RECEIVED

JAN 23 2015

S.C. Supreme Court

THE STATE OF SOUTH CAROLINA
In the Supreme Court

APPEAL FROM AIKEN COUNTY
Court of Common Pleas
J Ernest Kinard, Jr , Circuit Court Judge

Stephen P Donohue — Appellant,

v

City of North Augusta,
the Mayor and City Council
of North Augusta — Respondents

Case No 2013-CP-02-02781
Appellate Case No 2014-002235

RECORD ON APPEAL
VOLUME II

James D Mosteller, III
The Mosteller Law Firm, LLC
P O Drawer 328
Aiken, South Carolina 29802
(803) 226-0396

Attorney for Appellant

Belton T Zeigler
Gary T Pope, Jr
Charles D Rhodes, III
Pope Zeigler, LLC
P O Box 11509
Columbia, SC 29211
(803) 354-4900

Kelly F Zier
Zier Law Firm
P O Box 6516
North Augusta, SC 29861
(803) 278-4586

Attorneys for Respondents

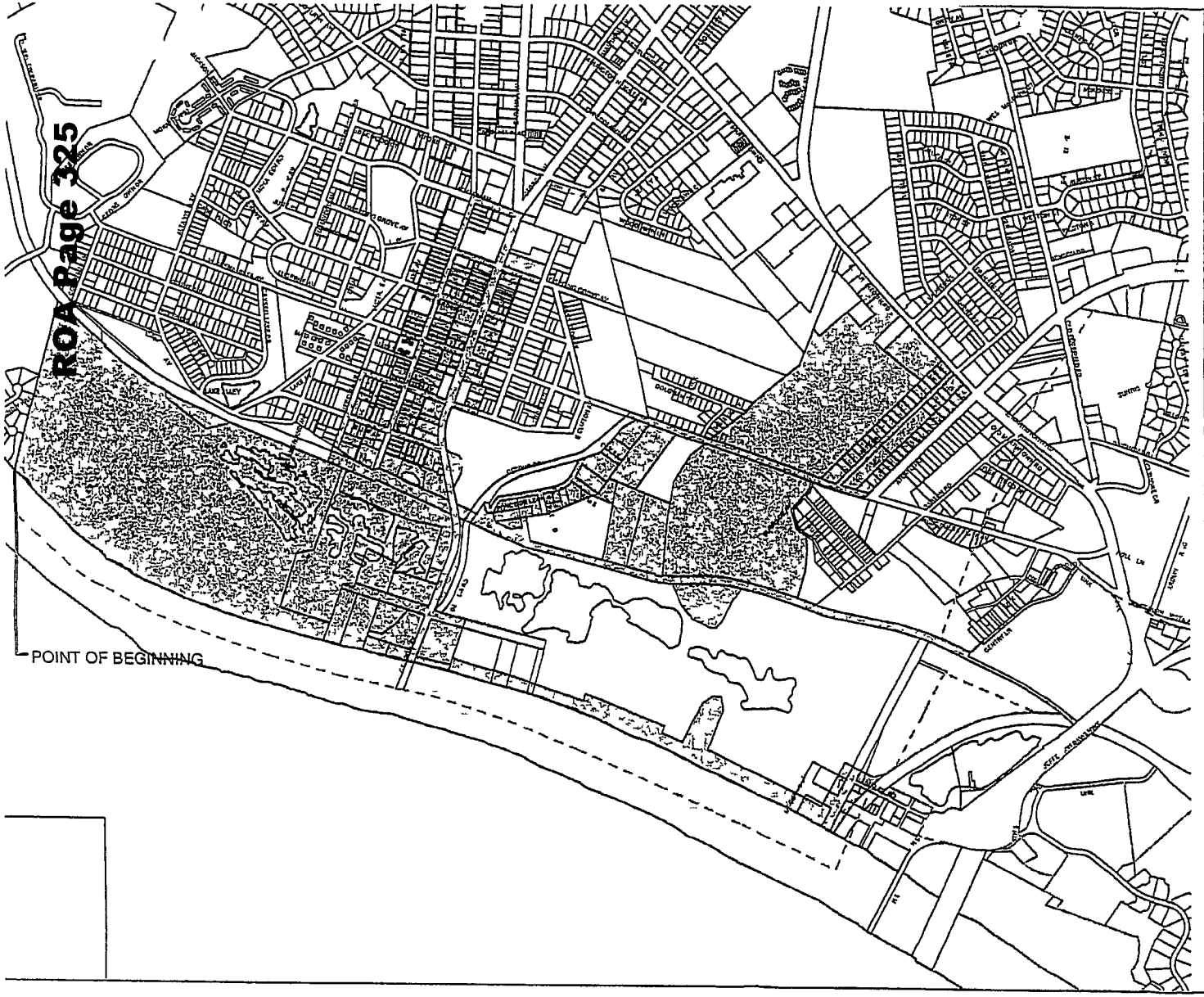


EXHIBIT A

THE CITY OF NORTH AUGUSTA TAX INCREMENT FINANCING

TIF DISTRICT

AREAS NOT INCLUDED IN TIF DISTRICT

AREA LOCATED IN
THE CITY OF NORTH AUGUSTA,
AIKEN COUNTY,
SOUTH CAROLINA

MAP PREPARED BY
THE CITY OF
NORTH AUGUSTA S
ENGINEERING DEPARTMENT
OCTOBER 29, 1996

600 0 600 1200 Feet

N
W E
S

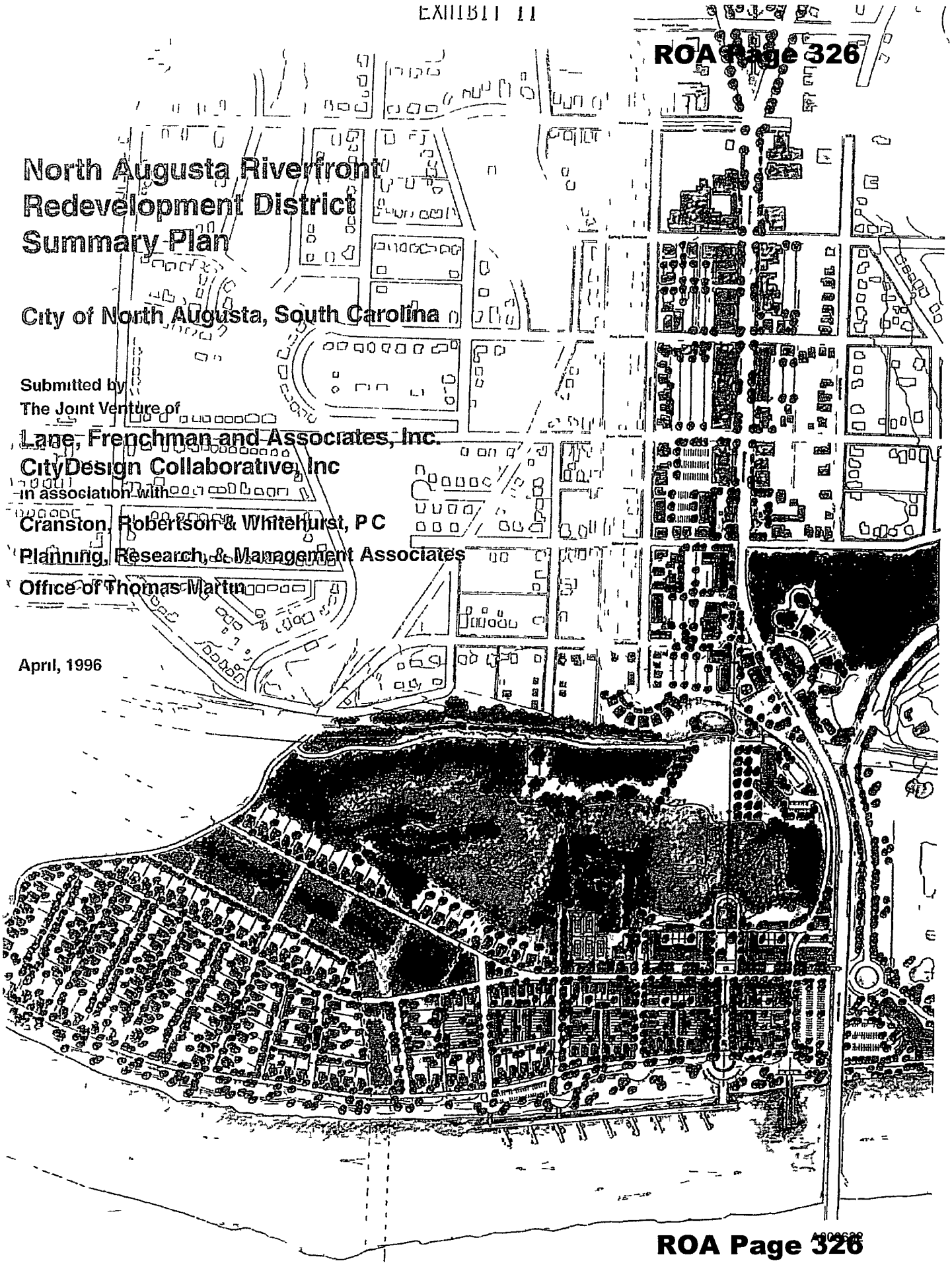
ROA Page 325

North Augusta Riverfront Redevelopment District Summary Plan

City of North Augusta, South Carolina

Submitted by
The Joint Venture of
Lane, Frenchman and Associates, Inc.
CityDesign Collaborative, Inc
in association with
Cranston, Robertson & Whitehurst, P C
Planning, Research, & Management Associates
Office of Thomas Martin

April, 1996



Acknowledgments

Appreciation is expressed to staff and elected officials of the City of North Augusta and to appointed members of the Citizens Advisory Panel, who advised the Consultant Team on all aspects of the planning process Members of the project Steering Committee (indicated by *) provided important detailed feedback and guidance to the project team

City Council Members

Mayor Thomas W Greene *
Mayor Pro-Tem William L Gray
Carolyn C Baggott *
T Scott Beck
Pat C Carpenter
Lark W Jones *
Kent Sullivan

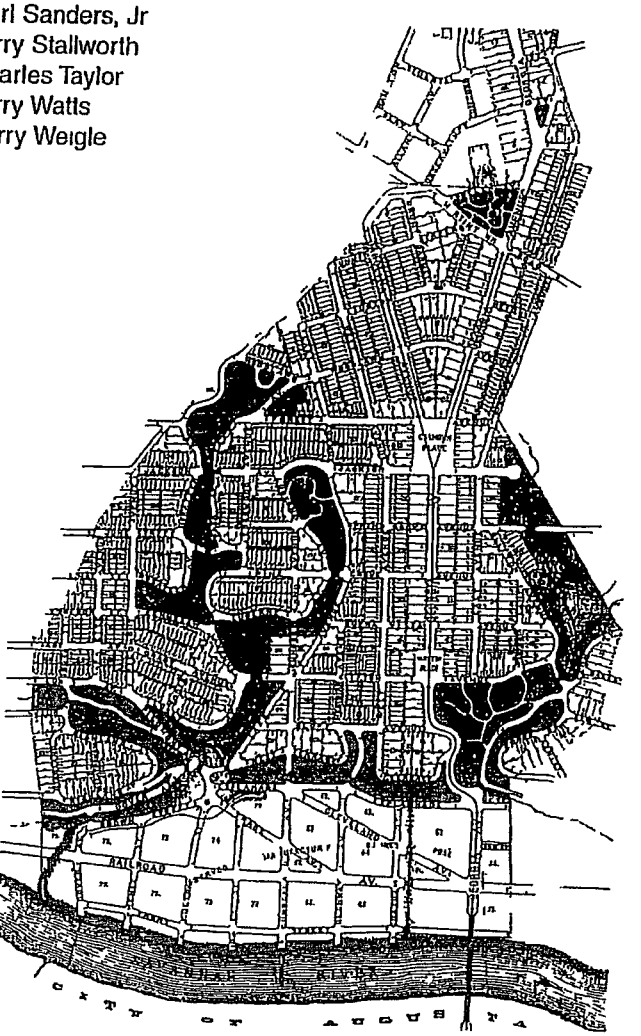
City Staff

Charles B Martin *, *City Administrator*
Kevin D Blayton, *Director of Engineering/Public Utilities/Public Works*
J Robert Brooks, *Director of Parks and Recreation*
Anthony J Criscitiello *, *Director of Planning and Community Development*
John P Potter, Jr , *Director of Finance*
William M Heim *Director of Public Safety*
Leona J Lewis, *City Clerk*
Diana Miller *Administrative Assistant*

The City of North Augusta wishes to acknowledge the Savannah River Regional Diversification Initiative (SRRDI) and the U S Department of Energy for assistance in the preparation of the North Augusta Riverfront Redevelopment District Plan

Citizens Advisory Committee

Mr Robert Bolton
Ms Mary Bright
Mr Robert Butterworth
Mr William R Collins
Mr D Hugh Connolly
Mr Richard Fletcher
Mr Don Harris
Mr Jack Herrman
Mr Michael Hitchler
Ms Jeanné McDaniel
Mr Kenneth McDowell
Mr Steven McElmurray
Dr Henry G Mealing, Jr
Mrs Laura Phinizy
Mr Stanley Price
Mr Carl Sanders, Jr
Mr Jerry Stallworth
Mr Charles Taylor
Mr Larry Watts
Mr Harry Weigle



Right the Boeckh Plan of 1891 for North Augusta showing open spaces leading down to the river

A Vision for North Augusta

The Savannah River was the source of the initial prosperity of the port of Hamburg, precursor to North Augusta. Goods were transported from docks to the new Charleston to Hamburg railroad, creating a town that sprang up almost overnight.

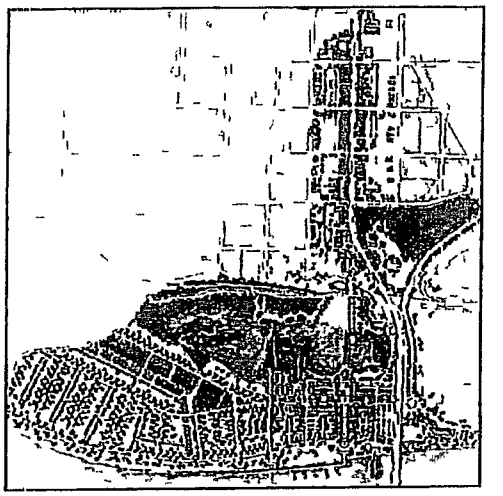
This Plan aims to restore North Augusta's connection to its riverfront, transforming underutilized property into parks, recreational uses, tourism venues, and new neighborhoods. Connected to existing neighborhoods by a network of Greenways and parks, the riverfront will become a new activity center which can complement and enhance the Georgia Avenue shopping district and adjacent residential areas.

Residents will be able to stroll or fish at a new waterfront park, live in new traditional neighborhoods, or play golf at a public course with dramatic river views. A new Town Center, at the foot of Upper Georgia Avenue, will provide a community focal point which is a counterpart to Lookaway Hall, incorporating public and private uses and linking to riverfront development below.

A major park on the former site of the original Hamburg settlement will serve as a gateway to the state, enhancing adjacent development and the image of the community.

By implementing the Plan, today's North Augustans will insure that future residents will, once again, appreciate their links to the river and insure the quality of life of their community.

The Plan will create a new neighborhood between the Savannah River and the neighborhoods of North Augusta



Content

	Page
1 The Planning Process	2
2 Existing Conditions	4
3 The Plan	6
4 Implementation Approach	14

Supplemental Documents
(available at the City of North Augusta)

Technical Plan (February, 1996)
Stage I Report Inventory (6/13/95)
Stage II Report Alternatives (9/11/95)
Itemized Cost Estimates (1/15/96)
Supplementary Data on TIF Financing (1/15/96)

1 Planning Process

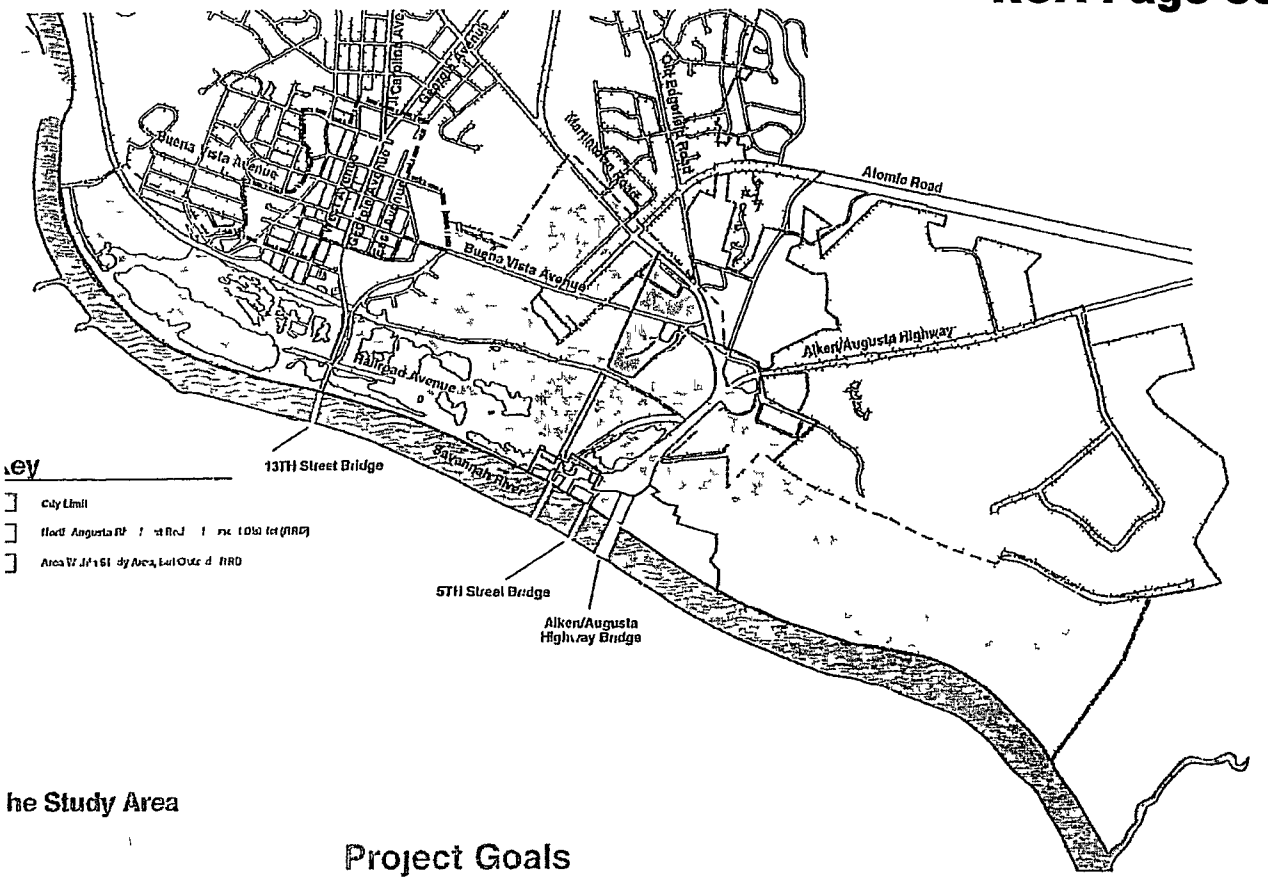
This Plan will reclaim North Augusta's neglected waterfront, transforming it into a vibrant area which will enhance the community. Although this riverfront district has been largely inaccessible from the rest of the city, recent development proposals for large riverfront parcels have caused citizens and officials to recognize that an overall plan and development strategy is needed for the area to maximize public and private benefits and encourage orderly growth.

The area of focus for this Plan included the waterfront of North Augusta, extending from Campbelltown Landing, on the west, to the mouth of Horse Creek, to the east. The area was defined to include the entirety of the land between the bluff line and the river, extending northerly to incorporate key adjacent neighborhoods and undeveloped lands, as well as along the core of Georgia Avenue up to Lookaway Hall.

Above
The existing riverfront land is a resource which is not fully appreciated within the community.
Upper Right
The River's beauty cannot be seen from the City.

This plan has been prepared in consultation with City officials and has benefitted from an extensive public involvement process.

- **A Citizens' Advisory Panel** (CAP) was assembled, to include representatives of major land owners, commercial interests, nearby neighborhoods, and other involved constituencies that might be affected by the Plan. This group met monthly throughout the course of the study, developing goals for the area, reviewing alternatives, and commenting on final recommendations. All meetings of the CAP were publicly advertised and open to the public.
- **Public Hearings and Workshops** were held at key points in the work process to afford any interested citizens an opportunity to comment on the work in process.
- **Briefings for a City Steering Committee and for the City Council of North Augusta** were held periodically to insure that key policy makers within the City were kept abreast of the work in progress.



he Study Area

Project Goals

Access

Provide public access to the Riverfront area

Design the waterfront area and its public and private areas as an integral part of the North Augusta community

Create Greeneway pedestrian and bicycle linkages between the riverfront and North Augusta parks and neighborhoods

Use

Conceive the waterfront plan to complement North Augusta's downtown and to encourage its revitalization

Develop a mix of uses, including housing stores, and parks

Character and Image

Make the plan distinctive and attractive, using the riverfront to provide a signature image and vision for North Augusta and to define a clear sense of arrival from the Savannah River Crossings

Maintain and enhance historic and archeological features and sites which make the riverfront and community unique

Attract development and uses on the North Augusta side of the river which will complement river uses in adjacent Augusta, creating an overall riverfront which makes best use of the features and characteristics of both banks of the river

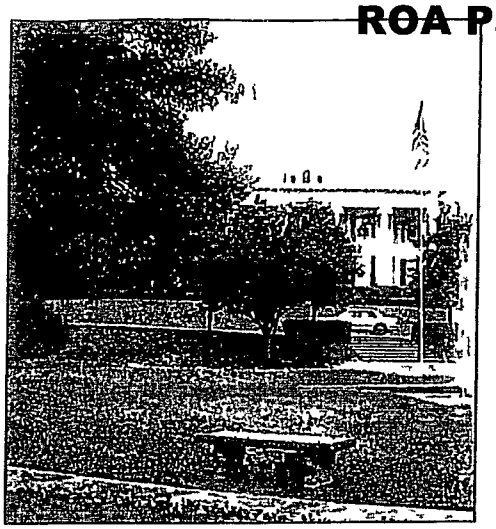
Economic Development and Implementation

Develop a plan which will produce long term economic benefits to the community and will increase the tax base commensurate with its associated public expense

Balance private and public interests, enabling the plan to benefit both citizens and property owners

Coordinate public and private initiatives to achieve the maximum impact and effectiveness of each

2. Existing Opportunities



North Augusta was a planned community, connected by a bridge crossing the Savannah River to nearby Augusta, Georgia The Plans of 1891 and 1912, prepared by William Boeckh and Civil Engineer George Summers, respectively, set the pattern for North Augusta's development as a grid city on a hill with major open spaces that followed drainage swales leading down to the Savannah River Today, the grid plan remains, with Georgia Avenue as its formal axis, but the connections down the steep bluff to the river have been severed High level bridges go across the river without connecting to riverfront property on the North Augusta site A rail line at the toe of the bluff has blocked access from the developed city above the bluff to the river below The planned transformation of the rail corridor to a Greeneway and new flood control measures will make the riverfront property accessible and attractive for development

As a basis for the Plan, a detailed assessment of existing conditions was accomplished Data on the following aspects of the study areas was collected, mapped, and analyzed, including

- o Land Use
- o Zoning
- o Land Ownership
- o Constraints to Development

Demographic factors and development trends have been reviewed to assess the potential marketability and development potential for the North Augusta waterfront The plan, as conceived will encourage the types of development described on the opposite page

Land Ownership

Significant portions of the river frontage are consolidated into four major ownerships RiverNorth (east of the Augusta Aiken Highway, North Augusta Golf Venture (NAGV is between the bridges and to the west of Georgia Avenue) land owned by heirs of the Haskell family (west of NAGV), and the partially developed Campbelltown Landing (at the western edge of the study area) Other smaller parcels along the river tend to be concentrated in the vicinity of the bridges and are held by a variety of private owners

Constraints to Development

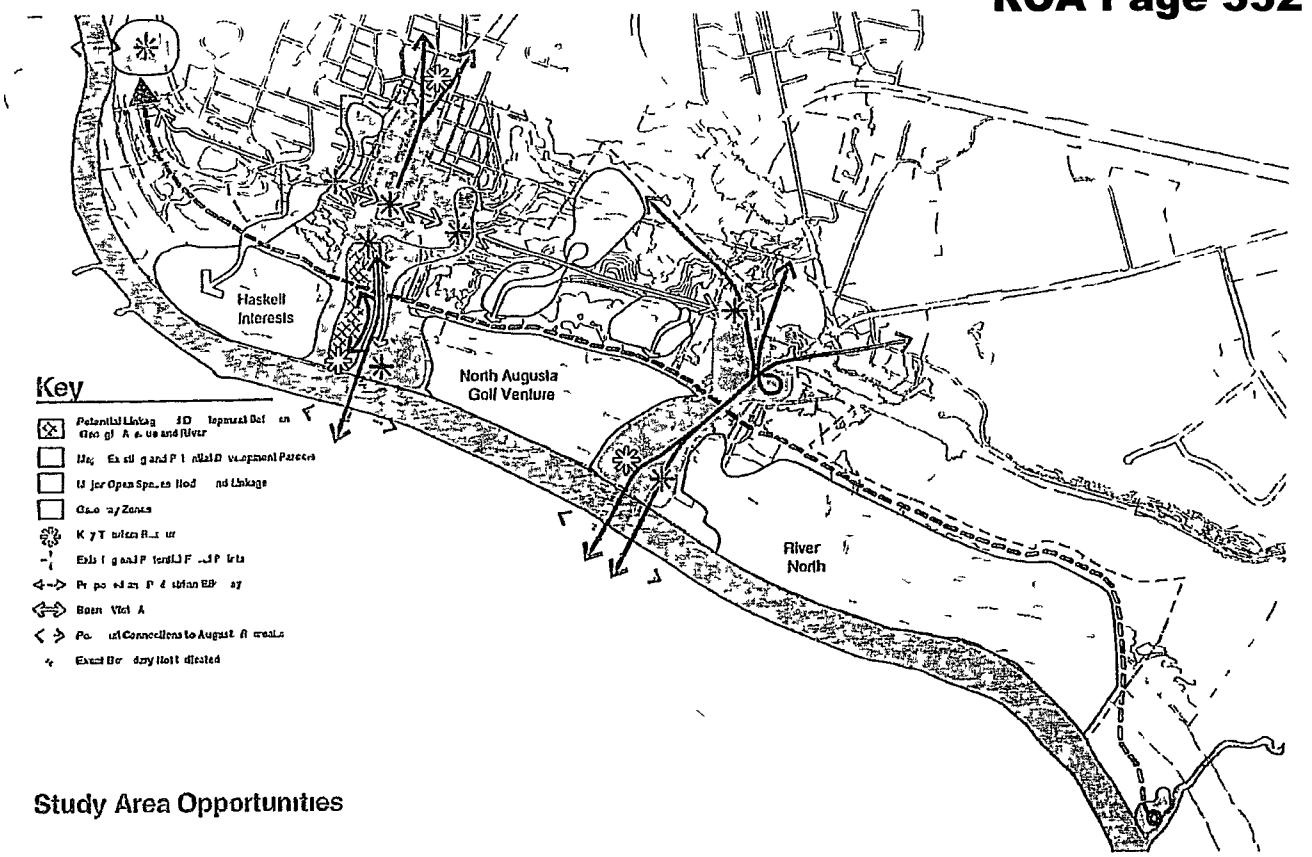
Flood plain protection and utility service were found to pose few constraints to the Plan Access to the river needs to be improved but there is adequate planned capacity in the street and highway system to accommodate development Private overhead utility lines may pose a constraint to development of portions of the riverfront area Designated wetlands will have to be adequately preserved and/or protected

Land Use

The pattern of land use is quite different below and above the rail right of way due to the significant shift of topography and the difficulty of access across the existing rail corridor along the lower edge of the bluff Land along the riverfront is mostly open, with a few small buildings in the v of each river crossing Along upper Georgia Avenue, traditional neighborhoods and shopping are in transition, due to changing retail patterns which have pushed development to larger regional arterials

Zoning

Existing zoning along Georgia Avenue is typically general commercial, with large amounts of the adjacent downtown core neighborhoods zoned for multi-family (R4) residential Major new development along the river are likely to require Planned Unit Development or Traditional Neighborhood District designation, which require a public hearing and approval by the City Council of North Augusta Applicants for Planned Unit Development designation within the area will be required to show conformance with this Plan



Study Area Opportunities

Summary of Market Findings

Single Family Residential — an annual absorption pace of 60 single family units in the Riverfront district has been assumed for 10 years, then the pace is reduced to 30 units per year during the last five years to reflect the earlier year absorption of the most desirable lots, and the competition of re sale units to new units

Multi Family Residential — current plans for the North Augusta Golf Venture property include multi family housing units The analysis undertaken as part of this plan assumes that 150 units will be developed and that they will be developed in two 75 unit phases There has been relatively little rental housing developed in North Augusta in recent years and the proposed units would likely be very marketable based on the desirable setting combined with proximity to downtown Augusta and major transportation routes

Hotel/Conference Center — this would complement other tourist and convention facilities across the river in Augusta and could include 200 rooms and approximately 40,000 square feet (SF) of meeting space, restaurants, health clubs, and other common facilities and amenities

Golf — a high quality 18 hole course, associated clubhouse and related residential development (see above) is assumed to be feasible, including a 10,000 SF clubhouse and restaurant facility

Commercial — based on the size, location population and land uses of the study area up to 100 000 SF of new retail in the study area appears marketable, including 20 000 SF towards the Aiken Augusta highway and 80,000 SF along the Georgia Avenue corridor

Public and Recreational Uses — there is the potential for significant public open spaces and greeneways, along with additional marina space along the riverfront, as the market warrants The Georgia Avenue corridor represents an opportunity to build new Municipal and/or Civic/Performing Arts structures as part of a Town Center project

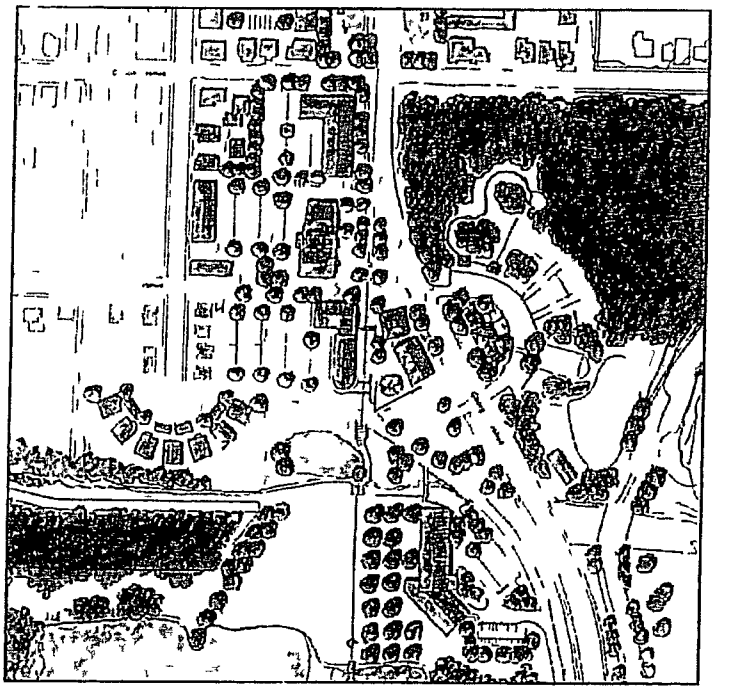
Opposite Page
Left
The view of Lookaway Hall provides a northerly anchor for Upper Georgia Avenue
Right
The view down Georgia Avenue from Lookaway Hall indicates the bend in the [illegible] although the River is not visible

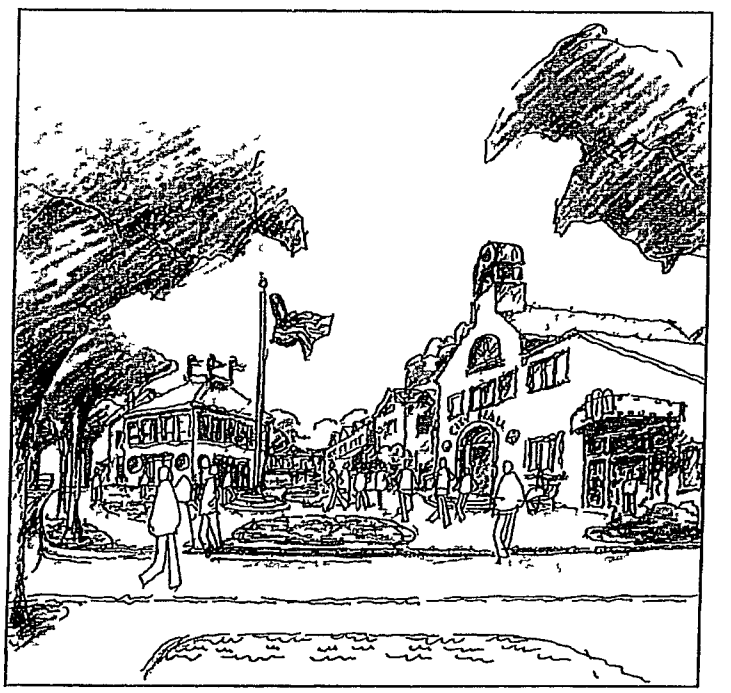
3 The Plan

The Plan places high priority on appropriate, visible, and publicly oriented development for the two major gateways into the community along **Georgia Avenue** and the **Aiken-Augusta Highway**. For each of these gateways, public open spaces and uses oriented to the public are encouraged, creating links between the riverfront district and existing North Augusta neighborhoods above the bluff line.

Georgia Avenue Gateway

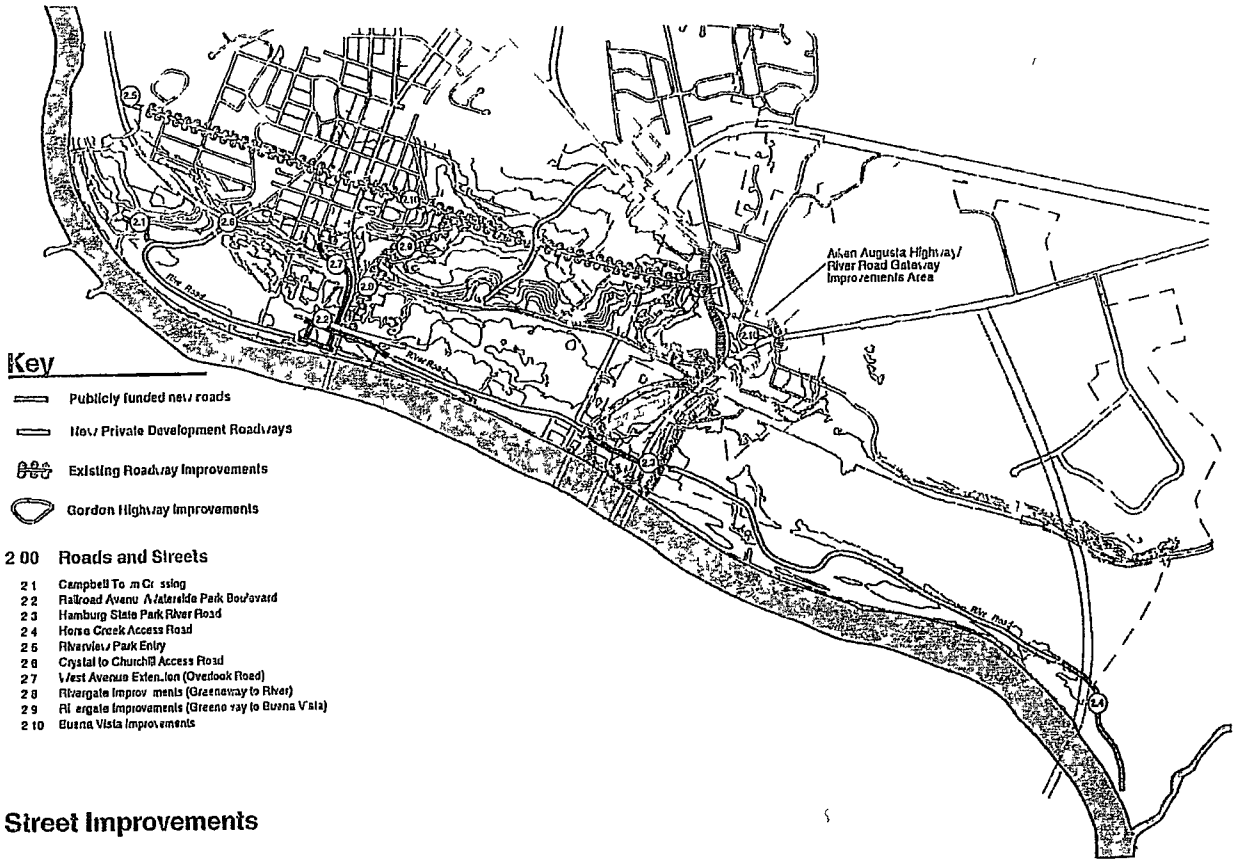
Major open space improvements are proposed to frame the entry to the community and to "open-up" the riverfront. A new Town Center above the bluff where Georgia Avenue curves should include new public uses (such as a city offices and/or performing arts spaces), retail uses, and public outdoor spaces. The Town Center and its public uses will be a southerly counterpoint of Lookaway Hall in defining the central stretch of Georgia Avenue.



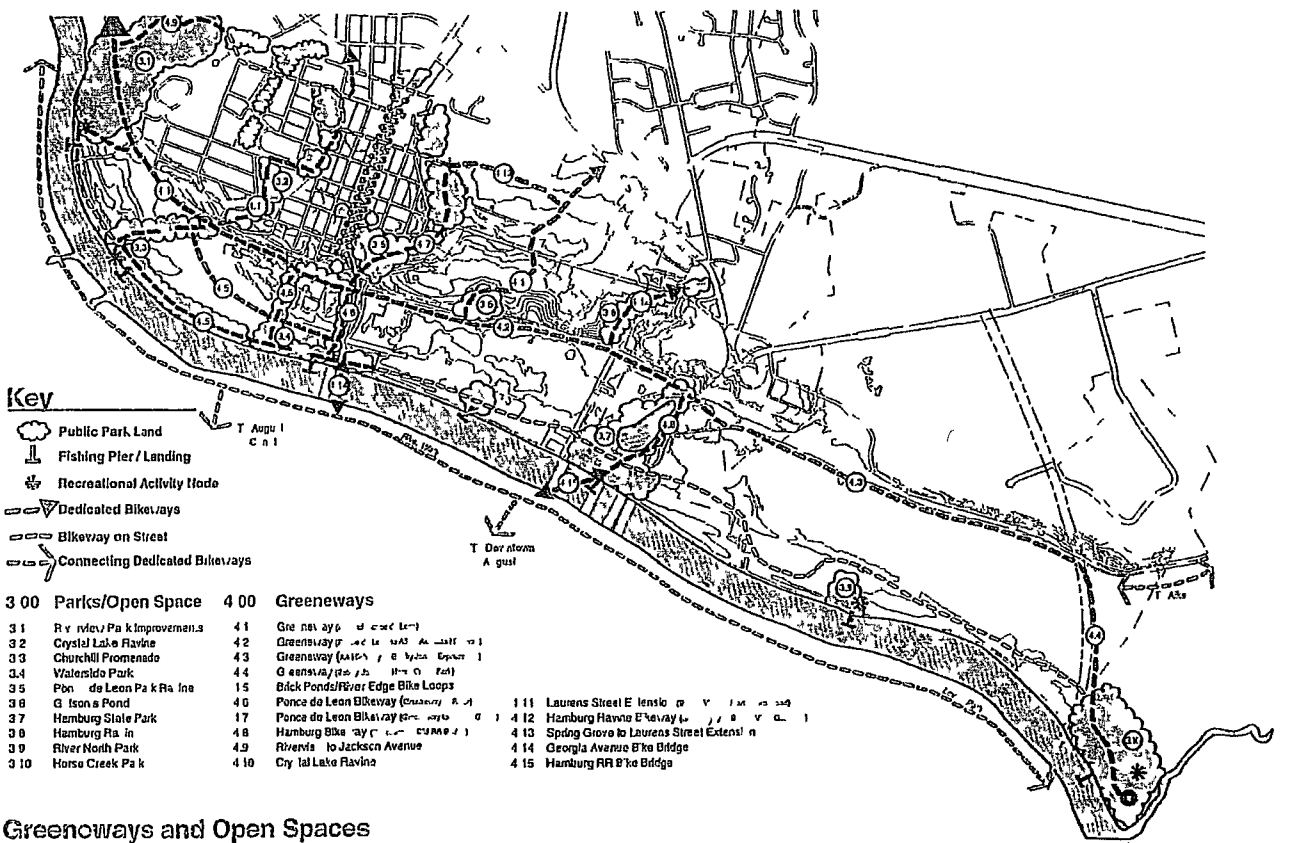


Opposite Page
The two plans show the proposed Street Improvements as well as the Greenway and Open Space network which is defined by the Plan.

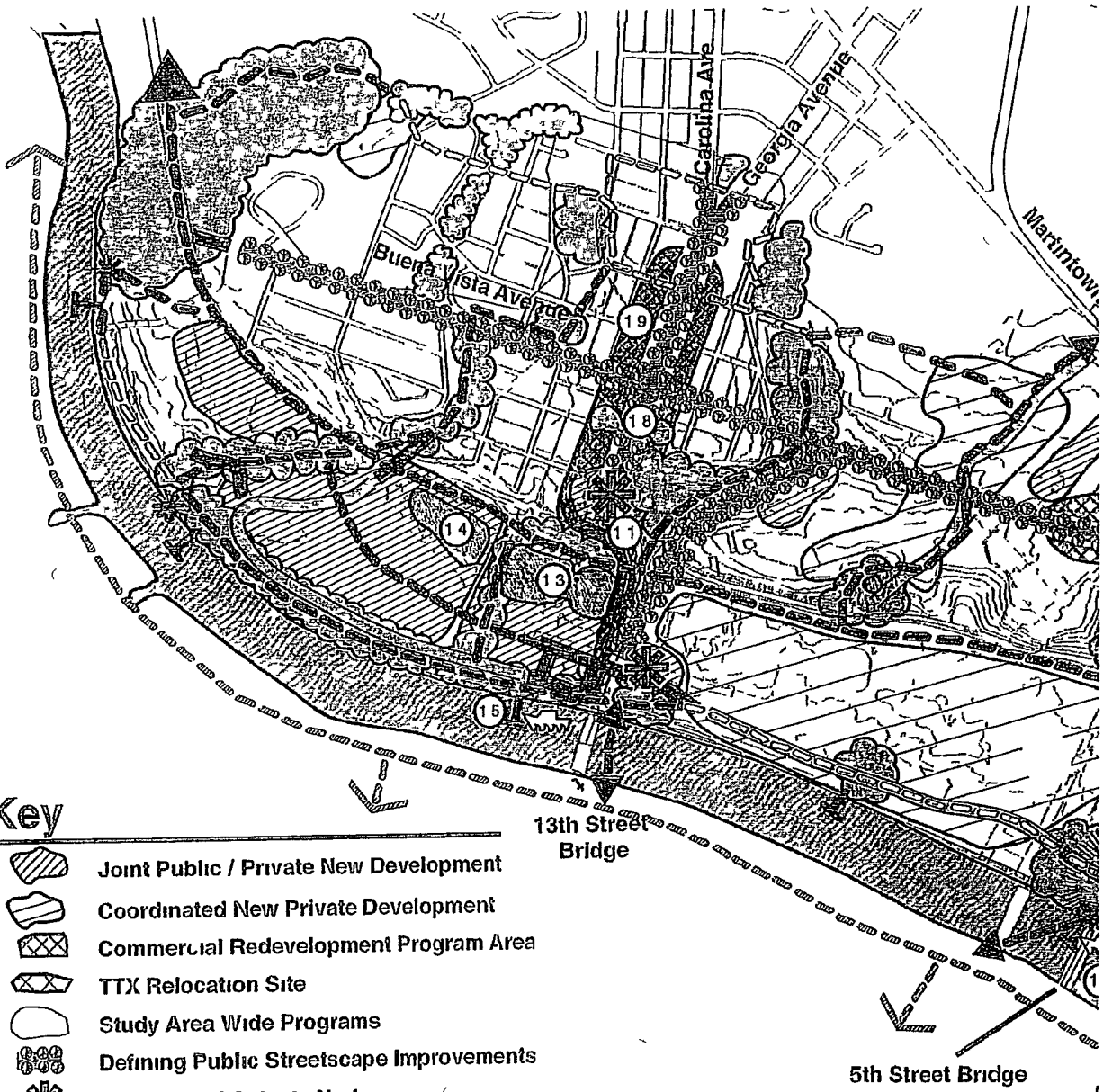
Right
A new Town Center at the junction of the bluff and Upper Georgia Avenue will become a new focus for community services and activities. The Plan on this page shows the relationship of this area to Georgia Avenue and adjacent neighborhoods. The sketch below indicates the scale of proposed Town Center development.



Street Improvements



Greenoways and Open Spaces



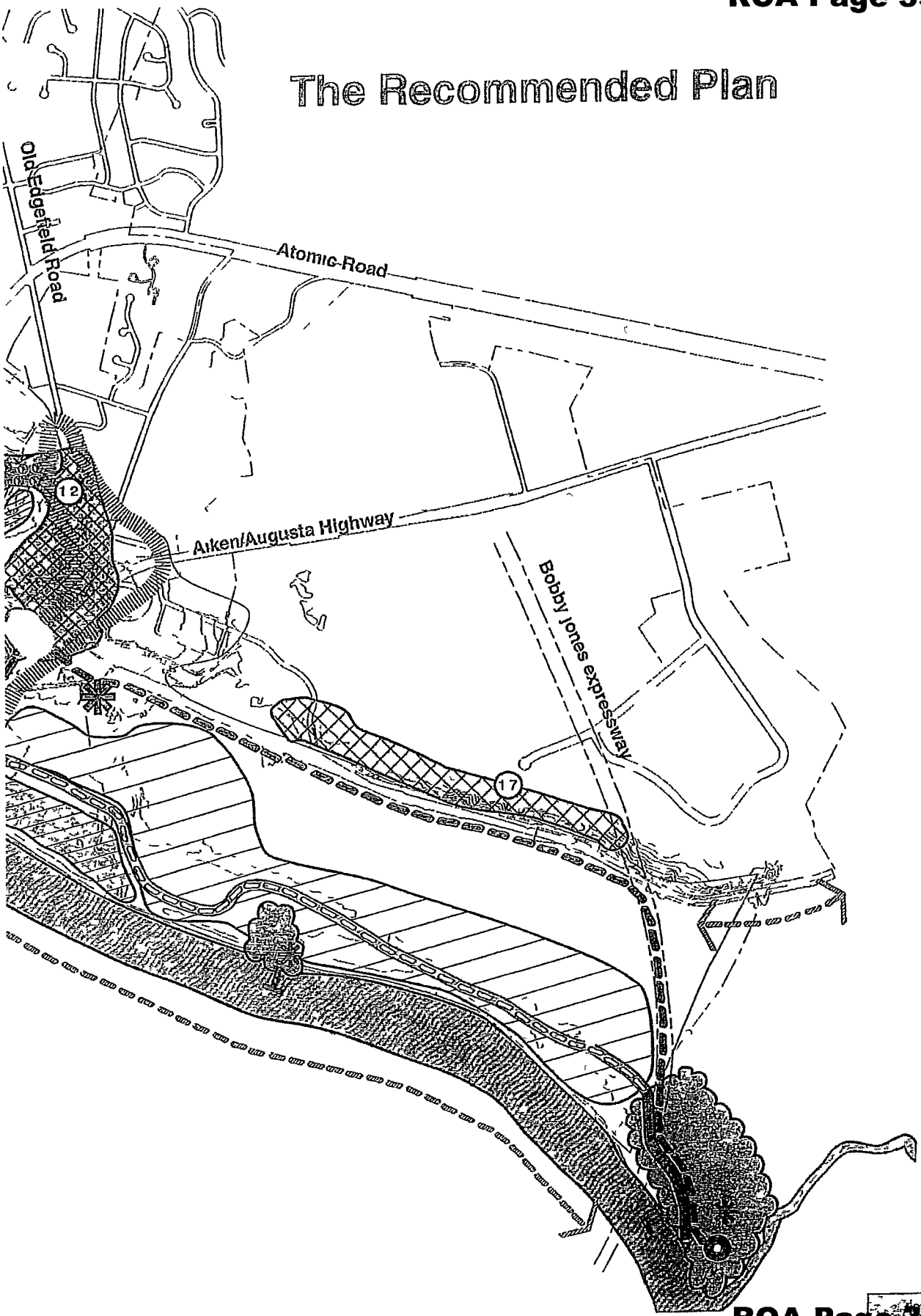
Key

- Joint Public / Private New Development
- Coordinated New Private Development
- Commercial Redevelopment Program Area
- TTX Relocation Site
- Study Area Wide Programs
- Defining Public Streetscape Improvements
- Commercial Activity Node
- Marina Development
- Public Park Land
- Fishing Pier / Landing
- Recreational Activity Node
- Dedicated Bikeways
- Bikeway on Street
- Connecting Regional Systems
- Publicly funded new roads
- New Private Development Roadways
- Aiken / Augusta Highway Improvements

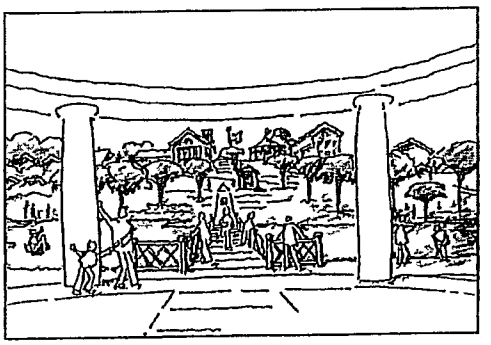
1 00 Redevelopment Initiatives

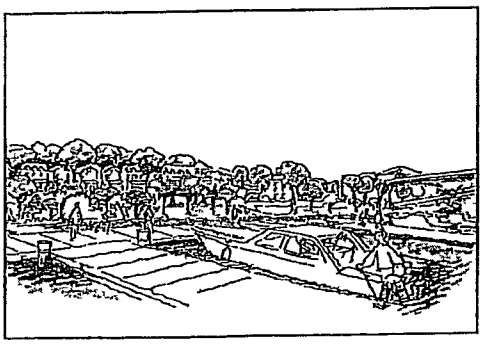
- 1 1 Town Center
- 1 2 Buena Vista Entry
- 1 3 Brick Pond #1 (Omni Parcel)
- 1 4 Brick Pond #2 (Churchill Parcel)
- 1 5 Georgia Avenue Marina
- 1 6 5th Street Marina
- 1 7 Relocate TTX track
- 1 8 Main Street (Georgia avenue)
- 1 9 Georgia Avenue Redevelopment

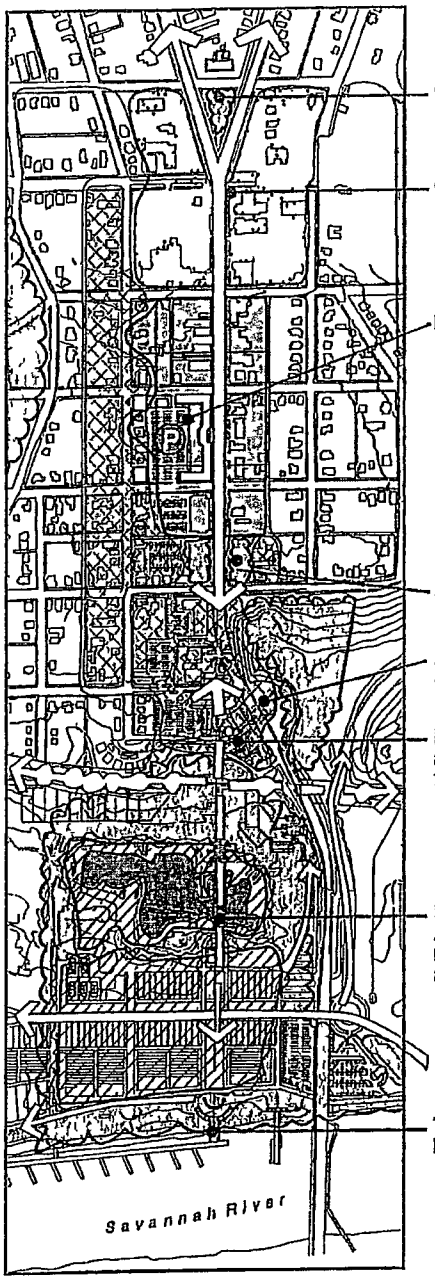
The Recommended Plan



The Town Center complex which provides a transition between Upper and Lower Georgia Avenue will be connected to the riverfront by an extension of West Avenue and by a network of public open spaces oriented to the river and to the improved "brick ponds" at the foot of the bluff These new parks and open spaces will serve as public amenities to enhance the marketability and attractiveness of adjacent private development Below the Georgia Avenue bridge along the River, a new waterfront park will be developed, to eventually link to a new marina, hotel, and conference center, enhancing tourism use and public access to the water's edge







Open up Views to Lookaway Hall

Coordinated Streetscape Treatment
Planting
Lighting
Street Furniture
Signage
Paving

New Private Development Guidelines
- *Minimum Front Yard Set Back (Ten Feet Maximun) Build to Corners*
- *Primary Entries and Windows Display on Georgia Avenue*
- *Parking In Rear With Access via Side Streets*
- *Minimize Mid Block Curb cuts and Provide Landscape Buffer at Georgia Avenue*
- *Reinforce West Ave. Corners with Reloca Village Scale, Contributing Buildings*

Re establish Veteran's Park as " Cornerstone" Public Open Space

Develop Strong Park or Built Edge at Rivergate

Develop Village Center as a "see through" for Georgia Avenue
Continue Axial View
Carousel as Village Center Focus

Reinforce and Continue Axis to River Through new TND Development and Waterside Park
Floating Bridge
Park Pavillion on Axis
•Art Flags Banners
Brick Ponds

Terminate Axis with Park Feature at River Edge
Overlook Terrace
Art Flags Banners
Marina

Georgia Avenue Concept

Opposite Page
The plan to the left shows the overall concept for the Georgia Avenue Corridor. Sketches to the far left indicate how the brick ponds below the bluff line could be transformed into an amenity for new neighborhoods and the potential for a river edge marina

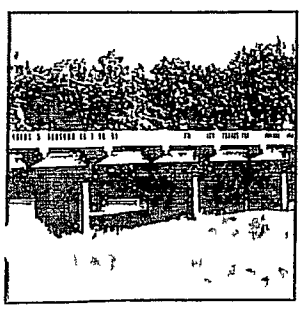
Below Right
Hamburg Park could combine recreation, tourism development and commercial uses at an historic site along the Savannah River

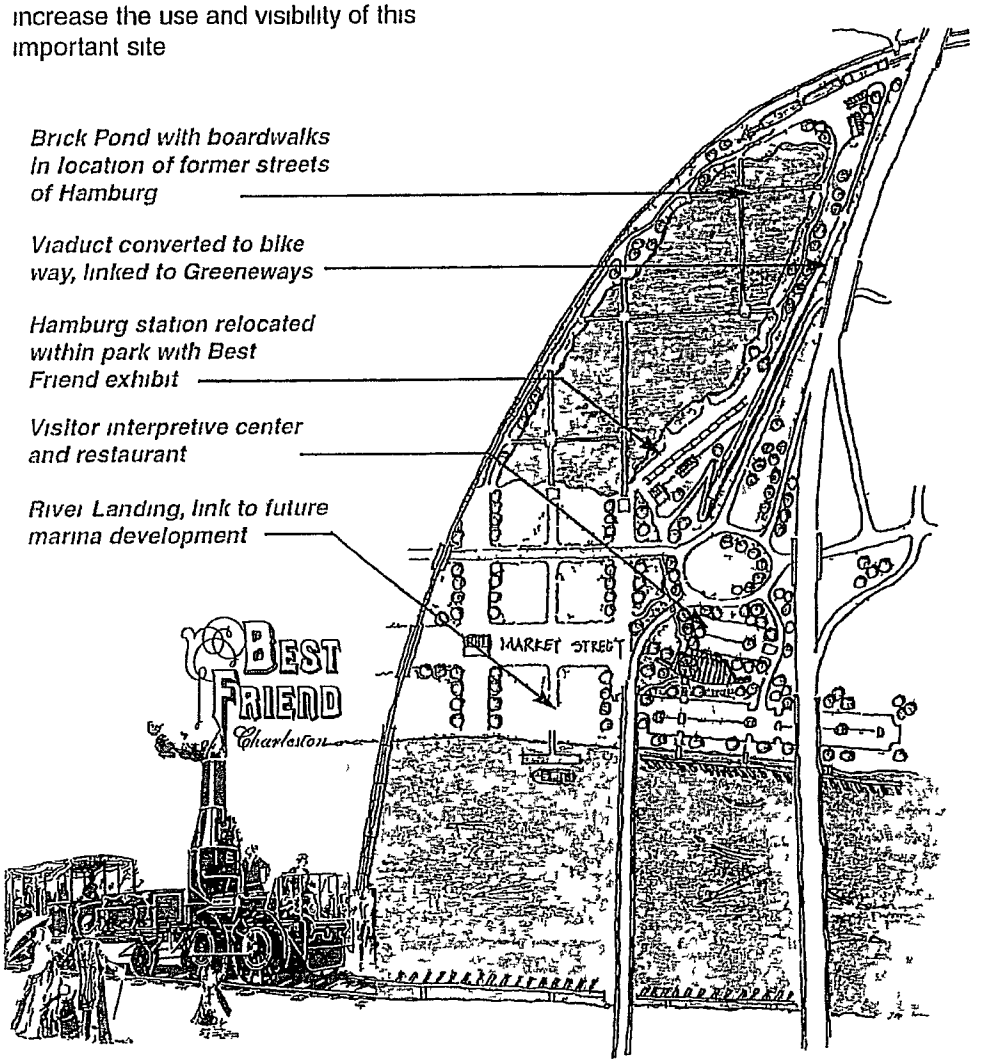
Below
The former Hamburg railroad station is nearby and might be placed on the site. The existing roadway viaduct will be closed and could be converted to a bikeway

Aiken Augusta Highway Gateway

Creation of a "Hamburg Park" on the former site of this historic community is proposed, enhancing the vehicular entry to North Augusta and to the State of South Carolina and serving as an amenity to adjacent private development. Such a facility might attract state support, as it is on the site which was the terminus of the Charleston to Hamburg Railroad corridor which had a major influence in shaping the entire region in the mid 18th century. New park uses, an interpretive landscape, relocation of the Hamburg rail station, and bikeway linkages to Augusta would increase the use and visibility of this important site.

This gateway would be extended to the north to include beautification of the Buena Vista corridor which is an important spine which ties major elements of North Augusta together (riverfront access, Georgia Avenue, community center, and Riverview Park) and serves as an important community entry.





The Plan recommends significant public and private cooperation to realize the full potential of North Augusta's waterfront Each of the three major privately-owned waterfront parcels either has required or will require public approvals to enable development, such future approvals, where discretionary, should be conditioned on adherence to the principles contained in the full Technical Plan which accompanies this Summary document Key concerns include providing vehicular access across the length of the waterfront study area, strengthening the public uses which are envisioned in the Gateway locations, improving connections between the developed areas of North Augusta (above the bluff) and the new uses which will be attracted along the waterfront, and facilitating the completion of the overall, coordinated open space and Greeneway system A detailed description of the timing and cost of each Element of the Plan is provided in the Technical Report These Elements include

- **Redevelopment Initiatives** which will require public assistance and/or incentives in order to accomplish coordinated development of the Plan
- **Street Improvements** which should be closely coordinated with private development and with public open space improvements New and improved roadway connections will provide access parallel and perpendicular to the river
- **Parks, Open Spaces, and Greeneways** which will make public space available along the riverfront and create a network of green spaces to link the existing developed area of North Augusta to the riverfront and its new development These include a new waterfront park, extensions of the historic community open spaces along the drainage swales, and an extensive Greeneway system

As an integral part of the Plan, five planning and action areas have been defined Each area has a different role and priority within the Plan Four guiding principles have emerged out of the planning process for major development within these areas Such public or private development should

- *be consistent with and support the City's overall plan for the waterfront area as defined in this document*
- *include public areas and uses open to the public which will provide access to the riverfront*
- *enable and enhance completion of the City s Greeneway system*
- *incorporate continuous street access which can connect all the waterfront developments within the study area*

lanning and Action Areas

Area 1 (Georgia Avenue Gateway) is particularly important because it is at the center of the waterfront, along the most prominent community axis, and because it is served by the primary vehicular corridor to the Central waterfront parcel, now owned and planned for development by the North Augusta Golf Venture

Area 2 (Fifth Street/Hamburg Gateway) is important not only because it is a major state gateway, but also because the closure of the highway viaduct has created significant access problems for the RiverNorth development which should be solved as soon as possible, while adhering to the general principles and spirit of the Plan Area 3 (Riverfront Corridor) includes the majority of the three major privately owned parcels along the North Augusta waterfront which have prompted the preparation of this Plan

Area 4, on either side of upper Georgia Avenue, constitutes neighborhoods which may be affected by the Plan which should be preserved and enhanced

Area 5, is the remainder of the study area north of the railroad right of-way, where the impacts of waterfront develop ment may be indirect However, this part of the study area has the potential for sig nificant long range change and reinvestment, and should be monitored closely to insure that this potential is realized

Some of these areas have been further divided into sub-areas The Technical Plan defines the context, objectives and priorities within each sub-area The objec tives of each sub area are illustrated within the Plan and may be used to review actions which may be undertaken within each sub area by public and private entities

4 Implementation Approach

The Plan will require a **public-private partnership** to achieve riverfront and community development which will have long term benefit for the City of North Augusta and its residents The Plan is dependent on significant private investment, but it will also require public commitments and long term follow through

The Plan proposes significant public actions in the Georgia Avenue and Hamburg Gateway areas

The City, by adopting this Plan and its recommendations, will provide a strong indication to private investors of its commitment to support significant private risk-taking by public follow through This commitment will encourage private investors to comply with the Plan and incorporate elements which can assist the City to achieve its objectives for the entire community

The Plan encourages such major private investment in the three major riverfront parcels which straddle these Gateways, as well as within the Gateway districts In addition to strictly public or private investments, it is also desirable that the costs of certain amenities within the Plan be cost-shared by both public and private sectors

The public/private partnership should extend to the method of financing the public improvements It is recommended that the City create a **Tax Increment Finance (TIF) District** which would enable it to recapture some proportion of the new taxes generated by major private development to finance the public improvements which are deemed necessary for the successful implementation of the Plan Under South Carolina Law, a TIF District may be established, enabling a municipality to issue bonds to finance improvements within the district The issuance of the bonds is backed by the increment of local taxes which will be generated by future development within the area, compared to the existing tax base within the area

The Plan also relies upon the **Riverfront Redevelopment Area** which has been defined by the City of the North Augusta in conformance with South Carolina Redevelopment Law This area has been defined as being characterized by under utilized land and/or blighted uses Within this area, the City will be able to acquire and improve land, if such actions are in compliance with an overall Plan for the area (the Redevelopment Plan) Particularly in the vicinity of the Town Center and in relationship to the major waterfront and other parks, the ability to consolidate key parcels is critical to making the most of the opportunities within North Augusta's waterfront and commercial core

It is the intention that the planning document resulting from this study and the process which has been utilized during the course of the study will serve to establish the Redevelopment Plan

Many of the elements of the Plan may be appropriate for support by other public sources of funds

- **Transportation agencies** (South Carolina Department of Transportation and USDOT) may be funding sources for improvements recommended by the Plan, such as the major roadway work required at the Aiken/Augusta Highway, ISTEA eligible Greeneway improvements, or open space/park mitigation efforts associated with the Bobby Jones Expressway
- **The South Carolina Department of Parks, Recreation, and Tourism** may be a potential source of support for major improvements to Hamburg Park, which is a major state gateway and a significant site in the South Carolina Heritage Corridor
- **Housing rehabilitation and job development aspects of the plan may be eligible for support** from the South Carolina Department of Commerce's Community Development Block Program as well as related federal sources

These and other external sources should be actively solicited over the course of the Plan's implementation Specific programs and related budgets are not specified in the Plan, inasmuch as these sources are continually subject to change However, that the comprehensive nature of this Plan, its citizen involvement process, and its public/private cooperation will be important arguments to encourage such participation by external public agencies

Additionally, the city of North Augusta should marshall its resources to support the Plan through careful planning and budgeting of public works and projects over the course of the development period

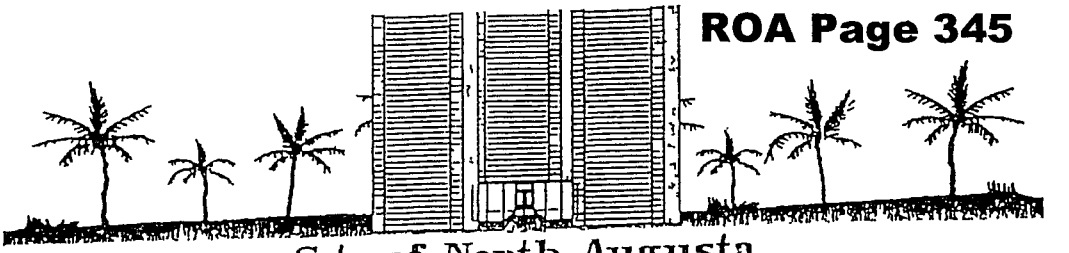
Along the North Augusta waterfront, it is recommended that zoning not be changed, so as to require owners of large properties to utilize the city's Planned Unit Development provisions City approval of such proposals should be conditioned on proponents' adherence to the principles which are specified in the Plan Additionally, where appropriate, new development within the study area should be encouraged to take advantage of the Traditional Neighborhood Development provisions of the City's zoning ordinance

The costs of the actions recommended by the Plan have been based upon a conceptual cost estimate for the elements of Plan and are included in the Technical Plan The categories of costs correspond to the elements described herein and include Redevelopment Initiatives, Street Improvements, Parks/Open Spaces, and Greeneways

The Plan should be implemented in four major phases

- **Phase 1 (years 0 - 3)** — during this phase, the emphasis would be along the Georgia Avenue corridor, reinforcing existing commercial uses along the upper portion of the Avenue and establishing the major linkages which connect this corridor to the river These improvements would include major park improvements along this corridor, connecting Georgia Avenue to the River, as well as site preparation and related infrastructure improvements for the proposed Town Center It is assumed that these improvements would be coordinated with initial private developer initiatives in the central portion of the riverfront, between the two bridges
- **Phase 2 (years 4 - 6)** — the emphasis during this phase would be to expand the influence of the Georgia Avenue Corridor, continuing the beautification of Georgia Avenue and its private rehabilitation, including potential improvement of the brick ponds, expansion of the open space network in this vicinity, and related traditional neighborhood development These improvements would include the extension of the Greeneway east of the Georgia Avenue Bridge and progress on development of the Town Center
- **Phase 3 (years 7 - 10)** — during this phase, the emphasis would be to complete the traditional neighborhood development in the brick pond vicinity and along the riverfront, as well as to complete the Gateways into the community, including the beautification of the Buena Vista Corridor Initial activities in the vicinity of the Aiken-Augusta Highway Gateway would also be initiated, coordinated with private development
- **Phase 4 (years 11 +)** — beyond year ten, the Plan envisions expansion of development within the area to extend the Greeneway system, to link towards the proposed park area at the mouth of Horse Creek (beyond the Bobby Jones Expressway), and to encourage new development and rehabilitation on both sides of Buena Vista Avenue

EXHIBIT III



City of North Augusta

Hotel & Conference Center

HOTEL AND CONFERENCE CENTER

ISSUE *Build a Hotel and Conference Center which will capitalize on the momentum created by the construction of the Golf Course*

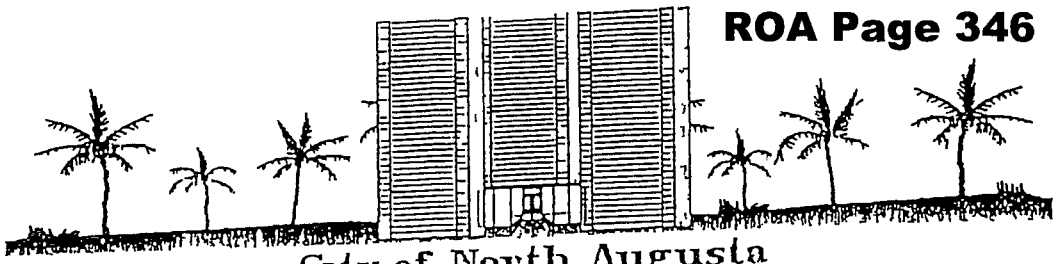
DESCRIPTION

- *Hotels are complex entities occupying different market niches depending on a host of variables Knowing the niche that the North Augusta Hotel will occupy is critical to its feasibility and cost*
- *The North Augusta Hotel will occupy a niche typically held by a downtown convention or destination hotel*
- *Finding a hotel developer(s) interested in the site is a necessary early step in the process*
- *Getting a market feasibility study performed by a respected firm with credentials in the hotel business is critical The hotel developer(s) should be comfortable with the firm selected e g , Laventhal & Horowitz*

ISSUE *What is the hotel market like nationally and locally*

DESCRIPTION

- *Some cities are notoriously difficult to succeed in Columbia, S C is one such city, thus, making hotel developers very cautious about entering new markets like North Augusta*
- *Because of this fact, many developers are shying aware from new construction, and instead, are refurbishing existing hotels*



City of North Augusta

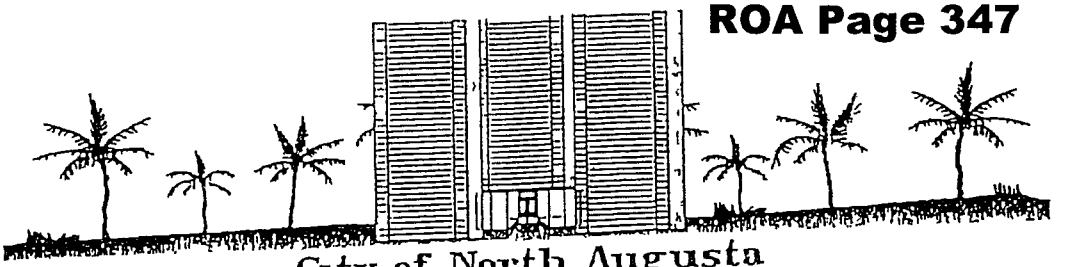
Hotel & Conference Center

- *Augusta appears not to be as difficult a market as Columbia The Radisson Hotel on the Augusta Riverfront is running occupancy rates in the 90% range, and is "walking" guests to other properties nearby*
- *The Augusta Tomorrow Plan is showing an expansion of the Radisson on-site The owners of the hotel must believe there is a market for more rooms downtown Newspaper accounts report the same opinion from other hoteliers as well*
- *Hotel owners would prefer not to have restaurants if they can avoid it Food and beverage is not the profit center it once was for hotel properties*
- *Most hotel guests prefer to eat off premise unless there is a meeting or banquet associated with their guest stay*

ISSUE *What is the City's interest in a restaurant and conference center*

DESCRIPTION

- *Building on the synergy established by the golf course, a restaurant and conference center will give North Augusta a larger share in the promising future that tourism holds for the riverfront*
- *The City of North Augusta should not be timid in assuming its rightful role as a leader in the regional economy Pushing for a restaurant and conference center signals North Augusta's intention to claim co-equal status with Augusta*
- *This is the language that the South Carolina State Government understands It tells the State Government that North Augusta is an important City The State Government helps important cities - witness the $5 million dollar grant to Charleston for its Aquarium project*
- *A restaurant on the riverfront gives the citizens of North Augusta a reason to come and enjoy the river*



City of North Augusta

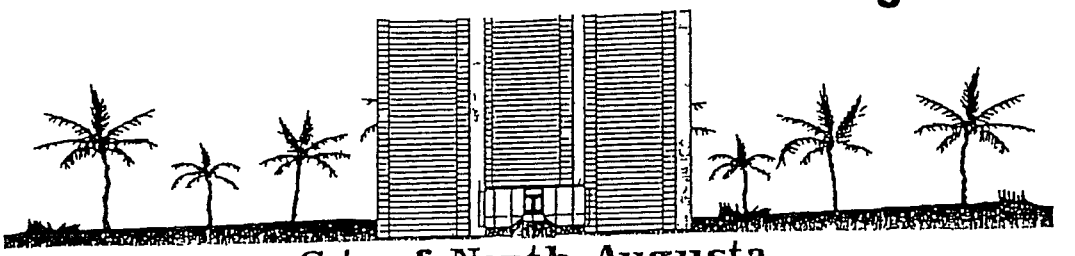
Hotel & Conference Center

ISSUE *What are the economics of the Hotel/Hospitality Industry*

DESCRIPTION

- *Hotels can span a large range of cost The top of the range like a Ritz Carlton can exceed $30 million The bottom of the range like a Days Inn can be as little as $2 million It all depends on the market niche of the property*
- *The North Augusta Riverfront Hotel is likely to be in the range of $12 million to $14 million This amounts to approximately $60,000 per room (for a 200 room property) inclusive of all costs*
- *Once the existence of a market is determined based on a market feasibility study, hotel developers seek to establish where break-even is Break-even is a function of room rates, occupancy rates, operating cost, and overhead*
- *Given this, a Hypothetical Pro Forma would look something like the following*

Assumption	*Mid-range Hotel containing 200 rooms with restaurant and meeting facilities Sited on approximately five acres of land*
Assumption	*$60,000 per room = development cost including the land*
Assumption	*$12 to $14 million builds a mid range hotel property (Embassy Suites type)*
Assumption	*9% lending rate for commercial loan, 5 year fixed rate, with 20 year amortization $107,964 per month mortgage payment Annual mortgage payments - $1,295,568*
Assumption	*$15 00 per room per night operating cost = $1,095,000 annual operating cost*
Assumption	*Total debt service plus operating cost, = $6,549 50 per day or $32 75 per room per day*



City of North Augusta

Hotel & Conference Center

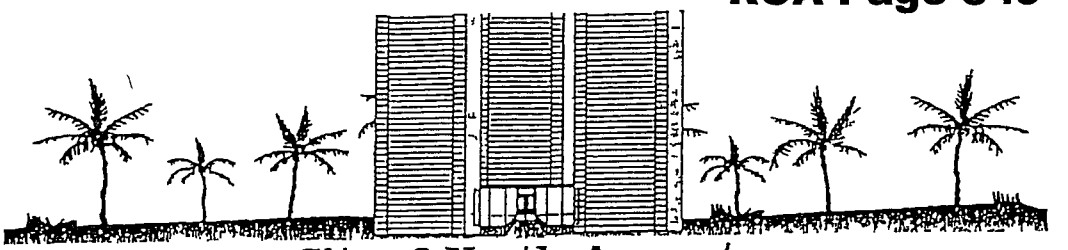
Assumption *Least room rate acceptable of $45 00 per night = the sale of 147 rooms per night per year to reach break even at $6,615 Annual year round occupancy rate of 73 5%*

- *If South Carolina State Government and the City are willing to help in the cost of construction of the restaurant and conference center, then, the bottom line is positively benefited, which aids in attracting a developer*

ISSUE *What could the Hotel and Conference Center look like*

DESCRIPTION

- *The Hotel will probably not exceed 45 feet in height and 3 stories*
- *The Hotel could occupy 5 to 6 1/2 acres depending on parking arrangements*
- *The Hotel and Conference Center would capitalize on its riverfront exposure with a protected outdoor patio area and pool connected to a Riverside Walk leading to the City's proposed Waterside Park*
- *The Hotel would have access to the golf course at holes number 15 and 16 with pedestrian or golf cart access to the Clubhouse along the right-of-way of East Shoreline Drive Automobile access to the Clubhouse would be from the traffic circle heading north along Riverside Boulevard*
- *The restaurant and conference center would represent 28,000 square feet connected to the Hotel by a common entrance way The design of the restaurant and conference center could provide the basis of a property logo or property signature*
- *The Hotel could have suite type rooms on a third story over looking the river through dormer windows set within a gable roof line The total floor space of just the Hotel could exceed 70,000 square feet*



City of North Augusta

Hotel & Conference Center

ACTION PLAN

PROJECT Hotel and Conference Center

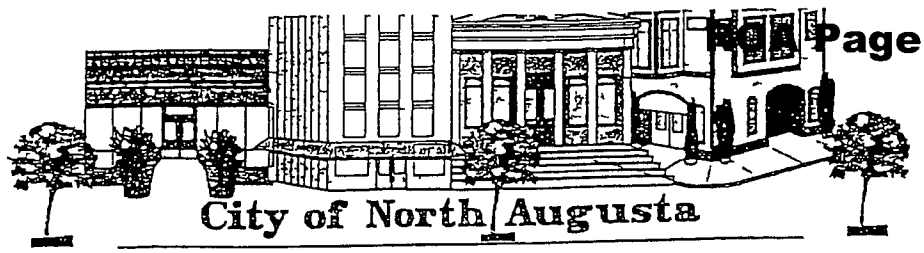
MISSION Stimulate the Construction of a Hotel and Conference Center

PROJECT COORDINATOR Tony Criscitiello

ACTION DATE	ACTION
7-96	(1) Form Project Steering Committee -CAP Members -City Council Liaison -City Staff (2) Contact Developers Send riverfront plans and other materials
1-97	(1) If necessary, assist with feasibility study for an interested developer
7-97	(1) Developer on board (2) Site Plan approved by Planning Commission (3) Construction underway

North Augusta Riverfront Redevelopment

ROA Page 350



UPPER GEORGIA AVENUE

STREETSCAPE IMPROVEMENTS

1 STREET IMPROVEMENTS

ISSUES
- *Feasibility of On-Street Parking (angle vs parallel)*
- *Resurfacing of Street/Crosswalks (decorative brick)*
- *Decorative, Defining Medians (limits turns)*
- *Decorative Islands/Crosswalk Halfway Stops*
- *Street "Ownership" (city or state)*

DESCRIPTION

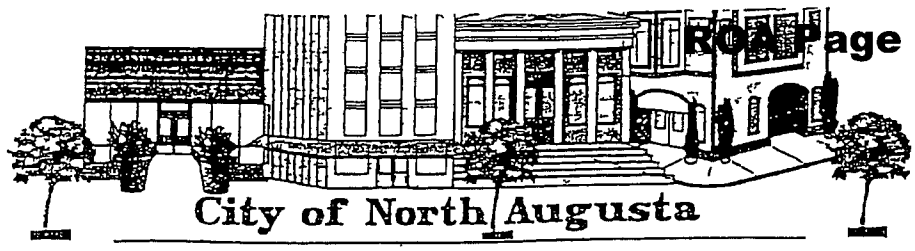
Create an appealing streetscape for upper Georgia Avenue that would be a continuation of the gateway from the Savannah River bridge and accentuate the character of a renewed downtown North Augusta The streetscape should enhance the vista looking both from the lower Georgia Avenue gateway toward Lookaway Hall and from Lookaway Hall to the Downtown Village Center Also, the project must provide for the safe and orderly flow of traffic and provide sufficient and easy access to stores and parking areas It is quite possible that the City will need to take possession of the street in order to implement a desired streetscape

2 SIDEWALK IMPROVEMENTS

ISSUES
- *Consideration to Widen Sidewalk (room for trees, furniture)*
- *Decorative Brick Walkways/Partial Sidewalk*
- *Street Trees/Landscape*
- *Street Furniture*

DESCRIPTION

Create an attractive sidewalk which compliments the downtown area It may include trees, different surfaces, street furniture, and decorative street lighting



UPPER GEORGIA AVENUE

STREETSCAPE IMPROVEMENTS

3. STREETLIGHTS

ISSUES *Decorative Type (coordinated with other NARRD areas)*
Banners
Location
Parking Area Lighting
Safety and Visibility

DESCRIPTION

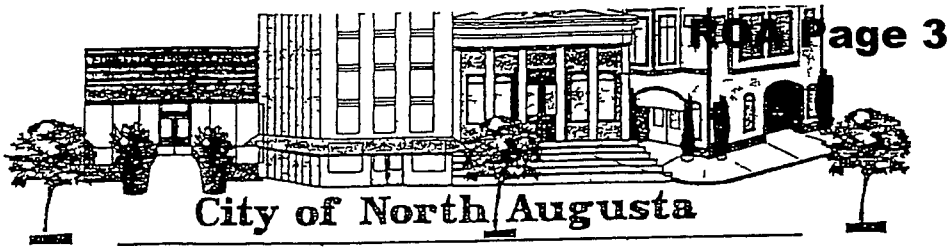
To provide decorative street lighting in the downtown area May include lights for the parking areas and walk/alleyways Banners attached to streetlights to highlight City may also be considered

PARKING

ISSUES *Size, Location*
Visibility, Access
Landscaping, Buffers

DESCRIPTION

Provide for a series of downtown public and private parking areas that are easily accessible and visible to motorists They should be attractive, landscaped, and contain sufficient spaces for anticipated volume Buffers should be provided to screen them from adjacent residential areas There is ample land for off-street parking which will allow flexibility in the design and location Entrance and Exit to parking areas should not unduly impede traffic flow One important decision will concern the type of on-street parking allowed on Georgia Avenue - angle or parallel



City of North Augusta

UPPER GEORGIA AVENUE

INFRASTRUCTURE

ISSUES

Water, Sewer, and Drainage
Location of Utility Service
Additional Electrical Outlets
Sprinkler Capacity
New Traffic Signals

DESCRIPTION

Add, upgrade and/or replace infrastructure needed to better serve the upper Georgia Avenue area This may include replacing aged water lines, relocating electrical service lines and other overhead utilities, providing addition electrical outlets, and adding sprinklers for streetscape landscaping It will also include the installation of new, more attractive traffic signals for area intersections

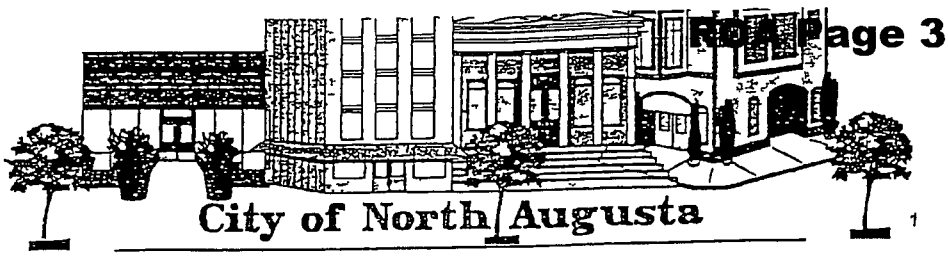
DEVELOPMENT

ISSUES

New Business and Buildings
Existing Buildings
Front and Back Entrances
Characteristics and Features

DESCRIPTIONS

Encourage new business ventures to locate in the upper Georgia Avenue area. Encourage new and redeveloped buildings to feature desired both "theme" characteristics and unique qualities Strive to make building attractive from both front and back entrances, especially where they are accessed from off-street parking lots Strive to bring a mix of professional, service, retail and restaurant uses to this area that will bring a steady flow of people to Upper Georgia Avenue and compliment the Town Center area



City of North Augusta

UPPER GEORGIA AVENUE

ACTION PLAN

PROJECT: *Upper Georgia Avenue Redevelopment*

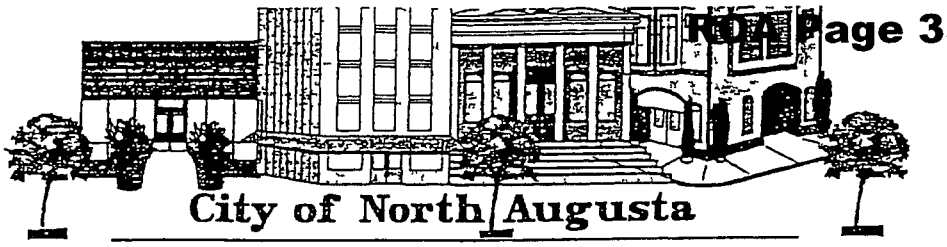
MISSION: *To redevelop the Upper Georgia Avenue area of "Downtown" North Augusta in accordance with the NARRD Master Plan*

PROJECT COORDINATOR *Bill Heim*

ACTION DATE	ACTION
7/96	*Form Project Steering Committee* *-CAP Representatives* *-Property Owners* *-Merchants/Tenants* *-City Council Liaison* *-City Staff*
	Solicit Assistance From Professional Organizations *-"Downtown Association - USA"* *-"Main Street Manager"*
1-97	*Review & Study Others* *-Site visits to cities who have been successful* *-Study cities/cases that have been unsuccessful*
7-97	*Solicit Request For Qualifications and Proposals from professional firms specializing in downtown/central core developments for marketing study, business plans, and preliminary designs*

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841

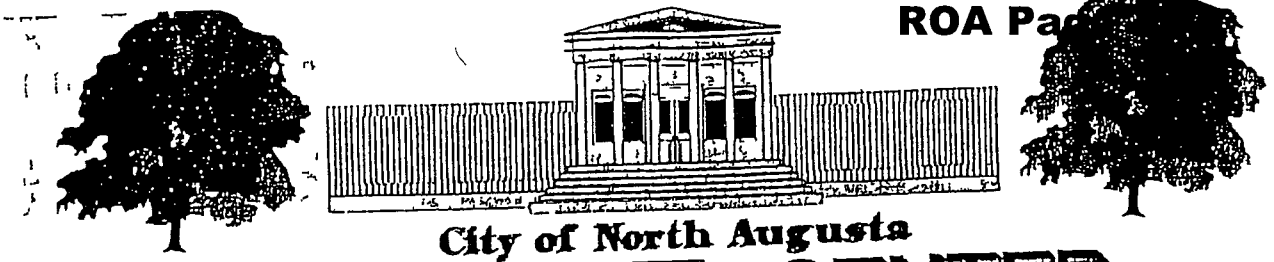


City of North Augusta

UPPER GEORGIA AVENUE

ACTION PLAN

ACTION DATE	ACTION
7-97	*Review Results of Marketing Analysis, Business Plan and Final Design*
1-98	*Approve Preliminary Design and Authorize Final Design*
7-98	*Begin Phase I Construction*
7-00	*Begin Phase II Construction*



City of North Augusta

TOWN CENTER

TOWN CENTER

ISSUE *What are the steps in getting started*

North Augusta should assume the role of a catalyst to invite public and private cooperation in building the vision of a Town Center

DESCRIPTION

- *Cities which have had the greatest success in building Town Centers have managed to harness the energies of the private sector*
- *Cities can be successful in selling "their vision" if it is well conceived and financially sound*
- *Cities which have been successful in building Town Centers have started with a market analysis A market analysis seeks to answer five questions (1) Who are the Town Center's Customers, (2) Who are the Town Center's POTENTIAL customers, (3) What goods and services these customers and potential customers want today, (4) What will they want tomorrow, and, (5) Can those things be provided in the Town Center with quality and in a dependable manner*
- *Cities which have been successful in building Town Centers have adopted a Business Plan The Business Plan spells out a course of action that will enable the Town Center to attain the defined vision and capture the economic opportunities revealed in the market analysis*
- *Cities which have successful Town Centers dared to be different This has come to mean that Town Centers must create their own "economic theme" The goal of an 'economic theme" is to make the Town Center distinct so that it stands out in the mind of the customer*
- *Cities which have successful Town Centers were adept at spotting and nurturing entrepreneurs and getting them to locate in the Town Center*

City of North Augusta TOWN CENTER

Entrepreneurs find their niche by providing personalized customer services, providing value for money, standing behind a product, promoting the concept of a Town Center as a special place to be

ISSUE *What are the management strategies*

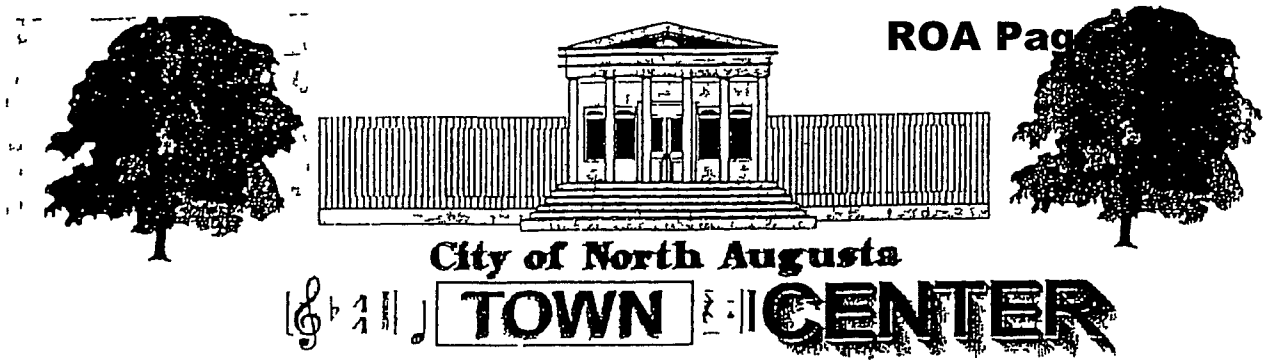
North Augusta must assume that proven management strategies must be adopted if the Town Center is to become an active, and attractive center of commerce, culture, and entertainment

DESCRIPTION

- *Apply Shopping Center techniques to the Town Center Leasing and management will be the key factors in the Town Center's success not just its urban design, or its abundant parking*
- *Some form of Centralized Retail Management (CRM) will be required*
- *Under CRM, Town Center management requires sensitivity to the conditions that foster both healthy retail operations and a lively shopping environment*
- *The rationale for CRM in a Town Center is based on the experience of shopping centers Coordinated, cooperative action will, over the long run, optimize sales and marketing*
- *CRM is typically concerned with security, maintenance, Special Events, Advocacy, and Marketing and Advertisement*

ISSUE *What are the elements of good design*

All City Governments take an interest in the way their Town Center's look and function spatially, knowing they can attract activity if they



are comfortable for pedestrians, convenient for automobile access, and visually appealing

DESCRIPTION

- *Good design of outdoor public spaces complements and reinforces use patterns*
- *A plan for the Town Center must facilitate browsing by eliminating obstructions around store fronts, and selecting tree species which do not hide sight lines between stores*
- *People feel more comfortable in Town Centers which have a traditional Main Street look and feel*
- *Public and private responsibility for up-keep and maintenance of public spaces must be clearly defined beforehand Unless someone properly maintains the amenities, the City's investment will be lost*
- *Citizen involvement in the execution of the Plan for the Town Center is key toward inspiring their excitement and interest The town carousel, a performing arts center, or a town cinema, could be three excellent organizing concepts to get citizens involved*
- *A definite sense of arrival into the Town Center built on axis with the rest of the downtown is a crucial design component The town Center must look like it was part of the original design of North Augusta not something grafted on as an after thought*
- *The Town Center must become a part of the life of the community much like Riverview Park has become It must become an opportunity for family life and family fun A place where a father sits watching a child on the carousel, while mother shops at Banana Republic A place where a local Pops band plays John Phillip Souza Music during a festival*

City of North Augusta

TOWN CENTER

ACTION PLAN

PROJECT Town Center

MISSION Create a commercial core that builds the image of North Augusta

PROJECT COORDINATOR Tony Criscitiello

ACTION DATE	*ACTION*
7-96	(1) Form Project Steering Committee -CAP Members -City Council Liaison -City Staff (2) Land Appraisal Survey (3) Acquire all vacant parcels
1-97	(1) Acquire options on all properties where owners are willin sell (2) Identify problem parcels where willingness to sell or pric unrealistic (3) RFQ for consultant to do a market feasibility study
7-97	(1) Acquisition of all necessary property (2) Identify and Select a developer (3) Develop a detailed site plan
1-98	(1) Submit State Grant Applications (2) Obtain all state permits (3) Start demolition and land clearance
7-98	(1) Initiate relocation assistance through State Housing Authori (2) Begin construction
1-99 to 12-99	(1) Finish construction

City of North Augusta
PARK SYSTEM

1 GREENEWAY SYSTEM

ISSUES
Phased Development
Bridging Martintown Road
Wetlands
Private Property
Funding

DESCRIPTION

To create an attractive walking/jogging/biking trail along the railroad corridor that is owned by the City as well as through private property is our objective This Greeneway System once completed will extend from Pisgah Road to Horse Creek Park, a distance of 8 0 miles The surface will be of an asphalt base, 10' wide with 2' gravel shoulders Along the trail will be some landscaping with picnic tables and trash receptacles Bollards will be used to prevent access of large motorized vehicles Phase 1 development will run from 13th Street to Martintown Road Phase 2 development will run from Martintown Road to Pisgah Road Phase 3 development will be a single span foot traffic bridge for passage over Martintown Road Phase 4 development will be from 13th Street to Clubhouse Phase 5 development will be from Clubhouse to 5th Street bridge Phase 6 development will be from 5th Street bridge through Sanders property Phase 7 will be from Sanders property to Horse Creek Park As the trail moves to the wetlands several options must be considered for passage One option is to use a type of boardwalk above the water, another is to cantilever a trail off the railroad embankment It is possible for this trail to be developed on private property with the owners donating the needed property or the required right-of-way given in a long term easement Negotiations with the property owners will be required Funding for these phases will be handed through the City with assistance from grants as they are funded in their cycle

City of North Augusta
PARK SYSTEM

ACTION PLAN

Project. GREENEWAY SYSTEM

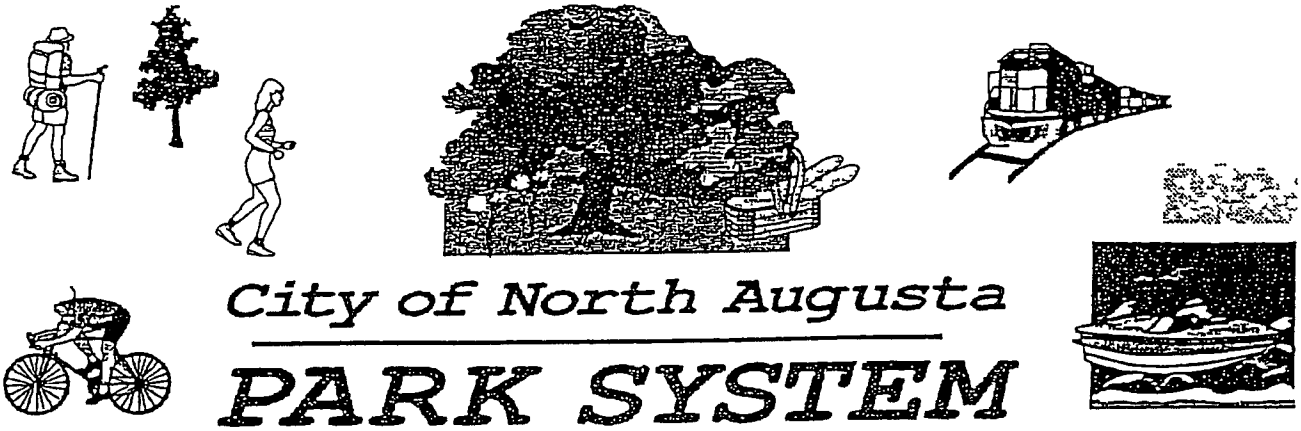
Mission To develop in phases 8 0 miles of biking/walking/jogging trail along the railroad r-o-w and through private property for the citizens of our community

Project Coordinator: J Robert Brooks

Action Date	Action:
6-96	• Phase 1, 13th Street to Martintown Road completion
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Recreation Advisory Commission - City Staff
	• Solicit Assistance from other Gov't Funding sources

North Augusta Riverfront Redevelopment

P O. Box 6400, North Augusta, SC 29841

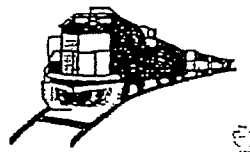


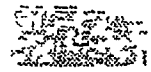
City of North Augusta
PARK SYSTEM

Action Date	Action:
1-97	• Review & Study - Site visit to Phase 1 - Discuss pros & cons of Phase 1 - Review Preliminary Plans - Site visit for other phases
	• Review preliminary plans & design for remaining phases
	• Approve preliminary design & authorize final design for remaining phases
	• Obtain rights- of- way for phases 5 & 6 from TTX, North Augusta Golf Course Ventures, and River North, respectively
7-97	• Begin Phase 2 construction, Martintown to Pisgah
7-97	• Begin Phase 4 construction, 13th St to Clubhouse

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841



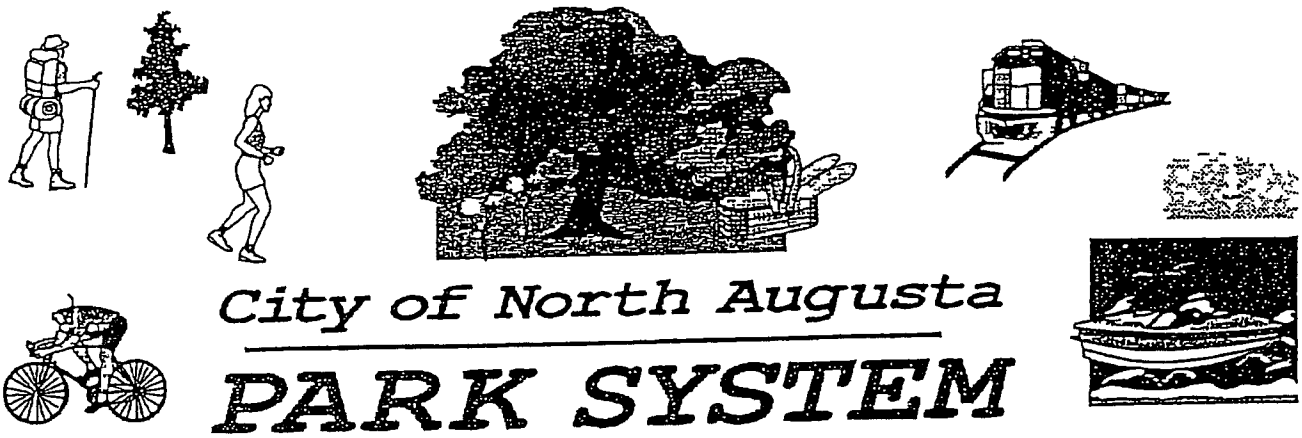


City of North Augusta
PARK SYSTEM

Action Date	Action
1-98	• Begin Phase 3 construction, Martintown bridge
1-99	• Begin Phase 5 construction, Clubhouse to 5th St
1-03	• Begin Phase 6 construction, 5th St through Sanders property
1-06	• Begin Phase 7 construction, Sanders to Horse Creek

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841



City of North Augusta
PARK SYSTEM

2 NEW PARKS

ISSUES *Acquisition of Property*
Restoring Open Space Areas
Restoring Brick Ponds
Blending with TND
Private Developer

DESCRIPTION

New parks will offer to our citizens many new avenues for leisure time fulfillment The 1891 Beockh Plat for the North Augusta Land Company recognized the need to develop open space areas in the natural drainage ways of the city The Park System identified in the Riverfront Redevelopment re-established the same needs as the Beockh Plat Crystal Lake Ravine Park/Bikeway and Riverside Blvd Ravine Park/Bikeway are identified as park projects in the study and on the plat

New park areas identified are the riverfront Churchill Promenade, Waterside Park, Getson's Pond Swimming Hole, Barton Road Ravine/Bikeway, Hamburg State Park, River North Park, and Horse Creek Park The Churchill Promenade and Waterside Park tend to compliment each other since both are riverfront related The Churchill Prominade development should include open space areas, walkways with benches and landscaping meandering along the riverfront The bikeway will be adjacent to Shoreline Drive Waterside Park development will include walkways, landscaping, bikepaths around the Brick Ponds and to the Greeneway, a marina, and access to Upper Georgia Avenue Both will require land acquisition

City of North Augusta
PARK SYSTEM

2 NEW PARKS CONT'D

Hamburg State Park would be developed on the site of the town of Hamburg, near the 5th Street Bridge This park would require land acquisition for its development Blending with a traditional neighborhood development would certainly be the Getson's Pond Swimming Hole Park as if it were developed using techniques and designs from the past More parks, such as River North and Horse Creek, would be developed requiring the investment of the private property owners since these parks would benefit mainly those residents in these developed neighborhoods

City of North Augusta
PARK SYSTEM

ACTION PLAN

Project WATERSIDE PARK / PROMENADE / GEORGIA AVENUE MARINA

Mission To develop new waterfront parks and restore park areas in the original Boeckh Plat of 1891 and to encourage development of a marina

Project Coordinator J Robert Brooks

Action Date	Action.
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Rec Advisory Commission - City Staff • Review and study others - Study successful developments - Study unsuccessful developments • Site visits

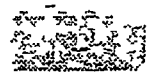
North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

Action Date	Action.
1-97	• Solicit request for qualifications, and proposals from professional firms specializing in waterfront development for preliminary design of Waterside Park, Churchill Promenade, and Georgia Ave Marina
7-97	• Select professional firm and authorize preliminary plans for Waterside Park, Churchill Promenade, and Marina
1-98	• Initiate property acquisition
1-98	• Approve preliminary design & authorize final design for Waterside Park and Churchill Promenade
	• Finalize property acquisition
7-98	• Begin construction of Waterside Park
1-99	• Begin construction of Churchill Promenade

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841

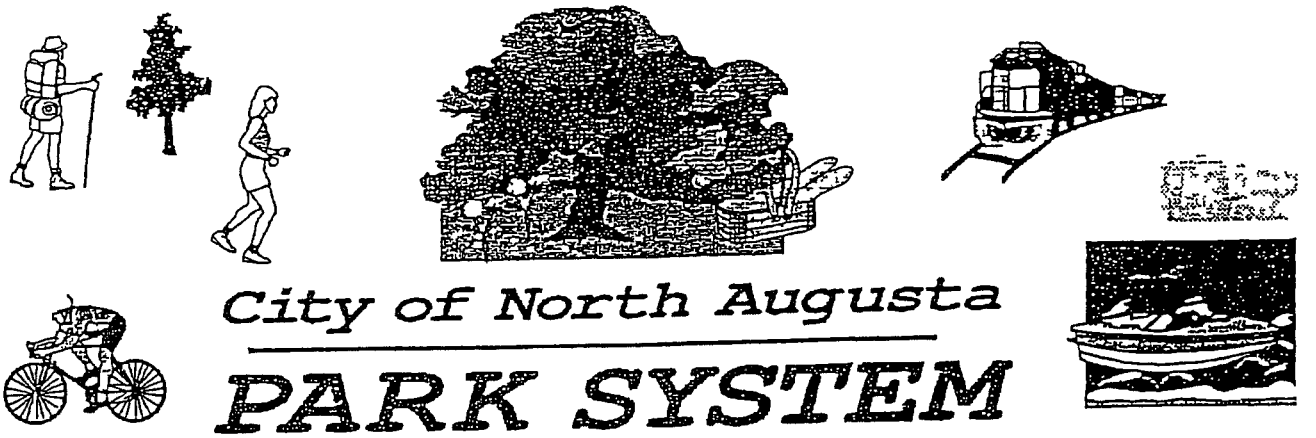


City of North Augusta
PARK SYSTEM

Action Date.	Action
7-99	• Complete construction of Waterside Park and Churchill Prominade
7-00	• Review economic and market demand for Georgia Ave Marina
1-01	• Authorize final plan for Waterside Park Marina
7-01	• Begin construction of Waterside Park Marina
1-02	• Complete construction of Waterside Park Marina

North Augusta Riverfront Redevelopment

P.O. Box 5400, North Augusta, SC 29841



City of North Augusta
PARK SYSTEM

ACTION PLAN

Project RAVINE PARKS

- RIVERSIDE BLVD RAVINE PARK/BIKEWAY
- CRYSTAL LAKE RAVINE PARK/BIKEWAY
- BARTON ROAD RAVINE PARK/BIKEWAY

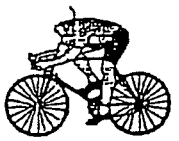
Mission To develop the ravine parks/bikeways in a manner to compliment the existing Greeneway System and to provide additional recreational opportunities for its leisure time users

Project Coordinator J Robert Brooks

Action Date	Action
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Rec Advisory Commission - City Staff
1-97	• Develop Master Plan and design for all Ravine Parks

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

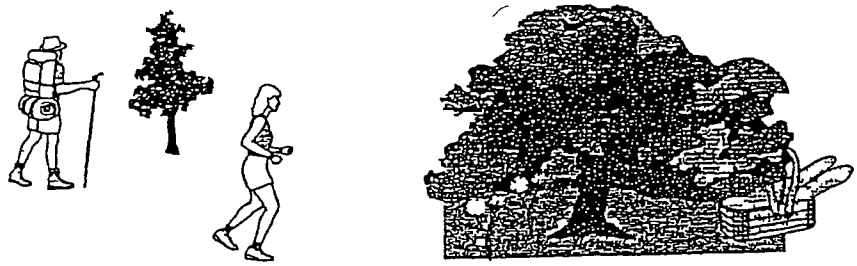
City of North Augusta
PARK SYSTEM

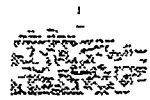


Action Date	Action
7-97	• Approve Master Plan Design
	• Begin property acquisition - non purchase
Riverside Blvd Ravine Project	
7-97	• Begin construction of project
1-98	• Complete construction of project
Crystal Lake Ravine Project	
1-01	• Finalize property acquisition
7-01	• Begin and complete construction on this project

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841





City of North Augusta
PARK SYSTEM

Action Date	Action
	Barton Road Ravine Project
1-03	• Finalize property acquisition
7-03	• Begin and complete construction on this project

Other Projects with NO TIME LINE

Horse Creek Park
Getson's Pond Park
River North Park

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

ACTION PLAN

Project HAMBURG STATE PARK/BIKEWAY & 5TH STREET MARINA

Mission To develop a state park with a marina on the old town site of Hamburg with State government assistance

Project Coordinator J Robert Brooks

Action Date	Action:
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Rec Advisory Commission - City Staff • Determine State Government's involvement and seek a written committment • Develop Master Plan and design for park & marina

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

Action Date.	Action
7-97	• Approve Master Plan Design
	• Begin property acquisition - non purchase
1-1-03	• Begin construction with 1/4 development cost local funds and 3/4 development cost from State or private funds

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

3 BIKEWAYS

ISSUES *Connectors*
Roadways
City Wide Bike System

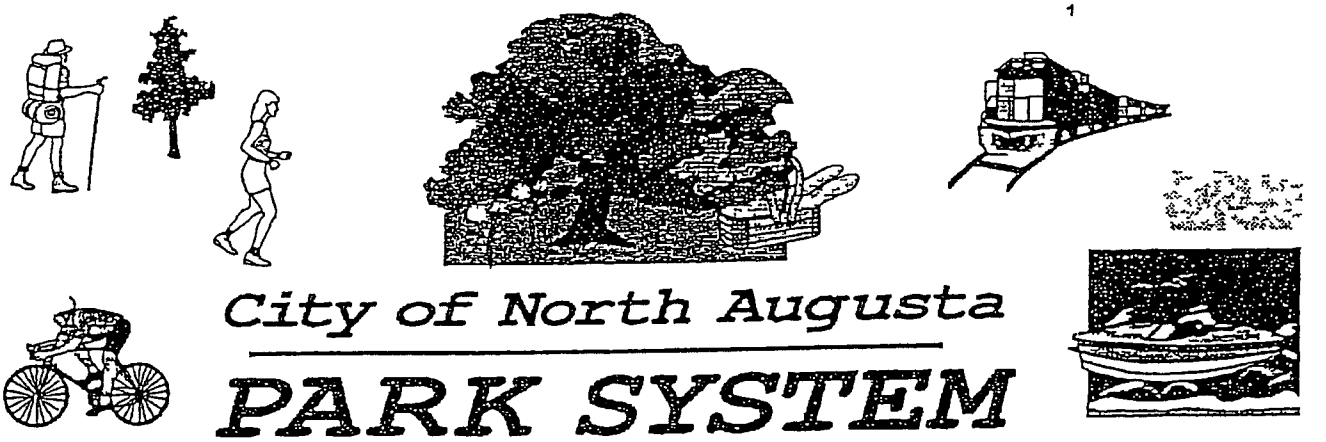
DESCRIPTION

Throughout the City Parks, bikeways are planned in new and established parks to connect them with the Greeneway System These connectors will offer neighborhood residents the opportunity for easy access to the Greeneway System Some connectors will parallel existing roadways New construction of roadways will include bikeways/ bikepaths that may be separated by land or designated by paint striping in the roadway The City Wide Bike System will include main thoroughfares as well as neighborhood streets or connectors Designated signs for the bike route would be placed at appropriate locations throughout the city Planned bike/foot traffic bridges are planned across the Savannah River at two locations, 13th Street Bridge and 5th Street Bridge

4 MARINAS

ISSUES *Public access along river*
Location

Marinas developed along the waterfront for public use should be encouraged The best locations seem to be at the terminus of the Georgia Avenue Gateway and the terminus of the Aiken/ Augusta Highway Gateway, (5th Street Bridge) Public piers would provide areas for river fishing Marinas would encourage boaters to utilized the Savannah River, and possibly attract tourists from far away cities



City of North Augusta
PARK SYSTEM

ACTION PLAN

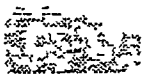
Project CITY WIDE BIKE SYSTEM / 13th STREET BIKE BRIDGE

Mission To develop a bike way system for access to the Greeneway System from neighborhoods through the City using connectors in parks and on roadways

Project Coordinator J Robert Brooks

Action Date	Action
1-97	• Form Project Steering Committee - CAP Representative - Property Owner - City Council Liaison - Parks & Rec Advisory Commission - City Staff • Coordinate with Greeneway Steering Committee - possibly combine committees • Solicit assistance from SCDOT

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

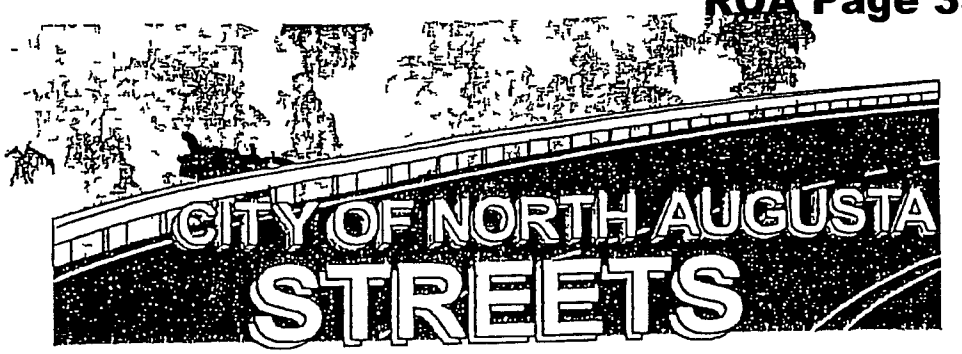


City of North Augusta
PARK SYSTEM

Action Date:	Action:
1-97	• Review and Study others, - Site visits to other successful cities - Review unsuccessful case studies
7-97	• Develop routing for City Wide System including 13th Street Bridge Bikeway
	• Adopt official City Wide Bikeway System
	• Include Bikeway System in all new road construction
7-98	• Begin establishing Bikeways on and along existing roadways
7-99	• Complete Bikeway construction
1-06	• Authorize final design of 13th Street Bike Bridge
1-07	• Begin construction of 13th Street Bike Bridge
1-08	• Complete construction of 13th Street Bike Bridge

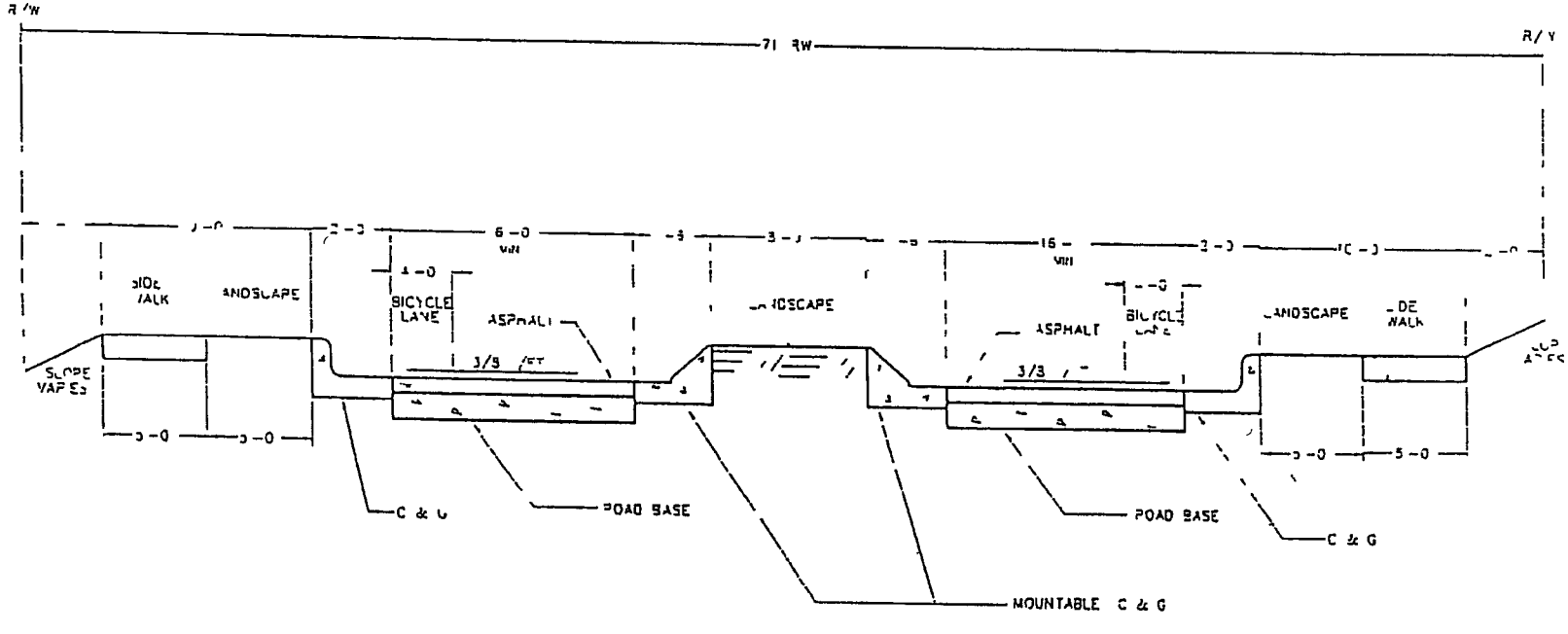
North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841



BOULEVARD STREETS

- SIDEWALK, BICYCLE LANE, STREET TREES, LANDSCAPE MEDIAN
- PRIMARY RIVERFRONT ACCESS
- ENTRANCE INTO CITY
- HIGHER TRAFFIC VOLUME
- EXAMPLES: BUENA VISTA AVE.
  RIVERSIDE BLVD.
  WEST AVE. EXT.

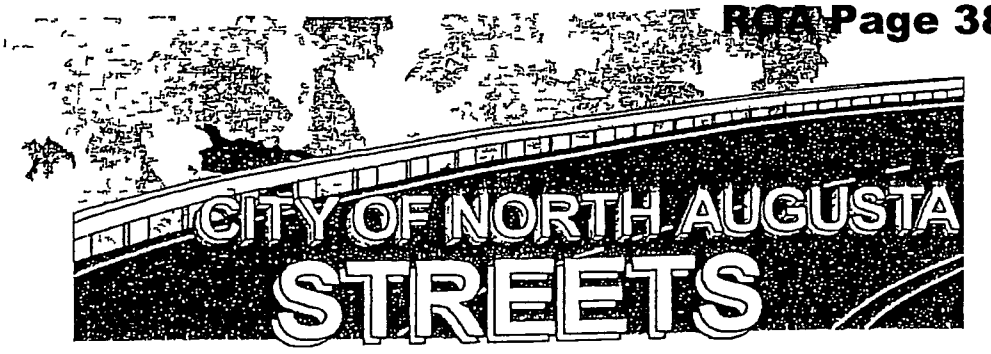


TYPICAL CROSS-SECTION

NOTE: NOT TO SCALE

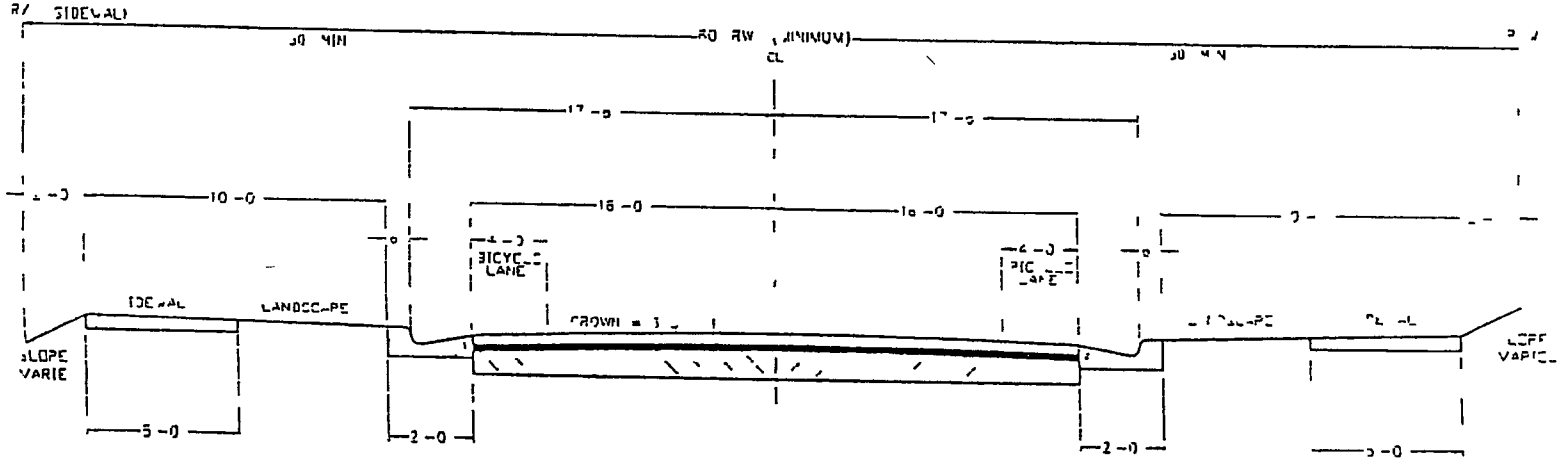
NORTH AUGUSTA RIVERFRONT REDEVELOPMENT DISTRICT	BOULEVARD

ROA Page 381
ROA Page 381



RESIDENTIAL/COMMERCIAL STREETS

- SIDEWALK, BICYCLE LANE, STREET TREES
- PRIMARY LOCAL ACCESS
- LOWER TRAFFIC VOLUME
- EXAMPLE: EAST SHORELINE DRIVE

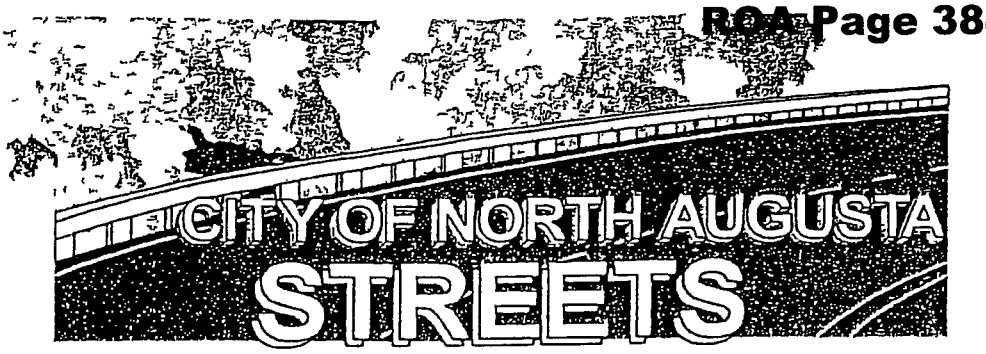


TYPICAL CROSS SECTION

NORTH AUGUSTA RIVERFRONT
REDEVELOPMENT DISTRICT

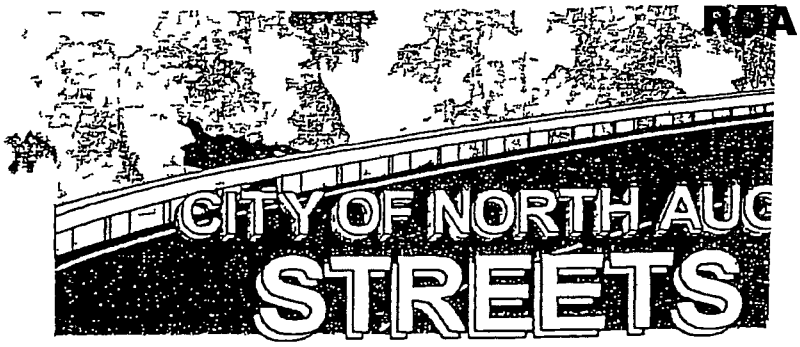
RESIDENTIAL/COMMERCIAL STREET

ROA Page 383
ROA Page 383



NEW STREETS

- ACCESS TO THE RIVER
- ACCESS ALONG THE RIVERFRONT
- DEVELOPMENT INCENTIVE
- VEHICLE, BICYCLE, AND PEDESTRIAN ACCESS TO PUBLIC SPACE

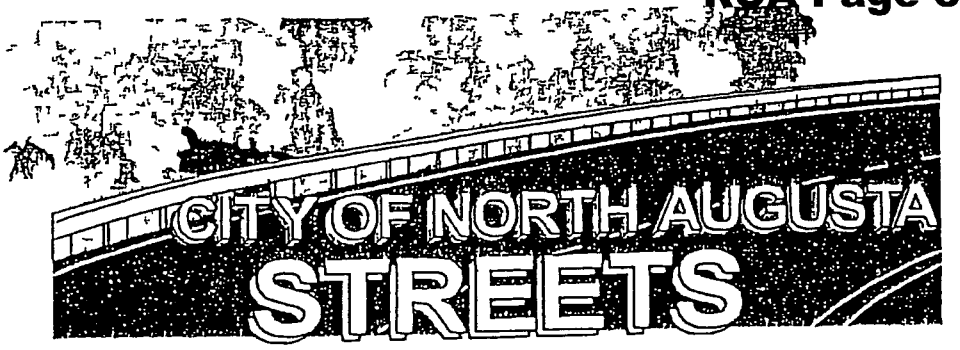


STREET IMPROVEMEN

- SIDEWALKS
- BICYCLE LANES
- LANDSCAPING
- ENTRANCE INTO T

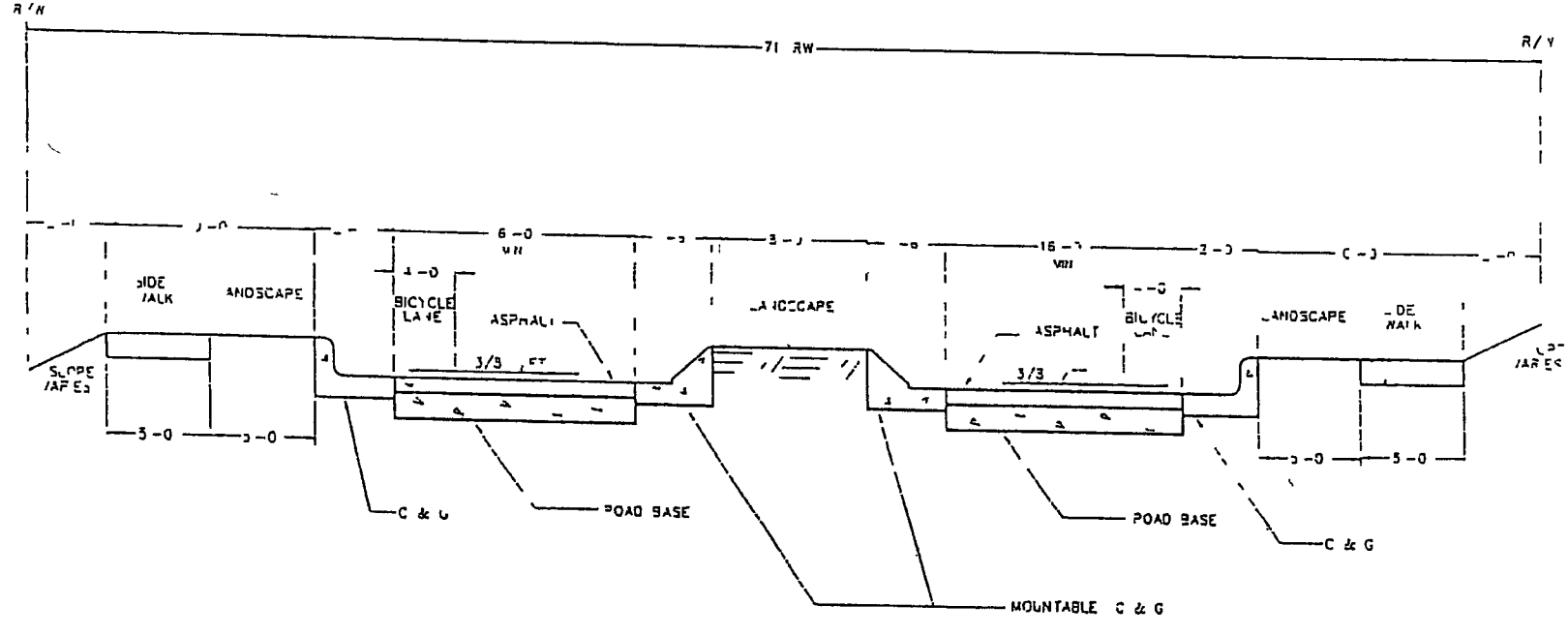
North Augusta Riverfront Redev

PO Box 6400 North Augusta SC 29841



BOULEVARD STREETS

- SIDEWALK, BICYCLE LANE, STREET TREES, LANDSCAPE MEDIAN
- PRIMARY RIVERFRONT ACCESS
- ENTRANCE INTO CITY
- HIGHER TRAFFIC VOLUME
- EXAMPLES: BUENA VISTA AVE.
  RIVERSIDE BLVD.
  WEST AVE. EXT.

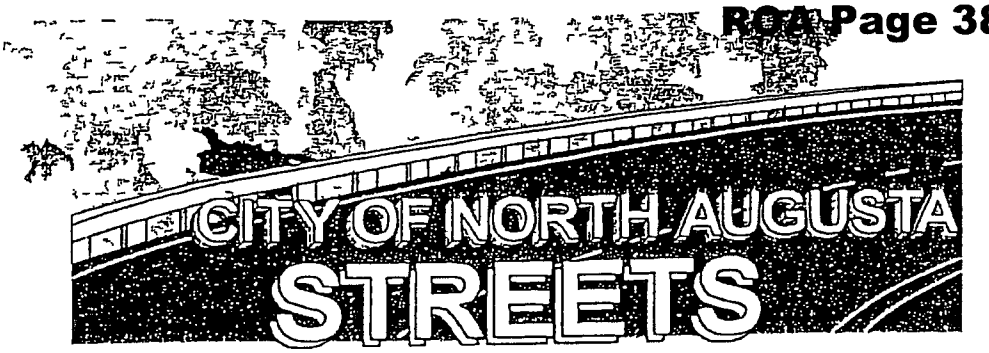


TYPICAL CROSS-SECTION

NOTE: NOT TO SCALE

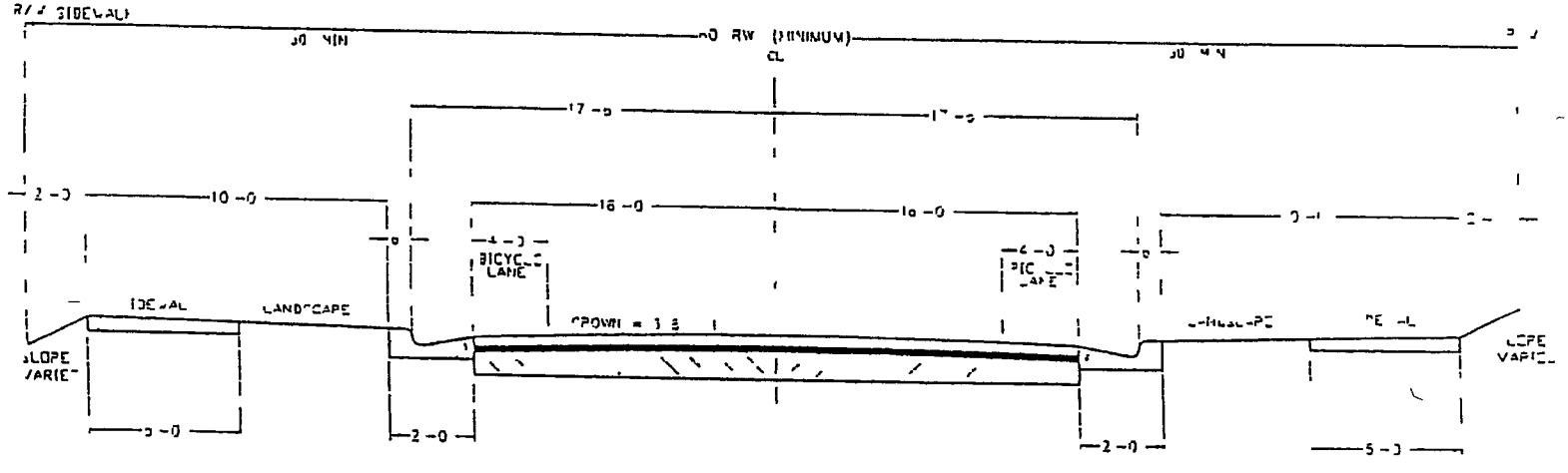
NORTH AUGUSTA RIVERFRONT REDEVELOPMENT DISTRICT	BOULEVARD

ROA Page 387
ROA Page 387



RESIDENTIAL/COMMERCIAL STREETS

- SIDEWALK, BICYCLE LANE, STREET TREES
- PRIMARY LOCAL ACCESS
- LOWER TRAFFIC VOLUME
- EXAMPLE: EAST SHORELINE DRIVE

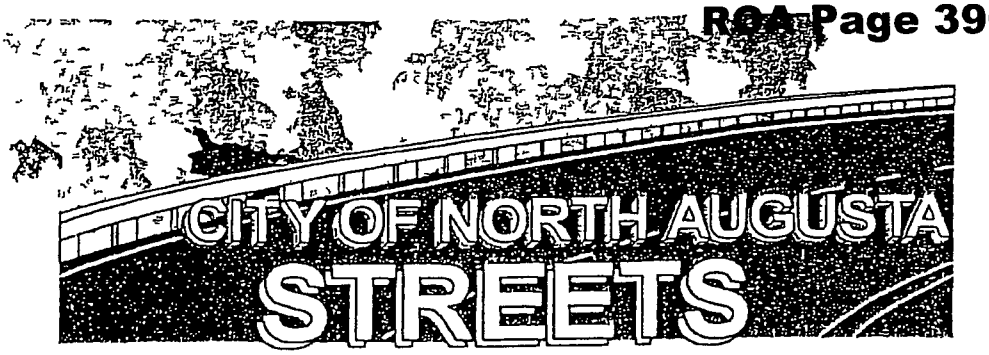


TYPICAL CROSS SECTION

NORTH AUGUSTA RIVERFRONT
REDEVELOPMENT DISTRICT

RESIDENTIAL/COMMERCIAL STREET

ROA Page 389

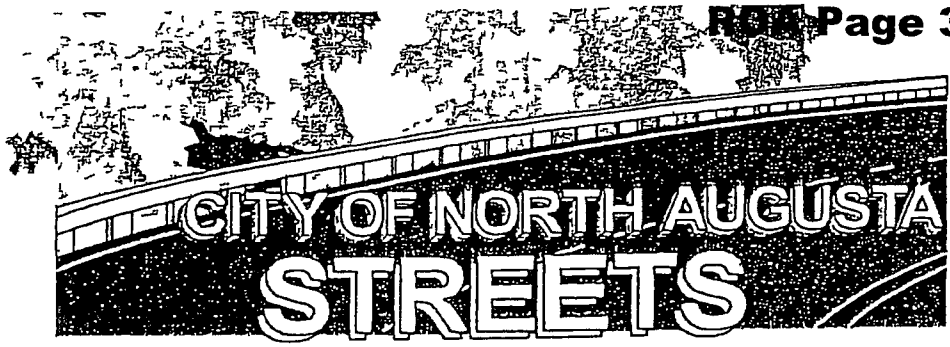


NEW STREETS

- ACCESS TO THE RIVER
- ACCESS ALONG THE RIVERFRONT
- DEVELOPMENT INCENTIVE
- VEHICLE, BICYCLE, AND PEDESTRIAN ACCESS TO PUBLIC SPACE

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841

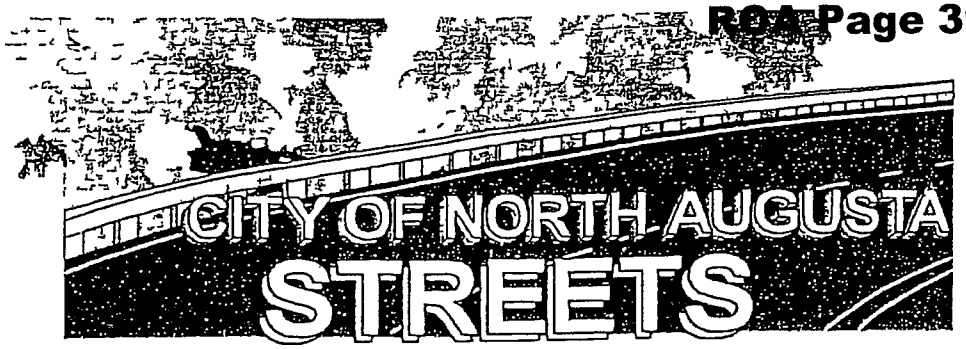


STREET IMPROVEMENTS

- SIDEWALKS
- BICYCLE LANES
- LANDSCAPING
- ENTRANCE INTO THE CITY

North Augusta Riverfront Redevelopment

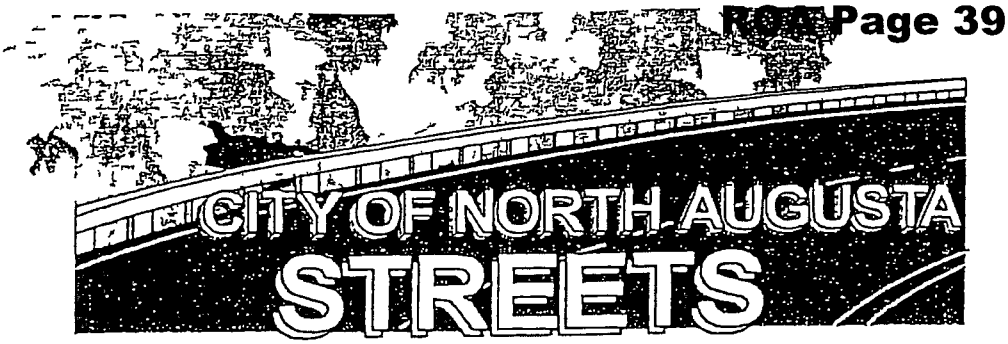
PO Box 6400 North Augusta SC 29841



IMPLEMENTATION STEP 1

MASTER PLAN APPROVAL

- CITIZENS ADVISORY PANEL
- STREET LIGHTING AND PAVING COMMITTEE
- CITY COUNCIL



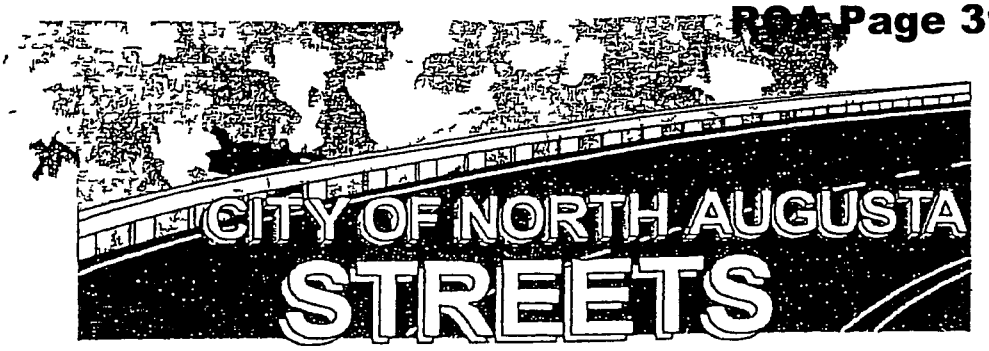
IMPLEMENTATION STEP 2

INDIVIDUAL PROJECT DESIGN DEVELOPMENT

- ENGINEERING DEPARTMENT
- NAARD ENGINEERING CONSULTANT
- DEVELOPER

North Augusta Riverfront Redevelopment

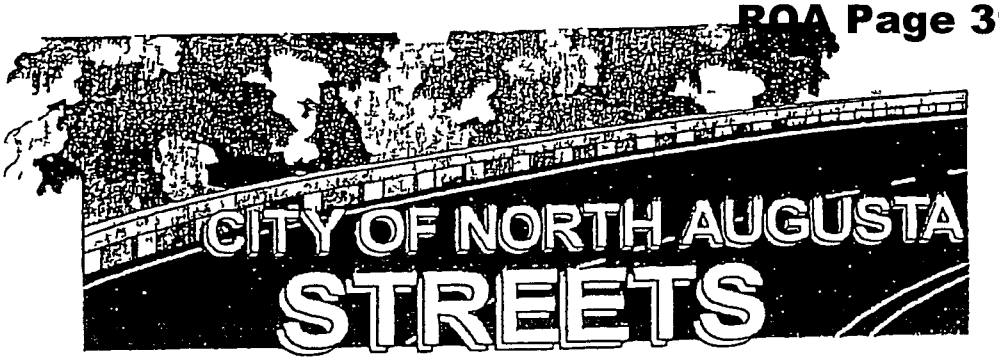
PO Box 6400 North Augusta SC 29841



IMPEMENTATION STEP 3

PROJECT CONSTRUCTION

- **FUNDING APPROVAL**
- **CONTRACT APPROVAL**



ACTION PLAN

PROJECT Roads and Streets

MISSION. Roadway Master Plan for Riverfront Redevelopment District

PROJECT COORDINATOR Kevin D Blayton

TARGET DATE	*ACTION*

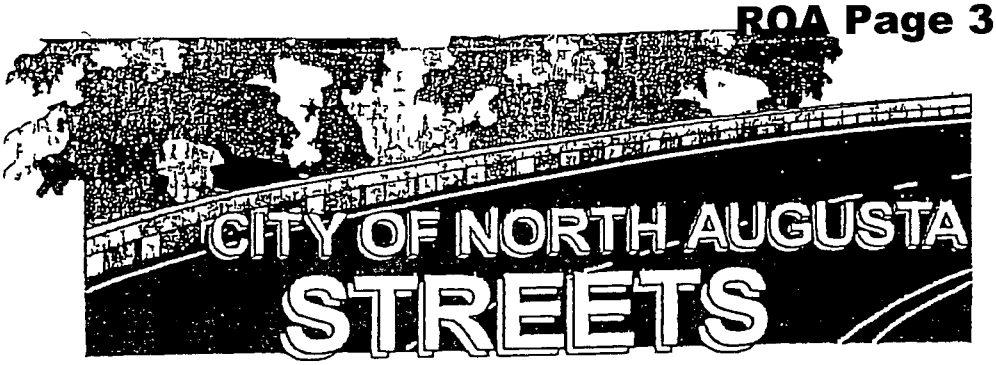
7/96	• Select NAARD Engineering Consultant
	• Form Project Steering Committee
	  ◦ Street Light/Paving Committee
	  ◦ CAP Representatives
	  ◦ City Council Liaison
	  ◦ City Staff
	  ◦ NARRD Engineering Consultant

1/97	• Adopt Master Plan
	  ◦ Steering Committee
	  ◦ Planning Commission
	  ◦ City Council

1/97	• Complete Riverside Boulevard Design
7/97	• Complete Riverside Boulevard Construction • Construct East Shoreline Drive (developer) • Design West Shoreline Drive (Riverside to West) • Design West Avenue Extension

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841



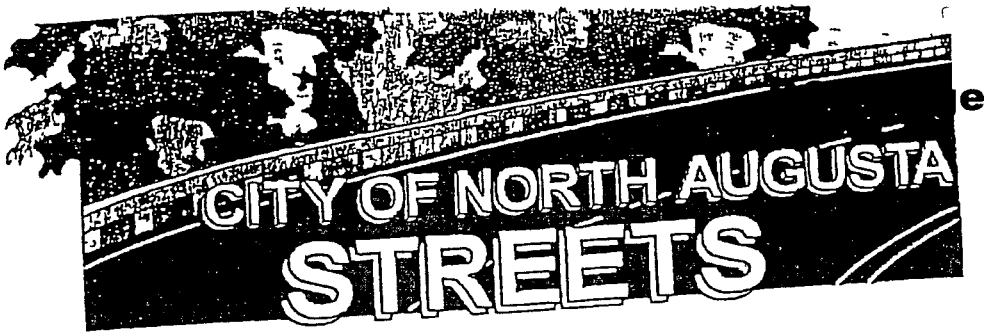
1/98	• *Design West Shoreline Drive (West to Crystal Lake)* • *Design West Shoreline Drive (Crystal Lake to Hammonds Ferry)*
7/98	• *Design East Buena Vista Avenue Improvements*

7/99	• *Complete West Shoreline Drive Construction*
	  • *Riverside to West*
	  • *West to Crystal Lake*
	  • *Crystal Lake to Hammonds Ferry*
	• *Design West Buena Vista Avenue Improvements*
	• *Complete West Avenue Extension Construction*

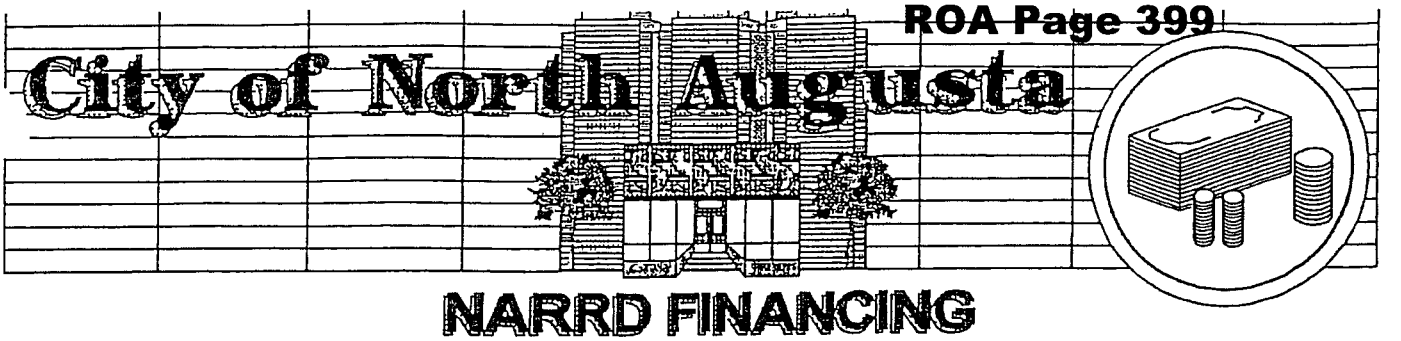
1/00	• *Design Aiken Augusta Highway Interchange*
1/01	• *Design Crystal Lake Avenue Extension*
1/02	• *Complete East Buena Vista Avenue Construction* • *Complete West Buena Vista Avenue Construction* • *Complete Crystal Lake Avenue Extension Construction*
1/03	• *Design East Shoreline Drive (Golf Course to 5th)*
1/04	• *Design South Mealing Connector*
7/04	• *Complete East Shoreline Drive Construction (Golf Course to 5th)*
1/05	• *Design North Mealing Connector*

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841



7/05	• *Complete South Mealing Connector Construction*
1/06	• *Design Horse Creek Access Road*
7/06	• *Complete North Mealing Connector Construction*
1/07	• *Design Riverview Park Entrance*
7/07	• *Complete Horse Creek Access Road Construction*
7/08	• *Complete Riverview Park Entrance Construction*



NORTH AUGUSTA RIVERFRONT REDEVELOPMENT PROJECT

ANALYSIS OF REVENUE SOURCES

Capital Projects Fund

The City's Capital Project Fund will be making an initial investment in the project budget in the amount of $1,000,000 These funds are presently on hand In addition, the Capital Projects Fund will make an annual investment of $200,000 in years 1996 to 2005 in the project These funds are generated through year-end fund balances in General Fund Beginning in year 2006, the COP's used to finance the RVP Activities Center will be paid off, allowing for an additional investment of $400,000 per year

Street Improvement Fund

The City's Street Improvement Fund will be making an initial investment in the project in the amount of $350,000 These funds are presently on hand In addition, the Street Improvements Fund will make an annual investment of $100,000 in the project Funds in the Street Improvement Fund are generated through a dual tax and gas tax agreement with Aiken County These funds, approximately $210,000, have historically been used for street and drainage projects which will continue

Utilities Construction Fund

The Utilities Construction Fund will be making an initial investment in the project in the amount of $250,000 These funds are presently on hand In addition, the Utilities Construction Fund will make an annual investment of $500,000 in the project The funds in the Utilities Construction Fund are generated in the utility rates and have been programmed as an expense in the Utilities Construction Fund These funds are critical to the funding of the project as they will be pledged toward the first TIF / Utility Junior Lien Bond to be discussed later

City of North Augusta

NARRD FINANCING

ISTEA

During the project period, we would expect to receive ISTEA funds of approximately $600,000 ($150,000 every 4-5 years) These funds come from the United States Department of Transportation and are earmarked for the ARTS All road and Greeneway projects in our project area are eligible for funding under the enhancement portion of ISTEA

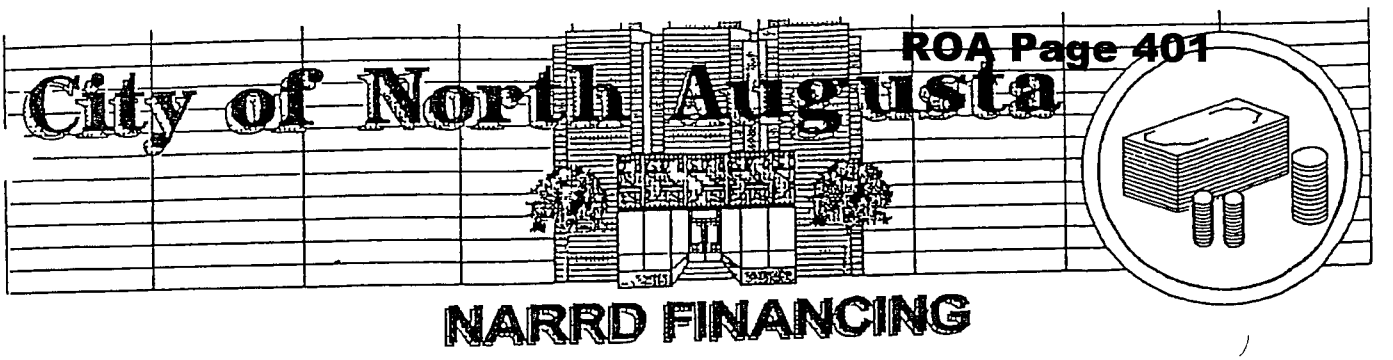
Revenue Bonds - Marinas

We would anticipate selling revenue bonds for the construction of the Georgia Avenue and the Fifth Street Marinas These projects would be funded solely from the revenue stream generated by the marinas or grants No other revenue would be pledged to the marina projects

TIF / Utility Junior Lien Bonds

Tax Increment Financing (TIF) is a tool which cities in South Carolina can use to finance redevelopment within their borders This financing approach uses the proceeds of State tax-free bonds whose repayment comes from the increases (or increment) in city, county, and school district property taxes which the TIF improvements facilitate

We are proposing three TIF / Utility Junior Lien Bonds as the major financing tool for the projects The first issue, $4,500,000 over fifteen years, will be sold in the last half of 1998 The Utilities Construction Fund's $500,000 annual investment will be pledged toward the repayment of this issue The second issue, $5,200,000 over 12 years, will be sold in the first half of 2001 and will be repaid by the tax increment generated in the project area beginning in 1999 The third issue, $2,600,000 over 10 years, will be sold in the first half of 2003 and will also be repaid by the tax increment generated in the project area



S C Watercraft Fund / PRT, etc

This state administered fund is made up of taxes on motor boat fuels The taxes are collected by the state and distributed to the 46 counties on a percentage basis These funds are controlled by the County delegation and are available to cities to fund water related projects The County of Aiken and the City of North Augusta are the primary potential recipients users of these funds We have programmed $400,000 ($100,000 every 3 years)

Accommodations Tax

The 200 room hotel / conference center developed in the project area will generate an ongoing annual revenue stream of approximately $58,000 Of this amount, $27,000 would go to the City's General Fund, $10,000 would go toward tourism advertising and promotion, and $21,000 would be available for capital projects in the project area

Admissions Tax

Certain major tourism development projects can allow cities to apply for up to 50% of the admissions taxes generated by attractions within the project South Carolina imposes a 5% admissions tax on a variety of ticketed amusements and activities, including golf Based on 50,000 rounds of golf per year at $25 per round, we would estimate admissions tax revenue available for capital projects of $25,000

Tax Increment

The tax increment generated by the improvements within the project area is estimated at $141,837 in fiscal year 1999 and increasing to $1,582,706 in fiscal year 2007 The increment would last until 2012

PROJECTED TAX INCREMENT FINANCING CAPACITY

CUMULATIVE TAX INCREMENT

FISCAL YEAR	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	GOLF CLUBHOUSE	COMMERCIAL	HOTEL/ CONFERENCE	TAX INCREMENT				TIF BOND CAPACITY	LENGTH OF BONDS
						TOTAL 251 04 MILLS	CITY 81 74 MILLS	COUNTY 58 50 MILLS	SCHOOLS 110 80 MILLS		
1998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4 500 000	15 YEARS
1999	119 244	0	0	22 593	0	141 837	46 239	33 048	62 550		
2000	238 488	0	9 941	22,593	0	271 022	88 353	63 148	119 521		
2001	357 732	0	9 941	45 186	165 686	578 545	188 606	134 801	255 138	5 200 000	12 YEARS
2002	476 976	36 715	9 941	45 186	165 686	734 504	239 448	171 139	323 916		
2003	596 220	73 430	9 941	67 781	165 686	913 058	297 657	212 743	402 659	2 600 000	10 YEARS
2004	715 464	110 145	9 941	67 781	165 686	1 069 017	348 500	249 081	471 436		
2005	834 708	146 858	9 941	67 781	165 686	1 224 974	399 342	285 419	540 214		
2006	953 952	146 858	9 941	67 781	165 686	1 344 218	438 215	313 203	592 800		
2007	1 073 196	146 858	9 941	67 781	165 686	1 463 462	477 089	340 987	645 387		
2008	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2009	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2010	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2011	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2012	1 192 440	146 858	9 941	67 781	165,686	1,582 706	515 962	368,770	697 973		
2013	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		

ROA Page 402

ROA Page 402

ESTIMATED ABSORPTION RATE

SINGLE FAMILY	60 UNITS / YEAR FOR 10 YEARS – 1997-2006
MULTI FAMILY	150 UNITS / YEAR WITHIN 4 YEARS – 2000-2004
GOLF CLUBHOUSE	COMPLETED IN 1998
COMMERCIAL	$1.5 M / YEAR IN YEARS 1997, 1999, 2001
HOTEL/CONFERENCE	COMPLETED IN 1999

PROJECTED TAX INCREMENT FINANCING CAPACITY

ESTIMATED MARKET VALUE OF NEW DEVELOPMENT IN THE TIF DISTRICT

	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY	GOLF CLUBHOUSE	COMMERCIAL	HOTEL/ CONFERENCE	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS INC LAND						
$125 000 AVERAGE COST	200					
$175 000 AVERAGE COST	150					
$250 000 AVERAGE COST	150					
$300 000 AVERAGE COST	100					
TOTAL # OF RESIDENTIAL UNITS	600					
MULTI FAMILY UNITS INC LAND		150				
ESTIMATED AVERAGE COST/UNIT		$65 000				
COMMERCIAL SQUARE FOOTAGE			8 000	60 000		
ESTIMATED COST/SQUARE FOOT			$70	$70		
TOTAL CONSTRUCTION COST	$118 750 000	$9 750 000	$560 000	$4 200 000	$10,500 000	$143 760 00
COMMERCIAL LAND VALUE INCREMENT	$0	$0	$100 000	$300 000	$500,000	$900 00
TOTAL NEW MARKET VALUE	$118 750 000	$9 750 000	$660 000	$4 500 000	$11 000 000	$144 660 00

ESTIMATED PROPERTY TAX POTENTIAL OF NEW DEVELOPMENT IN THE TIF DISTRICT

	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY	GOLF CLUBHOUSE	COMMERCIAL	HOTEL/ CONFERENCE	TOTAL
ASSESSMENT RATIO	4%	6%	6%	6%	6%	
ESTIMATED ASSESSED VALUE	$4 750 000	$585 000	$39 600	$270 000	$660 000	$6 304 60
CITY MILL RATE (1995 TAX YEAR)	81 74					
COUNTY MILL RATE (1995 TAX YEAR)	58 50					
SCHOOL MILL RATE (1995 TAX YEAR)	110 80					
TOTAL MILL RATE (1995 TAX YEAR)	251 04					
TOTAL POTENTIAL INCREMENTAL TAXES	$1,192 440	$146 858	$9 941	$67 781	$165 686	$1 582,7

City of North Augusta

NARRD FINANCING

ACTION PLAN

PROJECT	Financing Riverfront Redevelopment
MISSION	To provide for financing and orderly cash flow for all projects identified in the NARRD
PROJECT COORDINATOR	John P Potter, Jr , Director of Finance

ACTION DATE	*ACTION*
June, 1996	Identify and adopt the TIF District
August, 1996	Set up a separate fund in the budgetary and accounting system to track NARRD revenues and expenses
July, 1997	Begin discussion with Sinkler and Boyd, Bond Counsel, regarding the TIF / Utility Junior Lien Bond issues
August, 1997	Prepare RFP to select underwriter for bonds
September, 1997	Work with County Treasurer to determine the best course of action to facilitate receipt of TIF monies

City of North Augusta

NARRD FINANCING

October, 1997	Select bond underwriter
December, 1998	Sale $4,500,000 TIF / Utility Bonds
June, 2001	Sale $5,200,000 TIF Bonds
June, 2003	Sale $2,600,000 TIF Bonds

North Augusta Riverfront Redevelopment
PO Box 6400 North Augusta, SC 29841

5/13/96

EXHIBIT IX

NORTH AUGUSTA RIVERFRONT DISTRICT REDEVELOPMENT PROJECT SHEET

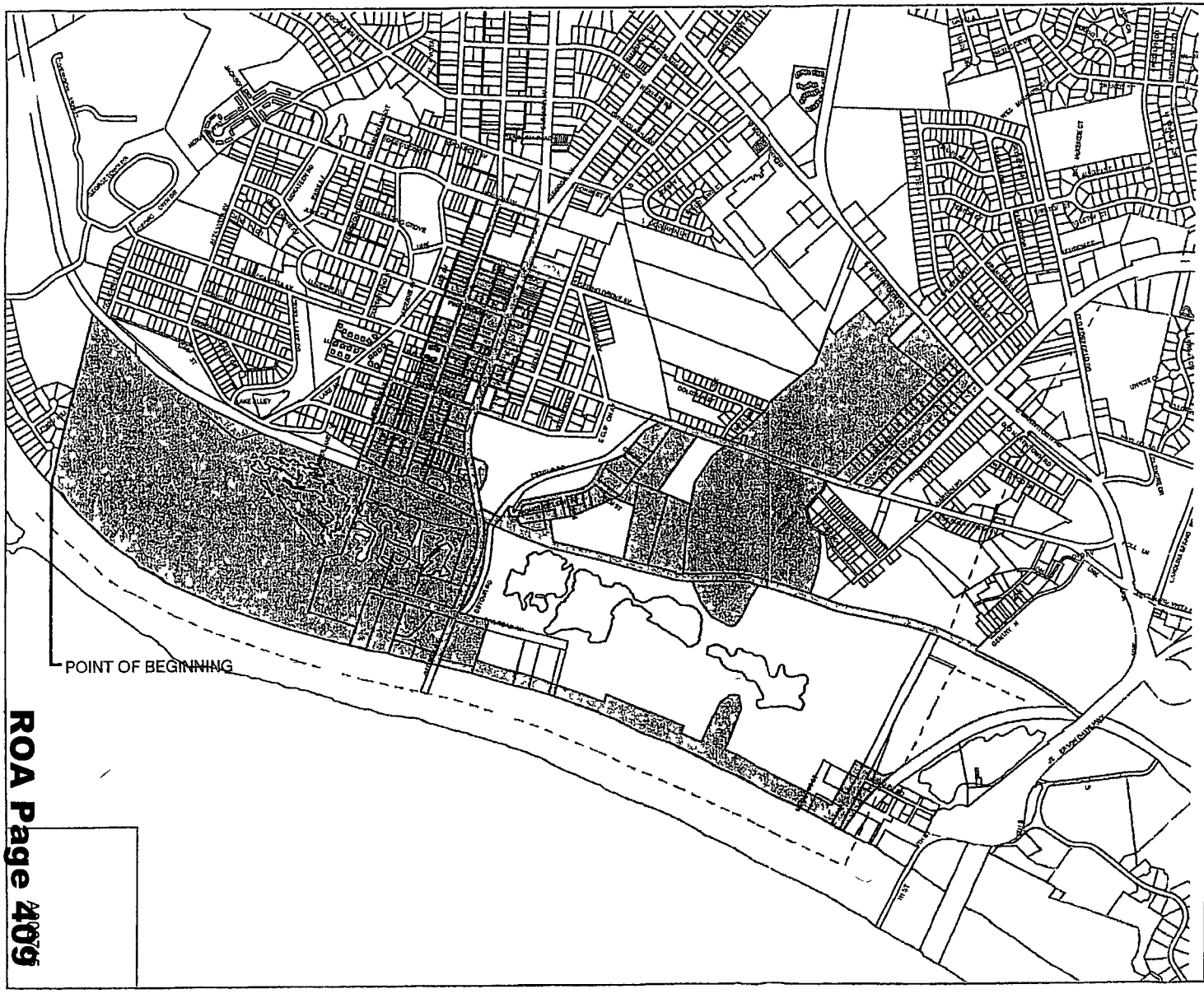
Proje No	Project Nam	Project Budg	City hare	Developer Contributio	Y Grants, etc.	1/ 6/30/96	3/ /96- 2/3	1/1/97 6/ 0/9	/97 /97	6/30/98	7/ 12/31/98	4 1/9 6/30/99	1/99 12/31/99	1/ /00- 6/30/0	5 1/00- 12/3 /00	6 1/0 6/30/0	7/ /0 12/3 /0	1/1/02- 6/30/02	3/ /02 2/31/02	/03- 0/0	/03- 2/3	/04 6/30/04	/04- /04	1/ 6/3	/05 3	6/30/0	/06 /06	12 1/0 6/30/0	1/07 2/3 /0	1/08 6/30/08	3/ /08- 12/3 /08	/09 6/30/0	3/ /09- 12/3 /09	1/1/ 0- /10/	3/ 0- 2/	1/ 6/ 0/		6/30/1		1 6 0/	/12
CC-0	Hotel and Conference Center	,000,000	1,00 ,000	11 00,000	2,000 00											500,000	500,000																					
GA-0	Upper Georgia Avenue Redevelopment	2,500,000	2,500,000						50, 00	125,000		625,000	650,000		425,000	625,000																						
C-01	Town Center	,500,000	,30 ,000	3,200, 2	3,000,000		200,000	200,000		500,000		400,000	400,000	400,000	300,000	1,500,000				400,000																		
GA -0	M G eenway Bl 11th Intrsec	450, 00	15 ,000		30 ,000	30,000																																
GA 02	MA enev y ortation Pl ,th	68,000	,000							64,0,0	4, 2																											
GA-03	N. reenway A. Jamestown Bridge	60,000	,000								50,000	50 00																										
GA 04	N e-enway A th Club House	80,000		80,000					0																													
-05	NA renew y S Club House/ish	2,000	1 ,000										,000	000																								
GW -06	R. reenway & Sh/Bobby ons	30 ,000	300,000																		150,000	0,000																
GW-	NA Gr tat y #7, Bobby Jones Three Ch.	222,000	2 ,000																							1 000	,000											
MA	cargo venue Mosaic	1, 52 00	50,000														50,000																					
MA-02	Fifth tent Marina	1,3 5,000	1,3 ,000																				1,3 5,000															
PS-01	Greenway Connector-Hamburg Park	40,000	0,000																										40,000									
PS-02	13th Street Bike Bridge	300,000	300,000																							150,000	150,000											
PS-03	Crystal Lake Ravine Park	320,000	320,000													160,000	160,000																					
PS-04	Churchill Promenade	500,000	500,000								250,000	250,000																										
PS-05	Watermelon Park/Brick Pond Bikeways	1,460,000	1,460,000						120,000	500,000	500,000	500,000	240,000																									
PS-06	Riverside D d, Ravine Park/Bikeways	360,000	360,000						80,000	80,000																												
P -07	Gatman Pond Swimming Hole Park	380,000	380,000																									1 0,000	190,000									
PS-08	Hamburg State Park/Bikeway	2,23 ,000	558,000		1,674,000																558,000																	
PS-09	Barton Road Ravine Park/Bikeway	185,000	18 ,000																		1 5,000																	
PS	River h Park	250,000	250,000																									125,000	125,000									
PS- 1	House Creek ark	400,000	400,000																							2 0,000	200,000											
PS-12	On-S ost Bike ath	40,000	,000								40,000																											
RS 1	Bl ayside Boulevard	380,000	380,000				190,000	190,000																														
RS 02	Shoreline Dr (Riverside/West)	450,000	45 ,000							50,000	15 ,000	200,000	50,000																									
RS-03	West A enue Extensio	600,000	600,000							30,000	2 ,000	09,000	150,000																									
R -04	East Buena Vis Impro ements	1,200,000	1,200 00									5 ,000	100,000			300,000	75 ,000																					
RS-05	West Buena Vis ve. Improvements	50,000	5 ,000											50,000		300,000	100,000																					
RS 06	W Shoreline Dr. (West ystal Lake)	50,000	500,000	250,000							50,000	,000	25 ,000																									
RS 07	W Shorelin Dr (Crystal Lk./Homemade)	180,000	1 ,000								50,000	65,000	,00																									
RS-08	E. Shoreline D (Riverside/Hamburg)	500,000		500,000				0																														
RS	E. Shoreline Dr (Golf Course/Sch)	450,000	50,000																		50,000	150,000	150 000															
RS-1	Crystal Lak Extension	280,000	300,000													130,000	260,000																					
RS	Riverview Park Entrance Road	390,000	390,000																							3 0,000	,000	,000										
RS-	ons Creek con Rd, Ravine/North/Buena Ch.	39 ,000	3 0,000																							130,000	130,000	1 ,000										
RS-	Allen/Augusta Hwy Interchange Imp	,00,000			,000,000									6																								
RS-	h eating Connector, Buena ista/Martinown	300, 00	300,000																				100,000	00,000	100,000													
RS-15	S. Mealing Connector, Buena Vista/G lf Course	300, 00	30 ,000																		100,000	100,000	00,000															
	Contingency/Property Acquisition	,000, 00	000,000													00,000	100,000	100,000	00,000	200 000	200,000	200,000	20 ,000	00,000	200,000	20 ,000	200,000	20 ,000	30 ,000	300,000	300,000							
	TOTAL BOJECT COST	,84,000	6, 10,000	1 ,01 000	9,97 ,000																																	
	TIF Utility Junior Lien Bond Debt Service, $4,500,00 , Years											95,000		495 000		49 000		5,800		495,000		49 ,000		5 00		495,000		49 ,000		5,000		495,000		495,000		49 ,000		900
	TIF / Utility Junior Lien Bond Debt Service, $3,200,000, 7%, 12 Years															655,000		65 ,000		655,000		655,000		655,000		655,000		655,000		53,000		65 ,000		65 ,000		65 ,00	
	TIF / Utility Junior Lien Bond Debt Service, $2,600,000, 7%, 10 Years																			,000		370,000				3 0,000		37 ,000		370,000		370,000		370,000		370,000		
	TOTAL COST PER PERIOD					150,000	390,000	440,000	1,199,000	1,254,000	2,580,000	2,981,000	741,000	495,000	725,000	4,765,000	3,620,000	1,250,000	300,000	2,863,000	600,000	1,970,000	1,675,000	1 820,000	300,000	2,441,000	821,000	2,29 ,000	655,000	1,870,000	200,000	1,320 000	0	1,52 ,000	0	1,52 ,000	0	1,52 ,000	0	493,000	0
	BALANCE					50,000	1,5 0,000	1, 0,000	91 ,000	,000	2,013,000	1 8,000	-287 1 3	-3 6,153	390,14	-4,759,14	1,90 ,59	1 004,3	-320,07	-2 787,087	575,964	98 034	,954,	,1 3,617	42	623,043	-549,825	2,244,825	57 119	,795,1 9	23 ,587	-686	1 686,295	772,295	,995	01 ,995	, 3, 5	3,53 ,	5,772,	5,873, 7	8, 06,1	

N	Fund s ces				Init. City Contributio	1/1/06- 6/30/96	7/1/06- 12/3 /96	1/ 97- 6/30/97	/97- 12/3 /97	1/1 8- 6/30/9	7/1/9 2/3	1/ /99 6/30/99	7 1/99 2/3 /99	1/ /00- 6/30/00	/ /00 12/3 /00	1/1/01 6/30/0	7/ /0 2/3 /0	1/1/02 6/30/02	7/1/02 12/31/02	1 /03- 6/30/03	7/1/03 12/31/03	1/04 6/30/04	7 /04 /04	/05- 6/30/05	/1/05- 2/3 /05	1/ /06- 6/30/0	7/ /06- 2/3 /06	1 1/07 6/30/0	7/1/0 2/3 /07	1/1/08- 6/30/08	7/1/08 12/3 /08	1/ /09- 6/30/09	/09 12/3 /09	/ 6/30/	1/ 0- /30/	1/1/ 6/30/11	7/1 1	1/1/ 6/30/12	2/3	1 1, 6/30/ 3	/12
	Capital Projects Fund	7,200 000			,000 000	100,000	00,000	100,000	100,000	00,000	1 0,000	100,000	10 ,000	1 0,000	100 000	100,000	0 ,000	100,000	1 ,000	100,000	00,000	00,000	1 ,000	120,000	00,000	300,000	30 ,000	30 ,000	30 ,000	360 000	300,000	30 000	30 ,000	360 000	300,000				
2	ment Impro ements Fund	, 50,000			350,000	00,000		100, 00		100,000		1 ,000		00,000		100, 00		100 00		100,000		0,000		80,000		100,000		,000		000		000		100 000		00 000		
	Utilities Construction Fund	8, 50,000			50,000	250,000	0,000	250,000	250 00	250 00	250, 0	5 ,000	250,000	5 ,000	250,000	250,000	250,000	250,000	250,000	25 ,000	25 ,000	5 ,000	250,000	250,000	250,000	25 ,000	25 ,000	25 ,000	25 ,000	250,000	25 000	25 ,000	25 ,000	25 ,000	23 ,000	0,000	,000	25 000	0,000	25 000
	ISTEA	50,000				150,000										150,000							50 000						50,000					50 000					
5	Revenue nd Manpas	3, 25,000															1,750,000					1,375,000																
7	TIF / Utility Junior Lien Bonds	1 ,300,000									4,500,000					5,200,000				,600,000																		
	S C. Watercraft and / PRT, etc.	400, 00								00,000						1 0,000						100,000						100,000										
	Accommodations Tax	,000									2 ,000		2 ,000		1,000		2 000		000		21,000		,000		1,000		2 ,000		000		,000		,000		00		1,000		
J	dmissions Tax	37 ,000									25,000		25,000		25,000		,000		000		25,000		2 ,000		25 000		25 000		25,000		25, 00		25,000		25,000			
	Tax Increment	,773,										8 7	,022			5 8,545		34,94		3,05		0 ,07	,22 ,974		1,344,2 4		1,582, 0		,582, 06		,582, 06		82 06		,593 06		582, 06		,582 06
	TOTAL REVENUE	,03 , 1																																				
	REVENUE BALANCE				1,600,000	1,900,000	,000	2, ,000	1 ,00	54 000	863,000	73,837	1 ,837	334,859	,859	1, 1 04	34 04	9,94	75,9 8	1,1 5,96	97 64	420,943	,943	72 ,97	,97	, 75	6, 5	83,88	24,88	43 ,587	833,587	68 ,293	2,292,2 4	00 ,595	020,9 2	463, 05	3,05 , 5	5,773	36	8, 6, 7	2,117
					Year							4																11		13			15							

