



REGULAR AGENDA

OF

JULY 3, 2017



CITY OF NORTH AUGUSTA

AGENDA: REGULAR CITY COUNCIL MEETING

July 3, 2017 – Municipal Center – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.

CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. Mayor Pettit 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 Pettit.

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 meeting minutes of June 19, 2017

UNFINISHED BUSINESS

None

NEW BUSINESS

- 5. **PERSONNEL:** Approval of the Implementation of the 2016 Compensation Study Conducted by the Archer Company, LLC and Funding Increased Employer Contributions to the South Carolina Retirement System and Police Officer Retirement System – Resolution
- 6. **ZONING:** North Augusta Development Code, Proposed Map Amendment (Application RZM 17-001)
 - A. Ordinance, First Reading
 - B. Ordinance, Second Reading
- 7. **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
- 8. **ADJOURNMENT:**



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: June 30, 2017

SUBJECT: Regular City Council Meeting of July 3, 2017

REGULAR COUNCIL MEETING

- ITEM 5. PERSONNEL: Approval of the Implementation of the 2016 Compensation Study Conducted by the Archer Company, LLC and Funding Increased Employer Contributions to the South Carolina Retirement System and Police Officer Retirement System – Resolution**

A resolution has been prepared for Council's consideration approving the implementation of the 2016 Compensation Study conducted by the Archer Company, LLC and funding the increased employer contributions to the South Carolina Retirement System and Police Officer Retirement System.

Please see **ATTACHMENT NO. 5** for the proposed resolution.

- ITEM 6. ZONING: North Augusta Development Code, Proposed Map Amendment (Application RZM 17-001)**

A. Receipt of Planning Commission Recommendation

On June 5, 2017, after a duly advertised and convened public hearing, voted 5-0 to recommend the request to rezone ±.245.56 acres of property located along the western side of W. Martintown Road north of I-20, Tax Parcel Number 001-15-02-003, from PD, Planned Development, to CR, Critical Areas.

B. 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 ±.245.56 acres of property located along the western side of W. Martintown Road north of I-20, Tax Parcel Number 001-15-02-003, from PD, Planned Development, to CR, Critical Areas.

July 3, 2017

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

C. Ordinance, Second Reading

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

ATTACHMENT 5

RESOLUTION NO. 2017-28

APPROVING THE IMPLEMENTATION OF THE 2016 COMPENSATION STUDY CONDUCTED BY THE ARCHER COMPANY, LLC AND FUNDING INCREASED EMPLOYER CONTRIBUTIONS TO THE SOUTH CAROLINA RETIREMENT SYSTEM AND POLICE OFFICER RETIREMENT SYSTEM

WHEREAS, the City periodically reviews the compensation of its employees to ensure its compensation plan is competitive in nature to continue to attract and retain high quality employees to provide high quality services to its citizens; and

WHEREAS, the 2016 annual budget appropriated funds for The Archer Company, LLC to conduct a compensation study to be implemented during 2017; and

WHEREAS, the 2017 annual budget appropriated funds to implement the compensation study of approximately \$425,000; and

WHEREAS, the 2016 compensation study is complete with summary information from the study attached hereto; and

WHEREAS, implementation of the complete study totals approximately \$825,000 with a mid-year implementation totaling approximately \$515,000 (including related payroll taxes and employer retirement contributions); and

WHEREAS, there are also increases to the employer and employee contributions to both the South Carolina Retirement System and the Police Officer Retirement System; and

WHEREAS, after consideration of the increased employer contributions to the retirement plan and surplus funds available from salary underruns and vacant positions there is sufficient funding available to implement the 2016 recommended compensation study effective retroactively to June 28, 2017; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

The City Administrator is hereby authorized to instruct the Director of Finance to transfer previously appropriated personnel funds amongst divisions in the General, Stormwater, Sanitation, and Utilities Funds to implement the 2016 compensation study and fund the increased employer contributions to the pension plans.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 3rd DAY OF July 2017.

