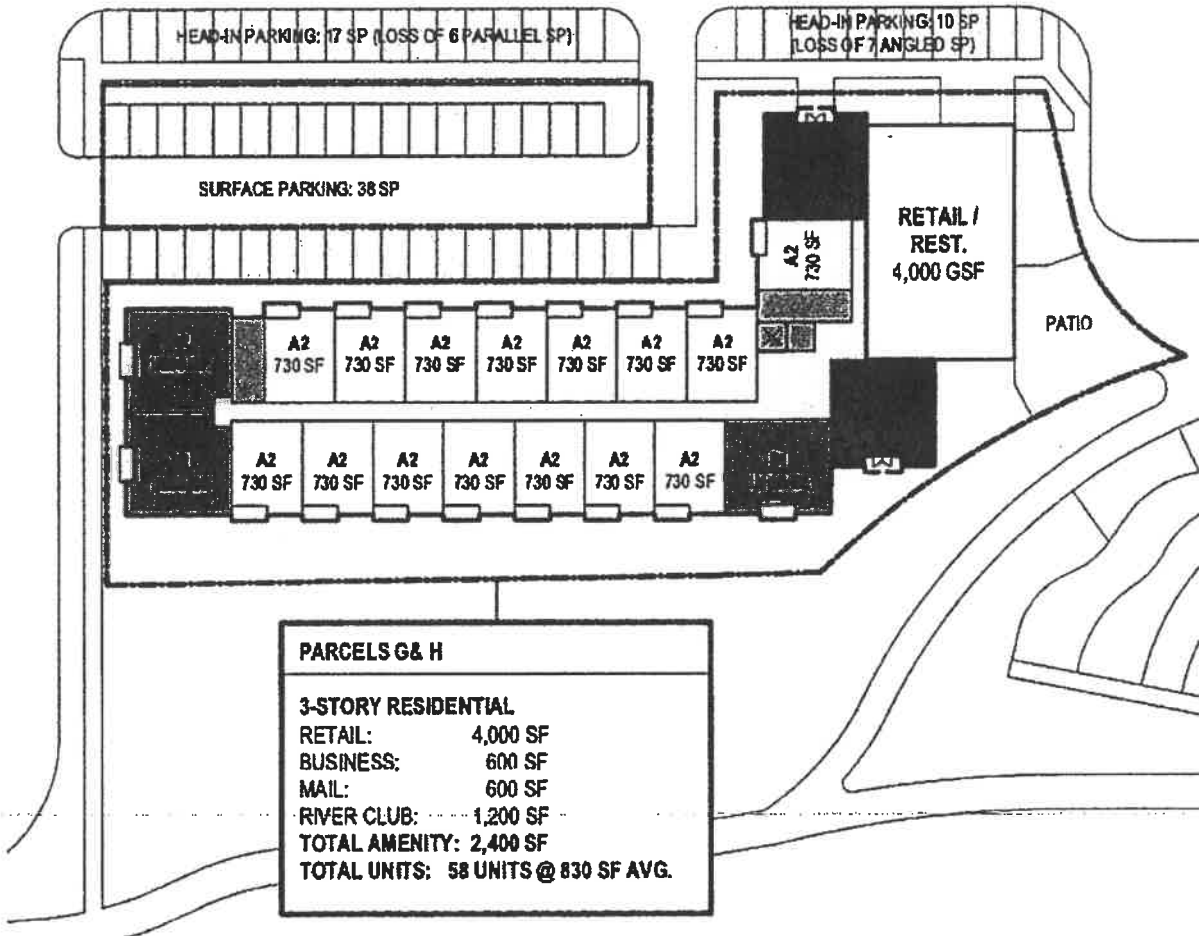
WWW.GRANSTONENGINEERING.COM

2017-0349

Updated Master Plan



Parcel H – Development Summary



National Flood Hazard Layer FIRMette

81°58'57"W 33°29'24"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

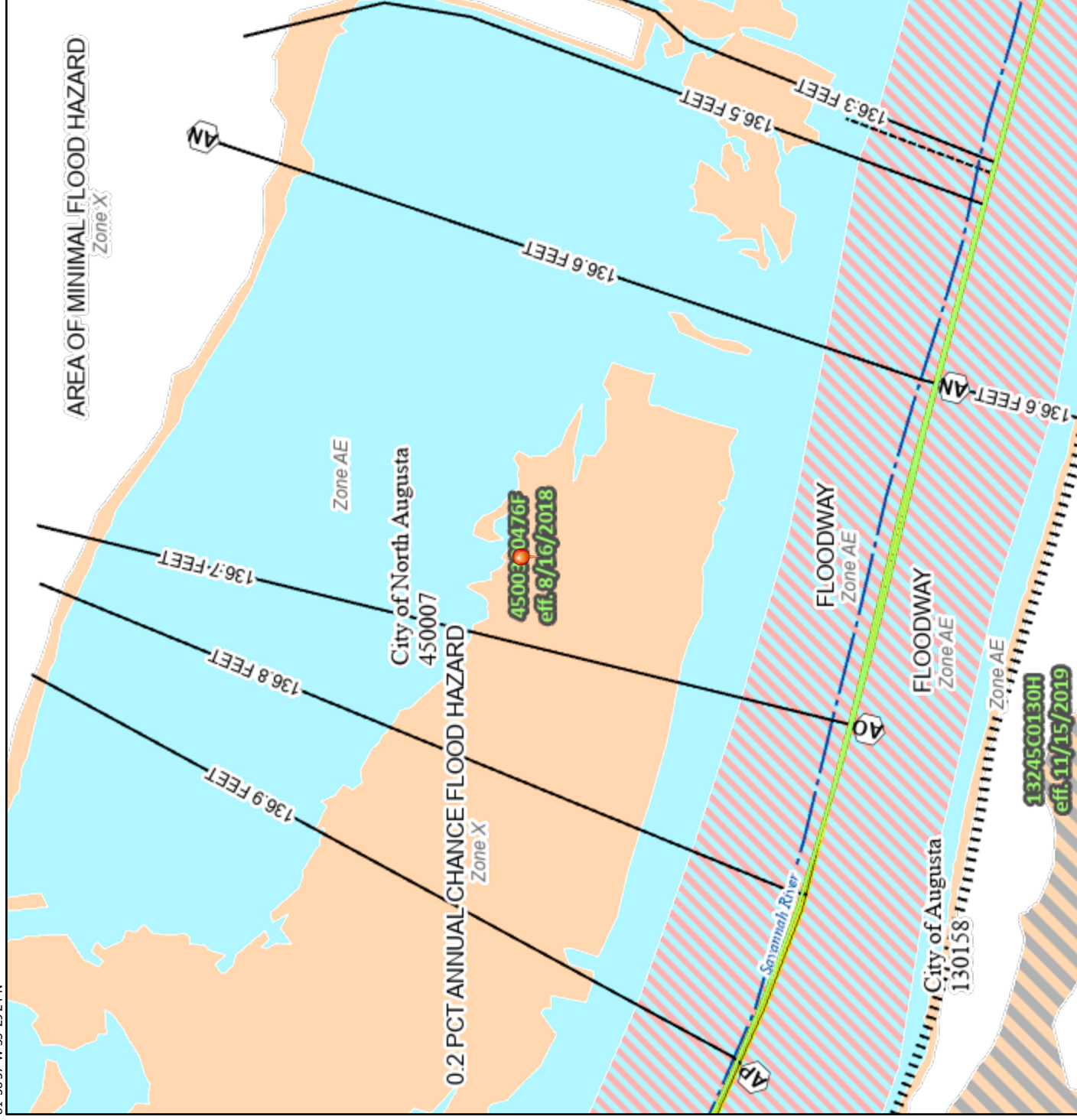


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/8/2023 at 2:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



RESOLUTION NO. 2024-01
A RESOLUTION AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL
FISCAL RECOVERY FUNDS – EXPENDITURE REQUEST 11

WHEREAS, on July 19, 2021, City Council adopted Resolution 2021-30 authorizing receipt of the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) allocation totaling \$11,871,089.22 from the State of South Carolina as appropriated by the American Rescue Plan Act of 2021; and

WHEREAS, City Council adopted Resolution 2022-12, which obligated SLFRF funds for use between revenue loss replacement and investment in water and sewer infrastructure; and

WHEREAS, City Council adopted the following Resolutions which authorized expenditures and/or authorized release of encumbered funds:

- Resolution 2022-13 - Expenditure Request 1 totaling \$3,965,004
- Resolution 2022-28 - Expenditure Request 2 totaling \$3,123,632
- Resolution 2022-35 - Expenditure Request 3 totaling \$1,367,000
- Resolution 2022-53 - Expenditure Request 4 totaling \$1,600,000
- Resolution 2023-17 - Expenditure Request 5 totaling \$89,800
- Resolution 2023-25 - Expenditure Request 6 totaling \$450,000
- Resolution 2023-29 - Authorized the release of encumbered funds to be placed as unencumbered in the SLFRF funds totaling \$2,063,915
- Resolution 2023-30 - Expenditure Request 7 totaling \$50,000
- Resolution 2023-40 - Expenditure Request 8 totaling \$770,000
- Resolution 2023-45 - Authorized the release of encumbered funds to be placed as unencumbered in the SLFRF funds totaling \$4,357
- Resolution 2023-46 - Expenditure Request 9 totaling \$600,000
- Resolution 2023-50 - Expenditure Request 10 totaling \$395,611

; and

WHEREAS, expenditure of SLFRF funds are required to be approved by City Council via resolution; and

WHEREAS, new projects have been identified and recommended for expenditure totaling \$610,000 as outlined in Appendix A; and

WHEREAS, with this expenditure, \$918,314 remains of available SLFRF funds for future expenditures.

