



**CITY COUNCIL**

**REGULAR AGENDA**

**OF**

**FEBRUARY 1, 2016**



# Administration Department



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: January 29, 2016

SUBJECT: Agenda for Regular Meeting of February 1, 2016

## REGULAR COUNCIL MEETING

**ITEM 5. CITY PROPERTY: Authorization of the Sale of Real Estate Known as 499 Brookside Avenue, North Augusta, South Carolina to Acacia Masonic Lodge No. 315 – Ordinance, Third and Final Reading**

An ordinance has been prepared for Council's consideration on third and final reading authorizing the sale of real estate as shown on a plat prepared by K. L. Wise Surveyor, dated June 10, 1954, known as 499 Brookside Avenue, North Augusta, South Carolina to Acacia Masonic Lodge No. 315.

Please see the minutes of January 4, 2016 for a copy of the proposed ordinance.

**ITEM 6. BOARDS AND COMMISSIONS: **Appointments  
– Recommendation by Mayor****

Mayor Jones wishes to recommend the appointment of the citizens listed below to the respective boards and commissions. Council concurrence is requested.

<u>Name</u>	<u>Term Expires</u>	<u>New/Reappointment</u>
<u>Building Codes Board of Adjustments and Appeals</u>		
Danny Geddes	1/31/20	New
Forrest McKie	1/31/20	Reappointment

February 1, 2016

Municipal Election Commission

Ben Watson	1/31/22	Reappointment
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Planning Commission

Len Carter	1/31/20	Reappointment
Briton Williams	1/31/20	New

Parks, Recreation, and Tourism Commission

Nan Burns	1/31/20	Reappointment
Tom Dunaway	1/31/20	New

**ITEM 7.     FINANCE:   **Memorandum of Understanding Between Aiken County, South Carolina and the City of North Augusta, South Carolina Related to the Provision of Services by the Aiken County Treasurer and Auditor Utilizing Space at the North Augusta Municipal Building – Resolution****

A resolution has been prepared for Council’s consideration authorizing a Memorandum of Understanding between Aiken County, South Carolina, and the City of North Augusta, South Carolina related to the provision of services by the Aiken County Treasurer and Auditor utilizing space at the North Augusta Municipal Building.

Please see **ATTACHMENT NO. 7** for a copy of the proposed resolution and MOU.

**ITEM 8.     JUSTICE AND LAW:   **Municipal Judge - Appointment****

Section 13.1-2 of the City Code requires the appointment of a Municipal Judge. The appointment is made by City Council for a specific four (4) year term.

Thomas P. Murphy, who was first appointed on January 4, 1983, presently serves as Municipal Judge for North Augusta. Mayor Jones recommends to City Council the reappointment of Judge Murphy for a term of office to expire January 31, 2020. A motion of City Council is requested.

Please see **ATTACHMENT NO. 8** for a copy of the oath of office.

**ITEM 9.      PUBLIC UTILITIES:   Authorization to the City to Commence a Backyard Composting Program and Establishing Costs Related to the Purchase of Compost Bins – Resolution**

A resolution has been prepared for Council's consideration authorizing the City of North Augusta to commence a backyard composting program and establishing costs related to the purchase of compost bins.

Please see [ATTACHMENT NO. 9](#) for a copy of the proposed resolution.

**ITEM 10.     PUBLIC UTILITIES:   Memorandum of Understanding for Membership in the Savannah River Clean Water Fund – Resolution**

A resolution has been prepared for Council's consideration authorizing the Memorandum of Understanding for membership in the Savannah River Clean Water Fund.

Please see [ATTACHMENT NO. 10](#) for a copy of the proposed resolution, executive summary, and MOU.

**ITEM 11.     ZONING:       North Augusta Development Code, Proposed Map Amendment (Application RZM 15-005)**

**A.       Ordinance, First Reading**

An ordinance has been prepared for Council's consideration on first reading to amend the Zoning Map of the City of North Augusta, South Carolina by rezoning ±0.70 acres of land owned by Joseph S. and Christina D. Mondy and located at 1003 and 1007 Carolina Avenue, tax parcel numbers 007-06-16-011 and 007-06-16-012, from R-14, large lot single-family residential to R-10, medium lot single-family residential.

Please see [ATTACHMENT #11-A](#) for a copy of the proposed ordinance and memo.

**B.       Ordinance, Second Reading**

Pending Council's passage of the ordinance on first reading, it is submitted for Council's consideration on second reading.

February 1, 2016

**ITEM 12.    ZONING:    North Augusta Development Code, Proposed Map Amendment (Application RZM 15-006)**

**A.    Ordinance, First Reading**

An ordinance has been prepared for Council's consideration on first reading to amend the Zoning Map of the City of North Augusta, South Carolina by rezoning ±1.10 acres of land owned by KCK properties, LLC and located west of West Martintown Road, tax parcel number 002-08-03-027, from R-7, small lot single-family residential to OC, office commercial.

Please see **ATTACHMENT #12-A** for a copy of the proposed ordinance and memo.

**B.    Ordinance, Second Reading**

Pending Council's passage of the ordinance on first reading, it is submitted for Council's consideration on second reading.

ATTACHMENT 7

RESOLUTION NO. 2016-03  
AUTHORIZING THE EXECUTION OF MEMORANDUM OF UNDERSTANDING  
BETWEEN AIKEN COUNTY AND THE CITY RELATED TO THE PROVISION OF  
SERVICES BY THE AIKEN COUNTY TREASURER AND AUDITOR UTILIZING  
SPACE AT THE NORTH AUGUSTA MUNICIPAL BUILDING

WHEREAS, as a result of discussions between representatives of the City and Aiken County, a determination has been made that it would be advantageous to citizens of North Augusta as well as citizens of Aiken County within the North Augusta area that a satellite office for the Aiken County Auditor and Treasurer be located in the North Augusta Municipal Building; and,

WHEREAS, the City and County have discussed and negotiated a Memorandum of Understanding that will allow for the establishment of this offsite satellite service office on a trial basis; and,

WHEREAS, the Mayor and City Council have determined that it is in the City's best interest that this arrangement be pursued on a trial/temporary basis;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina in meeting duly assembled and by the authority thereof that the City is authorized to enter into the attached Memorandum of Understanding between Aiken County and the City of North Augusta concerning the placement of a satellite office for the County Treasurer and County Auditor in the North Augusta Municipal Building; and,

Be it further resolved that City Administrator is authorized to execute the Memorandum of Understanding on behalf of the City and arrange for the provision of facilities as outlined in the Memorandum of Understanding.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS THE \_\_\_\_ DAY OF FEBRUARY, 2016.

\_\_\_\_\_  
Lark W. Jones, Mayor

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk

MEMORANDUM OF UNDERSTANDING  
Between  
AIKEN COUNTY, SOUTH CAROLINA AND  
THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA

WHEREAS, Aiken County Council has received a request from the County Treasurer and County Auditor to allow their respective offices to provide offsite, satellite services on a trial basis in North Augusta; and,

WHEREAS, while the County continues to provide more services electronically through the County website, it is believed that there is a substantial number of people still wishing to conduct business with the County through traditional means; and,

WHEREAS, the County Treasurer and County Auditor believe the opportunity to improve customer access to their offices is through a satellite location in North Augusta; and,

WHEREAS, the Treasurer and Auditor have discussed the logistics with officials from the City of North Augusta as well as with the appropriate personnel with the County to determine the steps needed to establish this satellite office; and,

WHEREAS, Aiken County and the City of North Augusta wish to proceed with the establishment of a satellite office for the County Treasurer and County Auditor on a trial basis.

NOW, IN CONSIDERATION OF THE TERMS AND CONDITIONS STATED BELOW, THE PARTIES UNDERSTAND AND DO AGREE:

A. PURPOSE:

The purpose of this Memorandum of Understanding is to establish a mutually agreeable framework for Aiken County to provide services from the County Treasurer and County Auditor in the North Augusta Municipal Building.

B. MUTUAL BENEFIT:

Both the County and City agree that it is in their mutual interest and benefit to work cooperatively to establish this satellite office in order to provide greater access by citizens to the services provided by the County Treasurer and County Auditor.

C. RESPONSIBILITIES OF THE COUNTY:

The County shall:

1. Provide the necessary office furniture, hardware, and software for connection of the North Augusta Municipal Building to the Aiken County Government Center and cause the installation of same at no cost to the City;



2. Provide suitable personnel to staff the offices and notify the City of the days of the week the office will be operational;
3. County personnel shall adhere to all North Augusta building and employee policies while working in the Municipal Building, however, County personnel shall remain subject to the Aiken County Personnel Code and Policy Manual;
4. County personnel shall not be responsible for assisting with City functions while working at the Municipal Building;
5. Provide all required insurance coverage for the employees working at the satellite location currently provided, including worker's compensation, surety bond, liability;
6. Provide a certificate of insurance to the City listing the City as an additional insured;

#### D. RESPONSIBILITIES OF CITY

The City shall:

1. Provide suitable workspace within the secure area of the Finance Department for operation of the satellite offices of the Treasurer and Auditor;
  2. Provide access to communications devices and other necessary technology to allow for the network connection between the North Augusta Municipal Building and the Aiken County Government Center;
  3. Provide access for employees of the Treasurer and Auditor during regular business hours for the City of North Augusta;
  4. City personnel shall not be responsible for assisting with the functions of the County Auditor or County Treasurer's Offices;
  5. Provide appropriate liability insurance for any accident that occurs while a citizen is visiting the North Augusta Municipal Building to conduct business with the County Treasurer or County Auditor;
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#### E. TERM

1. This agreement is effective upon the date of execution by both parties and will terminate at the end of the six month trial period unless it is mutually agreed to extend the agreement for an additional period of time. In that event, a new term will be decided at the end of the original agreement. Either party may terminate this agreement by providing 30 days written notice to the other party.

