

NORTH AUGUSTA

SOUTH CAROLINA'S RIVERFRONT

FOIA 2024-03

Date: January 12, 2024

TO: Irene Lopez
ilopez@partneresi.com

RE: FREEDOM OF INFORMATION REQUEST

Copy to:
Kelly Zier - City Attorney
Tommy Paradise – Director of Planning & Development
Mark Timmerman – Superintendent of Building Standards
Captain Charles Williams – Public Safety

PLEASE BE ADVISED that the City of North Augusta has received your Freedom of Information Act (FOIA) request the 11th day of January 2024. Such request has been forwarded to the appropriate department for response. In addition, a copy of said request has been forwarded to the office of the City Attorney for his review.

The City Attorney will make a determination as to whether the request is a proper request under the FOIA act. The appropriate department will advise as to what materials, documents, etc. may be available. That department will also provide information indicating the approximate time involved related to the retrieval of the documentation, and also the amount of material that would need to be copied in order to comply with the request. At such time as a response is received from the City Attorney and the appropriate department, we will then notify you of the response of the City to your FOIA request. In the event that the request is deemed appropriate and permissible under the FOIA act, we will advise you of same and also provide an estimate of the costs that would be related to responding to said request. In the event that it is determined that the FOIA request is not proper and not permitted by the act, you'll also be advised of that decision.

A response to your request will be made within the time limits as established by section 20-4-30(c) of the FOIA act. Specifically, this requires that said response be provided within 10 business days for any record requested that is less than 24 months old. A request for a record that is more than 24 months old, is to be responded to within 20 business days from the date of the receipt of your request. The City would not normally require the full period in order to respond, but reserves its right under the act to do so.

The response as required by the Act as referred to in the above paragraph is NOT the delivery of the documents. It is a response advising the person making the FOIA request of the City's determination as to the public availability, of the requested public records. The ACT further provides that if the request is granted, the document must be furnished or made available for inspection or copying no later than thirty (30) calendar days from the date on which the final determination as to the availability of the documents is made, unless the record are more than twenty-four (24) months old, in which case the Public Body is to provide such records no late than thirty-five (35) calendar days from the date on which the final determination was provided. In the event that a deposit for the costs of providing the documentation is required, the providing of the

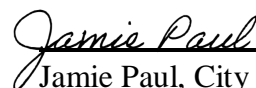
NORTH AUGUSTA

SOUTH CAROLINA'S RIVERFRONT

documents would be based upon the date on which the deposit is received. In such case, the time remains thirty (30) or thirty-five (35) calendar days based upon the age of the documents requested.

In the event that the response to your request is positive and the costs associated with retrieving and providing the data is minimal, in most cases, the City would forward the documentation to you with a statement for the costs. An example of charges would be 15¢ per page for black and white copies, 20¢ per page for color copies. The City does not charge for search and retrieval for fifteen minutes or less. For any time required to research and retrieve the requested information more than 15 minutes, the City charges, a minimum of \$8.00 per 30 minutes. Pursuant to the act, the charge for searching, retrieving, and redacting records is not to exceed the hourly wage of the lowest paid employee on the public body staff, who has the skill and training to fulfill the request. Therefore, the charge could be in excess of the \$8.00 per 30 minutes, if a regular clerical person is unable to perform the services. The specific FOIA Fee schedule, as adopted by the City is available for review online. In the event that the costs are considered to be of more than a nominal amount, the City would reserve the right to require a deposit of 25% of anticipated costs to be made before assembling, copying and delivering the materials. This would also provide to you the opportunity to determine if you desired to proceed with the request in light of the costs.

