

North Augusta



South Carolina's Riverfront

MINUTES OF JUNE 3, 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 June 3, 2024 Public Power Hour began at 5:30pm. Members present were Mayor Williams, Councilmembers Buck, Carpenter, McCauley, McGhee, Presnell, and Toole.

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

1. Jennifer James spoke on City property maintenance adjacent to her property. **(See Attachment PPH#1)**
2. Danita White spoke on waivers for a self-storage facility located at 5979 Jefferson Davis Hwy where owners, S3 Partners, are requesting gates around property. This item is on the Board of Zoning Appeals on June 4, 2024.

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 5:47pm.

REGULAR MEETING

The Regular meeting of the City Council of the City of North Augusta of June 3, 2024 having been duly publicized was called to order by Mayor Williams 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 Williams rendered the invocation and the Pledge of Allegiance.

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

Member absent was Councilmember McCauley.

Also in attendance were James S. Clifford, City Administrator; J.D. McCauley, Assistant Administrator; Chief Junior Johnson, Director of Public Safety; Director of Public Services; Rick Meyer, Director of Parks & Recreation; Ricky Jones, Manager of Information Technology; and Jamie Paul, City Clerk.

ITEM 4. APPROVAL OF MINUTES:

The minutes of the City Council Meeting of May 20, 2024, and Special Called Study Session of May 28, 2024, were approved as submitted by general consent.

ITEM 5. PROCLAMATIONS:

- a. National Garden Week, June 2 – 8, 2024**
- b. Scoliosis Early Detection Awareness Month June, 2024**

Mayor Williams read the 55th Annual Professional Municipal Clerks Week, May 5 – May 11, 2024 and presented the proclamation to the Garden Club President Carolyn Dickson. **(See Attachment #5a)**

Carolyn Dickson, President of the North Augusta Council of Garden Clubs, presented Superintendent of Property Maintenance Roy Kibler with a lifetime membership to the Garden Club.

Mayor Williams read the Scoliosis Early Detection Awareness Month June, 2024 and thanked Elisabeth Harkins for all that she does to promote this awareness. **(See Attachment #5b)**

NEW BUSINESS

ITEM 6. PLANNING & DEVELOPMENT: Ordinance No. 2024-09 Amending Article 5, Use and Use Conditions, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances – First Reading

Administrator Clifford highlighted on the Study Session discussion from May 28 and that staff recommends amending Article 5. He noted that from the study session that the Planning Commission will look at the height discussion with a future subsequent action for Council.

Public Comment:

Richard Fletcher, resident, stated that he has some concerns with the prohibition of Multi-Family Dwelling which he believes would cover apartment flats and 10-story apartments similar to what is in Augusta, GA. He added that he thinks that is not allowed in the Downtown District 1. He stated the opinion that is a mistake, he would like more people living downtown versus a resemblance of a village. He also expressed his concern on the height limit within the downtown district and noted other downtowns with height ranges.

Discussion ensued relating to the downtown district height limitations, residential over commercial, and the amendment to Article 5.

It was moved by Councilmember Presnell, seconded by Councilmember McGhee, to approve Ordinance No. 2024-09 Amending Article 5, Use and Use Conditions, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances – First Reading. Unanimously Approved. **(See Attachment #6)**

ITEM 7. PLANNING & DEVELOPMENT: Ordinance No. 2024-10 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 3.65 Acres of Property Located on Lamback Way and Owned By IV-CO LLC – First Reading

No public comment.

Administrator Clifford stated that Items 7 and 8 are linked ordinances with the four parcels noted on the provided map requesting to be annexed then amend the zoning map from public use to single family large lot.

It was moved by Councilmember Buck, seconded by Councilmember Toole, to approve Ordinance No. 2024-10 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 3.65 Acres of Property Located on Lamback Way and Owned By IV-CO LLC – First Reading. Unanimously Approved. **(See Attachment #7)**

ITEM 8. PLANNING & DEVELOPMENT: Ordinance No. 2024-11 To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 3.65 Acres of Land Owned by IV-CO, Aiken County Tax Parcel No. 012-11-14-001 from P, Public Use to R-14 Single Family Large Lot – First Reading

No public comment.

It was moved by Councilmember Buck, seconded by Councilmember Presnell, to approve Ordinance No. 2024-11 To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 3.65 Acres of Land Owned by IV-CO, Aiken County Tax Parcel No. 012-11-14-001 from P, Public Use to R-14 Single Family Large Lot – First Reading. Unanimously Approved. **(See Attachment #8)**

ITEM 9. PARKS & RECREATION: Ordinance No. 2024-12 Authorizing a Restructuring of Personnel for the Department of Parks & Recreation – First Reading

No public comment.

Administrator Clifford stated that the Department of Parks & Recreation are merging two part-time positions to one full-time position, with no impact to the FY 2024 Budget, however, a slight increase in FY 2025.

It was moved by Councilmember Presnell, seconded by Councilmember Buck, to approve Ordinance No. 2024-12 Authorizing a Restructuring of Personnel for the Department of Parks & Recreation – First Reading. Unanimously Approved. **(See Attachment #9)**

ITEM 10. FINANCE: Ordinance No. 2024-13 Authorizing a Restructuring of Personnel for the Departments of Public Services and Public Works – First Reading

No public comment.

Administrator Clifford stated that the Departments are merging two part-time positions to one full-time position, with no impact to the FY 2024 Budget, however, a slight increase in FY 2025.

It was moved by Councilmember Toole, seconded by Councilmember Carpenter, to approve Ordinance No. 2024-13 Authorizing a Restructuring of Personnel for the Departments of Public Services and Public Works – First Reading. Unanimously Approved. **(See Attachment #10)**

ITEM 11. ADMINISTRATIVE REPORTS

No report.

ITEM 12. PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:

A. Citizen Comments:

No comment.

B. Council Comments:

Councilmember Carpenter highlighted on the following:

- Children’s Place, Inc. – Celebrity Waiter Night – June 4 starting at 5:00pm at Sno-Cap

Mayor Williams recognized the following Public Safety employees for their awards:

- Firefighter Brandon Dandy – SC American Legion Firefighter of the Year. In addition, he was selected for the Firefighter of the Year award for the Southern Region of the United States and is one of four finalists for the American Legions' National award.
- Corporal Joe Waldrop – SC American Legion Law Enforcement Officer of the Year

Mayor Williams highlighted on the following:

- Downtown Greenway Connector Ribbon Cutting – June 20 at 5:45pm - Corner of West Ave and Bluff Ave
- Community Engagement with Mayor Williams – June 25 – Second Providence Church - TBD

ITEM 13. ADJOURNMENT

The Regular City Council meeting adjourned at 6:36 pm.

APPROVED THIS 17th DAY OF
JUNE 2024.



Briton S. Williams
Mayor

Respectfully submitted,



Jamie Paul, CMC
City Clerk

708 Carolina Avenue

Council presentation for
frontage of city property
options



Jennifer James

Property June 2021



Property progress June 2024

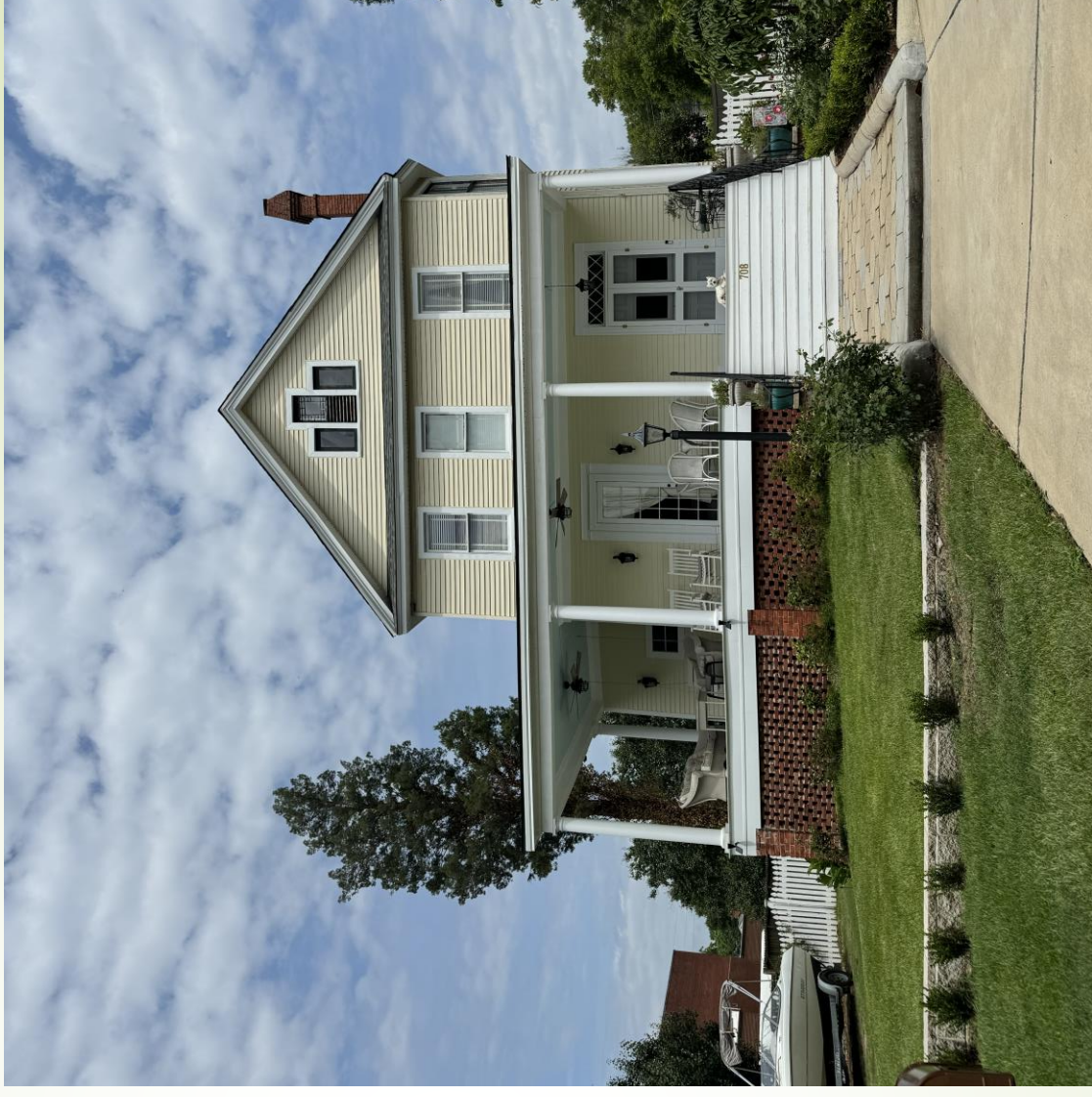
Total interior restoration 95% complete

Total exterior restoration 75% complete

Exterior landscaping

Gunite pool

Short term future plans include period style carport, pool house and covered area



City property beyond property line

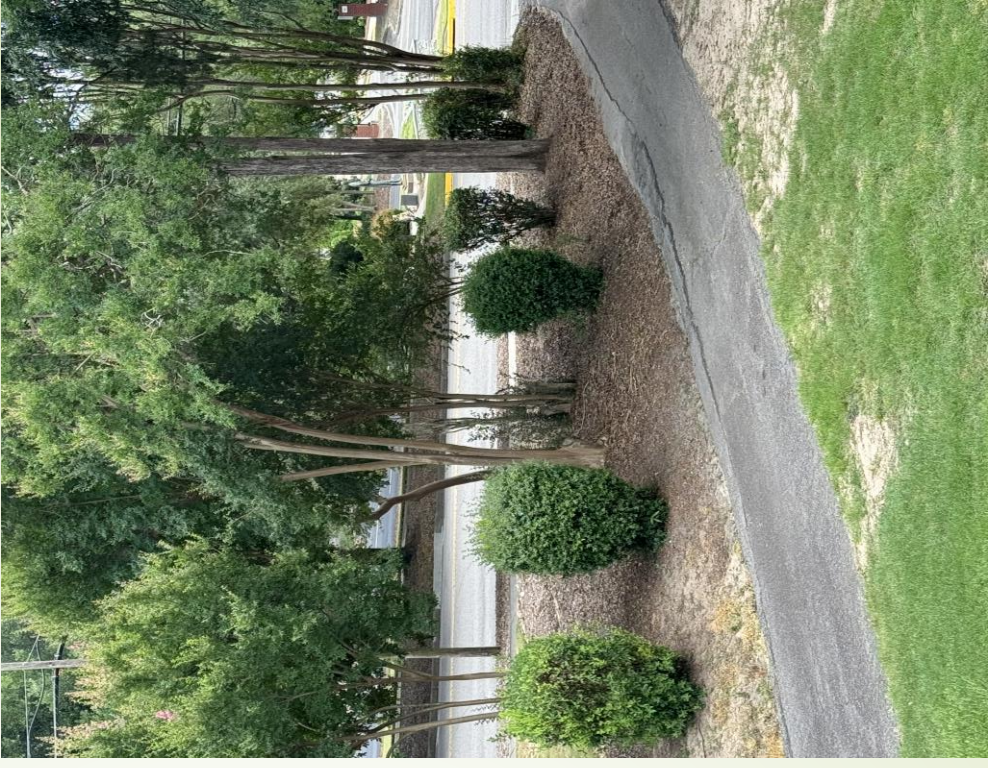
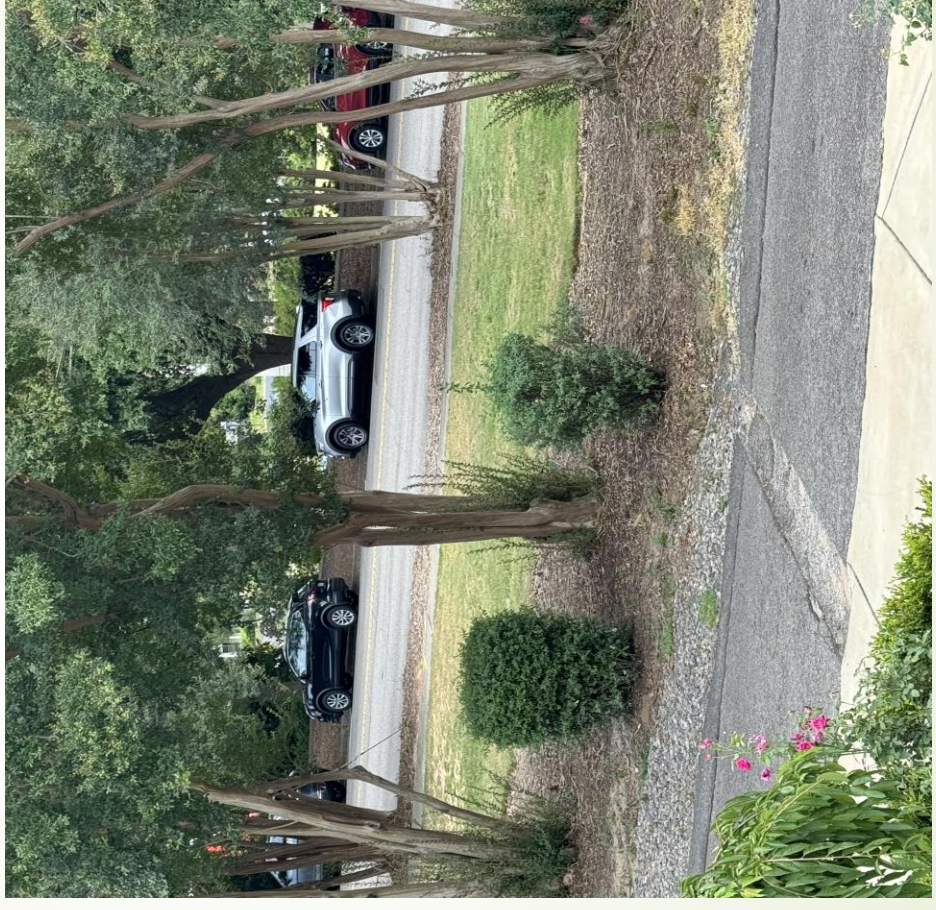
- ▶ Upon purchase, we requested the city attorney to grant access easement.
- ▶ had never been granted since property was built in 1902. T
- ▶ his not only benefited us but both sides of Carolina and Georgia Ave as neither had access rights.
- ▶ City property was cleaned and cleared by us initially
- ▶ Still trim bushes and maintain weed control
- ▶ Drainage issue from new parking lot next door
- ▶ Water runoff was flooding our front yard and further deteriorating driveway

Needs:

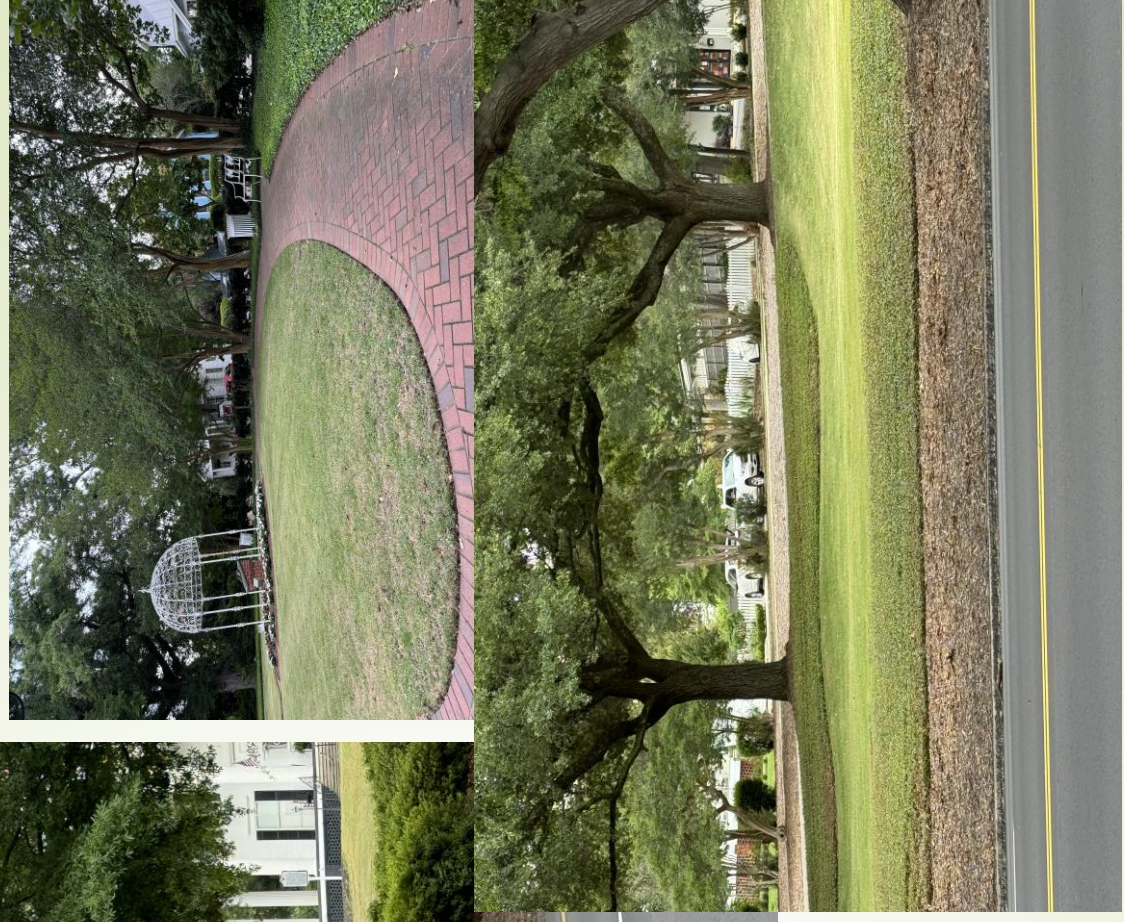
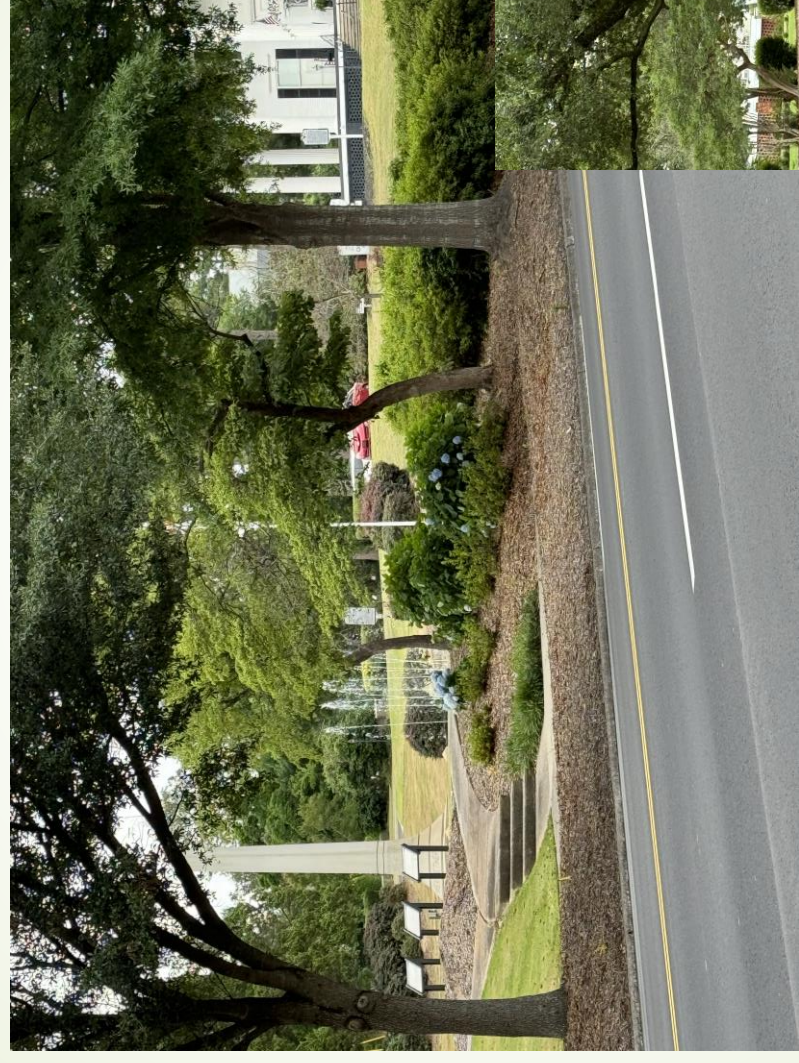
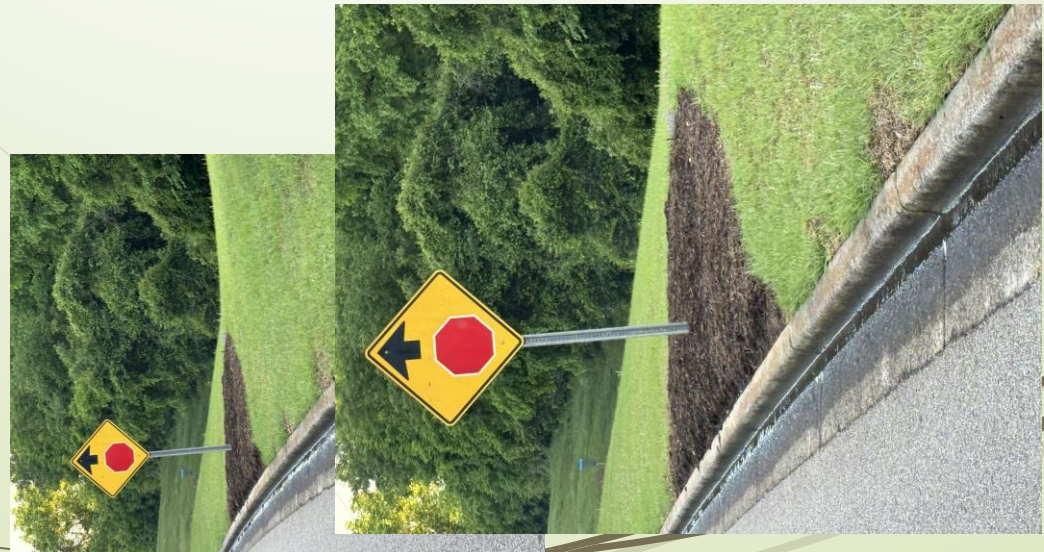
- ▶ Road repaving
- ▶ Mulching
- ▶ Weeding
- ▶ Trimming
- ▶ Grass maintenance
- ▶ Additional landscaping improvements.



Comparison Calhoun Park on Carolina Avenue

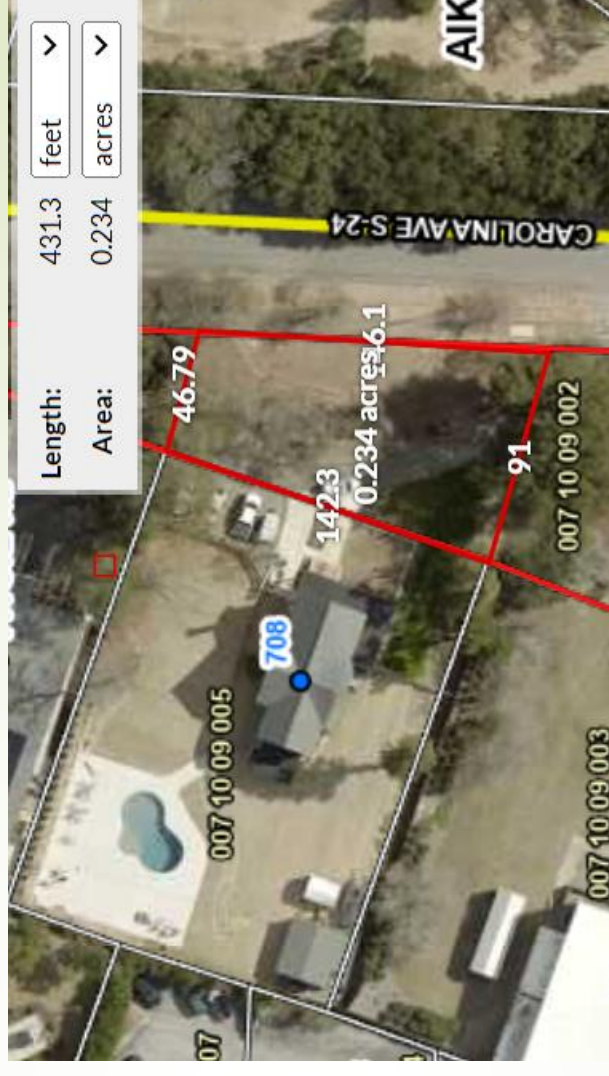


Comparison City property currently being maintained



Possible options

- ▶ Private purchase of property (~0.23 acre)
- ▶ Non buildable to maintain as park setting



- ▶ Improved and regular maintenance including city landscape architect include us in design of area



PROCLAMATION

WHEREAS, Gardeners have a passion for nurturing the beauty and resources of the earth through the planting of seeds, the care of all plants and the riches of their efforts; and

WHEREAS, Gardeners work to preserve our country's traditional spirit of independence and initiative through innovation and hard work; and

WHEREAS, Gardeners advocate the importance of all creatures sharing our world and their roles in a balanced and productive ecology; and

WHEREAS, Gardening serves as a challenging and productive activity for all citizens, those just learning as well as those having years of experience; and

WHEREAS, Gardening promotes a healthy lifestyle that lasts a lifetime, helps reduce stress from other areas of our life, and teaches that rewards come from diligent efforts; and

WHEREAS, the North Augusta Council of Garden Clubs enriches our city by maintaining Billie's Butterfly Garden, providing a scholarship for a North Augusta High School senior, and sponsoring campers for Camp Wildwood.

NOW THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim the week of June 2-8, 2024 as

National Garden Week

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 3rd day of June 2024.

*Briton S. Williams, Mayor
City of North Augusta*



PROCLAMATION

WHEREAS, scoliosis, the abnormal curvature of the spine, is a condition which affect an estimated 6 to 9 million people in the United States; and

WHEREAS, primary onset of scoliosis is between ages 10 to 15 with females being five times more likely to require treatment, and scoliosis can cause pain, reduced respiratory function, and limited mobility in otherwise-healthy children., and approximately 1 in 6 children diagnosed with this disease will eventually require active medical treatment and;

WHEREAS, screening programs allow for early detection and for treatment opportunities which may alleviate the worst effects of the condition which has no known cause or cure; and

WHEREAS, raising public awareness of scoliosis is vital, helping children, parents, and health care providers understand, diagnose, and treat this disease and reduce the pain and suffering of those it affects.

NOW THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby claim June, 2024 as

SCOLIOSIS EARLY DETECTION AWARENESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 3rd day of June, 2024.

*Briton S. Williams, Mayor
City of North Augusta*

ORDINANCE NO. 2024-09
AMENDING ARTICLE 5, USE AND USE CONDITIONS, OF THE NORTH AUGUSTA
DEVELOPMENT CODE, CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH
CAROLINA CODE OF ORDINANCES

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 2017 Comprehensive Plan; and

WHEREAS, pursuant to Section 18.11.2 Text Amendments in Article 18, Text Amendment, of the North Augusta Development Code, any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text; and

WHEREAS, the North Augusta Planning Commission, following a May 15, 2024 public hearing, reviewed and considered a request by the Planning Department to amend Article 5, Table 5.1 entitled "Use Matrix" of the North Augusta Development Code to change residential the uses permitted in the Downtown Mixed Use 1 (DTMU1) and Downtown Mixed Use 2 (DTMU2) zoning district. The Planning Commission report has been provided to City Council for consideration.

WHEREAS, The Mayor and City Council have reviewed the request as well as the report from the Planning Commission and has determined that the change to the text of the Development Code is appropriate.

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. The North Augusta Development Code, Article 5 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described in the following section. The section of the Code affected by the proposed amendment is identified by the section number.
 - A. Table 5.1 will be amended to prohibit duplexes, multi-family, quadruplexes, single-family detached, single-room occupancies, and triplexes in the Downtown Mixed Use 1 (DTMU1) district.
 - B. Table 5.1 will be further amended to permit duplexes, quadruplexes, single-family attached, and triplexes as a conditional use and single family detached as a permitted use in the Downtown Mixed Use 2 (DTMU2) district.
 - C. Any other needed formatting will be edited to reflect new page numbers, titles or item numbering associated with the text changes outlined herein.

- II. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption on second reading.

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

First Reading _____

Second Reading _____

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

Department of Planning and Development



Project Staff Report

RZT24-001 Article 5: Uses & Use Conditions

Prepared by: Tommy Paradise

Meeting Date: May 15, 2024

SECTION 1: PROJECT SUMMARY

Project Name	Update to Table 5.1
Applicant	City of North Augusta
Proposed Text Amendment	A request from the City of North Augusta to amend Table 5.1 Use Matrix of the North Augusta Development Code to correct error in drafting residential uses in the DTMU1 and DTMU2 districts

SECTION 2: GENERAL DESCRIPTION

In working through the Development Code adopted by City Council on December 18, 2023, Planning Department staff believes that residential uses in the DTMU1 and DTMU2 were cited incorrectly and staff is requesting that Table 5.1 be amended.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

5.1.4.6 Legislative and Advisory Hearings – The purpose of a legislative public hearing is to provide the public an opportunity to be heard consistent with the adoption procedures provided by statute. Unlike quasi-judicial hearings, a legislative proceeding does not require due process protections such as the right of the parties to offer evidence, cross-examination, sworn testimony; or written findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings such as amendments to a comprehensive plan, amendments to this Chapter including the zoning provisions of this Chapter and the Official Zoning Map, and applications for a Planned Development. The order of the proceedings for a legislative hearing shall be as set forth in §5.1.4.5.b. Testimony may be presented by any member of the public, but need not be submitted under oath or affirmation. The Planning Commission and Board of Zoning Appeals may establish a time limit for testimony.

5.3.2 Applicability

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map. An amendment to the Official Zoning Map which reclassifies property from one zoning district to another is known as a “rezoning.” A change to the text of this Chapter is referred to as a “text amendment”.

5.3.3 Initiation

This Chapter, including the Official Zoning Map and any supporting map(s), may be amended from time to time by the City Council, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested parties shall be supplied with the proper application form(s) by the Director.

5.3.3.2 Text Amendment – Any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text. A proceeding for approval of a text amendment may be initiated by filing an application with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a text amendment request. During the conference, the Department will identify the submittal requirements.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as set forth in §5.1.3. The Planning Commission shall approve or deny the zoning amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

5.3.5.2 At least ten (10) days’ notice and opportunity to comment must be given to the public if the applicant is allowed to present oral or written comments pursuant to S.C. Code §6-29-760.

5.3.5.3 The Planning Commission shall submit its recommendation to the City Council within thirty (30) calendar days, or other period required by law, after the initial hearing date (see S.C. Code §6-29-760(A)). A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a rezoning or text amendment application. A recommendation of approval with conditions of a rezoning may be submitted only if a conditional use permit is requested pursuant to §5.5.

Project Staff Report

RZT24-001 Article 5 Uses & Use Conditions

Prepared by: Tommy Paradise

Meeting Date: May 15, 2024

5.3.5.4 The City Council shall consider the recommendation of the Planning Commission on each proposed rezoning and text amendment within thirty (30) days of receipt of the Planning Commission report. The City Council is not bound by the recommendation in making a final decision and may call for additional information and/or public hearing(s).

5.3.5.5 No challenge to the adequacy of notice or challenge to the validity of a rezoning or text amendment, whether enacted before or after the effective date of this section, may be made sixty (60) days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with established procedures of the City Council and the Planning Commission and with S.C. Code §6-29.

5.3.6 Approval Criteria

Whenever the public necessity, safety or general welfare justifies such action, the Planning Commission may recommend amendments to the text of this Chapter or changes to zoning district boundaries. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning. **The Planning Commission shall consider the factors specified in §5.3.3.2 in reviewing an application for a text amendment.**

The Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 5.3.3.2 does not require additional standards for analysis to address in this staff report.

SECTION 4: PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in the *Augusta Chronicle* and on the City's website www.northaugustasc.gov on April 24, 2024

SECTION 5: HISTORY

The North Augusta Development Code that was adopted by City Council December 17, 2007, effective January 1, 2008 was repealed and replaced by the North Augusta Development Code adopted by City Council on December 18, 2023. The 2023 Development Code is consistent with the Comprehensive Plan Update of 2022. Public comments were solicited through formal public hearing and informal communication throughout the multiyear development of the code

The North Augusta Planning Commission recommended approval of a draft Development Code and referred to City council on June 6, 2023. City Council, in accordance with Section 6-29-760 of the South Carolina Code of Laws held a public hearing on September 11, 2023. Based on information from the public hearing the Development Code draft was referred back to the Planning Commission for further recommendations.

Project Staff Report

RZT24-001 Article 5 Uses & Use Conditions

Prepared by: Tommy Paradise

Meeting Date: May 15, 2024

At the October 18, 2023 Planning Commission meeting the Commission heard public input and reviewed issues that were heard in Council's public hearing. At the November 15, 2023 meeting of the Planning Commission, the Commission recommended a revised draft for adoption by City Council. City Council adopted this draft at their December 18, 2023 meeting.

Since adoption, staff has been working in the document and has determined that it appears that the residential uses for the DTMU1 and the DTMU2 uses were put in the incorrect column. This text amendment is an action to correct what is believed to have been an error.

SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

The City Planning & Development Department has requested a text amendment to Article 5.1, to permit duplexes, quadruplexes, single-family attached, single family detached and triplexes in the Downtown Mixed Use 2 (DTMU2) district. These uses are currently prohibited in this district.

Also, the City has requested to prohibit duplexes, multi-family, quadruplexes, single-family detached, single-room occupancies, and triplexes in the Downtown Mixed Use 1 (DTMU1) district. These uses are currently allowed in this district.

Applicant Request:

Applicant requests a text amendment to Article 5.1, to permit duplexes, quadruplexes, single-family attached, single family detached and triplexes in the Downtown Mixed Use 2 (DTMU2) district. These uses are currently prohibited in this district.

Also, the applicant requests to prohibit duplexes, multi-family, quadruplexes, single-family detached, single-room occupancies, and triplexes in the Downtown Mixed Use 1 (DTMU1) district. These uses are currently allowed in this district.

In the attached use matrix, the revisions show changes as follows:

Underlined Text is text that has been modified or added to the code

~~Strike Through Text~~ is text that is proposed to be removed.

Staff Recommends:

Staff recommends that Table 5.1 be amended to reflect that duplexes, quadruplexes, single-family attached, single family detached and triplexes in the Downtown Mixed Use 2 (DTMU2) district be permitted and that duplexes, multi-family, quadruplexes, single-family detached, single-room occupancies, and triplexes in the Downtown Mixed Use 1 (DTMU1) district not be permitted.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Application Documents
3. Current Development Code Article 5 applicable pages
4. Draft Revised Development Code Article 5, applicable pages

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>B2T24-001</u>	Date Received _____
Review Fee _____	Date Paid _____

1. **Project Name** Update to Table 5.1

Project Address/Location City of North Augusta Planning Department

Total Project Acreage _____ **Current Zoning** _____

Tax Parcel Number(s) _____

2. **Applicant/Owner Name** Tommy Paradise **Applicant Phone** 803-441-4221

Mailing Address 100 Georgia Ave.

City North Augusta **ST** SC **Zip** 29841 **Email** tparadise@northaugustasc.gov

3. **Is there a Designated Agent for this project?** Yes No

If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. **Engineer/Architect/Surveyor** _____ **License No.** _____

Firm Name _____ **Firm Phone** _____

Firm Mailing Address _____

City _____ **ST** _____ **Zip** _____ **Email** _____

Signature _____ **Date** _____

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

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

7. Thomas L Paradise 4-19-24

Applicant or Designated Agent Signature _____ **Date** _____

Thomas L Paradise

Print Applicant or Agent Name

5

ARTICLE 5 - USES AND USE CONDITIONS

Table 5.1. Use Matrix

P = Permitted Use C = Conditional Use S = Special Exception A = Permitted only as Accessory use A/C = Accessory use with Conditions Dashes (–) = Not Permitted	RESIDENTIAL				COMMERCIAL				Mixed Use			IND.	SPECIAL		
	Single-Family Large Lot	Single-Family Medium Lot	Small Lot Single-Family	Mixed Residential	Office Commercial	Neighborhood Commercial	General Commercial	Thoroughfare Commercial	Corridor Preservation Mixed-Use	Downtown Mixed-Use 1	Downtown Mixed-Use 2	Industrial	Critical Areas	Public Use	Manufactured Home
USES	R-14	R-10	R-7	R-5	OC	NC	GC	TC	CPMU	DT1	DT2	IND	CR	P	R-MH
Self-Service Vending	--	--	--	--	A	A	A	A	A	A	A	A		A	
Storage of Construction Equipment, Outdoor, Incidental to Construction Activities	P	P	P	P	P	P	P	P	--	P	P	P	--	--	P
Temporary event	--	--	--	--	--	--	--	C	C	C	C	C	--	--	--
<u>Warehouse or Flex Space as Accessory Use (5.3.11)</u>	--	--	--	--	C	--	C	P	--	P	--	--	--	--	--
Residential Uses															
<u>Duplex (5.5.38)</u>	--	--	P	P	--	P	P	P	--	P	P	--	--	--	P
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C
<u>Multi-Family Dwelling (5.5.20)</u>	--	--	--	C	C	C	C	C	C	C	C	--	--	--	--
<u>Quadruplex (5.5.38)</u>	--	--	--	C	--	--	C	C	--	C	P	--	--	--	--
<u>Residential Dwelling Above Commercial or Retail Use (5.5.28)</u>	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--
Single-Family Attached Dwelling	--	--	P	P	P	P	P	P	C	--	P	--	--	--	P
Single-Family Detached Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	--	--	P
Single-Room Occupancies	--	--	--	P	--	--	--	--	--	P	--	--	--	--	--
<u>Triplex (5.5.38)</u>	--	--	--	P	P	P	P	P	--	P	P	--	--	--	--
Accommodations and Group Living Uses															
<u>Bed and Breakfast (5.5.2)</u>	S	S	S	S	--	S	S	S	--	S	S	--	--	--	S
<u>Continuing Care Retirement Communities (5.5.6)</u>	--	--	--	C	C	C	C	C	--	C	--	--	--	--	--
<u>Group Homes, Non-Exempt (5.5.12)</u>	--	--	C	C	--	C	--	--	--	C	--	--	--	--	C
Hotel or Motel	--	--	--	--	P	--	P	P	P	P	P	--	--	--	--
Housing Services for the Elderly	--	--	--	P	P	P	P	P	--	P	--	--	--	--	--
Tourist Home	P	P	P	P	P	P	P	P	--	P	--	P	P	--	P
Commercial Uses															
Bar or Tavern	--	--	--	--	A	P	P	P	P	P	P	--	--	--	--
<u>Brew Pub, Microbrewery, or Microdistillery (5.5.3)</u>	--	--	--	--	--	C	C	C	S	C	C	A	--	--	--
Car Wash	--	--	--	--	A	--	P	P	--	--	--	P	--	--	--
Convenience Store, Excluding Gasoline Sales	--	--	--	--	A	P	P	P	--	P	P	A	--	--	--
Equipment Sales and Leasing	--	--	--	--	--	--	--	P	--	--	--	P	--	--	--
Financial Institution	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Fireworks Sales	--	--	--	--	--	--	S	S	--	--	--	P	--	--	--



ORDINANCE NO. 2024-10
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
AND ANNEXING ± 3.65 ACRES OF PROPERTY LOCATED
ON LAMBACK WAY AND OWNED BY
IV-CO LLC

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, have reviewed the petition of the landowners requesting that their property be annexed into the City and determined that such Petition should be accepted and the property annexed into the City; and

WHEREAS, the property is situated within the area of the North Augusta 2021 Comprehensive Plan and recommended for Commercial Retail by that plan as specified in the Land Use Element.

WHEREAS, the annexation request and zoning classification has been reviewed by the Planning Commission which has recommended annexation of the property with ± 3.65 acres to be zoned R-14, Single Family Large Lot.

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. The Petition of the landowners is accepted and the following described property shall be annexed into the City of North Augusta:

A parcel of land, with all improvements thereon, being in the County of Aiken containing ± 3.65 acres and appearing on that plat prepared and recorded in the Office of the Register Mesne Conveyance Aiken County in Record Book 64 at page 429, including all adjacent right-of-way.

Tax Map & Parcel No.: 012-11-14-001

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" prepared by the City of North Augusta.

- II. The zoning classification shall be ± 3.65 acres as R-14, Single Family Large Lot
- 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
JUNE, 2024.

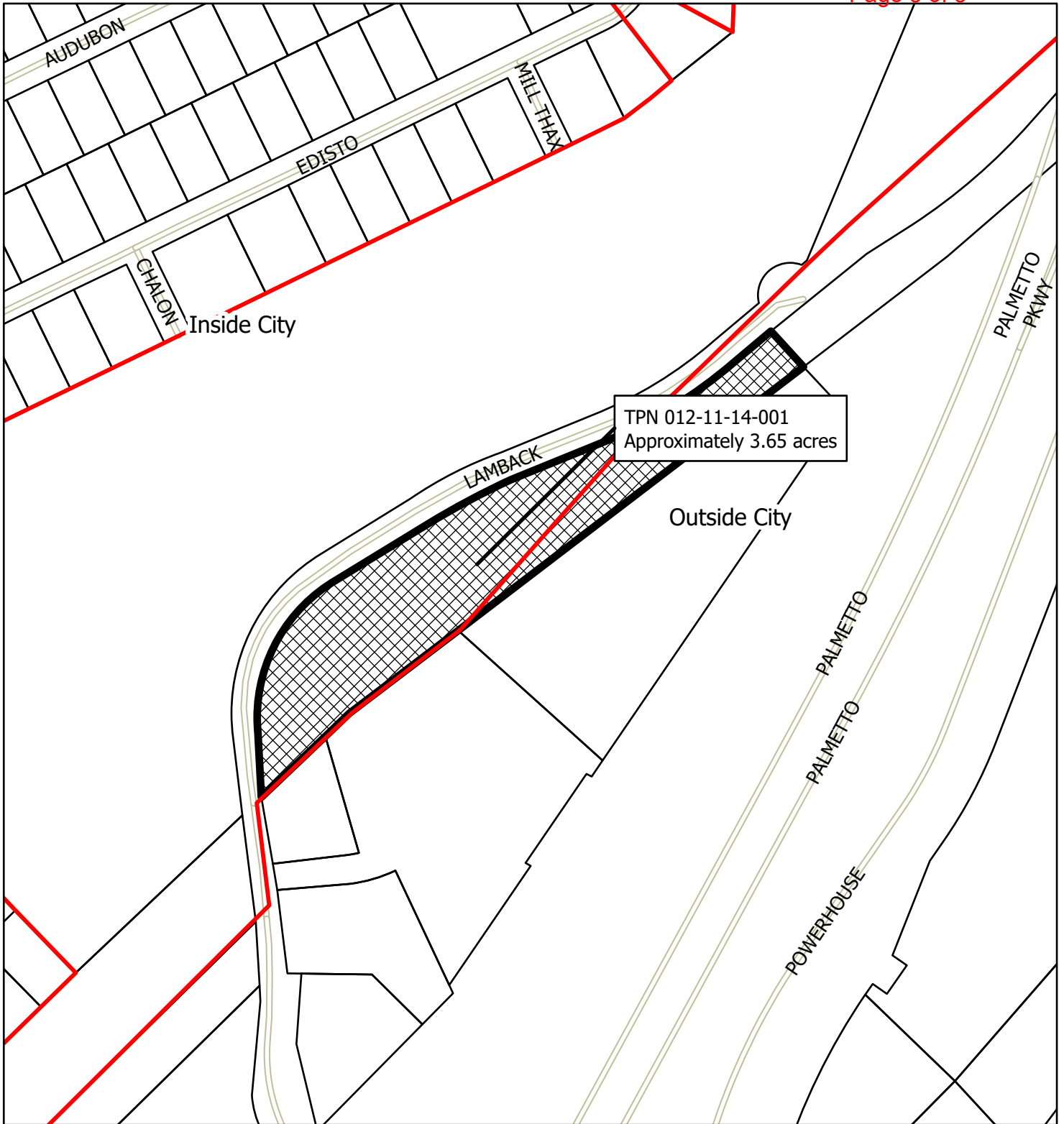
First Reading _____

Second Reading _____

Briton Williams, Mayor

ATTEST:

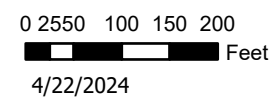
Jamie Paul, City Clerk



TPN 012-11-14-001
Approximately 3.65 acres



ANX24-001
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA



Department of Planning and Development



Project Staff Report

ANX24-001 Jackson's Cove-Lamback Way

Prepared by: La'Stacia Reese

Meeting Date: May 15, 2024

SECTION 1: ANNEXATION REQUEST SUMMARY

Address/Location	Lamback Way
Parcel Numbers	012-11-14-001
Total Development Size	± 3.65 acres
Zoning Requested	R-14, Large Lot, Single-Family Residential
Future Land Use	Public

SECTION 2: PLANNING COMMISSION CONSIDERATION

IV-CO, LLC, the property owner, has requested to annex parcel 012-11-14-001, approximately 3.65 acres, located at Lamback Way in Aiken County. The request is for the parcel to be zoned R-14, Large Lot, Single-Family Residential at the time of annexation.

NADC Additional Reviews

4.7 Annexation – All territory which may hereafter be granted or annexed to the City of North Augusta shall be classified automatically in the R-14 District, except that at the time the application for annexation is filed the applicant may request a zoning classification that is similar to surrounding zoning and in accord with the city's Comprehensive Plan. Proposed annexations where the requested zoning is inconsistent with the Land Use Element of the Comprehensive Plan or differs from zoning on adjacent properties shall be reviewed by the Planning Commission in accordance with Article 18, Administration and Enforcement. The Planning Commission shall recommend to the City Council the appropriate zoning for the property to be annexed, modification to the Land Use Element of the Comprehensive Plan, or both.

The Planning Commission is being asked to make a recommendation regarding the zoning classification of this property prior to annexation. The subject parcel Future Land Use is Public.

SECTION 3: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Public	P, Public Use
North	Vacant	Public	P, Public Use
South	Single-Family Residential	Residential Single Family	RC, Rural Conservation (Aiken County)
East	Vacant	Residential Single Family	N/A
West	Vacant	Public	P, Public Use

SECTION 4: STAFF EVALUATION AND ANALYSIS

The parcel proposed for annexation currently is heavily wooded with road frontage from Lamback Way. The parcel has an unpaved driveway running through the middle of the property to have road frontage to the residential property that is situated behind the subject parcel. The applicant has requested the R-14, Large Lot, Single-Family Residential zoning district at the time of annexation. The Planning Commission is being asked to make a recommendation regarding the compatibility of the zoning classification of this property prior to annexation because the subject parcel’s future land use is Public.

The R-14, Large Lot, Single-Family Residential zoning district is described as the following:

4.12.1 R-14, Large Lot Single-Family Residential District – The purpose of this district is to recognize and promote the character of particular areas in North Augusta where single-family residential development is the predominant living environment. Changing patterns of work and home environments also create incentives to view the single-family dwelling as a place of work and residential living activities. for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

The following uses are allowed in an R-14 zoning district per NADC 5.1 Use Matrix:

Primary Uses:

- Accessory Dwelling
- Bus Shelter
- Storage of Construction Equipment, Outdoor, Incidental to Construction Activities
- Single-Family Detached Dwelling
- Tourist Home
- Place of Assembly, Small
- Swimming Pool
- Cemetery
- Primary or Secondary School
- Essential Public Services

Accessory Uses

- Studio for Creative or Expressive Art
- Parking, Structured
- Parking, Surface
- Home Occupations

Conditional Uses

- Child/Adult Care Home
- Farmers and Produce Markets
- Food Trucks
- Home Occupation
- Real Estate Sales and Construction Offices and Equipment Sheds
- Marina
- Telecommunications, Small Cell

Special Exception Uses:

- Home Occupation
- Bed and Breakfast
- Private Non-profit Clubs and Organizations
- Energy Generation, Small Scale
- Telecommunication Tower and Antennae
- Agriculture, Excluding Livestock

Section 6.2 of the Comprehensive Plan promotes providing a more varied housing stock to attract and retain a more diverse population, especially in downtown and near employment centers.

Section 6.2.2 of the Comprehensive Plan encourages revising the zoning ordinance and map to incentivize a variety of housing types at higher densities. This is further supported by Section 4.2.4 to support the priorities and principles of the Aiken, Edgefield, and Saluda Counties Economic Development Partnership by providing housing in an area that is expanding with new industries.

Based on these descriptions and similarly zoned properties within the city limits, staff believes allowing R-14, Small Lot, Single Family Residential zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

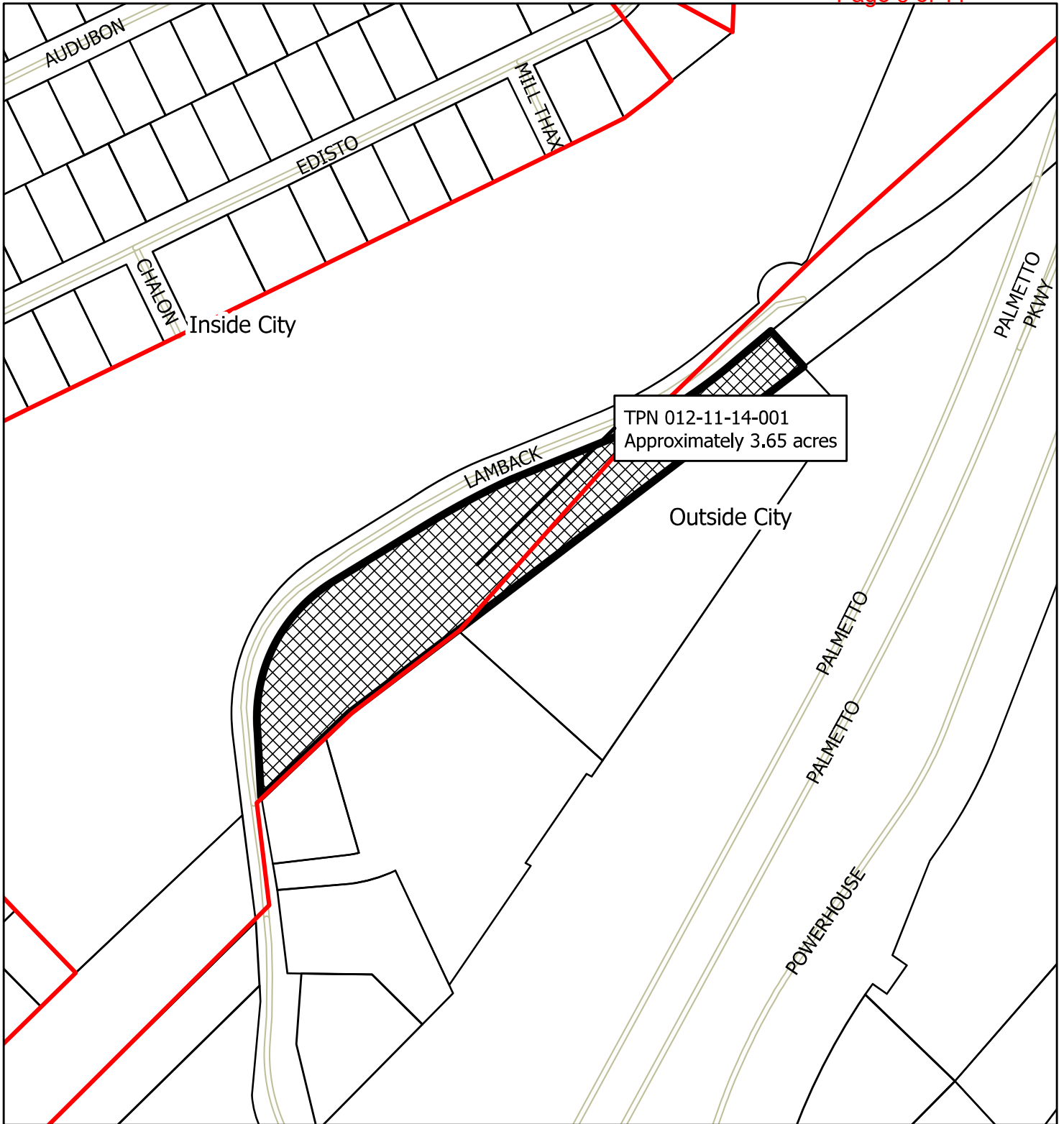
Exhibit A Map

Exhibit B Map

Application Documents

cc IV-CO, LLC, via email

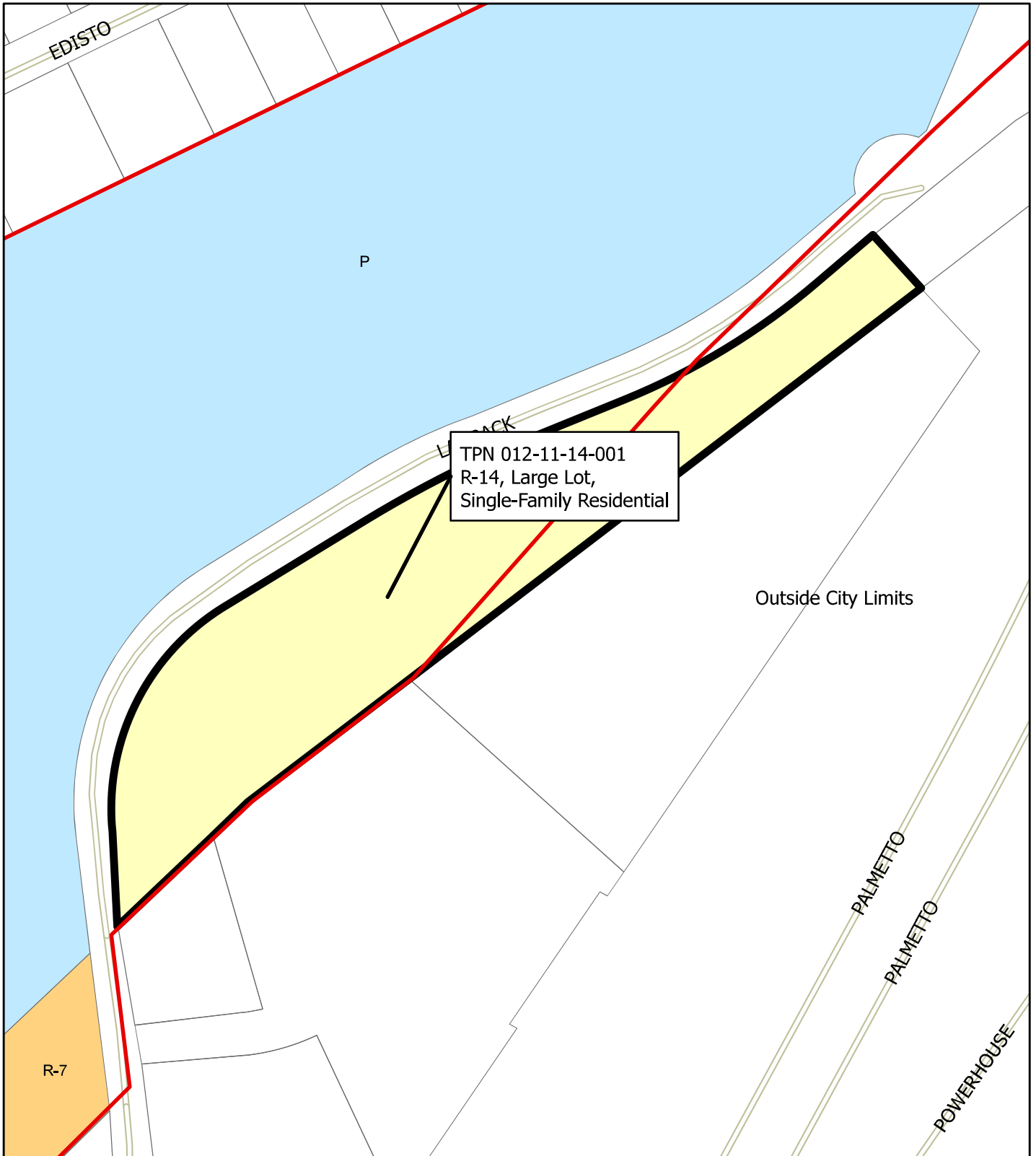
Bert Ellis-Olde South Properties, via email



ANX24-001
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA

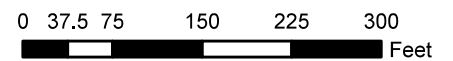
0 2550 100 150 200
Feet
4/22/2024





ANX24-001

**R-14 LARGE LOT, SINGLE-FAMILY RESIDENTIAL
SOUGHT TO BY ANNEXED
TO THE CITY OF NORTH AUGUSTA**



4/22/2024



Application for Development Approval

Please type or print all information



Staff Use

Application Number <u>ANY24-001</u>	Date Received <u>4/9/24</u>
Review Fee <u>/</u>	Date Paid <u>/</u>

1. Project Name Jackson's Cove
 Project Address/Location _____
 Total Project Acreage 3.65 Current Zoning 4
 Tax Parcel Number(s) 012-11-14-001

2. Applicant/Owner Name IV-CO LLC Applicant Phone 803-348-7150
 Mailing Address 100 Old Cherokee drive Ste F box 346
 City Lexington ST SC Zip 29072 Email _____

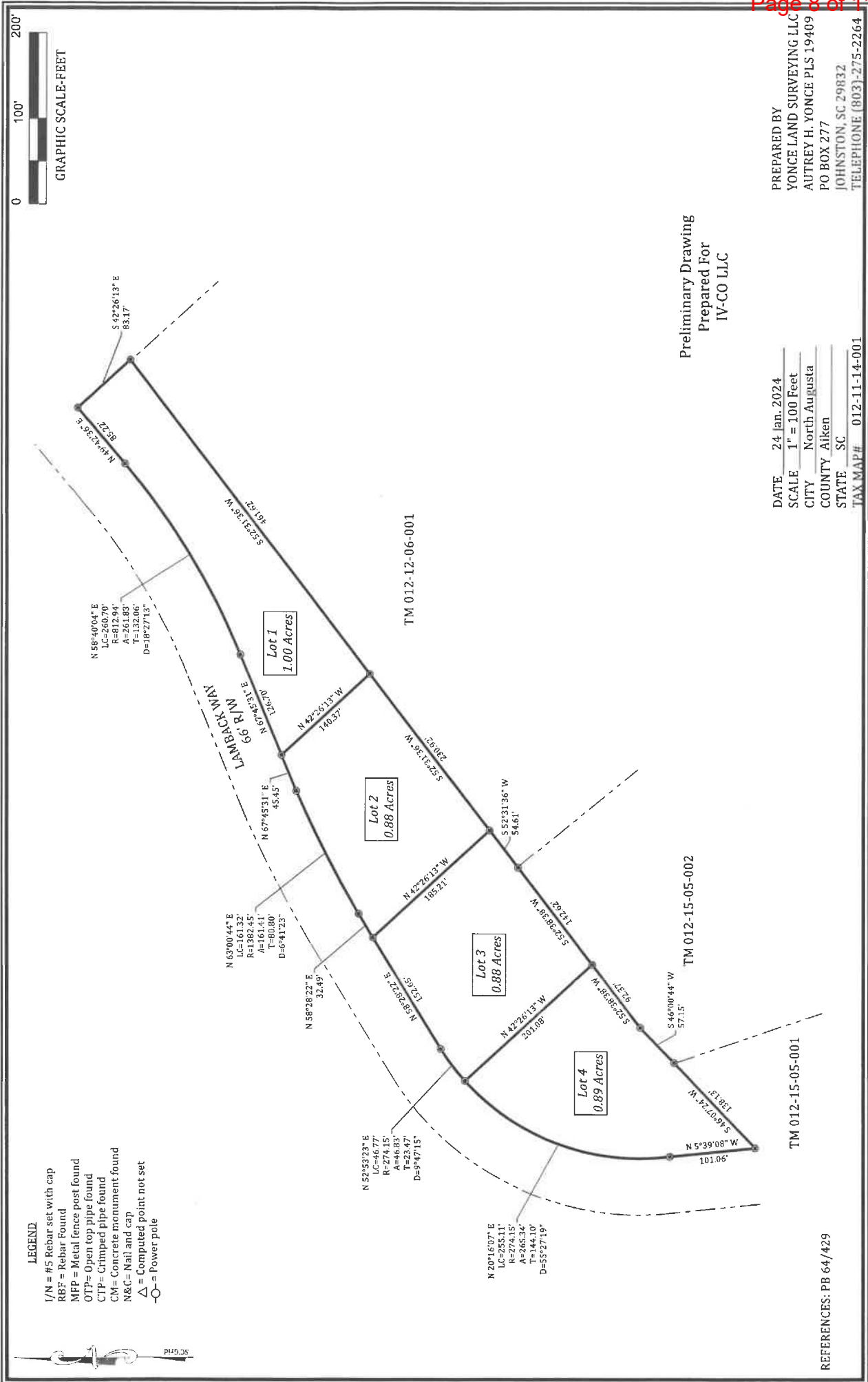
3. Is there a Designated Agent for this project? Yes No
 If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor Autrey Yonce License No. 19409
 Firm Name Yonce Land Surveying LLC Firm Phone 803-480-2624
 Firm Mailing Address 60 Monument Drive
 City Johnston ST SC Zip 29832 Email AH Yonce@yahoo.com
 Signature [Signature] Date 4/8/24

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

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

7. [Signature] 4-8-24
 Applicant or Designated Agent Signature Date
IVCO LLC by Clyde R Jackson IV
 Print Applicant or Agent Name

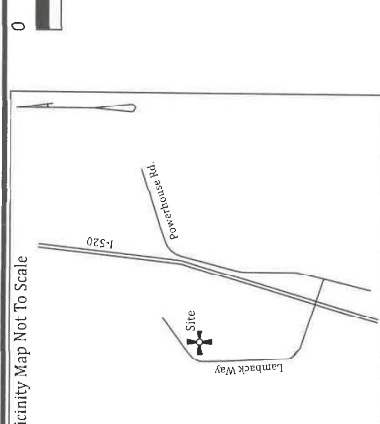
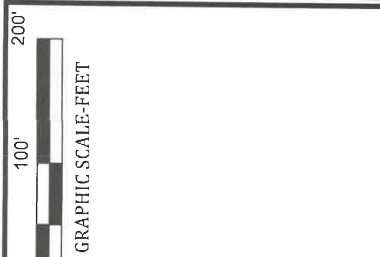


Preliminary Drawing
Prepared For
IV-CO LLC

DATE 24 Jan. 2024
 SCALE 1" = 100 Feet
 CITY North Augusta
 COUNTY Aiken
 STATE SC
 TAX MAP# 012-11-14-001

PREPARED BY
 YONCE LAND SURVEYING LLC
 AUTREY H. YONCE PLS 19409
 PO BOX 277
 JOHNSTON, SC 29832
 TELEPHONE (803)-275-2264

REFERENCES: PB 64/429

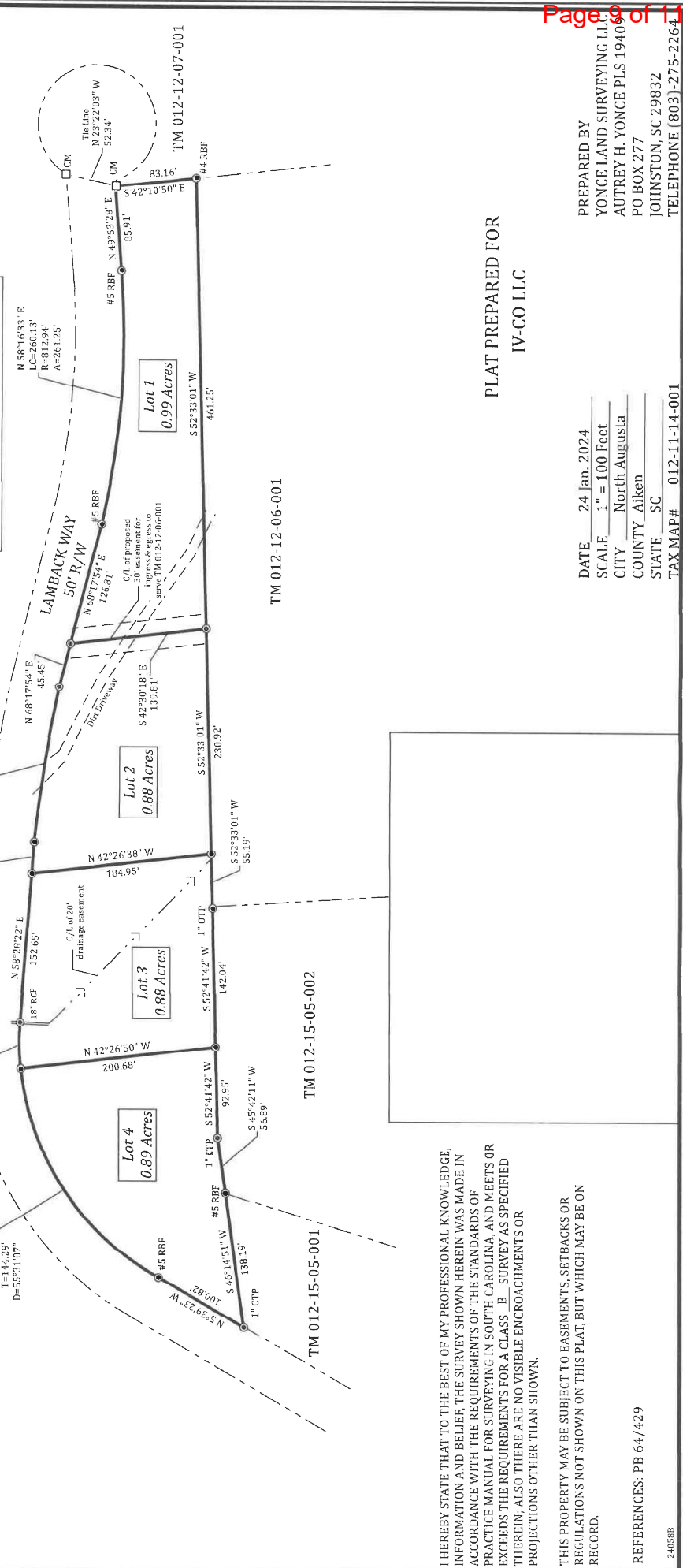


- LEGEND**
- I/N = #5 Rebar set with cap
 - RBF = Rebar Found
 - MFP = Metal fence post found
 - CTP = Open top pipe found
 - CTP = Crimped pipe found
 - CM = Concrete monument found
 - N&C = Nail and cap
 - △ = Computed point not set
 - = Power pole



Yonce

SC 044



PLAT PREPARED FOR
IV-CO LLC

DATE 24 Jan. 2024
SCALE 1" = 100 Feet
CITY North Augusta
COUNTY Aiken
STATE SC
TAX MAP# 012-11-14-001

PREPARED BY
YONCE LAND SURVEYING LLC
AUTREY H. YONCE PLS 19406
PO BOX 277
JOHNSTON, SC 29832
TELEPHONE: (803)-275-2264

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD.

REFERENCES: PB 64/429

240588

Traverse PC

IV CO, LLC
100 Old Cherokee RD
Lexington, SC 29072

3/13/2024

To the City of North Augusta:

IV CO, LLC owns a 3.6 acre parcel on Lamback Way, North Augusta. It's partially in the city, and partially in Aiken County. We are requesting the parcel be completely annexed into the City of North Augusta, and zoned R-14. Our plan, on attached plat, is four residential building lots.

We would like to be annexed, and have the plat approved at the same time.

Thank you in advance for your consideration.

With warmest regards,



IV CO, LLC
Clyde R Jackson, IV
Its President

Attachments:

Aerial

Plat

Deed

Corp Resolution

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 012-11-14-001
LOCATED AT LAMBACK WAY
OWNED BY IV CO, LLC

I, the undersigned, as freeholders and owners of property located at Lamback Way, Tax Parcel Number 012-11-14-001 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

All that tract, lot or parcel of land with improvements thereon, situate, lying and being in the State of South Carolina, City of North Augusta containing 3.65 acres, more or less, as shown upon the plat prepared by Carr & Associates, Robert Lansing Carr, P.L.SA. dated June 25, 2021 and recorded in the Office of the RMC of Aiken County South Carolina in Plat Book 64, Page 429.

This parcel being on Lamback Way
Tax Parcel Number 012-11-14-001


The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 5th day of April, 2024

Witness



Property Owner Signatures



IV CO, LLC
Clyde R. Jackson, IV
as it's President (title)

ORDINANCE NO. 2024-11
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 3.65 ACRES OF LAND
OWNED BY IV-CO, AIKEN COUNTY TAX PARCEL NO. 012-11-14-001 FROM P, PUBLIC
USE TO R-14 SINGLE FAMILY LARGE LOT

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 2017 Comprehensive Plan; and

WHEREAS, the property owner, IV-CO, LLC has requested the property be rezoned from P, Public Use to R-14 Single Family Large; and

WHEREAS, the North Augusta Planning Commission, following a May 15, 2024 public hearing, reviewed and considered a request by IV-CO, LLC to amend the Official Zoning Map of North Augusta from P, Public Use to R-14 Single Family Large for an approximately ±3.65 acres consisting of tax parcel 012-11-14-001 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. A parcel consisting of ±3.65 acres owned by IV_CO, LLC, is hereby rezoned from P, Public Use to R-14, Single Family Large Lot. Said property is Aiken County tax map parcel 012-11-14-001 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
JUNE, 2024.

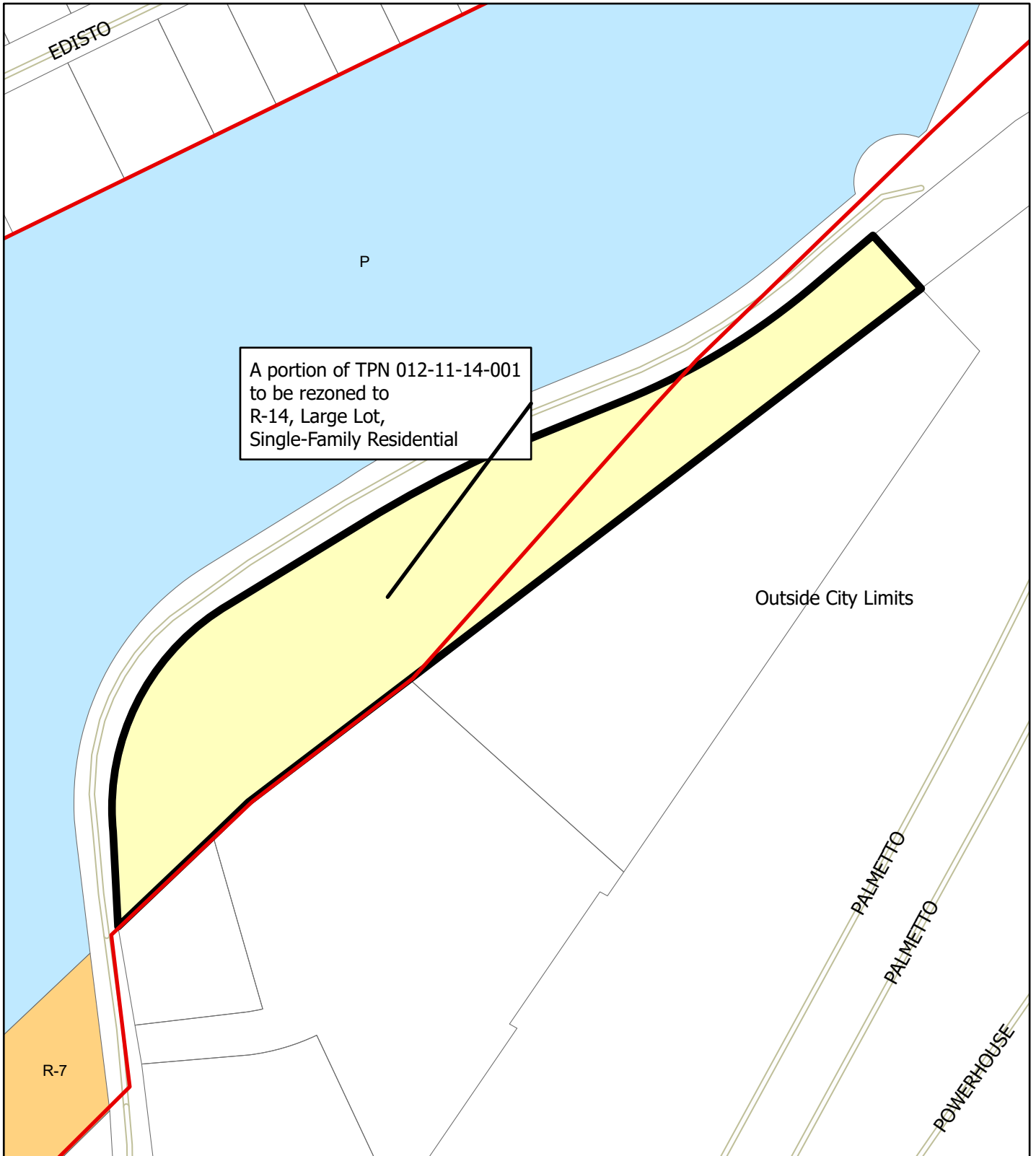
First Reading _____

Briton S. Williams, Mayor

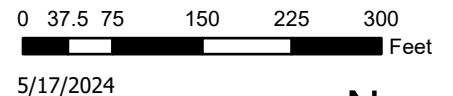
Second Reading _____

ATTEST:

Jamie Paul, City Clerk



RZM24-003
 TO BE REZONED TO R-14 LARGE LOT,
 SINGLE-FAMILY RESIDENTIAL
 TO THE CITY OF NORTH AUGUSTA



Department of Planning and Development



Project Staff Report

RZM24-003 Jackson's Cove-Lamback Way

Prepared by: La'Stacia Reese

Meeting Date: May 15, 2024

SECTION 1: PROJECT SUMMARY

Project Name	Jackson's Cove-Lamback Way
Applicant	IV-CO, LLC
Address/Location	Along Lamback Way
Parcel Number	012-11-14-001
Existing Zoning	P, Public Use
Overlay	NA
Traffic Impact Tier	2
Proposed Use	Single family detached houses
Proposed Zoning	R-14, Large Lot, Single-Family Residential
Future Land Use	Public

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 18.11 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 18.11.5 to evaluate each application. These criteria are further analyzed in Section 6 of this report, but are as follows per NADC Section 18.11.5.1-10:

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 §1.3.

3. The relationship of the uses envisioned under the proposed zoning and the uses currently present in adjacent tracts. Specifically, the Planning Commission shall consider the following questions:
 - a. Is the proposed rezoning compatible with the surrounding area?
 - b. Will there be any adverse effects on the capacity or safety of the portion of street network influenced by the proposed rezoning?
 - c. Will there be any adverse effects on existing or planned public utility services in the area?
 - d. Will the proposed rezoning cause parking problems?
 - e. Will the proposed rezoning generate environmental impacts 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. If the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.
7. If 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. If 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. If the existing zoning was in error at the time of adoption.

As referenced in item (2) above, NADC Section 1.3 states the following:

1.3. 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:

- 1.3.1 To protect the health, safety and general welfare; and

- 1.3.2 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. Protect and preserve places and areas of historical, cultural, or architectural importance and significance; and
 - k. Are the result of a planning process that is inclusive and involves opportunities for negotiation between the designer and the City.

Planning Commission Action Requested:

The Planning Commission may recommend approval or denial of this request according to NADC § 18.11.4. The Planning Commission's recommendation is then forwarded to the City Council for their consideration per NADC § 18.11.4.1.

SECTION 3: PUBLIC NOTICE

Per NADC Article 18, 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 April 23, 2024. The property was posted with the required public notice on April 24, 2024. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The Augusta Chronicle* and on the City's website at www.northaugustasc.gov on April 24, 2024.

SECTION 4: SITE HISTORY

The subject parcel is currently vacant, which was originally a part of a 5.27-acre parcel located between Powerhouse Road and the Palmetto Parkway Project. The property is intended to be used for a future single-family detached minor subdivision. The applicant is requesting to rezone ±3.65 acres, TPN 012-11-14-001, from P, Public Use to R-14, Large Lot, Single-Family Residential to facilitate the minor subdivision.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Public	P, Public Use
North	Vacant	Public	P, Public Use
South	Single-Family Residential	Residential Single-Family	RC, Rural Conservation (Aiken County)
East	Vacant	Residential Single-Family	N/A
West	Vacant	Public	P, Public Use

Access – The property currently has road frontage from Lamback Way.

Topography – The subject property slopes steeply and receives drainage that flows across Lamback Way from the nearby City-owned property to the northwest (TPN 012-12-01-001).

Utilities – Water and sanitary sewer are available along Ascauga Lake Road.

Floodplain – The property is not located in a federally designated floodway.

Drainage Basin – The parcel is located in the Willow Springs Basin.

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 (§18.11.5).**

The total acreage of the requested rezoning is approximately 3.65 acres.

- 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 (§18.11.5.2).**

The Comprehensive Plan Future Land Use Map shows this parcel as Public. The Comprehensive Plan Goal 4.3 prioritizes infill development. Existing infrastructure and amenities are available. Strategy 6.2 generally supports provision of varying home types to provide a more varied housing stock to attract and retain a more diverse population. The property borders vacant and heavily vegetated land that is owned by the City of North Augusta.

- 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 §18.11.5.3.**

- a. The proposed rezoning is compatible with the surrounding area;**

The surrounding area contains an approximately 45.36 acre heavily vegetated parcel that borders the subject parcel to the northwest. To the south of the property is a single-family residence that is not in the city limits of North Augusta, with a vacant parcel to the east with a dilapidated structure. The property is located in the vicinity of Powerhouse Road, Belvedere Clearwater Road, and Interstate 520. There are residential neighborhoods in the general vicinity of the subject property, with a middle school (Highland Springs Middle School) off of Belvedere Clearwater Road. The proposed rezoning is compatible with nearby development.

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

Any negative effects on traffic flow will be mitigated prior to construction.

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

The minor subdivision will consist of four Single-family detached homes. Any infrastructure improvements must be provided by the developer. Staff notes that neither sewer or water are available for this parcel. If City water and sewer are

desired, the developer would be responsible for adding the extensions. Staff does not anticipate any issues with the provision of utilities.

d. Parking problems; or

Parking will be required to meet City standards at the time of site plan approval. Any waivers or variances must be addressed by the Board of Zoning Appeals, as applicable.

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.

Noise and lighting will be subject to the standards of the Development Code and Municipal Code, as applicable.

4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§18.11.5.4).

The surrounding area has not seen any significant recent zoning changes; however, in the vicinity of Belvedere Clearwater Road, and I-520 is the newly constructed Highland Springs Middle School rezoned to P, Public Use, from PD, Planned Development. This development will be similar in character to the surrounding area at the beginning of Lamback Way.

5. The zoning districts and existing land uses of the surrounding properties (§18.11.5.5).

The proposed development is zoned P, Public Use and the surrounding properties are not within the city limits, with the exception of the City-owned parcel that is also zoned, P, Public Use. The surrounding properties that lie outside the city limits contain single-family residences or are vacant. The proposed residential use will provide additional housing options in this part of the City. The proposed development is compatible with surrounding area and existing developments.

6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§18.11.5.6).

The subject property is suitable for residential development.

7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§18.11.5.7).

There are currently a few single-family homes located along Lamback Way with all of the housing in the vicinity being outside of the City limits. The proposed single-family detached homes would be compatible with the existing single-family homes in the area. One of the adjacent parcels is vacant, along with the City-owned heavily vegetated property that is zoned P, Public Use.

8. The length of time the subject property has remained vacant as zoned, if applicable (§18.11.5.8).

The current site is undeveloped and has been zoned P, Public Use since the adoption of the Official Zoning Map with the 2008 North Augusta Development Code and the adoption of the 2023 North Augusta Development Code.

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 (§18.11.5.9).

The change in zoning from P, Public Use to R-14 will diversify the available land for market-driven uses. There are not any large, undeveloped parcels within the City Limits in the surrounding area with R-14 zoning classification, so this will diversify the economic development in the area.

10. Whether the existing zoning was in error at the time of adoption (§18.11.5.10).

The subject parcel is in an area where most the surrounding area lies outside of the City limits. The adjacent parcel that lies within the City Limits has a similar zoning district and does not appear to have been an error at the time of adoption.

SECTION 7: RECOMMENDATION

The Department has determined the application is complete. Staff recommends that TPN 012-11-14-001 should be rezoned from P, Public Use to R-14.

The Planning Commission may recommend approval or denial of this request according to NADC § 17.4.

SECTION 8: ATTACHMENTS

1. Aerial
2. Topography
3. Current Zoning
4. Proposed Zoning
5. Public Hearing Notice
6. Application Documents

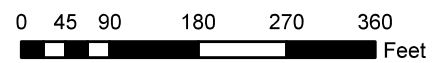
cc IV-CO, LLC, via email



Atken County, SC, Maxar, Microsoft

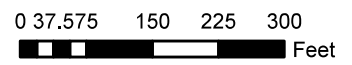
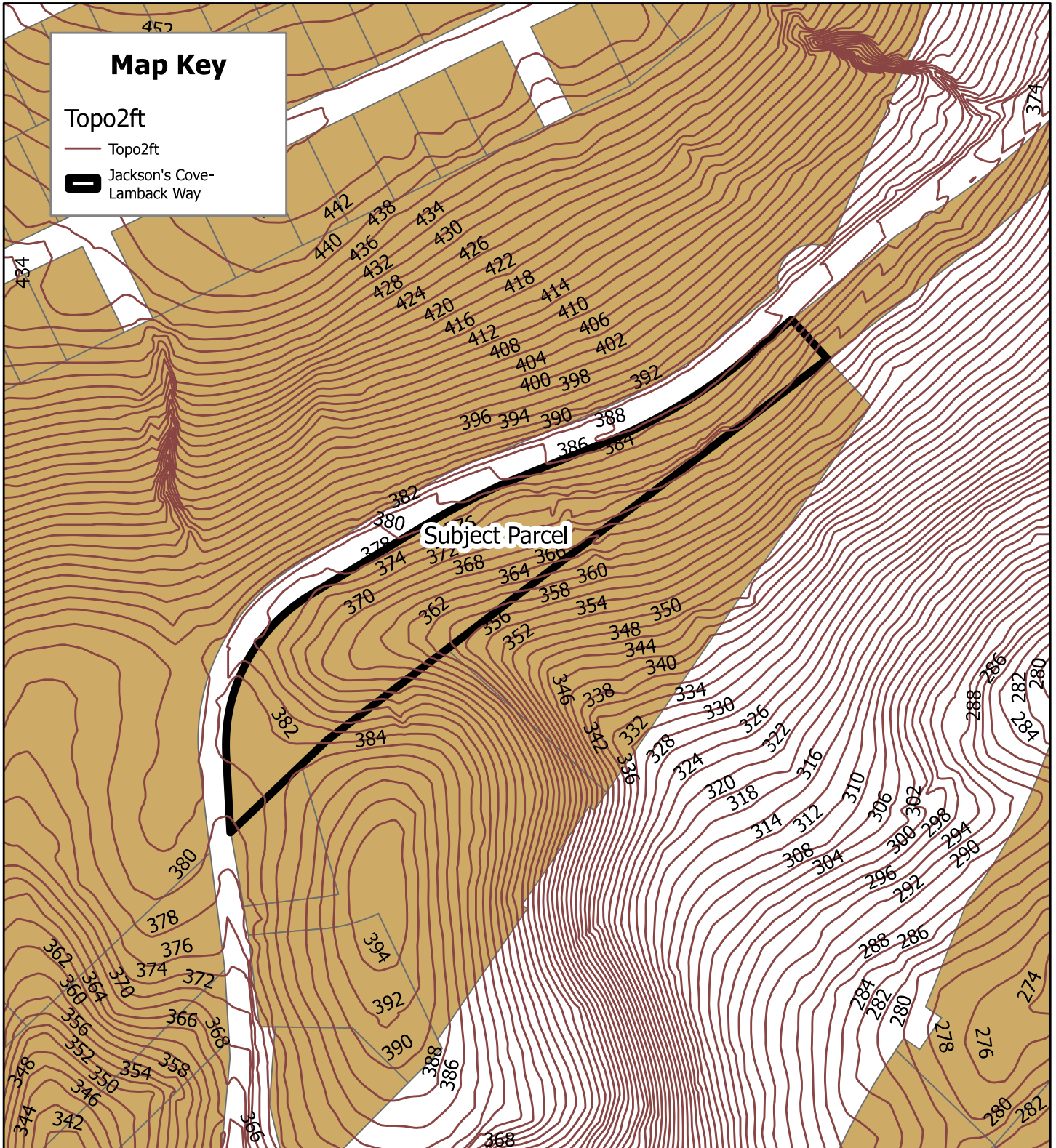


Aerial Map
 Application Number RZM24-003
 Tax Parcel Number
 012-11-14-001



4/22/2024 9:43

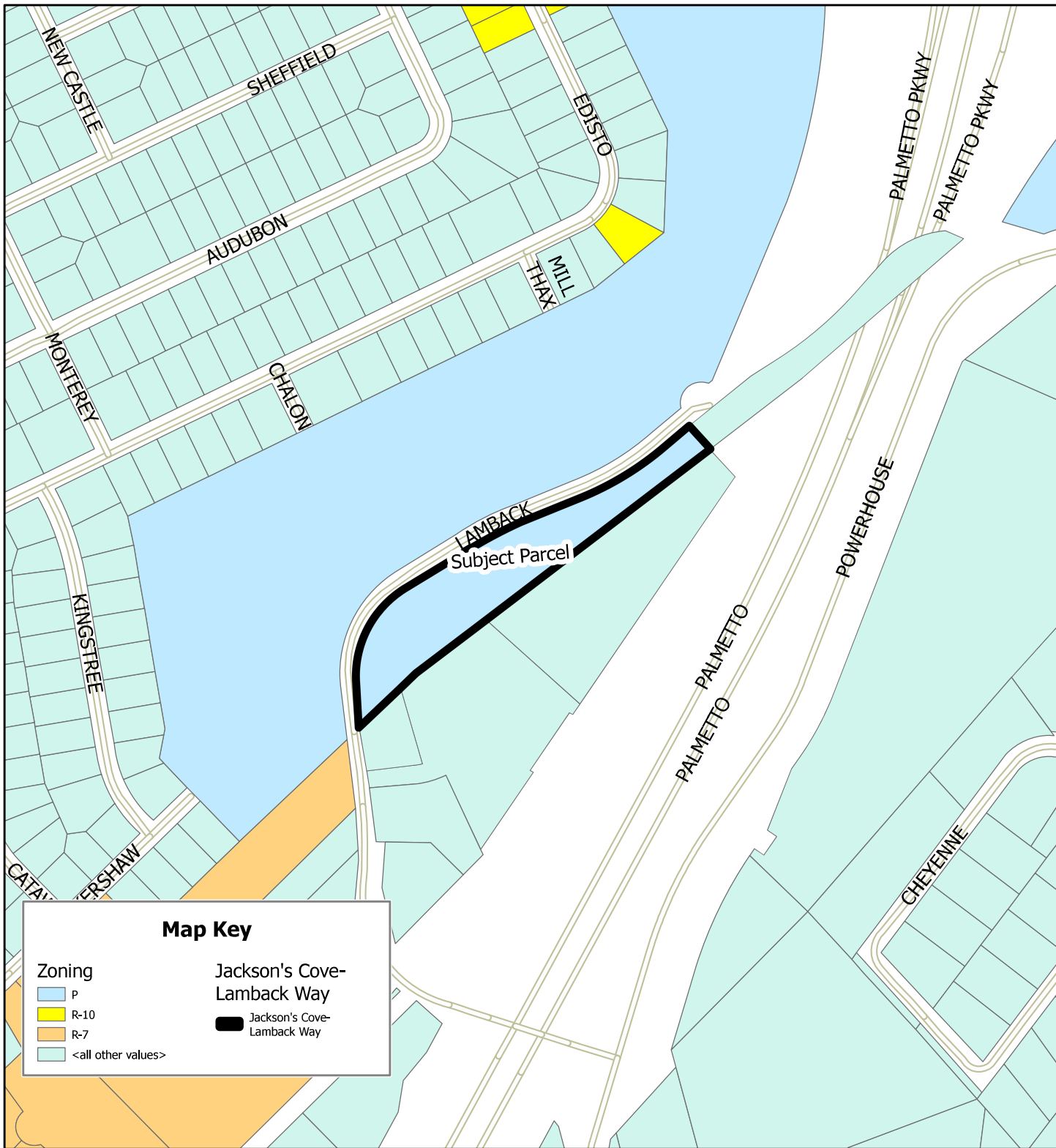




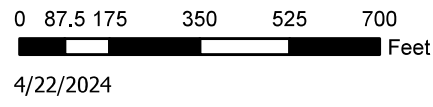
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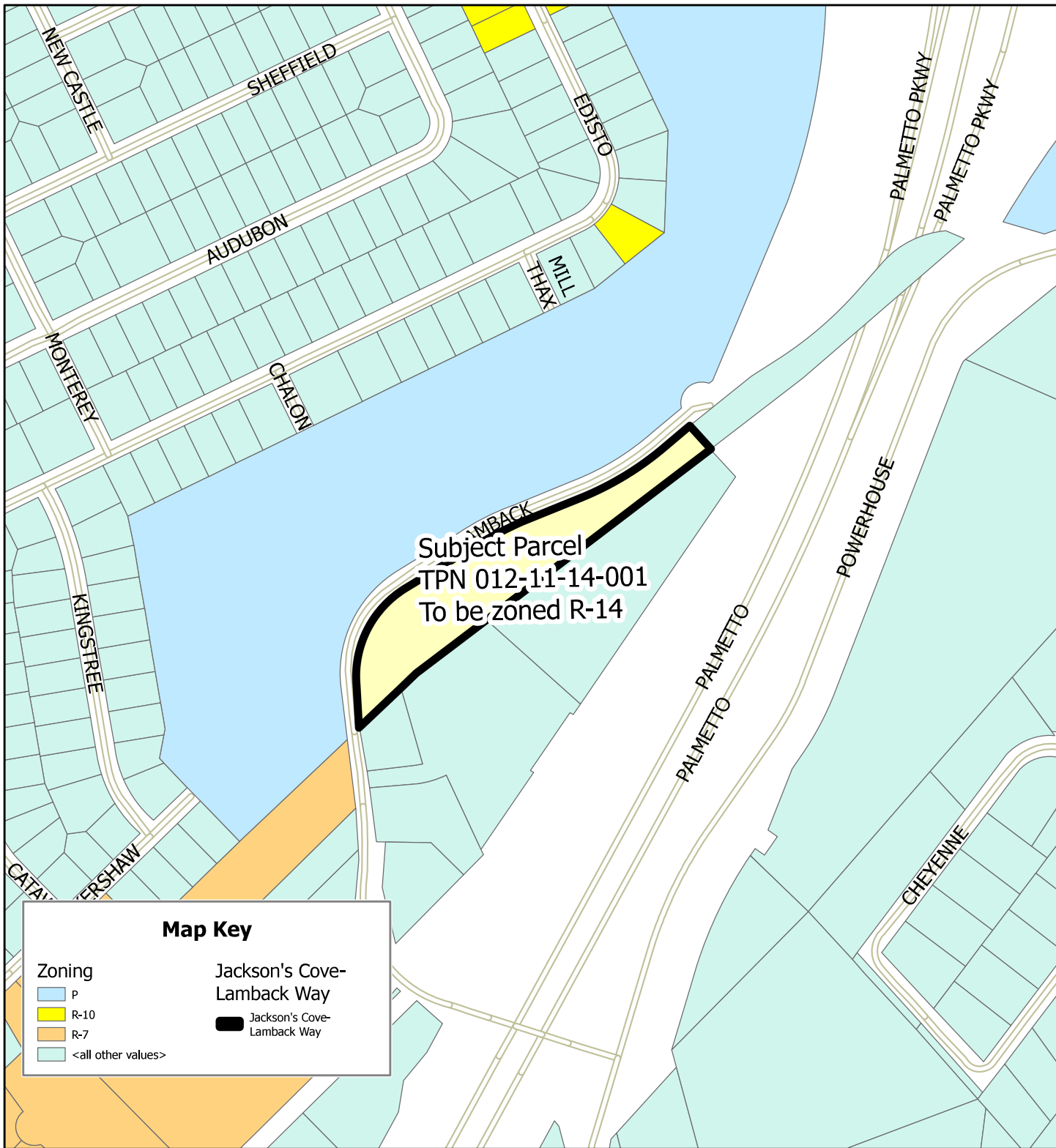


Topography Map
Application Number RZM24-003
Tax Parcel Number
012-11-14-001



Zoning Map
Application Number RZM24-003
Tax Parcel Number
012-11-14-001
Zoned P, Public Use





Subject Parcel
 TPN 012-11-14-001
 To be zoned R-14

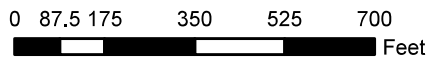
Map Key

Zoning

- P
- R-10
- R-7
- <all other values>

Jackson's Cove-Lamback Way

- Jackson's Cove-Lamback Way



4/22/2024



Proposed Zoning Map
 Application Number RZM24-003

Tax Parcel Number
 012-11-14-001

To be zoned R-14, Large Lot, Single-Family Residential



City of
North Augusta, South Carolina
Planning Commission

Public Hearing Notice

The North Augusta Planning Commission will hold its regular monthly meeting at 6:00 PM on Wednesday, May 15, 2024, 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 applications:

RZM24-003 – A request by IV-CO, LLC to rezone approximately 3.65 acres located at Lamback Way, TPN 012-11-14-001 from P, Public Use, to R-14, Large Lot, Single-Family Residential.

RZT24-001- A request by the North Augusta Planning Department to update changes in Table 5.1 Use Matrix for residential uses in the DTMU1 and DTMU2 districts.

Documents related to the application will be available for public inspection after May 8, 2024 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.

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)

PETITION FOR ANNEXATION
TAX PARCEL NUMBER 012-11-14-001
LOCATED AT LAMBACK WAY
OWNED BY IV CO, LLC

I, the undersigned, as freeholders and owners of property located at Lamback Way, Tax Parcel Number 012-11-14-001 do respectfully petition the City Council for the City of North Augusta, South Carolina, for annexation of the hereinafter described property into the municipal corporate limits of the City of North Augusta, South Carolina. This petition is submitted in accordance with Title 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended.

The property sought to be annexed, inclusive of all adjacent right-of-way, is described as follows:

All that tract, lot or parcel of land with improvements thereon, situate, lying and being in the State of South Carolina, City of North Augusta containing 3.65 acres, more or less, as shown upon the plat prepared by Carr & Associates, Robert Lansing Carr, P.L.SA. dated June 25, 2021 and recorded in the Office of the RMC of Aiken County South Carolina in Plat Book 64, Page 429.

This parcel being on Lamback Way
Tax Parcel Number 012-11-14-001


The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" and prepared by the City of North Augusta.

This petition dated the 5th day of April, 2024

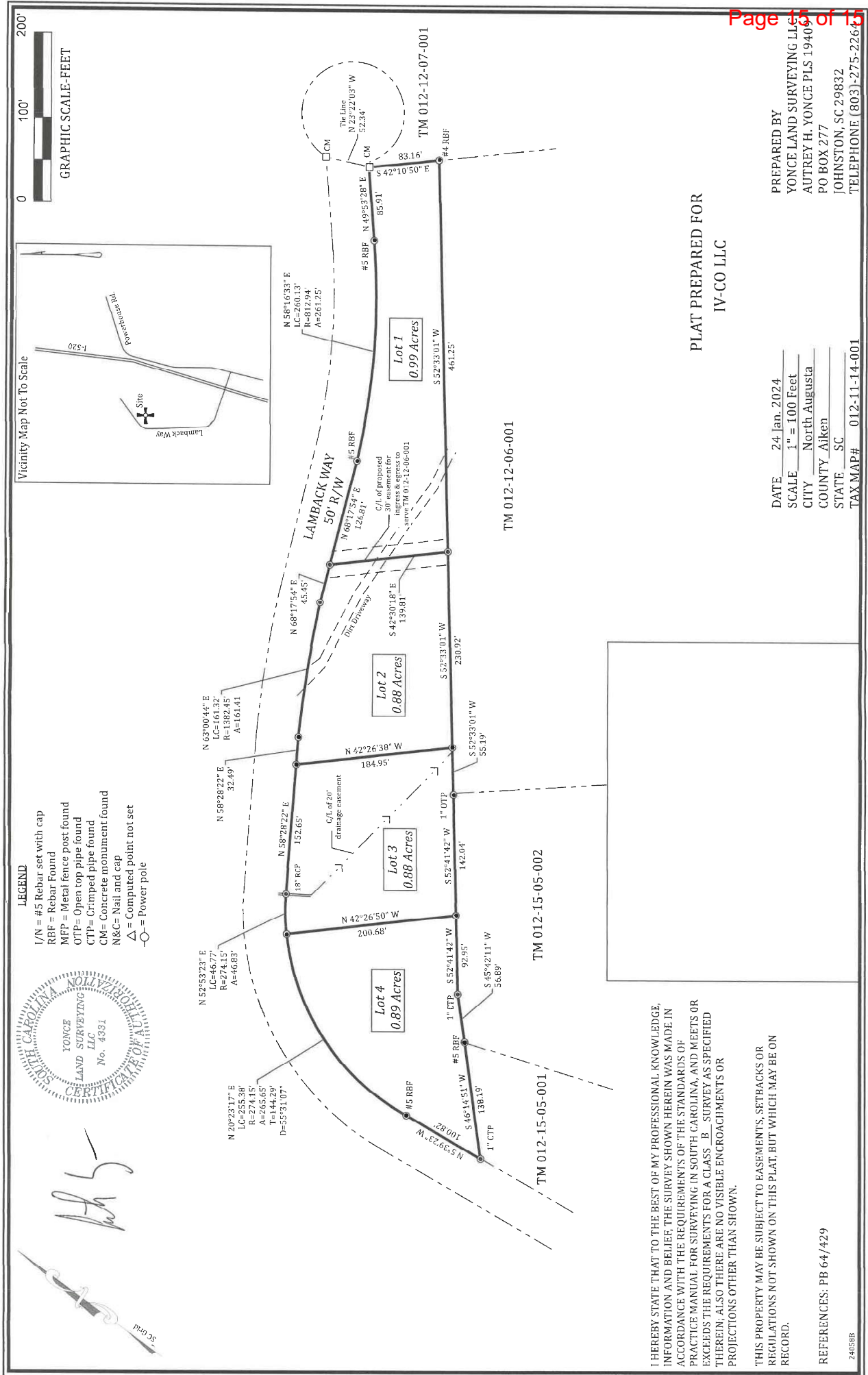
Witness



Property Owner Signatures



IV CO, LLC
Clyde R. Jackson, IV
as it's President (title)



ORDINANCE NO. 2024-12
AUTHORIZING A RESTRUCTURING OF PERSONNEL FOR
THE DEPARTMENT OF PARKS & RECREATION

WHEREAS, in accordance with the Laws of South Carolina, and the Ordinance of the City of North Augusta, the City Administrator prepared and submitted to the City Council a Balanced Budget for the budget year beginning on January 1, 2024, and ending on December 31, 2024, which was adopted on November 6, 2023; and

WHEREAS, the City has determined that a restructuring of personnel for the Department of Parks & Recreation is necessary to expand upon the direction of the 2024 Parks & Recreation Master Plan that states that the department is currently short 4 full-time employees and recommends the addition of a Center Program Coordinator for the Riverview Park Activities Center as one of the new positions.

WHEREAS, this restructuring is to be done within the authorized total appropriations for personal services expenses of the Department of Parks & Recreation as adopted by City Council on November 6, 2023.

WHEREAS, the purpose of the proposed Parks & Recreation Department reorganization is to put a greater emphasis on security and to provide more full-time professional resources at the Riverview Park Activities Center.

WHEREAS, such reorganization will delete 2 part-time center coordinator positions in exchange for 1 full-time employee, center program coordinator, for the Riverview Park Activities Center.

WHEREAS, the reorganization will not create any negative impact on the 2024 Budget due to the elimination of the 2 part-time positions and salary savings from vacancies in the department in the 2024 Budget year.

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:

Section 1. The City Council hereby authorizes a restructuring of personnel for the Department of Parks & Recreation as follows:

Fund	Current Position	Current Pay Grade	Proposed Position	Proposed Grade
10-4330/RVP Activities Center	PT Center Coordinator	\$14.60/hr.	Delete	
	PT Center Coordinator	\$14.60/hr.	Delete	
	New Request		Center Program Coordinator	10

Section 2. That in all other respects, except as hereby and heretofore restructured, the Budgeted positions for the City of North Augusta for the fiscal year beginning January 1, 2024, and ending December 31, 2024, shall remain in full force and effect.

Section 3. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. 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 JUNE, 2024.

First Reading _____

Briton Williams, Mayor

Second Reading _____

ATTEST:

Jamie Paul, City Clerk

ORDINANCE NO. 2024-13
AUTHORIZING A RESTRUCTURING OF PERSONNEL FOR
THE DEPARTMENTS OF PUBLIC SERVICES AND PUBLIC WORKS

WHEREAS, in accordance with the Laws of South Carolina, and the Ordinance of the City of North Augusta, the City Administrator prepared and submitted to the City Council a Balanced Budget for the budget year beginning on January 1, 2024, and ending on December 31, 2024, which was adopted on November 6, 2023; and

WHEREAS, the City has determined that a restructuring of personnel for the Departments of Public Services and Public Works are necessary to improve efficiency and effectiveness of operations.

WHEREAS, this restructuring is to be done within the authorized total appropriations for personal services expenses of the below listed fund accounts as adopted by City Council on November 6, 2023.

WHEREAS, the purpose of the proposed Public Services and Public Works Departments reorganization is to encourage employment and make the position more desirable for qualified applicants.

WHEREAS, such reorganization will delete the part-time Permit Clerk position in Building Standards and the part-time Customer Service II position in Utilities Finance fund in exchange for 1 full-time employee, Customer Service Clerk, for the Municipal Building.

WHEREAS, the reorganization will not create any negative impact on the 2024 Budget due to the elimination of the 2 part-time positions and salary savings from the vacancy in the Utilities Finance fund in the 2024 Budget year.

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:

Section 1. The City Council hereby authorizes a restructuring of personnel for the Departments of Public Services and Public Works as follows:

Fund	Current Position	Current Pay Grade	Proposed Position	Proposed Grade
10-4050/Building Standards	PT Permit Clerk	7	Delete	
21-4250/Utilities Finance	PT Customer Service II	9	Delete	
21-4250(50%)/10-4050(50%)	New Request		Customer Service Clerk	8

Section 2. That in all other respects, except as hereby and heretofore restructured, the Budgeted positions for the City of North Augusta for the fiscal year beginning January 1, 2024, and ending December 31, 2024, shall remain in full force and effect.

Section 3. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. 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 JUNE, 2024.

First Reading _____

Briton Williams, Mayor

Second Reading _____

ATTEST:

Jamie Paul, City Clerk