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. Expenditures of \$610,000 of SLFRF funds is approved for the projects listed in Appendix A.
2. The City will follow its adopted procurement ordinance as it relates to SLFRF funds.
3. The City Administrator is authorized to execute such documents as necessary to enter into agreements and implement the projects as outlines in Appendix A.
4. Any monies not spent on the any projects listed in Appendix A will be made available in SLRF funds for future expenditures.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ____ DAY OF JANUARY, 2024.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

APPENDIX A

Expenditure Request #11						
Project	Amount	Fund	Expenditure Category	Description	Department	Beneficiary(ies)
Riverside Village Amphitheater expansion and rest area	\$575,000	ARPA	Revenue Replacement, Provision of Government Services	Installation of new restroom facility and addition of seating at the Riverside Village Amphitheater.	Parks, Recreation, and Tourism	City residents & visitors
Augusta Tomorrow Downtown Plan	\$35,000	ARPA	Revenue Replacement, Provision of Government Services	City of North Augusta contribution to the development of a comprehensive regional downtown plan encompassing the cities of Augusta and North Augusta.	Administration	City residents & visitors
Total	\$610,000					

RESOLUTION NO. 2024-02
A RESOLUTION AUTHORIZING THE BUDGET AND FUNDING SOURCE FOR THE
CONSTRUCTION OF THE SHARON JONES AMPHITHEATER EXPANSION
& REST AREA

WHEREAS, City Council adopted Resolution 2023-28, selecting Cranston Engineering as the city's design & engineering services Sharon Jones Amphitheater Additions; and

WHEREAS, City Council adopted Resolution 2023-38, which selected 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; and

WHEREAS, the City staff, Cranston Engineering, and R.D. Brown Construction Company, Inc. have conducted further design reviews and value engineering to minimize costs; and

WHEREAS, City Council adopted Resolution 2024-01, which set aside \$575,000 in SLFRF funds for the construction of the Sharon Jones Amphitheater Expansion and Rest Area; and

WHEREAS, the City has been awarded \$264,391 from the South Carolina PRT Land and Water Conservation Funds for construction of the Sharon Jones Amphitheater Rest Area and \$150,000 from the South Carolina PRT Undiscovered Grant Program for the Sharon Jones Amphitheater Expansion; and

WHEREAS, the funding source for the Sharon Jones Amphitheater Additions will be derived from SLRF, South Carolina PRT Land and Water Conservation Funds, and South Carolina PRT Undiscovered Grant funds in the total amount of \$989,391 with \$905,971 set as the GMP with R.D. Brown Construction, Inc. and the remainder for design costs, FF&E, and project contingency costs.

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 amendment with R.D. Brown Construction for a GMP amount of \$905,971 for the construction of the Sharon Jones Amphitheater Expansion and Rest Area.
2. The City Administrator is authorized to direct the immediate start of construction of the Sharon Jones Amphitheater Expansion and Rest Area.
3. The Council authorizes the City Administrator to finalize and execute any agreements in regards to the construction and project completion of the Sharon Jones Amphitheater Expansion and Rest Area.
4. Expenditures of \$575,000 from SLFRF, \$150,000 from the South Carolina PRT Land and Water Conservation Fund, and \$264,391 from the South Carolina PRT Undiscovered Grant Program are approved for the construction of the Sharon Jones Amphitheater Expansion and Rest area.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF JANUARY, 2024.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-03
AUTHORIZING THE CITY OF NORTH AUGUSTA TO ENTER INTO A CONTRACT
WITH AUGUSTA INDUSTRIAL SERVICES INC.

WHEREAS, City Council adopted Resolution 2022-12, obligated State and Local Fiscal Recovery Funds (SLFRF) for investment in water and sewer infrastructure totaling \$1,871,089.22; and

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 various water and wastewater utility capital improvement projects; and

WHEREAS, AECOM requested bid proposals for the cleaning and inspection of 29,300 feet of wastewater interceptor pipeline, and received two bids, with the lowest bid cost received by Augusta Industrial Services Inc. for the amount of \$714,288.00; and

WHEREAS, the City following established practices, has added a 20% contingency for this project, such contingency being in the amount of \$142,857.60.

WHEREAS, with this expenditure, \$806,493.42 remain of the SLFRF funds available for future project expenditures.

NOW THEREFORE, BE IT RESOLVED 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 Administrator is authorized to execute such documents as necessary to enter into the contract for such services at a cost of \$714,288.00.
2. The City Administrator is further authorized to expend contingency funds not to exceed \$142,857.60, in furtherance of the project.
3. Augusta Industrial Services Inc. shall be authorized to clean and inspect 29,300 feet of wastewater interceptor pipeline not to exceed \$857,145.60.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF JANUARY, 2024.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk