

North Augusta



South Carolina's Riverfront

MINUTES OF JANUARY 22, 2024

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

The Public Power Hour was streamed for public viewing online at: “City of North Augusta – Public Information” on www.Facebook.com and “City of North Augusta Public Information” on www.YouTube.com.

PUBLIC POWER HOUR

The January 22, 2024 Public Power Hour began at 5:30pm. Members present were Mayor Pro Tem McCauley, Councilmembers Buck, Carpenter, McGhee (arrived at 5:35pm), Presnell (arrived at 5:35pm), and Toole.

Member absent was Mayor Williams.

Also, in attendance were Ricky Jones, Manager of Information Technology and Jamie Paul, City Clerk.

1. Shelly Fortin, spoke on the First in the Nation Democrat Primary and provided an article on the new social club for Democrats. **(See Attachment #PPH1)**
2. John Felak, spoke on the parking issues along Carolina Ave for Lookaway Inn events.
3. Susan Goodwin, resident, spoke on the water disconnection policy and how it affects citizens, as well as the accessibility to the Living History Park.

For more details see the following link for Public Power Hour:

<https://www.northaugustasc.gov/government/mayor-city-council/mayor/public-power-hour>

The Public Power Hour concluded at 5:48 pm.

SPECIAL CALLED MEETING

The Special Called meeting of the City Council of the City of North Augusta of January 22, 2024 having been duly publicized was called to order by Mayor Pro Tem McCauley at 6:00pm and also streamed online for public viewing at “City of North Augusta – Public Information” on www.Facebook.com and on the “City of North Augusta Public Information” on www.YouTube.com. Per Section 30-4-80, (e) notice of the meeting by email was sent out to the current maintained “Agenda Mailout” list consisting of news media outlets and individuals or companies requesting notification. Notice of the meeting 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.

Mayor Pro Tem McCauley rendered the invocation and the Pledge of Allegiance.

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

Member absent was Mayor Williams.

Also, in attendance were James S. Clifford, City Administrator; J.D. McCauley, Assistant City Administrator; Kelly F. Zier, City Attorney; Ricky Jones, Manager of Information Technology; and Jamie Paul, City Clerk.

ITEM 4. APPROVAL OF MINUTES:

The minutes of the City Council Meeting of December 18, 2023, Study Session of January 8, 2024, and Special Called City Council Meeting of January 8, 2024, were approved as submitted by general consent.

OLD BUSINESS

ITEM 5. 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 – Second Reading

No public comment.

Administrator Clifford highlighted the history of the parcel and clarified that the amendment would align with the other parcels for the downtown zoning.

It was moved by Councilmember Carpenter, seconded by Councilmember McGhee, to approve 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 – Second Reading. Unanimously Approved. **(See Attachment #5)**

NEW BUSINESS

ITEM 6. LAW & JUSTICE: 2024 Jury Box – Motion to Accept

It was moved by Councilmember Presnell, seconded by Councilmember Buck, Council agreed to accept the 2024 Municipal Jury List containing the names of all registered voters and the names of individuals with a South Carolina driver's license in the City of North Augusta jurisdiction. The 2024 Jury Box was accepted as required by State law with a unanimous 6-0 vote. Unanimously Approved.

ITEM 7. PLANNING & DEVELOPMENT: Ordinance No. 2024-02 – To Abandon a Portion of a Storm Sewer Easement Located in Green Forest Commons Subdivision– First Reading

No public comment.

Administrator Clifford stated that the storm sewer easement that was passed in 2001 is being requested to be abandoned due to the developer placing an updated sewer line along a different track and staff recommends approval.

It was moved by Councilmember Carpenter, seconded by Councilmember Toole, to approve Ordinance No. 2024-02 – To Abandon a Portion of a Storm Sewer Easement Located in Green Forest Commons Subdivision – First Reading. Unanimously Approved. **(See Attachment #7)**

ITEM 8. FINANCE: Resolution No. 2024-04 – Approving the Annual Assessment Report and Amendment of the Assessment Roll for the Ballpark Village Municipal Improvement District and Confirming the Collection of Annual Assessments therein for the 2023-2024 Assessment Year

No public comment.

Administrator Clifford stated that the item is done annually and is prepared by the City's outside advisors, MUNICAP and highlighted on the process of how the MID (Municipal Improvement District) numbers are determined.

It was moved by Councilmember Presnell, seconded by Councilmember McGhee, to approve Resolution No. 2024-04 – Approving the Annual Assessment Report and Amendment of the Assessment Roll for the Ballpark Village Municipal Improvement District and Confirming the Collection of Annual Assessments therein for the 2023-2024 Assessment Year. Unanimously Approved. **(See Attachment #8)**

ITEM 9. ADMINISTRATION: Resolution No. 2024-05 – Authorizing Extensions of Awarded Allocation of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2021-2022

John Felak, Chairman of A-Tax Committee, pointed out that there is duplication occurring in the application process with groups wanting to promote the City and Tourism and with the creation of the Tourism Department that moving forward could help in less duplication.

Administrator Clifford explained the extension request process to the Council and that the Accommodations Tax Advisory Committee recommends approval.

It was moved by Councilmember Carpenter, seconded by Councilmember Buck, to approve Resolution No. 2024-05 – Authorizing Extensions of Awarded Allocation of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2021-2022. Unanimously Approved. (See Attachment #9)

ITEM 10. ADMINISTRATIVE REPORTS

No report.

ITEM 11. PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:

A. Citizen Comments:

No comment.

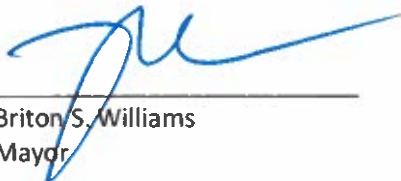
B. Council Comments:

Mayor Pro Tem McCauley read an email from Ira Beaufort, resident, praising City Employee Daniel Paradis, Building Standards Inspector, for his impeccable work ethic and sterling character which assisted in their water leak being completed correctly and to code.

ITEM 12. ADJOURNMENT

The Regular City Council meeting adjourned at 6:15 pm.

APPROVED THIS 5th DAY OF
FEBRUARY 2024.



Briton S. Williams
Mayor

Respectfully submitted,



Jamie Paul, CMC
City Clerk

Two North Augusta women establish social club for Democrats

- [By Matthew Christian mchristian@aikenstandard.com](mailto:mchristian@aikenstandard.com)
- Dec 31, 2023



A few members of the North Augusta Blues stand together during a recent event. The group aims to bring Democratic women together for social events and get-out-the-vote efforts.
Submitted Photo

Two women living in [North Augusta](#) have established a new social club for Democrats. [Shelley Fortin](#) and Georgia Haus recently founded the North Augusta Blues. Fortin said the North Augusta Blues began when she moved to North Augusta and became involved with the [Aiken County Democratic Party](#). Specifically, she began working to organize the precinct where she votes.

Precinct organization involves electing officers and working to get voters to cast their ballots in elections. The Aiken County Democratic Party provided Fortin with a list of likely Democratic voters in the precinct.

The [South Carolina Election Commission](#) provides Democrats and Republicans with lists of voters who cast ballots in political party primaries and the parties use this information and other factors, such as donations, to determine the likelihood an individual voter would vote for a Democrat or a Republican candidate.

"My first thing was just door knocking," Fortin said. "I picked ladies that were 50-plus because that's me. So, I thought I'd find some comrades in that group." Fortin said she hosted a wine-and-cheese party at her house for a few people. Then, that group began canvassing their neighborhoods, adding more people, Fortin continued. Then, the group began meeting for drinks. The group that met for drinks had something in common: a feeling of isolation because of their political affiliation.

Aiken County, depending on the race and the candidates, usually sees about 60-66 percent of its voters cast ballots for Republican candidates. The numbers are even higher in North Augusta where there are no registered Democrats among the members of the non-partisan city council.

"That's where North Augusta Blues came from," Fortin continued. "Just trying to generate a little more enthusiasm so that people would know there are a group of us. And we do things together."

Fortin met Haus at a 2022 Aiken event for then-gubernatorial candidate Joe Cunningham. "We found out that we lived a half a mile from each other," Fortin said. Haus said she moved to North Augusta from Florida. "I don't know a lot of people, and I met her [Fortin] there and we struck up a friendship," Haus said. She added they wanted to see if they could find more Democrats as they began working to get the vote out for Cunningham including canvassing and door knocking.

"We know how that turned out," Fortin continued. Cunningham lost to incumbent Republican Henry McMaster, 58.1 percent to 40.7 percent. "But, we made a lot of connections," Fortin said. "Since then, we're really trying to build a social network and get the vote out," Fortin continued.

The group has appeared at several community events including [Jack-O-Lantern Jubilee](#), a veterans wellness event and the [CSRA Walk for Water](#) event.

Fortin and Haus both added they are excited to try to get out the vote for the First-in-the-Nation Presidential Primary to be held Feb. 3. They added they wanted to get as large of a turnout as possible to keep the first-in-the-nation status for 2028.

For more information about the group, contact Fortin or Haus via email at Nablues2023@gmail.com.

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.

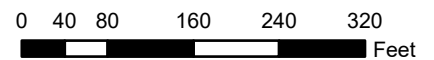
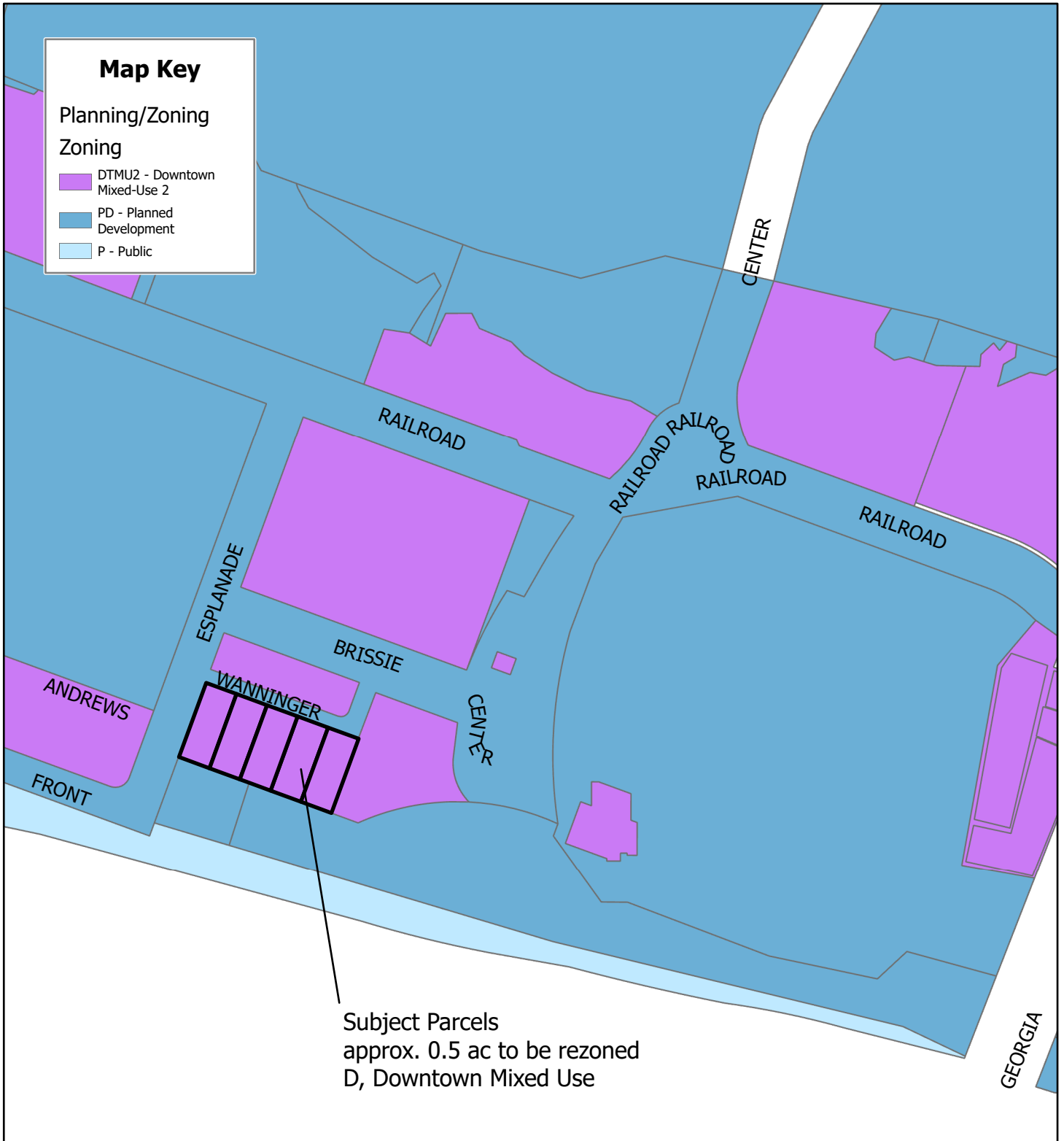
First Reading _____

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

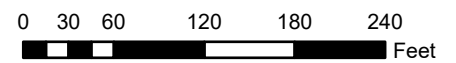
cc Riverside Village H owner, LLC, via email



Aiken County, SC. Maxar, Microsoft

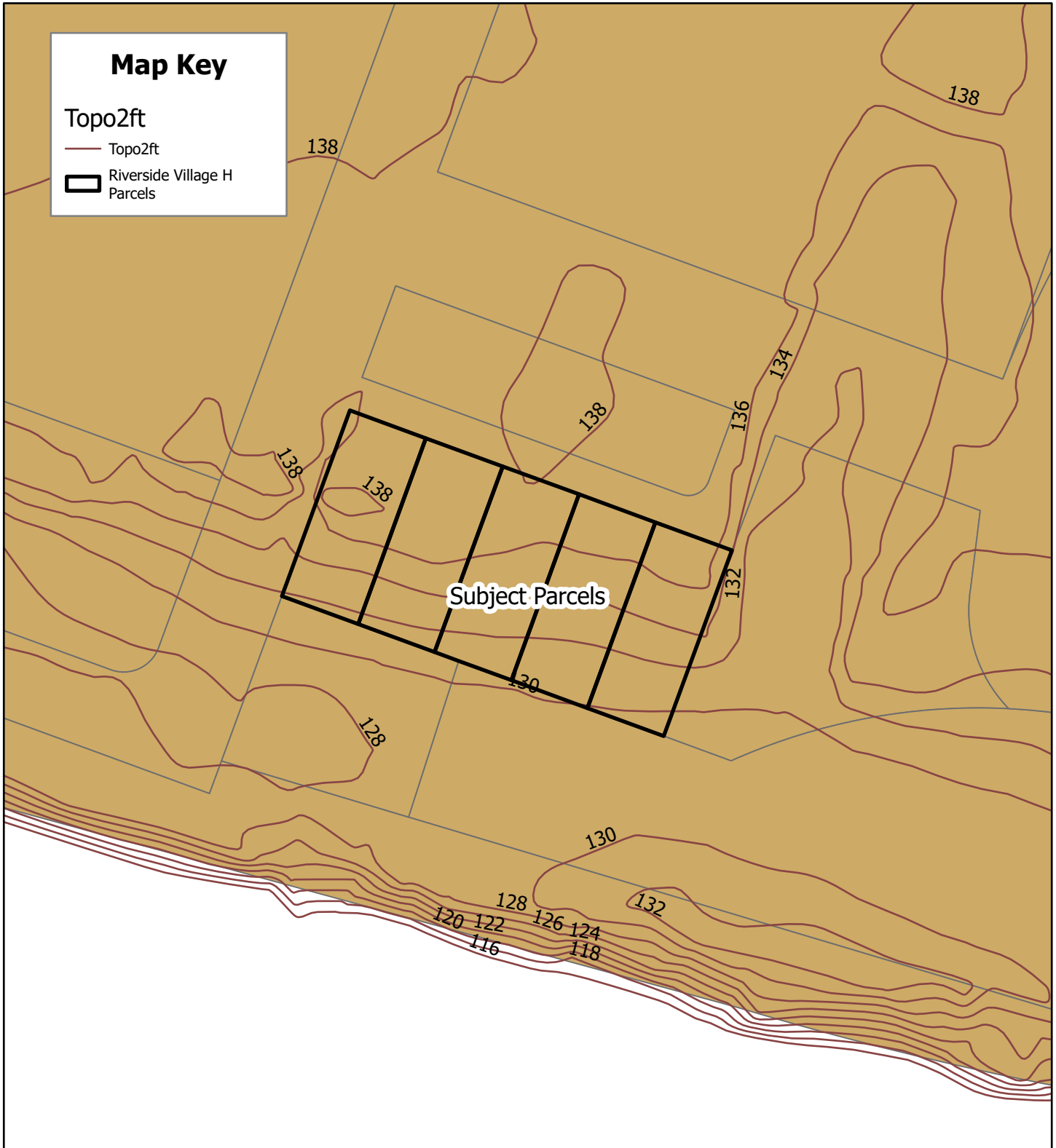


Aerial Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and
007-17-02-013

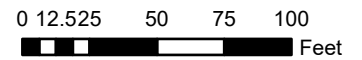


11/20/2023 9:31 AM



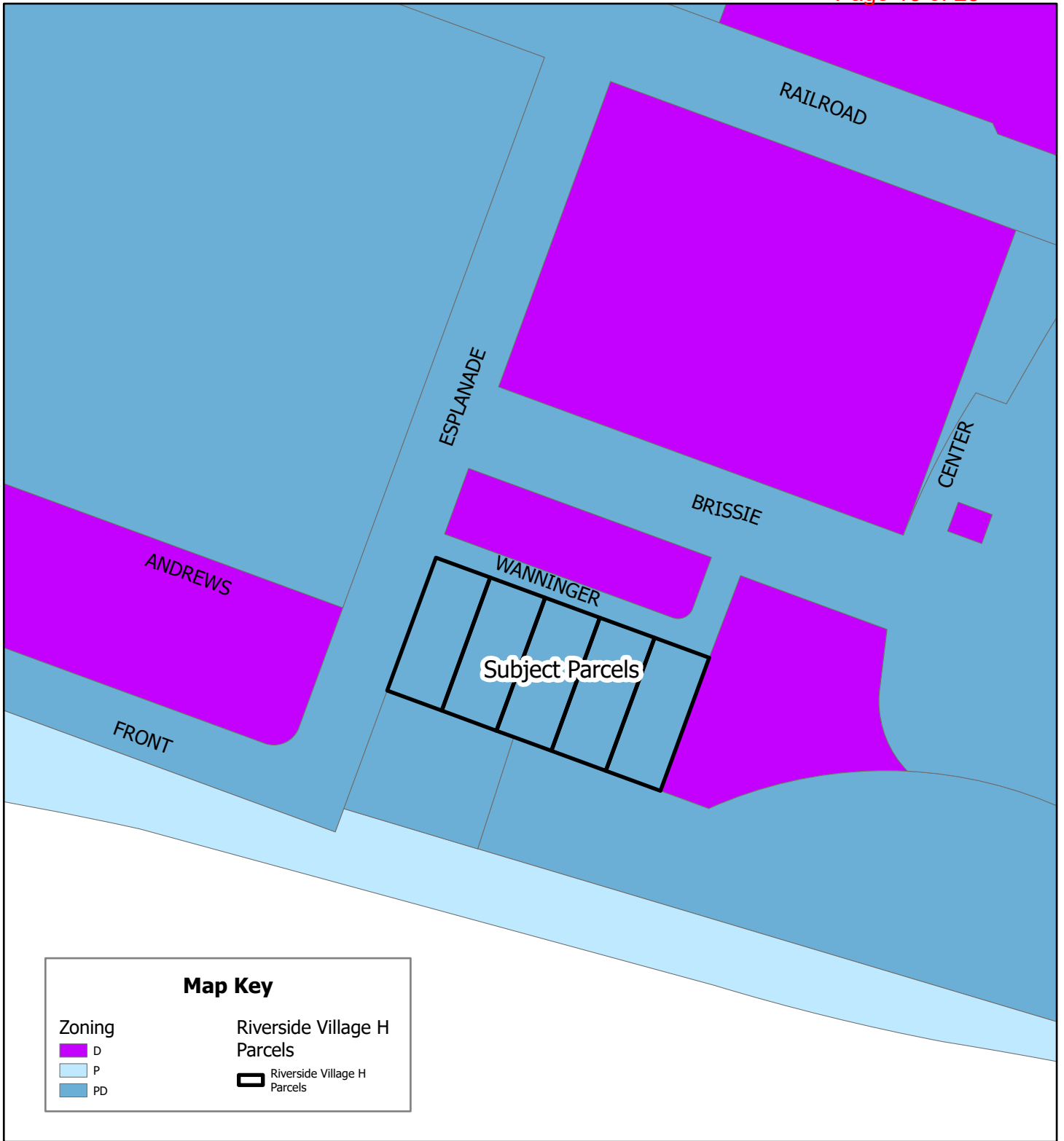


Topography Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and 007-17-02-013



11/20/2023 9:31 AM

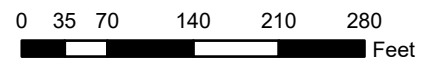




Current Zoning Map
Application Number RZM23-003
TPNs 007-17-02-009, 007-17-02-010,
007-17-02-011, 007-17-02-012, and 007-17-02-013
Zoned PD, Planned Development

0 20 40 80 120 160 Feet
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

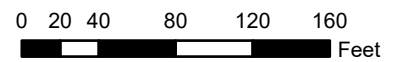
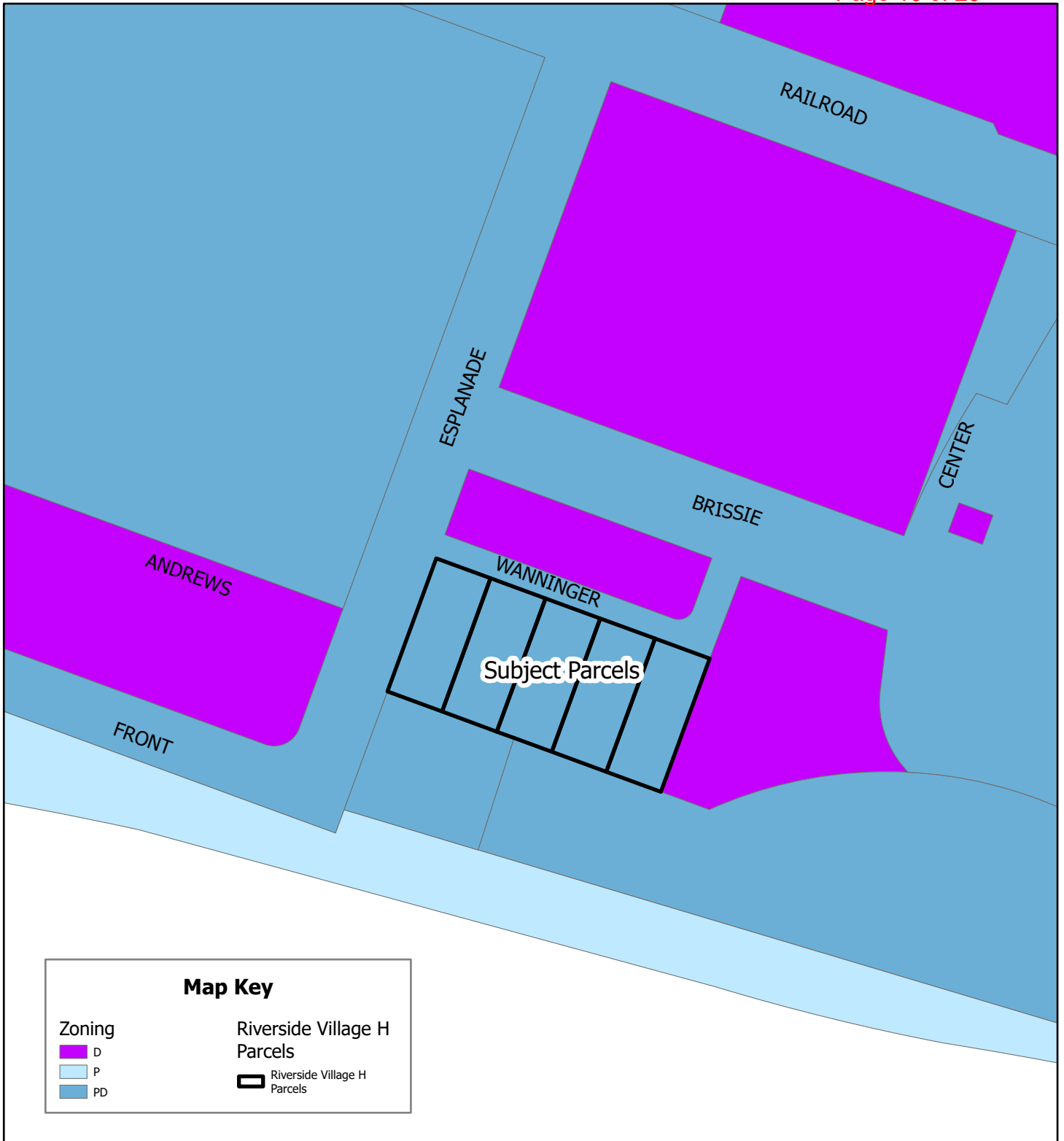
The North Augusta Planning Commission will hold its regular monthly meeting at 7:00 PM on Wednesday, December 20, 2023, in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue, to receive public input on the following application:

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.



11/20/2023

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 marketatthemarina@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.



V'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 _____

- 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
- 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
- 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)
- Engineer/Architect/Surveyor Jamer Dean License No. 27380
 Firm Name Cranston LLC Firm Phone 706-722-1688
 Firm Mailing Address 452 Ellis Street
 City Augusta ST GA Zip 30901 Email judean@cranstonengineering.com
 Signature [Signature] Date 11-6-2023
- 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
- 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 <u>BZM23-003</u>	Date Received <u>11-13-23</u>

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 greentone 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.
 Owner Signature [Signature] Date 11/6/2023

5. Sworn and subscribed to before me on this 7th day of November, 2023
 Notary Public [Signature]
 Commission Expiration Date May 29 2025



Acreage Proposed to be Rezoned = 0.5 Acres

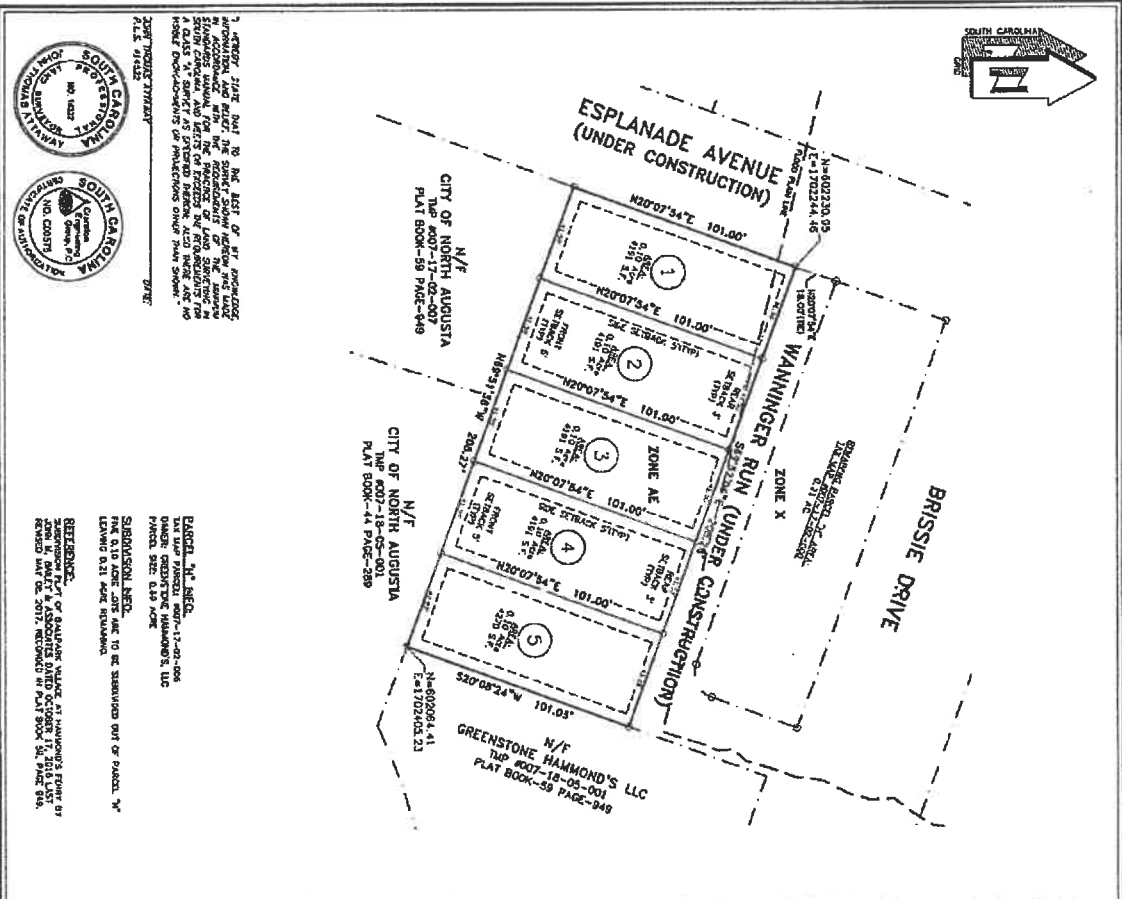
Parcel H - 5 Parcel ID's		
Wanninger Run, North Augusta, SC 29841		
Parcel H	Tax ID #	Acreage
Lot 1	007-17-02-009	0.1
Lot 2	007-17-02-010	0.1
Lot 3	007-17-02-011	0.1
Lot 4	007-17-02-012	0.1
Lot 5	007-17-02-013	0.1
		<hr/> 0.5

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 & H-6-DRAWING(S) DATE: 2017-03-09, 14:00



1. ANYWAY THIS DATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWS THE TRUE AND ACCURATE LOCATION OF THE BOUNDARIES AND CORNERS OF THE PARCELS SHOWN HEREON. I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: [List of names]

2. I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: [List of names]

3. I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: [List of names]

4. I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: [List of names]

5. I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: [List of names]

PARCEL #1, 2, 3, 4
 N/A TO THE CITY OF NORTH AUGUSTA
 PLAT BOOK-59 PAGE-948

PARCEL #5
 N/A TO GREENSTONE HAMMOND'S LLC
 PLAT BOOK-55 PAGE-948

OWNER:
 GREENSTONE HAMMOND'S LLC
 445 SOUTH MAIN STREET, SUITE 200
 NORTH AUGUSTA, SOUTH CAROLINA 29850

DATE:
 OCTOBER 12, 2017



PROJECT DATA:
 AREA: 0.88 ACRES TOTAL
 ZONE: H-1
 SUBDIVISION: GREENSTONE HAMMOND'S

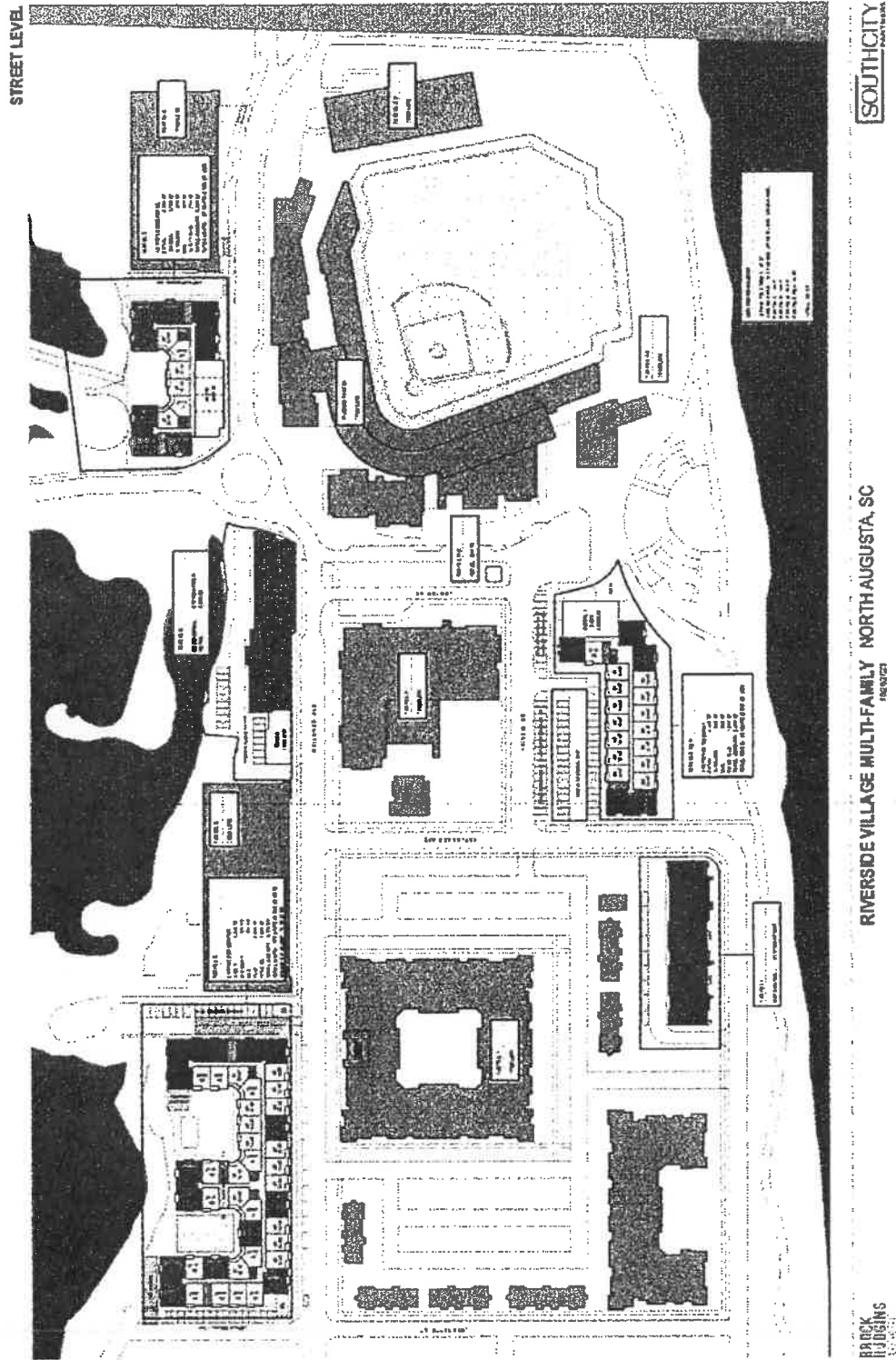
NOTE:
 1. THIS SURVEY IS SUBJECT TO ALL US GOVERNMENT RESTRICTIONS AND ENCUMBRANCES OF RECORD.
 2. THIS SURVEY IS SUBJECT TO ALL US GOVERNMENT RESTRICTIONS AND ENCUMBRANCES OF RECORD.
 3. THIS SURVEY IS SUBJECT TO ALL US GOVERNMENT RESTRICTIONS AND ENCUMBRANCES OF RECORD.
 4. THIS SURVEY IS SUBJECT TO ALL US GOVERNMENT RESTRICTIONS AND ENCUMBRANCES OF RECORD.
 5. THIS SURVEY IS SUBJECT TO ALL US GOVERNMENT RESTRICTIONS AND ENCUMBRANCES OF RECORD.

Greenstone Properties

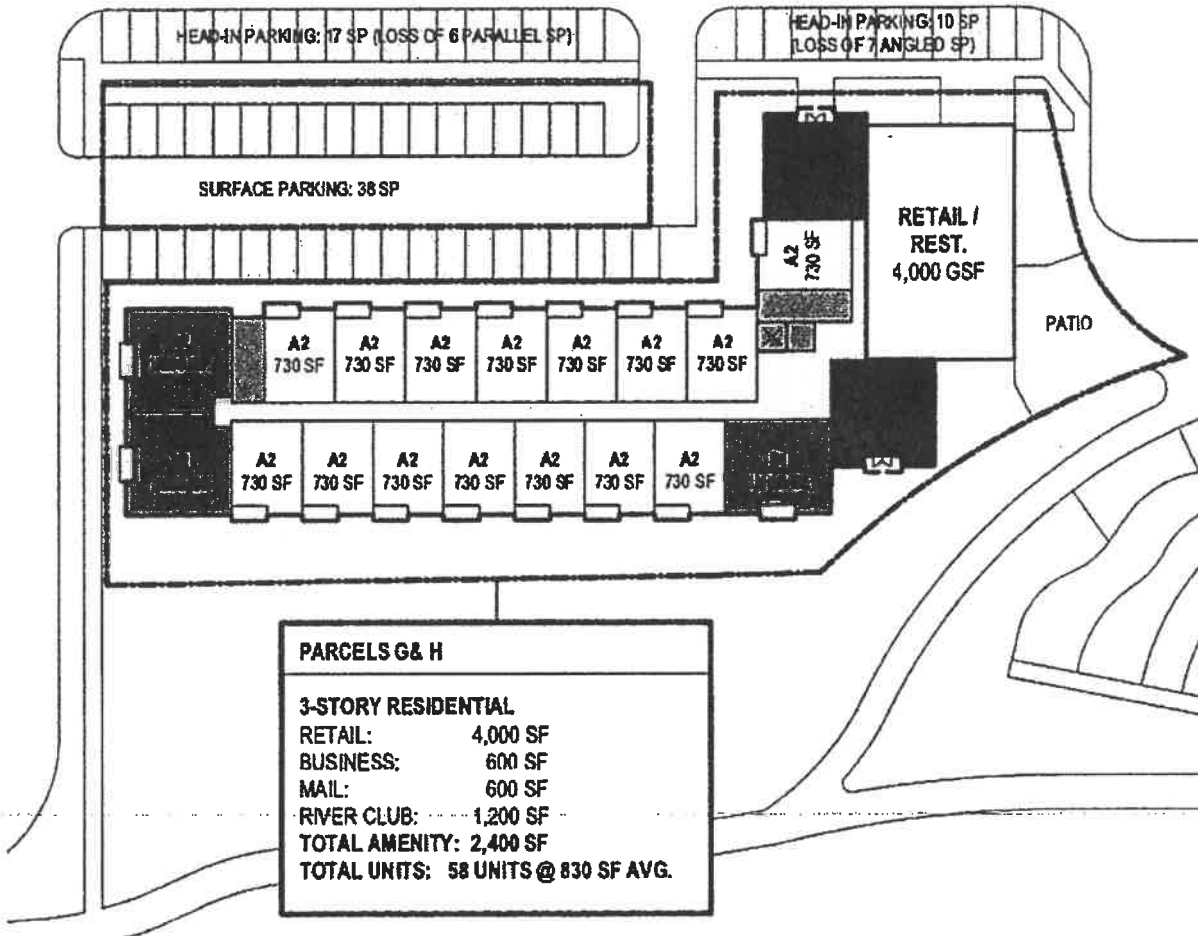
SHOWING A SUBDIVISION OF THE MAP PARCELS 4007-17-05-006 LOCATED IN...
 NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA
 SCALE: 1" = 30'
 OCTOBER 12, 2017

PREPARED BY
Oranston Engineering Group, P.C.
 ENGINEERS • PLANNERS • SURVEYORS
 445 SOUTH MAIN STREET, SUITE 200
 NORTH AUGUSTA, SOUTH CAROLINA 29850
 TEL: 803.745.1111
 FAX: 803.745.1112
 www.oranstoneng.com

Updated Master Plan



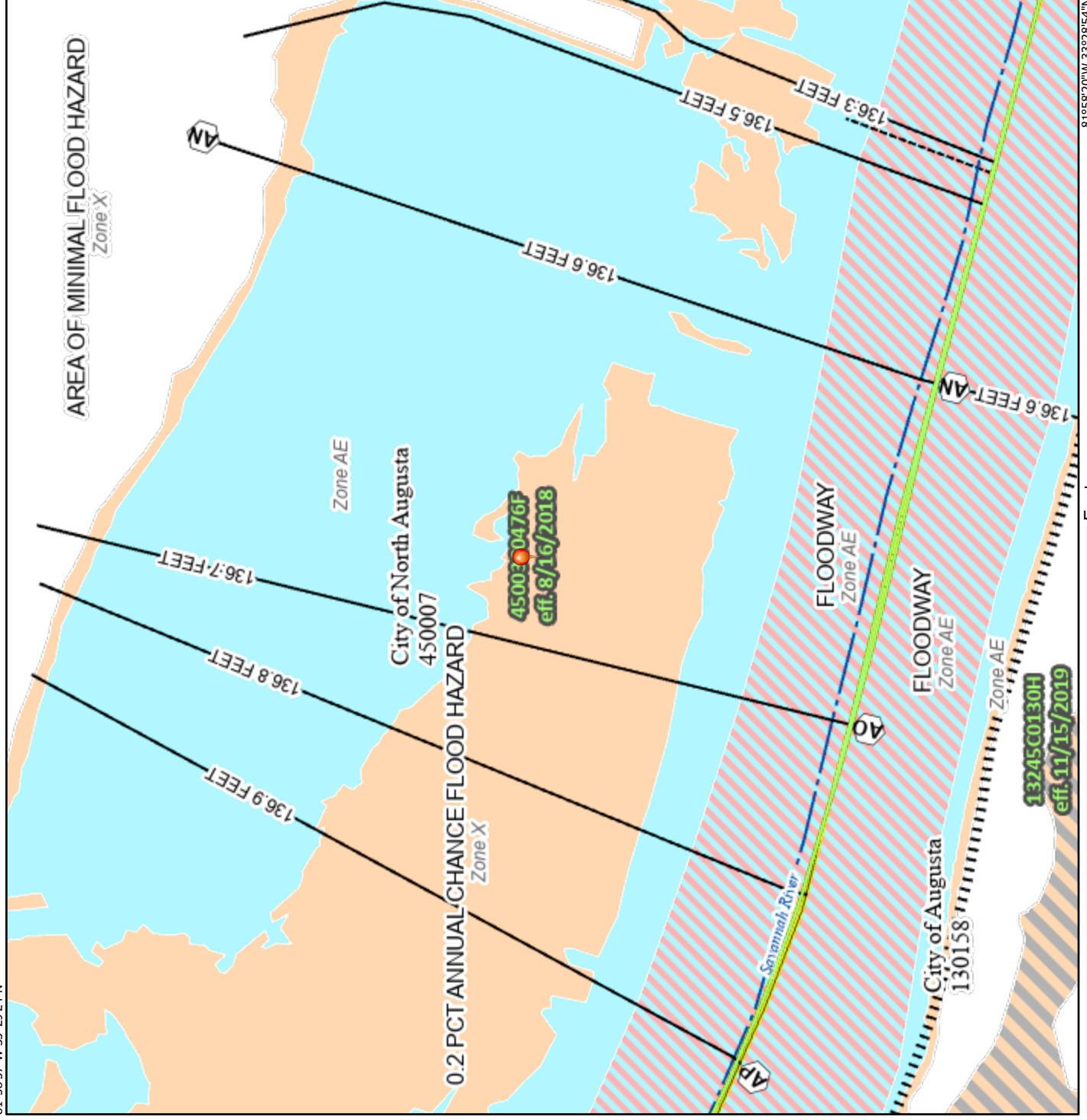
Parcel H – Development Summary



National Flood Hazard Layer FIRMette



81°58'57"W 33°29'24"N



Basemap Imagery Source: USGS National Map 2023

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*
- Effective LOMRs *Zone X*
- 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.

**ATTACHMENT #5
STAFF REPORT
Page 25 of 25**

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.

ORDINANCE NO. 2024-02
TO ABANDON A PORTION OF A STORM SEWER EASEMENT
LOCATED IN GREEN FOREST COMMONS SUBDIVISION

WHEREAS, by Resolution 2001-14, the City accepted a Deed of Dedication for certain improvements, including the storm drainage system and associated easements for Green Forest at Knollwood Subdivision; and

WHEREAS, a portion of the storm drainage system crossed other lands of the developer, identified as parcel #005-19-06-005; and

WHEREAS, the development plan (preliminary plat) for the Green Forest Commons subdivision proposed that a portion of the drainage & utility easement be abandoned so that lots could be subdivided over the easement; and

WHEREAS, a replacement storm sewer line was installed in a new easement to be dedicated to the city and the plat of record for the Green Forest Commons, subdivision designated that the portion of the preexisting drainage & utility easement was to be abandoned; and

WHEREAS, City Council has determined that this easement is not required for the public's use or convenience and the public interest would best be served by abandoning said section of the easement.

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council for the City of North Augusta, South Carolina, in meeting duly assembled and by the authority of same, that:

- I. The portion of drainage & utility easement located on Lots 5 and 6 in Green Forest Commons and shown on the final plat recorded in the Aiken County RMC Office, Plat Book 65, page 503, attached hereto as Exhibit A, is hereby abandoned.
- II. All ordinances or parts of ordinance in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. 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
FEBRUARY 2024.

First Reading _____

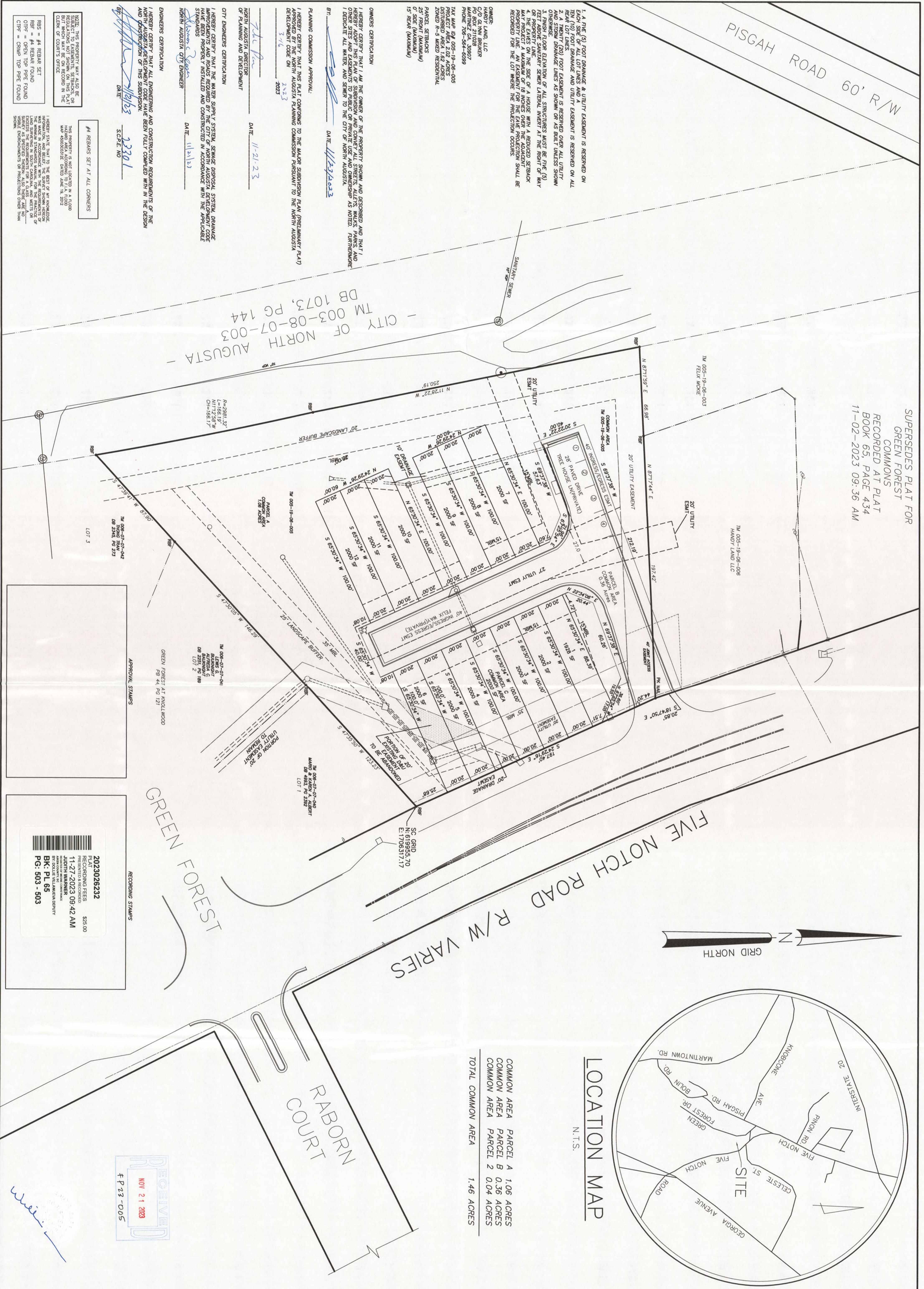
Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

EXHIBIT A



SUPSEDES PLAT FOR
 GREEN FOREST
 COMMONS
 RECORDED AT PLAT
 BOOK 65, PAGE 434
 11-02-2023 09:36 AM

OWNERS CERTIFICATION
 I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO DEDICATE ALL WATER AND SEWER TO THE CITY OF NORTH AUGUSTA.
 BY: [Signature] DATE: 11/21/23

PLANNING COMMISSION APPROVAL:
 I, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA DEVELOPMENT CODE ON 3/16/2023
 BY: [Signature] DATE: 11/21/23

CITY ENGINEERS CERTIFICATION
 I, HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM, SEWER DISPOSAL SYSTEM, DRAINAGE IMPROVEMENTS AND ROADS REQUIRED BY THE CITY OF NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN PROPERLY INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE NORTH AUGUSTA CITY ENGINEER DATE: 11/21/23

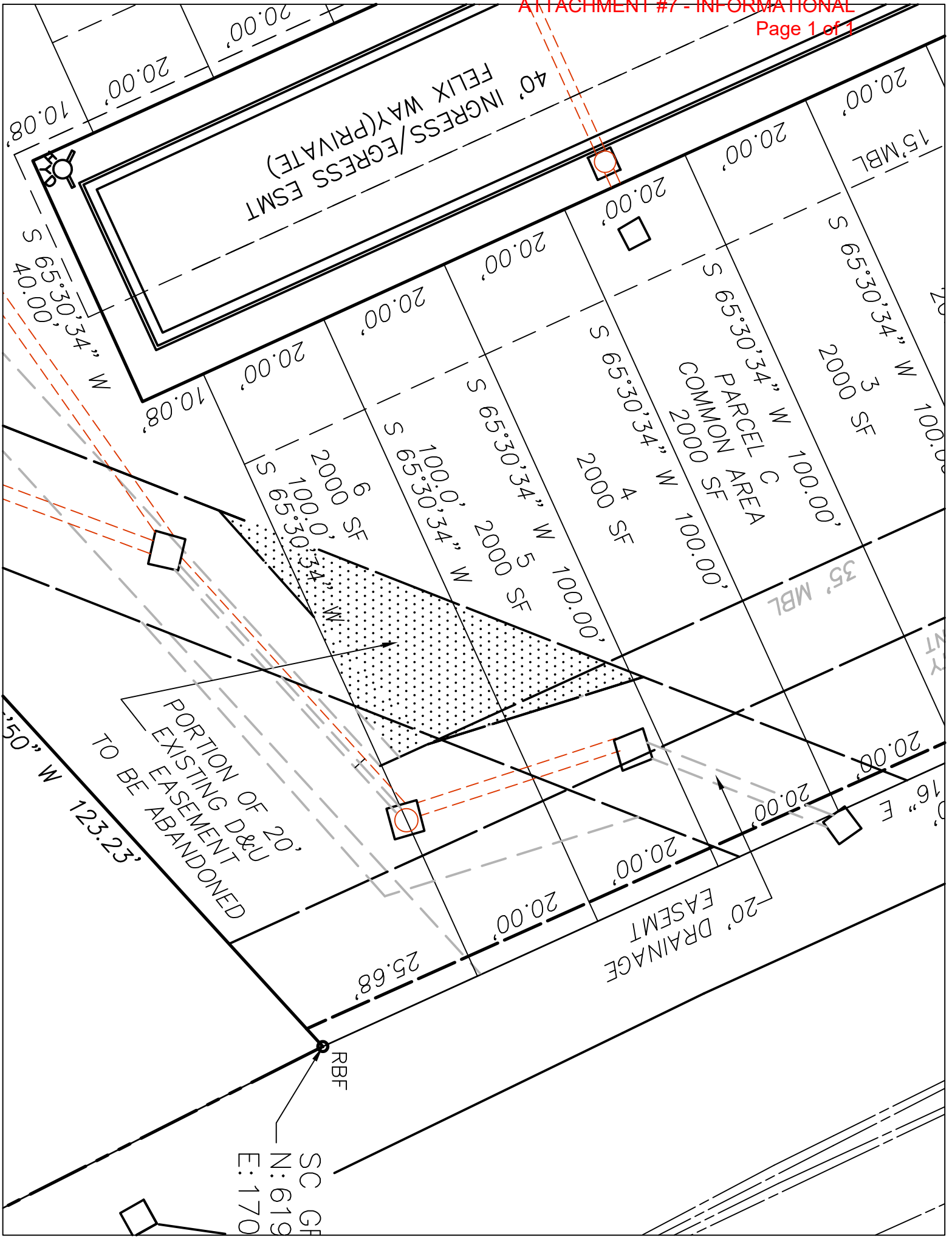
ENGINEERS CERTIFICATION
 I, HEREBY CERTIFY THAT ALL ENGINEERING AND CONSTRUCTION REQUIREMENTS OF THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN FULLY COMPLIED WITH IN THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION.
 BY: [Signature] DATE: 11/21/23
 SCALE NO: 22301

REMARKS SET AT ALL CORNERS
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE 2002 MAP 460030301E DATED DATE: 11/2002

REMARKS SET AT ALL CORNERS
 HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE 2002 MAP 460030301E DATED DATE: 11/2002

REMARKS SET AT ALL CORNERS
 HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE 2002 MAP 460030301E DATED DATE: 11/2002

William R. Gore PROFESSIONAL LAND SURVEYORS, INC. 1804 CENTRAL AVE AUGUSTA, GEORGIA 30904 TEL: (706) 738-8771 FAX: (706) 736-6249	WILLIAM R. GORE No. 1811 REGISTERED LAND SURVEYOR SOUTH CAROLINA	30 0 30 60 GRAPHIC SCALE 1" = 30'	RECORD PLAT GREEN FOREST COMMONS PROPERTY LOCATED OFF FIVE NOTCH ROAD KNOWN AS TM 005-19-06-005		DATE: 06-06-2023 SCALE: 1"=30' DRAWN BY: W.R.G. JOB NO.	REVISED: SHEET NO.
			COUNTY OF: AIKEN STATE OF: SOUTH CAROLINA	COUNTY OF: AIKEN STATE OF: SOUTH CAROLINA	COUNTY OF: AIKEN STATE OF: SOUTH CAROLINA	



SC GH
N: 619
E: 170

RBF

PORTION OF 20'
EXISTING D&U
EASEMENT
TO BE ABANDONED

20' DRAINAGE
EASEMENT

40' INGRESS/EGRESS ESMT
FELIX WAY (PRIVATE)

PARCEL AREA
COMMON SF
2000

35' MBL

2000 A SF

2000 B SF

2000 C SF

2000 SF

15' MBL

123.23' W 150'

20.00'
20.00'
10.08'

40.00' S
65.30' N

20.00' E

20.00' E

20.00' E

20.00' E

20.00' E

20.00' E

10.08'

20.00'

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CITY OF NORTH AUGUSTA, SOUTH CAROLINA

A RESOLUTION

**APPROVING THE ANNUAL ASSESSMENT REPORT AND AMENDMENT OF THE
ASSESSMENT ROLL FOR THE BALLPARK VILLAGE MUNICIPAL IMPROVEMENT
DISTRICT AND CONFIRMING THE COLLECTION OF ANNUAL ASSESSMENTS THEREIN
FOR THE 2023-2024 ASSESSMENT YEAR**

ADOPTED BY

**THE CITY COUNCIL
OF
THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA**

JANUARY 22, 2024

RESOLUTION 2024-04

APPROVING THE ANNUAL ASSESSMENT REPORT AND AMENDMENT OF THE ASSESSMENT ROLL FOR THE BALLPARK VILLAGE MUNICIPAL IMPROVEMENT DISTRICT AND CONFIRMING THE COLLECTION OF ANNUAL ASSESSMENTS THEREIN FOR THE 2023-2024 ASSESSMENT YEAR

The City Council (the “*City Council*”) of the City of North Augusta, South Carolina (the “*City*”), hereby finds and determines:

WHEREAS, The Ballpark Village Municipal Improvement District (the “*Improvement District*”), located in the City of North Augusta was created by the City Council pursuant to the Municipal Improvement Act, Title 5, Chapter 37, Code of Laws of South Carolina 1976, as amended (the “*Act*”), through an ordinance enacted on February 6, 2017, wherein the Improvement District was created and special assessments (the “*Assessment*” or “*Assessments*”) were authorized to be imposed and collected (the “*Assessment Ordinance*”); and

WHEREAS, certain capitalized terms undefined herein have such meanings as set forth in the Rate and Method of Apportionment of Assessment, Appendix A of the Assessment Roll (the “*Rate and Method*”), which was approved by the Assessment Ordinance; and

WHEREAS, the Assessments have been imposed on the Assessed Property within the Improvement District pursuant to the Act and the Assessment Ordinance. The Assessment, including the Annual Parcel Assessment, the Annual Parcel Credit and the Annual Payment for each Parcel, is recorded on the Assessment Roll, attached hereto as Appendix B-1 and Appendix B-2 of the Annual Assessment Report and Amendment of the Assessment Roll for 2023-2024 Assessment Year (the “*Annual Assessment Report*”) attached hereto as *Exhibit A*, which is being updated in accordance with the Rate and Method, as detailed below, through City Council’s approval of the Annual Assessment Report; and

WHEREAS, pursuant to a Resolution of the Board of Directors (the “*Board*”) of the North Augusta Public Facilities Corporation (the “*Corporation*”) adopted by the Board on February 20 2017, the Corporation issued its \$69,450,000 Installment Purchase Revenue Bonds, Taxable Series 2017B, dated May 16, 2017 (the “*Series 2017B Bonds*”), in order to obtain a portion of the funds necessary to defray the cost of the Public Improvements. Simultaneously with the issuance of the Series 2017B Bonds, the City issued its \$43,412,000 Tax Increment Revenue Obligation, Series 2017A to the Corporation (the “*2017 TIF Obligation*”). By Ordinance enacted on February 6, 2017, the City Council approved the issuance of the Series 2017B Bonds and the 2017 TIF Obligation. Debt service requirements of the Series 2017B Bond will be paid from Available Sources (as that term is defined in the Official Statement dated May 2, 2017 (the “*Official Statement*”) relating to the Series 2017 Bonds), which include TIF Revenues (as defined in the Official Statement) and Assessments. Payments to the Corporation by the City pursuant to the 2017 TIF Obligation shall constitute a dollar for dollar credit against the City’s obligation to make Base Payments (as defined in the Official Statement); and

WHEREAS, in order to facilitate the collection of the Assessments, the City shall update Appendix B-1 and B-2 of the Assessment Roll each Assessment Year to reflect (i) the current Parcels in the Improvement District, (ii) the Assessment for each Parcel, including any adjustments to the Assessment as provided for in Section C of the Rate and Method; (iii) the Annual Assessment; (iv) the Annual Parcel Assessment for each Parcel, (v) the Annual Payment to be collected from each Parcel for the current Assessment Year, (vi) prepayments of the Assessment as provided for in the Annual Assessment Report, and (vii) termination of the Assessment as provided for in the Annual Assessment Report; and

WHEREAS, the City Council has received the Annual Assessment Report, prepared by MuniCap, Inc., the Administrator of the Improvement District, in accordance with the Rate and Method.

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:

- I. The Annual Assessment Report is hereby approved.
- II. The Rate and Method provides for the annual collection of the Annual Payment. As shown by the Annual Assessment Report, the sum of the Annual Payment for all Parcels in the Improvement District for the 2023-2024 Assessment Year is \$737,361.05. The billing of the Assessments to be collected from each Parcel as indicated in the Annual Assessment Report for the 2023-2024 Assessment Year is hereby confirmed.
- III. This resolution shall become effective as of the date hereof.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 22nd DAY OF JANUARY, 2024.

**CITY OF NORTH AUGUSTA,
SOUTH CAROLINA**

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

I, the undersigned, Clerk to City Council of the City of North Augusta, South Carolina (“City Council”), **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of a resolution (the “**Resolution**”) adopted by the City Council of the City (the “**City Council**”), on January 22, 2024. At such meeting, a quorum of the City Council was present and remained present throughout the meeting.

Notice was previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended (the Freedom of Information Act). At least 24 hours prior to the commencement of such meeting, the agenda for such meeting, showing the time and place of the meeting and including as an item the consideration of the Resolution, was posted in the administrative offices of the City, posted on the City’s public website, and provided to news media and other persons requesting such notification.

The original of the Resolution is duly entered in the permanent records of the City, in my custody as Clerk.

The Resolution is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the City, this 22nd day of January 2024.

Jamie Paul, City Clerk
City of North Augusta, South Carolina

EXHIBIT A

BALLPARK VILLAGE MUNICIPAL IMPROVEMENT DISTRICT

CITY OF NORTH AUGUSTA, SOUTH CAROLINA

**ANNUAL ASSESSMENT REPORT AND
AMENDMENT OF THE ASSESSMENT ROLL FOR
2023-2024 ASSESSMENT YEAR**

Prepared By:

MUNICAP, INC.

January 4, 2024

EXHIBIT A

Ballpark Village Municipal Improvement District City of North Augusta, South Carolina

Annual Assessment Report and Amendment of the Assessment Roll for 2023-2024 Assessment Year

INTRODUCTION

The Ballpark Village Municipal Improvement District (the “Improvement District”), located in the City of North Augusta, South Carolina (the “City”), was created by Ordinance No. 2016-23 (the “Improvement District Ordinance”) enacted by the City Council of the City of North Augusta (the “City Council”) on February 6, 2017. The Improvement District Ordinance also authorized the imposition of the Assessment(s) on the Assessed Property within the Improvement District and approved an Assessment Roll listing the parcels in the Improvement District and the amount of the Assessment imposed upon each such parcel. As more fully explained in the Report on the Reasonable Basis of the Special Assessment, approved by the Improvement District Ordinance, the Assessments were set to equal estimated tax increment finance revenues from the parcels of real property within the Improvement District.

To defray the costs of public improvements to be provided for the Improvement District, the North Augusta Public Facilities Corporation (the “Corporation”) issued its \$69,450,000 installment purchase revenue bonds on May 16, 2017 (the “Series 2017B Bonds”), pursuant to a Resolution of the Board of Directors of the Corporation adopted on February 20, 2017. Simultaneously with the issuance of the Series 2017B Bonds, the City issued its \$43,412,000 tax increment financing obligation to the Corporation (the “2017 TIF Obligation”). The 2017 TIF Obligation constitutes a Borrowing as that term is defined in the Rate and Method of Apportionment of Assessment, Appendix A of the Assessment Roll (the “Rate and Method”). By Ordinance enacted on February 6, 2017, the City Council approved the issuance of the Series 2017B Bonds and the 2017 TIF Obligation and authorized the City to enter into the various documents and instruments necessary to effectuate the issuance by the Corporation of the Series 2017B Bonds and by the City of the 2017 TIF Obligation.

The City previously established a tax increment finance district (the “TIF District”) in accordance with Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended, which is also known as the Tax Increment Financing Law. The TIF District encompasses approximately 457 acres, including the Improvement District. Pursuant to the Tax Increment Financing Law, the private projects in the Improvement District and other private projects within the TIF District are expected to produce annual tax increment financing district revenues (“TIF Revenues”) for the City that will secure the 2017 TIF Obligation. In consideration for the Corporation issuing the Series 2017B Bonds and entering into the documents related thereto, the City issued the 2017 TIF Obligation to the Corporation, and the Corporation in turn assigned all right, title and interest in the 2017 TIF Obligation to the trustee for the Series 2017B Bonds, which assignment caused the 2017 TIF Obligation to become part of the security for the Series 2017B Bonds. In accordance with the terms and conditions set forth in the documents relating to the Series 2017B Bonds, each payment by the City of TIF Revenues pursuant to the 2017 TIF Obligation shall constitute dollar for dollar credit against the City’s obligation to make payments under the documents relating the Series 2017B Bonds.

The Assessments shall be billed on an annual basis in accordance with the Rate and Method. Pursuant to the Rate and Method, the Assessments on each Parcel within the Improvement District

EXHIBIT A

are due and payable each year as the Annual Parcel Assessment. The sum of the Annual Parcel Assessment for all Parcels equals the Annual Assessment. The Annual Assessment for each year is shown in the updated Appendix B-2 of the Assessment Roll, attached to this report. Pursuant to the Rate and Method, the portion of the Annual Parcel Assessment to be billed and collected shall be calculated in each Assessment Year. In general, as further described below, in each Assessment Year the Annual Parcel Credit shall be subtracted from the Annual Parcel Assessment for each Parcel; the resulting amount shall equal the Annual Payment, which is to be billed and collected from the Assessed Property in the Improvement District. The Annual Parcel Assessment, the Annual Parcel Credit and the Annual Payment for each Parcel are shown in the updated Appendix B-1 of the Assessment Roll, attached to this report.

In order to facilitate the collection of the Assessment, the City shall update Appendix B-1 and B-2 of the Assessment Roll each Assessment Year to reflect (i) the current Parcels in the Improvement District, (ii) the Assessment for each Parcel, including any adjustments to the Assessment as provided for in Section C; (iii) the Annual Assessment; (iv) the Annual Parcel Assessment for each Parcel, (v) the Annual Payment to be collected from each Parcel for the current Assessment Year, (vi) prepayments of the Assessment as provided for herein, and (vii) termination of the Assessment as provided for herein. This report has been prepared to meet these requirements for the 2023–2024 Assessment Year. Through its approval of this report, City Council is confirming the Annual Payment and the updated Assessment Roll.

Capitalized terms used but not defined herein are defined in the Rate and Method.

I - CURRENT PARCELS IN THE IMPROVEMENT DISTRICT

Based on information known to the City, no additional Parcels were created in calendar year 2022.

The updated Appendix B-1, attached to this report, lists the Parcels in the Improvement District for which the Annual Payment for the 2023-2024 Assessment Year may be billed.

The City is also unaware of any real property parcels created from subdivisions in calendar year 2023. To the extent that any Parcel were created in 2023, such Parcels will be added to the Assessment Roll for the 2024-2025 Assessment Year.

II - ASSESSMENT ON EACH PARCEL

The Assessment for each Parcel is shown on Appendix B-1, attached to this report. The Assessment on each Parcel shown on Appendix B-1 has been updated in accordance with the Rate and Method. In particular, the Assessment on each Parcel is reduced by the amount of the Annual Parcel Assessment for the Parcel for the prior Assessment Year.

All Annual Payments from prior years have been collected.

III - ANNUAL ASSESSMENT

The Annual Assessment for each Assessment Year is shown on Appendix B-2, attached to this report.

As indicated above, the Annual Assessment is the sum of the Annual Parcel Assessment for all Parcels in the Improvement District. For the 2023-2024 Assessment Year, the Annual Assessment equals \$1,686,753.35, as shown on Appendix B-2.

EXHIBIT A

IV - ANNUAL PARCEL ASSESSMENT FOR EACH PARCEL

The Annual Parcel Assessment for each Parcel for the 2023-2024 Assessment Year is shown on Appendix B-1, attached to this report. The Annual Parcel Assessment for the Parcels for 2023-2024 Assessment Year which are shown on Appendix B-1 are generally consistent with the amounts specified in the original Assessment Roll, with updates for prior allocations of the Assessments resulting from prior subdivisions of the Parcels.

V - ANNUAL PAYMENT

The Annual Payment for each Parcel for the 2023-2024 Assessment Year is shown on Appendix B-1, attached to this report.

The Annual Payment is defined in the Rate and Method as follows:

“The Annual Payment means for each Parcel, the portion of the Annual Parcel Assessment to be collected each Assessment Year calculated as provided for in Section D.”

As specified in Section D of the Rate and Method, the Annual Payment is calculated as follows:

First Step: The Administrator shall calculate the Annual Revenue Requirement. If the Annual Revenue Requirement is less than the Annual Assessment, the Annual Parcel Assessment on every Parcel shall be decreased on a pro-rated basis such that the Annual Assessment equals the Annual Revenue Requirement.

Second Step: The Administrator shall calculate the Tax Revenues for each Parcel in the Improvement District. If the sum of the Tax Revenues for all Parcels is greater than or equal to the Annual Assessment, then the Annual Payment for all Parcels shall equal zero (\$0.00).

Third step: If the sum of the Tax Revenues for all Parcels is less than the Annual Assessment, then the Annual Payment for each Parcel shall equal Parcel’s Annual Parcel Assessment less the Parcel’s Annual Parcel Credit.”

The remainder of this Section V describes the calculation of the Annual Payment pursuant to steps described above.

First Step

As indicated above, the first step in the calculation of the Annual Payment is to compare the Annual Revenue Requirement to the Annual Assessment. The Annual Assessment equals \$1,686,753.35. The Annual Revenue Requirement is defined in the Rate and Method as follows:

“The Annual Revenue Requirement means for any Assessment Year, the sum of the following: (1) Debt Service Expenses and (2) Administrative Expenses; less the sum of Other Available Funds and Other Ballpark Village Revenues.”

Table A below provides a calculation of the Annual Revenue Requirement for the 2023–2024 Assessment Year. Each of these numbers is explained in the following sections.

EXHIBIT A

Table A
Annual Revenue Requirement

Debt Service Expenses	
Series 2017 TIF Obligation	
Interest payment on April 15, 2024	\$1,036,227.50
Interest payment on October 15, 2024	\$1,036,227.50
Principal payment on October 15, 2024	\$450,000.00
Subtotal Debt Service Expenses	\$2,522,455.00
Administrative Expenses	\$50,000.00
Subtotal expenses	\$2,572,455.00
Other Available Funds	\$0.00
Other Ballpark Village Revenues	\$0.00
Subtotal of available funds	\$0.00
Annual Revenue Requirement	\$2,572,455.00

Debt Service Expenses

Debt service includes the semi-annual interest payments due on the 2017 TIF Obligation on April 15, 2024 and on October 15, 2024. The interest payment on the 2017 TIF Obligation due on April 15, 2024 is \$1,036,227.50 and the interest payment on the 2017 TIF Obligation due on October 15, 2024 is \$1,036,227.50. There is a principal payment in the amount of \$450,000.00 due for the 2017 Obligation on October 15, 2024. As a result, total debt service on the 2017 TIF Obligation is \$2,522,455.00.

Administrative Expenses

Administrative Expenses is defined in the Rate and Method as follows:

“Administrative Expenses means the actual or budgeted costs, as applicable, directly related to the administration of the Improvement District, which may include but are not limited to the following: the costs of computing the Annual Payments; the costs of collecting the Annual Payments (whether by the City or otherwise); the costs of the Administrator in the discharge of their duties; the costs of the City of complying with arbitrage rebate requirements; the costs of the City of complying with securities disclosure requirements; and any other costs of the City in any way related to the administration and operation of the Improvement District, including, without limitation, the costs of legal counsel and other consultants and advisors, and costs related to commencing foreclosure and pursuing collection of delinquent Annual Payments, including contingencies and reserves for Administrative Expense as deemed appropriate by the City Council.”

Estimated Administrative Expenses include payments to the trustee of the Series 2017B Bonds, payments to the administrator of the Improvement District, legal fees for the Improvement District and miscellaneous expenses for the administration of the Improvement District, including

EXHIBIT A

but not limited to expenses related to the collection of the Annual Payment and other expenses of the City. The annual charges of the trustee are estimated to be \$5,000.00. The estimated annual total of the Administrative Expenses from the administrator of the Improvement District and from attorneys which assist the City with the Improvement District is \$40,000.00. Miscellaneous Administrative Expenses are estimated to be \$5,000.00. Accordingly, total Administrative Expenses for the 2023-2024 Assessment Year are estimated to be \$50,000.00.

Other Available Funds

Other Available Funds is defined in the Rate and Method as follows:

“Other Available Funds means capitalized interest, interest earnings on any trust account in connection with the Borrowings and any other funds deposited to a trust account in connection with the Borrowings that are available to meet the Annual Revenue Requirement in any given Assessment Year.”

The City has indicated that as of January 4, 2024 there are no other funds available to meet the Annual Revenue Requirement and therefore Other Available Funds equals zero (\$0.00).

Other Ballpark Village Revenues

Other Ballpark Village Revenues is defined in the Rate and Method as follows:

“Other Ballpark Village Revenues means legally available funds determined on an annual basis potentially beginning in the 6th Assessment Year that result from parcels of real property or activity within the Improvement District and are designated as “Other Ballpark Village Revenues” by City Council, in its sole discretion, by resolution to meet the Annual Revenue Requirement in any given Assessment Year.”

The City has indicated that as of January 4, 2024, City Council has not designated any funds as Other Ballpark Village Revenues for the 2023-2024 Assessment Year and therefore Other Ballpark Village Revenues equals zero (\$0.00).

As shown in Table B above, the Annual Revenue Requirement equals \$2,572,455.00. This amount is greater than the Annual Assessment of \$1,686,753.35. As such, the potential resulting action of the first step (to reduce the Annual Parcel Assessment on a pro rata basis, as explained above) is not implemented.

Second Step

As indicated above, the second step in the calculation of the Annual Payment is to compare the sum of the Tax Revenues for all Parcels to the Annual Assessment. The Annual Assessment equals \$1,686,753.35.

Tax Revenues is defined in the Rate and Method as follows:

“Tax Revenues means for each Parcel the actual or estimated annual real property tax revenues expected to be collected for the specific Assessment Year and available to be applied to the repayment of the Borrowings, pursuant to the Redevelopment Plan and as described in the Development

EXHIBIT A

Agreement. The calculation of the Tax Revenues for each Parcel will exclude (1) any deductions for the base assessed value of the tax increment finance district or the base assessed value of the Parcel or the Parcel's parent parcel at the creation of the tax increment finance district and (2) other tax revenues that are not available for the Redevelopment Plan.”

The calculation of the Tax Revenues for each parcel is shown in **Appendix C**, attached to this report. As further explained on Appendix C, the calculation of the Tax Revenues utilizes the following information:

- The assessed value of the Parcels as provided by the Aiken County Tax Assessor
- A total millage rate of \$0.2794 per \$1 of assessed value.

As shown in Appendix C, the sum of the Tax Revenues for all Parcels equals \$1,503,803.59, which is less than the Annual Assessment of \$1,686,753.35. As such, the potential result of the second step (that the Annual Payment for all Parcels equals zero) is not implemented.

Third Step

Following the determination made above for the second step, the third step in the calculation of the Annual Payment is required. The third step is to subtract the Annual Parcel Credit from the Annual Parcel Assessment for each Parcel. The Annual Parcel Credit is defined in the Rate and Method as follows:

“Annual Parcel Credit means for each Parcel in each Assessment Year the Parcel's Tax Revenues; provided, however, that the Annual Parcel Credit for a Parcel in any Assessment Year shall not exceed the Parcel's Annual Parcel Assessment.”

Appendix C provides the Annual Parcel Credit for each Parcel, as well as a calculation of the Annual Payment for the 2023–2024 Assessment Year for each Parcel. As shown on Appendix C, the Annual Parcel Credit equals the Annual Parcel Assessment for six Parcels (the Parcels identified by Aiken County as 007-14-19-001, 007-17-002-03, 007-18-05-004, 007-18-05-006, 007-18-05-007 and 007-18-05-008) (and excluding all Parcels for which the Annual Parcel Assessment equals zero), which results in an Annual Payment of zero (\$0.00) for these six Parcels. As shown on Appendix C, the sum of the Annual Payment for all Parcels in the Improvement District equals \$737,361.05, which is distributed amongst thirteen Parcels.

The Annual Payment to be billed and collected from the thirteen Parcels of Assessed Property in the Improvement District (as described above and shown on Appendix C), shall be billed on the City's annual real property tax bill and collected by the City as the property owner makes payment of the entire amount due (inclusive of the Annual Payment), as indicated on the real property tax bill.

VI - PREPAYMENTS OF THE ASSESSMENT

As of the date of this report, there has been no prepayment of the Assessment.

VII - TERMINATION OF THE ASSESSMENT

The Rate and Method specifies the following regarding the termination of the Assessment.

EXHIBIT A

“Except for any delinquent Annual Payments and related penalties and interest, the Assessment on each Parcel may not be collected for a term exceeding the earlier of (a) the final maturity of the Borrowings and (b) the date on which such Assessment is prepaid in full as provided for herein.”

The final maturity of the 2017 TIF Obligation is October 15, 2046. As indicated above, there have been no prepayments of the Assessment. As such, there has been no termination of the Assessment on any Parcel.

CONCLUSION

Appendix B-1, Appendix B-2 and Appendix C are shown on the following pages. There is no Appendix A.

EXHIBIT A

**Ballpark Village Municipal Improvement District
City of North Augusta, South Carolina**

Appendix B-1

ASSESSMENT PER PARCEL

Parcel	Tract	Assessment ¹	2023-2024 Assessment Year		
			Annual Parcel Assessment	Annual Parcel Credit	Annual Payment
007-17-02-001	ROW	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-003	A	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-002	A1	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-004	A2	\$451,911.14	\$18,599.56	(\$18,599.56)	\$0.00
007-18-05-005	Out of A1	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-006	Out of A1	\$701,278.50	\$28,862.92	(\$28,862.92)	\$0.00
007-18-05-007	Out of A1	\$114,849.58	\$4,726.93	(\$4,726.93)	\$0.00
007-18-05-008	Out of A1	\$2,450,124.40	\$100,841.16	(\$100,841.16)	\$0.00
007-14-19-001	B	\$1,494,363.89	\$61,504.38	(\$61,504.38)	\$0.00
007-18-05-009	Out of B	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-003	B1	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-002	B2	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-005	C	\$3,436,872.75	\$141,453.32	(\$11,568.82)	\$129,884.50
007-14-19-004	C1	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-007	D	\$2,071,699.66	\$72,244.87	(\$8,003.16)	\$64,241.71
007-14-19-006	D1	\$0.00	\$0.00	\$0.00	\$0.00
007-13-42-002	E	\$0.00	\$0.00	\$0.00	\$0.00
007-13-42-001	E1	\$0.00	\$0.00	\$0.00	\$0.00
007-17-02-005	Out of F	\$9,563,928.87	\$393,628.04	(\$324,538.82)	\$69,089.21
007-18-07-001	Out of F	\$0.00	\$0.00	\$0.00	\$0.00
007-17-02-008	G	\$1,307,903.49	\$50,870.75	(\$3,954.08)	\$46,916.67
007-18-06-001	G1	\$19,937.26	\$820.57	(\$25.15)	\$795.42
007-17-02-006	Out of H	\$270,101.63	\$7,558.54	(\$4,049.09)	\$3,509.46
007-17-02-009	Out of H	\$90,033.88	\$2,519.51	(\$1,760.47)	\$759.04
007-17-02-010	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-011	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-012	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-013	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-004	I	\$720,271.02	\$20,156.11	(\$1,662.67)	\$18,493.44
007-17-02-003	J	\$8,531,707.70	\$351,144.32	(\$351,144.32)	\$0.00
007-13-42-003	K	\$10,247,066.69	\$421,744.33	(\$20,438.24)	\$401,306.08
007-13-42-004	K1	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-001	L	\$0.00	\$0.00	\$0.00	\$0.00
007-17-02-007	L1	\$0.00	\$0.00	\$0.00	\$0.00
007-17-01-001	Riverfront strip	\$0.00	\$0.00	\$0.00	\$0.00
Land owned by SC DOT			\$0.00	\$0.00	\$0.00
Total			\$41,832,185.98	\$1,686,753.35	\$737,361.05
				(\$949,392.33)	

¹ This updated Appendix B-1 of the Assessment Roll has been prepared in accordance with the Rate and Method of Apportionment of Assessment for the Ballpark Village Municipal Improvement District and includes subdivisions of parcels through December 31, 2022.

EXHIBIT A

**Ballpark Village Municipal Improvement District
City of North Augusta, South Carolina**

Appendix B-2

ANNUAL ASSESSMENTS

<u>Assessment Year</u>	<u>Annual Assessment</u>
2023 - 2024	\$1,686,753.35
2024 - 2025	\$1,686,753.35
2025 - 2026	\$1,686,753.35
2026 - 2027	\$1,939,766.35
2027 - 2028	\$1,939,766.35
2028 - 2029	\$1,939,766.35
2029 - 2030	\$1,939,766.35
2030 - 2031	\$1,939,766.35
2031 - 2032	\$2,230,731.31
2032 - 2033	\$2,230,731.31
2033 - 2034	\$2,230,731.31
2034 - 2035	\$1,171,030.08
2035 - 2036	\$1,171,030.08
2036 - 2037	\$1,346,684.59
2037 - 2038	\$1,346,684.59
2038 - 2039	\$1,346,684.59
2039 - 2040	\$1,346,684.59
2040 - 2041	\$1,346,684.59
2041 - 2042	\$1,548,687.28
2042 - 2043	\$1,548,687.28
2043 - 2044	\$1,548,687.28
2044 - 2045	\$1,548,687.28
2045 - 2046	\$1,548,687.28
2046 - 2047	\$1,780,990.37
2047 - 2048	\$1,780,990.37
Total	\$41,832,185.98

EXHIBIT A

Appendix C to Annual Assessment Report for the 2023-2024 Assessment Year

Ballpark Village Municipal Improvement District
City of North Augusta, South Carolina

CALCULATION OF TAX REVENUES AND ANNUAL PAYMENT

Parcel	Tract	Annual Parcel Assessment	Appraised Value ¹	Incremental Assessed Value ²	Millage ³	Tax Revenues	Annual Parcel Credit	Annual Payment
007-17-02-001	ROW	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-003	A	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-002	A1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-004	A2	\$18,599.56	\$1,659,500.00	\$99,570.00	\$0.2794	\$27,823.84	\$18,599.56	\$0.00
007-18-05-005	Out of A1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-006	Out of A1	\$28,862.92	\$2,233,820.00	\$134,030.00	\$0.2794	\$37,453.34	\$28,862.92	\$0.00
007-18-05-007	Out of A1	\$4,726.93	\$823,310.00	\$49,400.00	\$0.2794	\$13,804.34	\$4,726.93	\$0.00
007-18-05-008	Out of A1	\$100,841.16	\$8,327,370.00	\$499,640.00	\$0.2794	\$139,619.40	\$100,841.16	\$0.00
007-14-19-001	B	\$61,504.38	\$8,963,510.00	\$537,810.00	\$0.2794	\$150,285.63	\$61,504.38	\$0.00
007-18-05-009	Out of B	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-003	B1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-002	B2	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-005	C	\$141,453.32	\$690,000.00	\$41,400.00	\$0.2794	\$11,568.82	\$11,568.82	\$129,884.50
007-14-19-004	C1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-007	D	\$72,244.87	\$477,250.00	\$28,640.00	\$0.2794	\$8,003.16	\$8,003.16	\$64,241.71
007-14-19-006	D1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-13-42-002	E	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-13-42-001	E1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-02-005	Out of F	\$393,628.04	\$19,356,540.00	\$1,161,390.00	\$0.2794	\$324,538.82	\$324,538.82	\$69,089.22
007-18-07-001	Out of F	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-02-008	G	\$50,870.75	\$235,750.00	\$14,150.00	\$0.2794	\$3,954.08	\$3,954.08	\$46,916.67
007-18-06-001	G1	\$820.57	\$1,500.00	\$90.00	\$0.2794	\$25.15	\$25.15	\$795.42
007-17-02-006	Out of H	\$7,558.54	\$241,500.00	\$14,490.00	\$0.2794	\$4,049.09	\$4,049.09	\$3,509.45
007-17-02-009	Out of H	\$2,519.51	\$105,000.00	\$6,300.00	\$0.2794	\$1,760.47	\$1,760.47	\$759.04
007-17-02-010	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-011	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-012	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-013	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-004	I	\$20,156.11	\$99,190.00	\$5,950.00	\$0.2794	\$1,662.67	\$1,662.67	\$18,493.44
007-17-02-003	J	\$351,144.32	\$44,798,250.00	\$2,687,890.00	\$0.2794	\$751,103.98	\$351,144.32	\$0.00
007-13-42-003	K	\$421,744.33	\$1,219,000.00	\$73,140.00	\$0.2794	\$20,438.24	\$20,438.24	\$401,306.09
007-13-42-004	K1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-001	L	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-02-007	L1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-01-001	Riverfront strip	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
Land owned by SC DOT		\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
Total		\$1,686,753.35	\$89,691,490.00	\$5,381,490.00		\$1,503,803.59	\$949,392.33	\$737,361.02

¹ As indicated on an Aiken County website on December 27, 2023 (excluding City owned parcels which are shown here to have an appraised value of zero).

² Reflects the assessed value of the parcel as indicated on an Aiken County website on December 27, 2023 (excluding City owned parcels which are shown here to have an assessed value of zero); in accordance with the Rate and Method of Apportionment of Assessment, the parcel's assessed value will equal the parcel's incremental assessed value.

³ Provided by the City of North Augusta and reflective of the 2023 tax year millage for Aiken County, Aiken County School District and the City of North Augusta.

RESOLUTION NO. 2024-05
A RESOLUTION AUTHORIZING EXTENSIONS
OF AWARDED ALLOCATION OF THE ACCOMMODATIONS
TAX ADVISORY COMMITTEE FOR THE DISBURSEMENT OF
REVENUES FROM THE ACCOMMODATIONS TAX YEAR 2021-2022

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, City Council adopted Resolution 2022-58, which authorized 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 2021-2022; and

WHEREAS, the local accommodations tax advisory committee met and reviewed the extension letters and voted to recommend the funding allocations be extended through the tax year 2022-2023 attached hereto, marked as Exhibit A 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 allocation be extended as recommended by the local accommodations tax advisory committee and that the funding source be the Accommodations Tax Fund for tax year 2021-2022.

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

EXHIBIT A

FY 2021-22 Accommodations Tax Application Grant Extension Requests

Funding to be extended through FY 2022-23		Adopted Amount to Allocate
Organization		
1 Arts & Heritage Center - Historic Driving Tour	\$	4,000.00
2 North Augusta Forward - Downtown Promotion	\$	5,000.00
3 Parks, Recreation, and Tourism - Amphitheater Events	\$	15,000.00
4 Parks, Recreation, and Tourism - Community Center Upgrade	\$	7,000.00
Fiscal Year 2021-22 Allocation - Extensions Total		\$ 31,000.00



100 Georgia Ave.
North Augusta, SC 29861

www.artsandheritagecenter.com
Phone: (803) 441-4380

November 13, 2023

Jamie Paul
City of North Augusta
100 Georgia Ave
North Augusta, SC 29841

Dear Jamie,

On behalf of the Arts and Heritage Center of North Augusta, I would like to apply for an extension for the 2022 A-Tax funds we were awarded.

We have recently found out that the City of North Augusta Tourism department is embarking on a Historical Tourism Campaign. With this campaign, they are looking at producing several brochures with historical information. We would like to combine our funds and efforts, to ensure that we are not producing duplicate brochures and that the messaging is consistent. This will also ensure that the end project is of the highest caliber.

Thank you for considering this request.

Sincerely,

Mary Anne Bigger
Executive Director

Rec'd 11/14/23
JP



December 11, 2023

Accommodations Tax Advisory Committee:

Please accept this request for an extension on our 2023 A-Tax funding, as well as an additional project to be included. We continue to work with a local marketing firm (Wier/Stewart) on a digital marketing campaign to promote our downtown, we anticipate launching this campaign in 2024. In addition, we recently received feedback from city council to move forward on a branding/marketing project that will allow us to use the funds in partnership with the city of North Augusta to implement a wayfinding signage plan and market the Downtown Greenway Connector (DGC). This project is designed to create connectivity and serve as an economic engine for downtown businesses; with the use of these funds, we will ensure that the DGC is properly branded and marketed. Thank you for your consideration.

Best,


Avery Spears-Mahoney
Executive Director



100 Georgia Avenue
North Augusta, SC
29841-3843

Post Office Box 6400
North Augusta, SC
29861-6400

City of North Augusta

December 14, 2023

City of North Augusta Accommodations Tax Advisory Committee,

I am writing in reference to the FY 2021-2022 Grant that was awarded \$15,000 titled "Amphitheater Events". Planning for the events in 2023 was not available as the Sharon Jones Amphitheater was tentatively scheduled to be under construction. Through unsuccessful bids, the project was delayed multiple times but a construction schedule is now set and a contractor secured. The facility should be available for events starting in the 3rd quarter of 2024. This grant money should be a catalyst to help facilitate a grand re-opening series of events.

Unfortunately, all of the billables (and returned checks) will not be available until late 2024. I am writing to request an extension to utilize this grant through the fourth quarter of 2024.

Thank you for serving on this committee and your consideration to extend this project.

Sincerely,

Derek Boyd
City of North Augusta Parks, Recreation & Tourism
dboyd@northaugustasc.gov

Rec'd
12/14/23
JP

100 Georgia Avenue
North Augusta, SC
29841-3843

Post Office Box 6400
North Augusta, SC
29861-6400



City of North Augusta

December 14, 2023

City of North Augusta Accommodations Tax Advisory Committee,

I am writing in reference to the FY 2021-2022 Grant that was awarded \$7,000 titled "Community Center Upgrade". The process of finding a vendor proved challenging but three bids have now been secured and work will proceed by the end of December.

Unfortunately, all of the billables (and returned checks) will not be available until early 2024. I am writing to request an extension to utilize this grant through the first quarter of 2024.

Thank you for serving on this committee and your consideration to extend this project.

Sincerely,

Derek Boyd
City of North Augusta Parks, Recreation & Tourism
dboyd@northaugustasc.gov

Rec'd 12/14/23
JP