Note his ollec May 96, ections proj es Inter turest earnings ar ues, suc fig res ma vary base timing f pr j t, Interes nings,

ROA Page 407

ROA Page 407



REVISED

EXHIBIT X

THE CITY OF NORTH AUGUSTA TAX INCREMENT FINANCING

TIF DISTRICT

AREAS NOT INCLUDED IN TIF DISTRICT

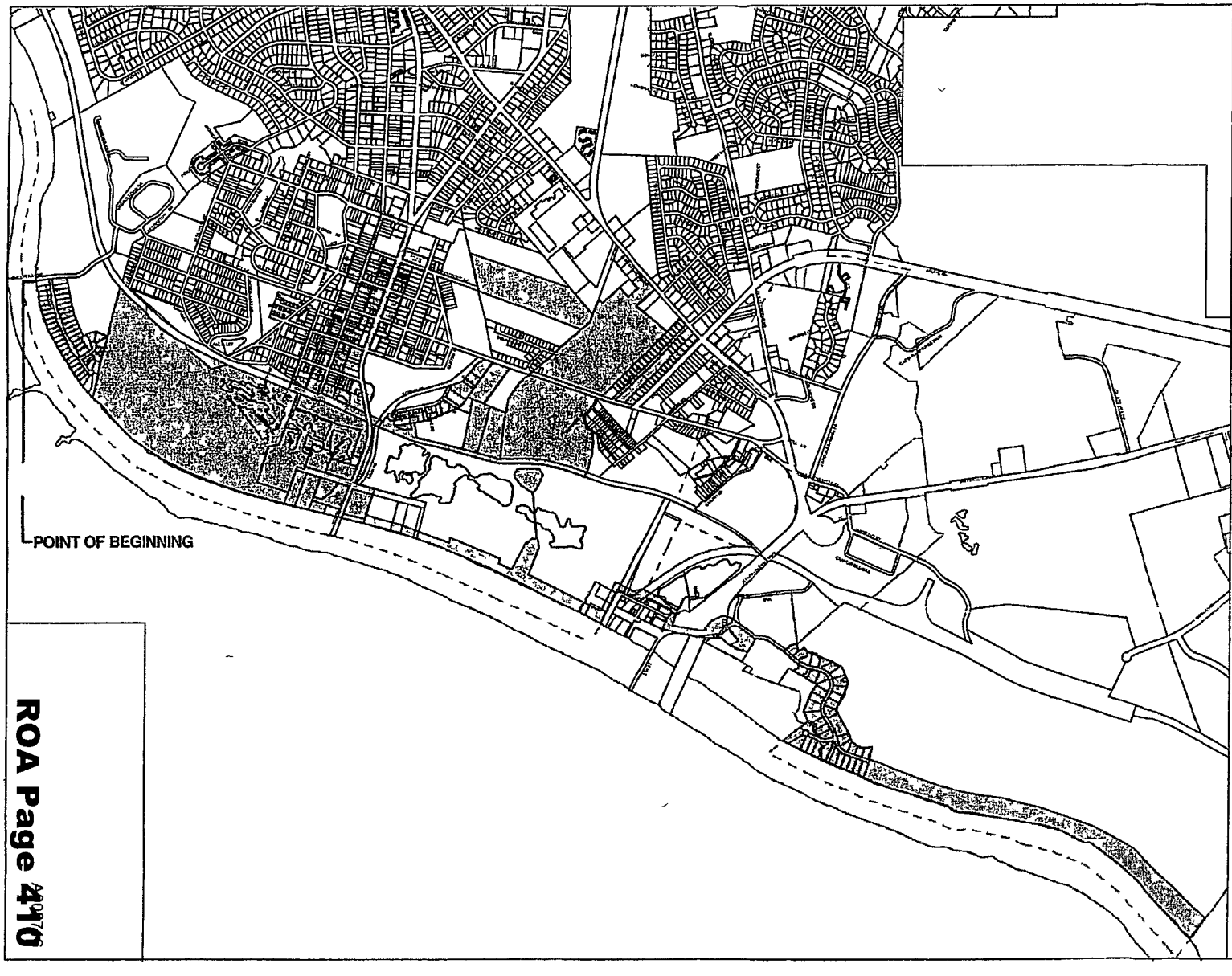
AREA LOCATED IN THE CITY OF NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

MAP PREPARED BY THE CITY OF NORTH AUGUSTA'S ENGINEERING DEPARTMENT OCTOBER 29, 1996

600 0 600 1200 Feet

N W E S

ROA Page 409



ORIGINAL

EXHIBIT X

THE CITY OF NORTH AUGUSTA TAX INCREMENT FINANCING

TIF DISTRICT

AREAS NOT INCLUDED IN TIF DISTRICT

AREA LOCATED IN
THE CITY OF NORTH AUGUSTA
AIKEN COUNTY
SOUTH CAROLINA

MAP PREPARED BY
THE CITY OF
NORTH AUGUSTA S
ENGINEERING DEPARTMENT
JULY 30 1996

780 0 780 1560 Feet

N
W E
S

ROA Page 410

EXHIBIT XI
TAX PARCELS IN TAX INCREMENT FINANCING DISTRICT

Tax Map-Block-Parcel	Property Owner	Total Assessed Value
00-009-01-006	Pierce	110
00-009-01-010	Mealing	55,550
00-009-01-016	Mealing	6,870
00-009-01-019	Mealing	24,410
00-011-01-002	Murooka	2,310
00-011-01-017 (part)	North Augusta Golf Venture (66,630 x 49%)	32,648
00-011-01-021	Mealing	15,120
00-011-01-029	Sharma	8,050
00-011-01-030	Anderson	8,250
00-011-01-031	Barrett	7,200
00-011-01-032	Holley	13,680
00-011-01-033	Murooka	19,920
00-011-01-034	McCarthy	54,510
00-011-01-038	O'Dell	1,850
00-011-01-041	Kearns	2,990
00-011-01-043	Mealing	3,000
00-011-01-044	Lovett	660
00-011-01-046	Kearns	1,710
00-011-01-047	Murooka	9,900
00-011-01-049	North Augusta Golf Venture	5,040
00-011-01-050	North Augusta Golf Venture	24,790
00-011-01-051	Dukes	2,250
00-011-01-052	Unknown	0
00-011-01-054	Unknown	0
00-011-01-055	Sharma	990
10-024-18-001	Pippen	3,470
10-024-18-002	Bryant	2,410
10-024-18-003	Bryant	980
10-024-18-004	Young	2,400
10-024-18-005	Samples	1,560
10-024-18-006	Murphy	1,860
10-024-18-007	Mathis	3,930
10-024-18-008	Smith	980
10-025-03-008	Woodward	1,500
10-025-03-009	Middleton	3,520
10-025-03-010	Palmetto Federal	2,250
10-025-03-016	Woodward	3,670
10-025-04-002	Lepard	3,860

ROA Page 413

10-025-04-003	Snead	3,160
10-025-04-004	Simmons	2,090
10-025-04-005	Culbertson	1,500
10-025-04-006	Hogan	2,200
10-025-04-008	S C National Bank	1,570
10-025-04-009	S C National Bank	12,090
10-025-04-010	Gibson	3,780
10-025-04-011	Ming Yat	30,230
10-025-04-012	Gibson	6,760
10-025-04-013	Baynham	2,950
10-025-05-001	Hixon	2,440
10-025-05-004	Eubanks	1,340
10-025-05-005	NationsBank	5,990
10-025-05-006	Howard	3,230
10-025-05-007	Bush's Flower Shop	2,610
10-025-05-008	Jones	2,080
10-025-05-009	Still	5,020
10-025-05-010	Lamar	14,830
10-025-05-011	Howard	3,490
10-025-05-012	Still	2,410
10-025-05-013	McAbee	1,900
10-025-05-014	NationsBank	1,260
10-025-05-015	NationsBank	17,160
10-025-05-016	Wanninger	7,670
10-025-05-018	Bush	2,090
10-025-05-019	Lamar	450
10-025-05-020	Counts	3,850
10-025-05-021	Knight	2,890
10-025-05-022	Bush	2,110
10-025-06-001	North Augusta Area Medical	2,590
10-025-06-002	Heos	1,140
10-025-06-003	Borden	4,340
10-025-06-004	Nurnberger	2,750
10-025-06-005	Harley	2,180
10-025-06-006	Harley	2,610
10-025-06-007	NationsBank	2,700
10-025-06-008	NACS	4,970
10-025-06-009	Gabriel	4,770
10-025-06-010	O'Leary	2,500
10-025-06-017	Osborn	290
10-025-06-018	Gross	1,530
10-025-06-019	Gross	1,130
10-025-06-021	Lavarnway	6,110
10-025-07-001	McElmurray	5,930

ROA Page 413

ROA Page 414

10-025-07 002	McElmurray	7,160
10-025-07-003	Brown	9,720
10-025-07-004	Force	4,810
10-025-07-005	R & H Maxxon	16,780
10-025-07-006	Weeks	1,960
10-025-09-001	Woodring	1,900
10-025-09-002	Woodring	2,910
10-025-09-003	Woodring	2,600
10-025-09-004	Shealy	4,200
10-025-09-005	Merritt	6,880
10-025-09-007	Spaulding	3,220
10-025-09-008	Patel	7,960
10-025-09-009	Norton	3,520
10-025-10-001	Stinson	1,790
10-025-10-003	Beddingfield	1,790
10-025-10-004	Hemstreet	330
10-025-10-005	Pierce	2,990
10-025-10-006	Pierce	2,190
10-025-10-007	Thomason	1,050
10-025-10-008	Paul	4,250
10-025-10-010	Hemstreet	840
10-025-10-011	Sherman & Hemstreet	460
10-025-10-012	Carpenter	2,550
10-025-10-013	Carpenter	4,390
10-025-10-014	Zeigler	4,620
10-025-10-015	Priester	2,980
10-025-10-016	Ramage	1,670
10-025-10-017	Jones	2,460
10-025-10-018	Smith	1,430
10-025-12-004	Hair	1,010
10-025-12-005	Hair	150
10-025-12-006	Hayes	2,920
10-025-12-007	Trotter	5,940
10-025-12-008	Trotter	840
10-025-12-009	Rayco	2,740
10-025-12-010	Knie	1,670
10-025-15-001	Hamilton	1,440
10-025-15-002	Hayes	1,190
10-025-15-003	Amerson	1,920
10-025-15-004	Mosley	1,090
10-025-15-005	Parham	2,390
10-025-15-006	Bennett	840
10-025-15-007	Young	1,720
10-025-15-008	Peavy	1,830

ROA Page 414

10-025-15-009	Stewart	2,400
10-025-15-010	VanKerkhoff	3,570
10-025-15-011	Ramage	1,790
10-025-15-012	Walker	2,200
10-025-15-013	Murdock	2,690
10-025-15-014	Rearden	2,100
10-025-15-015	Johnson	10,250
10-025-15-016	Rice	2,050
10-025-15-017	Ramage	1,820
10-025-15-018	VanKerkhoff	2,810
10-025-16-001	Weaver	610
10-025-16-002	Delleny	2,220
10-025-16-003	Weaver	15,570
10-025-16-004	Morris	720
10-025-16-005	Boardman	17,110
10-025-16-006	Pryors	5,360
10-025-16-007	Delleney	210
10-026-01-002	Sikes	1,630
10-026-01-003	Neptune Dive & Ski	23,770
10-026-01-004	Sikes	1,160
10-026-01-005	Jernigan	1,510
10-026-01-006	SCE&G	210
10-026-02-001	Economos	810
10-026-02-002	Naomi	1,240
10-026-02-003	Smith	1,570
10-026-02-004	Weathers	1,500
10-026-02-005	Weathers	2,430
10-026-02-006	Carlton	1,360
10-026-02-007	Howie	1,530
10-026-02-008	Blackstone	3,130
10-026-02-009	Mims	1,050
10-026-02-010	Janke	1,930
10-026-02-011	Nurnberger	1,910
10-026-02-012	Bowden	1,520
10-026-02-013	Cross	1,280
10-026-02-014	Williams	470
10-026-02-015	Howie	1,120
10-026-02-016	Vawter	24,740
10-026-02-017	Patel	13,970
10-026-03-001	Barton	9,350
10-026-03-002	McNair	1,590
10-026-03-003	Anderson	1,490
10-026-03-004	Yick	9,080
10-026-03-005	Williams	15,270

10-026-04-001	Baynham	650
10-026-04-002	Dunaway	1,940
10-026-04-003	Collins	1,630
10-026-04-004	Grant	2,230
10-026-04-005	Wynn	2,610
10-026-04-006	Culbertson	2,740
10-026-04-007	Price	1,480
10-026-04-008	Griffin	1,730
10-026-04-009	Knight	2,400
10-026-04-010	Culbertson	560
10-039-02-016	University Health Services	18,530
10-040-07-001	City of North Augusta	0
10-040-07-002	City of North Augusta	0
10-041-01-001	Youngblood	2,390
10-041-01-002	Howie	890
10-041-01-003	Sikes	1,370
10-041-01-004	Ekre	1,200
10-041-01-005	Howie	610
10-041-01-006	Youngblood	370
10-041-02-001	Warr	1,080
10-041-02-002	City of North Augusta	0
10-052-06-001	Ivey	2,360
10-052-06-002	Delaughter	2,020
10-052-06-003	Bohning	2,550
10-052-06-004	Holley	3,490
10-052-06-006	Quarles	5,720
10-052-06-007	Quarles	950
10-052-06-008	Quarles	1,150
10-052-06-009	Quarrels	1,230
10-052-06-010	Quarles	1,010
10-052-06-011	Quarles	4,180
10-052-06-012	Swearingen	1,820
10-052-06-013	Lord	1,990
10-052-06-014	Taylor	3,570
10-052-06-015	Cashwell	2,410
10-052-06-016	Barksdale	2,130
10-052-06-017	Brigham	7,350
10-052-06-018	Brigham	920
10-052-07-001	Cardenas	1,690
10-052-07-002	Metz	1,600
10-052-07-003	Hallman	1,690
10-052-07-004	Ekre	450
10-052-07-005	Thornton	1,670
10-052-07-006	Harco	1,580

ROA Page 417

10-052-07-007	Thomas	1,520
10-052-07-008	Crawford	1,580
10-052-07-009	Thornton	1,640
10-052-07-010	Harco	1,640
10-052-07-011	Thornton	1,630
10-052-07-012	City of North Augusta	0
10-052-07-013	Thornton	1,640
10-052-07-014	Thornton	1,580
10-052-07-015	Ekre	1,130
10-053-01-001	Inter Continental Traders Inc	2,410
10-053-01-002	Jones	1,190
10-053-01-003	Crawford	1,190
10-053-01-004	Thornton	1,250
10-053-01-005	Ekre	1,190
10-053-01-006	Price	1,220
10-053-01-007	Ekre	1,130
10-053-02-001	Quarles	8,910
10-053-02-002	Kim	700
10-053-02-003	McGahee	2,020
10-053-02-004	Ramsey	2,010
10-053-02-005	Trull	1,920
10-053-02-006	Kim	4,610
10-053-02-007	Hall	2,170
10-053-02-008	Alexander	2,430
10-053-02-009	Frazier	2,300
TOTAL		1,013,038

ROA Page 417

ORIGINAL

EXHIBIT XI

TAX PARCELS IN TAX INCREMENT FINANCING DISTRICT

Tax Map-Block-Parcel	Property Owner	Total Assessed Value
00-009-01-006	Pierce	110
00-009-01-010	Mealing	55,550
00-009-01-016	Mealing	6,870
00-009-01-046	Posey	3,240
00-009-01-047	May	3,300
00-009-01-048	Meador	3,300
00-009-01-049	Bailey	3,300
00-009-01-050	Carlton	3,300
00-009-01-051	Steiner	3,260
00-009-01-052	Steiner	3,260
00-009-01-053	Pound	3,300
00-009-01-054	Westmoreland	3,300
00-009-01-055	May	3,300
00-009-01-056	May	3,300
00-009-01-057	Shepard	3,350
00-009-01-058	O'Quinn	3,240
00-009-01-059	Barefoot	3,290
00-009-01-060	Tra-C, Inc	3,300
00-009-01-061	Tra-C, Inc	3,430
00-009-01-062	Sweeny	3,430
00-009-01-063	McElmurray	3,430
00-009-01-064	McElmurray	3,130
00-009-01-067	Odum	1,540
00-009-01-068	Tra-C, Inc	1,820
00-009-01-069	Tra-C, Inc	1,940
00-009-01-071	Tra-C, Inc	1,890
00-009-01-072	Tra-C, Inc	2,060
00-009-01-073	Tra-C, Inc	1,980
00-009-01-074	Tra-C, Inc	2,190
00-009-01-075	Tra-C, Inc	2,070
00-009-01-076	Tra-C, Inc	2,060
00-009-01-077	Tra-C, Inc	1,570
00-009-01-078	Tra-C, Inc	1,560
00-009-01-079	Tra-C, Inc	1,760
00-009-01-080	Tra-C, Inc	1,740
00-009-01-081	Tra-C, Inc	1,740
00-009-01-082	Tra-C, Inc	1,740
00-009-01-083	Tra-C, Inc	1,760
00-009-01-084	Tra-C, Inc	1,760

00-009-01-085	Tra-C, Inc	1,740
00-009-01-086	Tra-C, Inc	1,740
00-009-01-087	Tra-C, Inc	1,780
00-009-01-088	Tra-C, Inc	1,720
00-009-01-089	Tra-C, Inc	1,720
00-009-01-090	Tra-C, Inc	1,720
00-011-01-002	Murooka	2,310
00-011-01-017 (part)	North Augusta Golf Venture (66,630 x 49%)	32,648
00-011-01-020	Mealing	870
00-011-01-021	Mealing	15,120
00-011-01-029	Sharma	8,050
00-011-01-030	Anderson	8,250
00-011-01-031	Barrett	7,200
00-011-01-032	Holley	13,680
00-011-01-033	Murooka	19,920
00-011-01-034	McCarthy	54,510
00-011-01-038	O'Dell	1,850
00-011-01-041	Kearns	2,990
00-011-01-043	Mealing	3,000
00-011-01-044	Lovett	660
00-011-01-046	Kearns	1,710
00-011-01-047	Murooka	9,900
00-011-01-049	North Augusta Golf Venture	5,040
00-011-01-050	North Augusta Golf Venture	24,790
00-011-01-051	Dukes	2,250
00-011-01-052	Unknown	0
00-011-01-054	Unknown	0
00-011-01-055	Sharma	990
00-019-01-032 (part)	Sanders (28 820 x 37%)	10,663
00-019-01-041	Unknown	0
00-021-01-008	Riverside Partners	1,700
00-021-01-009	Riverside Partners	1,490
00-021-01-010	Riverside Partners	1,810
00-021-01-011	Riverside Partners	1,490
00-021-01-012	Riverside Partners	1,630
00-021-01-013	Riverside Partners	1,820
00-021-01-014	Riverside Partners	1,790
00-021-01-015	Riverside Partners	1,800
00-021-01-017	Riverside Partners	1,760
00-021-01-018	Riverside Partners	1,860
00-021-01-019	Riverside Partners	1,780
00-021-01-020	Riverside Partners	1,720
00-021-01-021	Riverside Partners	1,770

00-021-01-022	Riverside Partners	1,760
00-021-01-023	Riverside Partners	1,770
00-021-01-024	Riverside Partners	3,330
00-021-01-025	Riverside Partners	3,330
00-021-01-026	Riverside Partners	3,330
00-021-01-027	Riverside Partners	3,330
00-021-01-028	Riverside Partners	3,370
00-021-01-029	Riverside Partners	3,380
00-021-01-030	Riverside Partners	1,490
00-021-01-031	Riverside Partners	2,600
00-021-01-032	Riverside Partners	3,000
00-021-01-033	Riverside Partners	3,210
00-021-01-034	Riverside Partners	3,520
00-021-01-035	Riverside Partners	3,280
00-021-01-036	Riverside Partners	2,520
00-021-01-037	Riverside Partners	2,070
00-021-01-038	Riverside Partners	1,670
00-021-01-039	Riverside Partners	1,830
00-021-01-040	Riverside Partners	1,890
00-021-01-041	Riverside Partners	1,810
00-021-01-042	Riverside Partners	1,860
00-021-01-043	Riverside Partners	1,890
00-021-01-044	Riverside Partners	1,780
00-021-01-045	Riverside Partners	1,820
00-021-01-046	Riverside Partners	1,790
00-021-01-047	Riverside Partners	1,770
00-021-01-048	Riverside Partners	1,740
10-024-18-001	Pippen	3,470
10-024-18-002	Bryant	2,410
10-024-18-003	Bryant	980
10-024-18-004	Young	2,400
10-024-18-005	Samples	1,560
10-024-18-006	Murphy	1,860
10-024-18-007	Mathis	3,930
10-024-18-008	Smith	980
10-025-03-008	Woodward	1,500
10-025-03-009	Middleton	3,520
10-025-03-010	Palmetto Federal	2,250
10-025-03-016	Woodward	3,670
10-025-04-002	Lepard	3,860
10-025-04-003	Snead	3,160
10-025-04-004	Simmons	2,090
10-025-04-005	Culbertson	1,500
10-025-04-006	Hogan	2,200

ROA Page 421

10-025-04-008	S C National Bank	1,570
10-025-04-009	S C National Bank	12,090
10-025-04-010	Gibson	3,780
10-025-04-011	Ming Yat	30,230
10-025-04-012	Gibson	6,760
10-025-04-013	Baynham	2,950
10-025-05-001	Hixon	2,440
10-025-05-004	Eubanks	1,340
10-025-05-005	NationsBank	5,990
10-025-05-006	Howard	3,230
10-025-05-007	Bush's Flower Shop	2,610
10-025-05-008	Jones	2,080
10-025-05-009	Still	5,020
10-025-05-010	Lamar	14,830
10-025-05-011	Howard	3,490
10-025-05-012	Still	2,410
10-025-05-013	McAbee	1,900
10-025-05-014	NationsBank	1,260
10-025-05-015	NationsBank	17,160
10-025-05-016	Wanninger	7,670
10-025-05-018	Bush	2,090
10-025-05-019	Lamar	450
10-025-05-020	Counts	3,850
10-025-05-021	Knight	2,890
10-025-05-022	Bush	2,110
10-025-06-001	North Augusta Area Medical	2,590
10-025-06-002	Heos	1,140
10-025-06-003	Borden	4,340
10-025-06-004	Nurnberger	2,750
10-025-06-005	Harley	2,180
10-025-06-006	Harley	2,610
10-025-06-007	NationsBank	2,700
10-025-06-008	NACS	4,970
10-025-06-009	Gabriel	4,770
10-025-06-010	O'Leary	2,500
10-025-06-017	Osborn	290
10-025-06-018	Gross	1,530
10-025-06-019	Gross	1,130
10-025-06-021	Lavarnway	6,110
10-025-07-001	McElmurray	5,930
10-025-07-002	McElmurray	7,160
10-025-07-003	Brown	9,720
10-025-07-004	Force	4,810
10-025-07-005	R & H Maxxon	16,780

ROA Page 421

10-025-07-006	Weeks	1,960
10-025-09-001	Woodring	1,900
10-025-09-002	Woodring	2,910
10-025-09-003	Woodring	2,600
10-025-09-004	Shealy	4,200
10-025-09-005	Merritt	6,880
10-025-09-007	Spaulding	3,220
10-025-09-008	Patel	7,960
10-025-09-009	Norton	3,520
10-025-10-001	Stinson	1,790
10-025-10-003	Beddingfield	1,790
10-025-10-004	Hemstreet	330
10-025-10-005	Pierce	2,990
10-025-10-006	Pierce	2,190
10-025-10-007	Thomason	1,050
10-025-10-008	Paul	4,250
10-025-10-010	Hemstreet	840
10-025-10-011	Sherman & Hemstreet	460
10-025-10-012	Carpenter	2,550
10-025-10-013	Carpenter	4,390
10-025-10-014	Zeigler	4,620
10-025-10-015	Priester	2,980
10-025-10-016	Ramage	1,670
10-025-10-017	Jones	2,460
10-025-10-018	Smith	1,430
10-025-12-004	Hair	1,010
10-025-12-005	Hair	150
10-025-12-006	Hayes	2,920
10-025-12-007	Trotter	5,940
10-025-12-008	Trotter	840
10-025-12-009	Rayco	2,740
10-025-12-010	Knie	1,670
10-025-15-001	Hamilton	1,440
10-025-15-002	Hayes	1,190
10-025-15-003	Amerson	1,920
10-025-15-004	Mosley	1,090
10-025-15-005	Parham	2,390
10-025-15-006	Bennett	840
10-025-15-007	Young	1,720
10-025-15-008	Peavy	1,830
10-025-15-009	Stewart	2,400
10-025-15-010	VanKerkhoff	3,570
10-025-15-011	Ramage	1,790
10-025-15-012	Walker	2,200

10-026-04-005	Wynn	2,610
10-026-04-006	Culbertson	2,740
10-026-04-007	Price	1,480
10-026-04-008	Griffin	1,730
10-026-04-009	Knight	2,400
10-026-04-010	Culbertson	560
10-039-02-016	University Health Services	18,530
10-040-07-001	City of North Augusta	0
10-040-07-002	City of North Augusta	0
10-041-01-001	Youngblood	2,390
10-041-01-002	Howie	890
10-041-01-003	Sikes	1,370
10-041-01-004	Ekre	1,200
10-041-01-005	Howie	610
10-041-01-006	Youngblood	370
10-041-02-001	Warr	1,080
10-041-02-002	City of North Augusta	0
10-052-06-001	Ivey	2,360
10-052-06-002	Delaughter	2,020
10-052-06-003	Bohning	2,550
10-052-06-004	Holley	3,490
10-052-06-006	Quarles	5,720
10-052-06-007	Quarles	950
10-052-06-008	Quarles	1,150
10-052-06-009	Quarrels	1,230
10-052-06-010	Quarles	1,010
10-052-06-011	Quarles	4,180
10-052-06-012	Swearingen	1,820
10-052-06-013	Lord	1,990
10-052-06-014	Taylor	3,570
10-052-06-015	Cashwell	2,410
10-052-06-016	Barksdale	2,130
10-052-06-017	Brigham	7,350
10-052-06-018	Brigham	920
10-052-07-001	Cardenas	1,690
10-052-07-002	Metz	1,600
10-052-07-003	Hallman	1,690
10-052-07-004	Ekre	450
10-052-07-005	Thornton	1,670
10-052-07-006	Harco	1,580
10-052-07-007	Thomas	1,520
10-052-07-008	Crawford	1,580
10-052-07-009	Thornton	1,640
10-052-07-010	Harco	1,640

ROA Page 424

10-052-07-011	Thornton	1,630
10-052-07-012	City of North Augusta	0
10-052-07-013	Thornton	1,640
10-052-07-014	Thornton	1,580
10-052-07-015	Ekre	1,130
10-053-01-001	Inter Continental Traders Inc	2,410
10-053-01-002	Jones	1,190
10-053-01-003	Crawford	1,190
10-053-01-004	Thornton	1,250
10-053-01-005	Ekre	1,190
10-053-01-006	Price	1,220
10-053-01-007	Ekre	1,130
10-053-02-001	Quarles	8,910
10-053-02-002	Kim	700
10-053-02-003	McGahee	2,020
10-053-02-004	Ramsey	2,010
10-053-02-005	Trull	1,920
10-053-02-006	Kim	4,610
10-053-02-007	Hall	2,170
10-053-02-008	Alexander	2,430
10-053-02-009	Frazier	2,300
TOTAL		1,192,081

ROA Page 424

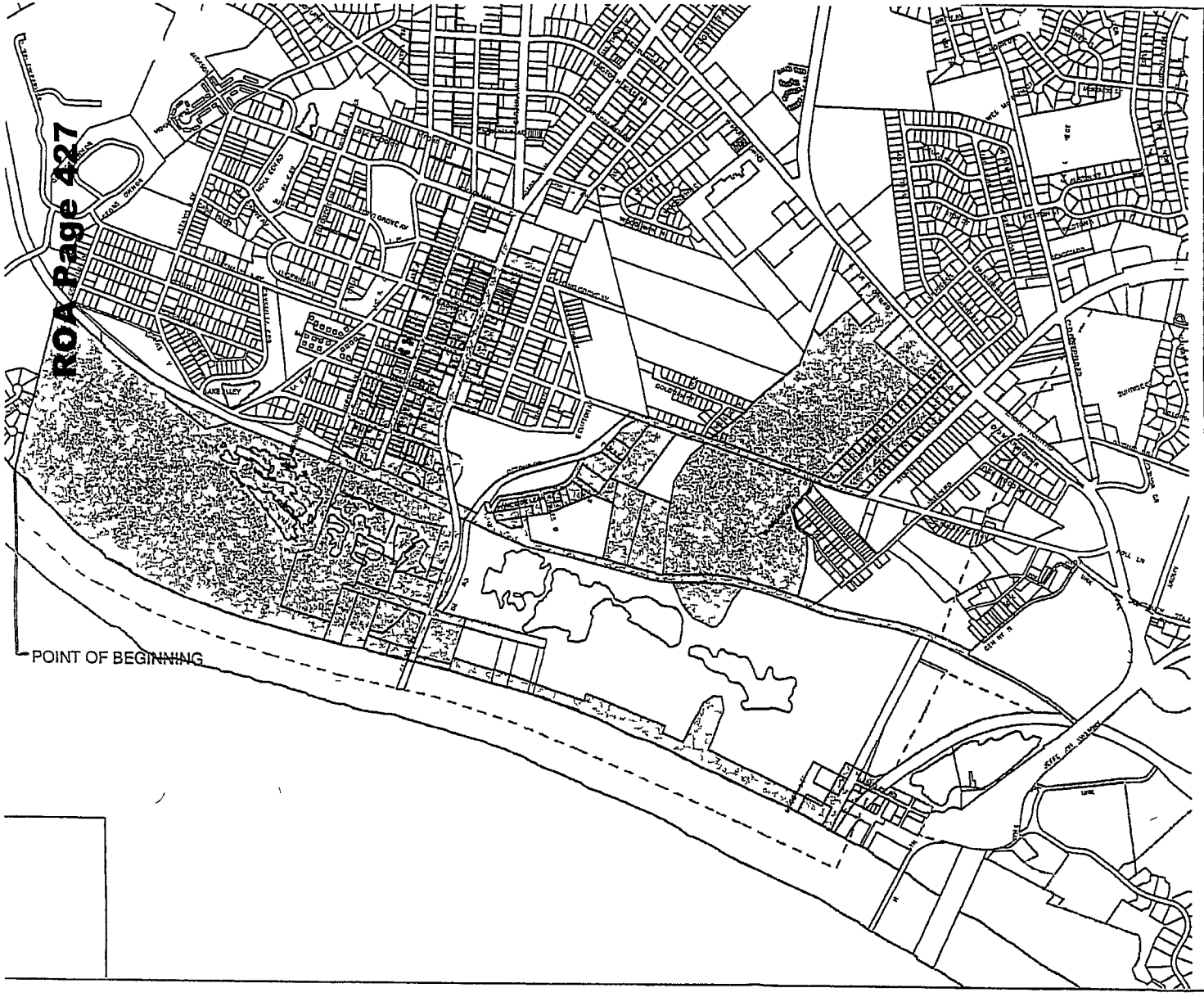


EXHIBIT A

THE CITY OF NORTH AUGUSTA TAX INCREMENT FINANCING

TIF DISTRICT

AREAS NOT INCLUDED IN TIF DISTRICT

AREA LOCATED IN
THE CITY OF NORTH AUGUSTA,
AIKEN COUNTY,
SOUTH CAROLINA

MAP PREPARED BY
THE CITY OF
NORTH AUGUSTA S
ENGINEERING DEPARTMENT
OCTOBER 29, 1996

600 0 600 1200 Feet

N
W E
S

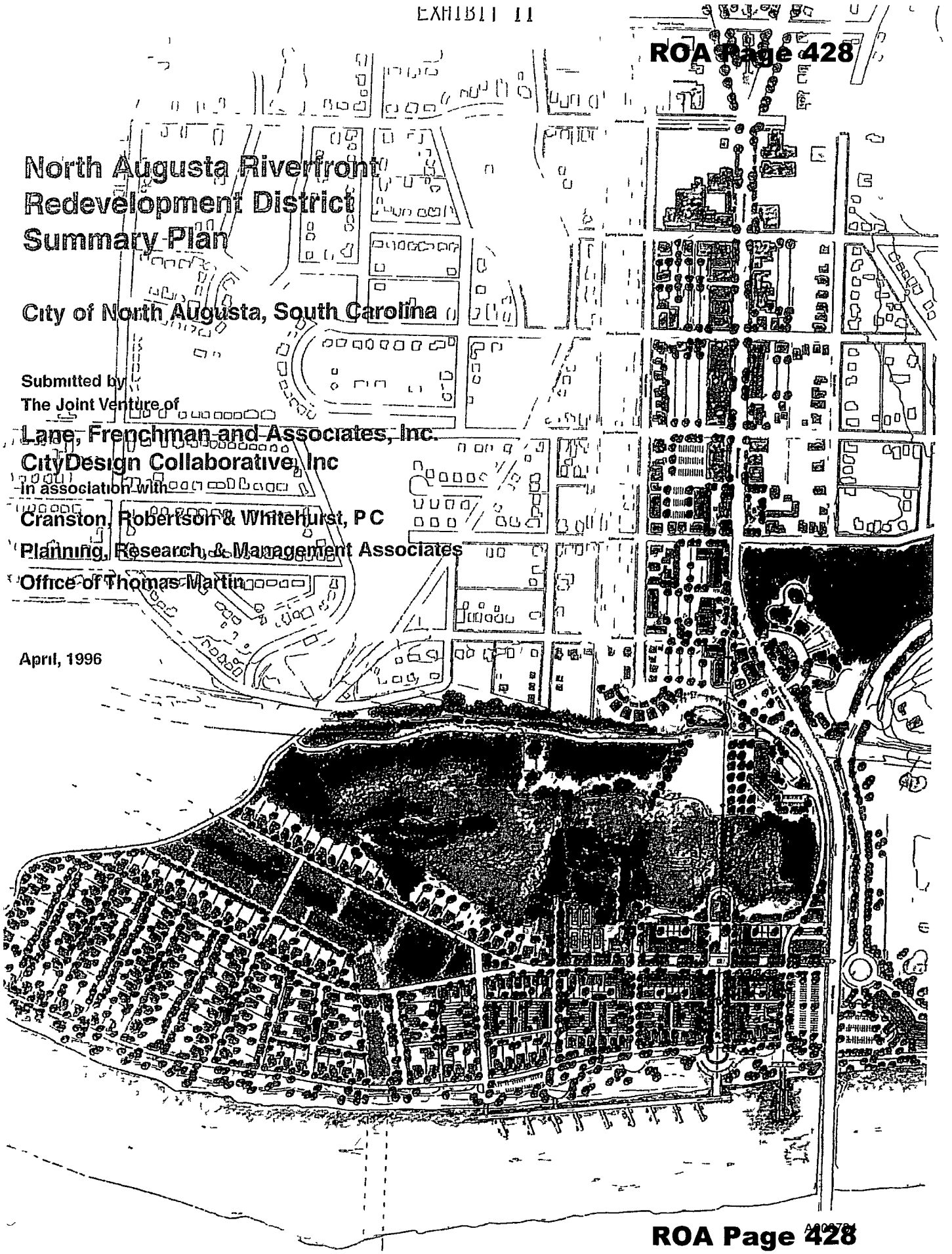
ROA Page 427

North Augusta Riverfront Redevelopment District Summary Plan

City of North Augusta, South Carolina

Submitted by
The Joint Venture of
Lane, Frenchman and Associates, Inc.
CityDesign Collaborative, Inc
In association with
Cranston, Robertson & Whitehurst, P C
Planning, Research, & Management Associates
Office of Thomas Martin

April, 1996



Acknowledgments

Appreciation is expressed to staff and elected officials of the City of North Augusta and to appointed members of the Citizens' Advisory Panel, who advised the Consultant Team on all aspects of the planning process Members of the project Steering Committee (indicated by *) provided important detailed feedback and guidance to the project team

City Council Members

Mayor Thomas W Greene *
Mayor Pro-Tem William L Gray
Carolyn C Baggott *
T Scott Beck
Pat C Carpenter
Lark W Jones *
Kent Sullivan

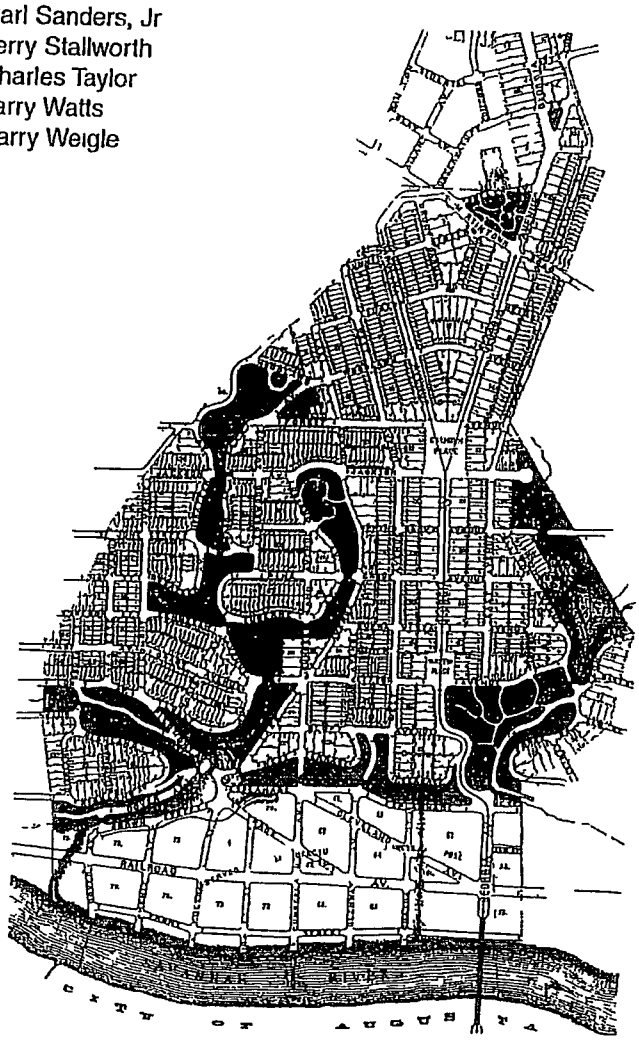
City Staff

Charles B Martin *, *City Administrator*
Kevin D Blayton, *Director of Engineering/Public Utilities/Public Works*
J Robert Brooks, *Director of Parks and Recreation*
Anthony J Criscitiello *, *Director of Planning and Community Development*
John P Potter, Jr , *Director of Finance*
William M Heim, *Director of Public Safety*
Leona J Lewis, *City Clerk*
Diana Miller, *Administrative Assistant*

The City of North Augusta wishes to acknowledge the Savannah River Regional Diversification Initiative (SRRDI) and the U S Department of Energy for assistance in the preparation of the North Augusta Riverfront Redevelopment District Plan

Citizens Advisory Committee

Mr Robert Bolton
Ms Mary Bright
Mr Robert Butterworth
Mr William R Collins
Mr D Hugh Connolly
Mr Richard Fletcher
Mr Don Harris
Mr Jack Herrman
Mr Michael Hitchler
Ms Jeanné McDaniel
Mr Kenneth McDowell
Mr Steven McElmurray
Dr Henry G Mealing, Jr
Mrs Laura Phinizy
Mr Stanley Price
Mr Carl Sanders, Jr
Mr Jerry Stallworth
Mr Charles Taylor
Mr Larry Watts
Mr Harry Weigle



Right the Boeckh Plan of 1891 for North Augusta showing open spaces leading down to the river

A Vision for North Augusta

The Savannah River was the source of the initial prosperity of the port of Hamburg, precursor to North Augusta. Goods were transported from docks to the new Charleston to Hamburg railroad, creating a town that sprang up almost overnight.

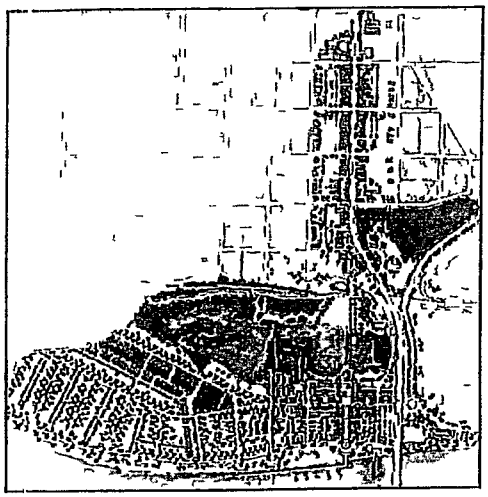
This Plan aims to restore North Augusta's connection to its riverfront, transforming underutilized property into parks, recreational uses, tourism venues, and new neighborhoods. Connected to existing neighborhoods by a network of Greenways and parks, the riverfront will become a new activity center which can complement and enhance the Georgia Avenue shopping district and adjacent residential areas.

Residents will be able to stroll or fish at a new waterfront park, live in new traditional neighborhoods, or play golf at a public course with dramatic river views. A new Town Center, at the foot of Upper Georgia Avenue, will provide a community focal point which is a counterpart to Lookaway Hall, incorporating public and private uses and linking to riverfront development below.

A major park on the former site of the original Hamburg settlement will serve as a gateway to the state, enhancing adjacent development and the image of the community.

By implementing the Plan, today's North Augustans will insure that future residents will, once again, appreciate their links to the river and insure the quality of life of their community.

The Plan will create a new neighborhood between the Savannah River and the neighborhoods of North Augusta



Content

	Page
1 The Planning Process	2
2 Existing Conditions	4
3 The Plan	6
4 Implementation Approach	14

Supplemental Documents
(available at the City of North Augusta)

Technical Plan (February, 1996)
Stage I Report Inventory (6/13/95)
Stage II Report Alternatives (9/11/95)
Itemized Cost Estimates (1/15/96)
Supplementary Data on TIF Financing (1/15/96)

1 Planning Process

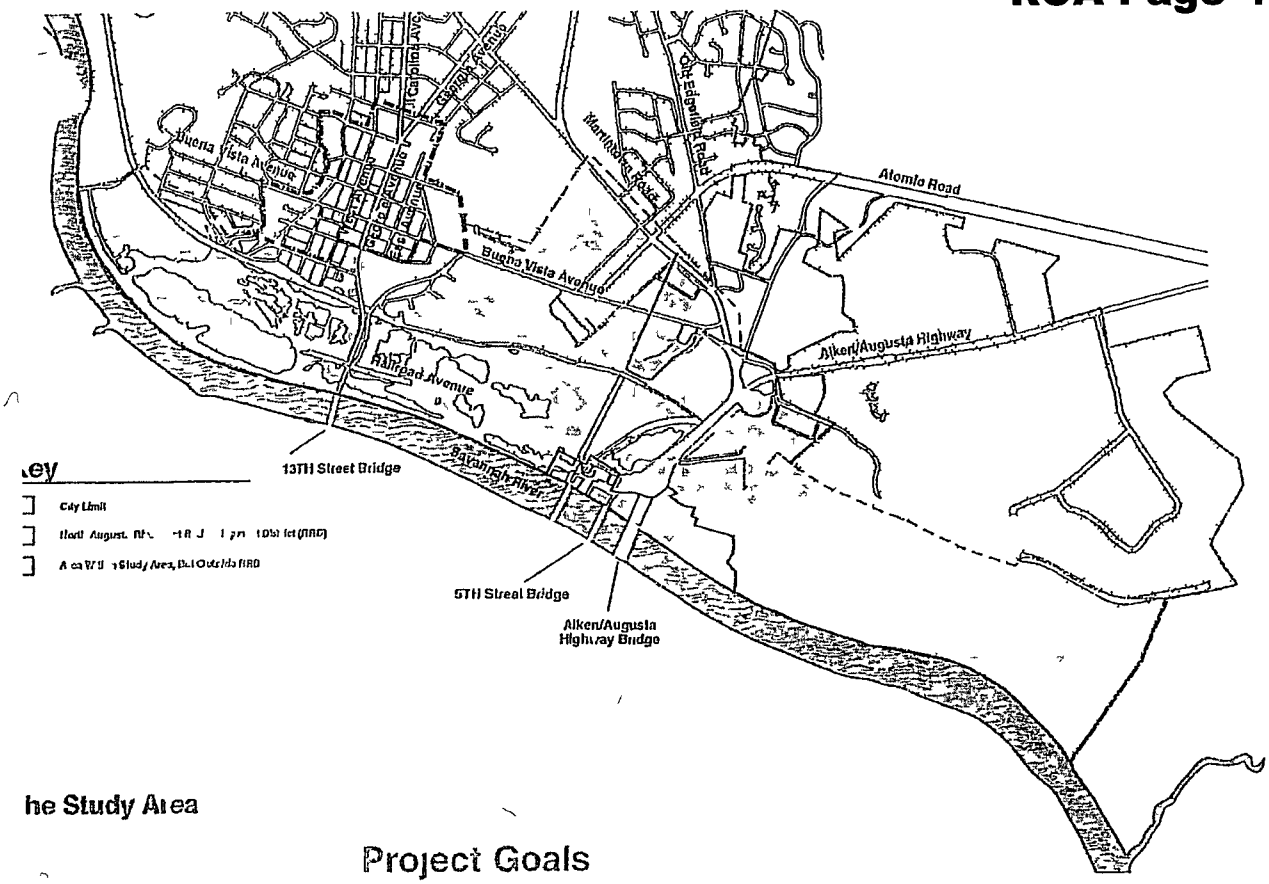
This Plan will reclaim North Augusta's neglected waterfront, transforming it into a vibrant area which will enhance the community. Although this riverfront district has been largely inaccessible from the rest of the city, recent development proposals for large riverfront parcels have caused citizens and officials to recognize that an overall plan and development strategy is needed for the area to maximize public and private benefits and encourage orderly growth.

The area of focus for this Plan included the waterfront of North Augusta, extending from Campbelltown Landing, on the west, to the mouth of Horse Creek, to the east. The area was defined to include the entirety of the land between the bluff line and the river, extending northerly to incorporate key adjacent neighborhoods and undeveloped lands, as well as along the core of Georgia Avenue up to Lookaway Hall.

Above
The existing riverfront land is a resource which is not fully appreciated within the community
Upper Right
The River's beauty cannot be seen from the City

This plan has been prepared in consultation with City officials and has benefitted from an extensive public involvement process.

- **A Citizens' Advisory Panel** (CAP) was assembled, to include representatives of major land owners, commercial interests, nearby neighborhoods, and other involved constituencies that might be affected by the Plan. This group met monthly throughout the course of the study, developing goals for the area, reviewing alternatives, and commenting on final recommendations. All meetings of the CAP were publicly advertised and open to the public.
- **Public Hearings and Workshops** were held at key points in the work process to afford any interested citizens an opportunity to comment on the work in process.
- **Briefings for a City Steering Committee and for the City Council of North Augusta** were held periodically to insure that key policy makers within the City were kept abreast of the work in progress.



he Study Area

Project Goals

Access

Provide public access to the Riverfront area

Design the waterfront area and its public and private areas as an integral part of the North Augusta com munity

Create Greeneway pedes trian and bicycle linkages between the riverfront and North Augusta parks and neighborhoods

Use

Conceive the waterfront plan to complement North Augusta's downtown and to encourage its revitaliza tion

Develop a mix of uses, including housing store , and parks

Character and Image

Make the plan distinctive and attractive, using the riverfront to provide a sig nature image and vision for North Augusta and to define a clear sense of arrival from the Savannah River Crossings

Maintain and enhance his toric and archeological features and sites which make the riverfront and community unique

Attract development and uses on the North Augusta side of the river which will complement river uses in adjacent Augusta, creating an over- all riverfront which makes best use of the features and characteristics of both banks of the river

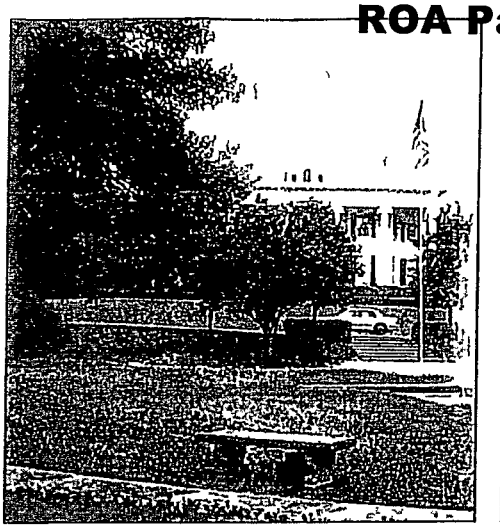
Economic Development and Implementation

Develop a plan which will produce long term eco nomic benefits to the community and will increase the tax base commensurate with its associated public expense

Balance private and public interests, enabling the plan to benefit both citi zens and property owners

Coordinate public and pri vate initiatives to achieve the maximum impact and effectiveness of each

2 Existing Opportunities



North Augusta was a planned community, connected by a bridge crossing the Savannah River to nearby Augusta, Georgia The Plans of 1891 and 1912, prepared by William Boeckh and Civil Engineer George Summers, respectively, set the pattern for North Augusta's development, as a grid city on a hill with major open spaces that followed drainage swales leading down to the Savannah River Today, the grid plan remains, with Georgia Avenue as its formal axis, but the connections down the steep bluff to the river have been severed High level bridges go across the river without connecting to riverfront property on the North Augusta site A rail line at the toe of the bluff has blocked access from the developed city above the bluff to the river below The planned transformation of the rail corridor to a Greeneway and new flood control measures will make the riverfront property accessible and attractive for development

As a basis for the Plan, a detailed assessment of existing conditions was accomplished Data on the following aspects of the study areas was collected, mapped, and analyzed, including

- o Land Use
- o Zoning
- o Land Ownership
- o Constraints to Development

Demographic factors and development trends have been reviewed to assess the potential marketability and development potential for the North Augusta waterfront The plan, as conceived, will encourage the types of development described on the opposite page

Land Ownership

Significant portions of the river frontage are consolidated into four major ownerships RiverNorth (east of the Augusta Aiken Highway, North Augusta Golf Venture (NAGV is between the bridges and to the west of Georgia Avenue), land owned by heirs of the Haskell family (west of NAGV), and the partially developed Campbelltown Landing (at the western edge of the study area) Other smaller parcels along the river tend to be concentrated in the vicinity of the bridges and are held by a variety of private owners

Constraints to Development

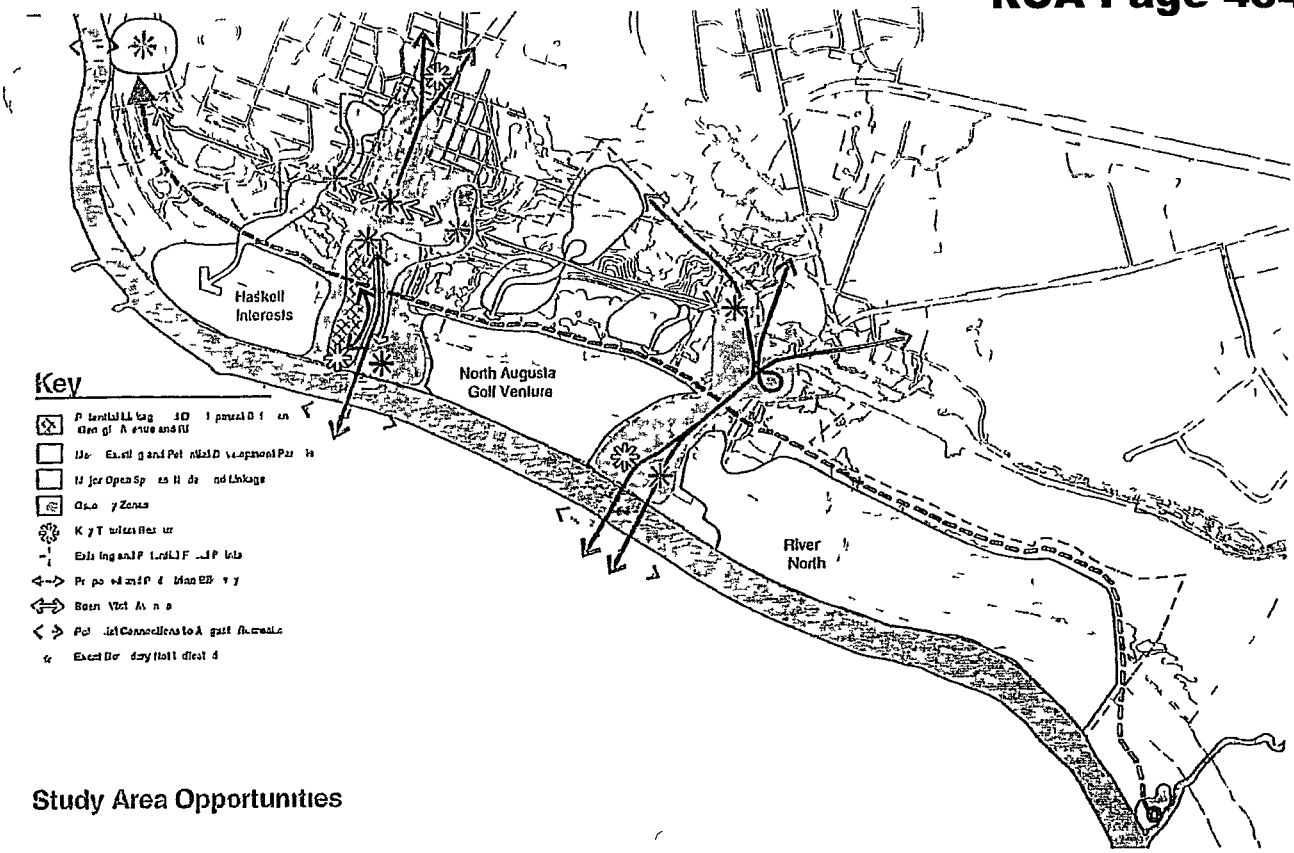
Flood plain protection and utility service were found to pose few constraints to the Plan Access to the river needs to be improved but there is adequate planned capacity in the street and highway system to accommodate development Private overhead utility lines may pose a constraint to development of portions of the riverfront area Designated wetlands will have to be adequately preserved and/or protected

Land Use

The pattern of land use is quite different below and above the rail right of way due to the significant shift of topography and the difficulty of access across the existing rail corridor along the lower edge of the bluff Land along the riverfront is mostly open, with a few small buildings in the v of each river crossing Along upper Georgia Avenue, traditional neighborhoods and shopping are in transition, due to changing retail patterns which have pushed development to larger regional arterials

Zoning

Existing zoning along Georgia Avenue is typically general commercial, with large amounts of the adjacent downtown core neighborhoods zoned for multi family (R4) residential Major new development along the river are likely to require Planned Unit Development or Traditional Neighborhood District designation which require a public hearing and approval by the City Council of North Augusta Applicants for Planned Unit Development designation within the c area will be required to show conformance with this Plan



Study Area Opportunities

Summary of Market Findings

Single Family Residential — an annual absorption pace of 60 single family units in the Riverfront district has been assumed for 10 years then the pace is reduced to 30 units per year during the last five years to reflect the earlier year absorption of the most desirable lots, and the competition of re sale units to new units

Multi Family Residential — current plans for the North Augusta Golf Venture property include multi family housing units The analysis undertaken as part of this plan assumes that 150 units will be developed, and that they will be developed in two 75 unit phases There has been relatively little rental housing developed in North Augusta in recent years and the proposed units would likely be very marketable based on the desirable setting combined with proximity to downtown Augusta and major transportation routes

Hotel/Conference Center — this would complement other tourist and convention facilities across the river in Augusta, and could include 200 rooms and approximately 40 000 square feet (SF) of meeting space restaurants, health clubs and other common facilities and amenities

Golf — a high quality 18 hole course, associated clubhouse and related residential development (see above) is assumed to be feasible, including a 10,000 SF clubhouse and restaurant facility

Commercial — based on the size, location population and land uses of the study area up to 100 000 SF of new retail in the study area appears marketable including 20 000 SF towards the Aiken Augusta highway and 80,000 SF along the Georgia Avenue corridor

Public and Recreational Uses — there is the potential for significant public open spaces and greeneways, along with additional marina space along the riverfront as the market warrants The Georgia Avenue corridor represents an opportunity to build new Municipal and/or Civic/Performing Arts structures as part of a Town Center project

Opposite Page
Left
The view of Lookaway Hall provides a northerly anchor for Upper Georgia Avenue
Right
The view down Georgia Avenue from Lookaway Hall mates at the bend in the although the River is not visible

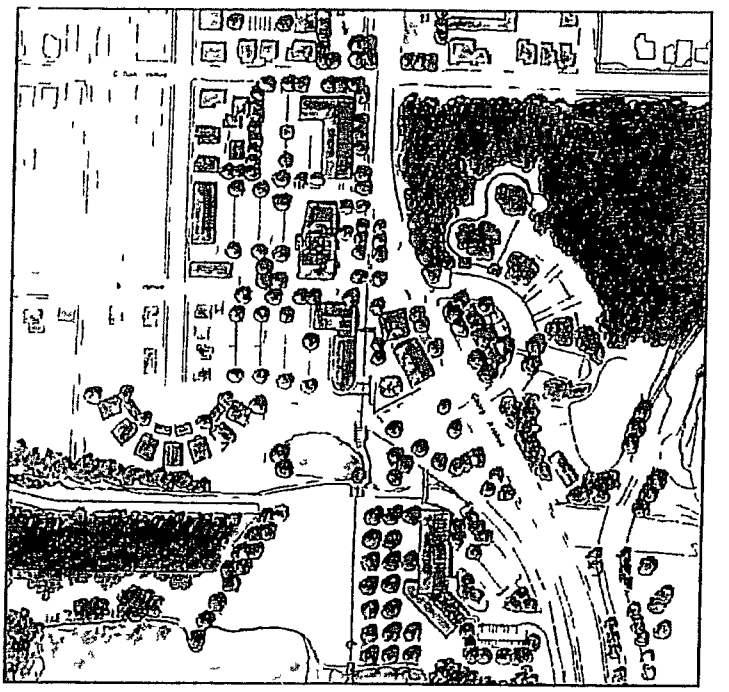
A000740

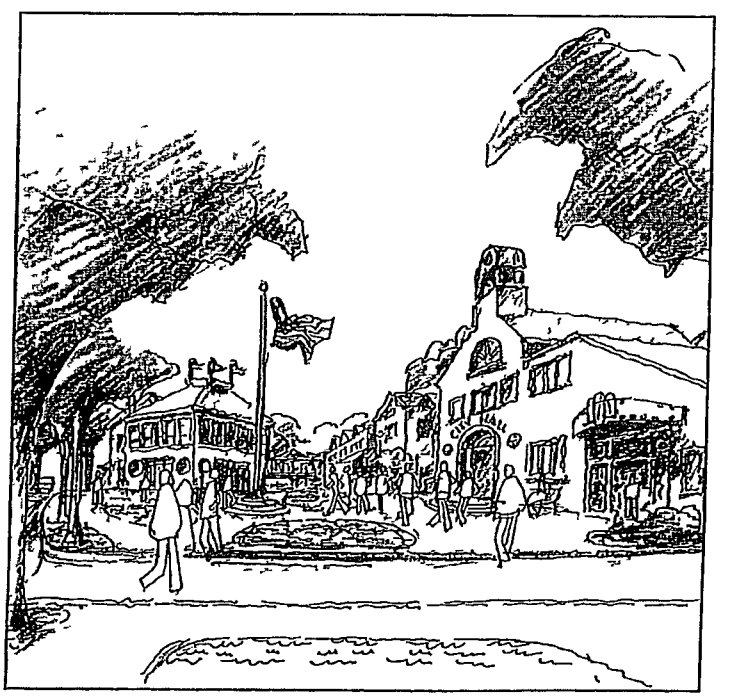
3 The Plan

The Plan places high priority on appropriate, visible, and publicly oriented development for the two major gateways into the community along **Georgia Avenue** and the **Aiken-Augusta Highway**. For each of these gateways, public open spaces and uses oriented to the public are encouraged, creating links between the riverfront district and existing North Augusta neighborhoods above the bluff line.

Georgia Avenue Gateway

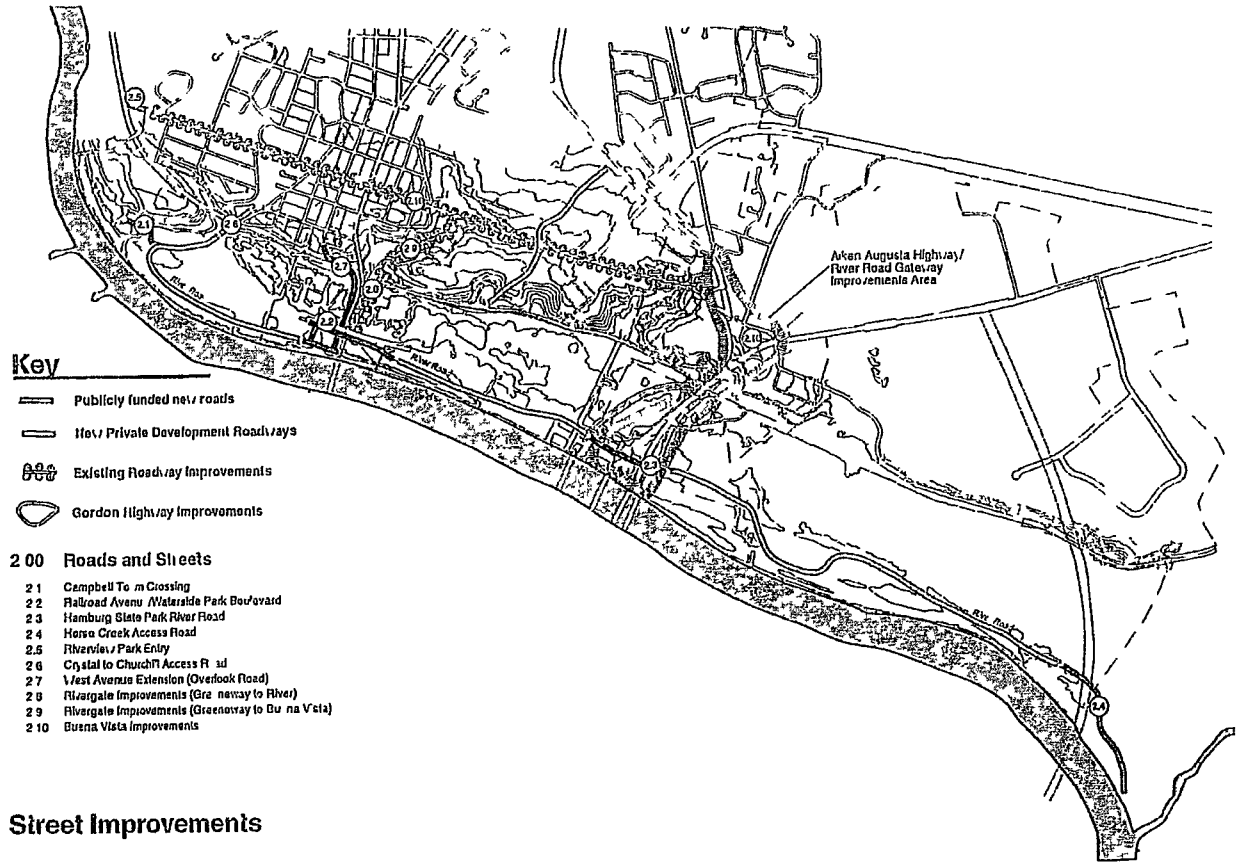
Major open space improvements are proposed to frame the entry to the community and to "open-up" the riverfront. A new Town Center above the bluff where Georgia Avenue curves should include new public uses (such as a city offices and/or performing arts spaces), retail uses, and public outdoor spaces. The Town Center and its public uses will be a southerly counterpoint of Lookaway Hall in defining the central stretch of Georgia Avenue.



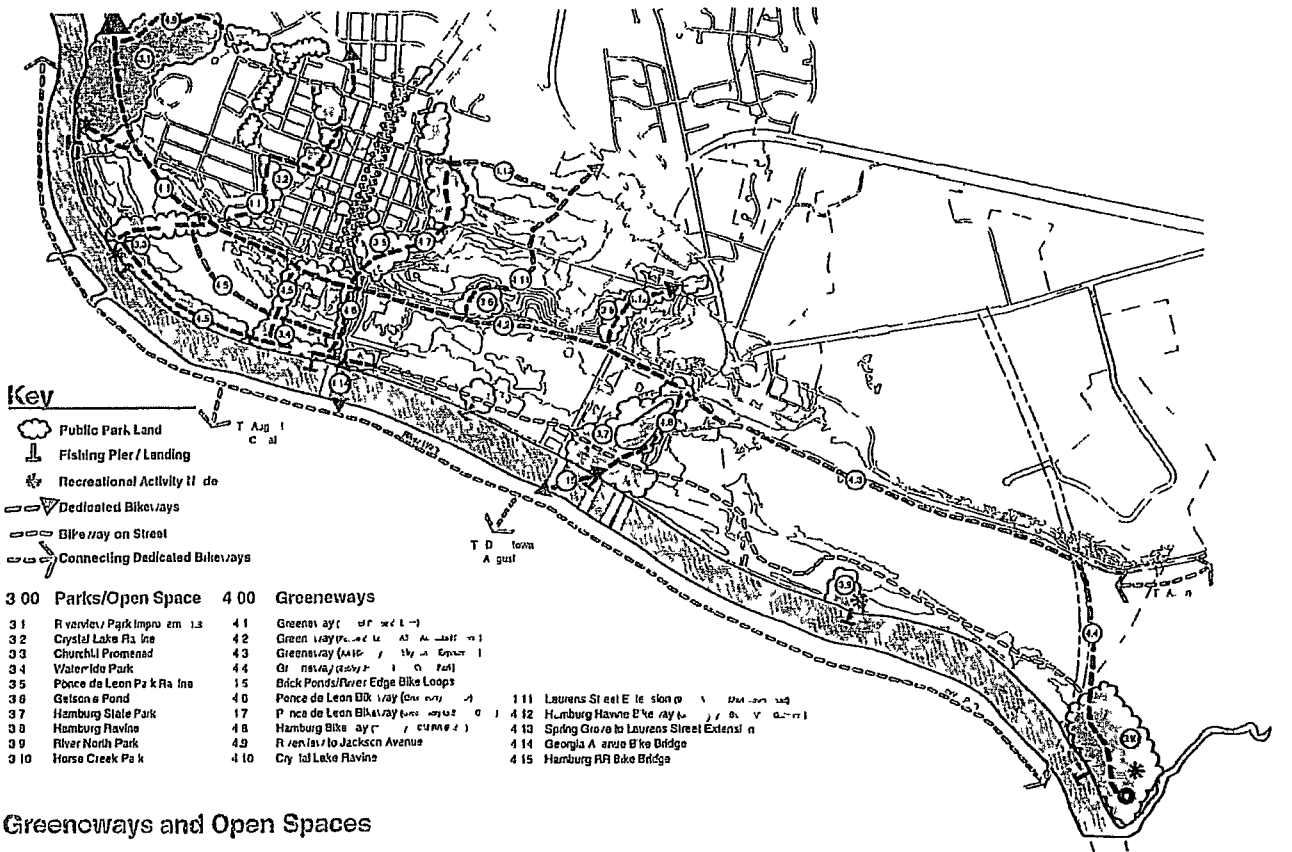


Opposite Page
The two plans show the proposed Street Improvements as well as the Greenway and Open Space network which is defined by the Plan.

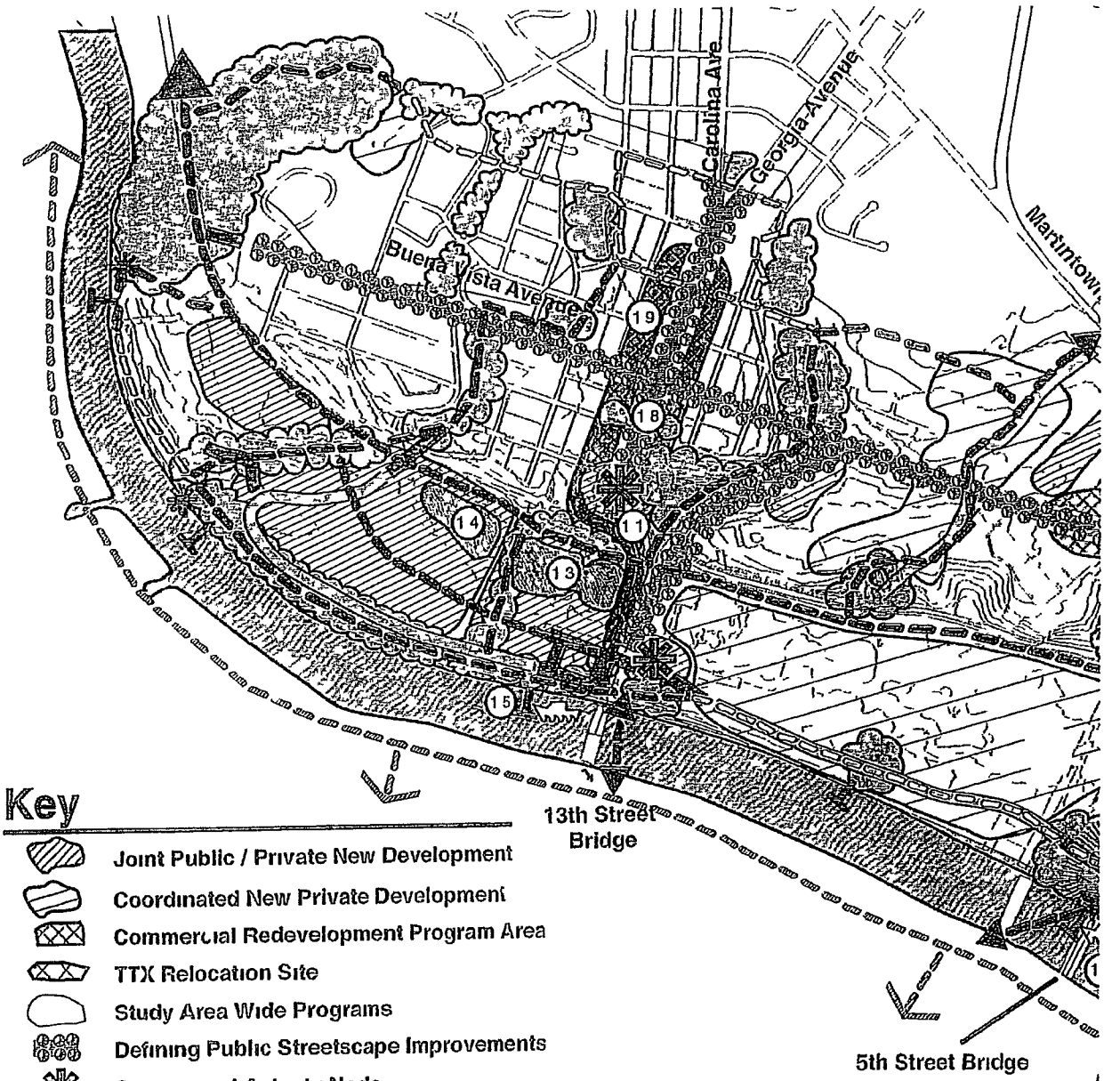
Right
A new Town Center at the junction of the bluff and Upper Georgia Avenue will become a new focus for community services and activities. The Plan on this page shows the relationship of this area to Georgia Avenue and adjacent neighborhoods. The sketch below indicates the scale of proposed Town Center development.



Street Improvements



Greenoways and Open Spaces



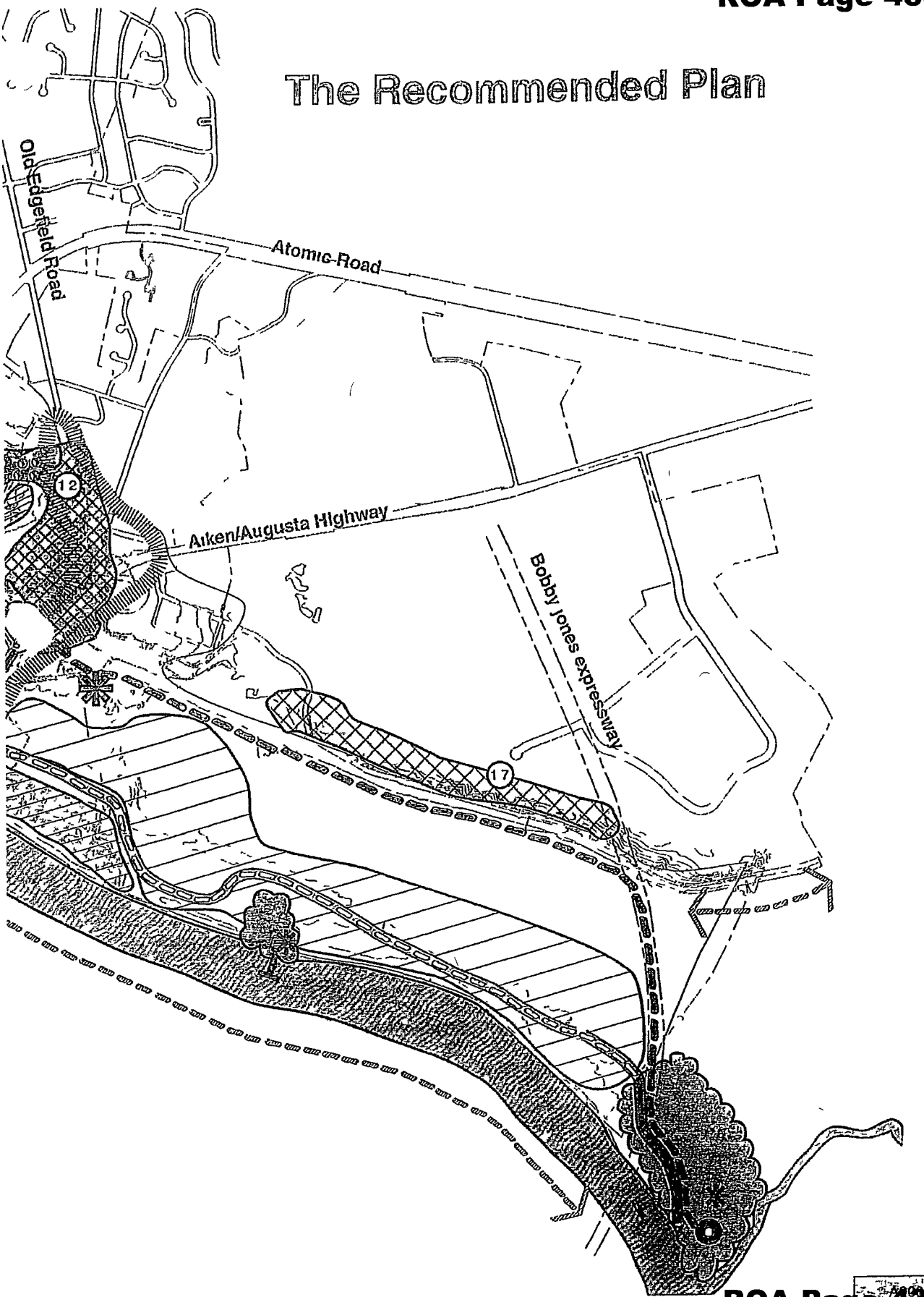
Key

- Joint Public / Private New Development
- Coordinated New Private Development
- Commercial Redevelopment Program Area
- TTX Relocation Site
- Study Area Wide Programs
- Defining Public Streetscape Improvements
- Commercial Activity Node
- Marina Development
- Public Park Land
- Fishing Pier / Landing
- Recreational Activity Node
- Dedicated Bikeways
- Bikeway on Street
- Connecting Regional Systems
- Publicly funded new roads
- New Private Development Roadways
- Aiken / Augusta Highway Improvements

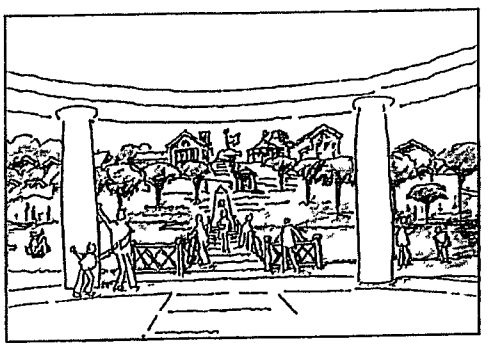
1 00 Redevelopment Initiatives

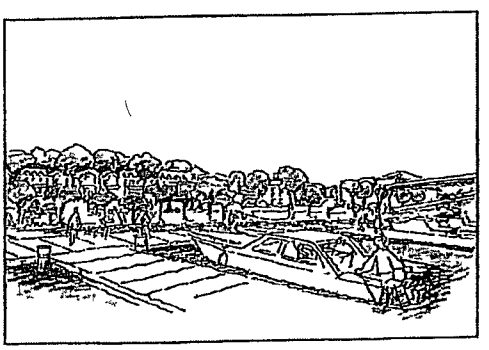
- 1 1 Town Center
- 1 2 Buena Vista Entry
- 1 3 Brick Pond #1 (Omni Parcel)
- 1 4 Brick Pond #2 (Churchill Parcel)
- 1 5 Georgia Avenue Marina
- 1 6 5th Street Marina
- 1 7 Relocate TTX track
- 1 8 Main Street (Georgia avenue)
- 1 9 Georgia Avenue Redevelopment

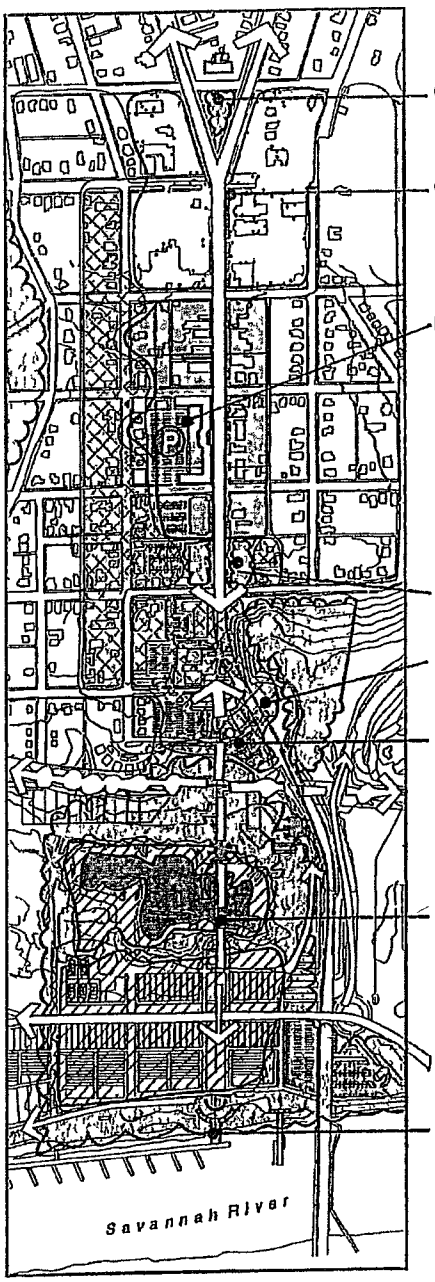
The Recommended Plan



The Town Center complex which provides a transition between Upper and Lower Georgia Avenue will be connected to the riverfront by an extension of West Avenue and by a network of public open spaces oriented to the river and to the improved "brick ponds" at the foot of the bluff These new parks and open spaces will serve as public amenities to enhance the marketability and attractiveness of adjacent private development Below the Georgia Avenue bridge along the River, a new waterfront park will be developed, to eventually link to a new marina, hotel, and conference center, enhancing tourism use and public access to the water's edge







Open up Views to Lookaway Hall

Coordinated Streetscape Treatment
- *Planting*
- *Lighting*
- *Street Furniture*
- *Signage*
- *Paving*

New Private Development Guidelines
- *Minimum Front Yard Set Back (Ten Feet Maximun) Build to Corners*
- *Primary Entries and Windows Display on Georgia Avenue*
- *Parking In Rear With Access via Side Streets*
- *Minimize Mid Block Curb cuts and Provide Landscape Buffer at Georgia Avenue*
- *Reinforce West Ave. Corners with Reloca Village Scale, Contributing Buildings*

Re establish Veteran's Park as " Cornerstone" Public Open Space

Develop Strong Park or Built Edge at Rivergate

Develop Village Center as a "see through" for Georgia Avenue
- *Continue Axial View*
- *Carousel as Village Center Focus*

Reinforce and Continue Axis to River Through new TND Development and Waterside Park
- *Floating Bridge*
- *Park Pavillion on Axis*
- *Art Flags Banners*
- *Brick Ponds*

Terminate Axis with Park Feature at River Edge
- *Overlook Terrace*
- *Art Flags Banners*
- *Marina*

Georgia Avenue Concept

Opposite Page
The plan to the left shows the overall concept for the Georgia Avenue Corridor. Sketches to the far left indicate how the brick ponds below the bluff line could be transformed into an amenity for new neighborhoods and the potential for a river edge marina.

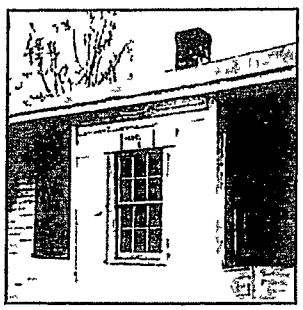
Below Right
Hamburg Park could combine recreation, tourism, development and commercial uses at an historic site along the Savannah River.

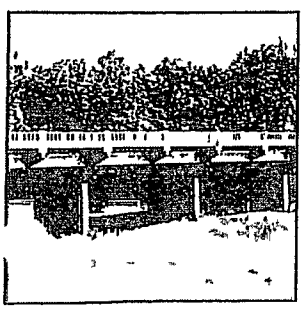
Below
The former Hamburg railroad station is nearby and might be placed on the site. The existing roadway viaduct will be closed and could be converted to a bikeway.

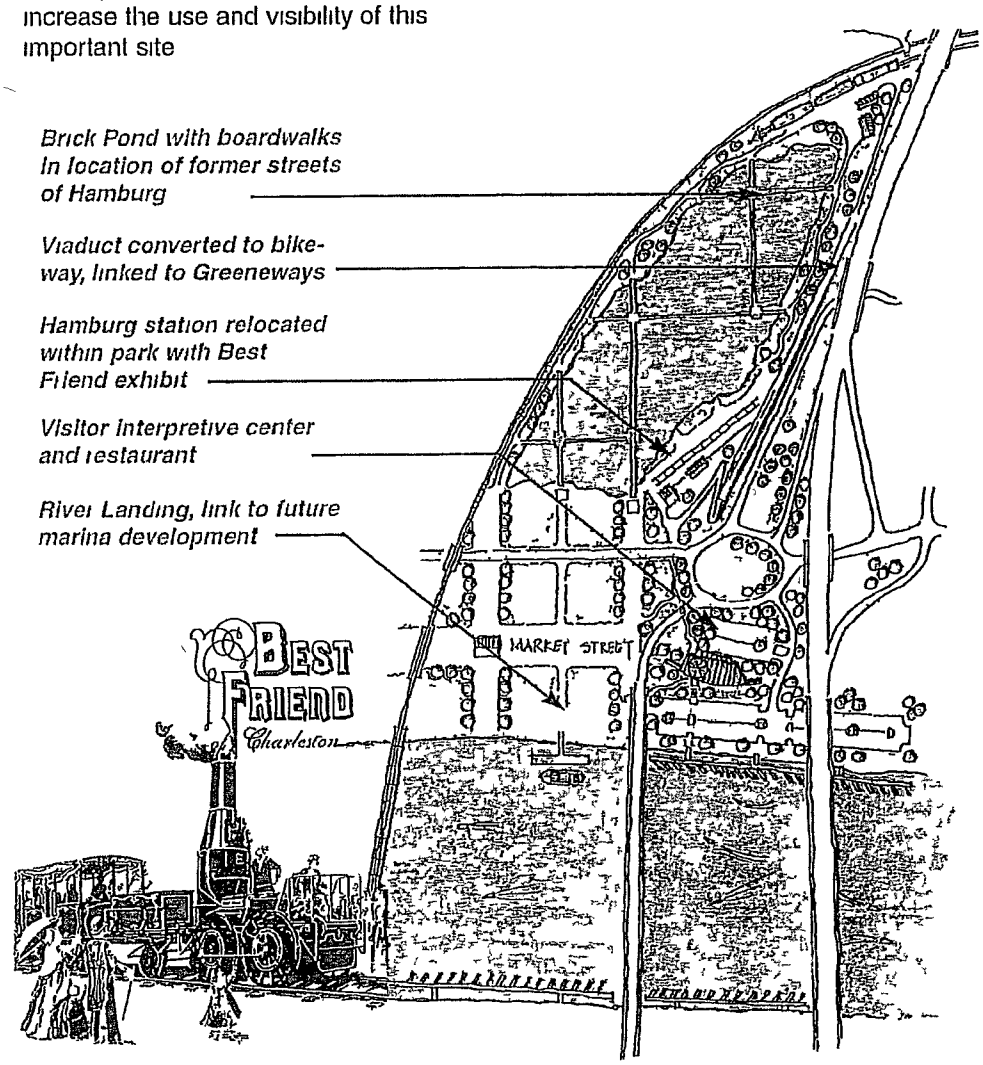
Aiken Augusta Highway Gateway

Creation of a "Hamburg Park" on the former site of this historic community is proposed, enhancing the vehicular entry to North Augusta and to the State of South Carolina and serving as an amenity to adjacent private development. Such a facility might attract state support, as it is on the site which was the terminus of the Charleston to Hamburg Railroad corridor which had a major influence in shaping the entire region in the mid 18th century. New park uses, an interpretive landscape, relocation of the Hamburg rail station, and bikeway linkages to Augusta would increase the use and visibility of this important site.

This gateway would be extended to the north to include beautification of the Buena Vista corridor which is an important spine which ties major elements of North Augusta together (riverfront access, Georgia Avenue, community center, and Riverview Park) and serves as an important community entry.





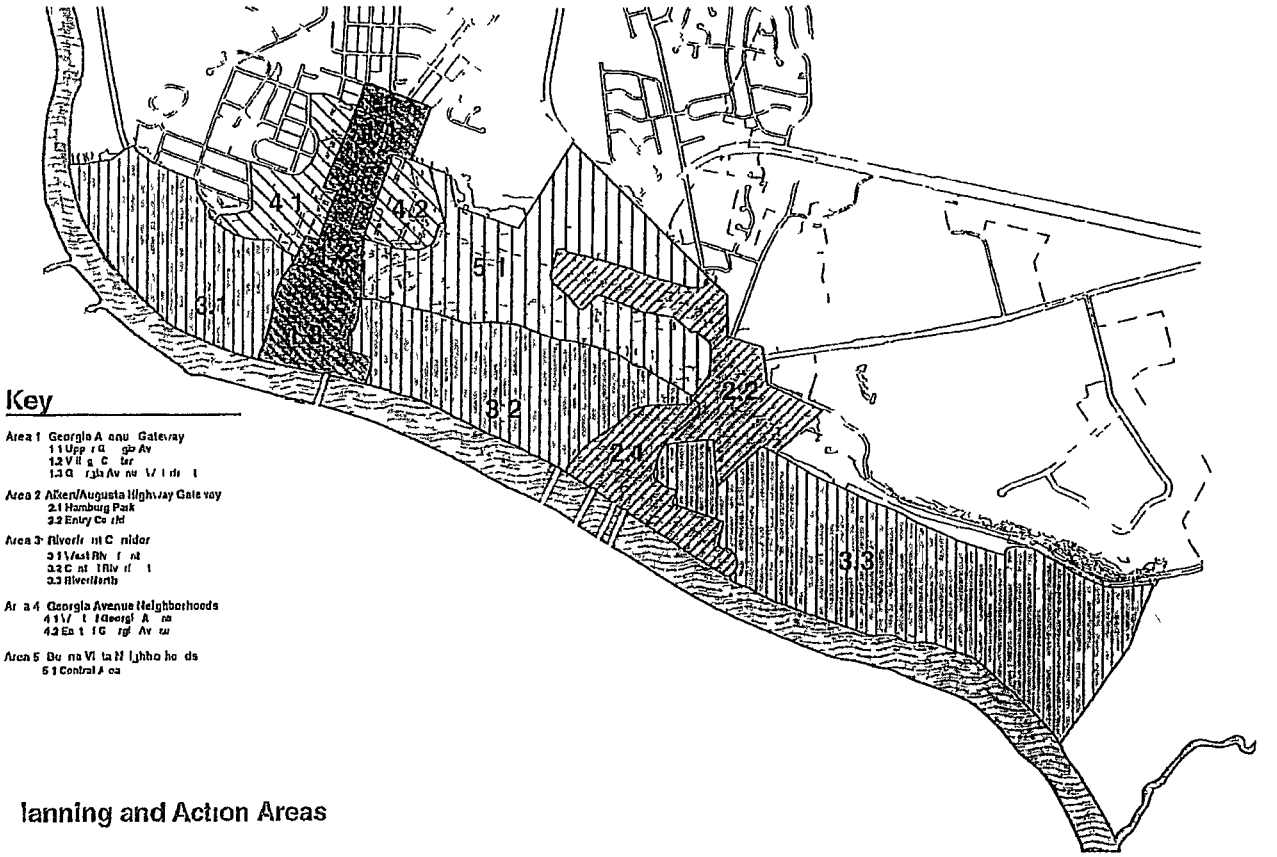


The Plan recommends significant public and private cooperation to realize the full potential of North Augusta's waterfront Each of the three major privately owned waterfront parcels either has required or will require public approvals to enable development, such future approvals, where discretionary, should be conditioned on adherence to the principles contained in the full Technical Plan which accompanies this Summary document Key concerns include providing vehicular access across the length of the waterfront study area, strengthening the public uses which are envisioned in the Gateway locations, improving connections between the developed areas of North Augusta (above the bluff) and the new uses which will be attracted along the waterfront, and facilitating the completion of the overall, coordinated open space and Greeneway system A detailed description of the timing and cost of each Element of the Plan is provided in the Technical Report These Elements include

- **Redevelopment Initiatives** which will require public assistance and/or incentives in order to accomplish coordinated development of the Plan
- **Street Improvements** which should be closely coordinated with private development and with public open space improvements New and improved roadway connections will provide access parallel and perpendicular to the river
- **Parks, Open Spaces, and Greeneways** which will make public space available along the riverfront and create a network of green spaces to link the existing developed area of North Augusta to the riverfront and its new development These include a new waterfront park, extensions of the historic community open spaces along the drainage swales, and an extensive Greeneway system

As an integral part of the Plan, five planning and action areas have been defined Each area has a different role and priority within the Plan Four guiding principles have emerged out of the planning process for major development within these areas Such public or private development should

- *be consistent with and support the City's overall plan for the waterfront area as defined in this document*
- *include public areas and uses open to the public which will provide access to the riverfront*
- *enable and enhance completion of the City's Greeneway system*
- *incorporate continuous street access which can connect all the waterfront developments within the study area*



lanning and Action Areas

Area 1 (Georgia Avenue Gateway) is particularly important because it is at the center of the waterfront, along the most prominent community axis, and because it is served by the primary vehicular corridor to the Central waterfront parcel, now owned and planned for development by the North Augusta Golf Venture

Area 2 (Fifth Street/Hamburg Gateway) is important not only because it is a major state gateway, but also because the closure of the highway viaduct has created significant access problems for the RiverNorth development which should be solved as soon as possible, while adhering to the general principles and spirit of the Plan Area 3 (Riverfront Corridor) includes the majority of the three major privately owned parcels along the North Augusta waterfront which have prompted the preparation of this Plan

Area 4, on either side of upper Georgia Avenue, constitutes neighbor hoods which may be affected by the Plan which should be preserved and enhanced

Area 5, is the remainder of the study area north of the railroad right of-way, where the Impacts of waterfront develop ment may be indirect However, this part of the study area has the potential for significant long range change and reinvest ment, and should be monitored closely to insure that this potential is realized

Some of these areas have been further divided into sub areas The Technical Plan defines the context, objectives, and priorities within each sub-area The objec tives of each sub area are illustrated within the Plan and may be used to review actions which may be undertaken within each sub-area by public and private enti ties

4 Implementation Approach

The Plan will require a **public-private partnership** to achieve riverfront and community development which will have long term benefit for the City of North Augusta and its residents The Plan is dependent on significant private investment, but it will also require public commitments and long term follow through

The Plan proposes significant public actions in the Georgia Avenue and Hamburg Gateway areas

The City, by adopting this Plan and its recommendations, will provide a strong indication to private investors of its commitment to support significant private risk taking by public follow through This commitment will encourage private investors to comply with the Plan and incorporate elements which can assist the City to achieve its objectives for the entire community

The Plan encourages such major private investment in the three major riverfront parcels which straddle these Gateways, as well as within the Gateway districts In addition to strictly public or private investments, it is also desirable that the costs of certain amenities within the Plan be cost-shared by both public and private sectors

The public/private partnership should extend to the method of financing the public improvements It is recommended that the City create a **Tax Increment Finance (TIF) District** which would enable it to recapture some proportion of the new taxes generated by major private development to finance the public improvements which are deemed necessary for the successful implementation of the Plan Under South Carolina Law, a TIF District may be established, enabling a municipality to issue bonds to finance improvements within the district The issuance of the bonds is backed by the increment of local taxes which will be generated by future development within the area, compared to the existing tax base within the area

The Plan also relies upon the **Riverfront Redevelopment Area** which has been defined by the City of the North Augusta in conformance with South Carolina Redevelopment Law This area has been defined as being characterized by under utilized land and/or blighted uses Within this area, the City will be able to acquire and improve land, if such actions are in compliance with an overall Plan for the area (the Redevelopment Plan) Particularly in the vicinity of the Town Center and in relationship to the major waterfront and other parks, the ability to consolidate key parcels is critical to making the most of the opportunities with in North Augusta's waterfront and commercial core

It is the intention that the planning document resulting from this study and the process which has been utilized during the course of the study will serve to establish the Redevelopment Plan

Many of the elements of the Plan may be appropriate for support by other public sources of funds

- **Transportation agencies** (South Carolina Department of Transportation and USDOT) may be funding sources for improvements recommended by the Plan, such as the major roadway work required at the Aiken/Augusta Highway, ISTEA eligible Greeneway improvements, or open space/park mitigation efforts associated with the Bobby Jones Expressway
- **The South Carolina Department of Parks, Recreation, and Tourism** may be a potential source of support for major improvements to Hamburg Park, which is a major state gateway and a significant site in the South Carolina Heritage Corridor
- **Housing rehabilitation and job development aspects of the plan may be eligible for support** from the South Carolina Department of Commerce's Community Development Block Program as well as related federal sources

These and other external sources should be actively solicited over the course of the Plan's implementation Specific programs and related budgets are not specified in the Plan, inasmuch as these sources are continually subject to change However, that the comprehensive nature of this Plan, its citizen involvement process, and its public/private cooperation will be important arguments to encourage such participation by external public agencies

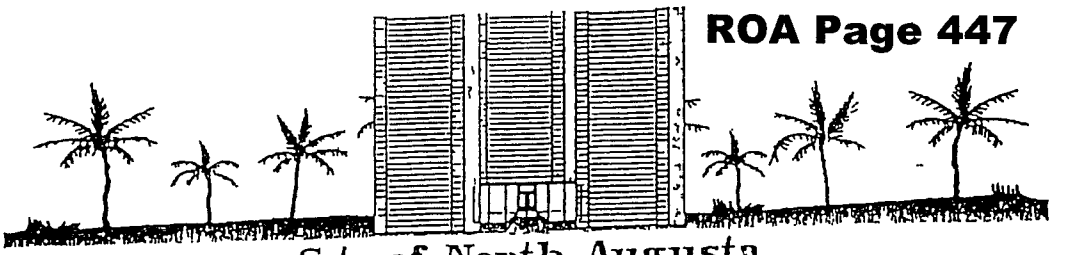
Additionally, the city of North Augusta should marshall its resources to support the Plan through careful planning and budgeting of public works and projects over the course of the development period

Along the North Augusta waterfront, it is recommended that zoning not be changed, so as to require owners of large properties to utilize the city's Planned Unit Development provisions City approval of such proposals should be conditioned on proponents' adherence to the principles which are specified in the Plan Additionally, where appropriate, new development within the study area should be encouraged to take advantage of the Traditional Neighborhood Development provisions of the City's zoning ordinance

The costs of the actions recommended by the Plan have been based upon a conceptual cost estimate for the elements of Plan and are included in the Technical Plan The categories of costs correspond to the elements described herein and include Redevelopment Initiatives, Street Improvements, Parks/Open Spaces, and Greeneways

The Plan should be implemented in four major phases

- **Phase 1 (years 0 - 3)** — during this phase, the emphasis would be along the Georgia Avenue corridor, reinforcing existing commercial uses along the upper portion of the Avenue and establishing the major linkages which connect this corridor to the river These improvements would include major park improvements along this corridor, connecting Georgia Avenue to the River, as well as site preparation and related infrastructure improvements for the proposed Town Center It is assumed that these improvements would be coordinated with initial private developer initiatives in the central portion of the riverfront, between the two bridges
- **Phase 2 (years 4 - 6)** — the emphasis during this phase would be to expand the influence of the Georgia Avenue Corridor, continuing the beautification of Georgia Avenue and its private rehabilitation, including potential improvement of the brick ponds, expansion of the open space network in this vicinity, and related traditional neighborhood development These improvements would include the extension of the Greeneway east of the Georgia Avenue Bridge and progress on development of the Town Center
- **Phase 3 (years 7 - 10)** — during this phase, the emphasis would be to complete the traditional neighborhood development in the brick pond vicinity and along the riverfront, as well as to complete the Gateways into the community, including the beautification of the Buena Vista Corridor Initial activities in the vicinity of the Aiken-Augusta Highway Gateway would also be initiated, coordinated with private development
- **Phase 4 (years 11 +)** — beyond year ten, the Plan envisions expansion of development within the area to extend the Greeneway system, to link towards the proposed park area at the mouth of Horse Creek (beyond the Bobby Jones Expressway), and to encourage new development and rehabilitation on both sides of Buena Vista Avenue



City of North Augusta

Hotel & Conference Center

HOTEL AND CONFERENCE CENTER

ISSUE. *Build a Hotel and Conference Center which will capitalize on the momentum created by the construction of the Golf Course*

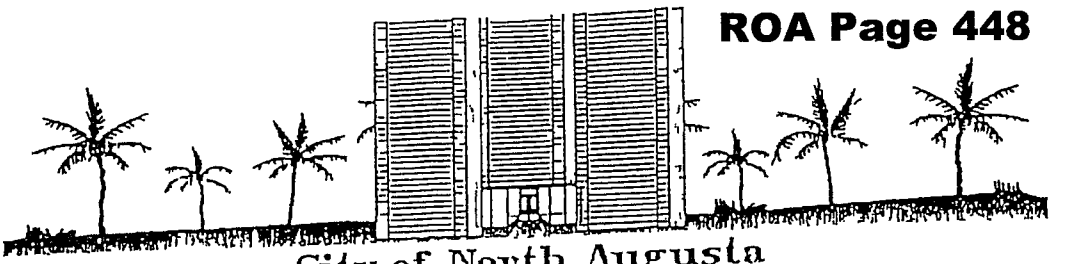
DESCRIPTION

- *Hotels are complex entities occupying different market niches depending on a host of variables Knowing the niche that the North Augusta Hotel will occupy is critical to its feasibility and cost*
- *The North Augusta Hotel will occupy a niche typically held by a downtown convention or destination hotel*
- *Finding a hotel developer(s) interested in the site is a necessary early step in the process*
- *Getting a market feasibility study performed by a respected firm with credentials in the hotel business is critical The hotel developer(s) should be comfortable with the firm selected e g , Laventhal & Horowitz*

ISSUE *What is the hotel market like nationally and locally*

DESCRIPTION

- *Some cities are notoriously difficult to succeed in Columbia, S C is one such city, thus, making hotel developers very cautious about entering new markets like North Augusta*
- *Because of this fact, many developers are shying aware from new construction, and instead, are refurbishing existing hotels*



City of North Augusta

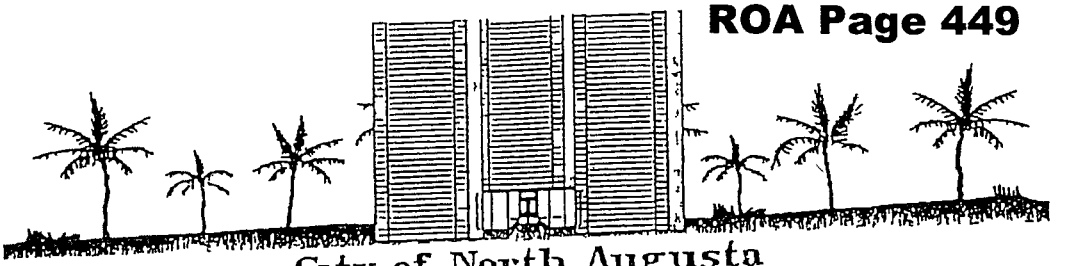
Hotel & Conference Center

- *Augusta appears not to be as difficult a market as Columbia The Radisson Hotel on the Augusta Riverfront is running occupancy rates in the 90% range, and is "walking" guests to other properties nearby*
- *The Augusta Tomorrow Plan is showing an expansion of the Radisson on-site The owners of the hotel must believe there is a market for more rooms downtown Newspaper accounts report the same opinion from other hoteliers as well*
- *Hotel owners would prefer not to have restaurants if they can avoid it Food and beverage is not the profit center it once was for hotel properties*
- *Most hotel guests prefer to eat off premise unless there is a meeting or banquet associated with their guest stay*

ISSUE *What is the City's interest in a restaurant and conference center*

DESCRIPTION

- *Building on the synergy established by the golf course, a restaurant and conference center will give North Augusta a larger share in the promising future that tourism holds for the riverfront*
- *The City of North Augusta should not be timid in assuming its rightful role as a leader in the regional economy Pushing for a restaurant and conference center signals North Augusta's intention to claim co-equal status with Augusta*
- *This is the language that the South Carolina State Government understands It tells the State Government that North Augusta is an important City The State Government helps important cities - witness the $5 million dollar grant to Charleston for its Aquarium project*
- *A restaurant on the riverfront gives the citizens of North Augusta a reason to come and enjoy the river*



City of North Augusta

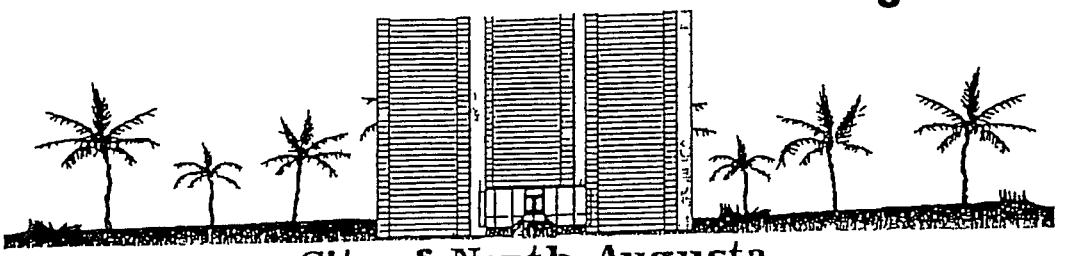
Hotel & Conference Center

ISSUE *What are the economics of the Hotel/Hospitality Industry*

DESCRIPTION

- *Hotels can span a large range of cost The top of the range like a Ritz Carlton can exceed $30 million The bottom of the range like a Days Inn can be as little as $2 million It all depends on the market niche of the property*
- *The North Augusta Riverfront Hotel is likely to be in the range of $12 million to $14 million This amounts to approximately $60,000 per room (for a 200 room property) inclusive of all costs*
- *Once the existence of a market is determined based on a market feasibility study, hotel developers seek to establish where break-even is Break-even is a function of room rates, occupancy rates, operating cost, and overhead*
- *Given this, a Hypothetical Pro Forma would look something like the following*

Assumption	*Mid-range Hotel containing 200 rooms with restaurant and meeting facilities Sited on approximately five acres of land*
Assumption	*$60,000 per room = development cost including the land*
Assumption	*$12 to $14 million builds a mid range hotel property (Embassy Suites type)*
Assumption	*9% lending rate for commercial loan, 5 year fixed rate, with 20 year amortization $107,964 per month mortgage payment Annual mortgage payments - $1,295,568*
Assumption	*$15 00 per room per night operating cost = $1,095,000 annual operating cost*
Assumption	*Total debt service plus operating cost, = $6,549 50 per day or $32 75 per room per day*



City of North Augusta

Hotel & Conference Center

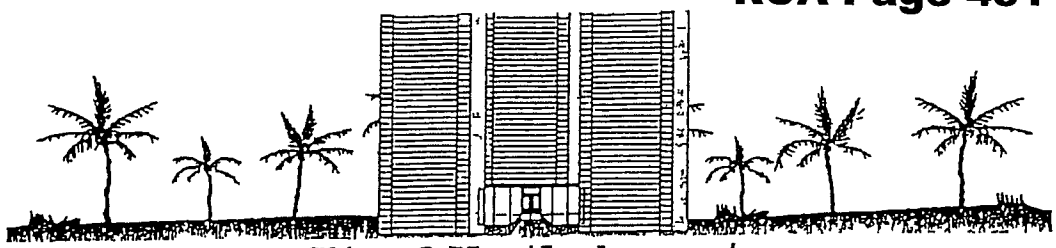
Assumption *Least room rate acceptable of $45 00 per night = the sale of 147 rooms per night per year to reach break even at $6,615 Annual year round occupancy rate of 73 5%*

- *If South Carolina State Government and the City are willing to help in the cost of construction of the restaurant and conference center, then, the bottom line is positively benefited, which aids in attracting a developer*

ISSUE *What could the Hotel and Conference Center look like*

DESCRIPTION

- *The Hotel will probably not exceed 45 feet in height and 3 stories*
- *The Hotel could occupy 5 to 6 1/2 acres depending on parking arrangements*
- *The Hotel and Conference Center would capitalize on its riverfront exposure with a protected outdoor patio area and pool connected to a Riverside Walk leading to the City's proposed Waterside Park*
- *The Hotel would have access to the golf course at holes number 15 and 16 with pedestrian or golf cart access to the Clubhouse along the right-of-way of East Shoreline Drive Automobile access to the Clubhouse would be from the traffic circle heading north along Riverside Boulevard*
- *The restaurant and conference center would represent 28,000 square feet connected to the Hotel by a common entrance way The design of the restaurant and conference center could provide the basis of a property logo or property signature*
- *The Hotel could have suite type rooms on a third story over looking the river through dormer windows set within a gable roof line The total floor space of just the Hotel could exceed 70,000 square feet*



City of North Augusta

Hotel & Conference Center

ACTION PLAN

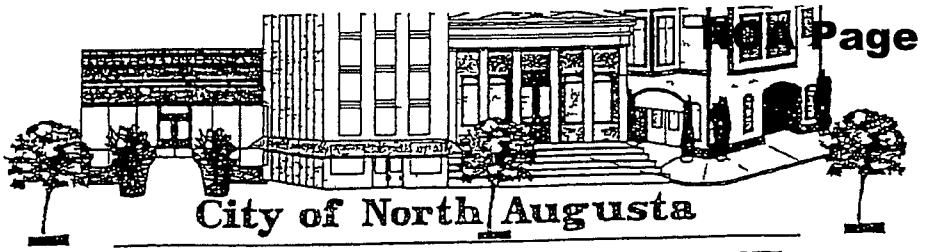
PROJECT Hotel and Conference Center

MISSION Stimulate the Construction of a Hotel and Conference Center

PROJECT COORDINATOR Tony Criscitiello

ACTION DATE	ACTION
7-96	(1) Form Project Steering Committee -CAP Members -City Council Liaison -City Staff (2) Contact Developers Send riverfront plans and other materials
1-97	(1) If necessary, assist with feasibility study for an interested developer
7-97	(1) Developer on board (2) Site Plan approved by Planning Commission (3) Construction underway

North Augusta Riverfront Redevelopment



UPPER GEORGIA AVENUE

STREETSCAPE IMPROVEMENTS

1. STREET IMPROVEMENTS

ISSUES
- *Feasibility of On-Street Parking (angle vs parallel)*
- *Resurfacing of Street/Crosswalks (decorative brick)*
- *Decorative, Defining Medians (limits turns)*
- *Decorative Islands/Crosswalk Halfway Stops*
- *Street "Ownership" (city or state)*

DESCRIPTION

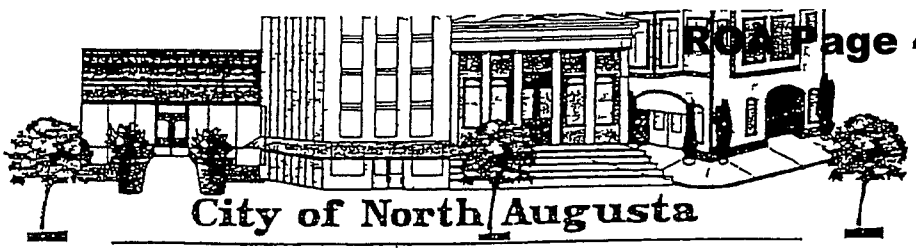
Create an appealing streetscape for upper Georgia Avenue that would be a continuation of the gateway from the Savannah River bridge and accentuate the character of a renewed downtown North Augusta The streetscape should enhance the vista looking both from the lower Georgia Avenue gateway toward Lookaway Hall and from Lookaway Hall to the Downtown Village Center Also, the project must provide for the safe and orderly flow of traffic and provide sufficient and easy access to stores and parking areas It is quite possible that the City will need to take possession of the street in order to implement a desired streetscape

2 SIDEWALK IMPROVEMENTS

ISSUES
- *Consideration to Widen Sidewalk (room for trees, furniture)*
- *Decorative Brick Walkways/Partial Sidewalk*
- *Street Trees/Landscape*
- *Street Furniture*

DESCRIPTION

Create an attractive sidewalk which compliments the downtown area It may include trees, different surfaces, street furniture, and decorative street lighting



UPPER GEORGIA AVENUE

STREETSCAPE IMPROVEMENTS

3. STREETLIGHTS

ISSUES *Decorative Type (coordinated with other NARRD areas)*
Banners
Location
Parking Area Lighting
Safety and Visibility

DESCRIPTION

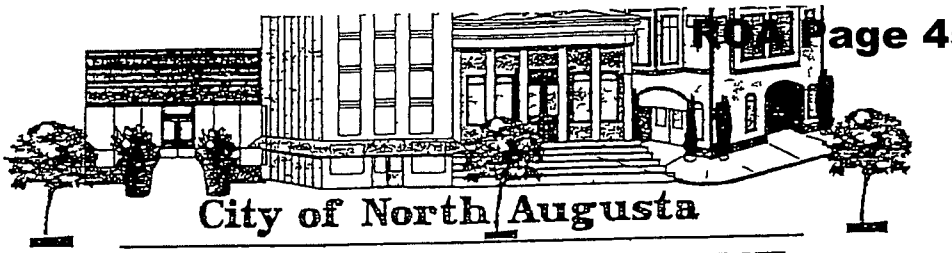
To provide decorative street lighting in the downtown area May include lights for the parking areas and walk/alleyways Banners attached to streetlights to highlight City may also be considered

PARKING

ISSUES *Size, Location*
Visibility, Access
Landscaping, Buffers

DESCRIPTION

Provide for a series of downtown public and private parking areas that are easily accessible and visible to motorists They should be attractive, landscaped, and contain sufficient spaces for anticipated volume Buffers should be provided to screen them from adjacent residential areas There is ample land for off-street parking which will allow flexibility in the design and location Entrance and Exit to parking areas should not unduly impede traffic flow One important decision will concern the type of on-street parking allowed on Georgia Avenue - angle or parallel



UPPER GEORGIA AVENUE

INFRASTRUCTURE

ISSUES

Water, Sewer, and Drainage
Location of Utility Service
Additional Electrical Outlets
Sprinkler Capacity
New Traffic Signals

DESCRIPTION

Add, upgrade and/or replace infrastructure needed to better serve the upper Georgia Avenue area This may include replacing aged water lines, relocating electrical service lines and other overhead utilities, providing addition electrical outlets, and adding sprinklers for streetscape landscaping It will also include the installation of new, more attractive traffic signals for area intersections

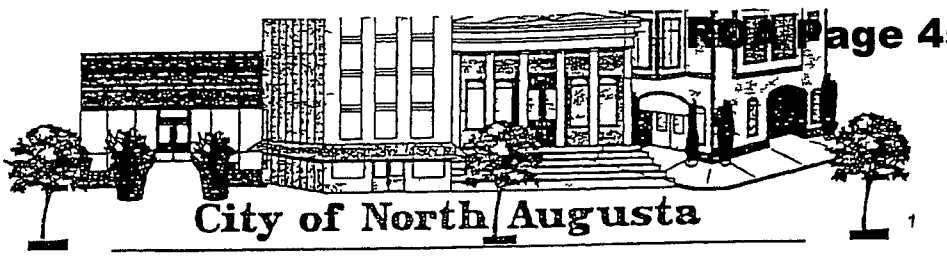
DEVELOPMENT

ISSUES

New Business and Buildings
Existing Buildings
Front and Back Entrances
Characteristics and Features

DESCRIPTIONS

Encourage new business ventures to locate in the upper Georgia Avenue area. Encourage new and redeveloped buildings to feature desired both "theme" characteristics and unique qualities Strive to make building attractive from both front and back entrances, especially where they are accessed from off-street parking lots Strive to bring a mix of professional, service, retail and restaurant uses to this area that will bring a steady flow of people to Upper Georgia Avenue and compliment the Town Center area



City of North Augusta

UPPER GEORGIA AVENUE

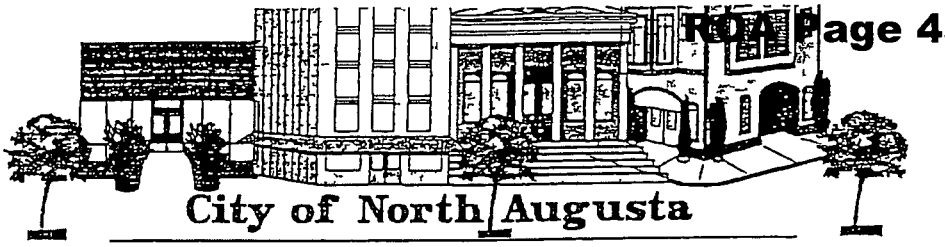
ACTION PLAN

PROJECT· *Upper Georgia Avenue Redevelopment*

MISSION· *To redevelop the Upper Georgia Avenue area of "Downtown" North Augusta in accordance with the NARRD Master Plan*

PROJECT COORDINATOR *Bill Heim*

ACTION DATE	ACTION
7/96	*Form Project Steering Committee* *-CAP Representatives* *-Property Owners* *-Merchants/Tenants* *-City Council Liaison* *-City Staff* *Solicit Assistance From Professional Organizations* *-"Downtown Association - USA"* *-"Main Street Manager"*
1-97	*Review & Study Others* *-Site visits to cities who have been successful* *-Study cities/cases that have been unsuccessful*
7-97	*Solicit Request For Qualifications and Proposals from professional firms specializing in downtown/central core developments for marketing study, business plans, and preliminary designs*



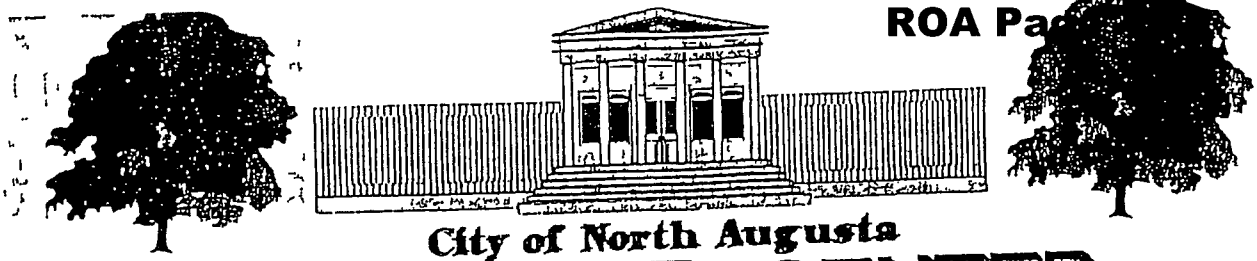
City of North Augusta

UPPER GEORGIA AVENUE

ACTION PLAN

ACTION DATE	ACTION
7-97	*Review Results of Marketing Analysis, Business Plan and Final Design*
1-98	*Approve Preliminary Design and Authorize Final Design*
7-98	*Begin Phase I Construction*
7-00	*Begin Phase II Construction*

North Augusta Riverfront Redevelopment



City of North Augusta

TOWN CENTER

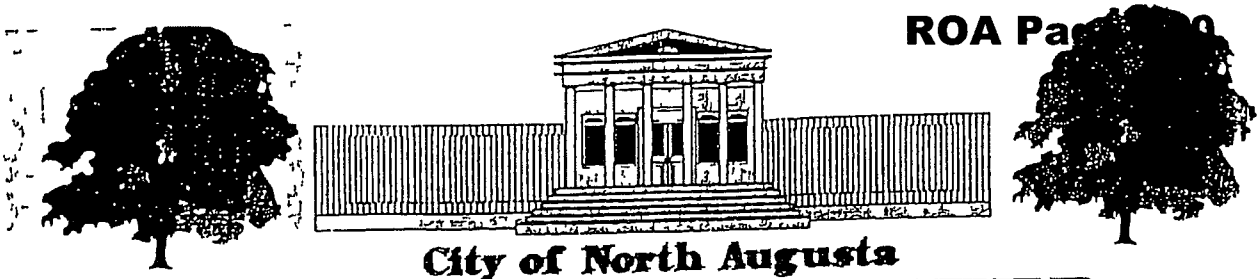
TOWN CENTER

ISSUE *What are the steps in getting started*

North Augusta should assume the role of a catalyst to invite public and private cooperation in building the vision of a Town Center

DESCRIPTION

- *Cities which have had the greatest success in building Town Centers have managed to harness the energies of the private sector*
- *Cities can be successful in selling "their vision" if it is well conceived and financially sound*
- *Cities which have been successful in building Town Centers have started with a market analysis A market analysis seeks to answer five questions (1) Who are the Town Center's Customers, (2) Who are the Town Center's POTENTIAL customers, (3) What goods and services these customers and potential customers want today, (4) What will they want tomorrow, and, (5) Can those things be provided in the Town Center with quality and in a dependable manner*
- *Cities which have been successful in building Town Centers have adopted a Business Plan The Business Plan spells out a course of action that will enable the Town Center to attain the defined vision and capture the economic opportunities revealed in the market analysis*
- *Cities which have successful Town Centers dared to be different This has come to mean that Town Centers must create their own "economic theme" The goal of an economic theme" is to make the Town Center distinct so that it stands out in the mind of the customer*
- *Cities which have successful Town Centers were adept at spotting and nurturing entrepreneurs and getting them to locate in the Town Center*



City of North Augusta

TOWN CENTER

Entrepreneurs find their niche by providing personalized customer services, providing value for money, standing behind a product, promoting the concept of a Town Center as a special place to be

ISSUE *What are the management strategies*

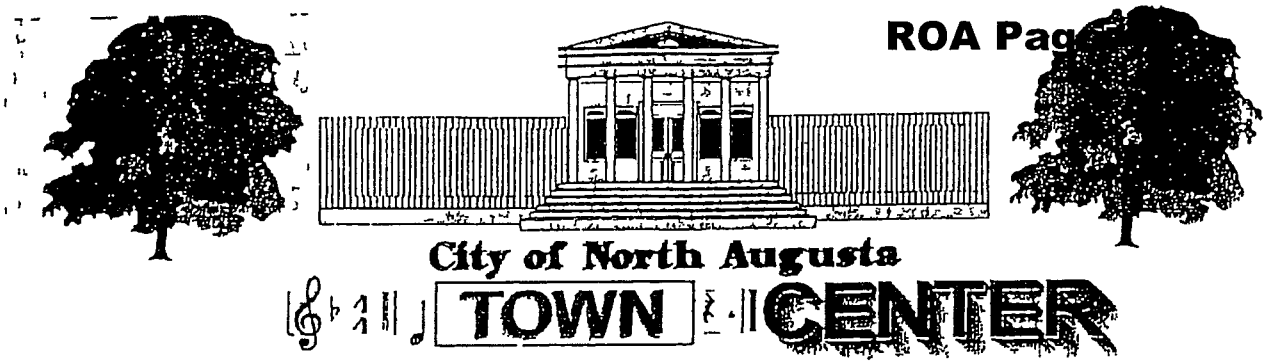
North Augusta must assume that proven management strategies must be adopted if the Town Center is to become an active, and attractive center of commerce, culture, and entertainment

DESCRIPTION

- *Apply Shopping Center techniques to the Town Center Leasing and management will be the key factors in the Town Center's success not just its urban design, or its abundant parking*
- *Some form of Centralized Retail Management (CRM) will be required*
- *Under CRM, Town Center management requires sensitivity to the conditions that foster both healthy retail operations and a lively shopping environment*
- *The rationale for CRM in a Town Center is based on the experience of shopping centers Coordinated, cooperative action will, over the long run, optimize sales and marketing*
- *CRM is typically concerned with security, maintenance, Special Events, Advocacy, and Marketing and Advertisement*

ISSUE *What are the elements of good design*

All City Governments take an interest in the way their Town Center's look and function spatially, knowing they can attract activity if they



are comfortable for pedestrians, convenient for automobile access, and visually appealing

DESCRIPTION

- *Good design of outdoor public spaces complements and reinforces use patterns*
- *A plan for the Town Center must facilitate browsing by eliminating obstructions around store fronts, and selecting tree species which do not hide sight lines between stores*
- *People feel more comfortable in Town Centers which have a traditional Main Street look and feel*
- *Public and private responsibility for up-keep and maintenance of public spaces must be clearly defined beforehand Unless someone properly maintains the amenities, the City's investment will be lost*
- *Citizen involvement in the execution of the Plan for the Town Center is key toward inspiring their excitement and interest The town carousel, a performing arts center, or a town cinema, could be three excellent organizing concepts to get citizens involved*
- *A definite sense of arrival into the Town Center built on axis with the rest of the downtown is a crucial design component The town Center must look like it was part of the original design of North Augusta not something grafted on as an after thought*
- *The Town Center must become a part of the life of the community much like Riverview Park has become It must become an opportunity for family life and family fun A place where a father sits watching a child on the carousel, while mother shops at Banana Republic A place where a local Pops band plays John Phillip Souza Music during a festival*

City of North Augusta

TOWN CENTER

ACTION PLAN

PROJECT *Town Center*

MISSION *Create a commercial core that builds the image of North Augusta*

PROJECT COORDINATOR *Tony Criscitiello*

ACTION DATE	*ACTION*
7-96	*(1) Form Project Steering Committee* *-CAP Members* *-City Council Liaison* *-City Staff* *(2) Land Appraisal Survey* *(3) Acquire all vacant parcels*
1-97	*(1) Acquire options on all properties where owners are willin sell* *(2) Identify problem parcels where willingness to sell or pric unrealistic* *(3) RFQ for consultant to do a market feasibility study*
7-97	*(1) Acquisition of all necessary property* *(2) Identify and Select a developer* *(3) Develop a detailed site plan*
1-98	*(1) Submit State Grant Applications* *(2) Obtain all state permits* *(3) Start demolition and land clearance*
7-98	*(1) Initiate relocation assistance through State Housing Authori* *(2) Begin construction*
1-99 to 12-99	*(1) Finish construction*

City of North Augusta
PARK SYSTEM

1 GREENEWAY SYSTEM

ISSUES
Phased Development
Bridging Martintown Road
Wetlands
Private Property
Funding

DESCRIPTION

To create an attractive walking/jogging/biking trail along the railroad corridor that is owned by the City as well as through private property is our objective This Greeneway System once completed will extend from Pisgah Road to Horse Creek Park, a distance of 8 0 miles The surface will be of an asphalt base, 10' wide with 2' gravel shoulders Along the trail will be some landscaping with picnic tables and trash receptacles Bollards will be used to prevent access of large motorized vehicles Phase 1 development will run from 13th Street to Martintown Road Phase 2 development will run from Martintown Road to Pisgah Road Phase 3 development will be a single span foot traffic bridge for passage over Martintown Road Phase 4 development will be from 13th Street to Clubhouse Phase 5 development will be from Clubhouse to 5th Street bridge Phase 6 development will be from 5th Street bridge through Sanders property Phase 7 will be from Sanders property to Horse Creek Park As the trail moves to the wetlands several options must be considered for passage One option is to use a type of boardwalk above the water, another is to cantilever a trail off the railroad embankment It is possible for this trail to be developed on private property with the owners donating the needed property or the required right-of-way given in a long term easement Negotiations with the property owners will be required Funding for these phases will be handed through the City with assistance from grants as they are funded in their cycle

City of North Augusta
PARK SYSTEM

ACTION PLAN

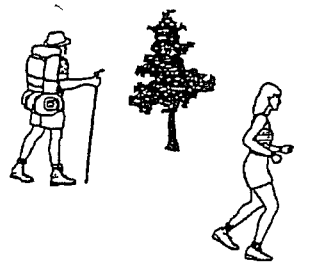
Project GREENEWAY SYSTEM

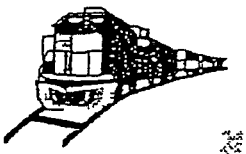
Mission To develop in phases 8 0 miles of biking/walking/jogging trail along the railroad r-o-w and through private property for the citizens of our community

Project Coordinator: J Robert Brooks

Action Date	Action.
6-96	• Phase 1, 13th Street to Martintown Road completion
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Recreation Advisory Commission - City Staff
	• Solicit Assistance from other Gov't Funding sources

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841





City of North Augusta
PARK SYSTEM

Action Date:	Action:
1-97	• Review & Study - Site visit to Phase 1 - Discuss pros & cons of Phase 1 - Review Preliminary Plans - Site visit for other phases • Review preliminary plans & design for remaining phases • Approve preliminary design & authorize final design for remaining phases • Obtain rights- of- way for phases 5 & 6 from TTX, North Augusta Golf Course Ventures, and River North, respectively
7-97	• Begin Phase 2 construction, Martintown to Pisgah
7-97	• Begin Phase 4 construction, 13th St to Clubhouse

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

Action Date:	Action
1-98	• Begin Phase 3 construction, Martintown bridge
1-99	• Begin Phase 5 construction, Clubhouse to 5th St
1-03	• Begin Phase 6 construction, 5th St through Sanders property
1-06	• Begin Phase 7 construction, Sanders to Horse Creek

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

2 NEW PARKS

ISSUES *Acquisition of Property*
Restoring Open Space Areas
Restoring Brick Ponds
Blending with TND
Private Developer

DESCRIPTION.

New parks will offer to our citizens many new avenues for leisure time fulfillment The 1891 Beockh Plat for the North Augusta Land Company recognized the need to develop open space areas in the natural drainage ways of the city The Park System identified in the Riverfront Redevelopment re-established the same needs as the Beockh Plat Crystal Lake Ravine Park/Bikeway and Riverside Blvd Ravine Park/Bikeway are identified as park projects in the study and on the plat

New park areas identified are the riverfront Churchill Promenade, Waterside Park, Getson's Pond Swimming Hole, Barton Road Ravine/Bikeway, Hamburg State Park, River North Park, and Horse Creek Park The Churchill Promenade and Waterside Park tend to compliment each other since both are riverfront related The Churchill Prominade development should include open space areas, walkways with benches and landscaping meandering along the riverfront The bikeway will be adjacent to Shoreline Drive Waterside Park development will include walkways, landscaping, bikepaths around the Brick Ponds and to the Greeneway, a marina, and access to Upper Georgia Avenue Both will require land acquisition

City of North Augusta
PARK SYSTEM

2 NEW PARKS CONT'D

Hamburg State Park would be developed on the site of the town of Hamburg, near the 5th Street Bridge This park would require land acquisition for its development Blending with a traditional neighborhood development would certainly be the Getson's Pond Swimming Hole Park as if it were developed using techniques and designs from the past More parks, such as River North and Horse Creek, would be developed requiring the investment of the private property owners since these parks would benefit mainly those residents in these developed neighborhoods

City of North Augusta
PARK SYSTEM

ACTION PLAN

Project WATERSIDE PARK / PROMENADE / GEORGIA AVENUE MARINA

Mission To develop new waterfront parks and restore park areas in the original Boeckh Plat of 1891 and to encourage development of a marina

Project Coordinator J Robert Brooks

Action Date	Action.
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Rec Advisory Commission - City Staff • Review and study others - Study successful developments - Study unsuccessful developments • Site visits

North Augusta Riverfront Redevelopment

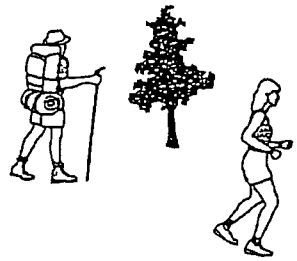
P.O. Box 6400, North Augusta, SC 29841

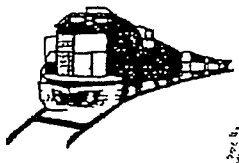
City of North Augusta
PARK SYSTEM

Action Date.	Action
1-97	• Solicit request for qualifications, and proposals from professional firms specializing in waterfront development for preliminary design of Waterside Park, Churchill Prominade, and Georgia Ave Marina
7-97	• Select professional firm and authorize preliminary plans for Waterside Park, Churchill Prominade, and Marina
1-98	• Initiate property acquisition
1-98	• Approve preliminary design & authorize final design for Waterside Park and Churchill Prominade
	• Finalize property acquisition
7-98	• Begin construction of Waterside Park
1-99	• Begin construction of Churchill Prominade

North Augusta Riverfront Redevelopment

P O. Box 6400, North Augusta, SC 29841





City of North Augusta
PARK SYSTEM

Action Date	Action
7-99	• Complete construction of Waterside Park and Churchill Prominade
7-00	• Review economic and market demand for Georgia Ave Marina
1-01	• Authorize final plan for Waterside Park Marina
7-01	• Begin construction of Waterside Park Marina
1-02	• Complete construction of Waterside Park Marina

North Augusta Riverfront Redevelopment

P O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

ACTION PLAN

Project RAVINE PARKS

- RIVERSIDE BLVD. RAVINE PARK/BIKEWAY
- CRYSTAL LAKE RAVINE PARK/BIKEWAY
- BARTON ROAD RAVINE PARK/BIKEWAY

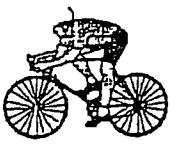
Mission To develop the ravine parks/bikeways in a manner to compliment the existing Greeneway System and to provide additional recreational opportunities for its leisure time users

Project Coordinator J Robert Brooks

Action Date	Action
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Rec Advisory Commission - City Staff
1-97	• Develop Master Plan and design for all Ravine Parks

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

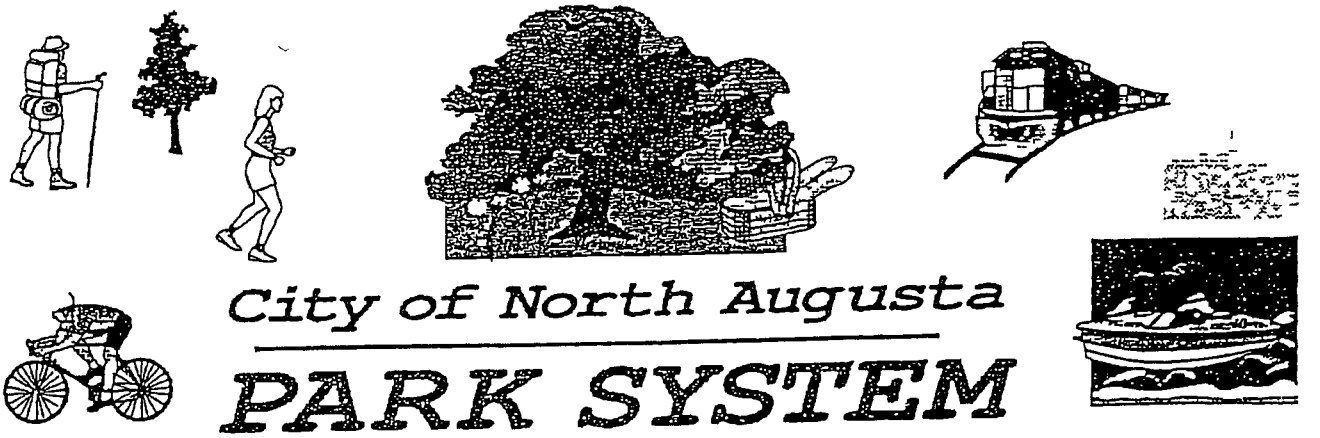
City of North Augusta
PARK SYSTEM



Action Date	Action
7-97	• Approve Master Plan Design
	• Begin property acquisition - non purchase
	Riverside Blvd Ravine Project
7-97	• Begin construction of project
1-98	• Complete construction of project
	Crystal Lake Ravine Project
1-01	• Finalize property acquisition
7-01	• Begin and complete construction on this project

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841



City of North Augusta
PARK SYSTEM

Action Date	Action
	Barton Road Ravine Project
1-03	• Finalize property acquisition
7-03	• Begin and complete construction on this project

Other Projects with NO TIME LINE

Horse Creek Park
Getson's Pond Park
River North Park

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

 A000781 12

City of North Augusta
PARK SYSTEM

ACTION PLAN

Project HAMBURG STATE PARK/BIKEWAY & 5TH STREET MARINA

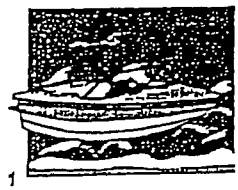
Mission To develop a state park with a marina on the old town site of Hamburg with State government assistance

Project Coordinator J Robert Brooks

Action Date	Action*
7-96	• Form Project Steering Committee - CAP Representative - Property Owners - City Council Liaison - Parks & Rec Advisory Commission - City Staff
	• Determine State Government's involvement and seek a written committment
	• Develop Master Plan and design for park & marina

North Augusta Riverfront Redevelopment
P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM



Action Date:	Action
7-97	• Approve Master Plan Design
	• Begin property acquisition - non purchase
1-1-03	• Begin construction with 1/4 development cost local funds and 3/4 development cost from State or private funds

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841

City of North Augusta
PARK SYSTEM

3 BIKEWAYS

ISSUES: *Connectors*
Roadways
City Wide Bike System

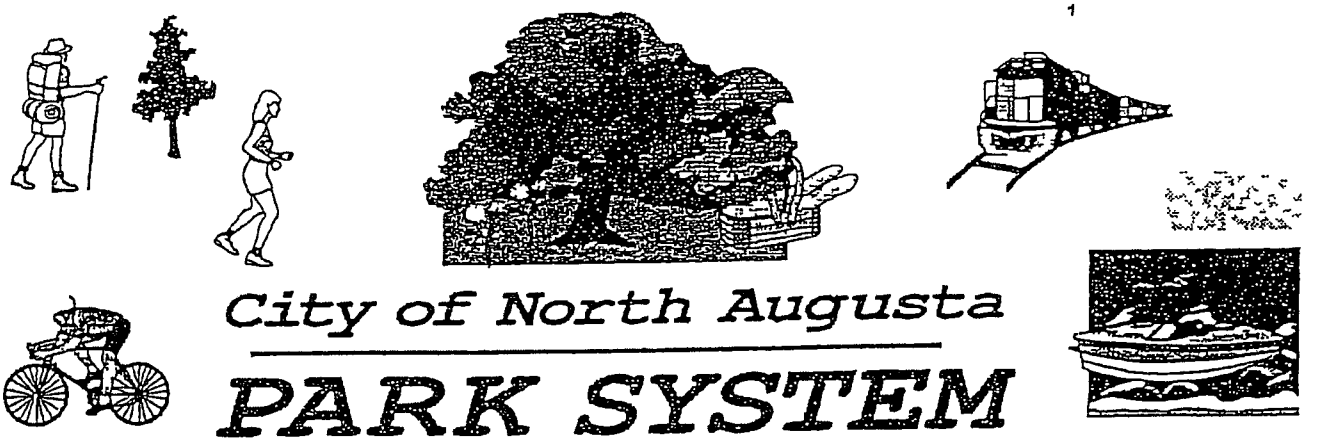
DESCRIPTION

Throughout the City Parks, bikeways are planned in new and established parks to connect them with the Greeneway System These connectors will offer neighborhood residents the opportunity for easy access to the Greeneway System Some connectors will parallel existing roadways New construction of roadways will include bikeways/ bikepaths that may be separated by land or designated by paint striping in the roadway The City Wide Bike System will include main thoroughfares as well as neighborhood streets or connectors Designated signs for the bike route would be placed at appropriate locations throughout the city Planned bike/foot traffic bridges are planned across the Savannah River at two locations, 13th Street Bridge and 5th Street Bridge

4 MARINAS

ISSUES *Public access along river*
Location

Marinas developed along the waterfront for public use should be encouraged The best locations seem to be at the terminus of the Georgia Avenue Gateway and the terminus of the Aiken/ Augusta Highway Gateway, (5th Street Bridge) Public piers would provide areas for river fishing Marinas would encourage boaters to utilized the Savannah River, and possibly attract tourists from far away cities



City of North Augusta
PARK SYSTEM

ACTION PLAN

Project CITY WIDE BIKE SYSTEM / 13th STREET BIKE BRIDGE

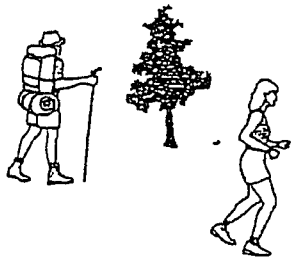
Mission To develop a bike way system for access to the Greeneway System from neighborhoods through the City using connectors in parks and on roadways

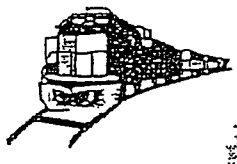
Project Coordinator J Robert Brooks

Action Date	Action
1-97	• Form Project Steering Committee - CAP Representative - Property Owner - City Council Liaison - Parks & Rec Advisory Commission - City Staff • Coordinate with Greeneway Steering Committee - possibly combine committees • Solicit assistance from SCDOT

North Augusta Riverfront Redevelopment

P O. Box 6400, North Augusta, SC 29841



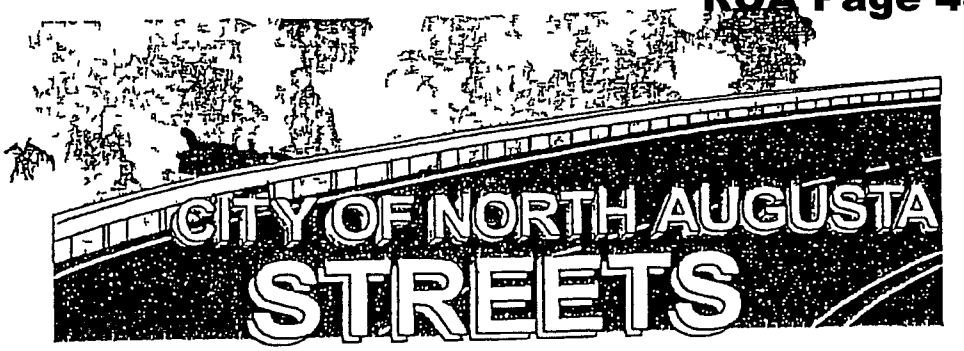


City of North Augusta
PARK SYSTEM

Action Date:	Action.
1-97	• Review and Study others, - Site visits to other successful cities - Review unsuccessful case studies
7-97	• Develop routing for City Wide System including 13th Street Bridge Bikeway
	• Adopt official City Wide Bikeway System
	• Include Bikeway System in all new road construction
7-98	• Begin establishing Bikeways on and along existing roadways
7-99	• Complete Bikeway construction
1-06	• Authorize final design of 13th Street Bike Bridge
1-07	• Begin construction of 13th Street Bike Bridge
1-08	• Complete construction of,13th Street Bike Bridge

North Augusta Riverfront Redevelopment

P.O. Box 6400, North Augusta, SC 29841

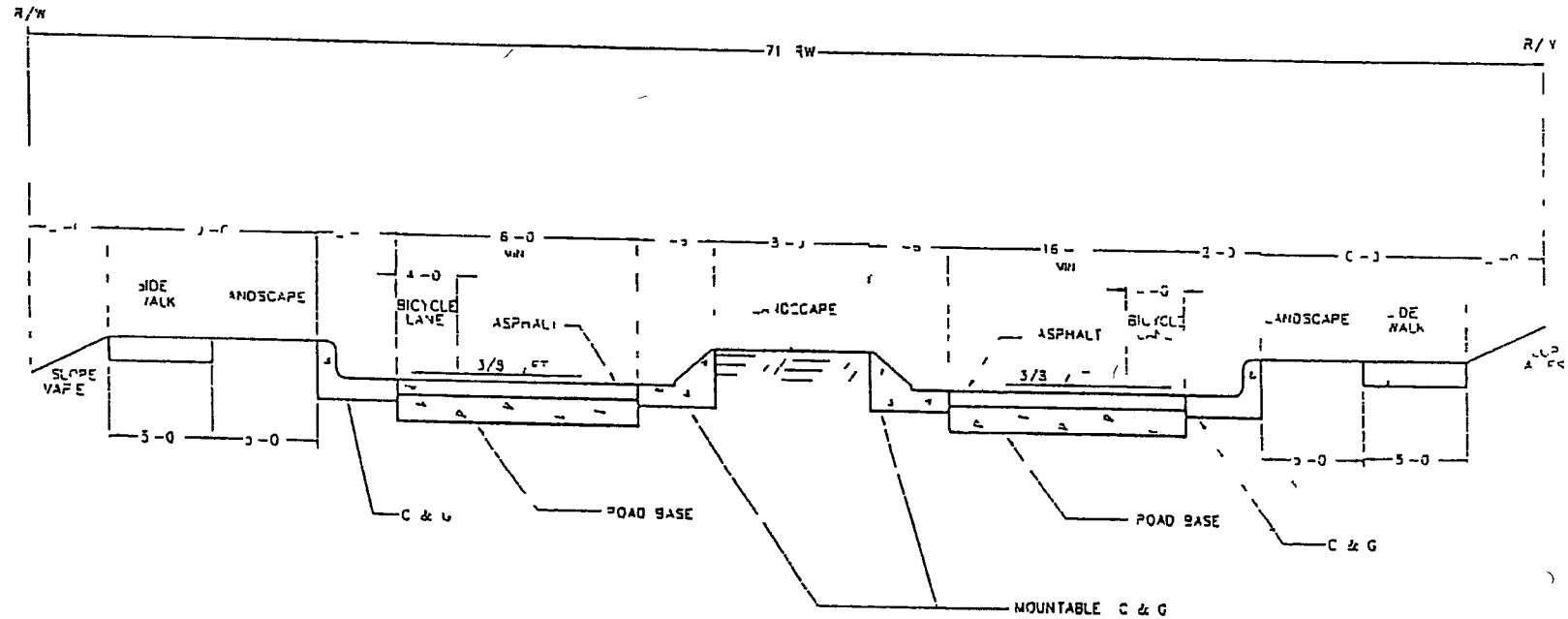


BOULEVARD STREETS

- SIDEWALK, BICYCLE LANE, STREET TREES, LANDSCAPE MEDIAN
- PRIMARY RIVERFRONT ACCESS
- ENTRANCE INTO CITY
- HIGHER TRAFFIC VOLUME
- EXAMPLES: BUENA VISTA AVE.
  RIVERSIDE BLVD.
  WEST AVE. EXT.

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841

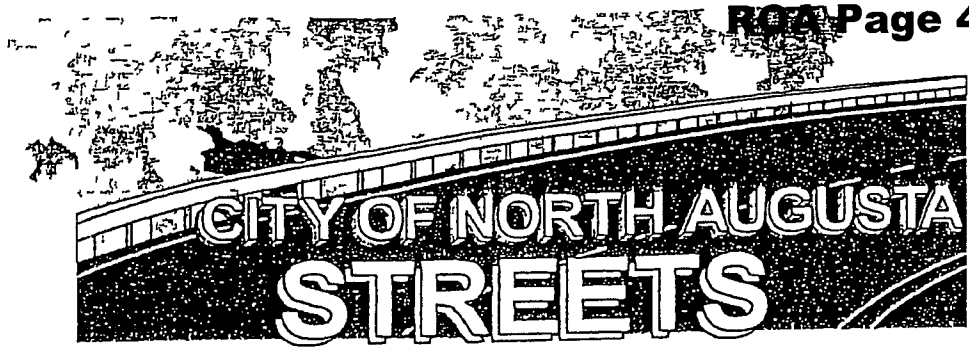


TYPICAL CROSS-SECTION

NOTE NOT TO SCALE

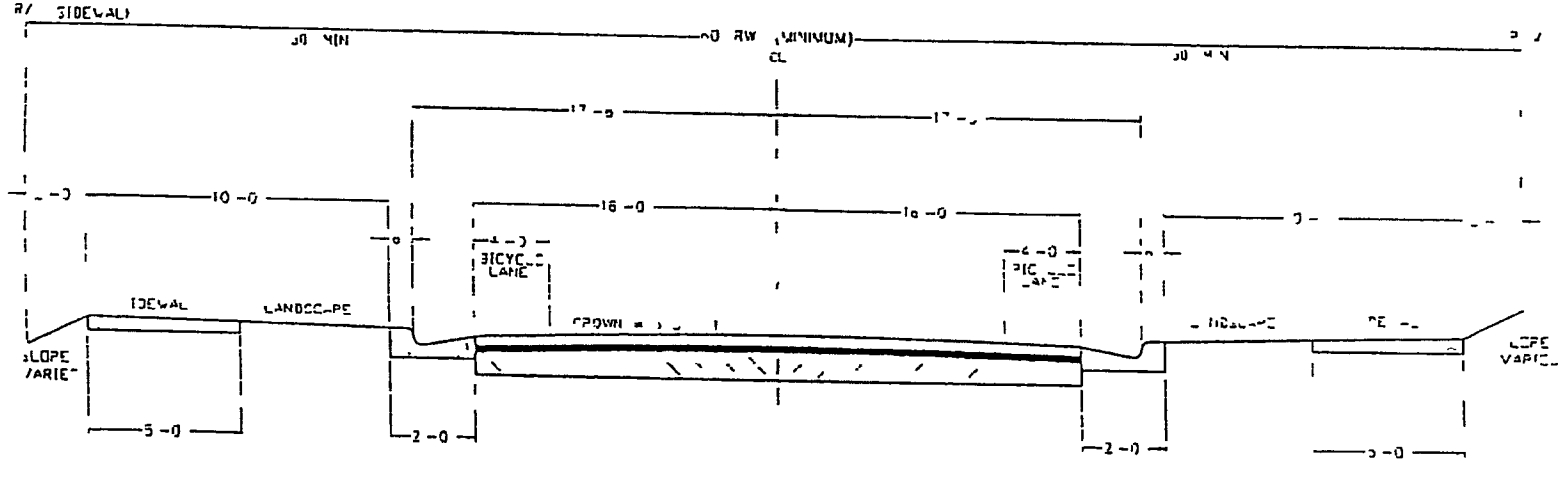
NORTH AUGUSTA RIVERFRONT REDEVELOPMENT DISTRICT	BOULEVARD

ROA Page 483
ROA Page 483



RESIDENTIAL/COMMERCIAL STREETS

- SIDEWALK, BICYCLE LANE, STREET TREES
- PRIMARY LOCAL ACCESS
- LOWER TRAFFIC VOLUME
- EXAMPLE: EAST SHORELINE DRIVE

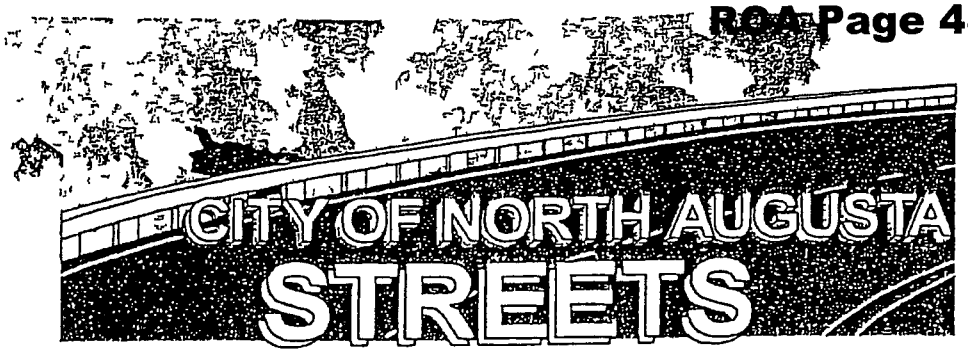


TYPICAL CROSS SECTION

NORTH AUGUSTA RIVERFRONT
REDEVELOPMENT DISTRICT

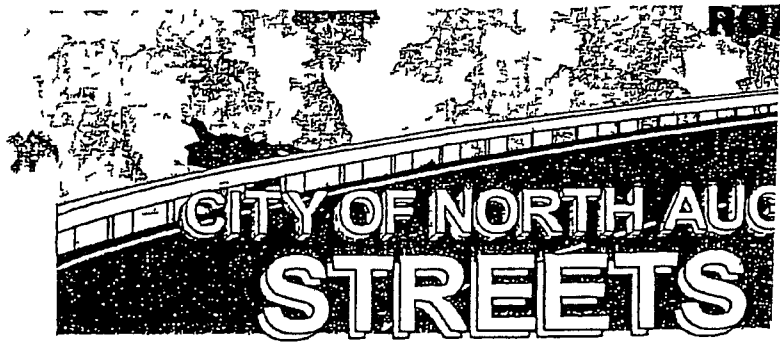
RESIDENTIAL/COMMERCIAL STREET

ROA Page 485



NEW STREETS

- ACCESS TO THE RIVER
- ACCESS ALONG THE RIVERFRONT
- DEVELOPMENT INCENTIVE
- VEHICLE, BICYCLE, AND PEDESTRIAN ACCESS TO PUBLIC SPACE



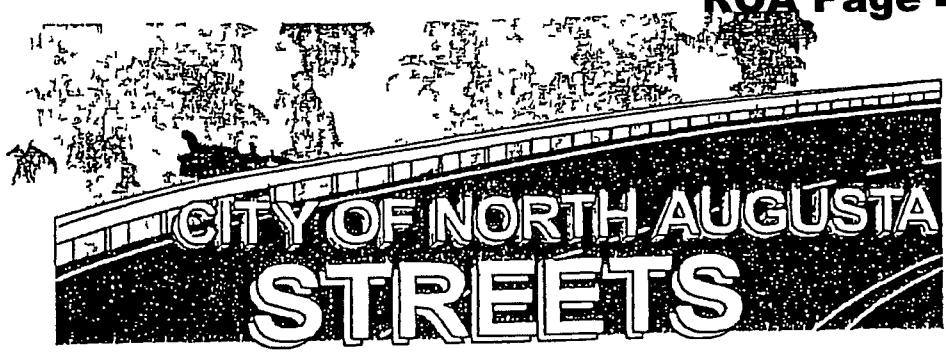
STREET IMPROVEMEN

- SIDEWALKS
- BICYCLE LANES
- LANDSCAPING
- ENTRANCE INTO T

North Augusta Riverfront Redev

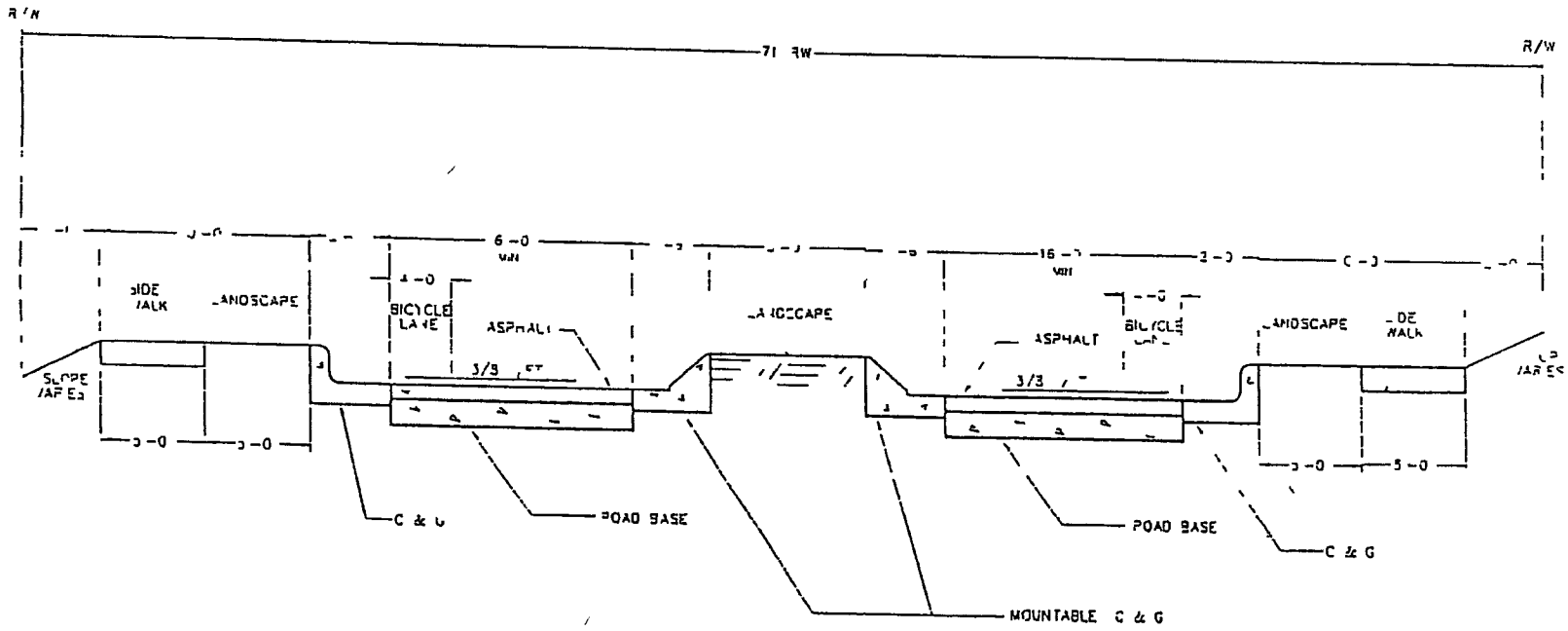
PO Box 6400 North Augusta SC 29841

EXHIBIT VII



BOULEVARD STREETS

- SIDEWALK, BICYCLE LANE, STREET TREES, LANDSCAPE MEDIAN
- PRIMARY RIVERFRONT ACCESS
- ENTRANCE INTO CITY
- HIGHER TRAFFIC VOLUME
- EXAMPLES: BUENA VISTA AVE.
  RIVERSIDE BLVD.
  WEST AVE. EXT.



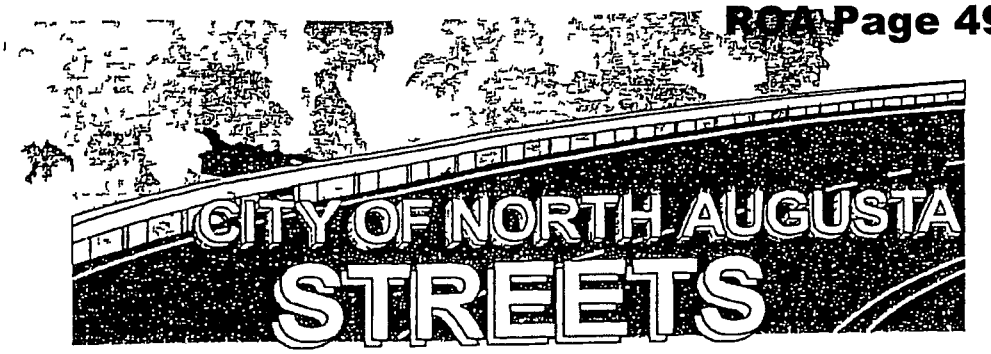
TYPICAL CROSS-SECTION

NOTE: NOT TO SCALE

NORTH AUGUSTA RIVERFRONT REDEVELOPMENT DISTRICT	BOULEVARD

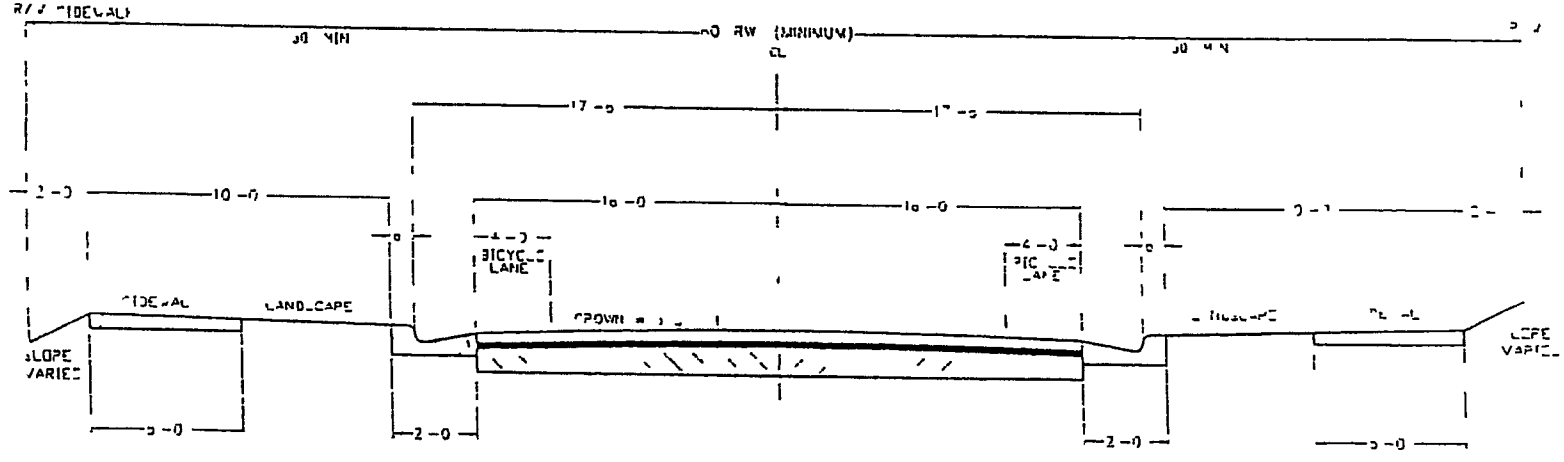
ROA Page 489

ROA Page 489



RESIDENTIAL/COMMERCIAL STREETS

- **SIDEWALK, BICYCLE LANE, STREET TREES**
- **PRIMARY LOCAL ACCESS**
- **LOWER TRAFFIC VOLUME**
- **EXAMPLE: EAST SHORELINE DRIVE**



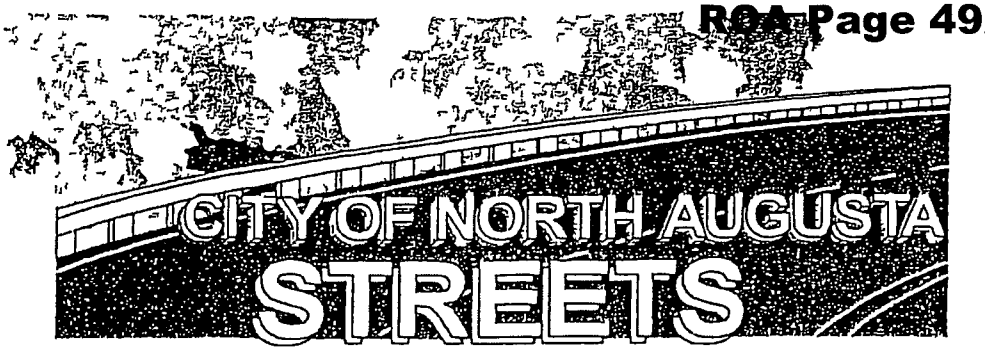
TYPICAL CROSS SECTION

NORTH AUGUSTA RIVERFRONT
REDEVELOPMENT DISTRICT

RESIDENTIAL/COMMERCIAL STREET

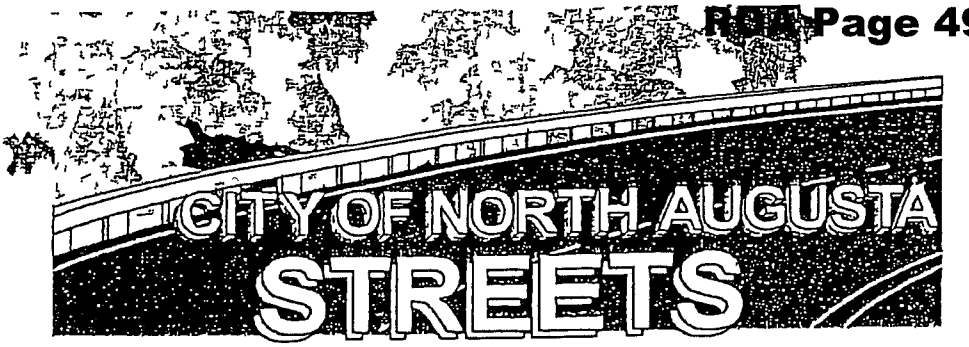
ROA Page 491

ROA Page 491



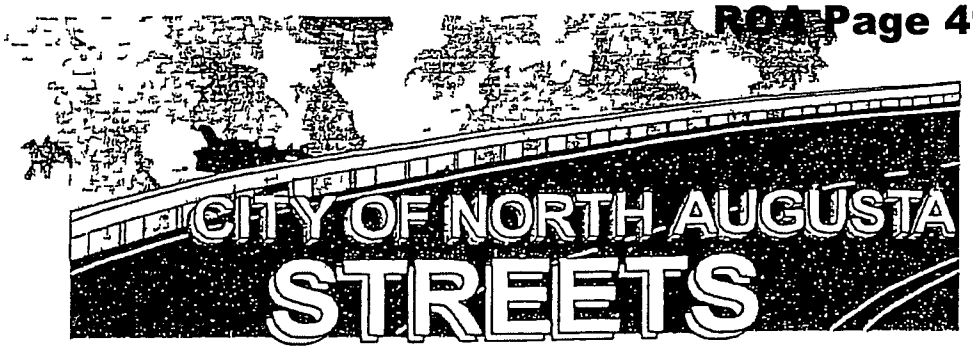
NEW STREETS

- ACCESS TO THE RIVER
- ACCESS ALONG THE RIVERFRONT
- DEVELOPMENT INCENTIVE
- VEHICLE, BICYCLE, AND PEDESTRIAN ACCESS TO PUBLIC SPACE



STREET IMPROVEMENTS

- SIDEWALKS
- BICYCLE LANES
- LANDSCAPING
- ENTRANCE INTO THE CITY



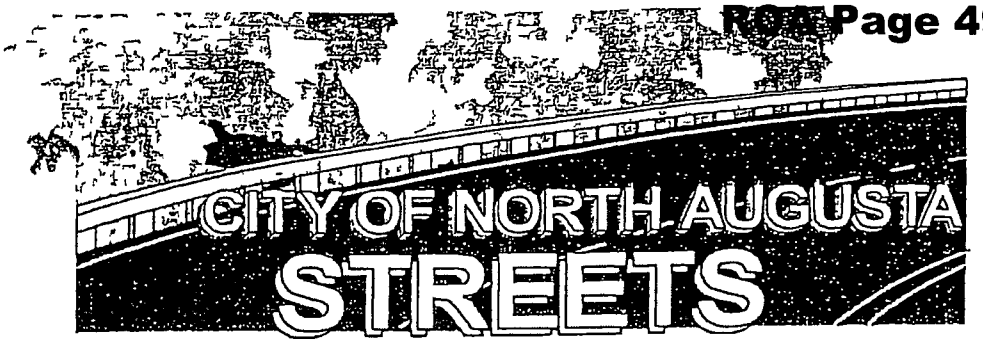
IMPLEMENTATION STEP 1

MASTER PLAN APPROVAL

- CITIZENS ADVISORY PANEL
- STREET LIGHTING AND PAVING COMMITTEE
- CITY COUNCIL

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841



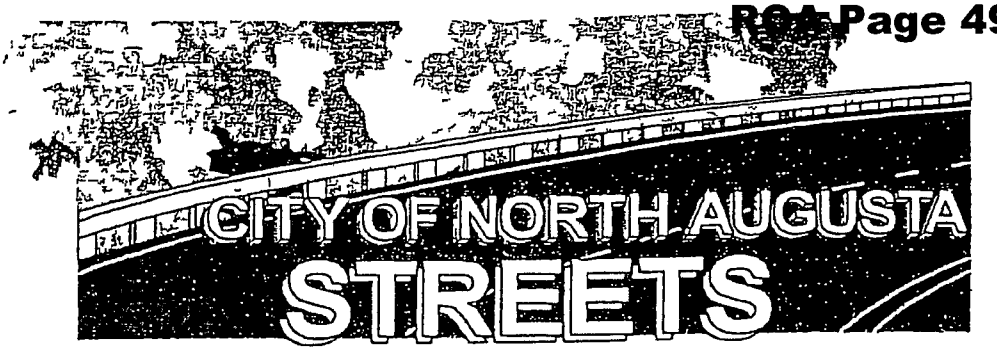
IMPLEMENTATION STEP 2

INDIVIDUAL PROJECT DESIGN DEVELOPMENT

- ENGINEERING DEPARTMENT
- NAARD ENGINEERING CONSULTANT
- DEVELOPER

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841



IMPEMENTATION STEP 3

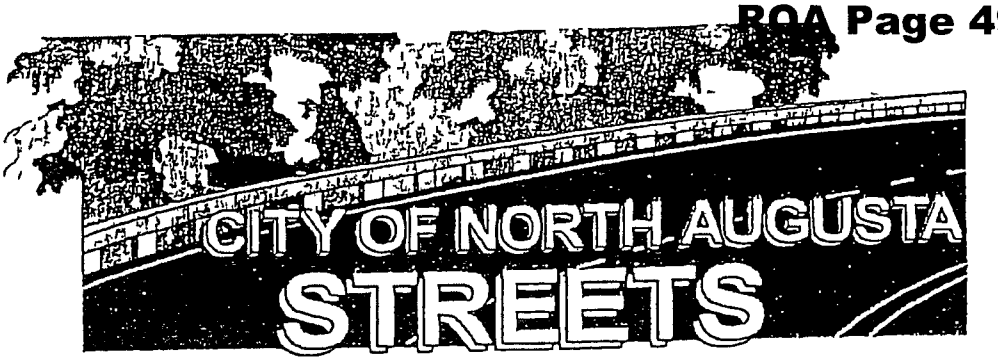
PROJECT CONSTRUCTION

- **FUNDING APPROVAL**
- **CONTRACT APPROVAL**

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841

ROA Page 496



ACTION PLAN

PROJECT. *Roads and Streets*

MISSION. *Roadway Master Plan for Riverfront Redevelopment District*

PROJECT COORDINATOR *Kevin D Blayton*

TARGET DATE	*ACTION*

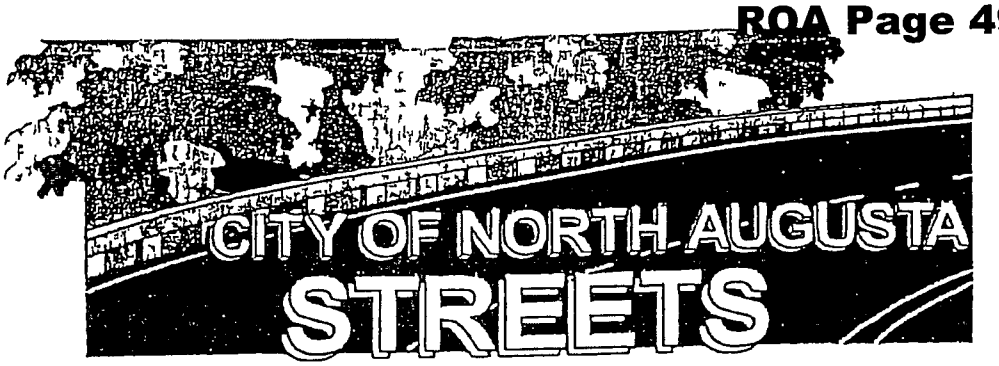
7/96	• *Select NAARD Engineering Consultant*
	• *Form Project Steering Committee*
	  - *Street Light/Paving Committee*
	  - *CAP Representatives*
	  - *City Council Liaison*
	  - *City Staff*
	  - *NARRD Engineering Consultant*

1/97	• *Adopt Master Plan*
	  - *Steering Committee*
	  - *Planning Commission*
	  - *City Council*

1/97	• *Complete Riverside Boulevard Design*
7/97	• *Complete Riverside Boulevard Construction* • *Construct East Shoreline Drive (developer)* • *Design West Shoreline Drive (Riverside to West)* • *Design West Avenue Extension*

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841



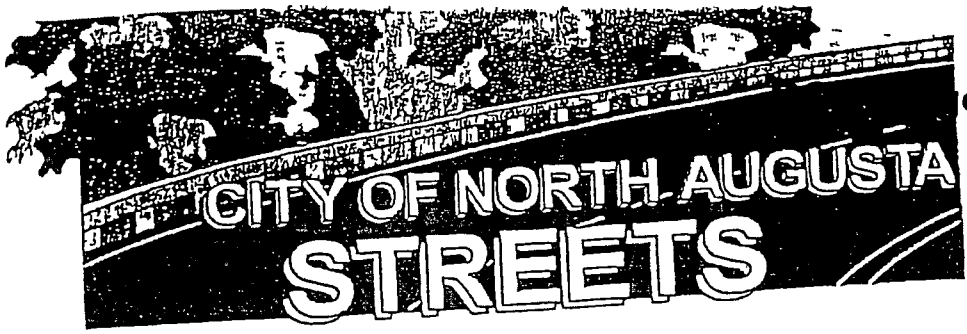
1/98	• *Design West Shoreline Drive (West to Crystal Lake)* • *Design West Shoreline Drive (Crystal Lake to Hammonds Ferry)*
7/98	• *Design East Buena Vista Avenue Improvements*

7/99	• *Complete West Shoreline Drive Construction*
	  • *Riverside to West*
	  • *West to Crystal Lake*
	  • *Crystal Lake to Hammonds Ferry*
	• *Design West Buena Vista Avenue Improvements*
	• *Complete West Avenue Extension Construction*

1/00	• *Design Aiken Augusta Highway Interchange*
1/01	• *Design Crystal Lake Avenue Extension*
1/02	• *Complete East Buena Vista Avenue Construction* • *Complete West Buena Vista Avenue Construction* • *Complete Crystal Lake Avenue Extension Construction*
1/03	• *Design East Shoreline Drive (Golf Course to 5th)*
1/04	• *Design South Mealing Connector*
7/04	• *Complete East Shoreline Drive Construction (Golf Course to 5th)*
1/05	• *Design North Mealing Connector*

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841



7/05	• *Complete South Mealing Connector Construction*
1/06	• *Design Horse Creek Access Road*
7/06	• *Complete North Mealing Connector Construction*
1/07	• *Design Riverview Park Entrance*
7/07	• *Complete Horse Creek Access Road Construction*
7/08	• *Complete Riverview Park Entrance Construction*

NARRD FINANCING

NORTH AUGUSTA RIVERFRONT REDEVELOPMENT PROJECT

ANALYSIS OF REVENUE SOURCES

Capital Projects Fund

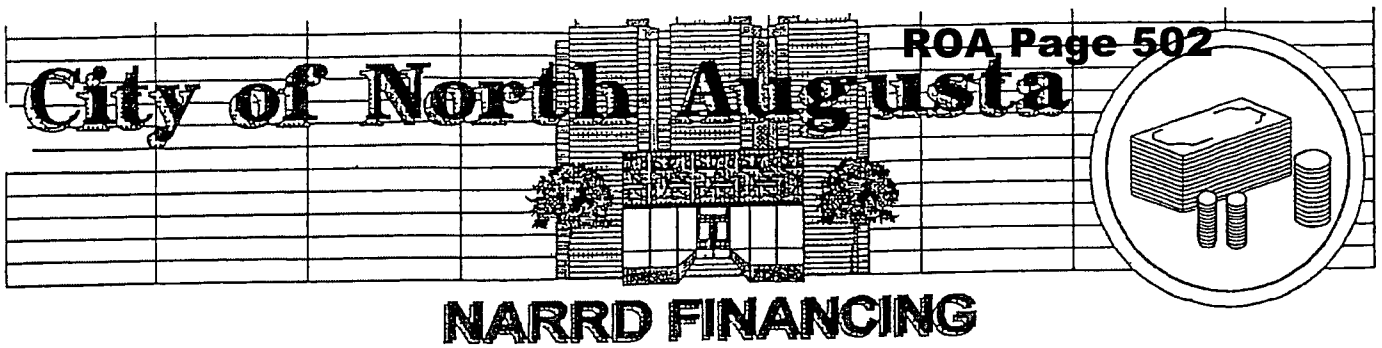
The City's Capital Project Fund will be making an initial investment in the project budget in the amount of $1,000,000 These funds are presently on hand In addition, the Capital Projects Fund will make an annual investment of $200,000 in years 1996 to 2005 in the project These funds are generated through year-end fund balances in General Fund Beginning in year 2006, the COP's used to finance the RVP Activities Center will be paid off, allowing for an additional investment of $400,000 per year

Street Improvement Fund

The City's Street Improvement Fund will be making an initial investment in the project in the amount of $350,000 These funds are presently on hand In addition, the Street Improvements Fund will make an annual investment of $100,000 in the project Funds in the Street Improvement Fund are generated through a dual tax and gas tax agreement with Aiken County These funds, approximately $210,000, have historically been used for street and drainage projects which will continue

Utilities Construction Fund

The Utilities Construction Fund will be making an initial investment in the project in the amount of $250,000 These funds are presently on hand In addition, the Utilities Construction Fund will make an annual investment of $500,000 in the project The funds in the Utilities Construction Fund are generated in the utility rates and have been programmed as an expense in the Utilities Construction Fund These funds are critical to the funding of the project as they will be pledged toward the first TIF / Utility Junior Lien Bond to be discussed later



NARRD FINANCING

ISTEA

During the project period, we would expect to receive ISTEA funds of approximately $600,000 ($150,000 every 4-5 years) These funds come from the United States Department of Transportation and are earmarked for the ARTS All road and Greeneway projects in our project area are eligible for funding under the enhancement portion of ISTEA

Revenue Bonds - Marinas

We would anticipate selling revenue bonds for the construction of the Georgia Avenue and the Fifth Street Marinas These projects would be funded solely from the revenue stream generated by the marinas or grants No other revenue would be pledged to the marina projects

TIF / Utility Junior Lien Bonds

Tax Increment Financing (TIF) is a tool which cities in South Carolina can use to finance redevelopment within their borders This financing approach uses the proceeds of State tax-free bonds whose repayment comes from the increases (or increment) in city, county, and school district property taxes which the TIF improvements facilitate

We are proposing three TIF / Utility Junior Lien Bonds as the major financing tool for the projects The first issue, $4,500,000 over fifteen years, will be sold in the last half of 1998 The Utilities Construction Fund's $500,000 annual investment will be pledged toward the repayment of this issue The second issue, $5,200,000 over 12 years, will be sold in the first half of 2001 and will be repaid by the tax increment generated in the project area beginning in 1999 The third issue, $2,600,000 over 10 years, will be sold in the first half of 2003 and will also be repaid by the tax increment generated in the project area

NARRD FINANCING

S C Watercraft Fund / PRT, etc

This state administered fund is made up of taxes on motor boat fuels The taxes are collected by the state and distributed to the 46 counties on a percentage basis These funds are controlled by the County delegation and are available to cities to fund water related projects The County of Aiken and the City of North Augusta are the primary potential recipients users of these funds We have programmed $400,000 ($100,000 every 3 years)

Accommodations Tax

The 200 room hotel / conference center developed in the project area will generate an ongoing annual revenue stream of approximately $58,000 Of this amount, $27,000 would go to the City's General Fund, $10,000 would go toward tourism advertising and promotion, and $21,000 would be available for capital projects in the project area

Admissions Tax

Certain major tourism development projects can allow cities to apply for up to 50% of the admissions taxes generated by attractions within the project South Carolina imposes a 5% admissions tax on a variety of ticketed amusements and activities, including golf Based on 50,000 rounds of golf per year at $25 per round, we would estimate admissions tax revenue available for capital projects of $25,000

Tax Increment

The tax increment generated by the improvements within the project area is estimated at $141,837 in fiscal year 1999 and increasing to $1,582,706 in fiscal year 2007 The increment would last until 2012

PROJECTED TAX INCREMENT FINANCING CAPACITY

CUMULATIVE TAX INCREMENT

FISCAL YEAR	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	GOLF CLUBHOUSE	COMMERCIAL	HOTEL/ CONFERENCE	TAX INCREMENT				TIF BOND CAPACITY	LENGTH OF BONDS
						TOTAL 251 04 MILLS	CITY 81 74 MILLS	COUNTY 58 50 MILLS	SCHOOLS 110 80 MILLS		
1998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4 500 000	15 YEARS
1999	119 244	0	0	22 593	0	141 837	46 239	33 048	62 550		
2000	238 488	0	9 941	22,593	0	271 022	88 353	63 148	119 521		
2001	357 732	0	9 941	45 186	165 686	578 545	188 606	134 801	255 138	5 200 000	12 YEARS
2002	476 976	36 715	9 941	45 186	165 686	734 504	239 448	171 139	323 916		
2003	596 220	73 430	9 941	67 781	165 686	913 058	297 657	212 743	402 659	2 600 000	10 YEARS
2004	715 464	110 145	9 941	67 781	165 686	1 069 017	348 500	249 081	471 436		
2005	834 708	146 858	9 941	67 781	165 686	1 224 974	399 342	285 419	540 214		
2006	953 952	146 858	9 941	67 781	165 686	1 344 218	438 215	313 203	592 800		
2007	1 073 196	146 858	9 941	67 781	165 686	1 463 462	477 089	340 987	645 387		
2008	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2009	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2010	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2011	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		
2012	1 192 440	146 858	9 941	67 781	165,686	1,582,706	515 962	368 770	697 973		
2013	1 192 440	146 858	9 941	67 781	165 686	1 582 706	515 962	368 770	697 973		

ROA Page 504

ROA Page 504

ESTIMATED ABSORPTION RATE

SINGLE FAMILY	60 UNITS / YEAR FOR 10 YEARS -- 1997-2006
MULTI FAMILY	150 UNITS / YEAR WITHIN 4 YEARS -- 2000-2004
GOLF CLUBHOUSE	COMPLETED IN 1998
COMMERCIAL	$1.5 M / YEAR IN YEARS 1997, 1999, 2001
HOTEL/CONFERENCE	COMPLETED IN 1999

PROJECTED TAX INCREMENT FINANCING CAPACITY

ESTIMATED MARKET VALUE OF NEW DEVELOPMENT IN THE TIF DISTRICT

	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY	GOLF CLUBHOUSE	COMMERCIAL	HOTEL/ CONFERENCE	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS INC LAND						
$125 000 AVERAGE COST	200					
$175 000 AVERAGE COST	150					
$250 000 AVERAGE COST	150					
$300 000 AVERAGE COST	100					
TOTAL # OF RESIDENTIAL UNITS	600					
MULTI FAMILY UNITS INC LAND		150				
ESTIMATED AVERAGE COST/UNIT		$65 000				
COMMERCIAL SQUARE FOOTAGE			8 000	60 000		
ESTIMATED COST/SQUARE FOOT			$70	$70		
TOTAL CONSTRUCTION COST	$118 750 000	$9 750 000	$560 000	$4 200 000	$10 500 000	$143 760 00
COMMERCIAL LAND VALUE INCREMENT	$0	$0	$100 000	$300 000	$500 000	$900 00
TOTAL NEW MARKET VALUE	$118 750 000	$9 750 000	$660 000	$4 500 000	$11 000 000	$144 660 00

ESTIMATED PROPERTY TAX POTENTIAL OF NEW DEVELOPMENT IN THE TIF DISTRICT

	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY	GOLF CLUBHOUSE	COMMERCIAL	HOTEL/ CONFERENCE	TOTAL
ASSESSMENT RATIO	4%	6/	6%	6%	6%	
ESTIMATED ASSESSED VALUE	$4 750 000	$585 000	$39 600	$270 000	$660 000	$6 304 60
CITY MILL RATE (1995 TAX YEAR)	81 74					
COUNTY MILL RATE (1995 TAX YEAR)	58 50					
SCHOOL MILL RATE (1995 TAX YEAR)	110 80					
TOTAL MILL RATE (1995 TAX YEAR)	251 04					
TOTAL POTENTIAL INCREMENTAL TAXES	$1,192 440	$146 858	$9 941	$67 781	$165 686	$1 582 7

City of North Augusta

NARRD FINANCING

ACTION PLAN

PROJECT	Financing Riverfront Redevelopment
MISSION	To provide for financing and orderly cash flow for all projects identified in the NARRD
PROJECT COORDINATOR	John P Potter, Jr , Director of Finance

ACTION DATE	*ACTION*
June, 1996	Identify and adopt the TIF District
August, 1996	Set up a separate fund in the budgetary and accounting system to track NARRD revenues and expenses
July, 1997	Begin discussion with Sinkler and Boyd, Bond Counsel, regarding the TIF / Utility Junior Lien Bond issues
August, 1997	Prepare RFP to select underwriter for bonds
September, 1997	Work with County Treasurer to determine the best course of action to facilitate receipt of TIF monies

North Augusta Riverfront Redevelopment

PO Box 6400 North Augusta SC 29841

City of North Augusta

NARRD FINANCING

October, 1997	Select bond underwriter
December, 1998	Sale $4,500,000 TIF / Utility Bonds
June, 2001	Sale $5,200,000 TIF Bonds
June, 2003	Sale $2,600,000 TIF Bonds

5/12/96

EXHIBIT IX

NORTH AUGUSTA RIVERFRONT DISTRICT REDEVELOPMENT PROJECT SHEET

Project Number	Project ion	Project Budg	City Invs	Developer Contribution	Grants, etc.	1/1/95 6/30/96	7/1/96 12/31/96	1/1/97 6/30/97	7/1/97 12/31/97	1/1/98 6/30/98	7/1/98 12/31/98	1/1/99 6/30/99	7/1/99 12/31/99	1/1/00 6/30/00	7/1/00 12/31/00	1/1/01 6/30/01	7/1/01 12/31/01	1/1/02 6/30/02	7/1/02 12/31/02	1/1/03 6/30/03	7/1/03 12/31/03	1/1/04 6/30/04	7/1/04 12/31/04	1/1/05	7/1/05	1/1/06 6/30/06	7/1/06 12/31/06	1/1/07 6/30/07	7/1/07 12/31/07	1/1/08 6/30/08	7/1/08 12/31/08	1/1/09 6/30/09	7/1/09 12/31/09	1/1/10 6/30/10	7/1/10 12/31/10			1/1/11 6/30/11	7/1/11 12/31/11	1/1/12 6/30/12	7/1/12 12/31/12	1/1/13 6/30/13	7/1/13 12/31/13
CC-0	Hotel and Conference Center	,000,000	1,000,000	11,000,000	2,000,00											500,000	500,000																								
GA	Upper Georgia venue Redevelopment	2,500,000	2,500,000							50,000	125,000		625,000	450,000		425,000	625,000																								
CG	Town Center	10,500,000	4,300,000	3,200,000	3,000,000		200,000	200,000	500,000		400,000	400,000	400,000		300,000	1,500,000			600,000																					
GA -0	D. G ateway I tersec tion	450,000	150,000		300,000	5 ,000																																		
GA 02	AA G t...n y I. ston ave.P , sh	68,000	68,000						0,0	6 ,0 2																														
GA-03	N. G ateway I, Metrotown Bridge	160,000	,000							50 ,0	50, 00																													
GA 04	N acateway I, 3th/Cth Ibeme	60,000		80,000					0																															
W-05	NA Greenway y I, 8th Main/8th	1,000	000									000	71 0,0																											
GA -06	N. ateway I, 5th Bobby Jones	300,000	300,000																	0,000	0,000																			
GW-0	MA ate y , Bobby Jones Fl ste Ch.	2, 2,000	2,...,000																							0,0	,000													
MA-0	Georgia Avenue Median	1, 50,000	1 50,000													1 50,000																								
MA-02	Fifth Street M...rove	,3 ,000	,37 ,000																			,3 00																		
PP	Greenway Connector-Hamburg ark	40,000	40,000																										40,000											
PE-02	13th Street Bike Bridge	300,000	300,000																							150,000	150,000													
PE-03	Crystal Lake Revine Park	320,000	320,000													160,000	160,000																							
PE-04	Churchill Preseaseds	500,000	500,000								250,000	250,000																												
PE-05	Webeside Park/Brick Pond Bikeways	1,860,000	1,860,000						12 ,000	500,000	500,000	500,000	240,000																											
PE-06	Riverside B d. Revine Park/Bikeways	360,000	360,000						180,000	180,000																														
PE-07	Getzen's Pond Swimming Hole Park	380,000	380,000																									90,000	90,000											
PE-08	Hamburg Stone Park/Bikeway	23, ,000	558,000		1,674,000															558,000																				
PE-09	Banna Road Revine Park/Bikeway	185,000	185,000																	1 ,000																				
PE 10	River North Park	250,000	250,000																									125,000	125,000											
PE-11	Horse Creek Park	400,000	400,000																							0,000	200,000													
PE-12	On-S ast Bike Paths	40,000	40,000								40,000																													
RE-01	Riverside Boulevard	380,000	380,000				190,000	1 ,000																															
RB-02	Shoreline Dve (Riverside/West)	50,000	45 ,000						50,000	50,000	200,000	50,000																												
RB-03	West venue Extensio	600,000	600,000						50,000	200,000	350,000	150,000																												
R. -04	East Buena Vista Impro ements	1,200,000	200,000								50,000	100,000				300,000	75 ,000																							
RE-05	West Buena Vis ve. Improvement	50,000	450,000										50,000			300,000	100,000																							
RB-06	W. Shoreline Dr. (West Crystal Lake)	750,000	503,000	250,000						50,000	250,000	250,000																												
RE-07	W. Shoreline Dr (Crystal Lk./Hammonds F)	150,000	1 ,000							50,000	65,000	6 ,000																												
RE-08	E. Shoreline D (Riverside/Hamburg)	500,000		500,000			0																																
RE-09	E. Shoreline Dr. (Golf Course/Sch)	50,000	50,000																	150,000	1 ,000	150,000																		
RE-	Crystal Lak Extension	380,000	380,000													130,000	260,000																							
RE-1	Riverview ark Entrance Road	390,000	390,000																							,000	,000	,000											
RE- 2	Horse Creek ccess Rd., Riv rN rth/Horse Ck.	390,000	390,000																							13 ,000	130,000	130,000											
RE-	Aiken/Augusta ay Interchange Imp	8,000,000			,000,000									0																								
RE	Mealing onector, Buena Vista/Martintown	300,000	300,000																				100,000	00,000	,000														
RE 5	S Mealing Connector, Buena Vista/C lf Course	300,000	300,000																	00,000	100,000	00,000																		
	Contingency/Property Acquisition	,000,000	000,000													00,000	100,000	00,000	0,000	20 ,000	200,000	200, 0	20 , 00	200,000	000	,000	00,000	20 ,000	30 , 00	300,000	200,000									
	T TAL ROJECT COST	5 184,00	26 80,000	,030,000	,97 ,000																																		
	TIF Utility Aust Lien Bond Debt Service, $4,500,00 , %	Years										95,000		5,000		495,000		000		495,000		49 ,000		5, 00		49 ,000		49 ,000		5,000		495,000		49 ,000		495,000		49 ,000		000	
	TIF Utility Junior Lien Bond ate Service, $3,200,000, 7%,	Years														655,000		655,000		655,000		65 ,000		653,000		655,000		655,000		6 5,000		65 ,000		65 ,000		635 000		65 ,	
	TIF / Utility unior Lien Bon ate ervice, $2,600 00 , 7%,	Years																				37 ,000		370,000		,000		37 ,000		,000		37 ,000		37 ,000		37 000			
			TOTAL COST PER PERIOD			130,000	300,000	440,000	1, 09,000	,254,000	2,51 ,000	2,251,000	761,000	5,000	725,000	4,765,000	3,42 ,000	1,250,000	300,000	2,553,000	600,000	,97 ,000	1,675,000	620,000	300,000	2,441,000	92 ,00	2,29 ,000	65 ,000	1,820,000	300,000	1,52 ,000	0	,52 ,000	0	1,52 ,00	0	495,000	0		
	BALANCE					1, 30 ,00	1,5 ,000	1,4 0 00	911,000	,000	,0 3,000	118,000	-28 ,165	-286, 3	90,148	, ,1 1	1,90 ,595	1 004,59	-32 ,232	-2, 7,082	575,966	98,034	,854 17	1 1 56 7	42 ,5	1 623,045	54 ,825	2 8,824	5 1 15	79 1 5	23 ,587	-48 ,5	1 686,2	77 ,293	,995	2,01 ,595	5	3,53 ,77	87 ,	,06	

N	Fundi g					Ink City Contributio	1/1/96- 6/30/9	7/1/96- 12/31/96	1/97- 6/30, 7	7/1/97 12/3 ,9	1/ 6/ 998	7/1 2/3	1/1/99 6/3999	7/1/99 12/31/99	1/1/00 6/30/00	7/1/00 12/31/00	1/1/01 6/30/01	7/1/01 12/3 ,01	1/1/02 6/30/02	7/1/02 12/31/02	1/1/03 6/30/03	7/1/03 12/31/03	1/1/04 6/30/0	/04 2/3 /04	7/1/04 12/31/04	1/1/05 6/30/0	7/1/05 2/ /05	1/1/06 6/30/0	7/1/06 12/3 /06	1/1/07 6/30/07	7/1/07 12/3 /07	1/1/08 6/30/08	7/1/08 12/3 /08	1/1/09 6/30/0	7/1/ 9 12/31/09	1/1/10 6/30/10	7/1/10 12/31/10			1/1/11 6/30/11	7/1/11 12/31/11	1/1/12 6/30/12	7/1/12 12/31/12	1/1/13 6/30/13	7/1/13 12/31/13
1	Capital Projects und	7,260 00				,000 00	100 000	00 000	100, 00	00, 0	00,	1 ,000	,000	109,000	1 ,000	1 000	000	10 ,000	100 000	1 ,000	00,000	00 000	000	100 000	000	300,000	300,000	300,000	30 ,000	300,000	30 ,000	300, 0	30 ,000	30 000	,000	90, 0	000	30 000	30 000	30 000	0
2	ment Improvements Fund	2, 30,000			330,000	00,000		100,000		100 000		10 ,000		100 000		100 000		100 000		100 000		100,000		100,000		180 000		10 ,000		180 000		50 000		100 000		100 000		0
3	Utilities Construction Fund	8, 30,000			30,000	230,000	50,000	230, 00	230,000	250, 0	2 ,000	50 000	5 ,000	250,000	250,000	250,000	25 ,000	25 ,000	250,000	000	250,000	,000	250,000	250 000	25 000	,000	25 ,000	250,000	25 000	250,000	25 000	25 000	8,000	25 000	25 ,000	000	25 000		
	IETE	730,000						150 00								150,000								150 000				15 ,000				1 0 000							
	Revenue ni ecipes	3, 25,000													1,750,000						1,3 5, 00																		
7	TIF / Utility Junior Lien Bonds	1 ,300,000									4,500, 0					5,200,000				600,000																			
	C. Watercraft Fund / RT etc.	400,000								00,000						100,000												00,000												
9	Accomodations Tax	3 5,000									,000		21,000		21,000		000		21,000		,000		21,000		,000		1,000		1,000		21 000		31,000		600		1 000		,000
	dral ues ax	37 ,000									25,000		25,000		25,000		000		25,000		25,000		25,000		,000		25,000		25,000		25,000		15, 00		25,000		25,000		00
11	Tax Increment	15,778,41										141,837		1,022		528,545		734,564		813,051		1 09,0 7		224,9 4		1,344,2 2		1,582 05		1 582,706		1,582, 06		1, 82, 06		1 82 06		1,582, 06		582 06	
	TOTAL REVENUE	5 ,0 , 0																																						
	REVENUE BALANCE					,600,000	1,500 000	1, 68,000	2, 000	2 000	34 000	,663, 00	73,8 7	,837	334, 59	839	1, 1 ,405	24 84	,956	,505	946	97 66	620,9 3	83	72 ,957	957	5	5	2 ,88	,587	833 587	69 ,293	2,292,293	00 ,995	660,5 3	463, 00	5 05	77	8, , 7	2, 7
						Y							4				7												13		13		15							

Note ellects May 96 6, estimated project costs; futur interest earnings ar shown, suc fig ures ma ry based po timin proj ctings.

ROA Page 509

RIVFRTW1.XLS

A000815

REVISED

EXHIBIT X

THE CITY OF NORTH AUGUSTA TAX INCREMENT FINANCING

TIF DISTRICT

AREAS NOT INCLUDED IN TIF DISTRICT

AREA LOCATED IN THE CITY OF NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

MAP PREPARED BY THE CITY OF NORTH AUGUSTA'S ENGINEERING DEPARTMENT OCTOBER 29, 1996

600 0 600 1200 Feet

N W E S

ROA Page 511

ORIGINAL

EXHIBIT X

THE CITY OF NORTH AUGUSTA TAX INCREMENT FINANCING

TIF DISTRICT

AREAS NOT INCLUDED IN TIF DISTRICT

AREA LOCATED IN
THE CITY OF NORTH AUGUSTA
AIKEN COUNTY
SOUTH CAROLINA

MAP PREPARED BY
THE CITY OF
NORTH AUGUSTA S
ENGINEERING DEPARTMENT
JULY 30 1996

780 0 780 1560 Feet

N
W E
S

ROA Page 512

EXHIBIT XI
TAX PARCELS IN TAX INCREMENT FINANCING DISTRICT

Tax Map-Block-Parcel	Property Owner	Total Assessed Value
00-009-01-006	Pierce	110
00-009-01-010	Mealing	55,550
00-009-01-016	Mealing	6,870
00-009-01-019	Mealing	24,410
00-011-01-002	Murooka	2,310
00-011-01-017 (part)	North Augusta Golf Venture (66,630 x 49%)	32,648
00-011-01-021	Mealing	15,120
00-011-01-029	Sharma	8,050
00-011-01-030	Anderson	8,250
00-011-01-031	Barrett	7,200
00-011-01-032	Holley	13,680
00-011-01-033	Murooka	19,920
00-011-01-034	McCarthy	54,510
00-011-01-038	O'Dell	1,850
00-011-01-041	Kearns	2,990
00-011-01-043	Mealing	3,000
00-011-01-044	Lovett	660
00-011-01-046	Kearns	1,710
00-011-01-047	Murooka	9,900
00-011-01-049	North Augusta Golf Venture	5,040
00-011-01-050	North Augusta Golf Venture	24,790
00-011-01-051	Dukes	2,250
00-011-01-052	Unknown	0
00-011-01-054	Unknown	0
00-011-01-055	Sharma	990
10-024-18-001	Pippen	3,470
10-024-18-002	Bryant	2,410
10-024-18-003	Bryant	980
10-024-18-004	Young	2,400
10-024-18-005	Samples	1,560
10-024-18-006	Murphy	1,860
10-024-18-007	Mathis	3,930
10-024-18-008	Smith	980
10-025-03-008	Woodward	1,500
10-025-03-009	Middleton	3,520
10-025-03-010	Palmetto Federal	2,250
10-025-03-016	Woodward	3,670
10-025-04-002	Lepard	3,860

ROA Page 515

10-025-04-003	Snead	3,160
10-025-04-004	Simmons	2,090
10-025-04-005	Culbertson	1,500
10-025-04-006	Hogan	2,200
10-025-04-008	S C National Bank	1,570
10-025-04-009	S C National Bank	12,090
10-025-04-010	Gibson	3,780
10-025-04-011	Ming Yat	30,230
10-025-04-012	Gibson	6,760
10-025-04-013	Baynham	2,950
10-025-05-001	Hixon	2,440
10-025-05-004	Eubanks	1,340
10-025-05-005	NationsBank	5,990
10-025-05-006	Howard	3,230
10-025-05-007	Bush's Flower Shop	2,610
10-025-05-008	Jones	2,080
10-025-05-009	Still	5,020
10-025-05-010	Lamar	14,830
10-025-05-011	Howard	3,490
10-025-05-012	Still	2,410
10-025-05-013	McAbee	1,900
10-025-05-014	NationsBank	1,260
10-025-05-015	NationsBank	17,160
10-025-05-016	Wanninger	7,670
10-025-05-018	Bush	2,090
10-025-05-019	Lamar	450
10-025-05-020	Counts	3,850
10-025-05-021	Knight	2,890
10-025-05-022	Bush	2,110
10-025-06-001	North Augusta Area Medical	2,590
10-025-06-002	Heos	1,140
10-025-06-003	Borden	4,340
10-025-06-004	Nurnberger	2,750
10-025-06-005	Harley	2,180
10-025-06-006	Harley	2,610
10-025-06-007	NationsBank	2,700
10-025-06-008	NACS	4,970
10-025-06-009	Gabriel	4,770
10-025-06-010	O'Leary	2,500
10-025-06-017	Osborn	290
10-025-06-018	Gross	1,530
10-025-06-019	Gross	1,130
10-025-06-021	Lavarnway	6,110
10-025-07-001	McElmurray	5,930

ROA Page 515

ROA Page 516

10-025-07 002	McElmurray	7,160
10-025-07-003	Brown	9,720
10-025-07-004	Force	4,810
10-025-07-005	R & H Maxxon	16,780
10-025-07-006	Weeks	1,960
10-025-09-001	Woodring	1,900
10-025-09-002	Woodring	2,910
10-025-09-003	Woodring	2,600
10-025-09-004	Shealy	4,200
10-025-09-005	Merritt	6,880
10-025-09-007	Spaulding	3,220
10-025-09-008	Patel	7,960
10-025-09-009	Norton	3,520
10-025-10-001	Stinson	1,790
10-025-10-003	Beddingfield	1,790
10-025-10-004	Hemstreet	330
10-025-10-005	Pierce	2,990
10-025-10-006	Pierce	2,190
10-025-10-007	Thomason	1,050
10-025-10-008	Paul	4,250
10-025-10-010	Hemstreet	840
10-025-10-011	Sherman & Hemstreet	460
10-025-10-012	Carpenter	2,550
10-025-10-013	Carpenter	4,390
10-025-10-014	Zeigler	4,620
10-025-10-015	Priester	2,980
10-025-10-016	Ramage	1,670
10-025-10-017	Jones	2,460
10-025-10-018	Smith	1,430
10-025-12-004	Hair	1,010
10-025-12-005	Hair	150
10-025-12-006	Hayes	2,920
10-025-12-007	Trotter	5,940
10-025-12-008	Trotter	840
10-025-12-009	Rayco	2,740
10-025-12-010	Knie	1,670
10-025-15-001	Hamilton	1,440
10-025-15-002	Hayes	1,190
10-025-15-003	Amerson	1,920
10-025-15-004	Mosley	1,090
10-025-15-005	Parham	2,390
10-025-15-006	Bennett	840
10-025-15-007	Young	1,720
10-025-15-008	Peavy	1,830

ROA Page 516

10-025-15-009	Stewart	2,400
10-025-15-010	VanKerkhoff	3,570
10-025-15-011	Ramage	1,790
10-025-15-012	Walker	2,200
10-025-15-013	Murdock	2,690
10-025-15-014	Rearden	2,100
10-025-15-015	Johnson	10,250
10-025-15-016	Rice	2,050
10-025-15-017	Ramage	1,820
10-025-15-018	VanKerkhoff	2,810
10-025-16-001	Weaver	610
10-025-16-002	Delleny	2,220
10-025-16-003	Weaver	15,570
10-025-16-004	Morris	720
10-025-16-005	Boardman	17,110
10-025-16-006	Pryors	5,360
10-025-16-007	Delleney	210
10-026-01-002	Sikes	1,630
10-026-01-003	Neptune Dive & Ski	23,770
10-026-01-004	Sikes	1,160
10-026-01-005	Jernigan	1,510
10-026-01-006	SCE&G	210
10-026-02-001	Economos	810
10-026-02-002	Naomi	1,240
10-026-02-003	Smith	1,570
10-026-02-004	Weathers	1,500
10-026-02-005	Weathers	2,430
10-026-02-006	Carlton	1,360
10-026-02-007	Howie	1,530
10-026-02-008	Blackstone	3,130
10-026-02-009	Mims	1,050
10-026-02-010	Janke	1,930
10-026-02-011	Nurnberger	1,910
10-026-02-012	Bowden	1,520
10-026-02-013	Cross	1,280
10-026-02-014	Williams	470
10-026-02-015	Howie	1,120
10-026-02-016	Vawter	24,740
10-026-02-017	Patel	13,970
10-026-03-001	Barton	9,350
10-026-03-002	McNair	1,590
10-026-03-003	Anderson	1,490
10-026-03-004	Yick	9,080
10-026-03-005	Williams	15,270

10-026-04-001	Baynham	650
10-026-04-002	Dunaway	1,940
10-026-04-003	Collins	1,630
10-026-04-004	Grant	2,230
10-026-04-005	Wynn	2,610
10-026-04-006	Culbertson	2,740
10-026-04-007	Price	1,480
10-026-04-008	Griffin	1,730
10-026-04-009	Knight	2,400
10-026-04-010	Culbertson	560
10-039-02-016	University Health Services	18,530
10-040-07-001	City of North Augusta	0
10-040-07-002	City of North Augusta	0
10-041-01-001	Youngblood	2,390
10-041-01-002	Howie	890
10-041-01-003	Sikes	1,370
10-041-01-004	Ekre	1,200
10-041-01-005	Howie	610
10-041-01-006	Youngblood	370
10-041-02-001	Warr	1,080
10-041-02-002	City of North Augusta	0
10-052-06-001	Ivey	2,360
10-052-06-002	Delaughter	2,020
10-052-06-003	Bohning	2,550
10-052-06-004	Holley	3,490
10-052-06-006	Quarles	5,720
10-052-06-007	Quarles	950
10-052-06-008	Quarles	1,150
10-052-06-009	Quarrels	1,230
10-052-06-010	Quarles	1,010
10-052-06-011	Quarles	4,180
10-052-06-012	Swearingen	1,820
10-052-06-013	Lord	1,990
10-052-06-014	Taylor	3,570
10-052-06-015	Cashwell	2,410
10-052-06-016	Barksdale	2,130
10-052-06-017	Brigham	7,350
10-052-06-018	Brigham	920
10-052-07-001	Cardenas	1,690
10-052-07-002	Metz	1,600
10-052-07-003	Hallman	1,690
10-052-07-004	Ekre	450
10-052-07-005	Thornton	1,670
10-052-07-006	Harco	1,580

ROA Page 519

10-052-07-007	Thomas	1,520
10-052-07-008	Crawford	1,580
10-052-07-009	Thornton	1,640
10-052-07-010	Harco	1,640
10-052-07-011	Thornton	1,630
10-052-07-012	City of North Augusta	0
10-052-07-013	Thornton	1,640
10-052-07-014	Thornton	1,580
10-052-07-015	Ekre	1,130
10-053-01-001	Inter Continental Traders Inc	2,410
10-053-01-002	Jones	1,190
10-053-01-003	Crawford	1,190
10-053-01-004	Thornton	1,250
10-053-01-005	Ekre	1,190
10-053-01-006	Price	1,220
10-053-01-007	Ekre	1,130
10-053-02-001	Quarles	8,910
10-053-02-002	Kim	700
10-053-02-003	McGahee	2,020
10-053-02-004	Ramsey	2,010
10-053-02-005	Trull	1,920
10-053-02-006	Kim	4,610
10-053-02-007	Hall	2,170
10-053-02-008	Alexander	2,430
10-053-02-009	Frazier	2,300
TOTAL		1,013,038

ROA Page 519

ORIGINAL

EXHIBIT XI

TAX PARCELS IN TAX INCREMENT FINANCING DISTRICT

Tax Map-Block-Parcel	Property Owner	Total Assessed Value
00-009-01-006	Pierce	110
00-009-01-010	Mealing	55,550
00-009-01-016	Mealing	6,870
00-009-01-046	Posey	3,240
00-009-01-047	May	3,300
00-009-01-048	Meador	3,300
00-009-01-049	Bailey	3,300
00-009-01-050	Carlton	3,300
00-009-01-051	Steiner	3,260
00-009-01-052	Steiner	3,260
00-009-01-053	Pound	3,300
00-009-01-054	Westmoreland	3,300
00-009-01-055	May	3,300
00-009-01-056	May	3,300
00-009-01-057	Shepard	3,350
00-009-01-058	O'Quinn	3,240
00-009-01-059	Barefoot	3,290
00-009-01-060	Tra-C, Inc	3,300
00-009-01-061	Tra-C, Inc	3,430
00-009-01-062	Sweeny	3,430
00-009-01-063	McElmurray	3,430
00-009-01-064	McElmurray	3,130
00-009-01-067	Odum	1,540
00-009-01-068	Tra-C, Inc	1,820
00-009-01-069	Tra-C, Inc	1,940
00-009-01-071	Tra-C, Inc	1,890
00-009-01-072	Tra-C, Inc	2,060
00-009-01-073	Tra-C, Inc	1,980
00-009-01-074	Tra-C, Inc	2,190
00-009-01-075	Tra-C, Inc	2,070
00-009-01-076	Tra-C, Inc	2,060
00-009-01-077	Tra-C, Inc	1,570
00-009-01-078	Tra-C, Inc	1,560
00-009-01-079	Tra-C, Inc	1,760
00-009-01-080	Tra-C, Inc	1,740
00-009-01-081	Tra-C, Inc	1,740
00-009-01-082	Tra-C, Inc	1,740
00-009-01-083	Tra-C, Inc	1,760
00-009-01-084	Tra-C, Inc	1,760

ROA Page 521

00-009-01-085	Tra-C, Inc	1,740
00-009-01-086	Tra-C, Inc	1,740
00-009-01-087	Tra-C, Inc	1,780
00-009-01-088	Tra-C, Inc	1,720
00-009-01-089	Tra-C, Inc	1,720
00-009-01-090	Tra-C, Inc	1,720
00-011-01-002	Murooka	2,310
00-011-01-017 (part)	North Augusta Golf Venture (66,630 x 49%)	32,648
00-011-01-020	Mealing	870
00-011-01-021	Mealing	15,120
00-011-01-029	Sharma	8,050
00-011-01-030	Anderson	8,250
00-011-01-031	Barrett	7,200
00-011-01-032	Holley	13,680
00-011-01-033	Murooka	19,920
00-011-01-034	McCarthy	54,510
00-011-01-038	O'Dell	1,850
00-011-01-041	Kearns	2,990
00-011-01-043	Mealing	3,000
00-011-01-044	Lovett	660
00-011-01-046	Kearns	1,710
00-011-01-047	Murooka	9,900
00-011-01-049	North Augusta Golf Venture	5,040
00-011-01-050	North Augusta Golf Venture	24,790
00-011-01-051	Dukes	2,250
00-011-01-052	Unknown	0
00-011-01-054	Unknown	0
00-011-01-055	Sharma	990
00-019-01-032 (part)	Sanders (28 820 x 37%)	10,663
00-019-01-041	Unknown	0
00-021-01-008	Riverside Partners	1,700
00-021-01-009	Riverside Partners	1,490
00-021-01-010	Riverside Partners	1,810
00-021-01-011	Riverside Partners	1,490
00-021-01-012	Riverside Partners	1,630
00-021-01-013	Riverside Partners	1,820
00-021-01-014	Riverside Partners	1,790
00-021-01-015	Riverside Partners	1,800
00-021-01-017	Riverside Partners	1,760
00-021-01-018	Riverside Partners	1,860
00-021-01-019	Riverside Partners	1,780
00-021-01-020	Riverside Partners	1,720
00-021-01-021	Riverside Partners	1,770

ROA Page 521

ROA Page 522

00-021-01-022	Riverside Partners	1,760
00-021-01-023	Riverside Partners	1,770
00-021-01-024	Riverside Partners	3,330
00-021-01-025	Riverside Partners	3,330
00-021-01-026	Riverside Partners	3,330
00-021-01-027	Riverside Partners	3,330
00-021-01-028	Riverside Partners	3,370
00-021-01-029	Riverside Partners	3,380
00-021-01-030	Riverside Partners	1,490
00-021-01-031	Riverside Partners	2,600
00-021-01-032	Riverside Partners	3,000
00-021-01-033	Riverside Partners	3,210
00-021-01-034	Riverside Partners	3,520
00-021-01-035	Riverside Partners	3,280
00-021-01-036	Riverside Partners	2,520
00-021-01-037	Riverside Partners	2,070
00-021-01-038	Riverside Partners	1,670
00-021-01-039	Riverside Partners	1,830
00-021-01-040	Riverside Partners	1,890
00-021-01-041	Riverside Partners	1,810
00-021-01-042	Riverside Partners	1,860
00-021-01-043	Riverside Partners	1,890
00-021-01-044	Riverside Partners	1,780
00-021-01-045	Riverside Partners	1,820
00-021-01-046	Riverside Partners	1,790
00-021-01-047	Riverside Partners	1,770
00-021-01-048	Riverside Partners	1,740
10-024-18-001	Pippen	3,470
10-024-18-002	Bryant	2,410
10-024-18-003	Bryant	980
10-024-18-004	Young	2,400
10-024-18-005	Samples	1,560
10-024-18-006	Murphy	1,860
10-024-18-007	Mathis	3,930
10-024-18-008	Smith	980
10-025-03-008	Woodward	1,500
10-025-03-009	Middleton	3,520
10-025-03-010	Palmetto Federal	2,250
10-025-03-016	Woodward	3,670
10-025-04-002	Lepard	3,860
10-025-04-003	Snead	3,160
10-025-04-004	Simmons	2,090
10-025-04-005	Culbertson	1,500
10-025-04-006	Hogan	2,200

ROA Page 522

10-025-04-008	S C National Bank	1,570
10-025-04-009	S C National Bank	12,090
10-025-04-010	Gibson	3,780
10-025-04-011	Ming Yat	30,230
10-025-04-012	Gibson	6,760
10-025-04-013	Baynham	2,950
10-025-05-001	Hixon	2,440
10-025-05-004	Eubanks	1,340
10-025-05-005	NationsBank	5,990
10-025-05-006	Howard	3,230
10-025-05-007	Bush's Flower Shop	2,610
10-025-05-008	Jones	2,080
10-025-05-009	Still	5,020
10-025-05-010	Lamar	14,830
10-025-05-011	Howard	3,490
10-025-05-012	Still	2,410
10-025-05-013	McAbee	1,900
10-025-05-014	NationsBank	1,260
10-025-05-015	NationsBank	17,160
10-025-05-016	Wanninger	7,670
10-025-05-018	Bush	2,090
10-025-05-019	Lamar	450
10-025-05-020	Counts	3,850
10-025-05-021	Knight	2,890
10-025-05-022	Bush	2,110
10-025-06-001	North Augusta Area Medical	2,590
10-025-06-002	Heos	1,140
10-025-06-003	Borden	4,340
10-025-06-004	Nurnberger	2,750
10-025-06-005	Harley	2,180
10-025-06-006	Harley	2,610
10-025-06-007	NationsBank	2,700
10-025-06-008	NACS	4,970
10-025-06-009	Gabriel	4,770
10-025-06-010	O'Leary	2,500
10-025-06-017	Osborn	290
10-025-06-018	Gross	1,530
10-025-06-019	Gross	1,130
10-025-06-021	Lavarnway	6,110
10-025-07-001	McElmurray	5,930
10-025-07-002	McElmurray	7,160
10-025-07-003	Brown	9,720
10-025-07-004	Force	4,810
10-025-07-005	R & H Maxxon	16,780

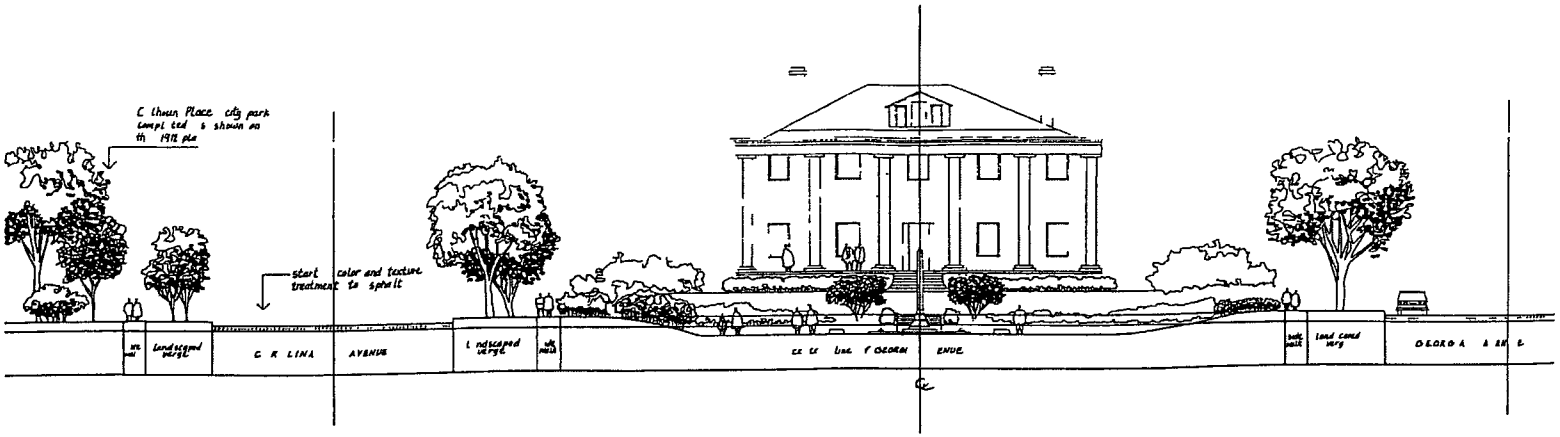
10-025-07-006	Weeks	1,960
10-025-09-001	Woodring	1,900
10-025-09-002	Woodring	2,910
10-025-09-003	Woodring	2,600
10-025-09-004	Shealy	4,200
10-025-09-005	Merritt	6,880
10-025-09-007	Spaulding	3,220
10-025-09-008	Patel	7,960
10-025-09-009	Norton	3,520
10-025-10-001	Stinson	1,790
10-025-10-003	Beddingfield	1,790
10-025-10-004	Hemstreet	330
10-025-10-005	Pierce	2,990
10-025-10-006	Pierce	2,190
10-025-10-007	Thomason	1,050
10-025-10-008	Paul	4,250
10-025-10-010	Hemstreet	840
10-025-10-011	Sherman & Hemstreet	460
10-025-10-012	Carpenter	2,550
10-025-10-013	Carpenter	4,390
10-025-10-014	Zeigler	4,620
10-025-10-015	Priester	2,980
10-025-10-016	Ramage	1,670
10-025-10-017	Jones	2,460
10-025-10-018	Smith	1,430
10-025-12-004	Hair	1,010
10-025-12-005	Hair	150
10-025-12-006	Hayes	2,920
10-025-12-007	Trotter	5,940
10-025-12-008	Trotter	840
10-025-12-009	Rayco	2,740
10-025-12-010	Knie	1,670
10-025-15-001	Hamilton	1,440
10-025-15-002	Hayes	1,190
10-025-15-003	Amerson	1,920
10-025-15-004	Mosley	1,090
10-025-15-005	Parham	2,390
10-025-15-006	Bennett	840
10-025-15-007	Young	1,720
10-025-15-008	Peavy	1,830
10-025-15-009	Stewart	2,400
10-025-15-010	VanKerkhoff	3,570
10-025-15-011	Ramage	1,790
10-025-15-012	Walker	2,200

10-026-04-005	Wynn	2,610
10-026-04-006	Culbertson	2,740
10-026-04-007	Price	1,480
10-026-04-008	Griffin	1,730
10-026-04-009	Knight	2,400
10-026-04-010	Culbertson	560
10-039-02-016	University Health Services	18,530
10-040-07-001	City of North Augusta	0
10-040-07-002	City of North Augusta	0
10-041-01-001	Youngblood	2,390
10-041-01-002	Howie	890
10-041-01-003	Sikes	1,370
10-041-01-004	Ekre	1,200
10-041-01-005	Howie	610
10-041-01-006	Youngblood	370
10-041-02-001	Warr	1,080
10-041-02-002	City of North Augusta	0
10-052-06-001	Ivey	2,360
10-052-06-002	Delaughter	2,020
10-052-06-003	Bohning	2,550
10-052-06-004	Holley	3,490
10-052-06-006	Quarles	5,720
10-052-06-007	Quarles	950
10-052-06-008	Quarles	1,150
10-052-06-009	Quarrels	1,230
10-052-06-010	Quarles	1,010
10-052-06-011	Quarles	4,180
10-052-06-012	Swearingen	1,820
10-052-06-013	Lord	1,990
10-052-06-014	Taylor	3,570
10-052-06-015	Cashwell	2,410
10-052-06-016	Barksdale	2,130
10-052-06-017	Brigham	7,350
10-052-06-018	Brigham	920
10-052-07-001	Cardenas	1,690
10-052-07-002	Metz	1,600
10-052-07-003	Hallman	1,690
10-052-07-004	Ekre	450
10-052-07-005	Thornton	1,670
10-052-07-006	Harco	1,580
10-052-07-007	Thomas	1,520
10-052-07-008	Crawford	1,580
10-052-07-009	Thornton	1,640
10-052-07-010	Harco	1,640

ROA Page 526

10-052-07-011	Thornton	1,630
10-052-07-012	City of North Augusta	0
10-052-07-013	Thornton	1,640
10-052-07-014	Thornton	1,580
10-052-07-015	Ekre	1,130
10-053-01-001	Inter Continental Traders Inc	2,410
10-053-01-002	Jones	1,190
10-053-01-003	Crawford	1,190
10-053-01-004	Thornton	1,250
10-053-01-005	Ekre	1,190
10-053-01-006	Price	1,220
10-053-01-007	Ekre	1,130
10-053-02-001	Quarles	8,910
10-053-02-002	Kim	700
10-053-02-003	McGahee	2,020
10-053-02-004	Ramsey	2,010
10-053-02-005	Trull	1,920
10-053-02-006	Kim	4,610
10-053-02-007	Hall	2,170
10-053-02-008	Alexander	2,430
10-053-02-009	Frazier	2,300
TOTAL		1,192,081

ROA Page 526



TYPICAL STREETSCAPE IMPROVEMENTS TO GEORGIA AVENUE

SUMMARY

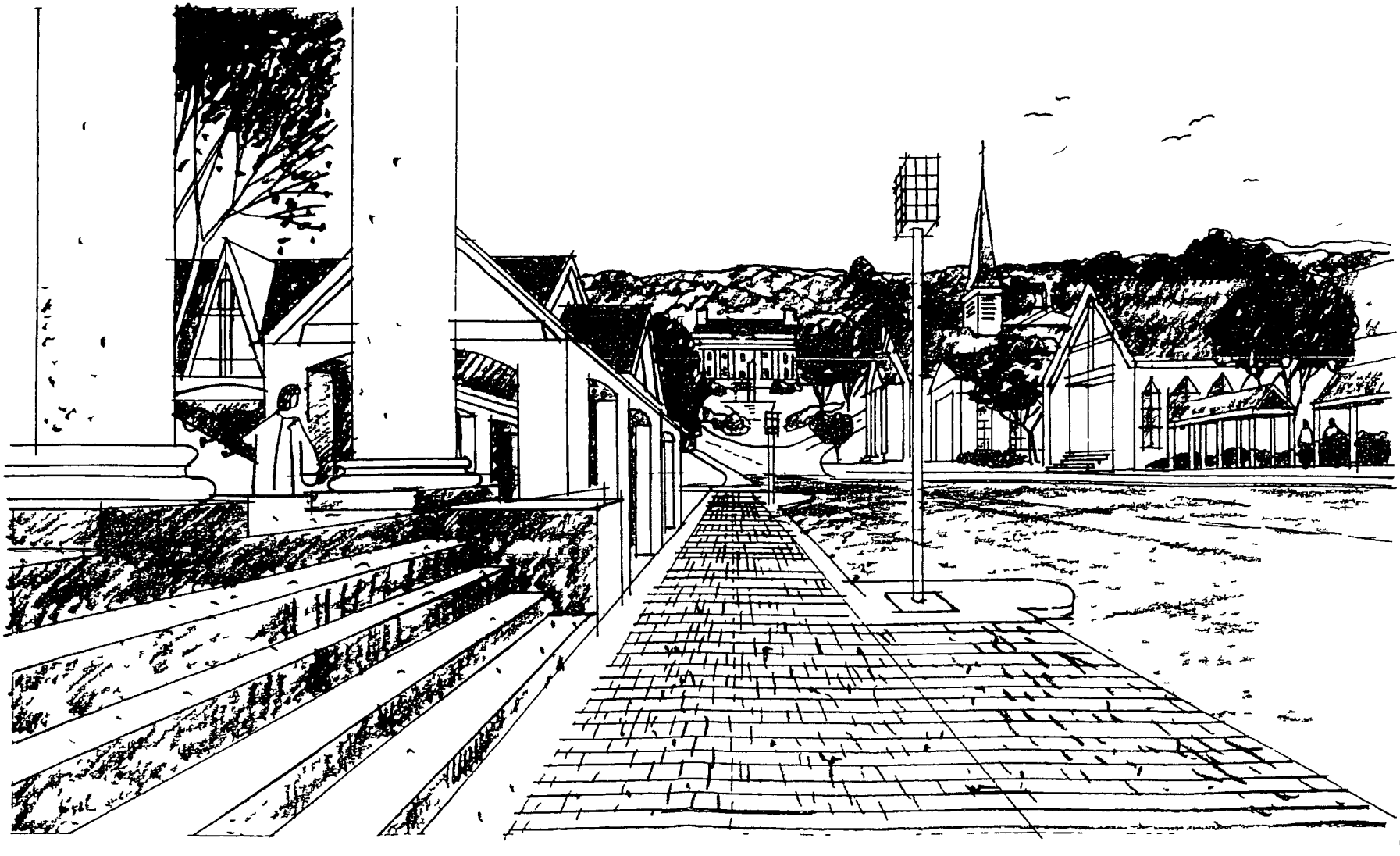
This report has chronicled the Urban Design Study of the Georgia Avenue Corridor The process commenced with the analysis of the central area of North Augusta and noted the strengths and weaknesses of the City Active public participation was solicited and was critical in aiding the process so that a more complete understanding would be reflected in the study The Recommendations listed in this report are comprehensive and they address local situations as well as the larger scale City plan

The next steps for the City of North Augusta are to implement the Recommendations as a public and private partnership

