

# NORTH AUGUSTA

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## SOUTH CAROLINA'S RIVERFRONT

FOIA 2024-30

**Date:** April 26, 2024

**TO:** Maria Reyes  
m.reyes@d3g.com

**RE:** FREEDOM OF INFORMATION REQUEST

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

PLEASE BE ADVISED that the City of North Augusta has received your Freedom of Information Act (FOIA) request the 26th day of April 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

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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*

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Jamie Paul, City Clerk, CMC

City of North Augusta, South Carolina

**From:** [Maria Reyes](#)  
**To:** [Paul, Jamie](#)  
**Subject:** (2024-000884) Environmental Health Public Records Request for North Augusta Gardens Apartment Homes located at 310 West Hugh Street, North Augusta, SC 93841.  
**Date:** Friday, April 26, 2024 1:26:34 PM  
**Attachments:** [image339972.png](#)  
[image651846.png](#)  
[image891491.png](#)  
[Health.pdf](#)  
**Importance:** High

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Good Afternoon,

I am writing in request of information that is needed for a re-financing loan report regarding **North Augusta Gardens Apartment Homes** located at **310 West Hugh Street, North Augusta, SC 93841**. I am requesting it on behalf of **Dominion Development Group aka DGA Residential, LLC - Knoxville, TN**. Please let me know if more information is needed if fees are involved or if another municipality needs to be contacted.

***Environmental Health Information Request***

*I am requesting assistance to locate any environmental-related permits and information associated with the property, such as any septic tanks, wells, or City Water on the property. Please also include any permits for above/underground storage tanks and/or HAZMAT spills if they apply.*

**\*\*This information is URGENTLY needed and REQUIRED by HUD.\*\***

Thank you,



**Maria Reyes**  
(she, her, hers)  
**AEC Coordinator**  
**O:** (804) 594-5212  
**E:** [m.reyes@d3g.com](mailto:m.reyes@d3g.com)  
**A:** 201 Wylderose Drive  
Midlothian, Va. 23113

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To: \_\_\_\_\_  
Attn: \_\_\_\_\_  
Date: \_\_\_\_\_  
Re: Project: \_\_\_\_\_  
Address: \_\_\_\_\_  
PIN: \_\_\_\_\_

As part of the real estate screening that we are performing at the above-listed property, I am requesting assistance to locate any environmental-related permits and information associated with the property.

Please answer the following questions:

Is any information for former or current wells or septic tanks available for the property?

- Yes If yes, please attach all related information  
 No

If the answer to the above question is No, is the property located on City Sewer?

- Yes  
 No

Are there any known Regional Health issues associated with this property?

- Yes If yes, please attach all related information  
 No

Comments:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name, Title

Thank you for your time and effort in completing the above request for information. If any more information is needed from our company regarding the screening that we are performing on the above property, please contact me at **(804) 358-2020**. I will follow up directly due to the timeliness of need for this information. Please fax this form and any additional information to me at **(804) 588-5758**.

Thanks for your time,

Maria Reyes, Commercial Real Estate Compliance Coordinator  
[m.reyes@d3g.com](mailto:m.reyes@d3g.com)

**From:** [Maria Reyes](#)  
**To:** [Paul, Jamie](#)  
**Subject:** (2024-000884) Fire Public Records Request for North Augusta Gardens Apartment Homes located at 310 West Hugh Street, North Augusta, SC 93841.  
**Date:** Friday, April 26, 2024 1:34:52 PM  
**Attachments:** [image270934.png](#)  
[image182154.png](#)  
[image823749.png](#)  
[Fire.pdf](#)  
**Importance:** High

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Good Afternoon,

I am writing in request of information that is needed for a re-financing loan report regarding **North Augusta Gardens Apartment Homes** located at **310 West Hugh Street, North Augusta, SC 93841**. I am requesting it on behalf of **Dominion Development Group aka DGA Residential, LLC - Knoxville, TN**. Please let me know if more information is needed if fees are involved or if another municipality needs to be contacted.

***Fire Information Request -***

*I am requesting the most recent fire inspection report, any open fire code violations, fire department response for HAZMAT spills, and any permits for above/underground storage tanks. Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks>100 gallons) located within a one (1) mile radius of the subject property? Can you confirm if the jurisdiction has adopted the 2017 edition (or newer) of the NFPA 58 Liquefied Petroleum Gas Code?*

*\*If **yes**, please attach a copy of all available information\**

*\*\* Please confirm if there are any records of open fire code violations\*\**

**\*\*This information is URGENTLY needed and REQUIRED by HUD.\*\***

Thank you,



**Maria Reyes**  
(she, her, hers)  
AEC Coordinator

**O:** (804) 594-5212  
**E:** [m.reyes@d3g.com](mailto:m.reyes@d3g.com)  
**A:** 201 Wylderose Drive  
Midlothian, Va. 23113

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**Fire Contact:** \_\_\_\_\_ **From: Maria Reyes**

**Municipality:** \_\_\_\_\_ **Department:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Pages:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Urgent  For Review  Please Comment  Please Reply  Please Recycle

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This information is required for the HUD re-financing report for the following property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please email completed letter to my attention at [m.reyes@d3g.com](mailto:m.reyes@d3g.com)**

If unable to send via email, please fax to me at 804-588-5758 before mailing a hard copy to my attention.

Thank you for your time,

Maria Reyes  
Commercial Real Estate Compliance Coordinator  
P: 804-358-2020 ext 282 F: 804-588-5758 E: [m.reyes@d3g.com](mailto:m.reyes@d3g.com)

[ \_\_\_\_\_ ] Initials: \_\_\_\_\_

**COMPLIANCE REQUEST:  
Fire and Code Enforcement Verifications**

**Date:** \_\_\_\_\_

**Completed By:** Name & Title: \_\_\_\_\_  
Department: \_\_\_\_\_  
Direct Contact Info: \_\_\_\_\_

**Re:** Property: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State & Zip: \_\_\_\_\_

**Requestor:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced requestor. Please confirm whether the above noted subject property has any known outstanding fire code violations.

1. To the best of our knowledge, the property is free of any applicable code violations.

Yes  No  Reason: \_\_\_\_\_

2. **Last Inspection Date:** \_\_\_\_\_

If available, attach the inspection report. Please list the frequency in which inspections are required. If no inspections are required, please list municipality's policy:

\_\_\_\_\_

3. Are any permits available for former or current underground storage tanks?

Yes If yes, please attach all related information.

No If no, can you provide a department to contact for additional information.

4. Has the fire department responded to any hazmat spills at the property?

Yes If yes, please attach all related information.

No If no, can you provide a department to contact for additional information.

5. Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks >100 gallons) located within a one (1) mile radius of the subject property?

Yes If yes, please attach a copy of all available information. No

6. Has your jurisdiction adopted the 2017 edition (or newer) of the National Fire Protection Association (NFPA) 58 Liquefied Petroleum Gas Code?

Yes No

\_\_\_\_\_  
Fire Official Signature



\_\_\_\_\_  
Date