



## DISCUSSION ITEMS FOR NOVEMBER 4, 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: November 1, 2024  
SUBJECT: Regular City Council Meeting of November 4, 2024

**REGULAR CITY COUNCIL MEETING**

**ITEM 5. PERSONNEL:**

- a. **Employee of the Quarter – July, August, and September 2024 – Ed Galo**

Mayor Williams will recognize the employee of the quarter.

**ITEM 6. PROCLAMATION(S):**

- a. **World Pancreatic Cancer Day – November 21, 2024**
- b. **Small Business Saturday – November 30, 2024**

Mayor Williams will recognize the above proclamations.

Please see ATTACHMENT #'s 6a and 6b for a copy of the proclamations

**NEW BUSINESS**

**ITEM 7. ELECTION: Ordinance No. 2024-24 Complying with Sections 10-1 and 10-2 of the Code of Laws of North Augusta, South Carolina, by Setting the Dates for Municipal Party Primaries, Conventions, and Partisan General Election and Special Election, Times for Filing of Nominating Petitions, Certification of Candidates by Parties, and Certification of Candidates by Municipal Election Commission – First Reading**

An ordinance has been prepared for Council's consideration to approve Complying with Sections 10-1 and 10-2 of the Code of Laws of North Augusta, South Carolina, by Setting the Dates for Municipal Party Primaries, Conventions, and Partisan General Election and Special Election, Times for Filing of Nominating Petitions, Certification of Candidates by Parties, and Certification of Candidates by Municipal Election Commission.

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

**ITEM 8. ELECTION: Ordinance No. 2024-25 To Partner with the Aiken County Board of Registration and Elections to Conduct a Portion of the 2025 City of North Augusta Municipal General Election and Special Election – First Reading**

An ordinance has been prepared for Council’s consideration to approve to Partner with the Aiken County Board of Registration and Elections to Conduct a Portion of the 2025 City of North Augusta Municipal General Election and Special Election.

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

**ITEM 9. PLANNING & DEVELOPMENT: Ordinance No. 2024-26 Amending Articles 4, 7, 8, 9, 10 & 14 of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances – First Reading**

An ordinance has been prepared for Council’s consideration to approve Amending Articles 4, 7, 8, 9, 10 & 14 of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances.

Please see ATTACHMENT #9 for a copy of the proposed ordinance.

**ITEM 10. ENGINEERING: Resolution No. 2024-52 Authorizing a Permit for Construction Work**

A resolution has been prepared for Council’s consideration to approve Authorizing a Permit for Construction Work.

Please see ATTACHMENT #10 for a copy of the proposed resolution.



## **PROCLAMATION**

### **WORLD PANCREATIC CANCER DAY**

*WHEREAS, in 2024, an estimated 64,050 people will be diagnosed with pancreatic cancer in the United States and 50,550 will die from the disease; and*

*WHEREAS, pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030; and*

*WHEREAS, pancreatic cancer is the only major cancer with a five-year relative survival rate at just 12 percent; and*

*WHEREAS, when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 88 percent of pancreatic cancer patients die within the first five years; and*

*WHEREAS, approximately 900 deaths will occur in South Carolina in 2024; and*

*WHEREAS, pancreatic cancer is the seventh most common cause of cancer-related death across the world; and*

*WHEREAS, there were an estimated 495,773 new pancreatic cancer cases diagnosed worldwide in 2020; and*

*WHEREAS, the good health and well-being of the residents of the City of North Augusta are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments; and*

*NOW, THEREFORE, I, Briton S. Williams, Mayor of the great city of North Augusta, do hereby proclaim November 21, 2024 as*

### **WORLD PANCREATIC CANCER DAY**

*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 4th day of November, 2024.*

---

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



## ***PROCLAMATION***

***WHEREAS***, small businesses form the backbone of our local economy, generating jobs and improving the quality of life for citizens; and

***WHEREAS***, the Mayor and City Council of North Augusta, South Carolina acknowledge and celebrate the City's small businesses and the contributions they make to our community; and

***WHEREAS***, 2024 marks the fifteenth year of Small Business Saturday, a nationwide campaign to encourage shopping at local businesses on the Saturday after Thanksgiving to stimulate the local economy; and

***WHEREAS***, local organizations such as the North Augusta Chamber of Commerce, Downtown Merchants Alliance, and many other organizations across the country endorse the Saturday after Thanksgiving as Small Business Saturday.

***NOW THEREFORE***, I, Briton S. Williams, Mayor of the City of North Augusta, South Carolina, do hereby claim November 30, 2024 as:

### ***SMALL BUSINESS SATURDAY***

***AND*** encourage our citizens to recognize and support small businesses within our community by shopping locally on the Saturday following Thanksgiving.

***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 4th day of November, 2024.

---

Briton S. Williams, Mayor  
City of North Augusta

ORDINANCE NO. 2024-24  
COMPLYING WITH SECTIONS 10-1 AND 10-2 OF THE  
CODE OF LAWS OF NORTH AUGUSTA, SOUTH CAROLINA,  
BY SETTING THE DATES FOR MUNICIPAL PARTY PRIMARIES, CONVENTIONS,  
AND PARTISAN GENERAL ELECTION AND SPECIAL ELECTION, TIMES FOR FILING  
OF NOMINATING PETITIONS, CERTIFICATION OF CANDIDATES BY PARTIES, AND  
CERTIFICATION OF CANDIDATES BY MUNICIPAL ELECTION COMMISSION

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 2025 Municipal General Election for Purposes of electing the Mayor and three Councilmembers of City Council for the City of North Augusta, South Carolina, on Tuesday, April 29, 2025, with a run-off, if necessary, on May 13, 2025.
- II. The 2025 Special Election for the Purposes to fill an unexpired term for one Councilmember until May 2027.
- II. The filing and certification dates are hereby set for the 2025 Municipal Party Primaries, General Election, and Special Election as follows:
  - A. The time for entry of candidates into party primaries or conventions shall commence at 9:00 a.m., December 16, 2024, and shall end at 12:00 Noon, December 23, 2024. Entries shall be made to the chairperson of the respective parties.
  - B. Primary elections, if selected by a party, shall be held on February 11, 2025, with a run-off, if necessary, on February 25, 2025.
  - C. Conventions, if selected by a party, shall be held not later than February 11, 2025.
  - D. The deadline for filing nominating petitions to the Municipal Clerk shall be 12:00 Noon, February 12, 2025 and the Clerk shall deliver the petition to the Municipal Election Commission. Candidates may file by petition with no less than 5% of qualified electors.
  - E. The deadline for parties to certify candidates selected by primary or convention to the Municipal Election Commission shall be 12:00 Noon, February 28, 2025.

- F. In the event of receipt of a petition by a candidate, the Municipal Election Commission shall examine such petition and determine its validity not later than February 28, 2025.
- 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 reading.

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

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

\_\_\_\_\_  
Briton S. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk

ORDINANCE NO. 2024-25  
AN ORDINANCE TO PARTNER WITH THE AIKEN COUNTY BOARD OF REGISTRATION  
AND ELECTIONS TO CONDUCT A PORTION OF THE  
2025 CITY OF NORTH AUGUSTA MUNICIPAL GENERAL ELECTION  
AND SPECIAL ELECTION

WHEREAS, in accordance with the Laws of South Carolina, and Ordinance No. 2024-24 adopted December 2, 2024, the City of North Augusta will hold an election on April 29, 2025 to elect the Mayor and three Councilmembers and to fill an unexpired term for one Councilmember; and

WHEREAS, the City desires to partner with the Aiken County Board of Registration and Elections to conduct a portion of the election; and

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 City Administrator is authorized to enter into an agreement with the Aiken County Board of Registration and Elections. Under the terms of the agreement, the Aiken County Board of Registration and Elections will provide:
  - a. Staffing of polling locations on Election Day, Tuesday, April 29, 2025
  - b. Delivery, set-up, maintenance, and removal of voting machines
  - c. Absentee and provisional ballots; seals, forms, and supplies
  - d. Poll workers and support staff
- II. The Aiken County Board of Registration and Elections has estimated the election costs and expenses to be \$10,470.88, see Exhibit A.
- III. The Council approves payment of this amount from the City Council Professional Services account.
- IV. 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 DECEMBER, 2024.

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

\_\_\_\_\_  
Briton S. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk



Exhibit A

City Of North Augusta General Election April 29, 2025	Cost	Quantity	Total
<b>Estimated Cost</b>			
8 Polling Locations			
Absentee Ballot Mail Out	\$1.75	45	78.75
Emergency /Provisional/Failsafe 3% Reg Voters x 2	\$0.35	946	331.10
Test Ballots	\$0.40	40	16.00
Ballot Activation Cards/Ballots	\$0.1350	1900	256.50
Subtotal			682.35
Tax			736.94
			\$736.94
Pull Tite Seals	\$0.3595	230	82.69
Tamper evident labels	\$0.3795	70	26.57
Subtotal			109.25
Tax			117.99
			\$109.25
1 Polling Location Technician	\$150.00	1	150.00
Mileage for Polling Location Technician	0.67	50	33.50
Mileage for 1 Commissioner	0.67	50	33.50
Clerks Election Day	75	8	600.00
Clerk Drop Pickup and Dropoff Equipment	60	8	480.00
Election Day Poll Workers	75	40	3,000.00
Election Day Training Poll Clerks and Workers	60	48	2,880.00
Subtotal			7,177.00
			\$7,172.50
Election Day Base	6:30 AM	until 8:00pm	
Excutive Director	\$33.19	13hr	431.47
Assistant Director	\$25.05	13hr	325.65
Election Tech	\$15.50	13hr	201.50
Clerk III	\$16.56	13hr	215.28
			1,173.90
			\$1,173.90
26" Uhaul rental,delivery , pickup mileage and fees, tax			478.29
			\$478.29
2 Drivers Dropoff Monday Pickup Wednesday	\$100	4	400.00
2 Loaders	\$100.00	4	400.00
Subtotal			800.00
<b>Total</b>			\$800.00
			\$10,470.88

ORDINANCE NO. 2024-26  
AMENDING ARTICLES 4, 7, 8, 9, 10 & 14  
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 an October 16, 2024 public hearing, reviewed and considered a request by the Planning Department to amend Articles 4, 7, 8, 9, 10 and 14 of the North Augusta Development Code. Those specific changes are included in Exhibit "A" to this ordinance with added wording indicated by underlining and deleted wording indicated by strikethrough. 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, Articles 4, 7, 8, 9, 10, and 14 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. The specific changes are included in Exhibit "A" to this ordinance with added wording indicated by underlining and deleted wording indicated by strikethrough.
  - B. 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 DECEMBER, 2024.

First Reading \_\_\_\_\_

\_\_\_\_\_  
Briton Williams, Mayor

Second Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk

# Department of Planning and Development

## EXHIBIT "A"



### Project Staff Report

**RZT24-003 Various Corrections/Amendments**

**Prepared by: Tommy Paradise**

**Meeting Date: October 16, 2024**

### SECTION 1

Project Name	Amend/Correct Development Code
Applicant	City of North Augusta
Proposed Text Amendment	A request from the City of North Augusta to amend/correct Development Code text and tables.

### Section 2: General Description

In December 2023 a new North Augusta Development Code (NADC) was adopted. It was the intent for much of the text and tables to convert over to the undated code. During this process there were several typing errors, the creation of conflicting text and tables, omitted wording and tables and other miscellaneous errors. The purpose of these text amendments are to correct these errors, omissions, conflicts.

### 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:

**17.4.1 Authority Under This Article.** The Planning Commission (Commission) shall have all the powers and duties as assigned by §6-29-340 of the South Carolina Local Government Comprehensive Planning Enabling Act (Title 6) to be carried out in accordance with these regulations as detailed in Article 17 and in the adopted Rules of Procedure for the Commission.

In addition, the Commission shall have any other power or duty as assigned by the City Council in conformity with Title 6.

**6-29-340 South Carolina Code of Laws.** Functions, powers, and duties of local planning commissions.

(B) In the discharge of its responsibilities, the local planning commission has the power and duty to:

(2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:

(a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;

### 18.11 Rezoning and Text Amendments

## EXHIBIT "A"

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map, also known as a “rezoning.” Such amendments must be submitted to the Planning Commission for review and recommendation to City Council, who may then vote to amend the Chapter or Official Zoning Map. Appropriate application forms for text amendment or rezoning shall be provided by the Director of Planning or his designee. A pre-application conference is recommended before the application is submitted to discuss the procedures and requirements for the amendment request and identify the submittal requirements.

### **18.11.2 Text Amendment.**

Any person, property owner, board, commission, department, or the City Council may apply for a change in the zoning ordinance text. Such amendment may be initiated by filing an application per the requirements of the City’s Administrative Manual 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.

### **18.11.3 Application Review.**

The Department shall complete a review of the application and determine if the application is complete. If the application is incomplete, it will be returned to the applicant. If the application is complete, the Planning Director shall review the request and create a written recommendation for Planning Commission and Council consideration. The Director may forward the request to the Technical Review Committee for additional review and information.

**8.11.4 Decision.** The Director shall transmit the application for zoning amendment or rezoning to the Planning Commission at its next regularly scheduled monthly meeting, provided the complete application is submitted at least 30 calendar days prior to the meeting. The Planning Commission shall approve or deny the zoning amendment in accordance with the procedures for a legislative hearing as provided in the City’s Administrative Manual and the S.C. Code §6-29-760.

1. The Planning Commission shall submit its recommendation to City Council within 30 calendar days after the initial hearing date (S.C. Code §6-29760(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.
2. The City Council shall consider the recommendation of the Planning Commission and staff on each proposed rezoning and text amendment within 30 days of receipt of the Planning Commission recommendation. The A City Council must consider, but is not bound by, the Planning Commission recommendation in making a final decision and may call for additional information or public hearing(s).
3. No challenge to the adequacy of notice or to the validity of a rezoning or text amendment may be made 60 days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with the established procedures of the City Council and Planning Commission, and with S.C. Code §6-29

## EXHIBIT "A"

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 18.11 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](http://www.northaugustasc.gov) on September 29, 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.

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.

### **Section 6: Summary of Changes and Proposed Amendments**

The Planning Director requested that the Planning Commission review several issues at a study session on September 18, 2024. As a result of that study session the Planning Commission indicated that they would like to see several changes to correct typing errors, the creation of conflicting text and tables, omitted wording and tables and other miscellaneous errors. Planning Director is requesting several text amendments that are provided in detail in Attachment A of this document.

### **Applicant Request:**

Applicant requests a text amendment to the Development Code as outlined in detail in Attachment A of this document

EXHIBIT "A"

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>B2T 24-003</u>	Date Received <u>9/29/24</u>
Review Fee <u>NA</u>	Date Paid <u>NA</u>

- 1. Project Name** Text Amendments to Development Code

**Project Address/Location** 100 Georgia Ave.

**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   X   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.** Tommy Paradise 9-29-24

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

Tommy Paradise

**Print Applicant or Agent Name**

EXHIBIT "A"

Department of Planning  
and Development

Memorandum # 24-023

**To:** Planning Commission  
**From:** Tommy Paradise, Director  
**Subject:** Proposed Amendments to the Development Code  
**Date:** October 6, 2024

During the Planning Commission's study session of September 18<sup>th</sup>, the Planning Commission and staff discussed what appears to be several errors and omissions in the Development Code adopted December 2023. Based on that meeting, staff has compiled some of the recommendations. These are being submitted to the Planning Commission for a recommendation to City Council. The underlined wording is added and the strikethrough indicates deletion.

The attached pages shows the draft wording with the underlined wording indicates wording added and the strikethrough indicates deletion of wording. Below is a synopsis of the proposed changes:

- 1) Amended parking reference from Section 6.4 to Article 8 for all of the residential and commercial districts, DTMU2, CPMU, Industrial, Critical Area and Manufactured Residential Home districts. In DTMU1 Article was added to the additional requirement.
- 2) R-5 minimum side setback amended from a minimum of 15' to 5'
- 3) Public Use District height is amended from a maximum of 35' to unlimited
- 4) Manufactured Home Residential Dwellings/Acre added to Residential intensity
- 5) Notes to Tables 10.2 & 10.4 are added. These notes were in the previous code for these charts.
- 6) Table 9.3 Signs Areas Permitted amended for DTMU1 & DTMU2 from 100 sf to 200 sf to de-conflict with 9.6.3.2.a which allows 200 sf in these districts
- 7) Add 9.8 Repair and Replacement and 9.9 Non-Conforming Signs to Article 9 signs. Wording comes from previous code.
- 8) Amend Table 7.6 column for Minimum Width of Planting area to Table 10.2
- 9) Amend Article 14 to include Fixture Mounting and Allowable Height, Outdoor Sports Facilities Lighting, and Lighting Curfew



## EXHIBIT "A"

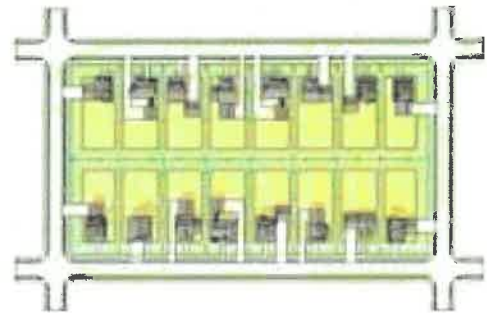
### 4.12.1 Residential R-14 (1/3 Acre) - Large Lot Single Family District

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.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	14,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	70'
Front Yard (min/max)	25'/none
Side Yard	8'
Rear Yard	20'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	3.5 Dwellings/Acre
Impervious Surface Ratio	0.3
Floor Area Ratio	None
Maximum Structure Height <sup>2</sup>	35'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	
<sup>2</sup> See exceptions to height limitations	



Aerial precedent image



Plan view illustration of typical development configuration

Perspective view of typical development configuration



# EXHIBIT "A"

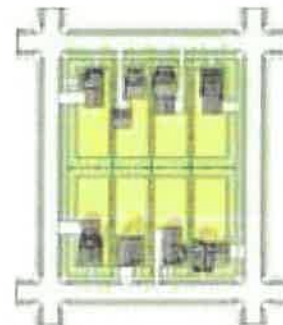
## 4.12.2 Residential R-10 – Medium Lot Single-Family District

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.