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

Compensation Study Recommended Salaries

Position	Recommended Grade
Firefighter	FF
Sanitation Worker I	4
Street Laborer	4
Utility Worker I	4
Grounds Worker II	6
Maintenance Worker II	6
Vehicle Operator I Stormwater	6
Utility Worker II	6
Vehicle Operator I	6
Grounds Worker III	7
Customer Service Rep.	7
Clerk Of Court	8
Court Secretary	8
Secretary, Investigations	8
Records/Court Clerk	8
Public Services Secretary	8
Public Works Secretary	8
Planning Secretary	8
Center Program Coordinator	8
Trades Worker Streets And Drains	8
Customer Service Rep/Business License Clerk	8
Communications Technician	9
Heavy Equipment Operator	9
Crew Leader	9
Heavy Equipment Mechanic I	9
Vehicle Operator II	9
Environmental Systems Operator I	9
Heavy Equipment Operator I	9
Records/ Clerk/Crime Victims Advocate	9
Crew Leader	9
Meter Reader/Service Technician	9
PC Support Technician	10
Tax Clerk	10
Traffic Signal Technician	10
Vehicle Operator III	10
Human Resources Specialist	11
Administrative Secretary Public Safety	11
Administrative Secretary Parks, Recreation & Tourism	11
Chemical Technician	12
Program Coordinator	12
Tourism & Marketing Coordinator	12
Maintenance Technician	12
Recycling Foreman	13
Building Standards Inspector I	13
Engineering Inspector	13
Meter Reader/Service Foreman	13
Streets And Drains Foreman	13
Maintenance Foreman II	13

Compensation Study Recommended Salaries

Position	Recommended Grade
Irrigation Technician/Foreman	13
Public Utilities Foreman	13
Environmental Systems Operator III	13
Utility Service Technician	13
Public Utilities Foreman	13
Finance Accountant	14
Public Safety Officer	15
Crime Analyst	15
Environmental Systems Operator IV	15
Building Standards Inspector II	15
Resource Officer	15
Investigator, Narcotics	15
Public Safety Officer, Traffic	15
Dare Officer	15
Investigator	15
Planning Technician	15
Environmental Systems Operator IV	15
Code Compliance Officer	15
Supervisor Of Court/Services	16
Animal Control Officer	16
City Clerk	16
Network Operations Coordinator	16
Corporal, Traffic	16
Corporal	16
Corporal Investigations	16
Utility Billing Coordinator/Customer Service	16
Sergeant, Training/Suppression	17
Sergeant	17
Sergeant, Investigations	17
Facilities and Events Supervisor	17
Facilities and Programs Supervisor	17
Recycling Supervisor	18
Shop Supervisor	18
Sanitation Supervisor	18
Utility Supervisor, Wastewater	18
Engineer I	20
Finance Manager	20
Lieutenant	20
Lieutenant, Traffic Master Lieutenant	20
Lieutenant, Investigation	20
Lieutenant, Master Lieutenant	20
Lieutenant, Professional	20
GIS Analyst	20
Public Services Administrative Coordinator	21
Planner	22
Captain of Investigations	26

Compensation Study Recommended Salaries

Position	Recommended Grade
Captain of Operations	26
Captain of Training and Fire	26
Superintendent of Stormwater Management	27
Superintendent of Facilities and Programs	27
Manager of Human Resources	27
Superintendent of Property Maintenance	27
Superintendent of Water Production	27
Superintendent of Public Utilities	27
Superintendent of Building Standards	27
Superintendent of Streets And Drains	27
Superintendent of Sanitation	27
Manager of Information Technology	30
Director of Planning	38
Director of Parks, Recreation and Tourism	38
Director of Public Services	43
Director of Finance	43
Director of Public Safety	43
Director of Engineering/Public Works	43
City Administrator	52

* Shaded box notates grade change for position

CITY OF NORTH AUGUSTA SALARY SCHEDULE BY GRADE PROPOSED 2017

Salary Range - Annual and Bi-Weekly

<u>Pay Grade</u>	<u>Pay Per.</u>	<u>Minimum</u>	<u>M + 5%</u>	<u>M + 10%</u>	<u>M + 15%</u>	<u>Midpoint</u>	<u>Maximum</u>
FF	Ann. B/W						19,066.00 733.31
3	Ann. B/W	23,798.00 915.31	24,987.90 961.07	26,177.80 1,006.84	27,367.70 1,052.60	28,557.60 1,098.37	33,317.20 1,281.43
4	Ann. B/W	25,590.00 984.23	26,869.50 1,033.44	28,149.00 1,082.65	29,428.50 1,131.87	30,708.00 1,181.08	35,826.00 1,377.92
5	Ann. B/W	27,382.00 1,053.15	28,751.10 1,105.81	30,120.20 1,158.47	31,489.30 1,211.13	32,858.40 1,263.78	38,334.80 1,474.42
6	Ann. B/W	29,173.00 1,122.04	30,631.65 1,178.14	32,090.30 1,234.24	33,548.95 1,290.34	35,007.60 1,346.45	40,842.20 1,570.85
7	Ann. B/W	30,965.00 1,190.96	32,513.25 1,250.51	34,061.50 1,310.06	35,609.75 1,369.61	37,158.00 1,429.15	43,351.00 1,667.35
8	Ann. B/W	32,757.00 1,259.88	34,394.85 1,322.88	36,032.70 1,385.87	37,670.55 1,448.87	39,308.40 1,511.86	45,859.80 1,763.84
9	Ann. B/W	34,548.00 1,328.77	36,275.40 1,395.21	38,002.80 1,461.65	39,730.20 1,528.08	41,457.60 1,594.52	48,367.20 1,860.28
10	Ann. B/W	36,340.00 1,397.69	38,157.00 1,467.58	39,974.00 1,537.46	41,791.00 1,607.35	43,608.00 1,677.23	50,876.00 1,956.77
11	Ann. B/W	38,132.00 1,466.62	40,038.60 1,539.95	41,945.20 1,613.28	43,851.80 1,686.61	45,758.40 1,759.94	53,384.80 2,053.26
12	Ann. B/W	39,924.00 1,535.54	41,920.20 1,612.32	43,916.40 1,689.09	45,912.60 1,765.87	47,908.80 1,842.65	55,893.60 2,149.75

Pay Grade	Pay Per.	Minimum	M + 5%	M + 10%	M + 15%	Midpoint	Maximum
13	Ann.	41,716.00	43,801.80	45,887.60	47,973.40	50,059.20	58,402.40
	B/W	1,604.46	1,684.68	1,764.91	1,845.13	1,925.35	2,246.25
14	Ann.	43,508.00	45,683.40	47,858.80	50,034.20	52,209.60	60,911.20
	B/W	1,673.38	1,757.05	1,840.72	1,924.39	2,008.06	2,342.74
15	Ann.	45,299.00	47,563.95	49,828.90	52,093.85	54,358.80	63,418.60
	B/W	1,742.27	1,829.38	1,916.50	2,003.61	2,090.72	2,439.18
16	Ann.	47,091.00	49,445.55	51,800.10	54,154.65	56,509.20	65,927.40
	B/W	1,811.19	1,901.75	1,992.31	2,082.87	2,173.43	2,535.67
17	Ann.	48,883.00	51,327.15	53,771.30	56,215.45	58,659.60	68,436.20
	B/W	1,880.12	1,974.12	2,068.13	2,162.13	2,256.14	2,632.16
18	Ann.	50,674.00	53,207.70	55,741.40	58,275.10	60,808.80	70,943.60
	B/W	1,949.00	2,046.45	2,143.90	2,241.35	2,338.80	2,728.60
19	Ann.	52,466.00	55,089.30	57,712.60	60,335.90	62,959.20	73,452.40
	B/W	2,017.92	2,118.82	2,219.72	2,320.61	2,421.51	2,825.09
20	Ann.	54,258.00	56,970.90	59,683.80	62,396.70	65,109.60	75,961.20
	B/W	2,086.85	2,191.19	2,295.53	2,399.87	2,504.22	2,921.58
21	Ann.	56,049.00	58,851.45	61,653.90	64,456.35	67,258.80	78,468.60
	B/W	2,155.73	2,263.52	2,371.30	2,479.09	2,586.88	3,018.02
22	Ann.	57,841.00	60,733.05	63,625.10	66,517.15	69,409.20	80,977.40
	B/W	2,224.65	2,335.89	2,447.12	2,558.35	2,669.58	3,114.52
23	Ann.	59,633.00	62,614.65	65,596.30	68,577.95	71,559.60	83,486.20
	B/W	2,293.58	2,408.26	2,522.93	2,637.61	2,752.29	3,211.01
24	Ann.	61,425.00	64,496.25	67,567.50	70,638.75	73,710.00	85,995.00
	B/W	2,362.50	2,480.63	2,598.75	2,716.88	2,835.00	3,307.50
25	Ann.	63,217.00	66,377.85	69,538.70	72,699.55	75,860.40	88,503.80
	B/W	2,431.42	2,552.99	2,674.57	2,796.14	2,917.71	3,403.99
26	Ann.	65,008.00	68,258.40	71,508.80	74,759.20	78,009.60	91,011.20
	B/W	2,500.31	2,625.32	2,750.34	2,875.35	3,000.37	3,500.43

Pay Grade	Pay Per.	Minimum	M + 5%	M + 10%	M + 15%	Midpoint	Maximum
27	Ann.	66,800.00	70,140.00	73,480.00	76,820.00	80,160.00	93,520.00
	B/W	2,569.23	2,697.69	2,826.15	2,954.62	3,083.08	3,596.92
28	Ann.	68,592.00	72,021.60	75,451.20	78,880.80	82,310.40	96,028.80
	B/W	2,638.15	2,770.06	2,901.97	3,033.88	3,165.78	3,693.42
29	Ann.	70,383.00	73,902.15	77,421.30	80,940.45	84,459.60	98,536.20
	B/W	2,707.04	2,842.39	2,977.74	3,113.09	3,248.45	3,789.85
30	Ann.	72,175.00	75,783.75	79,392.50	83,001.25	86,610.00	101,045.00
	B/W	2,775.96	2,914.76	3,053.56	3,192.36	3,331.15	3,886.35
31	Ann.	73,967.00	77,665.35	81,363.70	85,062.05	88,760.40	103,553.80
	B/W	2,844.88	2,987.13	3,129.37	3,271.62	3,413.86	3,982.84
32	Ann.	75,758.00	79,545.90	83,333.80	87,121.70	90,909.60	106,061.20
	B/W	2,913.77	3,059.46	3,205.15	3,350.83	3,496.52	4,079.28
33	Ann.	77,550.00	81,427.50	85,305.00	89,182.50	93,060.00	108,570.00
	B/W	2,982.69	3,131.83	3,280.96	3,430.10	3,579.23	4,175.77
34	Ann.	79,342.00	83,309.10	87,276.20	91,243.30	95,210.40	111,078.80
	B/W	3,051.62	3,204.20	3,356.78	3,509.36	3,661.94	4,272.26
35	Ann.	81,133.00	85,189.65	89,246.30	93,302.95	97,359.60	113,586.20
	B/W	3,120.50	3,276.53	3,432.55	3,588.58	3,744.60	4,368.70
36	Ann.	82,926.00	87,072.30	91,218.60	95,364.90	99,511.20	116,096.40
	B/W	3,189.46	3,348.93	3,508.41	3,667.88	3,827.35	4,465.25
37	Ann.	84,718.00	88,953.90	93,189.80	97,425.70	101,661.60	118,605.20
	B/W	3,258.38	3,421.30	3,584.22	3,747.14	3,910.06	4,561.74
38	Ann.	86,509.00	90,834.45	95,159.90	99,485.35	103,810.80	121,112.60
	B/W	3,327.27	3,493.63	3,660.00	3,826.36	3,992.72	4,658.18
39	Ann.	88,301.00	92,716.05	97,131.10	101,546.15	105,961.20	123,621.40
	B/W	3,396.19	3,566.00	3,735.81	3,905.62	4,075.43	4,754.67
40	Ann.	90,093.00	94,597.65	99,102.30	103,606.95	108,111.60	126,130.20
	B/W	3,465.12	3,638.37	3,811.63	3,984.88	4,158.14	4,851.16

Pay Grade	Pay Per.	Minimum	M + 5%	M + 10%	M + 15%	Midpoint	Maximum
41	Ann.	91,884.00	96,478.20	101,072.40	105,666.60	110,260.80	128,637.60
	B/W	3,534.00	3,710.70	3,887.40	4,064.10	4,240.80	4,947.60
42	Ann.	93,676.00	98,359.80	103,043.60	107,727.40	112,411.20	131,146.40
	B/W	3,602.92	3,783.07	3,963.22	4,143.36	4,323.51	5,044.09
43	Ann.	95,468.00	100,241.40	105,014.80	109,788.20	114,561.60	133,655.20
	B/W	3,671.85	3,855.44	4,039.03	4,222.62	4,406.22	5,140.58
44	Ann.	97,259.00	102,121.95	106,984.90	111,847.85	116,710.80	136,162.60
	B/W	3,740.73	3,927.77	4,114.80	4,301.84	4,488.88	5,237.02
45	Ann.	99,051.00	104,003.55	108,956.10	113,908.65	118,861.20	138,671.40
	B/W	3,809.65	4,000.14	4,190.62	4,381.10	4,571.58	5,333.52
46	Ann.	100,843.00	105,885.15	110,927.30	115,969.45	121,011.60	141,180.20
	B/W	3,878.58	4,072.51	4,266.43	4,460.36	4,654.29	5,430.01
47	Ann.	102,634.00	107,765.70	112,897.40	118,029.10	123,160.80	143,687.60
	B/W	3,947.46	4,144.83	4,342.21	4,539.58	4,736.95	5,526.45
48	Ann.	104,427.00	109,648.35	114,869.70	120,091.05	125,312.40	146,197.80
	B/W	4,016.42	4,217.24	4,418.07	4,618.89	4,819.71	5,622.99
49	Ann.	106,218.00	111,528.90	116,839.80	122,150.70	127,461.60	148,705.20
	B/W	4,085.31	4,289.57	4,493.84	4,698.10	4,902.37	5,719.43
50	Ann.	108,010.00	113,410.50	118,811.00	124,211.50	129,612.00	151,214.00
	B/W	4,154.23	4,361.94	4,569.65	4,777.37	4,985.08	5,815.92
51	Ann.	109,802.00	115,292.10	120,782.20	126,272.30	131,762.40	153,722.80
	B/W	4,223.15	4,434.31	4,645.47	4,856.63	5,067.78	5,912.42
52	Ann.	111,593.00	117,172.65	122,752.30	128,331.95	133,912.00	156,230.00
	B/W	4,292.04	4,506.64	4,721.24	4,935.84	5,150.46	6,008.85

ATTACHMENT 6

ORDINANCE NO. 2017-06
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ±245.56 ACRES OF LAND OWNED BY
THE CENTRAL SAVANNAH RIVER LAND TRUST AND LOCATED ALONG THE
WESTERN SIDE OF W. MARTINTOWN RD AND NORTH OF I-20, EDGEFIELD
COUNTY TAX PARCEL #106-00-00-035 AND AIKEN COUNTY TAX PARCEL #001-
15-02-003, FROM PD, PLANNED DEVELOPMENT
TO CR, CRITICAL AREAS.

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 June 15, 2017 public hearing, reviewed, considered and approved the 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 the Central Savannah River Land Trust, located along the West side of W. Martintown Rd and North of I-20, containing ±245.56 acres, and shown on the map prepared by the City of North Augusta dated July 19, 2016 and attached hereto as Exhibit "A", is hereby rezoned from PD, Planned Development to CR, Critical Areas. The subject property is identified by the following Edgefield County Tax Map Block and Parcel Number: 106-00-00-035; and by the following Aiken County Tax Map Block and Parcel Number: 001-15-02-003.

The property to be rezoned is more specifically identified as Tract "A" on a map compiled for Graystone NA Properties, LLC by Cranston, Robertson, and Whitehurst, P.C. dated June 14, 2006, a copy of which is attached hereto as Exhibit "B".

- II. Said property being officially rezoned to the classification CR, Critical Areas 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 _____, 2017.

First Reading _____

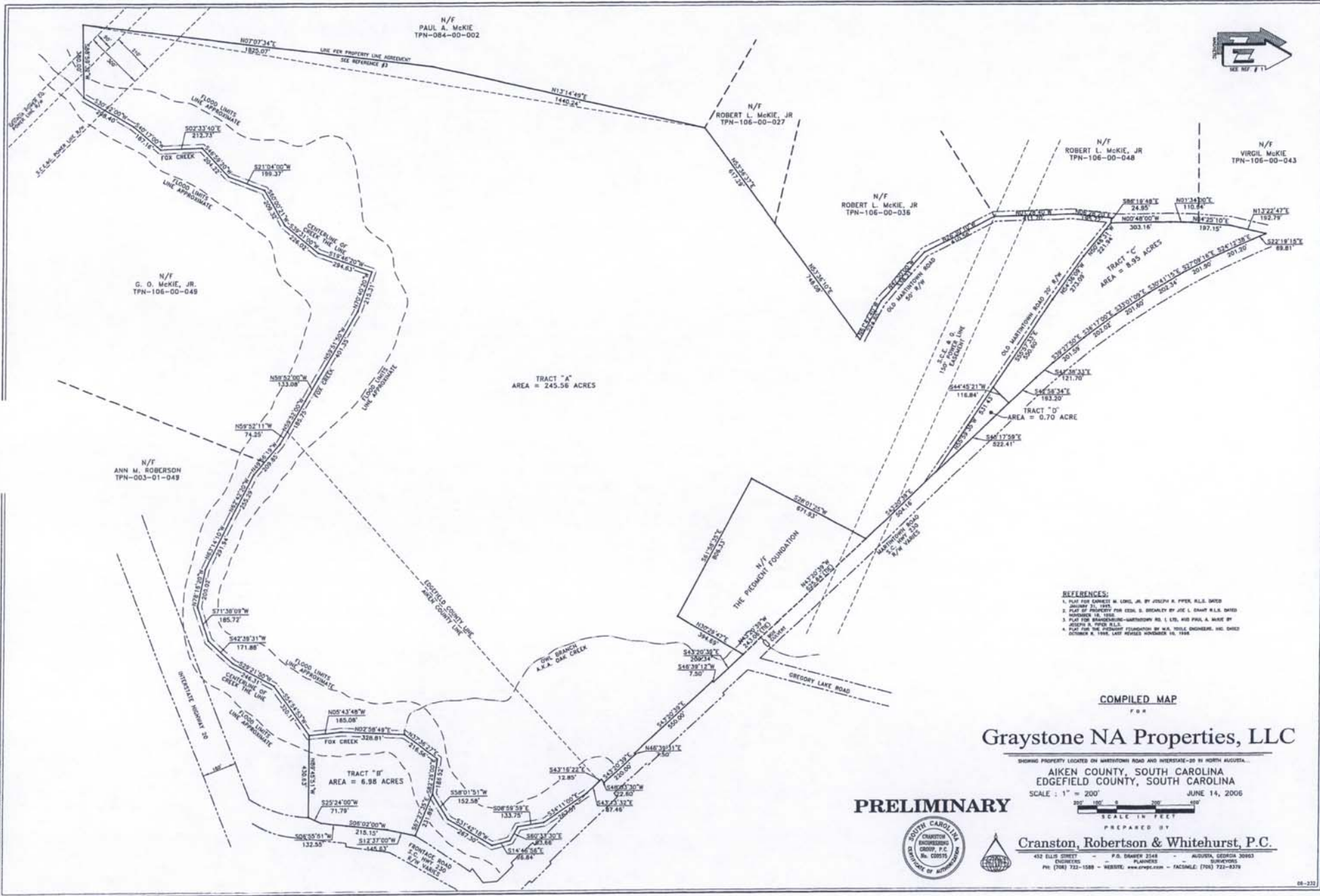
Robert A. Pettit, Mayor

Second Reading _____

Third and Final Reading _____

ATTEST:

Donna B. Young, City Clerk



- REFERENCES:
1. PLAN FOR CORRECTED B. LINDS, JR. BY JOSEPH A. PFER, R.L.S. DATED JANUARY 25, 1985.
 2. PLAN FOR CORRECTED FOR TIDES & SHORES BY JOE L. SHAW, R.L.S. DATED NOVEMBER 18, 1988.
 3. PLAN FOR BRANCHING-HAMPTON RD. (L. LINDS AND PAUL A. MAZE BY JOSEPH A. PFER, R.L.S.
 4. PLAN FOR THE PROMONT FOUNDATION BY W.A. YELLE, ENGINEER, INC. DATED OCTOBER 8, 1998. LAST REVISED NOVEMBER 14, 1998.

COMPILED MAP FOR

Graystone NA Properties, LLC

SHOWING PROPERTY LOCATED ON HAMPTON ROAD AND INTERSTATE-20 IN NORTH AUGUSTA.

AIKEN COUNTY, SOUTH CAROLINA
EDGEFIELD COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' JUNE 14, 2006

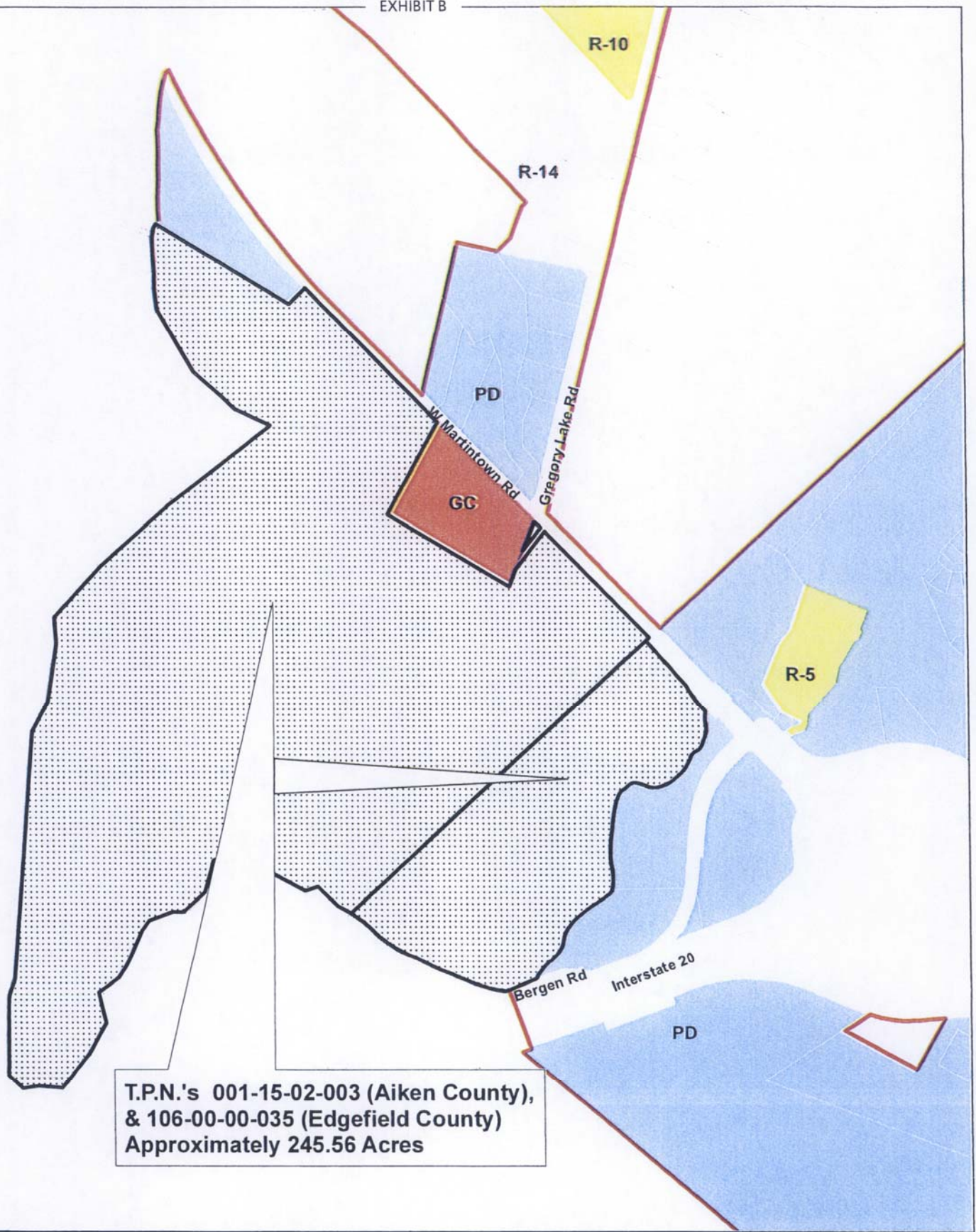


PRELIMINARY



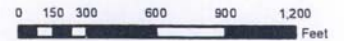
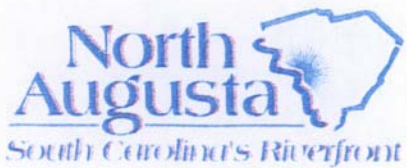
PREPARED BY
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T.P.N.'s 001-15-02-003 (Aiken County),
 & 106-00-00-035 (Edgefield County)
 Approximately 245.56 Acres

Application Number RZM 17-001
 Tax Parcel Numbers
 001-15-02-003, &
 106-00-00-035
 A Request to Rezone from
 PD, Planned Development to
 CR, Critical Areas




Department of Planning and Development



Memorandum # 17-013

City of North Augusta

To: B. Todd Glover, City Administrator

From: Charles B. Martin, Interim Director of Planning & Development 

Subject: Application number RZM 17-001 – A request of the Central Savannah River Land Trust to rezone \pm 245.56 acres of land located along the western side of W. Martintown Road north of I-20, and identified as Edgefield County Tax Parcel #106-00-00-035 and Aiken County Tax Parcel # 001-15-02-003, from PD, Planned Development to CR, Critical Areas.

Date: June 19, 2017

Planning Commission Recommendation

On June 15, 2017, after a duly advertised and convened public hearing, the Planning Commission considered a request by the Central Savannah River Land Trust to rezone \pm 245.56 acres of land located along the western side of W. Martintown Road, north of I-20 and identified as Edgefield County tax parcel #106-00-00-035 and Aiken County tax parcel #001-15-02-003 from PD, Planned Development to CR, Critical Areas. **The Planning Commission recommended on a vote of 5-0 that City Council rezone the property as proposed.**

Project Name	Greystone Preserve
Applicant	Central Savannah River Land Trust
Address/Location	West of W. Martintown Road and North of I-20
Parcel Number	Edgefield County Tax Parcel # 106 00 00 035 and Aiken County Tax Parcel # 001 15 02 003
Existing Zoning	PD, Planned Development
Proposed Zoning	CR, Critical Areas
Proposed Use	Nature Preserve
Future Land Use	Mixed Use



History

The property in question was annexed into the City with the adoption of Ordinance No. 86-03 in November of 1986 as part of a larger annexation of a total of 754.72 acres. At that time, the zoning for the property was PUD. Part of the PUD was PD-R, Residential not to exceed 4 units/acre, part was R, Residential, and part was PD-G, General Commercial with Thoroughfare permitted uses. There were no specific plans but the property owner had a general idea as to his anticipated development. Subsequent zoning ordinances placed a PUD or PD zoning on the property allowing for mixed use. PD, Planned Development is the current zoning.

Over the years, numerous parties have looked into developing the property but found the rugged rock unsuitable for efficient and economical development of any kind. In 2016, the property was donated to the Central Savannah River Land Trust. **Their intention is to use the land for a nature preserve, and to further their mission of encouraging the conservation of our local landscape.** To that end, they are seeking permission to construct a pole barn to serve as a picnic shelter. In keeping with the intended use, no impervious parking is proposed, needed, or required.

To permit a structure, even a pole barn, in a PD without an adopted mixed use plan would not be appropriate. The specific pole barn proposal for this property along with the intended use for the entire tract as a nature preserve is a natural fit in the CR (Critical Areas) zone. The only allowed uses listed for CR zones are: bus shelters; churches and associated uses; open space, parks, or active recreational uses operated on a non-commercial basis; private boat docks, boat houses, or marinas; and agricultural uses not including livestock.

A ten (10) acre tract on W. Martintown Road was carved out of the whole tract several years ago for an intended apartment complex, which never materialized. That tract is now owned by Dr. Allen, who is developing it as a medical office complex. This ten (10) acres is not included in the rezoning request, nor are Tracts "B", "C", or "D" on the attached plat by Cranston, Robertson, and Whitehurst, P.C.



Site Conditions

	Existing Land Use	Future Land Use	Zoning
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Commercial and Residential	Mixed Use	PD, Planned Development
South	Farming	Outside City	Outside City
East	Vacant	Mixed Use	PD, Planned Development / I-20
West	Farming	Outside City	Outside City

Access – The site currently has access from W. Martintown Road.

Topography –The site topography is severely rugged. The property is heavily wooded.

Utilities – Potable water is available on W. Martintown Road from the Edgefield Water and Sewer Authority. Sewer is available from the City of North Augusta.

Floodplain – The subject property is not within federally designated floodplain. Owl Branch, a.k.a. Oak Creek with associated wetlands runs through a portion of the property.

Drainage Basin – This site is located within the Fox Creek Drainage Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Stormwater Management Department has conducted a baseline assessment of the basin and rates the overall quality as good. Pollutant concentrations are at or below the average or standards set for fresh water streams.

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 May 30, 2017. The property was posted with the required public notice on May 31, 2017. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in The Star on May 31, 2017.



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 (Sec. 5.3.6.1).

The subject property is identified as Tract "A" and is ± 245.56 acres on a plat compiled for Greystone NA Properties, LLC by Cranston, Robertson & Whitehurst, P.C. dated June 14, 2006. The size of the property is appropriate for the purposes of the intended uses for the property.

2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, sec 1.2.

The proposed rezoning would provide significant protection for a large tract of land providing a variety of spaces, including outdoor and passive outdoor uses, which become part of the public realm.

3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in section 5.3.6.3 of the NADC:
 - a. 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.
 - c. There will be any adverse effects on existing or planned public utility services in the area
 - d. Parking problems; or
 - 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.

Rezoning to CR – Critical Areas effectively removes the property from potential development. As a result, there is no negative impact on the surrounding area, the street network, public utility services, nor parking



demands. The rezoning would keep the property in an undeveloped state except for nature trails, an occasional picnic shelter or bench. As a result there will be no excessive storm water runoff, water, air, or noise pollution and certainly no excessive nighttime lighting or other nuisances.

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

The property has remained in its present undeveloped state regardless of being in the City and regardless of its zoning label. CR – Critical Areas zoning will ensure that the current conditions remain.

5. The zoning districts and existing land uses of the surrounding properties.

In that the proposed zoning is in keeping with the use of the property in the current zoning, there will be no impact other than positive buffering for the adjoining properties.

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

The property is not suitable for a mixed use Planned Development due to its being so rugged.

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

The rezoning, if anything, will enhance neighborhoods, both existing and proposed, on properties North and West of W. Martintown Road. It will provide and protect a natural amenity for the residents therein.

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

The property has remained undeveloped for many decades, if not forever.

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.



There is an adequate supply of land available in the subject area and the community to accommodate the needs of the community both in housing and in commercial development.

10. Whether the existing zoning was in error at the time of adoption.

The existing zoning of PD, Planned Development has been in place for several decades. However it was not in error as it was the wishes of the then property owner and the City. Additional knowledge of the ruggedness of the terrain suggests that the CR- Critical Areas is now a better fit for the intended use.

Attachments:

Maps showing property to be rezoned:

Aerial

Current Zoning

Proposed Ordinance

Greystone Preserve Aerial



Greystone Preserve Current Zoning