#### F. LIABILITY

1. Both parties shall be responsible for maintaining their own appropriate insurance coverage and shall not be liable for any actions of the other party associated with the approved work plan during the term of this agreement.

#### G. MODIFICATION

1. This agreement may not be amended, changed, or modified without the prior written consent of each party.

*City of North Augusta, South Carolina  
County of Aiken*

***OATH OF APPOINTMENT  
MUNICIPAL JUDGE***

“I do solemnly swear that I am duly qualified, according to the Constitution of this State, to exercise the duties of the office to which I have been appointed, and that I will, to the best of my ability, discharge the duties thereof, and preserve, protect, and defend the Constitution of this State and the United States. I pledge to uphold the integrity and independence of the judiciary; I pledge, in the discharge of my duties, to treat all persons who enter the courtroom with civility, fairness, and respect; I pledge to listen courteously, sit impartially, act promptly, and rule after careful and considerate deliberation; I pledge to seek justice, and justice alone; So help me God.”

\_\_\_\_\_  
*Thomas P. Murphy*

SWORN to before me this the \_\_\_\_\_  
day of February, 2016.

\_\_\_\_\_  
*Notary Public of South Carolina*

My Commission Expires: \_\_\_\_\_

## ATTACHMENT 9

### RESOLUTION NO. 2016-04

### A RESOLUTION AUTHORIZING THE CITY TO COMMENCE A BACKYARD COMPOSTING PROGRAM AND ESTABLISHING COSTS RELATED TO THE PURCHASE OF COMPOST BINS

WHEREAS, the City has received a solid waste reduction grant from the South Carolina Department of Health and Environmental Control which has provided the City with 250 compost bins for utilization in such program; and,

WHEREAS, the compost bins were delivered to the City on December 11, 2015; and,

WHEREAS, the grant also included \$2,000.00 to promote a new residential backyard composting program; and,

WHEREAS, the objective of the program is to offer sanitation customers additional ways to recycle food and yard waste, that would otherwise be disposed of in landfills; and,

WHEREAS, the grant requires that the proceed from the sale of the bins that are provided as part of the grant are to be used to purchase additional bins to sell to sanitation customers that are interested in composting; and,

WHEREAS, the retail cost of such bins, at the present time, would be approximately \$100.00 to customers; and,

WHEREAS it is the intent of the Public Services Department to sell the 250 bins that have been provided at a cost of \$35.00 per bin to encourage persons to take part in this program; and,

WHEREAS, the mayor and City Council have determined that this is a project that should be pursued by the City; and,

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina as follows:

1. The Director of Public Services is authorized to institute a composting program through his department in accordance with the requirements associated with the grant provided to the City by the South Carolina Department of Health and Environmental Control;
2. The sale of the 250 composting bins provided by the grant at the price of \$35.00 each is authorized.
3. Following the utilization of the 250 bins received as part of the grant, the Department is authorized to purchase additional bins, utilizing the proceeds from the sale of the initial bins.
4. That the bins sold to the customers, following the utilization of all of the bins from the grant, shall be sold at a price not to exceed the actual cost to the City for such bins.

5. This resolution provides for the use of funds generated by the sale of the original bins provided by the grant, as well as the \$2,000.00 included as part of the grant.
6. No additional funds, other than those identified above are authorized to be spent by the City relative to this program unless additional funds are hereafter provided for pursuant to the annual City budget.
7. This resolution shall become effective immediately upon its adoption.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS THE \_\_\_\_ DAY OF FEBRUARY, 2016.

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Lark W. Jones, Mayor

ATTEST:

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Donna B. Young, City Clerk

ATTACHMENT 10

RESOLUTION NO. 2016-05  
A RESOLUTION TO APPROVE THE MEMORANDUM OF UNDERSTANDING FOR  
MEMBERSHIP IN THE SAVANNAH RIVER CLEAN WATER FUND

WHEREAS, the Savannah River is the sole source of drinking water for the City of North Augusta; and

WHEREAS, the protection of water quality of this water source is not only environmentally sound but also makes water purification for drinking less expensive, and

WHEREAS, the Savannah River Clean Water Fund (SRCWF) permanently protects properties within the watershed through purchase and conservation easements and funds land management practices such as vegetative buffers around agricultural fields, and

WHEREAS, the 2016 budget of the City of North Augusta already includes the membership fee in the SRCWF, and

WHEREAS, the Beaufort-Jasper Water and Sewer Authority, City of Savannah, Augusta Utilities, Columbia County, GA and other potential partners desire to partner with the fund for the protection of the Savannah River.

NOW THEREFORE, LET IT BE RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina that they hereby authorize the City Administrator to sign and execute the Memorandum of Understanding for membership in the Savannah River Clean Water Fund (SRCWF).

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS THE \_\_\_\_ DAY OF FEBRUARY, 2016.

\_\_\_\_\_  
Lark W. Jones, Mayor

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter "MOU"), is made and entered into this \_\_\_\_ day of June, 2015, by, between and among Beaufort-Jasper Water and Sewer Authority (hereinafter, "BJSWA"), City of Savannah, Water Resources and Public Works (hereinafter "City of Savannah"), Augusta Utilities, Columbia County, Alken County, City of North Augusta, hereinafter referred to individually as a "Partner" and collectively as "Partners," and the Savannah River Clean Water Fund, a Georgia non-profit corporation, hereinafter referred to as the "Fund." The Partners and the Fund are collectively known as the "Parties")

### WITNESSETH:

WHEREAS, the Partners agree that protecting the water quality of the Savannah River from increased non-point source pollution is in the best interests of all the water and wastewater utilities that rely on the River;

WHEREAS, the Fund is a Georgia non-profit corporation, whose mission is to protect, preserve and enhance the water quality in the Savannah River Basin below the Strom Thurmond/Clarks Hill Dam (hereinafter, the "Watershed");

WHEREAS, the Partners recognize that land protection thru acquisition, conservation easements, and implementation of management plans for certain land use activities are critical to maintaining the good quality of current drinking water supplies;

WHEREAS, the Partners recognize the value of using common resources effectively;

WHEREAS, the Partners recognize that the protection of water quality is best achieved through a coordination of efforts between the Partners; and

WHEREAS, the Partners wish to enter into a cooperative working agreement with each other and with the Fund through this MOU for the purpose of protecting water quality and the assimilative capacity in the Savannah River;

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions, the Partners and Fund hereby agree as follows:

#### I. Purpose

The purpose of this Memorandum of Understanding (MOU) is to formalize a mutual collaboration between the Partners and the Fund, to protect the drinking water quality and the assimilative capacity of the Savannah River.

## II. Objectives

Within the context of this MOU, the Partners intend to work collaboratively to achieve water quality protection by initiating the following three (3) objectives:

- A. The Lower Savannah River Watershed (that area of the Savannah River Basin beginning immediately below and down river from the J. Strom Thurmond Dam (a/k/a Clarks Hill Dam), including the streams, creeks, tributaries and lands adjacent thereto) is a 2.8 million acre watershed (the "Watershed") with approximately 78% forest cover. The watershed's network of natural features protects water quality by filtering sediment and assimilating nutrients. Land use directly impacts water quality and forested watersheds produce the highest water quality. Based on the recommendation of the Nature Conservancy, the Partners agree to position a minimum of 60% or 1.7 million acres of the Lower Savannah River Watershed in some form of land cover that provides protection for water quality.
- B. There are established scientific research programs focusing efforts on water quality within the Lower Savannah River Watershed. The Partners agree to support these efforts as a method of monitoring current and future conditions in the river.
- C. An important element of protecting water quality is applying best management practices for land activities such as agriculture, silviculture, and timber harvesting. The Partners agree to support outreach programs that protect water quality through improved land management.

## III. Land Protection Priorities

The Watershed Management Priority Index (WMPI) was employed to assess areas of land based on features considered to protect water quality (Appendix A). Properties totaling 210,000 acres are marked as critical for the distinction of having the most influence on water quality. The remaining 960,000 acres are categorized by proximity to the critical properties and the ability to advance performance of those properties. The Partners agree that critical properties shall be permanently protected through land acquisition and conservation easements with standards that protect water quality. Properties of importance or those influencing the performance of the critical areas shall be protected by the adoption and application of superior land management practices. Other methods such as deed restrictions may be considered as long as such methods are effective in providing drinking water quality protection.

## IV. Responsibilities of the Fund

- A. The Fund is a non-profit Georgia corporation, established to promote permanent land protection, responsible land management practices and scientific research in the Watershed. The Fund hereby agrees to act as a conduit through which the Partners can provide funding for bargain-sale easements, fee acquisition, land

management practices, and scientific study and research, as well as any other purpose which the Partners and the Fund may agree to promote, within the Watershed, as set forth in this MOU.

- B. The Fund shall only accept applications from Qualified Applicants for use of the allocated funds provided by the Partners, in accordance with their individual funding levels and restrictions. The Fund and the Partners shall develop an application process by which applicants are qualified for participation, applications from those Qualified Applicants are screened and then screened applications are submitted to the Board of the Fund for preliminary approval. All applications approved by the Fund shall be submitted to the Partners for final funding approval.
- C. Board meetings to consider approval of applications shall be open to the Partners and the public.
- D. The Fund may have up to twelve (12) directors. Presently, the Fund is governed by a four (4) member interim board of directors, which shall serve for the full three (3) years of this MOU. The Partners may each appoint two (2) individuals to serve as directors of the Fund, except that Augusta and Columbia County may each appoint only one (1) individual to serve as a director of the Fund. All appointed directors shall serve for the full three (3) years of this MOU.
- E. Board members shall not be employed by a Partner nor be elected or appointed to govern in the interest of a Partner. Furthermore, Board members shall not be employed by a Qualified Applicant nor appointed to govern in the interest of a Qualified Applicant.

**V. Responsibilities of the Partners**

- A. Each Partner agrees to allocate funds in the following amounts each year, for three (3) consecutive years, to support the goals of this MOU as set forth below:

Partner	Land Protection	Science/Land Management
1. Augusta Utilities	Augusta Utilities, Columbia Co., Aiken Co. & North Augusta (or any combination thereof) \$400,000 in aggregate, to be proportioned between them as they may agree.	Augusta Utilities, Columbia Co., Aiken Co. & North Augusta (or any combination thereof) \$200,000 in aggregate, to be proportioned and allocated as they may agree.
2. Columbia County		
3. Aiken County		
4. North Augusta		
5. BJWSA	\$300,000	
6. City of Savannah	\$300,000	



- B. Each Partner agrees to direct all applications for the allocated funds through the Fund, and not to accept nor process any application for the allocated funds outside of the process established by this MOU or any addendum hereto.
- C. Each Partner agrees to develop a process with the Fund for final approval of applications which have been preliminarily approved by the Fund, and for disbursement of the Partner's allocated funds once the Partner has given final approval for an application. No Partner shall be obligated to make any disbursement or payment under this Agreement to the Fund nor to any Qualified Applicant or any other party until such time as the Partner has obtained final approval from its respective governing body (county commission, city council or board of directors), and all of the Partner's individually established criteria for approval and funding have been fully met to the Partner's satisfaction.

#### **VI. Miscellaneous**

This MOU sets forth the entire understanding of the Parties with respect to this matter and supersedes all prior discussions, negotiations, understandings or agreements. The Parties shall have the authority to negotiate and execute amendments to this MOU as deemed necessary to ensure the proper execution of measures for the protection of water quality in the Savannah River Watershed. No Party shall have a cause of action against another Party with respect to this MOU or in connection with matters arising out of this MOU.

#### **VII. Commencement/Duration/Termination**

This MOU takes effect when signed by all Parties, but the funding commitments of the Partners shall not commence before July 1, 2015, (the funding commencement date), and will remain in effect for a period of three (3) years from the funding commencement date. This MOU may be extended at any time per the mutual written consent of the Parties. Any Partner shall have the right to withdraw its participation in this MOU upon 90 days written notice to all other Partners. If a Partner elects to withdraw its participation, the Partner will no longer be required to maintain a designated account for the Fund and the remaining balance in the Partner's Fund Account at the time of withdrawal will be released for use by the Partner at its sole discretion.

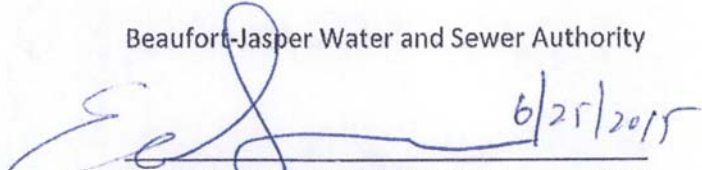
Termination by a Partner shall not cause termination of the MOU, and it shall continue in force as long as there are at least two Partners in the MOU. The Partners and the Fund agree to act in good faith to carry out the objectives of this MOU, however, no Partner shall be obligated to disburse all, or any portion, of the funds committed herein unless the projects submitted to the Partner by the Fund meet the Partner's individual requirements.

#### **Appendices**

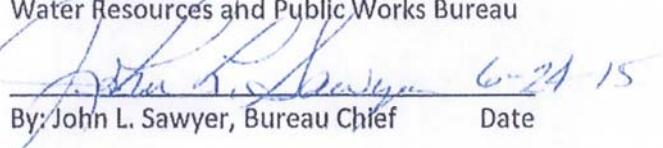
- A. Lower Savannah River Basin Watershed Management Priority Index

IN WITNESS WHEREOF, each Party has caused this instrument to be executed in its name by its duly authorized officials.

Beaufort-Jasper Water and Sewer Authority

  
By: Ed Saxon General Manager Date 6/25/2015

City of Savannah  
Water Resources and Public Works Bureau

  
By: John L. Sawyer, Bureau Chief Date 6-24-15

August Utilities

\_\_\_\_\_  
By: Date

Columbia County

\_\_\_\_\_  
By: Date

Aiken County

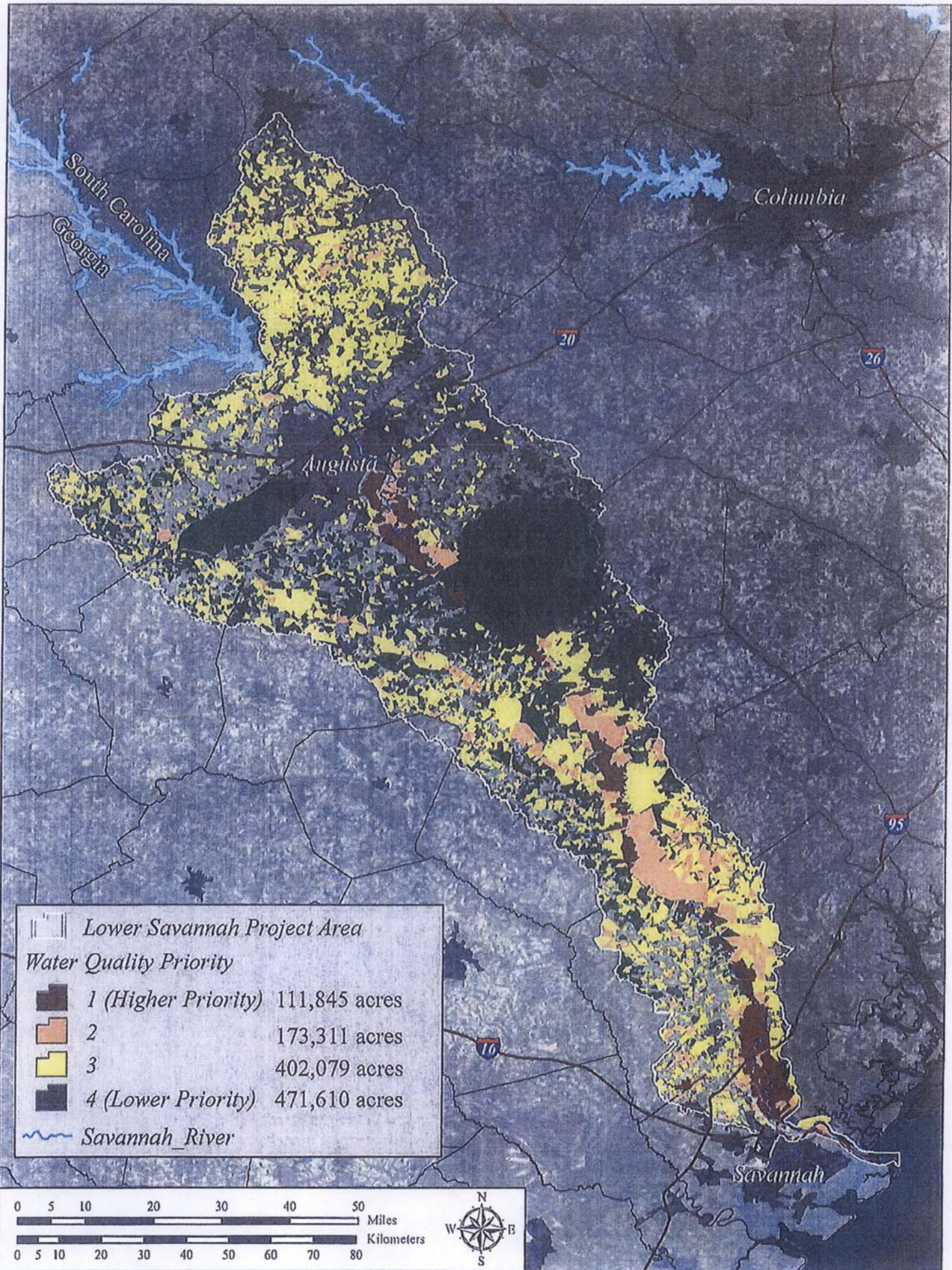
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
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Savannah River Clean Water Fund


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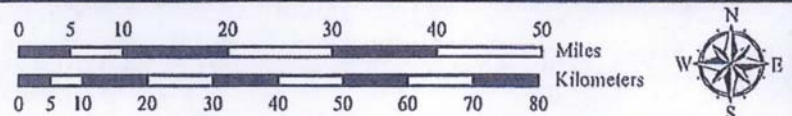


 Lower Savannah Project Area

*Water Quality Priority*

	1 (Higher Priority)	111,845 acres
	2	173,311 acres
	3	402,079 acres
	4 (Lower Priority)	471,610 acres

 Savannah River



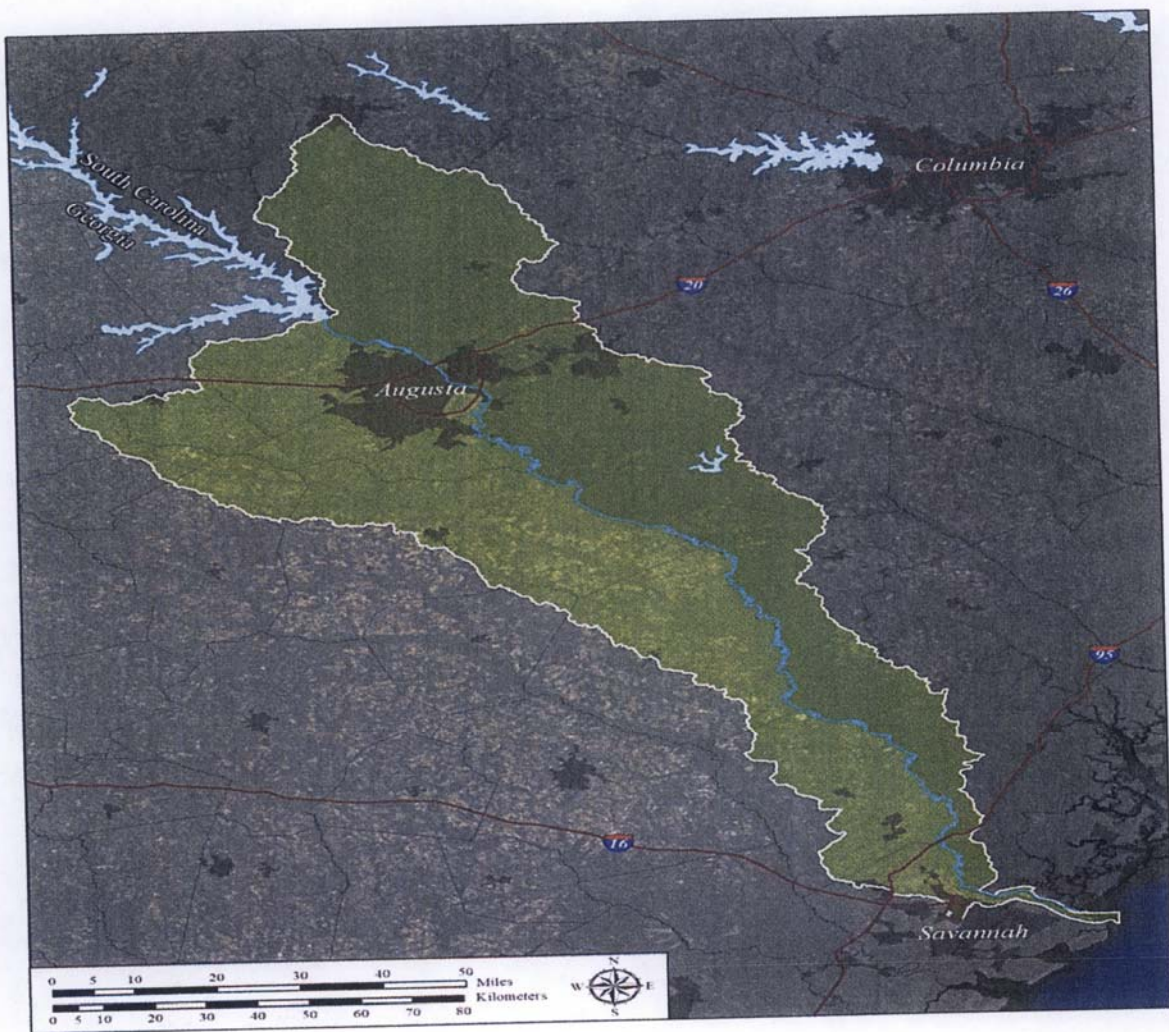


## THE SAVANNAH RIVER CLEAN WATER FUND ("FUND")

### AN EXECUTIVE SUMMARY: AS OF OCTOBER 2014

*Befitting its history as one of the original colonial trade routes, the Savannah River supports a wide variety of human and natural values, and serves as a critical water resource to the states of Georgia and South Carolina alike.*

The Watershed and its Beneficiaries. The last dam at New Savannah Bluff, just downstream of the City of Augusta, gives way to a free-flowing river, emptying 200 miles later into the Atlantic Ocean. Just upstream of New Savannah Bluff, the Clarks Hill / J. Strom Thurmond hydropower facility controls the lower river's flow. The 2.8 million acre watershed presently provides drinking water to over 550,000 people. Many more depend on the river as an outlet for wastewater discharge. Numerous businesses and major industries rely on its water for both intake and discharge use.



The Fund's Beginning. In 2009, the South Lowcountry (SOLO) Task Force of state and federal government agencies, non-profits, landowners, and business and private interests agreed to the explicit connection between the land resources of the Savannah Basin and their impact on raw water supplies. Knowing forest cover is still sufficient to assure raw water quality and development pressures have not yet risen to the point that land protection at a scale sufficient to protect water quality is cost-prohibitive, they agreed to make the protection of the river corridor and watershed a top priority. To start, the Task Force formed a special Steering Committee consisting of key Task Force members and added to it representatives from water utilities, state regulatory agencies and others. The Steering Committee's work has led to the formation of a new water protection fund which is now called the Savannah River Clean Water Fund ("Fund"). In August of 2014, Articles of Incorporation were filed to legally form the organization. 4 of the 8 board members have been selected and the Fund is now applying for non-profit, tax exempt status.

The Fund's purpose and goals. The Fund has been organized and formed to act as a central voice, a "go-to" organization for the benefit of water quality in the Savannah River. The 3 general goals to benefit water quality are:

1. Permanently Protect Land. Permanent land protection through acquisition, conservation easements, deed restrictions, and other legal forms of land use restrictions;
2. Promote Best Land Management Practices. Adoption of responsible land stewardship and land management practices;
3. Support Science and Research. Education and scientific research related to water quality.

The River's Capacity to Serve The Beneficiaries' Needs. In light of current demands for drinking water and the opinion shared by professionals that the river is already "at capacity" in terms of discharge, river water to support future growth of community or industry will be dependent on maintaining or improving current water quality standards. Those water quality standards depend in large part on the health and quality of the land surrounding the river.

The Savannah River is at a critical juncture. Forest cover within the watershed is still sufficient to assure raw water quality, but development pressures are building. From 2000 – 2006, the population of the Augusta-Aiken Metropolitan Statistical Area increased by 4.72%; Savannah grew by 9.22%. Substantial expansion is planned for the Hardeeville, SC area, prospectively creating one of the largest incorporated areas in South Carolina. Should conditions within the watershed deteriorate, water quality and quantity will suffer

Natural Land Supports Water Quality. The Natural Land Goals for The Watershed. Today the 2.8 Million acre watershed is largely rural, with 78% forest cover. The watershed is a great example of *green infrastructure* – a network of natural features that provide critical products and services, including flood flow retention, nutrient and sediment trapping, excellent recreational opportunities, clean air, fish and wildlife, recreational opportunities, property values, and natural products through commercial fishing, timbering, farming, and other resource-based activities.

Extensive watershed science and practical experience demonstrates that land use leads directly to water quality. The cleansing effect of natural land is well established in science, with the amount of natural land necessary to promote water quality varying by locale. In this watershed, keeping 60% of the watershed in some form of natural land is the goal, based on established science. A 2.8 Million acre watershed at a 60% natural land cover goal yields 1.67 Million acres. At present, about 500,000 acres are secured, leaving 1.17 Million acres remaining.

Prioritization of the Watershed. The Fund has concluded high priority lands should be permanently protected, with conservation easements as the most cost effective tool, while important but less critical lands can help water quality by adoption and use of appropriate land management practices. Recognizing it will be difficult or impossible to buy land or pay for easements for 1.17 Million acres, that not all natural and rural land areas are created equal in their contribution to raw water quality, and that priorities can be made geographically explicit, the Fund saw a clear need for the prioritization of land investment transactions. Using a tool called the Watershed Management Priority Index (WMPI), the Fund detailed land cover, soil and elevation data to identify the areas most critical to water quality maintenance. The river corridors emerged as high priority areas, an intuitively obvious conclusion, but other areas were graded as well; the results were integrated within legal tract boundaries, providing a mechanism to rank individual tracts on their relevance to raw water quality. As a result of this prioritization, it was determined that about 210,000 of the total 1.17 Million acres are most critical in terms of their contribution to water quality, with the balance of about 960,000 acres ranked important but not most critical.

The Investment Need for the Fund's 3 General Water Quality Goals. The 3 general goals are to permanently protect land, promote best land management practices and to support science and research. Each will require investment, estimated as follows:

Goal #1. Permanent Land Protection. In the watershed's recent years, conservation easement bargain purchases have approximated \$250 per acre, which for 210,000 acre high priority acres comes to a financial need of \$52 Million. Assuming a multi-decade period to meet that permanent land protection need, the Fund has determined it will need to raise on average \$2 Million per year (in present value dollars). To sustain a \$2 Million per year investment stream over an extended period is a considerable challenge. To address the challenge the Fund has elected to look to the most logical investors...those who now benefit or will benefit directly from the results of the investment, specifically, the present and future water users and dischargers to the river. Knowing the burden of maintenance of water quality in the river should not (or financially cannot) be borne exclusively by any one user group, the Fund has assumed a fair allocation of the \$2 Million annual need to one-half (\$1 Million) from major water and sewer utilities, with the balance from other sources such as small water and sewer utilities, industry, state and federal funding, local green initiatives, private and public foundation investment, NGO's and other third party sources.

Goal #2. Land Management Practices. Best land management practices are numerous in scope and definition, and may be found within state and federal standards and regulations, and by practices and procedures of professional foresters and farmers and their trade associations. The Fund anticipates it will offer landowners co-payments for existing state and federal programs, with emphasis to those water quality programs of NRCS. Typical program terms are 20 years. Some are shorter. The Fund will work to raise sufficient levels of investment to meet the demand for this need.

Goal #3. Science and Research. The Fund recognizes the need for theoretical and applied science to continually clarify the relationship of land use to water quality, and identify the conditions under which water quality is improved, maintained, or degraded. It is envisioned future science efforts will demonstrate the effect of Fund activities, and guide the evolution of the Fund towards an organization that maximizes returns on investment toward water quality protection and restoration. The Fund will also benefit from a regular practice of scientific review.

In recognition of the above, the Fund's Board of Directors will work to develop a science based program, and will work to procure appropriate third party funding, to engage internal and external

partners to build consensus on a science agenda that identifies the most immediate science needs in the Savannah basin; to provide non-financial support to science efforts relevant to its mission; to provide direct financial support to relevant science efforts arising from directives and associated funding from investor(s); and, to conduct a review of watershed science every 5 years to stay abreast of best practices in user-supported watershed conservation and management.

The Organization, Operations and the Challenge Grant. Assuming a satisfactory level of commitment to meet the expected \$1 Million permanent land protection need, the Fund will begin operations, expected on or before July 1, 2015. Current plans are to locate the Fund's headquarters in Savannah, GA, where a to-be-hired Executive Director will operate. It is anticipated the Fund's operating and overhead needs will approximate \$200,000 per year. Knobloch Family Fund has committed \$100,000/year for three years for operating expenses, if two conditions are met:

- The major water utilities contribute \$1,000,000 annually for permanent land protection;
- A match of \$100,000 for operating expenses is raised from the private sector.

Acknowledging the Fund Benefactors. The Steering Committee has performed admirably to date, while incurring costs of about \$116,000, principally to engage facilitation and financial consultants, for science research, and for marketing expenses. With many thanks to The Nature Conservancy for their tireless contributions of time, talent and mapping (and to their supporters as well), the Steering Committee has procured third party funding to date for startup expenses as follows:

• The Gaylord and Dorothy Donnelley Foundation	\$73,350
• Knobloch Family Foundation	\$25,000
• U.S. Endowment for Forestry and Communities	<u>\$25,000</u>
• Totals	\$123,350

Conclusion. The quality of life in the Savannah River depends on a reliable supply of clean, abundant, and affordable water. Implementing the Fund's mission will not only support water quality, but will also help ensure and preserve rural lifestyles, maintain and create family-supporting jobs provided by forestry and agriculture, and benefit wildlife habitat. This project is a ground-breaking, national model for how two states and multiple utilities can work cooperatively to protect water resources.

ATTACHMENT 11-A

ORDINANCE NO. 2016-03  
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,  
SOUTH CAROLINA BY REZONING ±0.70 ACRES OF LAND OWNED BY  
JOSEPH S. AND CHRISTINA D. MONDY AND LOCATED AT 1003 AND 1007  
CAROLINA AVENUE, TAX PARCEL NUMBERS 007-06-16-011 AND 007-06-16-012,  
FROM R-14, LARGE LOT SINGLE-FAMILY RESIDENTIAL TO R-10, MEDIUM LOT  
SINGLE-FAMILY RESIDENTIAL

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's 2005 Comprehensive Plan; and

WHEREAS, pursuant to Section 5.3, North Augusta Development Code, the North Augusta Planning Commission may recommend amendments to the Zoning Map, provided such amendments are consistent with the City's 2005 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following a January 21, 2016 public hearing, reviewed, considered and approved an amendment to the Zoning Map and recommended said amendment to the City Council for approval.

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 property owned by Joseph S. and Christina D. Mondy, located at 1003 and 1007 Carolina Avenue, containing ±0.70 acres, and shown on the map prepared by the City of North Augusta dated December 31, 2015 and attached hereto as Exhibit A, is hereby rezoned from R-14, Large Lot Single-Family Residential to R-10, Medium Lot Single-Family Residential. The subject property is identified by the following Aiken County Tax Map Block and Parcel Numbers:  

007-06-16-011  
007-06-16-012
- II. Said property being officially rezoned to the classification R-10, Medium Lot Single-Family Residential in accordance with the map attached hereto as Exhibit A, the official Zoning Map of the City of North Augusta is to be so amended.
- 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 third and final reading.



ORDINANCE TO AMEND ZONING MAP - JOSEPH S. AND  
CHRISTINA D. MONDY

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY  
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

\_\_\_\_\_  
Lark W. Jones, Mayor

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

Third and Final Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk



Exhibit A  
RZM 15-005

Hampton Ter

Carolina Ave

R-7

R-14

R-7

T.P.N.s 007-06-16-011 &  
007-06-16-012  
Approximately 0.70 Acres

R-14

W Arlington Hts

R-7

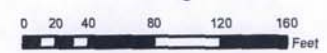
R-7



Application Number RZM 15-005  
Tax Parcel Numbers

007-06-16-011 and 007-06-16-012

A Request to Rezone from  
R-14, Large Lot, Single-Family Residential to  
R-10, Medium Lot, Single Family Residential



# Department of Planning and Development



Memorandum # 16-02

City of North Augusta

**To:** B. Todd Glover, City Administrator

**From:** Scott Sterling, AICP, Director *Scott*

**Subject:** Application Number RZM 15-005 – A request by Glen F. Thompson, representing Joseph S. and Christina D. Mondy, to rezone ±0.70 acres of land located at 1003 and 1007 Carolina Avenue, Tax Parcel Numbers 007-06-16-011 and 007-06-16-012, from R-14, Large Lot Single-Family Residential, to R-10, Medium Lot Single-Family Residential.

**Date:** January 22, 2016

## Summary

Applicant	Joseph S. and Christina D. Mondy
Project Name	Mondy Rezoning
General Location	1003 and 1007 Carolina Avenue
Parcel Number	007-06-16-011 and 007-06-16-012
Existing Zoning	R-14, Large Lot, Single-Family Residential
Proposed Zoning	R-10, Medium Lot, Single-Family Residential
Future Land Use	Low Density Residential
Proposed Use	Residential Development

## Planning Commission Recommendation

On January 21, 2016, after a duly advertised and convened public hearing, the Planning Commission considered a request to rezone the ±0.70 acre property located at 1003 and 1007 Carolina Avenue from R-14, Large Lot, Single-Family Residential, to R-10, Medium Lot Single-Family Residential. **The Planning Commission recommended, on a 3-2 vote, that City Council rezone the property as proposed.**

Please schedule this application for City Council consideration and action. A draft ordinance approving the Zoning Map amendment is attached and a digital copy has been provided to the City Clerk.

## History

The site is currently vacant. The subject properties were originally developable lots according to the 1891 Boeckh Plat. In reviewing the 1912 Summers Plat, the subject parcels were no longer developable lots as they were included in the Hampton Terrace

Hotel property. After the hotel was destroyed by fire in 1916, lots were again platted and single-family development occurred.

**Site Conditions**

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Existing Zoning</b>
Subject Parcel	Vacant	Low Density Residential	R-14, Large Lot, Single-Family Residential
North	Vacant	Low Density Residential	R-14, Large Lot, Single-Family Residential
South	Single-Family Dwelling	Low Density Residential	R-7, Small Lot, Single-Family Residential
East	Single-Family Dwelling	Low Density Residential	R-14, Large Lot, Single-Family Residential
West	Church	Low Density Residential	R-7, Small Lot, Single-Family Residential

**Access** – The sites currently have access from Carolina Avenue and the corner lot from Arlington Heights as well.

**Topography** – The properties have some topography sloping from north to the southwestern corner. No significant vegetation exists on the subject parcels.

**Utilities** - Potable water is available from Carolina Avenue through a six (6) inch line and four inch line in Arlington Heights. There are eight (8) inch sanitary sewer lines in both roads. A stormwater line is located on the corner of the subject property and has two aboveground inlet structures.

**Floodplain and Environmental Conditions** - The site is not within federally designated floodplain or wetlands.

**Drainage Basin** – This project is located within Waterworks Drainage Basin. Stormwater Management has conducted an updated baseline assessment of the basin streams within the basin and rated it as fair with some water quality impairments and channel degradation (most of which is down behind the Public Safety buildings on Riverside Boulevard).

**Public Notice**

A notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on January 4, 2016. The property was posted with the required public notice on January 6, 2016. The rezoning request and scheduled date of the Planning Commission public hearing was published on the City's website [www.northaugusta.net](http://www.northaugusta.net) and in *The Star* on

January 6, 2016. The Planning Commission held the public hearing and made its recommendation in regular meeting on Thursday, January 21, 2016.

### **Findings and Analysis**

Section 5.3.6 of the North Augusta Development Code (NADC) provides the minimum approval criteria to be used in determining a recommendation to City Council. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning.

#### **1. The size of the tract in question (§5.3.6.1).**

The subject properties are approximately 0.70 acres in total area. The property meets the minimum R-10 lot area for three (3) lots at 10,000 square feet required by the Development Code. The applicant has an interest in developing the properties with residential dwellings and a shared access for all three lots from Arlington Heights. The current combined lot area of the subject properties provide a redevelopment opportunity for three slightly smaller lots.

#### **2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2 (§5.3.6.2).**

The proposed rezoning would provide a redevelopment opportunity within the original planned City. The 2005 Comprehensive Plan has goals and objectives about encouraging the revitalization of older neighborhoods with appropriate infill development, more compact development patterns and higher quality design and building materials. The proposed rezoning appears to conform and further the goals of the Comprehensive Plan.

#### **3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether (§5.3.6.3):**

##### **a. The proposed rezoning is compatible with the surrounding area (§5.3.6.3.a);**

The proposed rezoning would provide additional residential development in the original City. Shared access is planned from the existing street network, a desired goal of the City. It would appear that the proposed rezoning is compatible with the surrounding area.

##### **b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning (§5.3.6.3.b);**

The street network will be evaluated again as part of the residential site plan review process for any necessary upgrades to the existing transportation network. Given the existing access options to the subject property, it is not

anticipated that the development potential for the site and corresponding trip generation will warrant street network upgrades.

**c. There will be any adverse effects on existing or planned public utility services in the area (§5.3.6.3.c);**

The existing utility networks appear to be able to accommodate the anticipated development potential of the subject properties based on the sizes of the sanitary sewer line located near the site and availability of sanitary sewer from the City of North Augusta.

**d. Parking problems (§5.3.6.3.d)**

The proposed rezoning will not impact or create any additional parking problems as the site is vacant currently. The residential site plans will be reviewed against the current Development Code parking standards for the proposed residential use.

**e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances. (§5.3.6.3.e)**

The proposed rezoning should not create any additional environmental impacts. The site plan must comply with all applicable development standards in the Development Code, including the state and federal standards associated with stormwater management, water and air pollution. City design standards are already in place to address noise pollution, excessive nighttime lighting and other nuisances.

**4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development. (§5.3.6.4)**

The proposed rezoning is appropriate to consider based on the existing residential land uses in the immediate area. Much of the surrounding R-7 zoned property exceeds 10,000 square feet in lot area. The market for smaller residential lots has grown in recent years, with developments like Hammond's Ferry and Bergen Village serving options at opposite ends of the housing cost spectrum.

**5. The zoning districts and existing land uses of the surrounding properties. (§5.3.6.5)**

The proposed zoning classification of R-10, Medium Lot, Single-Family Residential would allow single-family dwelling units, the same as the R-14 and R-7 zoning districts. The proposed smaller lots would be similar in area to many of the surrounding R-7 zoned lots on Carolina Avenue and Arlington Heights. The development of three lots on the subject properties should not adversely impact the current viability of the surrounding area. Any future development plan must comply with all applicable development standards as specified in the Development Code.

**6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification. (§5.3.6.6)**

The existing zoning classification does allow single-family dwellings at a larger lot area than is requested by the applicant. The subject properties are suitable for development as currently zoned and under the proposed zoning classification.

**7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character. (§5.3.6.7)**

The proposed rezoning does not appear that it will impact the compatibility of the adjacent residential uses. The development of this vacant corner should enhance the area.

**8. The length of time the subject property has remained vacant as zoned, if applicable. (§5.3.6.8)**

Based on City records, the subject properties have been vacant for at least the past 25 years.

**9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development. (§5.3.6.9)**

The properties in the surrounding area are largely built out as residential. This rezoning request would allow the subject properties to provide additional single-family residential housing in this area.

**10. Whether the existing zoning was in error at the time of adoption. (§5.3.6.10)**

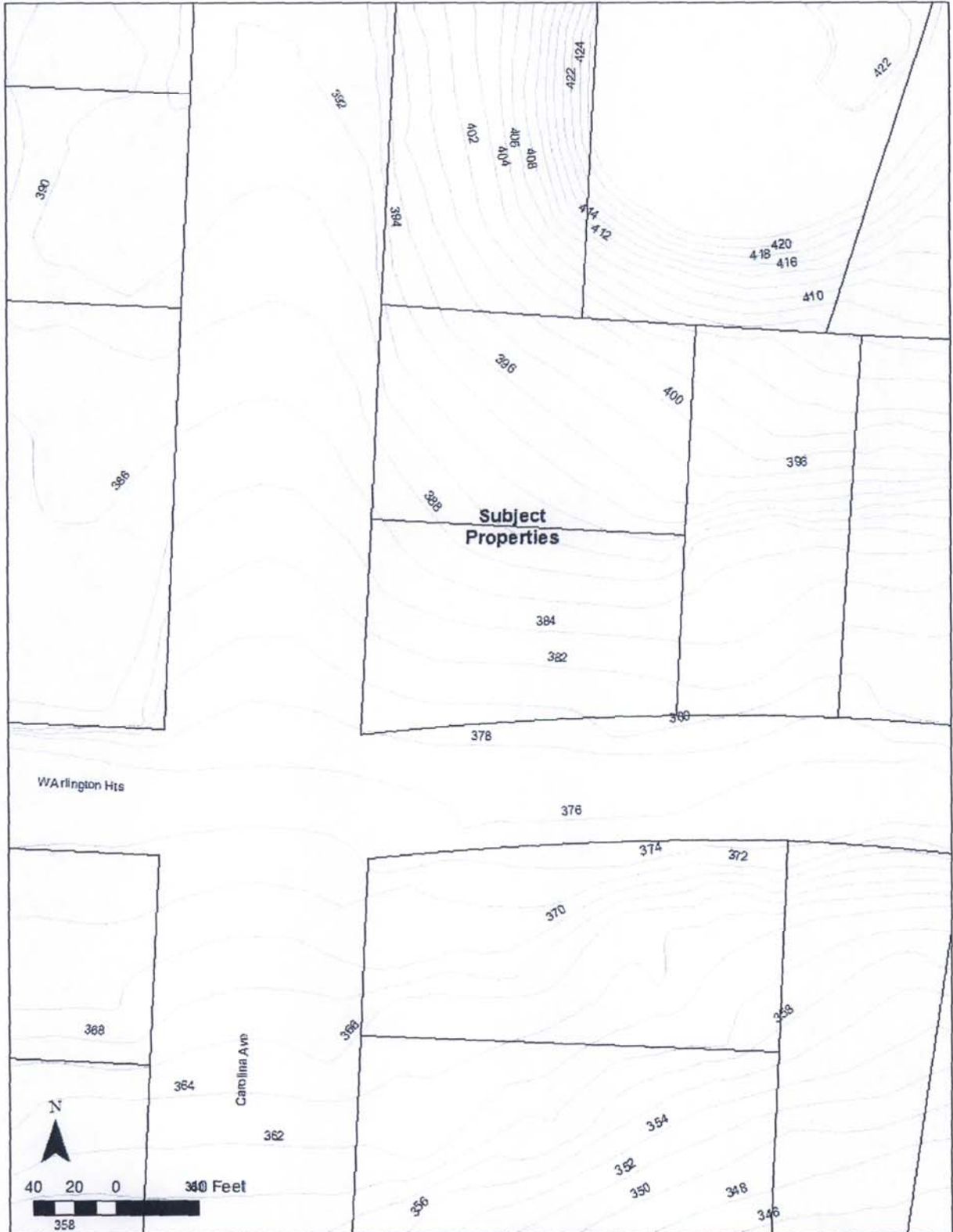
The existing zoning of R-14, Large Lot, Single-Family Residential has been in place for a long time. It does not appear that the existing zoning was made in error during the adoption of the zoning for the subject property.

Aerial Photography

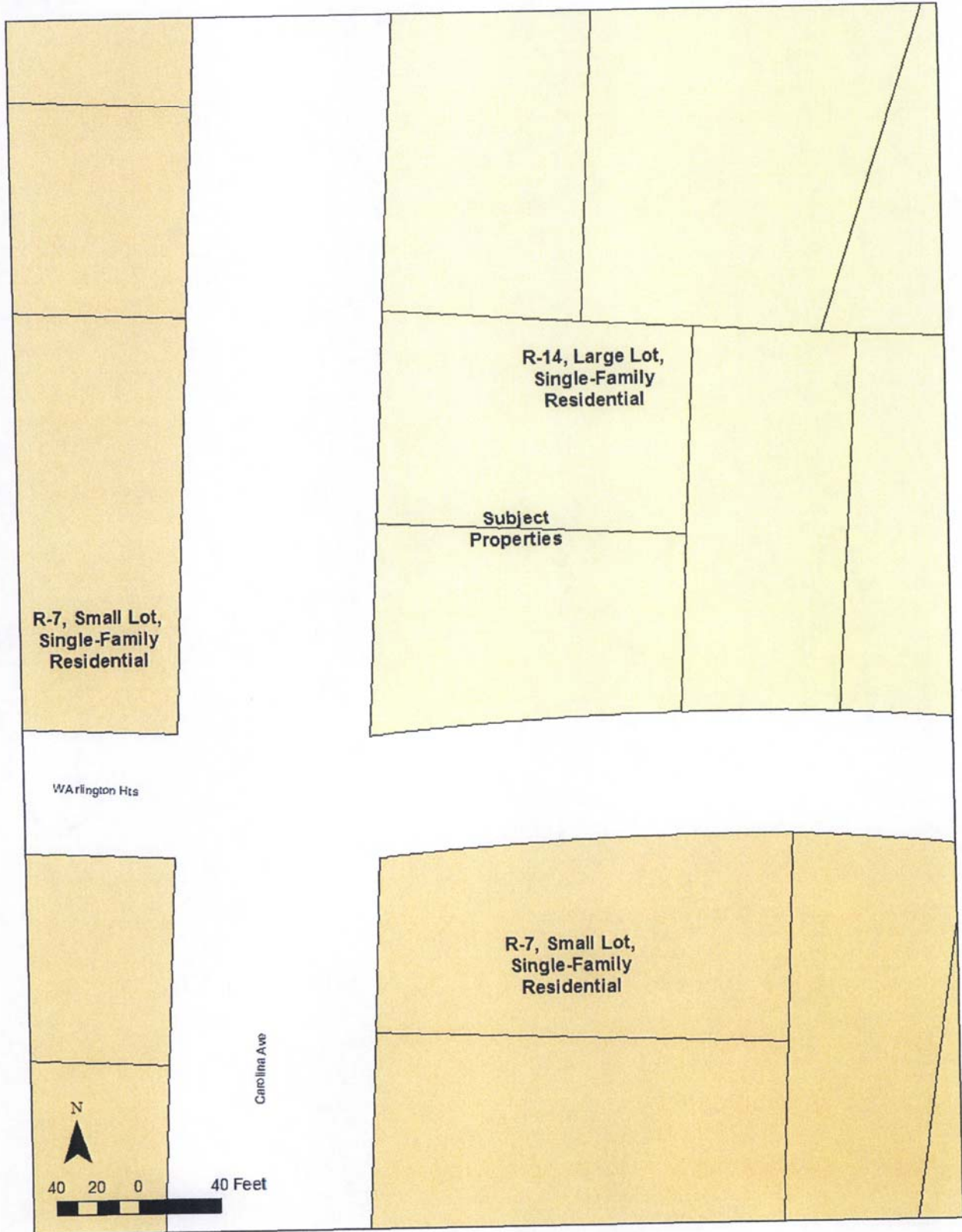




**Topography**



**Zoning**



**Future Land Use**



ATTACHMENT 12-A

ORDINANCE NO. 2016-04  
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,  
SOUTH CAROLINA BY REZONING ±1.10 ACRES OF LAND OWNED BY  
KCK PROPERTIES, LLC AND LOCATED WEST OF WEST MARTINTOWN ROAD,  
TAX PARCEL NUMBER 002-08-03-027, FROM R-7, SMALL LOT SINGLE-FAMILY  
RESIDENTIAL TO OC, OFFICE COMMERCIAL

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's 2005 Comprehensive Plan; and

WHEREAS, pursuant to Section 5.3, North Augusta Development Code, the North Augusta Planning Commission may recommend amendments to the Zoning Map, provided such amendments are consistent with the City's 2005 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following a January 21, 2016 public hearing, reviewed, considered and approved an amendment to the Zoning Map and recommended said amendment to the City Council for approval.

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 property owned by KCK Properties, LLC, located west of West Martintown Road, containing ±1.10 acres, and shown on the map prepared by the City of North Augusta dated December 31, 2015 and attached hereto as Exhibit A, is hereby rezoned from R-7, Small Lot Single-Family Residential to OC, Office Commercial. The subject property is identified by the following Aiken County Tax Map Block and Parcel Number:

002-08-03-027

- II. Said property being officially rezoned to the classification OC, Office Commercial in accordance with the map attached hereto as Exhibit A, the official Zoning Map of the City of North Augusta is to be so amended.
- 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 third and final reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

\_\_\_\_\_  
Lark W. Jones, Mayor

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

Third and Final Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk

GC

R-14

R-14

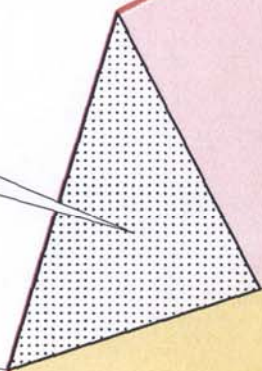
OC

R-7

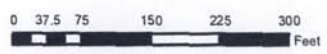
Old Plantation Rd

W Martintown Rd

T.P.N.002-08-03-027  
Approximately 1.10 Acres



Application Number RZM 15-006  
Tax Parcel Number 002-08-03-027  
A Request to Rezone from  
R-7, Small Lot, Single-Family Residential  
to OC, Office Commercial



# Department of Planning and Development



Memorandum # 16-03

City of North Augusta

**To:** B. Todd Glover, City Administrator

**From:** Scott Sterling, AICP, Director *Scott*

**Subject:** Application Number RZM 15-006 – A request by M. Vernon Smith, representing KCK Properties, LLC, to rezone ±1.10 acres of land located west of West Martintown Road, Tax Parcel Number 002-08-03-027, from R-7, Small Lot Single-Family Residential, to OC, Office Commercial.

**Date:** January 22, 2016

## Summary

Applicant	KCK Properties, LLC
Project Name	KCK Properties Rezoning
General Location	West of West Martintown Road and North of TrueNorth Church
Parcel Number	002-08-03-027
Existing Zoning	R-7, Small Lot, Single-Family Residential
Proposed Zoning	OC, Office Commercial
Future Land Use	Low Density Residential
Proposed Use	Senior Living Facility

## Planning Commission Recommendation

On January 21, 2016, after a duly advertised and convened public hearing, the Planning Commission considered a request to rezone the ±1.10 acre property located west of West Martintown Road from R-7, Small Lot, Single-Family Residential, to OC, Office Commercial. **The Planning Commission recommended, on a 4-0 vote, that City Council rezone the property as proposed.**

Please schedule this application for City Council consideration and action. A draft ordinance approving the Zoning Map amendment is attached and a digital copy has been provided to the City Clerk.

## History

The subject property is part of a former residence on an adjacent tract also owned by the applicant and currently houses a barn and a couple of small outbuildings. The subject property was originally part of a larger tract which includes the now TrueNorth properties to the southeast. The property is part of a settlement with George McKie et al related to commercial development along Martintown Road generally between

Knobcone Avenue and Hammond Pond Road. The settlement agreement specifies the limits of commercial development prior to triggering additional lands converting from residential zoning to commercial zoning.

The subject property was annexed into the City by City Council on March 19, 2007 as part of a 20.6 acre petition. At that time, 3.37 acres were zoned C-1, Office Commercial, while the remaining ±17.23 acres were zoned R-3, Small Lot, Single-Family Residential. With the adoption of the 2008 Development Code, the zoning nomenclature changed to OC, Office Commercial and R-7, Small Lot, Single-Family Residential District, respectively.

**Site Conditions**

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Existing Zoning</b>
Subject Parcel	Vacant Residential Uses	Low Density Residential	R-7, Small Lot, Single-Family Residential
North	Single-Family Dwelling	Low Density Residential	Urban Development (Aiken County)
South	Single-Family Dwelling	Low Density Residential	Urban Development (Aiken County)
East	Institutional Use (Church)	Low Density Residential	R-7, Small Lot, Single-Family Residential
West	Single-Family Dwelling	Low Density Residential	Urban Development (Aiken County)

**Access** – The site currently has access from Martintown Road through adjacent property owned by the applicant.

**Topography** – The property has some topography sloping from north to the south corner of the property. Some vegetation exists on the subject parcel.

**Utilities** - Potable water is available from Martintown Road through a ten (10) inch line. There are twenty-one (21) inch sanitary sewer lines along Martintown Road in front of the adjacent property.

**Floodplain and Environmental Conditions** - The site is not within federally designated floodplain or wetlands.

**Drainage Basin** – This project is located within Rapids Drainage Basin. Stormwater Management has conducted an updated baseline assessment of the basin streams within the basin and rated it as fair with some water quality impairments and channel degradation.



### **Public Notice**

A notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on January 4, 2016. The property was posted with the required public notice on January 6, 2016. The rezoning request and scheduled date of the Planning Commission public hearing was published on the City's website *www.northaugusta.net* and in *The Star* on January 6, 2016. The Planning Commission held the public hearing and made its recommendation in regular meeting on Thursday, January 21, 2016.

### **Findings and Analysis**

Section 5.3.6 of the North Augusta Development Code (NADC) provides the minimum approval criteria to be used in determining a recommendation to City Council. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning.

#### **1. The size of the tract in question (§5.3.6.1).**

The subject property is approximately 1.10 acres in area. The property is expected to be sold to a developer of senior living facilities along with the adjacent property that fronts Martintown Road, currently zoned OC, Office Commercial. The developer would like to have the same zoning for the planned senior living facility. Office Commercial zoning does not require a minimum lot area. The current combined lot area of the two properties would provide a redevelopment opportunity.

#### **2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of this Chapter. Specifically, the Planning Commission shall consider the goals stated in §1.2 (§5.3.6.2).**

The proposed rezoning would provide a redevelopment opportunity for this area of the City with senior living as the anticipated use. The 2005 Comprehensive Plan has goals and objectives about encouraging appropriate infill development, more compact development patterns and higher quality design and building materials. The proposed rezoning appears to conform and further the goals of the Comprehensive Plan.

#### **3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether (§5.3.6.3):**

##### **a. The proposed rezoning is compatible with the surrounding area (§5.3.6.3.a);**

The proposed rezoning would provide additional residential development. Access is planned from Martintown Road. The additional residential development as well as the anticipated use being senior-specific should be less intense than a traditional multifamily development or professional office property

and would provide an opportunity for the adjacent religious institution to mentor and assist the tenants of the senior living facility. It would appear that the proposed rezoning is compatible with the surrounding area.

**b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning (§5.3.6.3.b);**

The street network will be evaluated again as part of a site plan review process for any necessary upgrades to the existing transportation network. Given the existing access options to the subject property, it is not anticipated that the development potential for the site and corresponding trip generation will warrant significant street network upgrades.

**c. There will be any adverse effects on existing or planned public utility services in the area (§5.3.6.3.c);**

The existing utility networks appear able to accommodate the anticipated development potential of the subject property based on the sizes of the sanitary sewer line located near the site and availability of sanitary sewer from the City of North Augusta. As part of the site plan approval process, the existing utility systems will be reviewed to the extent necessary to ensure that development of the subject property is not creating any adverse effects on the overall utility service to the area.

**d. Parking problems (§5.3.6.3.d)**

The proposed rezoning will not impact or create any additional parking problems as the site is vacant currently. The site plans will be reviewed against the current Development Code parking standards for the proposed residential use. It is anticipated that the parking demands for the senior living facility will be lower than the Development Code requires.

**e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances. (§5.3.6.3.e)**

The proposed rezoning should not create any additional environmental impacts. The site plan must comply with all applicable development standards in the Development Code, including the state and federal standards associated with stormwater management, water and air pollution. City design standards are already in place to address noise pollution, excessive nighttime lighting and other nuisances.

**4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development. (§5.3.6.4)**

The proposed rezoning is appropriate to consider based on the recent development in the immediate area. The senior living facility would have easy access for visitors via the interstate, proximity to downtown, the adjacent religious institution, mentoring opportunities for the nearby high school and future commercial development around the Exit 1 interchange.

**5. The zoning districts and existing land uses of the surrounding properties. (§5.3.6.5)**

The proposed zoning classification of OC, Office Commercial, would allow professional offices and small scale retail stores, the same as the adjacent property under the same ownership. The adjacent religious institution would be permitted in the OC district and single-family properties to the north of the subject property are prime for future redevelopment interests other than single-family. Any future development plan must comply with all applicable development standards as specified in the Development Code.

**6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification. (§5.3.6.6)**

The existing zoning classification allows single-family; however, the anticipated redevelopment of the subject property and adjacent commercial zoned property under the same ownership would likely need to be the same zoning district in order to facilitate a meaningful redevelopment plan. The subject property is suitable for development both as currently zoned and under the proposed zoning classification.

**7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character. (§5.3.6.7)**

The rezoning to OC, Office Commercial would allow the two properties owned by the applicant to be sold together for redevelopment. A proposed senior living facility should provide a residential presence without the intensity of denser development and may serve as a transition from the current single-family uses (north) to the more intense (albeit infrequent) activity on the church site(s). The proposed rezoning does not appear to impact the compatibility of the adjacent residential uses in the area.

**8. The length of time the subject property has remained vacant as zoned, if applicable. (§5.3.6.8)**

The subject property has been single-family (accessory) for a long time, not vacant.

**9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development. (§5.3.6.9)**

The properties in the surrounding area are largely built out as residential or agricultural lands. The property is expected to be part of a larger redevelopment plan allowing the subject property to develop senior residential units.

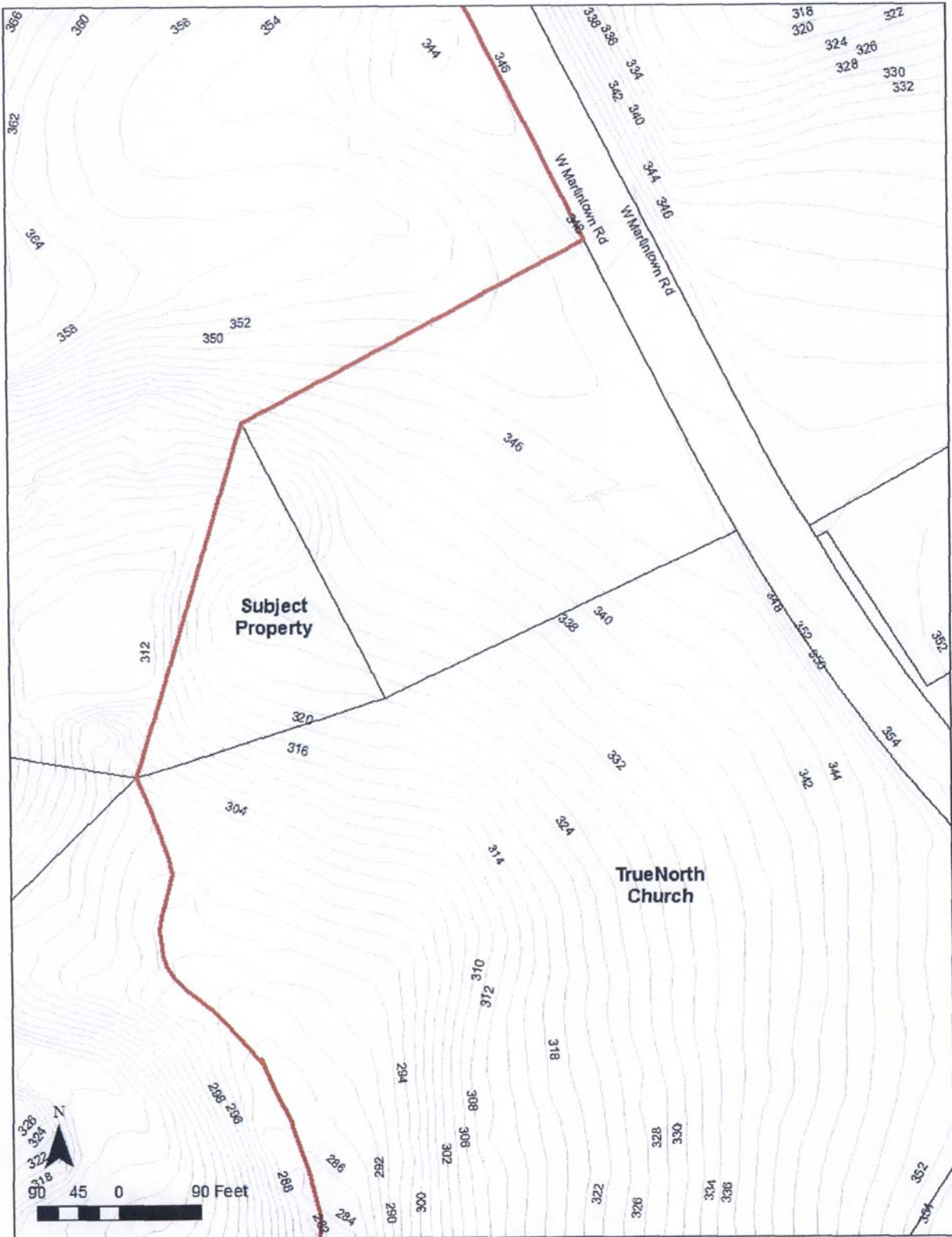
**10. Whether the existing zoning was in error at the time of adoption. (§5.3.6.10)**

The existing zoning of R-7, Small Lot, Single-Family Residential has been in place since annexation. It does not appear that the existing zoning was made in error during the adoption of the zoning for the subject property.

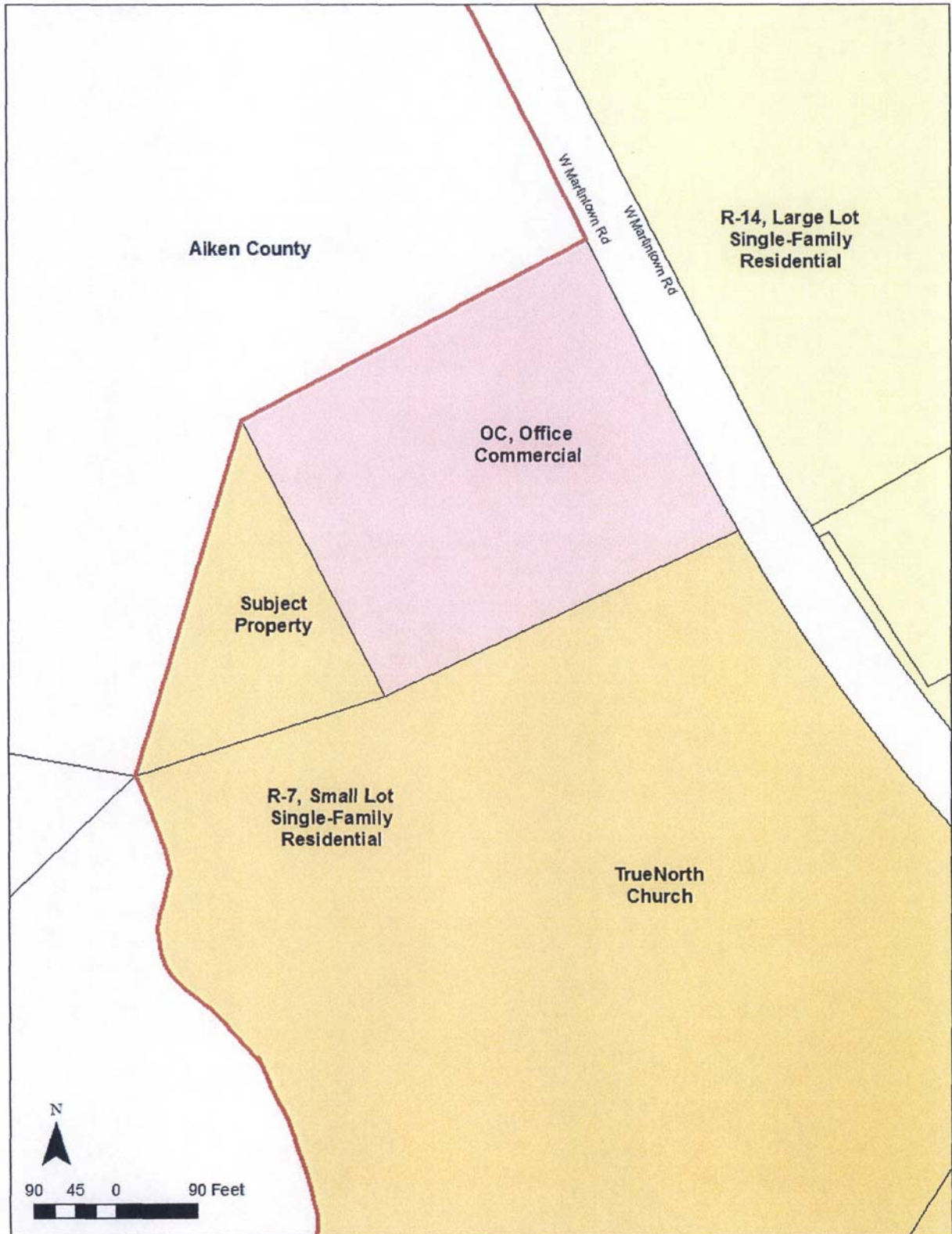
**Aerial Photography**



**Topography**



**Zoning**



**Future Land Use**