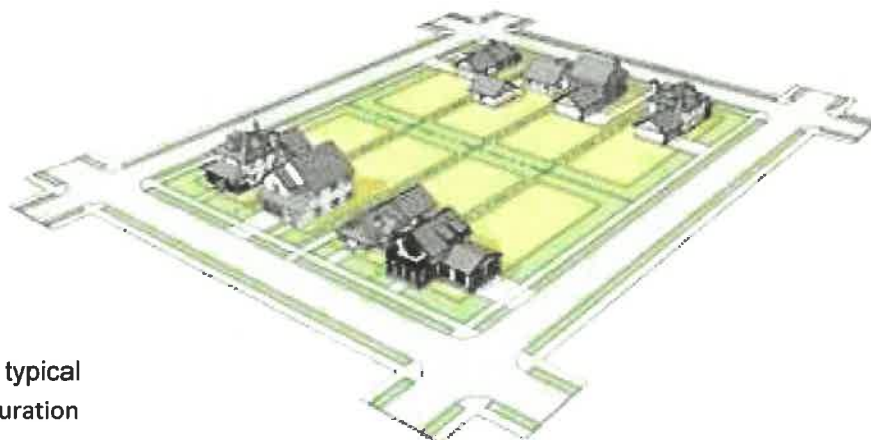
1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	10,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	50'
Front Yard (min/max)	15'/none
Side Yard	5'
Rear Yard	15'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	4.5 Dwellings Per Acre
Impervious Surface Ratio	.3
Floor Area Ratio	None
Maximum Structure Height <sup>2</sup>	35'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

View of typical development configuration

# EXHIBIT "A"

## 4.12.3 Residential R-7 – Small Lot Single-Family District

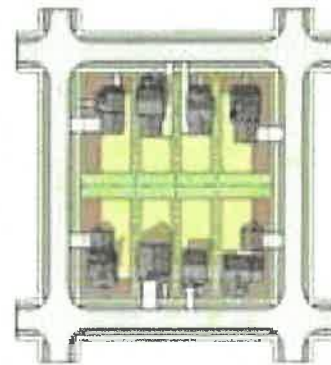
The purpose of this district is to provide for a variety of single-family housing types on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size <sup>2</sup>	7,000 (sf)
Minimum Lot Frontage	15'
Lot width at the building line <sup>3</sup>	40'
Front Yard (min/max)	5'/25'
Side Yard	5'
Rear Yard	15'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	7 Dwellings Per Acre
Impervious Surface Ratio <sup>4</sup>	0.4
Floor Area Ratio	None
Maximum Structure Height <sup>5</sup>	45'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	

<sup>1</sup> See methods for dimensional measurements  
<sup>2</sup> Minimum lot size requirements do not apply to patio homes, duplexes, rowhouses, townhouses, or any other multifamily dwelling units. The minimum lot size figures are expressed in square feet, unless otherwise indicated.  
<sup>3</sup> Townhomes and Single-Family Attached may have a 24-foot lot width  
<sup>4</sup> In determining the impervious surface ratio, common areas may be included



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

# EXHIBIT "A"

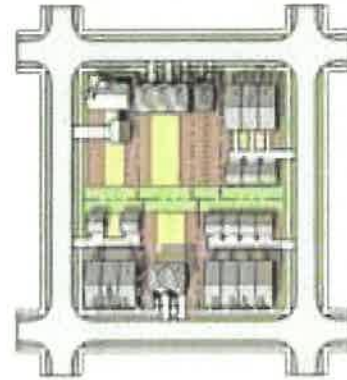
## 4.12.4 Residential R-5 – Mixed Residential District

The purpose of this district is to permit a variety of residential uses and variable densities based on the character of such uses. Areas so designated are deemed suited to such uses. This designation is applied principally to undeveloped areas where units and density flexibility will not adversely impact existing residential subdivisions and where the housing market can be sufficiently broad and flexible to meet the various demands for housing. It also applies to existing multi-family and mixed use residential areas.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size <sup>2</sup>	5,000 (sf)
Minimum Lot Frontage	15'
Lot width at the building line	20'
Front Yard (min/max)	5/25'
Side Yard	0' or 15' 5'
Rear Yard	15'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	24 Dwellings/ Acre
Impervious Surface Ratio <sup>3</sup>	0.6
Floor Area Ratio	4
Maximum Structure Height <sup>4</sup>	65'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	
<sup>2</sup> Minimum lot size requirements do not apply to patio homes, duplexes, rowhouses, townhouses, or any other multifamily dwelling units. The minimum lot size figures are expressed in square feet, unless otherwise indicated.	
<sup>3</sup> In determining the impervious surface ratio, common areas may be included	
<sup>4</sup> See exceptions to height limitations	



Aerial precedent image



Plan view illustration of typical development configuration



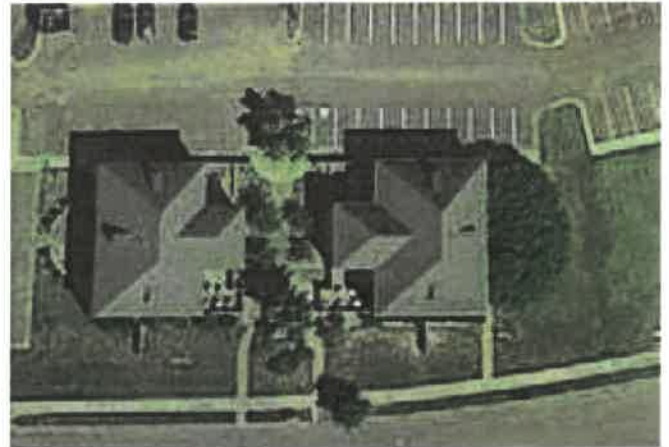
Perspective view of typical development configuration

## EXHIBIT "A"

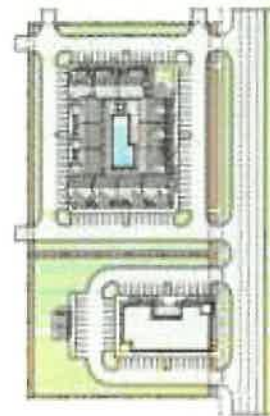
**4.12.5 Office Commercial**

The purpose of this district is to encourage the development of office activities with supportive retail, service, and residential uses, at a relatively high density and intensity. These districts are primarily located on collector and arterial streets.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	None
Lot width at the building line	None
Front Yard (min/max)	None/20'
Side Yard	0' or 5'
Rear Yard	10'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	None
Floor Area Ratio	15'
Maximum Structure Height <sup>2</sup>	None
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



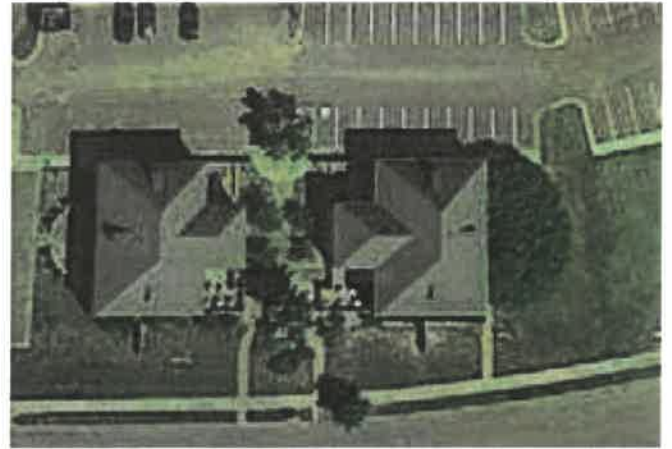
Perspective view of typical development configuration

# EXHIBIT "A"

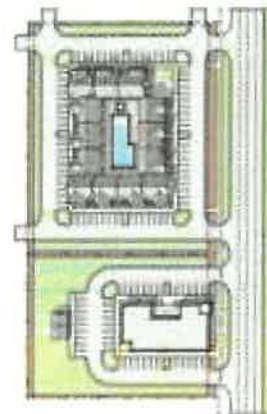
## 4.12.5 Office Commercial

The purpose of this district is to encourage the development of office activities with supportive retail, service, and residential uses, at a relatively high density and intensity. These districts are primarily located on collector and arterial streets.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	None
Lot width at the building line	None
Front Yard (min/max)	None/20'
Side Yard	0' or 5'
Rear Yard	10'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	None
Floor Area Ratio	15'
Maximum Structure Height <sup>2</sup>	None
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

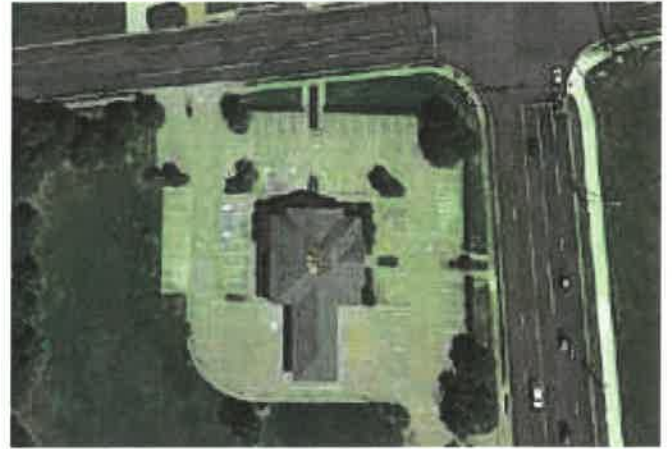
# EXHIBIT "A"

## 4.12.6 Neighborhood Commercial

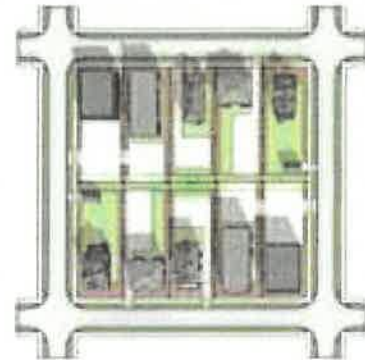
The purpose of this district is to provide for areas where small-scale commercial service and convenience uses may be located to serve principally residential subdivisions and to permit small-scale professional offices in such areas as compatible supplements, as well as neighborhood centers.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	None
Lot width at the building line	None
Front Yard (min/max)	0'/20'
Side Yard	0' or 5'
Rear Yard	10'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	0.7
Floor Area Ratio	3
Maximum Structure Height <sup>2</sup>	45'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	

<sup>1</sup> See methods for dimensional measurements



Aerial precedent image



Plan view illustration of typical development configuration



Perspectical view of typical development configuration

# EXHIBIT "A"

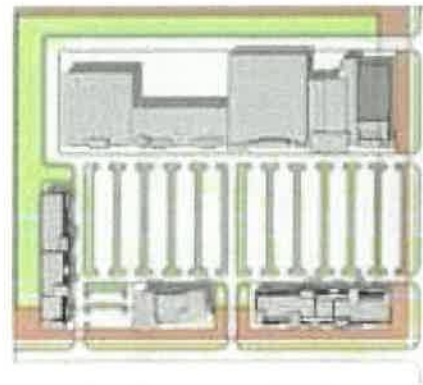
## 4.12.7 General Commercial

The purpose of this district is to provide for areas of large-scale commercial developments. The district is designed to support citywide or regional shopping centers and business complexes than that permitted in the OC, Office Commercial, or NC, Neighborhood Commercial Districts. It permits a wide range of business and commercial uses generally clustered for cumulative attraction and optimum accessibility, but also in strip configurations where so designated by the Comprehensive Plan.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	50'
Lot width at the building line	50'
Front Yard (min/max)	0'/80'
Side Yard	0' or 5'
Rear Yard	20
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	0.7
Floor Area Ratio	3
Maximum Structure Height <sup>2</sup>	45'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration



# EXHIBIT "A"

## 4.12.8 Thoroughfare Commercial

The purpose of this district is to accommodate commercial, light industrial, and warehouse/distribution uses along high capacity roadways typically dependent on a regional market. It is characterized by bright and intensive signage designed to gain the attention of passing motorists. Uses are not compatible to neighborhoods and professional areas. Accordingly, they are limited to areas where traffic volumes are the highest and residential development and professional land uses are the least prevalent.

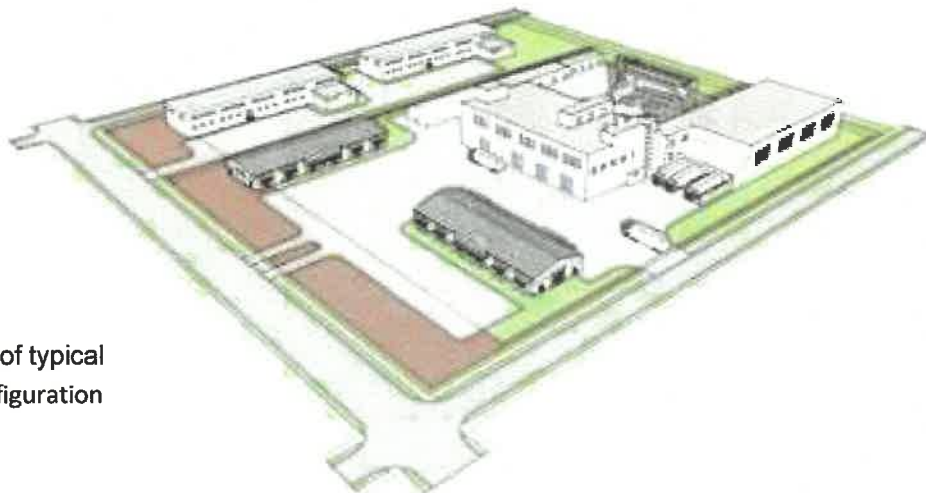
<b>1. Lot Standards and Buildable Area <sup>1</sup></b>	
Minimum Lot Size	None
Minimum Lot Frontage	50'
Lot width at the building line	50'
Front Yard (min/max)	0'/80'
Side Yard	0' or 5'
Rear Yard	20'
<b>2. Use and Intensity</b>	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	0.7
Floor Area Ratio	3
Maximum Structure Height <sup>2</sup>	45'
<b>3. Site Specific Design Standards</b>	
Parking	See Section 6.4 Article 8
<b>4. Required Review and Approval Processes</b>	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
<b>5. District Exceptions and Notes</b>	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

# EXHIBIT "A"

## 4.12.8 Thoroughfare Commercial

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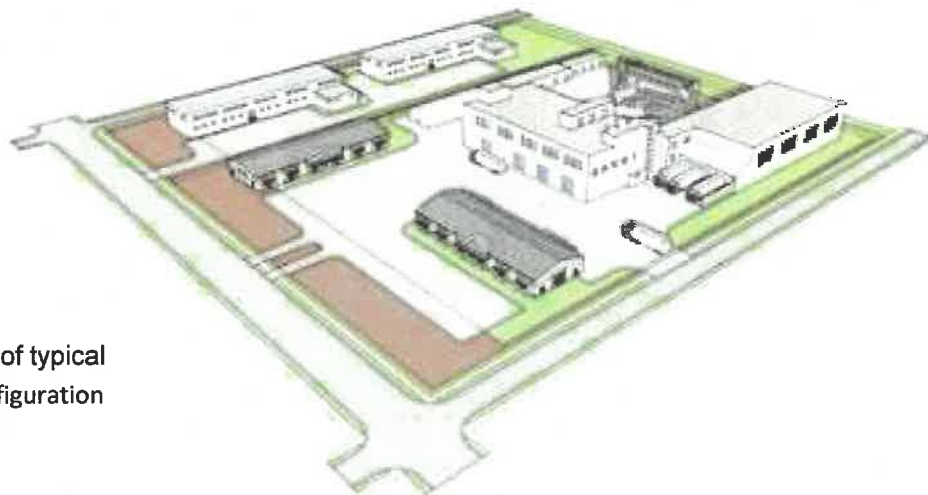
<b>1. Lot Standards and Buildable Area <sup>1</sup></b>	
Minimum Lot Size	None
Minimum Lot Frontage	50'
Lot width at the building line	50'
Front Yard (min/max)	0'/80'
Side Yard	0' or 5'
Rear Yard	20'
<b>2. Use and Intensity</b>	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	0.7
Floor Area Ratio	3
Maximum Structure Height <sup>2</sup>	45'
<b>3. Site Specific Design Standards</b>	
Parking	See Section 6.4 Article 8
<b>4. Required Review and Approval Processes</b>	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
<b>5. District Exceptions and Notes</b>	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

# EXHIBIT "A"

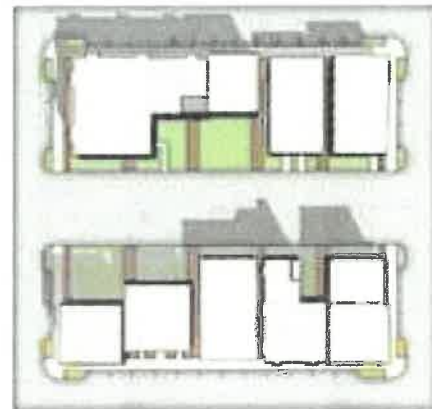
## 4.12.9 Downtown Mixed-Use 1

The purpose of this district is to promote a downtown commercial core that creates an identity and sense of place for North Augusta. The district allows for a variety of commercial uses that are suited for a downtown environment and create an attraction quality not deterred by parking or access limitations. Often this quality is achieved by the type of business or customer loyalty attributable to the particular business establishment.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	None
Lot width at the building line	None
Front Yard (min/max)	0'/5'
Side Yard	0' or 5'
Rear Yard	None
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	None
Floor Area Ratio	15
Maximum Structure Height <sup>2</sup>	35
3. Site Specific Design Standards	
Parking	See Section 6.5.7 & Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

# EXHIBIT "A"

## 4.12.10 Downtown Mixed-Use 2

This district is the focal point of economic and pedestrian activity in the Downtown. A high level of community design is required to create and preserve a unique signature gateway into the City, to encourage pedestrian and economic development activity. The district design standards bring pedestrian destinations close to the street, provide an interesting environment, and provide a scale appropriate to the pace of persons traveling by foot.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	None
Lot width at the building line	None
Front Yard (min/max)	0'/20'
Side Yard	Either 0' or from 5' to 10'
Rear Yard	3'/10' adjacent to parking
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	None
Floor Area Ratio	15
Maximum Structure Height <sup>2,3</sup>	45
3. Site Specific Design Standards	
Parking	See Section 6.5.7 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	

<sup>1</sup> See methods for dimensional measurements  
<sup>2</sup> See exceptions to height limitations  
<sup>3</sup> The maximum height limit for the area bounded by Center Street, Bluff Street, West Street, W. Clifton, Meridian and



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

# EXHIBIT "A"

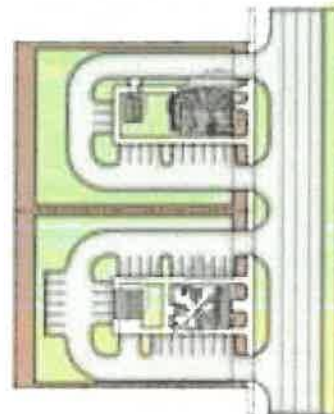
## 4.12.11 Corridor Preservation Mixed-Use

The Corridor Preservation Mixed-Use District is intended to preserve the residential character, appearance, and setting of designated corridors, protect unique design features, local architecture vernacular, protect property values, and the health, safety and welfare of surrounding neighborhoods. It is established to preserve and protect residential neighborhoods while accommodating some transitional commercial uses at an appropriate scale. No lot shall be developed or redeveloped solely for the purpose of providing parking in this district.

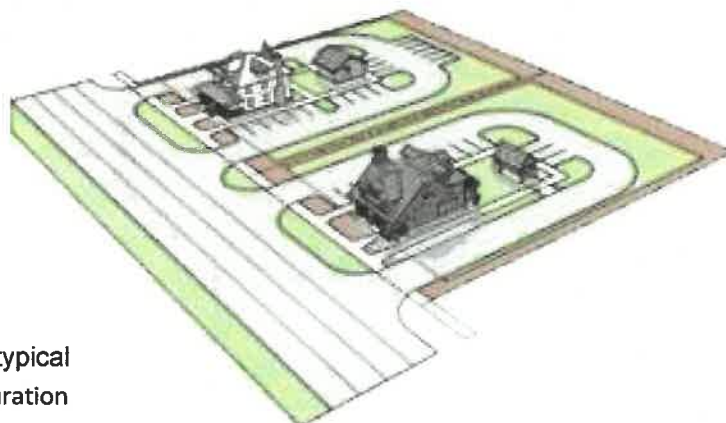
1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	50'
Lot width at the building line	50'
Front Yard (min/max)	Average existing setback of the block in which the parcel is located or 25'/50'
Side Yard	5' or requires buffer if side yard greater
Rear Yard	Required buffer of 20' or 10' from an alley
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Maximum Building Footprint	3000 sf.
Impervious Surface Ratio	0.7
Floor Area Ratio	0.5
Minimum/Maximum Structure Height <sup>2</sup>	14'/2.5 stories or 32'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



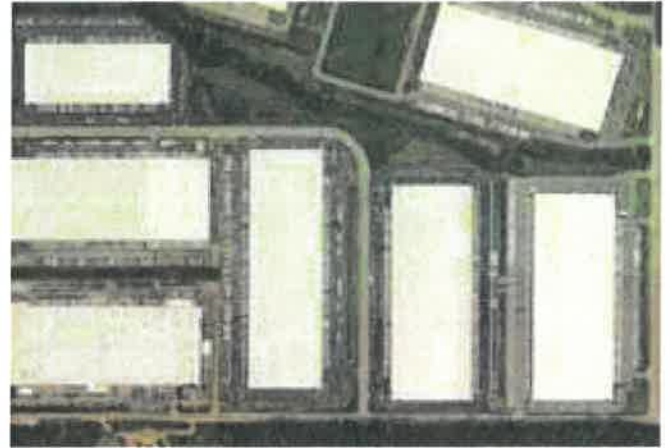
Perspective view of typical development configuration

# EXHIBIT "A"

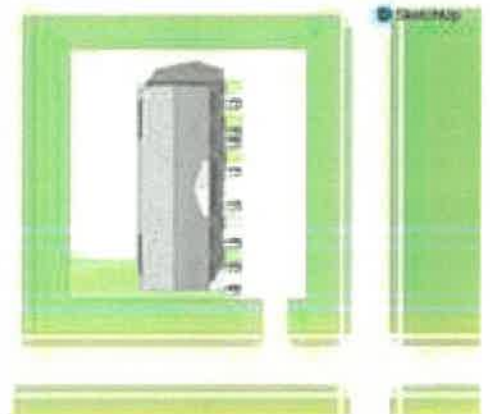
## 4.12.12 Industrial

This district recognizes the importance of industry, reserving areas for the use that might otherwise be developed as non-industrial use. The district is designed to encourage industrial park development and promote landscaping of industrial enterprises, to improve compatibility with residential neighborhoods. The district may contain uses as special exceptions that may be incompatible elsewhere in the City.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	None
Minimum Lot Frontage	100'
Lot width at the building line	50'
Front Yard (min/max)	30'/0'
Side Yard	25'
Rear Yard	25'
2. Use and Intensity	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	Not applicable
Impervious Surface Ratio	0.9
Floor Area Ratio	2.5
Maximum Structure Height <sup>2</sup>	70'
3. Site Specific Design Standards	
Parking	See Section 6.4 Article 8
4. Required Review and Approval Processes	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

# EXHIBIT "A"

## 4.12.14 Critical Areas

The purpose of this district is to preserve and/or control development within known and identifiable areas of the city that are:

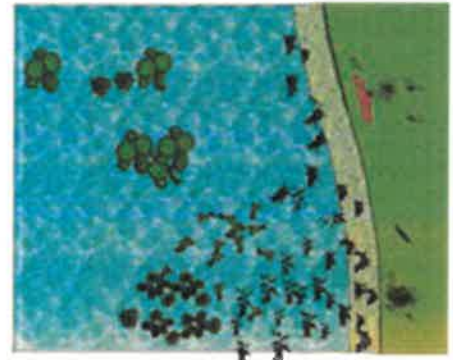
- a. Wetlands, water courses, and lands reserved or maintained for stormwater management;
- b. Lands that serve as natural wildlife refuge areas;
- c. Environmentally sensitive lands and lands possessing great natural or historical resources;
- d. Lands that are reserved for open space or future parks and recreational areas; and
- e. Passive park and recreational lands.

<b>1. Lot Standards and Buildable Area <sup>1</sup></b>	
Minimum Lot Size	14,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	70'
Front Yard (min/max)	25'/none
Side Yard	8'
Rear Yard	20'
<b>2. Use and Intensity</b>	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	3.5 Dwellings Per Acre
Impervious Surface Ratio	0.02
Floor Area Ratio	None
Maximum Structure Height <sup>2</sup>	35'
<b>3. Site Specific Design Standards</b>	
Parking	See Section 6.4 Article 8
<b>4. Required Review and Approval Processes</b>	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
<b>5. District Exceptions and Notes</b>	

<sup>1</sup> See methods for dimensional measurements



Aerial precedent image



Plan view illustration of typical development configuration



# EXHIBIT "A"

## 4.12.15 Public Use

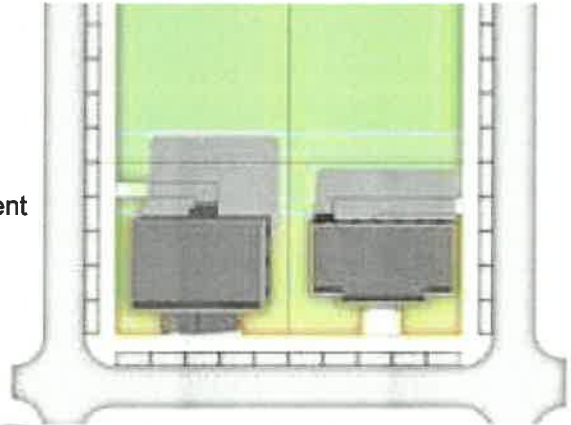
The Public Use District is intended to provide suitable locations for land and structures in the City of North Augusta used exclusively by the City, Aiken County, the State of South Carolina, the United States, or other governmental jurisdictions and their instrumentalities. As such, it shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property. This district is also applicable to land owned by public utilities and public service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.). Property owned by public utilities and utilized primarily for office, customer service, or retail sales is not appropriate for the Public Use district. If Public Use zoned property is sold to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area.

<b>1. Lot Standards and Buildable Area <sup>1</sup></b>	
Minimum Lot Size	Uses within the P, Public Use District, are not subject to the dimensional standards
Minimum Lot Frontage	
Lot width at the building line	
Front Yard (min/max)	
Side Yard	
Rear Yard	
<b>2. Use and Intensity</b>	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Development Intensity	n/a
Impervious Surface Ratio	n/a
Floor Area Ratio	n/a
Maximum Structure Height <sup>2</sup>	<u>35- Unlimited</u>



Aerial precedent image

Plan view illustration of typical development configuration



Perspective view of typical development configuration



# EXHIBIT "A"

## 4.12.16 Manufactured Home Residential

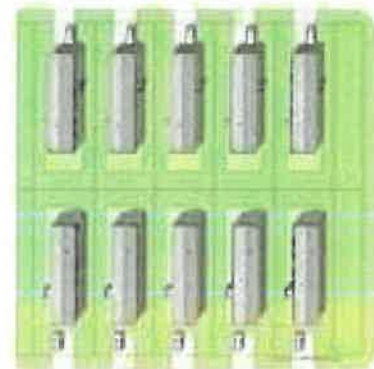
This district is intended to provide manufactured house or mobile home subdivisions as housing alternatives and to insure quality development of such projects consistent with the city's prevailing residential characteristics. This district is intended to function as a "floating zone" wherein the district is described and set forth in the text below but shall be unmapped. A property owner may petition for the zone to be applied to a particular parcel meeting the minimum zoning district area requirements of this section and according to procedures set forth in this code.

<b>3. Lot Standards and Buildable Area <sup>1</sup></b>	
Minimum Lot Size	6000 (sf)
Minimum Lot Frontage	15'
Lot width at the building line	40'
Front Yard (min/max)	5'/25'
Side Yard	5'
Rear Yard	15'
<b>4. Use and Intensity</b>	
Permitted Land Use	See Article 5, Table 5.1, Use Matrix
Residential Intensity	7 Dwellings/Acre
Impervious Surface Ratio	n/a
Floor Area Ratio	n/a
Maximum Structure Height <sup>2</sup>	35'
<b>5. Site Specific Design Standards</b>	
Parking	See Section 6.4 Article 8
<b>6. Required Review and Approval Processes</b>	
Subdivision Standards	See Article 16
Building, Lot, and Design Standards	See Articles 6 & 14
Mobility Standards	See Article 10
<b>7. District Exceptions and Notes</b>	

<sup>1</sup> See methods for dimensional measurements



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

## EXHIBIT "A"

Design Factor	Sidewalk	Path	Promenade	Greenway
Right-of-way (ft)	N/A	5-10	30-45	20-100
Pavement Width (ft)	5-20	0-9	18-24	10-16
Corner Radius (ft)	-	-	15	10
Centerline Radius (ft)	-	-	-	95
Drainage	CG, SW-1 side	CG, SH, SW	CG, SW	CG, SH, SW
Pavement	Hard Surface	-	Hard Surface	Hard Surface
Median	-	-	Intermittent	Intermittent
Trees	Determined by adjacent street	Yes	Yes	Yes
Grade (%)	Same as street	15	8	15

### Notes to Tables 10.2 & 10.4

- a. The meaning of the following terms is as set forth in the SCDOT, Standard Specifications for Highway Construction (Edition of 2000), which document is hereby incorporated by reference: Acceleration and Deceleration Lanes, Base Course, Crossover, Culvert, Median, Parking Lane, Pavement, Pavement Structure, Right of Way, Road, Roadbed, Roadside, Roadside Development, Roadway, Shoulders, Sidewalk, Skew or Skew Angle, Specifications, Street, Structures, Subbase, Subgrade, Substructure, Traffic Lane and Traveled Way.
- b. Street types shall be indicated on the preliminary and final subdivision plats.
- c. Where a number is stated as a range, the street may include any dimension or number within the range at the discretion of the applicant.
- d. The design standards for arterial streets shall conform to the specifications required by the SCDOT.
- e. Right of Way – Right of way width depends on the number of travel lanes and parking lanes provided and is expressed in a range. Right of way width shall be a minimum of the lesser of the numbers shown. The dimensions are in feet. The right of way includes the travel lanes, medians, planting strips, sidewalks and bike lanes.
- f. Travel Lanes – Refers to the number of travel lanes required. Travel lanes should be a minimum of nine (9) feet in width for lanes and local streets (Traditional Street Design Criteria); ten (10) feet in width for alleys, local streets (Conventional Street Design Criteria) and rural streets; eleven (11) feet in width for subcollectors; and twelve (12) feet in width for all other streets.
- g. Parking Lanes – Refers to the minimum number of parking lanes. If parking lanes are required they shall be located on the outside of the travel lanes. If two (2) lanes are required, one (1) parking lane shall be provided on each side of the street. Access, subcollector and collector streets that include a center median may provide a parking lane adjacent to each side of the median provided the design speed of the street is thirty-five (35) miles per hour or less. Parking lanes shall be a minimum of seven (7) feet in width. In accordance with Section 18.8.5, the Board of Zoning Appeals may waive the requirement for parking lanes and the resulting pavement width may be adjusted accordingly.
- h. Pavement Width – Refers to the minimum width of the traveled way and any parking lanes, in feet, from curb face to curb face. All streets listed in Tables 10-2, Street Design Criteria, and Table 10.4, Pedestrian Walkway Design Criteria, shall be paved with a hard surface. Gravel or other loose surfacing material is not permitted. Surface material for the various pedestrian walkway types is specified in the table. Where the pavement width, curb, gutter, planting strip and sidewalk exceed the range of applicable right of way specified in Row 1, the design of right of way may be increased or the sidewalk and planting strip may be placed outside the right of way within a dedicated easement. In such cases, building setbacks may be measured from the inside edge of the sidewalk.
- i. Corner Radius – Refers to the minimum radius, in feet, of the curb located at the street intersection of a block corner.
- j. Centerline Radius – Refers to the radius described by the radius of the circle formed by a curve which is tangent to the centerline of the road.

## EXHIBIT "A"

k. Drainage – “CG” means curb and gutter. “SW” means swale. “SH” means shoulder. Where SH and SW are shown in parentheses they may be permitted by the City Engineer in consultation with the Director under circumstances specified in §10.7.2. All curbed streets shall be built in accordance with SCDOT requirements for vertical curb and gutter construction. Curb and gutters shall be at least eighteen (18) inches in width. Curb and gutter sections for lanes and street medians shall be at least twelve (12) inches.

l. Median – Where median widths are specified, a median of not less than the designated width shall be provided and shall be landscaped at a density equivalent to a subdivision entrance as set forth in the Article 7, Landscaping. Medians shall be a minimum of seventy-five (75) square feet in size. Structures and plantings within the island shall not obscure the visibility of cars entering a cross street for a distance of twenty (20) feet back from the curb face of the cross street, unless a larger setback is required by the City Engineer due to inadequate sight distance as a result of horizontal or vertical curve alignment or other conflicts.

m. Block Length – Refers to the maximum block length permitted, in feet, for each street type. Block length is determined by the distance between the rights of way of intersecting streets. For the purposes of block length, lanes and alleys are not considered intersecting streets.

n. Sidewalks – Refers to the number of sidewalks required. Sidewalks for boulevards, avenues and collector streets shall have a minimum width of six (6) feet and a maximum width of twenty (20) feet. Sidewalks for all other classifications shall have a minimum width of five (5) feet. Sidewalks shall include additional width where required by the Americans with Disabilities Act. See §10.10 for sidewalk design requirements. For main streets, grated tree wells may be used in lieu of planting strips. For parkways, the sidewalks shall take the form of multi-use Greenways which may meander at a distance of between six (6) to fifty (50) feet from the paved section of the roadway. A minimum six (6) foot paved shoulder shall be included on any street with a design speed of forty-five (45) miles per hour or greater where curb and gutter and sidewalk are not provided.

o. Planting Strip – This row refers to the minimum width of the planting strip, located between the curb and sidewalk parallel with the street.

p. Bike Lanes – On local and subcollector streets, bicyclists should be considered a normal part of the vehicle mix on the street and, accordingly, no separate lanes or markings are required. On collector streets, bicyclists shall be accommodated with five (5) feet wide bike lanes. Applicants may also provide separate routes for bicyclists in lieu of a bike lane. Bike lanes shall connect with segments of the Greenway system that are within the proposed development. Bike lanes shall conform to the minimum widths specified in Table 10-3, Bikeway Design Width. In accordance with Section 18.8.5, the Board of Zoning Appeals may waive the requirement for bikeways and pavement width may be adjusted accordingly.

q. Subdivision and Street Trees – Street trees shall generally be located within the right of way on both sides of and parallel to the street. Where sidewalks are installed, street trees shall be located between the sidewalk and the curb. Planting strips for street trees shall be a minimum of four (4) feet in width unless specified otherwise. Subdivision trees shall be planted in the front setback behind the right of way line and shall be in addition to other landscaping requirements contained in this Chapter.

r. Grade – Refers to the maximum slope of a street, expressed as the percentage (%) of the change in elevation relative to the horizontal distance.

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**Table 9.3. Sign Areas Permitted**

Zoning District	All Signs (lesser of)			Wall Signs (lesser of)		Freestanding Signs (lesser of)			
	Max. Area (sf)	% of Ground Floor Area	Total sign area Per Linear Foot of Frontage	Max. Area (sf)	% of Wall Area	Max. Area (sf)	Freestanding Sign Area per foot of Linear Frontage (sf)	Max. Height (ft)	Front/Side Setbacks (ft)
Neighborhood Commercial (NC) and Public (P)	200	4	3	160	10	60	0.25	10	5/10
Office Commercial (OC)	300	6	3	300	10	100	0.50	12	5/10
General Commercial (GC)	300	10	3	300	10	100	0.50	20	5/10
Thoroughfare Commercial (TC)	300	10	3	300	10	100	1	25	5/10
Corridor Preservation Mixed-Use (CPMU)	200	6	3	160	-	60	0.50	10	5/5
Downtown Mixed-Use 1 and 2 (DT 1 and DT2)	<del>100</del> 200	10	6	100	7	20	.25	8	0/0
Industrial (IND)	300	2	3	300	-	150	0.50	20	5/10

that are placed at street locations specifically authorized for display by the City Council may be approved.

- b. Private signs shall not be placed on any public property or right-of-way without an approved encroachment permit authorizing such sign or express allowance in this code. The Director may remove signs found to be in violation of this section without prior notification to the property owner. This includes signs held by humans or other devices within the right-of-way.

- 2. **New Street Signs.** As new subdivisions and developments are completed, the city will install street name and traffic control signage based on a uniform sign design adopted by the city. The applicant shall remit payment for the signs at the time of final plat application. The cost for such signs shall be determined by the City of North Augusta.

## 96 Allowed Signs

**9.6.1 Signage Allowed By District.** The following sign types are allowed by zoning district, subject to any additional provisions of this article.

**9.6.2 Maximum Total Signage Allowed by District.** Table 9.3 outlines the total

combined square footage allowed by lot for non-residential districts.

### 9.6.3 **Additional Requirements by District.**

#### 1. **Special Districts**

- a. For districts listed in Article 4 as "Special Districts" and not otherwise regulated under other sections of this article, the total allowed square footage may be coordinated between uses with a Master Signage plan.
- b. Public District signage shall be determined by the City Council.

#### 2. **Downtown Mixed-Use Districts 1 and 2 (DTMU 1 and DTMU 2) Standards, Generally.**

- a. Maximum total square feet of sign area permitted shall be 200 or three square feet per linear foot of street frontage, whichever is less.
- b. Signs shall not be internally illuminated.
- c. Externally illuminated signs and signs in which the letters or graphics are constructed of neon tubing are permitted.
- d. Illuminated signs shall not be oriented such that the direction and intensity of lighting creates glare or

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- h. The pole and base of such signs shall be constructed of decorative black metal or other approved dark color metal. No portion of the shaft shall have a diameter exceeding ten inches.

- 13. Off-site signs

### 9.7 Prohibited Signs

The following signs are prohibited in any zoning district.

1. Any sign that displays intermittent or flashing illumination which changes more than once in any 30 second period.
2. Any portable sign, except when used as a temporary sign as permitted in this article.
3. Any sign or advertising device attached to or painted on a fence, power or telephone pole, tree, stone, or any other natural object.
4. Roof signs.
5. Fluttering signs, ribbons, or banner.
6. Any illuminated tubing outlining property lines, open sales areas, or parking areas. Illuminated tubing that is attached and integral to an original architectural detail of a building is permitted.
7. Any inflatable sign or sign affixed to a tethered balloon, where such sign is visible from the property line.
8. Any sign with "day-glow" or highly reflecting coloring, paint, or lighting or any sign that conflicts or may conflict with traffic flow or the visibility of vehicle drivers or pedestrians.
9. Any strobe light or very bright light, moveable, or non-moveable that is visible from any adjacent property or right-of-way for the purpose of attracting attention to a location is not permitted.
10. Billboards.
11. Multi-faced signs.
12. Any sign within the right-of-way, except as expressly allowed herein.

### 9.8 Repair and Replacement

- a. All signs are to be kept in good repair.
- b. Any dilapidated or neglected sign shall be repaired or removed. If the Building Official deems any sign structurally un-sound, it shall be repaired or removed.

### 9.9 Non-Conforming Signs

- a. With a valid sign permit, a legal, non-conforming sign may be:
  - xiii. Re-faced
  - xiv. Repaired
  - xv. Repainted, or
  - xvi. Removed for repair and remounted.
- b. Nothing in this section grants the right to technological upgrades such as the addition of electronic readerboards to an existing sign. Technological upgrades are the same as erecting a new sign. Changing a light source, such as changing from fluorescent to LED, with no change in appearance of the sign, is not considered a technological upgrade.
- c. Abandoned Non-conforming Signs shall be removed.

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not less than ten percent of the gross parking lot area.

2. The minimum prepared depth of all planting areas and islands shall be in accordance with horticultural best management practices.
3. The Director may approve alternative planting island or median configurations under one of the the following three conditions:
  - a. The number and size of landscaped areas is not reduced and the configuration is needed to respond to unique topographical or site conditions,
  - b. In lieu of curb and gutter or landscape plantings, the applicant incorporates bioretention facilities consistent with a low impact stormwater management design plan,
  - c. The Director determines that the alternative design will provide more effective screening and shading of parking areas.
4. Parking perimeters, medians, islands, and strips shall include a six inch vertical curb unless uncurbed bioretention

areas are included as part of a low-impact stormwater management design approved by the City Engineer. A qualified professional shall certify that the bioretention areas comply with the principles for Low Impact Design.

5. All dimension and area calculations for required landscaped areas shall be measured horizontally from the back (inside) of the curb that surrounds the landscape area.

**7.5.2 Perimeter Landscaping.**

1. Perimeter landscaping is required on all sides of a parking lot or paved drive that abuts adjoining property, a public right-of-way (including alleys), and internal access drives.
2. Perimeter landscaping is required between the parking area and the principal building. A sidewalk not less than five feet in width may be provided in lieu of perimeter landscaping between the parking area and the principal building.
3. The minimum height, width, and composition of perimeter parking area landscaping shall conform to the requirements of Table 7.5.

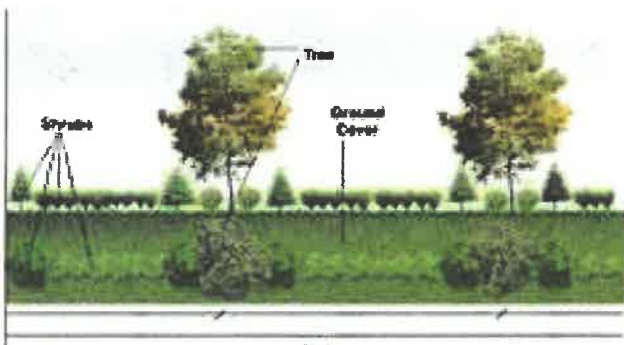


Illustration 7.13. Median Planting



Illustration 7.14. Landscaped Median

**Table 7.6. Street Tree Landscaping Requirements**

Land Use Class (Table 7.3)	Minimum Width of Planting Area	Large Trees Required per length of Frontage in feet	Small Trees Required per length of Frontage in feet
R-14, R-10, R-7	See Section 7.6a See Table 10.2	1 plus 1 per 40	1 plus 1 per 20
R-5, R-MH, PD		1 plus 1 per 50	1 plus 1 per 25
OC, NC, GC, TC, P		1 plus 1 per 40	1 plus 1 per 20
DTMU 1 & 2, CP		1 plus 1 per 60	1 plus 1 per 30
I, CR		1 plus 1 per 40	--

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## ARTICLE 14 - DESIGN AND PERFORMANCE STANDARDS

### 14.1 design and Performance Standards generally

The following design and performance standards are set forth to protect and enhance the built environment of North Augusta. The standards are divided into two major sections.

1. The design standards set out the physical design criteria of sites and buildings.
2. The performance standards section sets out criteria for impact levels of certain elements of development.

### 14.2 lighting and glare

**14.2.1 Applicability.** The provisions of this section shall apply to all exterior artificial light sources not subject to specific regulations set forth in this Article.

**14.2.2 Exemptions.** The following are exempted from the requirements of this section.

1. Lighting fixtures and standards required by federal, state, county, or city agencies, including streetlights within public rights-of-way.
2. Outdoor lighting fixtures used or required by law enforcement, fire and emergency services, transportation, or similar governmental agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.
3. Seasonal decorative lighting displays.

**14.2.3 Lighting Standards.** Exterior lighting of buildings, lots, developments, signs, or other features, and for any use, including, but not limited to, residential, commercial, and industrial uses, shall meet the following requirements:

1. All exterior light fixtures shall be fully shielded and installed in such a way that no light spills over onto adjacent lots or rights-of-way.

2. All lighting shall be directed on-site or onto adjacent walkways and shall be shielded from interfering with corridor traffic and direct off-site viewing.
3. Because of their unique requirement for nighttime visibility and their limited hours of operation, stadiums, ball fields, playing fields and tennis courts are exempted from the general standards of this section. However, lighting for these outdoor recreational uses shall be shielded to minimize light and glare trespass onto adjacent and nearby lots.
4. No flashing lights not otherwise exempted shall be permitted.
5. No installation or erection of any lighting that may be confused with warning signals, emergency signals, or traffic signals shall be permitted.

### 14.2.4 **Glare Standards.**

1. There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding or otherwise, that is visible in any residential or mixed-use district.
2. Any artificial light source that creates glare observable within the normal range of vision from any public walk or thoroughfare under clear weather conditions is considered a safety hazard and is prohibited.
3. Any artificial light source that creates glare observable within the normal range of vision, under clear weather conditions, from any lot other than the lot where the light source is located is considered a nuisance and is prohibited.

**14.3 Fixture Mounting and Allowable Height**  
Light fixtures within nonresidential districts shall be wall-mounted or mounted on a concrete, fiberglass or painted metal pole. Mounting heights shall not exceed twenty-five (25) feet above finished grade or the top of the curb or edge of the roadway where no curb exists.

**14.4 Outdoor Sports Facilities Lighting**  
Lighting at publicly owned and privately owned outdoor sports facilities shall be shielded to reduce glare, safety hazards, light trespass and light pollution, and shall provide levels of illuminance consistent with nationally recognized standards such as the Illuminating Engineering

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society of North America (IESNA), and shall be operated on a schedule that coincides with scheduled events. Lighting shall be extinguished within one (1) hour following the end of the event.

### **14.5 Lighting Curfew**

Lighting levels shall be reduced by fifty percent (50%) of full operational levels within one (1) hour after the close of business or shopping center by turning off and/or dimming lights. Businesses which are open twenty-four (24) hours per day shall not be subject to this provision. Security lighting no greater than two (2) foot candles may be maintained on the property whether or not the structures on the property are occupied.

## **14.3 Public Nuisances**

### **14.3.1 Odor**

1. A. The emission of odorous gasses or other matter in such quantities as to be offensive at the property line is prohibited except for the following situations:
  - a. Odors common to permitted agricultural operations.
  - b. Odors associated with seasonal applications of fertilizer regardless of their location.
  - c. Odors associated with road construction and maintenance, roofing, and similar transient, non-repetitive activities.
2. Any process that involves the creation or emission of offensive odor shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

**14.3.2 Heat, Cold, Dampness, or Movement of Air.** Any activity that could produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the property line is prohibited.

**14.3.3 Vibration.** No use, operation, or activity shall create earthborn vibrations that are transmitted through the ground and discernible beyond the property line, except for vibrations associated with road construction and permitted site development activities.

**14.3.4 Smoke, Dust, and Dirt.**

1. The emission of visible smoke, dust, dirt, or fly ash particulate matter from industrial activities from any pipe, vents, or other openings into the air shall comply with the regulations of the South Carolina Department Health and Environmental Control (SCDHEC).
2. Dust generated by sources other than those listed in subsection "a" above shall be kept to a minimum by appropriate screening, design, landscaping, paving, oiling with biodegradable oils, sprinkling, or other acceptable means.
3. Any source that creates dust impacting adjacent properties or rights-of-way is prohibited with the following exceptions:
  - a. Dust associated with permitted agricultural operations, and

**14.3.5** Dust associated with road construction and permitted site development activities following established best practices.

**14.3.6 Fumes, Vapors, and Gasses.** There shall be no emission of any fumes, vapors, or gasses, of a noxious, toxic, or corrosive nature that can cause any damage or irritation to human health, animals, vegetation, or to any form of property.

**14.3.7 Fire and Explosive Hazards.** All activities and storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion including adequate firefighting and fire suppression equipment.

**14.3.8 Radioactive Emissions.** There shall be no radiation emission from any source measurable at the property line.

**14.3.9 Debris.** Debris including, but not limited to litter, mud, grass, and gravel, shall not be allowed to blow or be carried onto adjacent properties or public roadways during construction.

## **14.4 Trash Receptacles and Dumpsters**

**14.4.1** All trash receptacles shall be located in the side or rear yard. Trash receptacles shall be



RESOLUTION NO. 2024-52  
AUTHORIZING A PERMIT FOR CONSTRUCTION WORK

WHEREAS, the City of North Augusta is undertaking the West Avenue Crosswalk Improvement Project at the intersections of West Ave. and Clifton Ave., Buena Vista Ave., Pine Grove Ave., Spring Grove Ave., and Jackson Ave.; and

WHEREAS, Resolution 2024-36 Authorized the award of the contract for the West Avenue Crosswalk Improvement Project to Palmetto Construction Management, LLC; and

WHEREAS, the contractor has requested approval to conduct work during late evening hours to minimize traffic disruptions; and

WHEREAS, Sec. 12-21.(c)(9) of the City of North Augusta Code of Ordinances restricts construction work to the hours of 7:00 a.m. to 6:00 p.m. on weekdays only, except when Council grants a permit in cases of urgent necessity for public safety and convenience; and

WHEREAS, in order to facilitate the timely completion of the West Avenue Crosswalk Project, it is necessary to provide an exemption from the City's noise ordinance for late evening work;

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

- Noise Ordinance Exemption: The City of North Augusta hereby grants a noise ordinance permit to Palmetto Construction Management for the purpose of completing late evening work on the West Avenue Crosswalk Project.
- Timeframe: This exemption applies from November 4, 2024, to December 31, 2024, to allow late evening work on this project. Specific days and times for work will be determined by the contractor, with at least 24 hours notice provided to the City of North Augusta.
- Scope of Exemption: This exemption applies exclusively to noise generated by construction activities and equipment directly related to the West Avenue Crosswalk Project and does not permit excessive or unnecessary noise unrelated to the project.
- Safety and Traffic Control: Palmetto Construction Management will provide all necessary safety and traffic control measures to ensure the protection of workers and the public during late evening operations.
- Public Notification: The City will coordinate with the contractor to notify citizens of planned late evening work, providing sufficient notice to minimize inconvenience to residents in the affected area.

- Permit Duration: The noise ordinance exemption will remain in effect for the specified timeframe. The City of North Augusta reserves the right to extend, modify, or terminate this permit as deemed necessary.

BE IT FURTHER RESOLVED that the City Administrator may extend the dates of this permit upon the contractor's request in the event of inclement weather or other unforeseen delays.

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

\_\_\_\_\_  
Briton S. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Jamie Paul, City Clerk