



DISCUSSION ITEMS FOR AUGUST 5, 2024 CITY COUNCIL MEETING

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



Interoffice Memorandum

TO: Mayor and City Council
FROM: Jim Clifford, City Administrator
DATE: August 2, 2024
SUBJECT: Regular City Council Meeting of August 5, 2024

REGULAR COUNCIL MEETING

ITEM 5. PERSONNEL:

- a. **Employee of the Quarter – April, May, and June 2024 – Dottie Price**
- b. **Ginger Johnson, Retirement – Recognition of Service to the City of North Augusta**

Mayor Williams will recognize the above personnel.

NEW BUSINESS

ITEM 6. PLANNING AND DEVELOPMENT: Ordinance No. 2024-17 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 21.87 Acres of Property Located on Five Notch Road and Owned by Charles T. Blackston – First Reading

An ordinance has been prepared for Council’s consideration to approve to Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 21.87 Acres of Property Located on Five Notch Road and Owned by Charles T. Blackston.

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

ITEM 7. FINANCE: Resolution No. 2024-31 Authorizing a Change of Request on the Funding Purpose of the 2024 Community Promotion Fund for the Disbursement of Revenues from the Budget Tax Year 2024

A resolution has been prepared for Council’s consideration to approve Authorizing a Change of Request on the Funding Purpose of the 2024 Community Promotion Fund for the Disbursement of Revenues from the Budget Tax Year 2024.

Please see ATTACHMENT #7 for a copy of the proposed resolution.

ITEM 8. TOURISM: Resolution No. 2024-32 Authorizing the City of North Augusta to Purchase and Install Outdoor Decorative Lighting in the Downtown Area

A resolution has been prepared for Council's consideration to approve Authorizing the City of North Augusta to Purchase and Install Outdoor Decorative Lighting in the Downtown Area.

Please see ATTACHMENT #8 for a copy of the proposed resolution.

ORDINANCE NO. 2024-17
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
AND ANNEXING ± 21.87 ACRES OF PROPERTY LOCATED
ON FIVE NOTCH ROAD AND OWNED BY CHARLES T. BLACKSTON

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 ± 21.87 acres to be zoned R-7, Small Lot Single-Family Residential .

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:

Tract B:

All those certain pieces, parcel or tracts of land, with any and all improvement thereon, situate, lying and being in the County of Aiken, State of South Carolina, being known and designated as Tract B, containing 18.40 acres, more or less as shown on plat prepared for Barbara Andrews Ross and Connie E. Sansom by William H. McKie, III, P.L.S., dated February 5, 2021 and recoded in Plat Book 63, at page 940 in the Office of the RMC for Aiken County, South Carolina. Reference being made to said plat for a more complete and accurate description of said property.

Tract D

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina, being known and designated as Tract D, containing 3.62 acres, more or less as shown on plat prepared for Barbara Andrews Ross and by William H. McKie, III, P.L.S., dated February 5, 1999 and recorded in Plat Book 64, at page 960 in the Office of the RMC for Aiken County, South Carolina. Reference being made to said plat for a more complete and accurate description of said property.

The two tracts have been combined into one parcel, tax parcel number 005-19-02-001

- II. The zoning classification shall be \pm 21.87 acres as R-7, Small Lot Single-Family Residential.
- 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
AUGUST, 2024.

First Reading _____

Briton Williams, Mayor

Second Reading _____

ATTEST:

Jamie Paul, City Clerk

Department of Planning and Development



Project Staff Report

ANX24-003 West Five Notch Road

Prepared by: La'Stacia Reese

Meeting Date: July 17, 2024

SECTION 1: ANNEXATION REQUEST SUMMARY

| | |
|------------------------|---|
| Address/Location | West Five Notch Road |
| Parcel Numbers | 005-19-02-001 |
| Total Development Size | ± 21.87 acres |
| Zoning Requested | R-7, Small Lot, Single-Family Residential |
| Future Land Use | Residential Single-Family |

SECTION 2: PLANNING COMMISSION CONSIDERATION

Charles Blackston, the property owner, has requested to annex parcel 05-19-02-001, approximately 21.87 acres, located at West Five Notch in Aiken County. The request is for the parcel to be zoned R-7, Small 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 Residential Single-Family.

SECTION 3: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|--------------------------|---------------------------|--|
| Subject Parcel | Residential (Vacant) | Residential Single-Family | RD, Residential Development (Aiken County) |
| North | Vacant | Residential Single-Family | RD, Residential Development (Aiken County) |
| South | Vacant | Residential Single Family | CR, Critical Reserve/R-7, Small Lot, Single-Family Residential |
| East | Vacant | Residential Single Family | CR, Critical Reserve/R-10, Medium Lot, Single-Family Residential |
| West | School | Public | P, Public Use |

SECTION 4: STAFF EVALUATION AND ANALYSIS

The parcel proposed for annexation currently is heavily wooded in the rear of the property, with a dilapidated house in the middle of the property. Road frontage for the property is through an unpaved driveway through a parcel in front of the subject property, which has frontage to West Five Notch Road. The applicant has requested the R-7, Small 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 Residential Single-Family.

The R-7, Small Lot, Single-Family Residential zoning district is described as the following:

4.12.3 R-7, Small Lot Single-Family Residential District – The purpose of this district is to provide 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-7 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 Occupation

Conditional Uses

- Child/Adult Care Home
- Farmers and Produce Markets
- Food Trucks
- Home Occupation
- Real Estate Sales and Construction Offices and Equipment Sheds
- Group Homes, Non-Exempt
- 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-7, Small Lot, Single Family Residential zoning is appropriate for the property.

SECTION 5: ATTACHMENTS

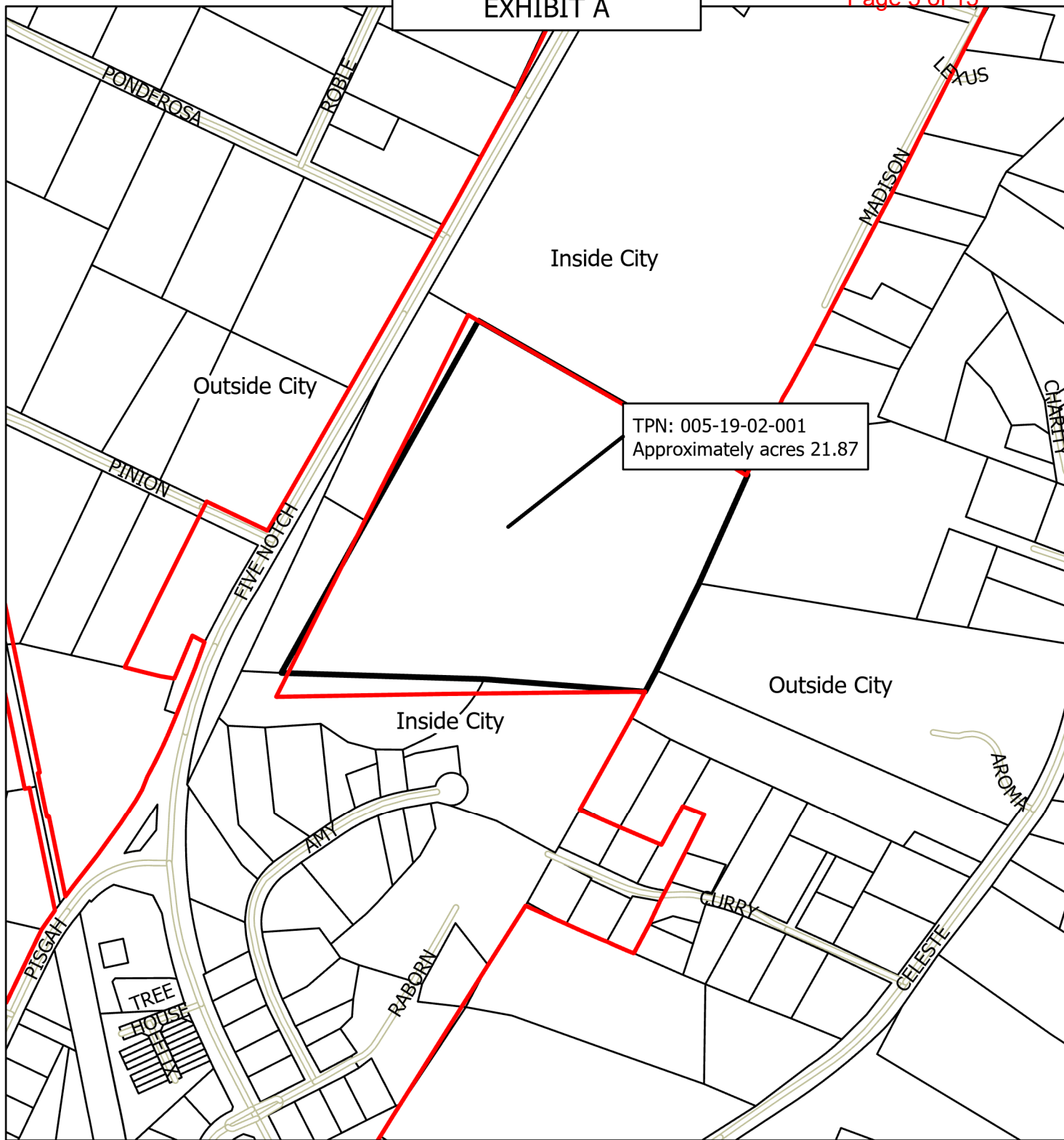
Exhibit A Map

Exhibit B Map

Application Documents

cc Charles Blackston, via email

EXHIBIT A



ANX24-003
 MAP OF PROPERTY
 SOUGHT TO BE ANNEXED
 TO THE CITY OF NORTH AUGUSTA

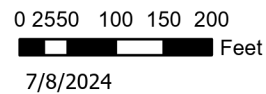
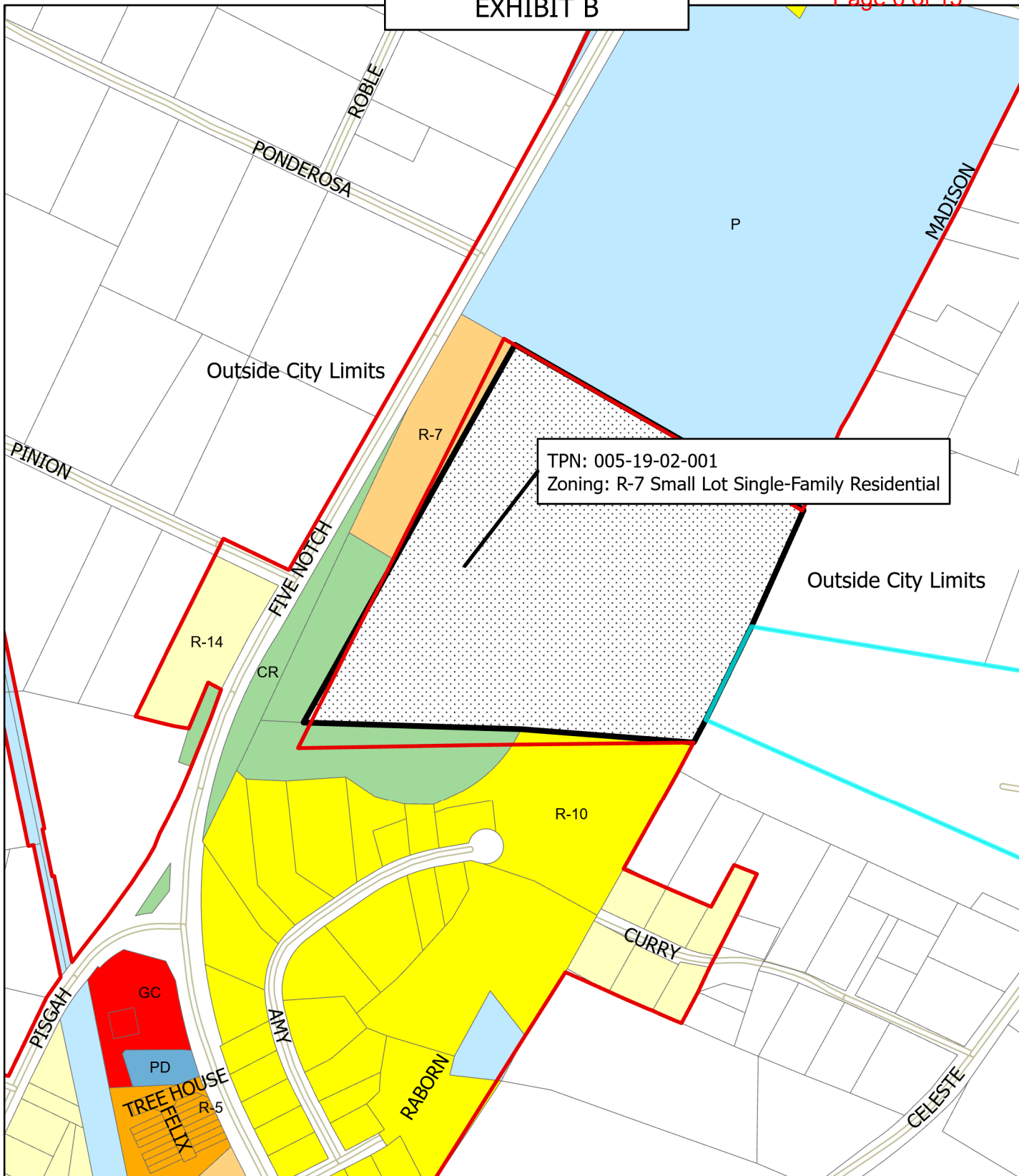
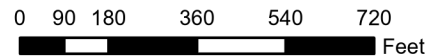


EXHIBIT B



ANX24-003
ZONING OF PROPERTY
SOUGHT TO BY ANNEXED
TO THE CITY OF NORTH AUGUSTA



7/8/2024



Application for Development Approval

Please type or print all information



| | | |
|-------------------------------------|-----------|------------------------------|
| Application Number <u>ANX24-003</u> | Staff Use | Date Received <u>6/12/24</u> |
| Review Fee <u>N/A</u> | | Date Paid <u>NA</u> |

1. Project Name Raborn Mill
 Project Address/Location 401 W Five Notch Rd North Augusta SC 29841
 Total Project Acreage 21.87 Current Zoning _____
 Tax Parcel Number(s) 005-19-02-001

2. Applicant/Owner Name Charles Blackston Applicant Phone 803-215-4810
 Mailing Address 194 Sweetwater Road
 City North Augusta ST SC Zip 29860 Email charles@blackstonandassociates.com

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

4. Engineer/Architect/Surveyor James Dean License No. _____
 Firm Name Cranston Engineering Firm Phone 706-722-1588
 Firm Mailing Address 452 Ellis Street
 City Augusta ST GA Zip 30907 Email jpedean@cranstonengineering.com
 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. Charles T. Blackston June 17, 2024
 Applicant or Designated Agent Signature Date
Charles T Blackston
 Print Applicant or Agent Name

NOTE: TRACT "A" IS A PORTION OF
T.R.N. 005-19-02-031

NOTE: THIS PLAT REVISED 3/23/22 TO
SHOW TRACTS "A-1", "A-2", "B", "C"

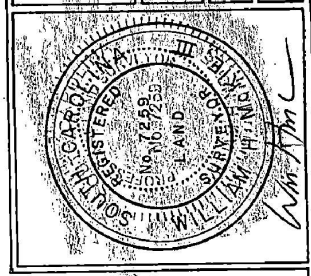
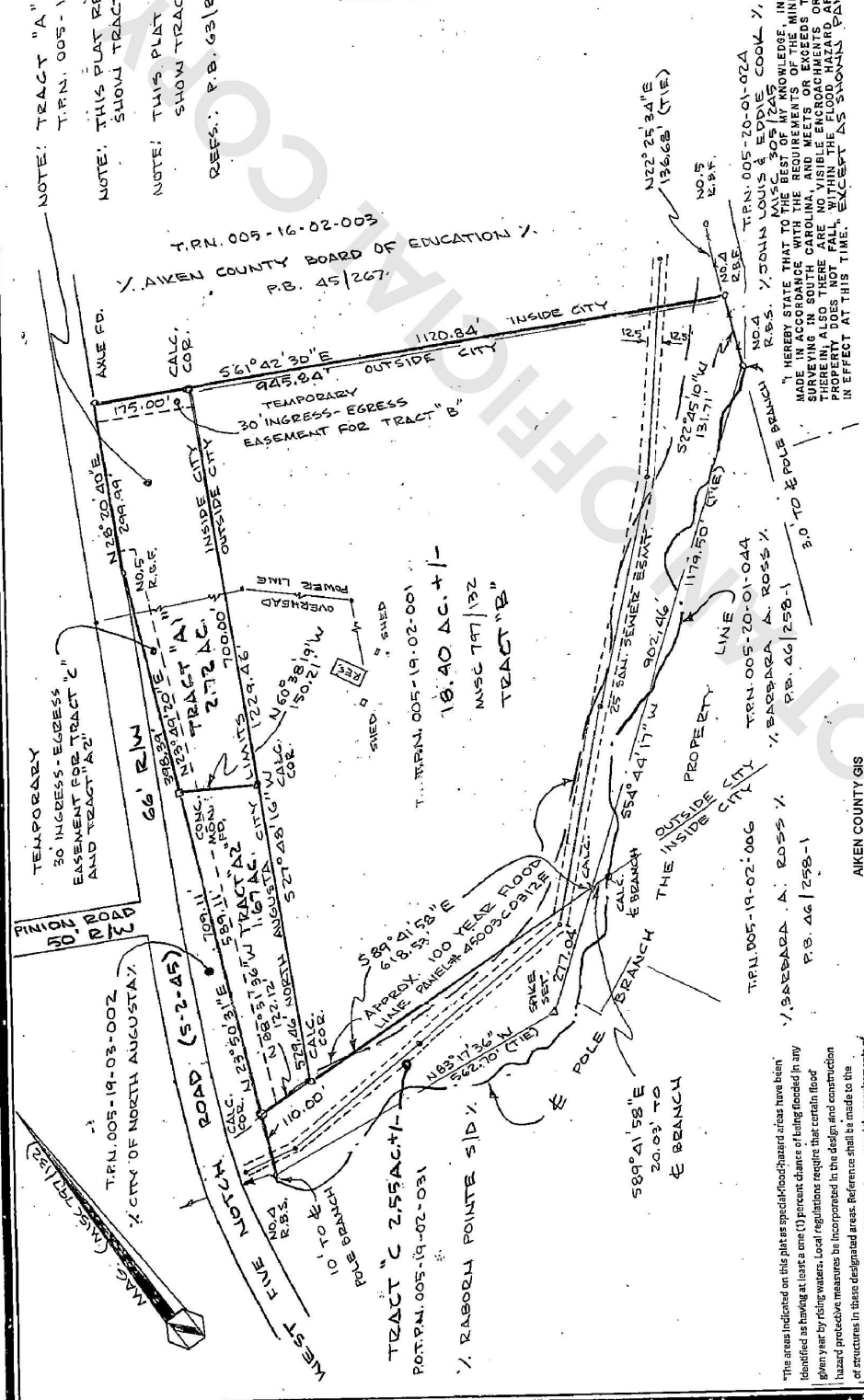
NOTE: THIS PLAT REVISED 12/10/2021 TO
SHOW TRACTS "A", "B", "C"

REFS.: P.B. 63/829

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Reviewed by 1832 of the North Augusta
Department Code, the Minor Subdivision Plat was
Approved by the North Augusta Department of
Planning and Development.

BY: *[Signature]* DATE: 4/12/22



2022010788
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED
04-13-2022 11:18 AM
JUDITH WARNER
REGISTERED PROFESSIONAL
BY JULIE STUTTS DEPUTY RMC

BK: PL 63
PG: 940 - 940

AWKEN COUNTY GIS
Tax Map:
005-19-02-001
005-19-02-031
005-19-02-034
005-19-02-035
Date: 04/20/2022

NOTE: THIS PLAT REVISED 2/15/22 TO CORRECT LINE DISTANCE. THIS PLAT SUPERSEDES PLAT RECORDED P.B. 63, PG. 751.

NOTE: THIS PROPERTY CONTAINS WETLANDS WHICH HAVE NOT BEEN LOCATED OR DELINEATED ON THIS PLAT.

PLAT FOR
BARBARA ANDREWS ROSS & CONI E. SANSOM
SHOWING 25.34 AC. +/- ON FIVE NOTCH ROAD, LOCATED
IN NORTH AUGUSTA.

DAVEN COUNTY SOUTH CAROLINA

GRAPHIC SCALE:
200 100 0 200 400 600 FEET

SCALE:
1" = 200'

SURVEYED:
W.H.M.

WILLIAM H. MCKIE, III P.L.S.
P.O. BOX 6812 N. AUGUSTA, S.C. 29841
PHONE: (803) 279-6277

The areas indicated on this plat as special flood hazard areas have been identified as having at least a one (1) percent chance of being flooded in any given year by rising waters. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the covenants and deed restrictions of this development and the requirements of the Aiken County Building Codes.

In addition, Federal or State law may require mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated special flood hazard areas.

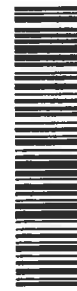
Aiken County originally adopted the Flood Insurance Program by Ordinance No. 86-6-02.



200ft

 -81.960 33.538 Degrees

2023009511



DEED
RECORDING FEES \$15.00
STATE TAX \$1547.00
COUNTY TAX \$654.50

PRESENTED & RECORDED:
05-02-2023 02:18 PM

JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: DOLLIE VILLANUEVA DEPUTY

BK: RB 5088

PG: 414 - 415

Return Recorded Document to:
Donald H. White, P. C.
924 Stevens Creek Road, Suite 101
Augusta, GA 30907

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF AIKEN)

File No. R23-0349

KNOW ALL MEN BY THESE PRESENTS, that Barbara Andrews Ross and Coni E. Sansom, in the State aforesaid for and in consideration of the sum of **Five Hundred Ninety-Five Thousand and 00/100 (\$595,000.00)** Dollars, to them in hand paid at and before the sealing of these presents by **Charles T. Blackston, Jr., of 694 Sweetwater Road, North Augusta , SC 29860** in the State aforesaid for which the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **Charles T. Blackston, Jr.,** the following described property, to wit:

All those certain pieces, parcels or tracts of land, with any and all improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being known and designated as Tract "A1", containing 2.72 acres, more or less; Tract "A2", containing 1.67 acres, more or less; Tract "B", containing 18.40 acres, more or less, and Tract "C", containing 2.55 acres, more or less, all as shown on a plat prepared for Barbara Andrews Ross and Coni E. Sansom by William H. McKie, III, P.L.S., dated February 5, 2021 and recorded in Plat Book 63, at page 940 in the Office of the RMC for Aiken County, South Carolina. Reference being made to said plat for a more complete and accurate description of said property.

This being the same property conveyed to Barbara Andrews Ross and Coni E. Sansom by Deed of Distribution from the Estate of Phillip E. Raborn, dated June 6, 2012 and recorded in Book 4409, at page 1058 in the records of Aiken County, South Carolina.

Tax Map and Parcel Nos.: 005--19-02-031 (Tract A-1); 005-19-02-035 (Tract A-2); 005-19-02-001 (Tract B); 005-19-02-034 (Tract C)

Said property is conveyed subject to any and all restrictions, easements and covenants of record.

THIS Deed is also made subject to all zoning and other governmental regulations of Aiken County and any other governmental agency (local, state or federal). Said property is conveyed subject to all covenants, restrictions and affirmative obligations.

RESOLUTION NO. 2024-31
A RESOLUTION AUTHORIZING A CHANGE OF REQUEST ON THE FUNDING
PURPOSE OF THE 2024 COMMUNITY PROMOTION FUND FOR THE DISBURSEMENT
OF REVENUES FROM THE BUDGET TAX YEAR 2024

WHEREAS, the City adopted Ordinance No. 2023-19 with funding allocations for the disbursement of revenues from the Community Promotion Fund, Budget Tax Year 2024; and

WHEREAS, the Friends of Nancy Carson Library Foundation was awarded \$5,000 from the North Augusta Community Promotion Grant; and

WHEREAS, the City is able to authorize the change of request of the use of the Community Promotion Fund with City Council approval; and

WHEREAS, the Friends of Nancy Carson Library Foundation has identified the need to change the request from Collection Development materials to Furnishings due to the recent renovation of the Nancy Carson Library in North Augusta.

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 the 2024 Community Promotion Fund purpose change request be awarded to the Friends of Nancy Carson Library Foundation from the budget tax year 2024 and is authorized to be used for furnishings.

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

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk



FRIENDS *of the*
NANCY CARSON LIBRARY

Ms. Lynda Williamson
Director of Finance
Department of Finance & General Services
100 Georgia Avenue
North Augusta, SC 29841

July 23, 2024

Dear Ms. Williamson:

As President of the Friends of the Nancy Carson Library, I would like to thank you for your support for the library. Aiken County and the Friends are completing a joint public-private partnership renovation of the library. As part of the renovation, the Friends Board is purchasing new furniture for the entire library. I would like to request, on behalf of the Friends, to move the \$5000 grant from the City of North Augusta from enhancing the collection to purchasing furniture.

As part of the renovation of the library, a large portion of the collection has been in storage for almost eight months. Prior to storing the collection, the library staff reviewed and culled the collection. Therefore, our collection is satisfactory at this point. At the time of our original request for the \$5000, we did not realize we were going to do a complete renovation. New furniture is a major part of the renovation, and the \$5,000 grant from the city would be a welcome addition to this purchase cost.

This would be a one-time change and future grants from the City would be used to support the library collection.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Gene Helmich". The signature is written in a cursive, slightly slanted style.

Gene Helmich, President
Friends of the Nancy Carson Library Foundation, Inc.

RESOLUTION NO. 2024-32
AUTHORIZING THE CITY OF NORTH AUGUSTA TO PURCHASE AND INSTALL
OUTDOOR DECORATIVE LIGHTING IN THE DOWNTOWN AREA

WHEREAS the Tourism Department solicited sealed bids for the purchase and installation of outdoor decorative lighting in downtown North Augusta in accordance with the City’s procurement policies; and

WHEREAS the bids were publicly opened and read at 02:00 p.m. on Tuesday, July 23, 2024, in the presence of all interested parties; and

WHEREAS the Manager of Tourism, Mr. Karl Waldhauer, and his team have thoroughly reviewed and evaluated all proposals received; and

WHEREAS the bid from Midlands Trimlight was the lowest bid, meeting all the specifications and requirements set forth in the invitation for bids at the bid amount of \$77,483.09; and

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in a meeting duly assembled and by the authority thereof that:

1. Midlands Trimlight shall be awarded the contract for the purchase and installation of Outdoor Decorative lighting in Downtown North Augusta at the bid amount of \$77,483.09.
2. The Council authorizes total expenditures up to \$85,000 for materials, contract services, and any other related incidentals and/or contingencies

BE IT FURTHER RESOLVED that this purchase shall be funded within SLFRF Expenditure Request #12 – “Downtown Improvements”.

BE IT FURTHER RESOLVED that the City Administrator is authorized to execute such documents as necessary to facilitate this purchase in accordance with the City’s procurement guidelines.

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

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk