



CITY COUNCIL

REGULAR AGENDA

OF

NOVEMBER 2, 2015



CITY OF NORTH AUGUSTA

AGENDA: PUBLIC HEARINGS

November 2, 2015 – Municipal Center – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.

- 1. **ECONOMIC DEVELOPMENT:** Consideration of a development agreement by and among the City of North Augusta, Greenjackets Baseball LLC, Ackerman-North Augusta Hotel Company, LLC, Greenstone Hammond’s Ferry, LLC, and North Augusta Riverfront Company, LLC

AGENDA: REGULAR CITY COUNCIL MEETING

November 2, 2015 – Municipal Center – 100 Georgia Avenue, 3rd Floor – FOLLOWING PUBLIC HEARING

CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. Mayor Jones will call for your comments prior to City Council discussing the matter. When speaking to Council, please step up to the microphone, give your full name and address, and direct your remarks to Mayor Jones.

CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

- 1. **CALL TO ORDER:**
- 2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- 3. **ROLL CALL:**
- 4. **APPROVAL OF MINUTES:** Regular and Study Session Minutes of October 19, 2015 and Special Called Meeting Minutes of October 26, 2015

- 5. **PERSONNEL:** Employee of the Quarter, July, August, and September, 2015 – Rayna Owens

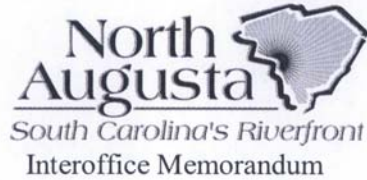
UNFINISHED BUSINESS

- 6. **FINANCE:** Proposed Annual Consolidated Budget for Fiscal Year 2016 – Ordinance, Second Reading
- 7. **FINANCE:** Taxes, Fiscal Year 2016 – Ordinance, Second Reading
- 8. **ZONING:** North Augusta Development Code, Proposed Text Amendments (Application RZT 15-002) – Amendments A and B – Ordinance, Third and Final Reading
- 9. **ZONING:** North Augusta Development Code, Proposed Text Amendments (Application RZT 15-002) – Amendment C, Option 1 – Third and Final Reading

NEW BUSINESS

- 10. **ECONOMIC DEVELOPMENT:** Authorizing the City to enter into an Intergovernmental Agreement between Aiken County and the City of North Augusta Pertaining to the Creation of a Joint County Industrial and Business Park within Aiken County and the City of North Augusta – Resolution
- 11. **STREETS AND DRAINS:** Deed of Dedication for three “Future Greenway” Parcels – RDB Whatley Place, LLC – Resolution
- 12. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
 - A. **Citizen Comments:** At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda.
 - B. **Council Comments**
- 13. **ADJOURNMENT:**

Administration Department



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: October 30, 2015

SUBJECT: Agenda for Regular Meeting and Public Hearing of November 2, 2015

PUBLIC HEARING

ITEM 1. ECONOMIC DEVELOPMENT: Consideration of a development agreement by and among the City of North Augusta, Greenjackets Baseball LLC, Ackerman-North Augusta Hotel Company, LLC, Greenstone Hammond's Ferry, LLC, and North Augusta Riverfront Company, LLC

A public hearing has been scheduled and duly advertised for November 2, 2015, at 7:00 P.M. in the Council Chambers on the third floor of the North Augusta Municipal Center located at 100 Georgia Avenue.

The purpose of the hearing is to receive comments from the citizens of North Augusta pertaining to the consideration of a development agreement by and among the City of North Augusta, Greenjackets Baseball LLC, Ackerman-North Augusta Hotel Company, LLC, Greenstone Hammond's Ferry, LLC, and North Augusta Riverfront Company, LLC.

Please see **ATTACHMENT "PH-1"** for the text of the public hearing notice as published on October 14, 2015.

REGULAR MEETING

**ITEM 5. PERSONNEL: **Employee of the Quarter, July, August September, 2015
– Rayna Owens****

The City of North Augusta Employee Recognition Committee would like to recognize the employee of the quarter for July, August, and September, 2015, Rayna Owens, Secretary II, with the Parks, Recreation, and Leisure Services Department.

Rayna began her employment with the City of North Augusta on April 12, 2010, as a part-time employee with the Information Technology Department. Rayna was hired on February 29, 2012, as Secretary II for the Parks, Recreation, and Leisure Services Department.

Rayna's primary job is being the secretary for the Administrative office for the department, but her actual duties include so much more. She handles all the finances for the department; she is responsible for placing the orders for all the food and drink products for the concession operations; she hires and schedules all the concession employees; she handles all the park reservations, and answers numerous questions per day from our residents and participants in our programs. She keeps the house in order for our employees to successfully complete their jobs. Rayna is OCD in a good way! Her technology skills keep her ahead of the game and are much appreciated by her technology lacking boss.

Rayna's customer service skills and diligence to meet deadlines are always superb and both of these talents were very evident in the 3rd quarter of 2015. Rayna was the first face many visitors, namely NCAA coaches, saw when entering the Activities Center during the Nike Peach Jam & Nike Nationals in July. As with every customer that visits Rayna throughout the year, our out of town guests were greeted with a smile and fabulous customer service. She helped patrons with anything from describing the layout of the Activities Center to offering up suggestions of where to dine while in town. Rayna can be considered the City's Concierge as she takes care of literally thousands of visitors to the City of North Augusta during the month of July. In addition to the two annual Nike Tournaments, the City of North Augusta also hosted two South Carolina state baseball tournaments and a Southeast Regional baseball tournament this summer; all in the month of July. Rayna was also responsible for staffing all of the concessions operations and fielding countless calls from these events which proved to be a major assignment. Rayna's tireless efforts and hospitality is the epitome of why events such as Nike basketball and numerous other organizations constantly call on North Augusta to play host to their marquee events.

All of the items mentioned are note-worthy accomplishments and as every City employee can relate, this was her busy time of the year. What makes these undertakings so remarkable was that on top of seventy hour weeks, Rayna was pushing through some health issues that she was well aware would require some surgery in the near future. Even a couple of days after having a major surgery completed, Rayna was calling in and checking on time sensitive issues at her work desk, and visitors noticed folders from her files next to her hospital bed.

While the City of North Augusta has many faithful servants, Rayna Owens deserves recognition for doing more than her part, even when she did not have to, and making the City of North Augusta a better place to live and visit. Rayna is a very valuable staff member to our department and to the City of North Augusta. She is highly organized, efficient, and driven.

Congratulations to Rayna Owens, our employee of the third quarter of 2015. Mayor Jones will present her with a plaque; a \$25 gift certificate to SMS Sportsworld; and a \$25 Wal-Mart gift card.

ITEM 6. FINANCE: **Proposed Annual Consolidated Budget for Fiscal Year 2016 – Ordinance, Second Reading**

An ordinance has been prepared for Council’s consideration on second reading to adopt the proposed Fiscal Year 2016 Consolidated Budget.

Please see the minutes of October 19, 2015, for a copy of the proposed ordinance text and refer to your 2016 proposed Budget for revenue and expense summaries for each of the funds.

ITEM 7. FINANCE: **Taxes, Fiscal Year 2016 – Ordinance, Second Reading**

An ordinance has been prepared for Council’s consideration on second reading establishing the tax rate on all taxable property within the City of North Augusta for the Fiscal Year 2016.

The period for which the tax levy is due on all taxable property, except for motorized vehicles, shall be from January 1, 2015, to December 31, 2015. The period for which the tax levy is due for all motorized vehicles which are required to be licensed by Section 53-3-110, Codes of Laws of South Carolina, shall be from January 1, 2016, to December 31, 2016.

The tax levy imposed upon all taxable property shall be 74.21 mills.

Please see the minutes of October 19, 2015, for a copy of the proposed ordinance text

ITEM 8. ZONING: **North Augusta Development Code, Proposed Text Amendments (Application RZT 15-002) – Amendments A and B – Ordinance, Third and Final Reading**

An ordinance has been prepared for Council’s consideration on third and final reading amending the following standards: Line 8.16 of Table 3-2, Use Matrix, to conditionally allow “Recreation, Outdoor Commercial” uses in the GC, General Commercial District; and Section 3.8.5.8.4 to modify dumpster pad dimensions in the HC, Highway Corridor Overlay District. Both affected standards are located in Article 3, Zoning Districts, of the North Augusta Development Code (NADC).

Please see the minutes of the September 21, 2015 meeting for the ordinance text.

ITEM 9. ZONING: North Augusta Development Code, Proposed Text Amendments (Application RZT 15-002) – Amendment C, Option 1 – Ordinance, Third and Final Reading

An ordinance has been prepared for Council’s consideration on third and final reading amending Article 3, Zoning Districts, related to the Director of Planning and Development’s discretion for development standards waivers in the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances.

Please see the minutes of the Special Called meeting of October 26, 2015 for the ordinance text.

ITEM 10. ECONOMIC DEVELOPMENT: Authorization to the City to enter into an Intergovernmental Agreement between Aiken County and the City of North Augusta Pertaining to the Creation of a Joint County Industrial and Business Park within Aiken County and the City of North Augusta – Resolution

A resolution has been prepared for Council’s consideration authorizing the City to enter into an Intergovernmental Agreement between Aiken County and the City of North Augusta pertaining to the creation of a joint County Industrial and Business Park within Aiken County and the City of North Augusta.

Please see [ATTACHMENT NO. 10](#) for the proposed resolution.

ITEM 11. STREETS & DRAINS: Deed of Dedication for three “Future Greenway” Parcels – RDB Whatley Place, LLC – Resolution

A resolution has been prepared for Council’s consideration to accept a deed of dedication for three portions of land located North of Austin Graybill Road in Whatley Place Subdivision from RDB Whatley Place, LLC.

Please see [ATTACHMENT #11](#) for a copy of the proposed resolution and supporting documentation.

NOTICE OF PUBLIC HEARINGS

On October 26, 2015 and November 2, 2015, beginning at 7:00 p.m. on each aforementioned day, the City Council of the City of North Augusta (the "City Council") will hold public hearings in the Council Chambers in the North Augusta Municipal Building, 100 Georgia Avenue, North Augusta, South Carolina, regarding the intent of the City Council to consider a development agreement by and among the City of North Augusta, Greenjackets Baseball LLC, Ackerman-North Augusta Hotel Company, LLC, Greenstone Hammonds Ferry, LLC, and North Augusta Riverfront Company, LLC. The area affected by the proposed development agreement is generally bound by the Savannah River to the south, Georgia Avenue to the east, the brick ponds to the north and the Hammond's Ferry subdivision to the west, and those portions of Center Street and Railroad Avenue adjacent to such parcels, as applicable. The development uses are anticipated to include commercial, residential (to include single-family and multi-family dwellings), retail, hospitality, office, hotel, conference, parking, stadium, recreational, and park. A copy of the proposed development agreement will be available at the offices of the City Clerk in the Municipal Building, 100 Georgia Avenue, North Augusta, South Carolina 29841, on and after October 19, 2015.

ATTACHMENT 10

RESOLUTION NO. 2015-26
A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN INTERGOVERNMENTAL
AGREEMENT BETWEEN AIKEN COUNTY AND THE CITY OF NORTH AUGUSTA
PERTAINING TO THE CREATION OF A JOINT COUNTY INDUSTRIAL AND BUSINESS
PARK WITHIN AIKEN COUNTY AND THE CITY OF NORTH AUGUSTA.

WHEREAS, the City of North Augusta, in conjunction with Aiken County has determined it to be in the best interest of both the City and County, to create a multi-county industrial and business park to be located within the City limits of North Augusta; and

WHEREAS, the establishment of such park will allow the granting of certain economic incentives as are available to companies locating, improving, or expanding projects within such parks; and

WHEREAS, the City is aware that AM BIOPHARM, Inc., and one or more existing or to be formed or acquired subsidiaries or affiliated or related entities would intend to add existing facilities within the park to be established; and

WHEREAS, the City has been aware of negotiations that took place related to the creation of the park and the incentives being provided to AM BIOPHARM, Inc.; and

WHEREAS the multi-county park act requires the consent and the approval of the City before a multi-county industrial park can be created by the County within the corporate limits of the City; and

WHEREAS, the City Council for the City of North Augusta has determined that the creation of such park is in the best interest of the City and that it is appropriate that the City cooperate with Aiken County in establishing this park as well as providing the inducements to AM BIOPHARM, Inc., to move forward with an expansion project within said park; and

WHEREAS City Council has reviewed the proposed agreement required in order to establish this park, such agreement being attached hereto, marked as "Exhibit A" and incorporated by reference, and finds that the entering into same is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina that the City consents to the proposed intergovernmental agreement as attached and authorizes the Mayor to execute such agreement on behalf of the City.

THIS RESOLUTION shall be effective immediately upon approval by Mayor and Council.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS THE ____ DAY OF NOVEMBER, 2015.

Lark W. Jones, Mayor

ATTEST:

Donna B. Young, City Clerk

EXHIBIT A

STATE OF SOUTH CAROLINA	)	INTERGOVERNMENTAL
	)	AGREEMENT
COUNTY OF AIKEN)	
)	
CITY OF NORTH AUGUSTA	)	AN INTERGOVERNMENTAL
	)	AGREEMENT BETWEEN
	)	AIKEN COUNTY
	)	AND THE CITY
	)	OF NORTH AUGUSTA
	)	PERTAINING TO THE CREATION
	)	OF A JOINT COUNTY INDUSTRIAL
	)	AND BUSINESS PARK WITHIN
	)	AIKEN COUNTY AND THE
	)	CITY OF NORTH AUGUSTA
)	
)	
)	

WHEREAS, Aiken County, South Carolina (the "County"), acting by and through its County Council (the "County Council"), is empowered under and pursuant to the provisions of the Code of Laws of South Carolina, 1976, as amended (the "Code"), and specifically, Title 4, Chapter 1 (the "Multi-County Park Act"), to enter into agreements with other counties within the State of South Carolina for the purpose of creating multi-county industrial and business parks ("MCIP"), pursuant to which certain economic incentives are available to companies locating, improving, or expanding projects within such parks, through which the economic development of the county and the state will be promoted and trade developed by inducing manufacturing and certain other business enterprises to locate in and remain in the State of South Carolina, and thus utilize and employ the citizens, residents and resources of the State of South Carolina; and

WHEREAS, AM BIOPHARM, INC., and one or more existing or to-be-formed or acquired subsidiaries, or affiliated or related entities, that are or will become duly authorized or to be authorized to do business in South Carolina (collectively, the "Companies"), has represented to the County that the Companies intend to add to existing facilities and purchase certain furnishings, fixtures, machinery, apparatus, and equipment for the expansion of a manufacturing facility located in the City of North Augusta and the County (the "Project"); and

WHEREAS, with the knowledge and approval of the City of North Augusta, South Carolina (the "City"), the County, pursuant to certain negotiations heretofore undertaken with the Companies with respect to the Project, has entered into, or will enter into, one or more agreements with the Companies pursuant to which the County has agreed, or will agree, among other things, to designate the Project site as part of a MCIP that will be created and the subject of an MCIP Agreement (the "Park Agreement") between Aiken and Edgefield Counties, or between Aiken County and another partner county other than Edgefield County, and

WHEREAS, the Multi-County Park Act requires the consent and approval of the City before an MCIP can be created by the County within the corporate limits of the City; and

WHEREAS, in order to induce the Companies to expand their facilities within the City and to facilitate the completion and construction of the expansion project, the City desires to consent to the County placing the Companies' site, within the corporate limits of the City, into an MCIP, with the understanding and agreement that the County, in distributing the fee in lieu of tax revenue from the MCIP, will distribute to the City from the fee in lieu of tax revenues collected and distributed by the County, after payment of the partner county fee for the MCIP to Edgefield County, South Carolina, after payment of any expenses incurred by the County in operating and maintaining the Park, and after payment to the Companies of the Special Source Revenue Credits described in the Inducement Agreement, if any, the amount calculated each year based on the provisions of this Intergovernmental Agreement; and

WHEREAS, the County agrees with the City's position regarding distribution of fee in lieu of tax revenues from the MCIP and desires to create the MCIP in accordance with that understanding; and

WHEREAS, the County and the City have reduced their mutual understandings regarding the City's consent to the County's creation of the MCIP, to include the Company's property and the Project site, and the mutual understanding regarding distribution of fee in lieu of tax revenue from the MCIP into this Intergovernmental Agreement, and now desire to authorize the execution and delivery of this Intergovernmental Agreement (the "Intergovernmental Agreement"):

NOW, THEREFORE, it is hereby agreed between Aiken County (the "County") and the City of North Augusta (the "City") that:

1. The City hereby consents to the creation by the County, in conjunction with a partner county (likely Edgefield County), of an MCIP within the City of North Augusta, containing, among other possible properties, the Companies' property and Project site as shown on Exhibit A, including, without limitation, the site for the Companies' new expansion within the City, all dependent upon the County agreeing to the following terms.

2. The County will collect and receive from the Companies all fee in lieu of tax revenue and payments due on property located in the MCIP. The County and the City hereby agree that the County shall collect and distribute a fee to the City each year in lieu of tax revenues from the Project which is the subject of this Intergovernmental Agreement calculated as follows:

Total fees in lieu of taxes collected based on the City's total millage of 74.20 mills subject to the following deductions:

-Minus City's proportionate share of operating and maintenance expenses of the Park incurred by the County

-Minus City's proportionate share of payment of any Special Source Revenue Credit to the Companies authorized by South Carolina Code Section 4-1-175

-Minus City's proportionate share of the partner county's MCIP fee of 1%

= Fee Payment due City.

The City's proportionate share of each of the deductions listed above shall be based on the percentage yielded by dividing the City's total millage of 74.20 mills by the total millage collected by the County for the County, other taxing entities in the County that are authorized to levy taxes on property located in the Park, if any, and the City which is 314.70 mills.

3. Should any part, term, or provision of this Intergovernmental Agreement be finally declared to be invalid or otherwise enforceable by any court of competent jurisdiction, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder, all of which are hereby declared to be separable.

4. Agreed upon and entered into as of the ____ day of _____, 2015.

5. This Agreement shall remain in effect until the Park Agreement between the County and Edgefield County, or another partner county, including any extensions of the term thereof, expires or is terminated.

Attest:

AIKEN COUNTY, SOUTH CAROLINA

By:

Clerk to County Council

Ronnie Young

Its:

County Council Chairman

Attest:

CITY OF NORTH AUGUSTA, SOUTH CAROLINA

By:

City Clerk

Lark Jones

Its:

Mayor

ATTACHMENT 11

RESOLUTION NO. 2015-27
ACCEPTING A DEED OF DEDICATION FOR THREE PORTIONS OF LAND LOCATED
NORTH OF AUSTIN GRAYBILL RD IN WHATLEY PLACE SUBDIVISION FROM RDB
WHATLEY PLACE, LLC

WHEREAS, T&P Knight Company, LLC developed Whatley Place subdivision located north of Austin Graybill Road according to the requirements of the City; and

WHEREAS, a minor subdivision plat creating three parcels in Whatley Place that are designated as "Future Greenway" was approved by the City and recorded in the Aiken County RMC office on July 11, 2011; and

WHEREAS, T&P Knight Company has since transferred ownership of these three parcels to RDB Whatley Place, LLC; and

WHEREAS, RDB Whatley Place, LLC has asked that the City accept dedication of the three parcels shown on the July 11, minor subdivision plat.

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

All that certain piece, parcel or tract of land, with any improvements located thereon, situate, lying and being in the City of North Augusta, County of Aiken, in the State of South Carolina, being shown and designated as Parcel "A", containing 0.13 acre; Parcel "B", containing 0.54 acre' and Parcel "C", containing 0.65 acre, all designated "To Be Deeded to the City of North Augusta", and being shown on a plat prepared for T&P Knight Company, LLC, by Piedmont Surveying, Inc., April 5, 2009, and recorded in Plat Book 56, page 58, in the Office of the RMC of Aiken County; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Derivation: Deed Book 4381, page 1713

Map/Parcel Numbers:

"Parcel A" 005-12-13-001

"Parcel B" 005-12-15-002

"Parcel C" 011-09-03-002

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF
_____, 2015.

Lark W. Jones, Mayor

ATTEST:

Donna B. Young, City Clerk

Department of Planning and Development



Memorandum # 15-48

City of North Augusta

To: B. Todd Glover, City Administrator

From: Scott Sterling, AICP, Director *Scott*

Subject: **Application DOD 15-003 – Deed of Dedication for three “Future Greenway” parcels – RDB Whatley Place, LLC**

Date: October 27, 2015

A minor subdivision plat for T&P Knight Company, LLC was approved and recorded on July 11, 2011. The affected property has since been sold to RDB Whatley Place, LLC.

The recorded plat shows three parcels of land (± 1.32 acres total) that were to be deeded to the City of North Augusta for a future Greenway connection. The deeding of the land to the City was not completed at that time.

The property owner has recently provided the City with a Deed of Dedication and requested that the City accept the land transfer. Because some time has passed since the subdivision deed was recorded and there were no improvements made to the properties, City staff, in consultation with the City Attorney, have determined that neither a title certificate nor a maintenance guarantee will be required at the time of dedication. The attached dedication documents have been approved by the City Attorney.

The City may accept the three parcels of land shown on the attached plat and designated for future Greenway improvements. A draft resolution for the acceptance of the dedication is attached and a digital copy has been forwarded to the City Clerk.

Originals of the following documents are attached:

1. Deed of Dedication from RDB Whatley Place, LLC, for the three parcels; and
2. A minor subdivision plat approved by City staff on July 11, 2011 and recorded by the Aiken County RMC.

Additionally, a reduced copy of the minor plat is attached for agenda reproduction.

Please schedule the resolution accepting the RDB Whatley Place, LLC deed of dedication for consideration at the next available City Council meeting.

RETURN TO:
Donald H. White, P.C.
924 Stevens Creek Road, Ste. 101
Augusta, Ga. 30907

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

DEED OF DEDICATION

THIS INDENTURE, made and entered into this 13th day of October, 2015, by and between RDB WHATLEY PLACE, LLC., hereinafter referred to as the Party of the First Part, and CITY OF NORTH AUGUSTA, SOUTH CAROLINA, a municipal corporation and a political subdivision of the State of South Carolina, acting by and through its City Council, hereinafter referred to as the Party of the Second Part.

WITNESSETH

THAT the said Party of the First Part, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, and by way of dedication to the Party of the Second Part, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the Second Part, its successors and assigns, the following described property, to-wit:

All that certain piece, parcel or tract of land, with any improvements located thereon, situate, lying and being in the City of North Augusta, County of Aiken, in the State of South Carolina, being shown and designated as Parcel "A", containing 0.13 acre; Parcel "B", containing 0.54 acre; and Parcel "C", containing 0.65 acre, all designated "To Be Deeded To The City of North Augusta", and being shown on a plat prepared for T&P Knight Company, LLC, by Piedmont Surveying, Inc., April 5, 2009, and recorded in Plat Book 56, page 58, in the Office of the R.M.C. of Aiken County; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Derivation: Deed Book 4381, page 1713

Map/Parcel Nos.:

"Parcel A": 005-12-13-001;

"Parcel B": 005-12-15-002;

"Parcel C": 011-09-03-002

Grantee's Address: P.O. Box 6400
North Augusta, South Carolina 29841
Attn: North Augusta City Clerk

TO HAVE AND TO HOLD SAID PROPERTY and all singular the members and appurtenances therein belonging as aforesaid, and every part thereof, unto the said Party of the Second Part, its successors and assigns, forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
[Signature]

Notary Public,
My commission expires:

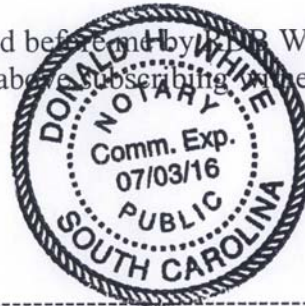
:
:RDB WHATLEY PLACE, LLC
:
:
:By *[Signature]* L.S.
:As Its: *[Signature]*
:

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

Sworn to, subscribed and acknowledged before me by RDB Whatley Place, LLC., by and through its authorized officer, and the above subscribing witness, this 13 day of October, 2015.

[Signature] (seal)
Notary Public,
My commission expires: 7/3/16



IN WITNESS WHEREOF, on this _____ day of _____, 2015, the herein below Party of the Second Part has executed this Deed of Dedication.

CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Signed, sealed and delivered
in the presence of:

By: _____
As its: _____

Witness

Attest: _____

Witness

As its: _____

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

Sworn to, subscribed and acknowledged before me by City of North Augusta, South Carolina, by and through its authorized representative and agent, and the above subscribing witness, this _____ day of _____, 2015.

_____ (seal)
Notary Public,
My commission expires:

2011014893
 PLAT
 RECORDING FEES \$10.00
 RECORDED & INDEXED
 07-11-2011 03:14 PM
 JUDITH WARRNER
 COUNTY CLERK
 WITH STEPHEN ROBERTS DEPUTY
 BK: PL 56
 PG: 58 - 58

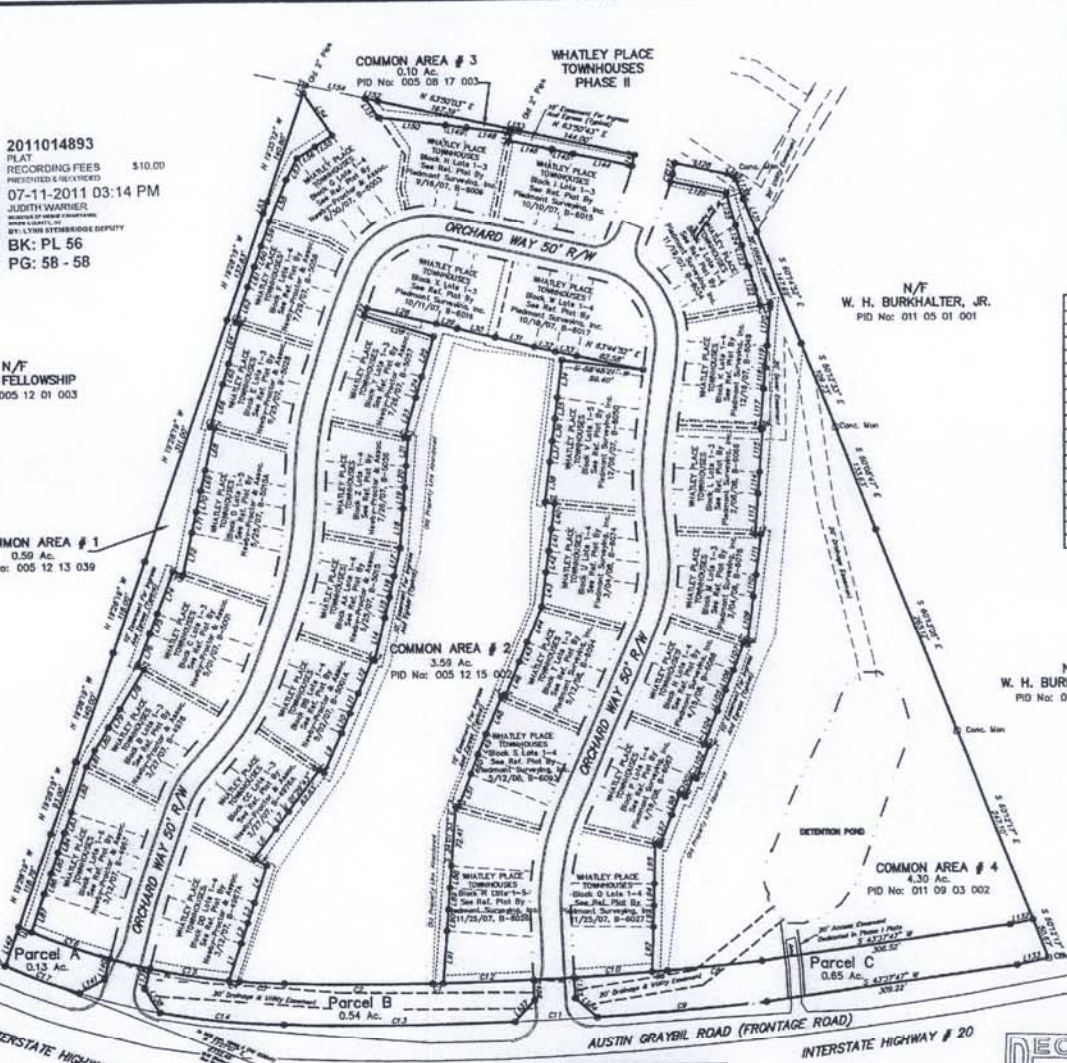
N/F
 GRACE FELLOWSHIP
 PID No: 005 12 01 003

COMMON AREA # 1
 0.59 Ac.
 PID No: 005 12 13 039

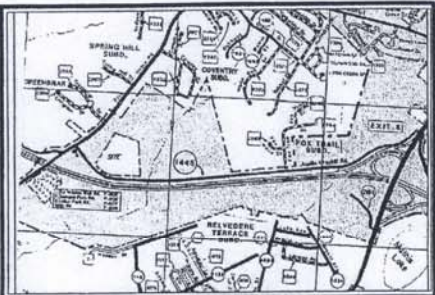
COMMON AREA # 2
 3.59 Ac.
 PID No: 005 12 15 002

COMMON AREA # 3
 0.10 Ac.
 PID No: 005 08 17 003

COMMON AREA # 4
 4.30 Ac.
 PID No: 011 09 03 002



APPROVED
 MINOR SUBDIVISION PLAT
 CITY OF NORTH AUGUSTA,
 SOUTH CAROLINA
 Pursued by § 8-22 of the South Carolina
 Development Code, this Minor Subdivision Plat was
 approved by the South Carolina Department of
 Economic and Community Development.
 BY *[Signature]* DATE 7/11/11



N/F
 W. H. BURKHALTER, JR.
 PID No: 011 05 01 001

N/F
 W. H. BURKHALTER, JR.
 PID No: 011 05 01 001

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4317.37	13.08	6.54	13.08	N 50°28'11" E	070°24'56"
C2	4317.37	182.02	91.03	182.01	N 51°53'50" E	224°56'56"
C3	835.37	55.40	27.71	55.39	N 54°23'12" E	314°59'07"
C4	835.37	13.18	6.59	13.18	N 56°44'19" E	034°14'14"
C5	835.37	16.67	8.33	16.67	N 74°40'49" E	130°30'00"
C6	4317.37	18.84	9.42	18.84	N 46°59'47" E	019°00'00"
C7	225.00	9.23	4.61	9.23	N 24°58'49" W	220°57'07"
C8	4317.37	116.53	58.27	116.52	N 46°05'53" E	132°47'27"
C9	4387.37	208.58	104.31	208.58	N 46°41'00" E	244°11'11"
C10	4317.37	94.51	47.26	94.51	N 47°44'55" E	170°15'00"
C11	4387.37	100.00	50.00	100.00	N 48°42'27" E	178°43'00"
C12	4317.37	111.29	55.65	111.29	N 49°46'40" E	178°37'00"
C13	4387.37	284.57	142.28	284.52	N 51°13'58" E	374°11'00"
C14	885.37	151.50	75.84	151.32	N 57°24'24" E	924°03'00"
C15	835.37	96.80	48.45	96.75	N 60°30'35" E	638°22'00"
C16	835.37	99.86	49.99	99.80	N 70°41'03" E	630°56'00"
C17	885.37	95.65	47.98	95.82	N 71°52'57" E	612°14'00"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
11	N 205°03'21"	43.40	181	S 18°28'20" E	26.20	1321	S 41°18'22" W	13.88
12	N 205°03'21"	20.00	182	S 18°28'20" E	26.20	1322	S 41°18'22" W	13.88
13	N 205°03'21"	20.00	183	S 18°28'20" E	26.20	1323	S 41°18'22" W	13.88
14	N 205°03'21"	48.81	184	S 21°50'18" E	56.85	1324	S 40°22'42" W	26.18
15	N 212°24'43"	13.78	185	S 21°50'18" E	56.85	1325	S 40°22'42" W	26.18
16	N 212°24'43"	40.85	186	S 21°50'18" E	54.30	1326	S 43°30'44" W	89.23
17	N 212°24'43"	26.00	187	S 20°18'48" E	31.56	1327	S 43°30'44" W	89.23
18	N 82°29'41" E	6.99	188	S 20°18'48" E	31.56	1328	S 43°30'44" W	89.23
19	N 143°04'04" E	53.88	189	S 20°18'48" E	35.00	1329	N 80°10'44" E	12.12
20	N 143°04'04" E	25.00	190	S 20°18'48" E	35.00	1330	N 80°10'44" E	12.12
21	N 143°04'04" E	25.00	191	S 20°18'48" E	35.00	1331	N 80°10'44" E	12.12
22	N 143°04'04" E	44.85	192	S 22°28'24" E	51.80	1332	S 80°06'56" E	58.84
23	N 143°04'04" E	13.08	193	S 22°28'24" E	51.80	1333	S 80°06'56" E	58.84
24	N 222°24'43"	54.30	194	S 18°50'20" E	55.08	1334	N 80°18'18" W	35.20
25	N 222°24'43"	26.00	195	S 18°50'20" E	55.08	1335	N 80°18'18" W	35.20
26	N 222°24'43"	40.85	196	S 18°50'20" E	47.88	1336	S 41°18'22" W	35.20
27	N 222°24'43"	34.43	197	S 18°50'20" E	47.88	1337	S 41°18'22" W	35.20
28	N 322°24'43"	47.71	198	S 02°05'42" E	75.84	1338	N 72°05'00" W	25.40
29	N 322°24'43"	26.20	199	S 02°05'42" E	75.84	1339	N 72°05'00" W	25.40
30	N 322°24'43"	26.20	200	S 02°05'42" E	75.84	1340	N 72°05'00" W	25.40
31	N 322°24'43"	24.98	201	S 11°24'42" E	24.18	1341	S 21°10'20" W	14.80
32	N 64°21'15" W	6.43	202	S 20°00'00" E	37.92	1342	N 18°28'18" W	10.15
33	N 220°18'18" W	35.20	203	S 20°00'00" E	37.92	1343	N 18°28'18" W	10.15
34	N 220°18'18" W	35.20	204	S 20°00'00" E	37.92	1344	S 43°17'24" W	73.89
35	N 220°18'18" W	35.20	205	S 20°00'00" E	37.92	1345	S 43°17'24" W	73.89
36	N 220°18'18" W	35.20	206	S 20°00'00" E	37.92	1346	S 43°17'24" W	73.89
37	N 220°18'18" W	35.20	207	S 20°00'00" E	37.92	1347	S 43°17'24" W	73.89
38	N 220°18'18" W	35.20	208	S 20°00'00" E	37.92	1348	S 43°17'24" W	73.89
39	N 220°18'18" W	35.20	209	S 20°00'00" E	37.92	1349	S 43°17'24" W	73.89
40	N 220°18'18" W	35.20	210	S 20°00'00" E	37.92	1350	S 43°17'24" W	73.89
41	N 220°18'18" W	35.20	211	S 20°00'00" E	37.92	1351	S 43°17'24" W	73.89
42	N 220°18'18" W	35.20	212	S 20°00'00" E	37.92	1352	S 43°17'24" W	73.89
43	N 220°18'18" W	35.20	213	S 20°00'00" E	37.92	1353	S 43°17'24" W	73.89
44	N 220°18'18" W	35.20	214	S 20°00'00" E	37.92	1354	S 43°17'24" W	73.89
45	N 220°18'18" W	35.20	215	S 20°00'00" E	37.92	1355	S 43°17'24" W	73.89
46	N 220°18'18" W	35.20	216	S 20°00'00" E	37.92	1356	S 43°17'24" W	73.89
47	N 220°18'18" W	35.20	217	S 20°00'00" E	37.92	1357	S 43°17'24" W	73.89
48	N 220°18'18" W	35.20	218	S 20°00'00" E	37.92	1358	S 43°17'24" W	73.89
49	N 220°18'18" W	35.20	219	S 20°00'00" E	37.92	1359	S 43°17'24" W	73.89
50	N 220°18'18" W	35.20	220	S 20°00'00" E	37.92	1360	S 43°17'24" W	73.89

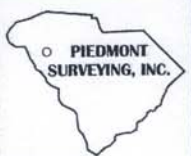
NOTES:
 1) NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
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 3) STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY RTK METHOD BASED ON NCS MONUMENTS SHAKESM (DE8549) AND 18190 C (DE8547), NAD 83 (2011). THE PROJECT COMBINED FACTOR = 0.99779441. ALL DISTANCES EXCEPT AS SHOWN ARE HORIZONTAL GROUND DISTANCES.
 4) A NEW # 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.

COMMON AREA TOTAL	
COMMON AREA # 1	0.59 Ac.
COMMON AREA # 2	3.59 Ac.
COMMON AREA # 3	0.10 Ac.
COMMON AREA # 4	4.30 Ac.
TOTAL	8.58 Ac.

FUTURE GREENWAY TO BE DEED TO THE CITY OF NORTH AUGUSTA	
PARCEL A	0.13 Ac.
PARCEL B	0.54 Ac.
PARCEL C	0.85 Ac.
TOTAL	1.52 Ac.

RECEIVED
 JUL 8 2011
 MP 11-006

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the Minimum Standards Manual for the practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.
 R. DANIEL PROCTOR P.L.S. # 11068



PLAT SHOWING WHITLEY PLACE TOWNHOUSES COMMON AREA PREPARED AT THE REQUEST OF T & P KNIGHT COMPANY, LLC LOCATED IN THE CITY OF NORTH AUGUSTA

COUNTY OF AIKEN SOUTH CAROLINA

SCALE: 1" = 100' DATE: 4/15/09



SURVEY DATA	
INSTRUMENT	DPT-3000
ADJUSTMENT	NONE
QUADRANGLE MAP	
TAX MAP	011 09 03 002
PARCEL	
FIELD WORK	CSMAP
DRAWN BY	R.D.P.
FILE NO.	C-12310914

NO.	DATE	DESCRIPTION	BY

814 EAST LAUREL AVE.
 GREENWOOD, S.C. 29049
 PHONE: 803-323-3787

SCALE