NOTICE: SOUTH CAROLINA LAW PROVIDES THAT “IT IS A CRIME TO KNOWINGLY OBTAIN OR USE PERSONAL INFORMATION FROM A PUBLIC BODY FOR COMMERCIAL SOLICITATION.” Section 30-2-50



Jamie Paul, City Clerk, CMC

City of North Augusta, South Carolina



January 11, 2024

City of North Augusta
Zoning Information
Planning and Development
100 Georgia Avenue
North Augusta, SC, 29841
planning@northaugustasc.gov
803-441-4221

Subject: Zoning Letter and Records Request

Property Name: Martintown Plaza
Property Address: 1115-1139 Knox Avenue North Augusta South Carolina 29841
Year Built: Built 1975; Renovated 2012
Parcel Number: 007-12-06-001 & 007 12 06 034
Project Number: 24-433473.1

To Whom It May Concern,

Partner has been engaged by our client to conduct due diligence research and prepare a Zoning Report on the above-mentioned property. Please consider this a formal request for a letter outlining the following information to include copies of all applicable documents:

- What is the current zoning designation for the above-mentioned property?
 - Are there any pending rezoning applications, or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future?
- What are the immediate abutting zoning designations to the north, south, east, and west of this property? Is a copy of the zoning map for this area available? If so, please attach or provide a link to access.
- Is the property located in any special, restrictive, or overlay district?
- Is the property located in a Planned Unit Development (PUD)/Planned Area Development (PAD)? If so, can we please get a copy of the Development Plan and Ordinance, specifically the conditions of approval for parking, setbacks, height, use, and density?
- Is the current use as a community center permitted by right or was a use approval granted? If so, please provide a copy.
- To your knowledge are there any legal nonconforming issues associated with the subject property?

- Was this property granted any variances, special exceptions, special/conditional use permits, or zoning relief of any kind? If so, can we please get a copy of the approval(s)? If these are not available, would you briefly outline the conditions of the applicable document?
 - In the event of destruction, would a new use permit, variance, or special exception be required?
 - What is the threshold that would trigger a new Use Permit, Variances, or other approvals to be required?
- Was this site developed with Site Plan approval? If so, can we obtain a copy of the plan and/or a copy of the approved conditions?
- To the best of your knowledge, do your records show any current open zoning, building, or fire code violations within the Subject's files?
- Were Certificates of Occupancy (COs) or Temporary Certificate(s) of Occupancy (if under construction) issued? If so, can we obtain copies for the shell of the building(s) and any tenants if applicable?
 - How were Certificates of Occupancy issued - for the building shell, each tenant, or both?
 - Is a new CO required with a change of use, tenant, or owner? Renovations, remodel, or new construction?
 - Will the absence of a Certificate(s) of Occupancy give rise to any enforcement action?
- Are there any current or future plans for roadway construction, repaving/resurfacing projects, easements, land condemnation proceedings, or other such activity that would affect the placement of property lines, immediately surrounding roads, disrupt traffic flow in proximity of the Subject, and/or impede access to the property?

Should you expect fees or if there is any portion of our request you cannot complete, please advise me as soon as possible. In order to expedite this request please email your response to me at ilopez@partneresi.com. If you have questions or concerns, please don't hesitate to contact me. In the event that you need to send hard copies, please mail them to the address below.

Sincerely,

Irene Lopez, Zoning Assistant
Partner Engineering and Science, Inc.
24 Executive Park, Suite 100
Irvine, CA 92614
Direct Office: 714-244-3007 | Fax: 908-301-6230

From: [Lopez, Irene](#)
To: [Paul, Jamie](#)
Subject: 24-433473.1 FOIA Request - 1115-1139 Knox Avenue North Augusta, SC 29841
Date: Wednesday, January 10, 2024 7:30:31 PM
Attachments: [22-392403.1-ALTA-1115 Knox Ave, North Augusta, SC-SS-03.01.23.pdf](#)

City Clerk,

Hello and hope all is well. Partner is conducting a due diligence report for Martintown Plaza located at 1115-1139 Knox Avenue, parcels: 007-12-06-001 & 007 12 06 034. Under the open public records act, I am requesting for all:

1. A copy of the approved Site Plan on file, if available
2. Any known variances, special exceptions, or conditions
3. If the property was approved with a Conditional or Special Use Permit, please provide a copy
4. A copy or record of any available Certificate(s) of Occupancy. If one is not on file, is it considered a code violation with the City?
5. Copies of current open or outstanding code enforcement, zoning code and building code violations (NOV)
6. Copies of current open or outstanding fire code violations (NOV) and date of last inspection
7. Information on any future planned road work or capital improvements for the City that may impact the area/property within the next 2 years? (i.e. road construction, curb repair, road expansion, etc.)

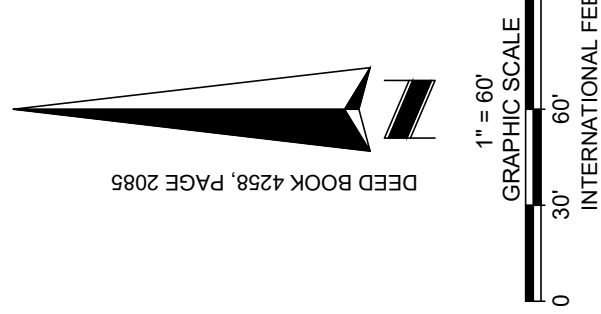
Please confirm receipt and advise if anything else is needed.

Sincerely,
Irene Lopez
Zoning Assistant

24 Executive Park, Suite 100, Irvine, CA 92614
T: 714-244-3007 | F: 908-301-6230

PARTNER ENGINEERING AND SCIENCE, INC. | www.partneresi.com
PARTNER VALUATION ADVISORS | www.partnerval.com
PARTNER ENERGY | www.ptrenergy.com

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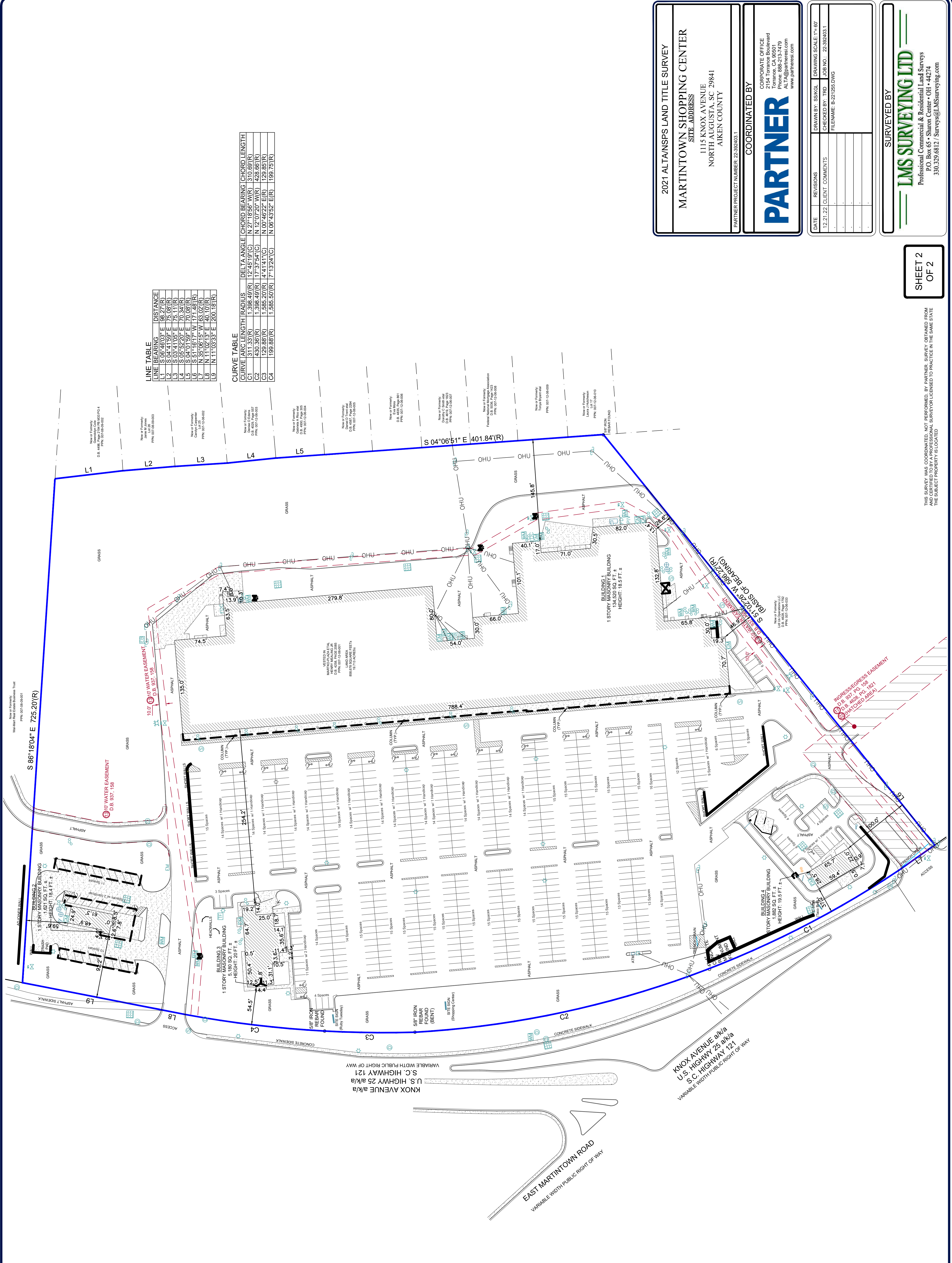
- LEGEND**
- BOLLARD
 - ▭ CONCRETE SURFACE
 - ⊕ FIRE HYDRANT
 - ⊕ HANDICAP PARKING SPACE
 - ⊕ LIGHT POLE
 - ⊕ NO PARKING AREA
 - ⊕ SANITARY MANHOLE
 - ⊕ SET/FOUND MONUMENT
 - ⊕ AS NOTED
 - ⊕ STORM MANHOLE
 - ⊕ REBAR FOUND (Rebar Ties)
 - ⊕ GREASE TRAP
 - ⊕ UTILITY POLE
 - ⊕ WATER VALVE
 - ⊕ AIR CONDITIONER
 - ⊕ CLEAN OUT
 - ⊕ DRAINAGE INLET
 - ⊕ ELECTRIC BOX
 - ⊕ FDC FIRE DEPARTMENT CONNECTION
 - ⊕ PIV PRESSUR INDICATOR VALVE
 - ⊕ GAS METER
 - ⊕ TRANSFORMER
 - ⊕ UTILITY BOX
 - BOUNDARY
 - BUILDING
 - RIGHT OF WAY LINE
 - CENTER LINE
 - OVERHEAD UTILITY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°18'04" E	725.20 (R)
L2	S 04°41'59" E	75.08 (R)
L3	S 03°41'05" E	75.11 (R)
L4	S 05°52'20" E	70.34 (R)
L5	S 41°03'59" E	70.08 (R)
L6	N 35°06'15" W	63.02 (R)
L7	N 11°02'37" E	40.10 (R)
L8	N 11°03'33" E	200.16 (R)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.72 (R)	1,388.49 (R)	17°37'54" (C)	N 72°09'50" W (R)	1,438.85 (R)
C2	143.38 (R)	1,585.20 (R)	4°41'41" (C)	N 09°46'22" E (R)	1,529.85 (R)
C3	129.88 (R)	1,585.20 (R)	7°13'24" (C)	N 06°43'52" E (R)	1,599.75 (R)
C4	199.88 (R)	1,585.20 (R)	7°13'24" (C)	N 06°43'52" E (R)	1,599.75 (R)



2021 AL TAINSPS LAND TITLE SURVEY

MARTINTOWN SHOPPING CENTER
SITE ADDRESS

1115 KNOX AVENUE
NORTH AUGUSTA, SC 29841
AIKEN COUNTY

PARTNER PROJECT NUMBER 22-362462.1

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrence Boulevard
North Augusta, SC 29854
Phone: 885-213-7479
ALT@partneres.com
www.partneres.com

DATE:

REVISIONS:

CLIENT COMMENTS:

CLIENT:

COMMENTS:

DRAWN BY: SSKGL

CHECKED BY: TRD

FILENAME: B-221255.DWG

DRAWING SCALE: 1" = 60'

JOB NO.: 22-382403.1

SURVEYED BY

LMS SURVEYING LTD

Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon • OH • 44274
330.329.6812 • Surveys@LMSurveying.com

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