ROA Page 528

ROA Page 528

A000834

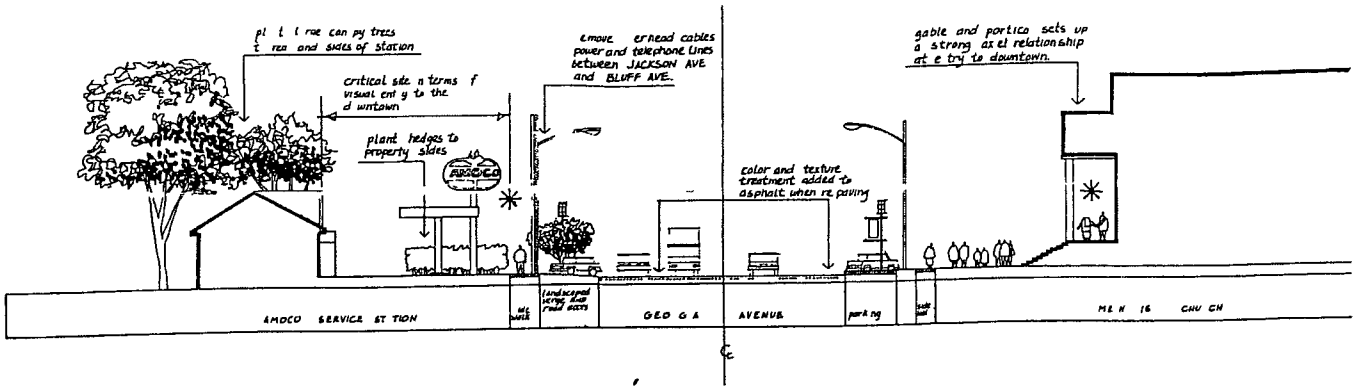


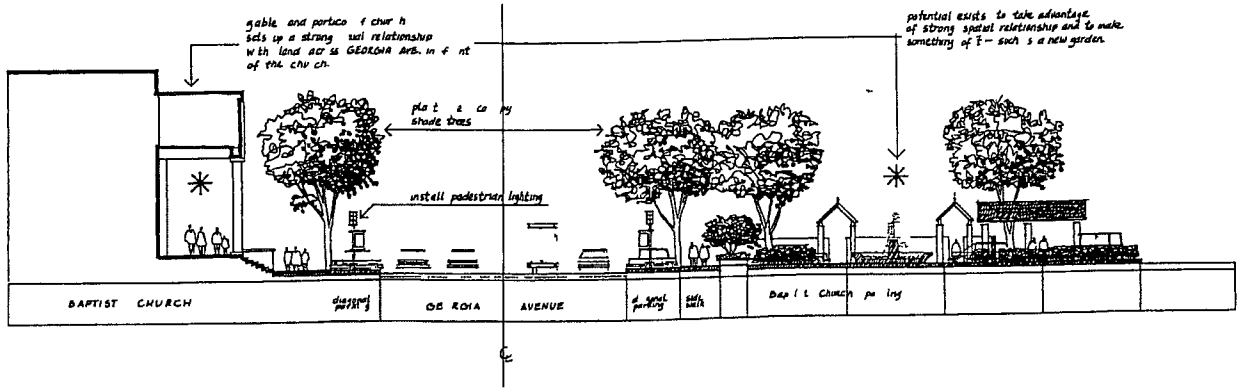
CHURCH DISTRICT - VIEW UP GEORGIA AVENUE TOWARDS
LOOK AWAY HALL

ROA Page 529

ROA Page 529

A000835

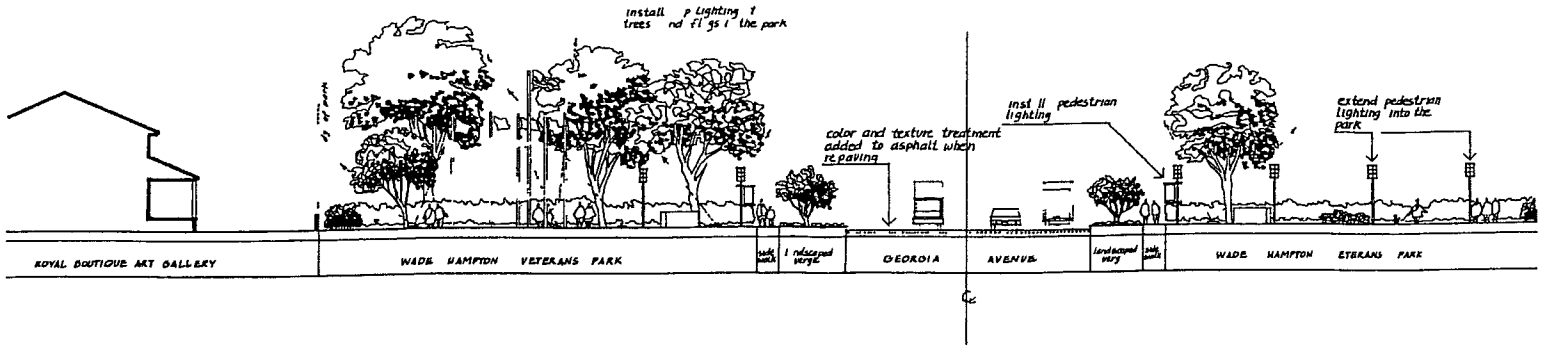


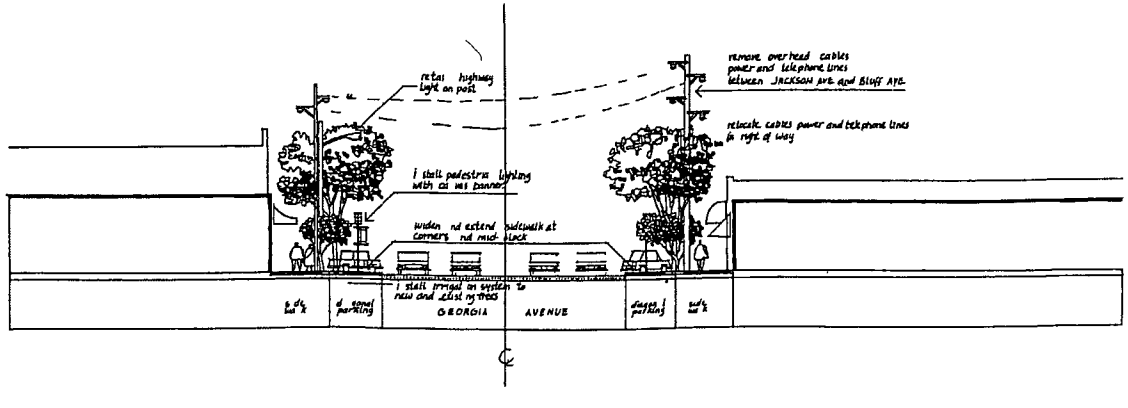


TYPICAL STREETSCAPE IMPROVEMENTS TO GEORGIA AVENUE

A000836

ROA Page 530

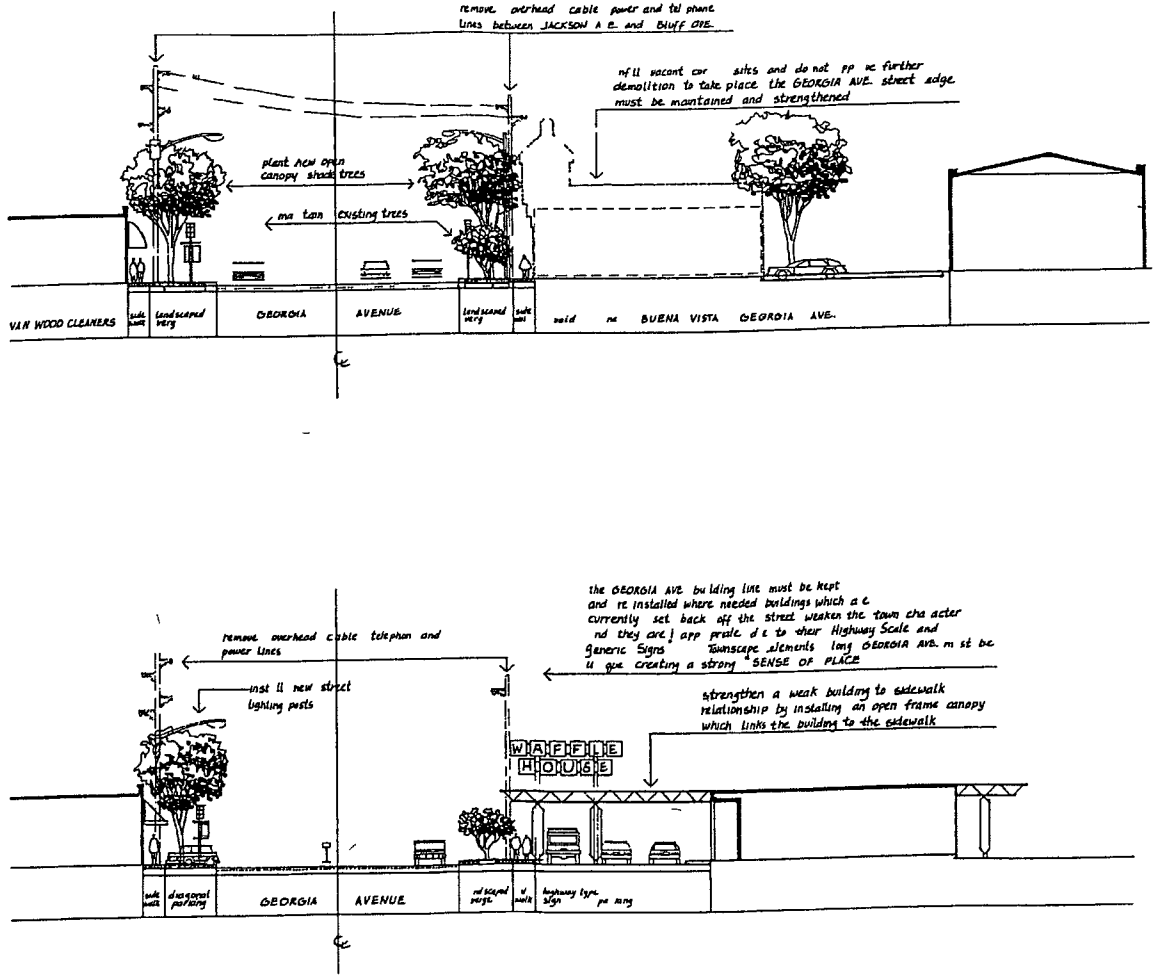




TYPICAL STREETSCAPE IMPROVEMENTS TO GEORGIA AVENUE

ROA Page 531

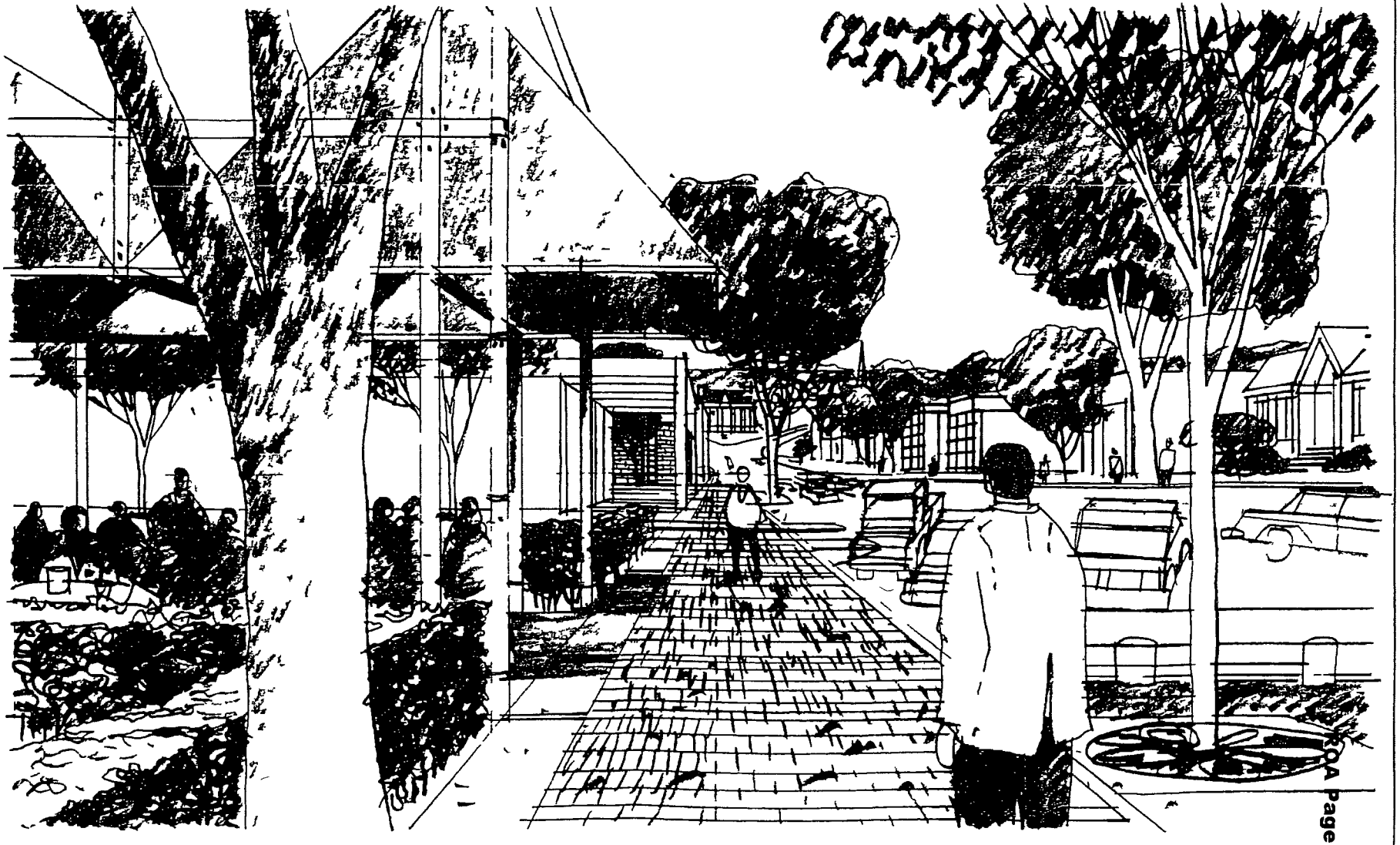
ROA Page 531



TYPICAL STREETSCAPE IMPROVEMENTS TO GEORGIA AVENUE

ROA Page 532

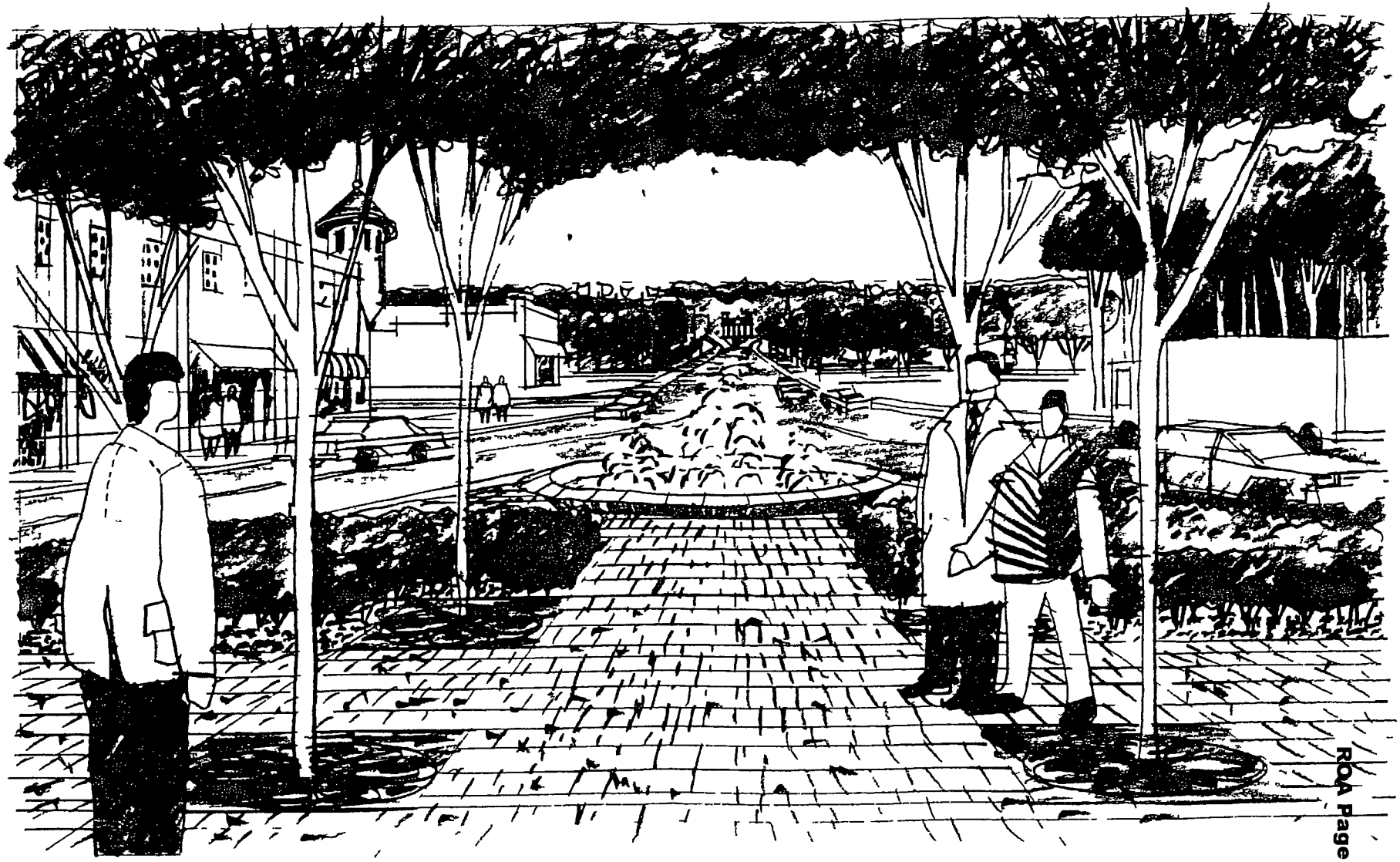
ROA Page 532



GARY S RESTAURANT VIEW UP GEORGIA AVENUE

ROA Page 533

ROA Page 533



OVERLOOK PARK - VIEW UP GEORGIA AVENUE

A000840

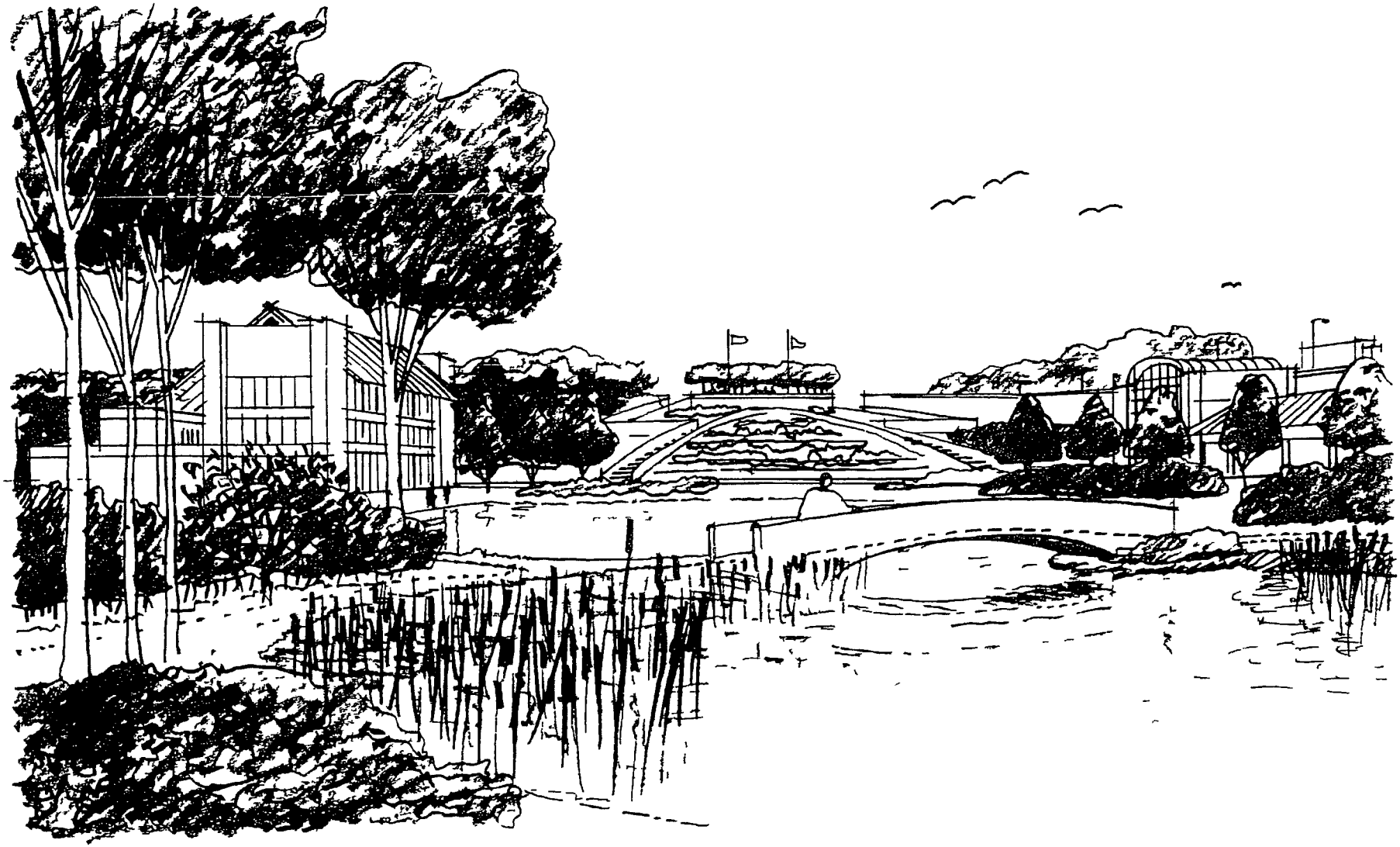
ROA Page 534

ROA Page 534

STEPS UP TO THE OVERLOOK PARK

ROA Page 535

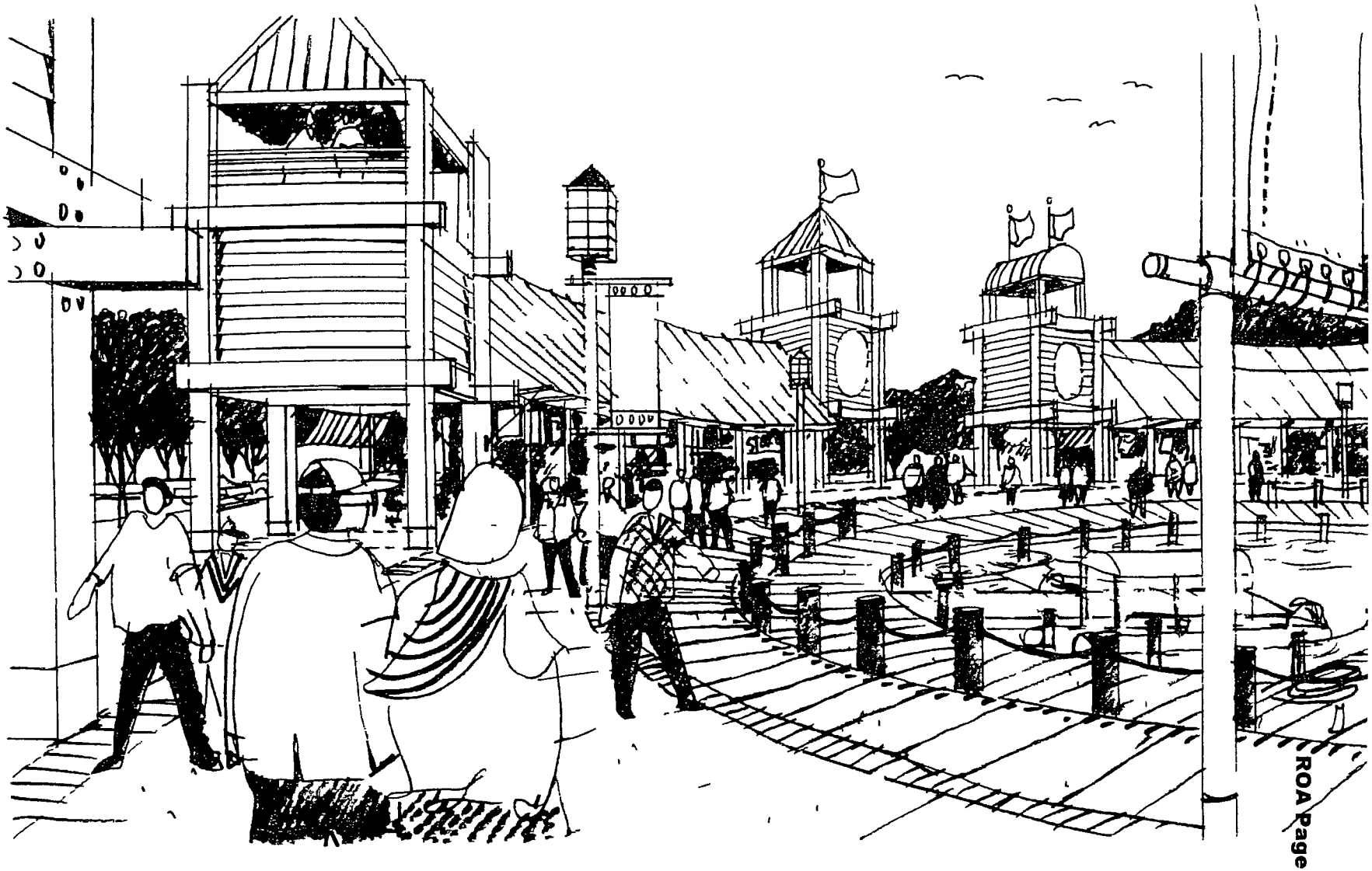
ROA Page 535



THE MALL - VIEW OF FARMERS MARKET AND OVER LOOK PARK

ROA Page 536

ROA Page 536

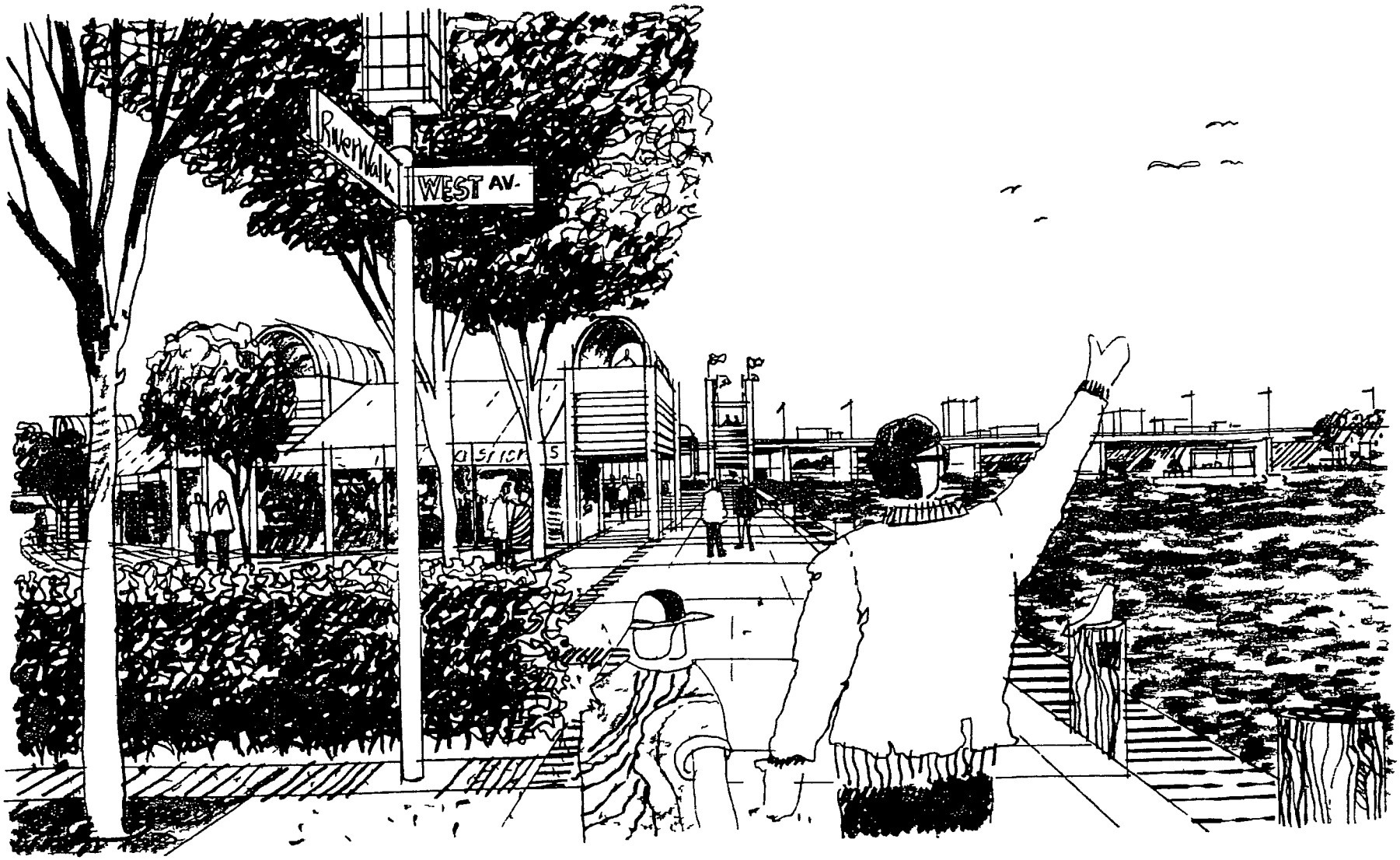


MARINA - VIEW OF CENTRAL AREA

ROA Page 537

ROA Page 537

A000843

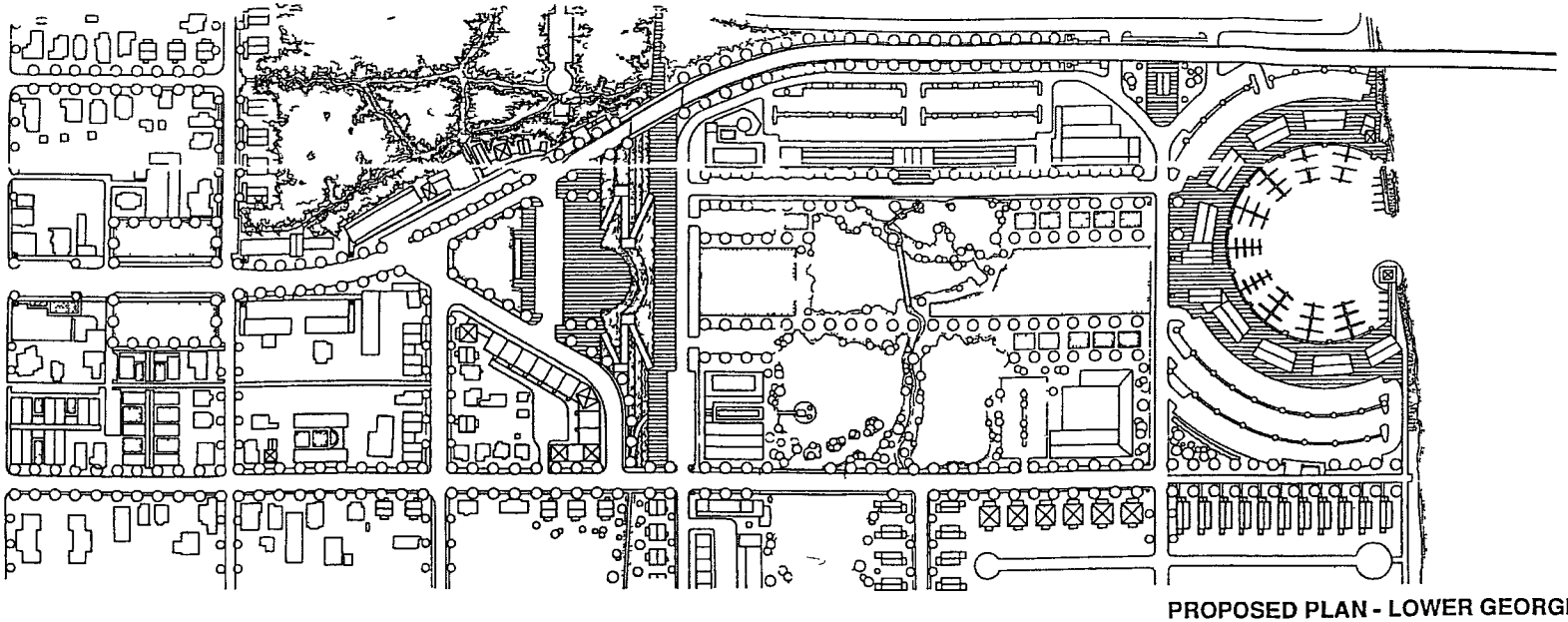


RIVER WALK - VIEW TOWARDS MARINA

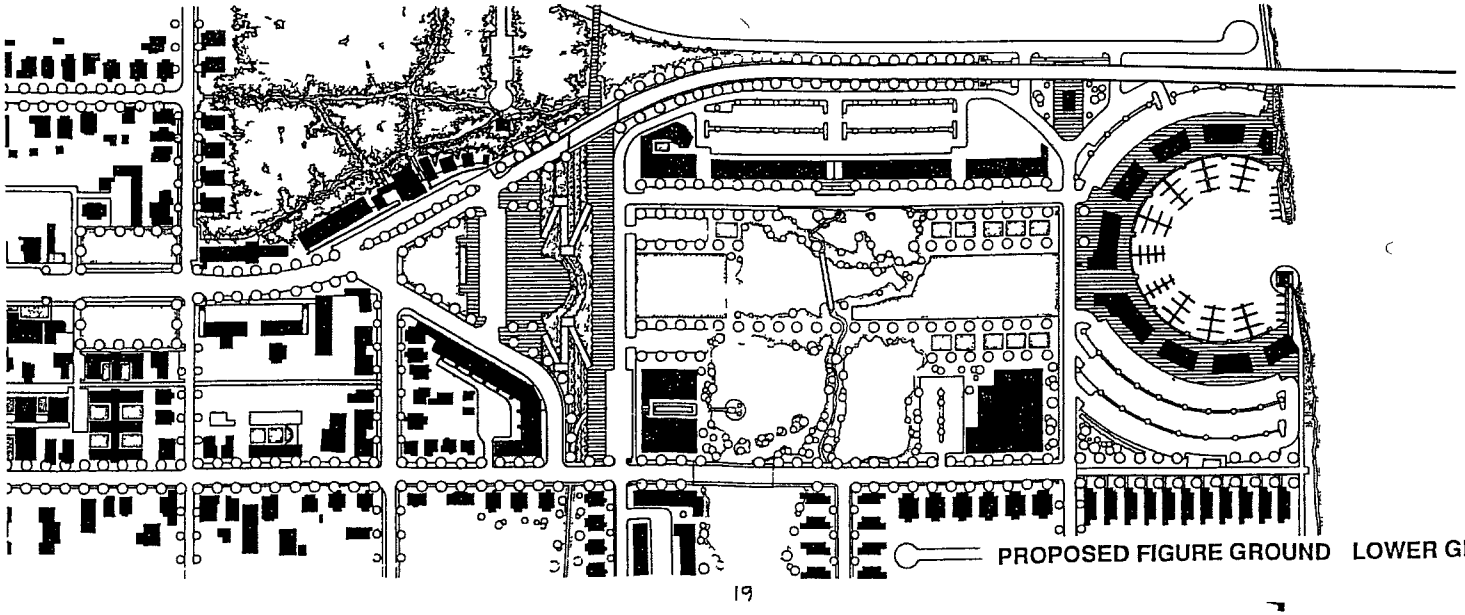
A000844

ROA Page 538

ROA Page 538



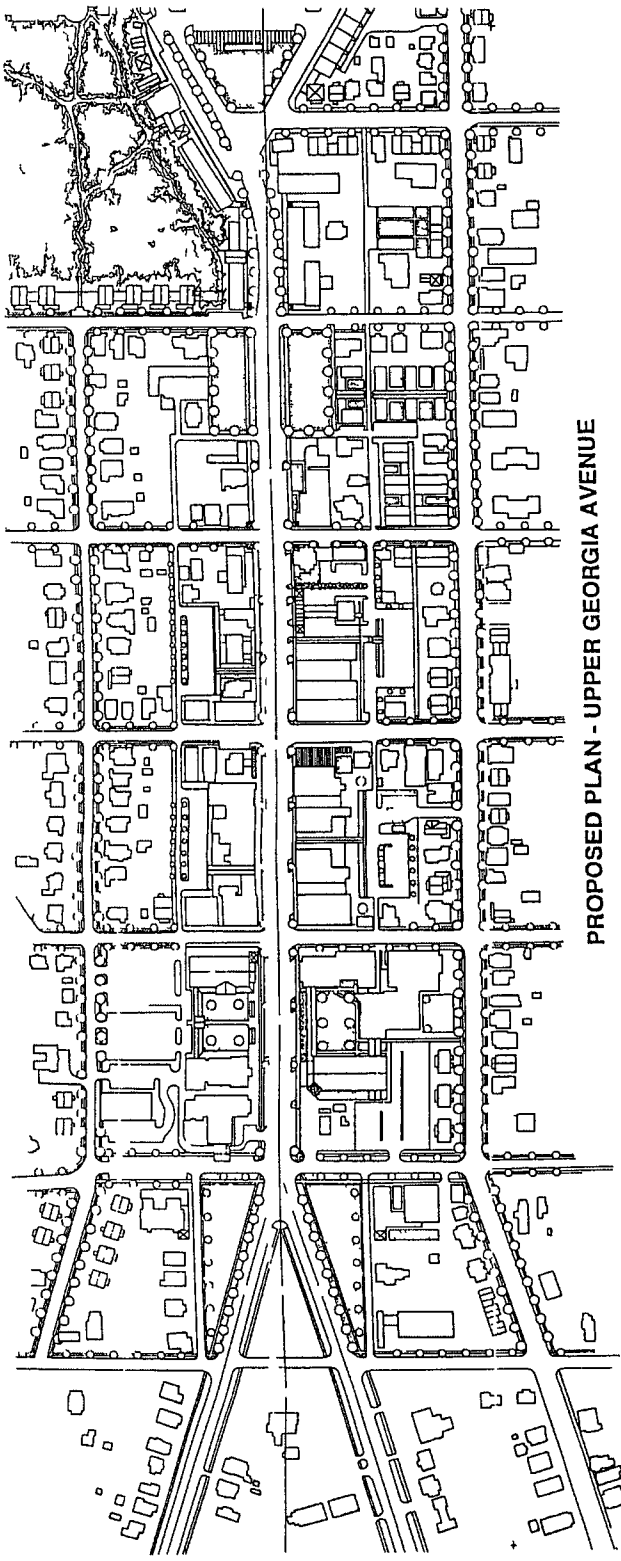
PROPOSED PLAN - LOWER GEORGIA AVENUE



PROPOSED FIGURE GROUND LOWER GEORGIA AVENUE

ROA Page 539

ROA Page 539



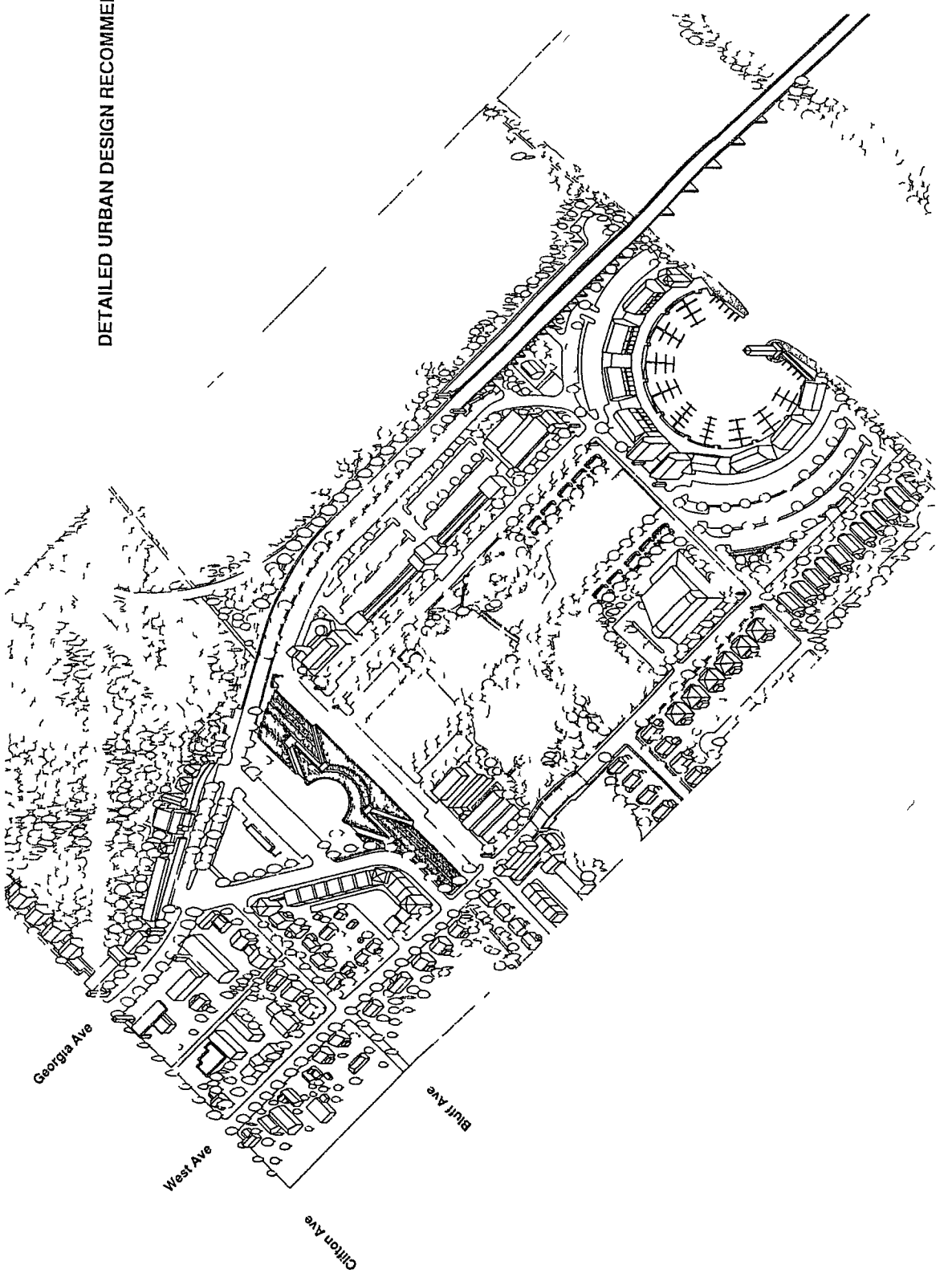
PROPOSED PLAN - UPPER GEORGIA AVENUE

PROPOSED FIGURE GROUND - UPPER GEORGIA AVENUE

A000846

16

DETAILED URBAN DESIGN RECOMMENDATIONS



A000847

17

ORDINANCE NO 2011-09
AMENDING THE 2005 COMPREHENSIVE PLAN
TO MEET THE REQUIREMENTS OF THE
2007 SOUTH CAROLINA PRIORITY INVESTMENT ACT

WHEREAS, on December 19, 2005, by Ordinance 2005-15, the North Augusta City Council adopted the 2005 Comprehensive Plan, a long range plan for guiding and managing the future development of the City of North Augusta over a ten year period as required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, and

WHEREAS, pursuant to Section 6-29-510 (E) of said Act, the Comprehensive Plan, including all elements of it, must be reviewed every five years and updated every ten years, and

WHEREAS, in 2007, the South Carolina General Assembly passed and the governor signed the South Carolina Priority Investment Act which amended the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 to identify new elements to be added to local government comprehensive plans at the time of a required ten year update or five year review, whichever is sooner, and

WHEREAS, the North Augusta Planning Commission has completed the required five year review and, following a June 16, 2011 public hearing, reviewed, considered and approved amendments to the 2005 Comprehensive Plan to comply with the requirements of the Priority Investment Act and recommended said amendments to the City Council for approval, and

WHEREAS, said amendments are attached in their entirety hereto as a new Chapter 11, Priority Investment and Plan Amendments, and

WHEREAS, the Mayor and City Council, following due process of law, held a public hearing as required by Section 6-29-530 of the Code of Laws of South Carolina on September 19, 2011, prior to consideration of the proposed amendments

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 2005 Comprehensive Plan for the City of North Augusta is amended to address the requirements of the Priority Investment Act, and Chapter 11, entitled Priority Investment and Plan Amendments and attached hereto, is hereby made a permanent part of the 2005 Comprehensive Plan and of this Ordinance

III This Ordinance shall become effective immediately upon its adoption on third and final reading

IV All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 3Rd DAY OF October, 2011

First Reading 9/19/11

Second Reading 9/19/11

Third Reading 10/3/11

Lark W Jones, Mayor

ATTEST

Donna B Young

Donna B Young, City Clerk

Chapter 9 – Land Use

9 1 Introduction

The most significant effect of the implementation of a comprehensive plan is on the development and use of land The historic development and use of land within the City of North Augusta has determined its current appearance and character The future of the city will be determined both by what exists in 2005 and the way land is developed henceforward The extent, timing and location of new development or the reuse of developed land will depend in large part on the elements described in the preceding chapters The type and rate of population growth, the quality of economic development, the location and scope of increased community services and facilities, the type and location of housing construction, expansion of the transportation system and the level of protection of natural and historic resources all effect land use

The purpose of this chapter is to profile existing land use patterns and trends and forecast future land use The chapter assesses existing land use by reviewing the factors that contribute to existing land use patterns, the problems with development patterns and constraints placed upon development The future land use plan reflects the community's desire to guide and direct growth and includes goals, policies and strategies that would support and reflect the goals, policies and strategies outlined in the eight previous elements of the plan The Future Land Use Map is included in this chapter and reflects the land use goals, policies and strategies

9 2 Existing Land Use

North Augusta is characterized by a mix of land uses including the traditional "Boeckh Plat" portion of the city, newer suburbs, developed primarily since 1950 when development of the Savannah River Plan was initiated, and undeveloped land, a majority of which has been annexed in the last 25 years Existing land use also includes commercial corridors of varying age, industrial areas, public and institutional uses, utilities and utility corridors and the transportation network, primarily roads and streets

An inventory of existing land use was completed utilizing the city's geographic information system (GIS) to identify the type, distribution and intensity of development in the city Parcels were classified by primary use and depicted on the Existing Land Use Map 9-1 The inventory was completed utilizing information contained in the GIS database, review of aerial photography flown in 2000, and field observations Land uses are classified under the following eight categories on the Existing Land Use Map

9 2 1 Low Density Residential

The majority of the low density residential acreage consists of single-family detached subdivisions developed at densities of four units to the acre or less The low density residential land is primarily located between major arterial and

collector roads Low density residential includes manufactured housing located on individual lots and mobile home parks, none of which are located with in the city limits but are scattered within the planning area

9 2 2 High Density Residential

The majority of the high density residential land use is in multi-family structures, assisted living facilities, or high density townhouse pattern development High density residential uses are scattered throughout the city and across a substantial portion of the planning area

9 2 3 Commercial

Commercial land uses are primarily concentrated in the arterial corridors and on some scattered parcels Uses include retail, office, highway-oriented business, and low-density residential This category includes single family residential of less than six units per acre The majority consists of single-family detached houses and subdivisions located between arterials and collector streets

9 2 4 Industrial

The industrial category includes manufacturing, warehousing and distribution uses and, in some cases, includes vacant land committed to future industrial development The majority of the industrial land use is located in the North Augusta Industrial Park east of US-1 and south of SC-125 Additional industrial land use is located on both sides of US-25 and I-20 between Ascauga Lake Road and the city limits

9 2 5 Transportation, Communication and Utilities

The transportation category includes roads, streets, railroads and other land committed to transportation uses It also includes utility substations, land devoted to municipal utilities including water towers and lift stations and radio, television and cell towers

9 2 6 Public and Institutional

This category includes government offices and facilities and institutional land uses Government uses include the municipal complex, public safety stations, libraries, post offices, schools and similar uses The examples of institutional land uses include churches and cemeteries

9 2 7 Parks, Recreation, Open Space and Conservation

This category includes land dedicated to active or passive recreational uses including the city's parks and recreation facilities located throughout the community, public and private golf courses, conservation areas and the North Augusta Greeneway The largest individual parcels include Riverview Park and the River Golf Club

9 2 8 Vacant

This category includes land that is not currently developed or is utilized for forestry or agricultural purposes It includes both large and small unimproved parcels throughout the community

Table 9-1

Existing Land Use

	Land Use Categories	Acres	Percent
1	Low-Density Residential	19,654	46
2	High density Residential	468	1
3	Commercial	1,036	2
4	Industrial	1,647	4
5	Transportation, Communication and Utilities	2,524	6
6	Public and Institutional	1,079	3
7	Parks, Recreation, Open Space and Conservation	1,098	3
8	Vacant	15,116	35
	Total	**42,622**	

9 2 9 Mapping Accuracy

There are approximately 7,420 acres in Edgefield County that are not currently included in the city's GIS database and are not included in Table 9-1 The majority of that land is dedicated to single family residential use or is vacant Edgefield County is significantly behind the City of North Augusta and Aiken County in the development of its geographic information and there is no readily accessible source of data that can be blended with the city's current system The lack of data on land use, parcel size, relationship and ownership in Edgefield County will create problems for the city in future years as the community grows to the north and west into Edgefield County

9 3 Assessment of Existing Land Use

The development of North Augusta has been influenced by many of the same factors that have affected communities throughout the country Those factors include major historic events including wars and the country's response to war The Savannah River Site is an example in our area Additionally, fluctuations in the national economy, advancements in

transportation and communication systems, improvements in building practices and national trends in housing style and demand regularly influence development patterns Land use patterns have also been influenced by the area's geography and climate, the location of natural features, including the Savannah River and the fall line, natural and man-made disasters including periodic flooding of the Savannah River, the extension of public facilities including roads and highways, the development and expansion of major federal and state facilities and local development regulations

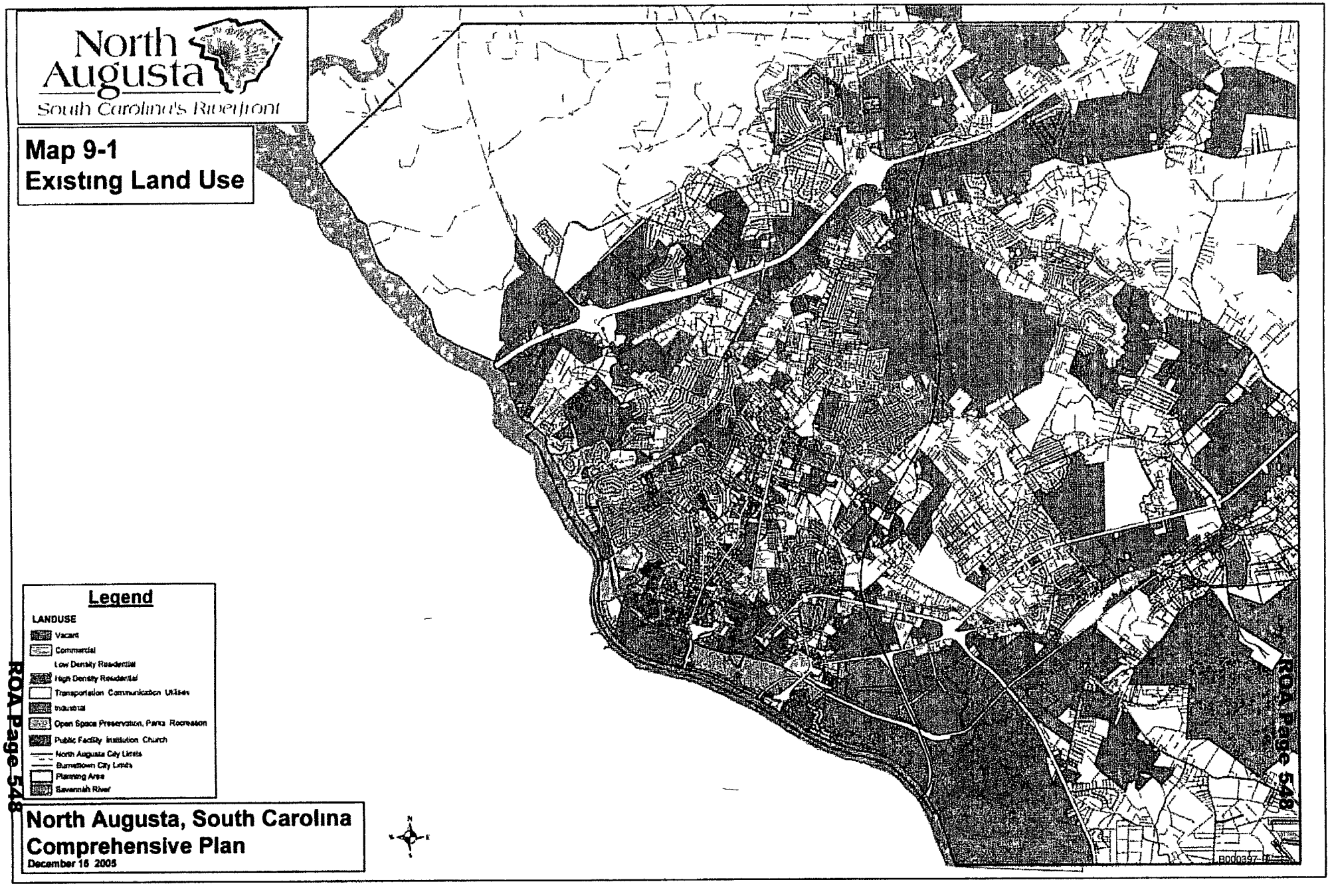
A substantial amount of currently vacant land is located in the immediate vicinity of the two I-20 interchanges Much of that land is zoned for commercial use Additionally, the owners of sizeable parcels of land in those areas not currently zoned for commercial use have inquired about rezoning The availability of commercially zoned land adjacent to the interstate could attract commercial development to that area at the expense of older areas of the city

9 4 Historical Influences on Land Use

Existing land use in North Augusta reflects the history of the area North Augusta was originally conceived and developed as a first tier suburb of Augusta However, it was planned as a freestanding community with its own commercial downtown, residential areas, parks and open space, tourism and recreation facilities, and a substantial area set aside for industrial and manufacturing uses A bridge spanning the river at 13th Street and the subsequent development of early mass transit in the form of a trolley line brought the community closer physically to Augusta

Periodic flooding of the Savannah River significantly influenced the community's development, especially in those areas below the bluff Large scale but temporary construction activity and the associated jobs influenced the community when major regional facilities including Thurmond Dam and Lake, the Savannah River Site and Fort Gordon were constructed Those facilities have also created permanent jobs, attracted suburban residential development and supported commercial development Regional facilities located in Augusta including the Medical College of Georgia and University Medical Center also influenced the rate of growth and development in North Augusta Public utilities and roads have been improved and extended to meet demands created by periodic growth As a result the city is currently well served by public water, sewer and solid waste services, electricity, natural gas, and communications and transportation

Local zoning subdivision developmental regulations have had a major impact on land use patterns Originally implemented in the early 1950s, the primary purpose of the city's zoning regulations was to segregate land uses to protect public health, safety and welfare The city's zoning regulations were consistent with national models at the time and separated land uses into residential, commercial, industrial and recreation zones and established basic standards related to lot size, coverage and parking requirements for different land uses Additionally, subdivision regulations set forth the standards for converting vacant land into building lots Subdivision regulations also include design


North Augusta
South Carolina's Riverfront
Map 9-1
Existing Land Use
Legend
LANDUSE
Vacant
Commercial
Low Density Residential
High Density Residential
Transportation Communication Utilities
Industrial
Open Space Preservation, Parks Recreation
Public Facility Institution Church
North Augusta City Limits
Burnettown City Limits
Planning Area
Savannah River
North Augusta, South Carolina
Comprehensive Plan
December 16 2005
ROA Page 548
ROA Page 548

standards for water and sewer systems, stormwater drainage and streets Zoning and development standards also identify procedures for the approval of development plans

The city's zoning, land use and development regulations have been updated several times The updates have generally occurred once per decade The most recent update of the city's zoning and land development regulations was in 1996 The land development regulations are due for another update

9 5 Past Land Development Patterns

The "contemporary" development patterns of the last 50 years have been the generally accepted norm across the region and the country The impact of those patterns, however, has been significant on the downtown area and older more compact neighborhoods In the 20 years between 1980 and 1999, the city developed 1,770 lots on 866 acres, an average of 2 04 lots per acre (gross density) If the subdivision acreage is reduced by 20% to accommodate for streets and stormwater detention, the resulting net density is 2 55 lots per acre The portion of the city included in the 1891 Boeckh plat generated approximately 13 lots per acre

However, since 2000, primarily as a result of changing demands in the housing market, density has increased slightly Between January 1, 2000, and March 31, 2004 the city platted 608 lots on 283 acres resulting in 2 15 lots per gross acre and 2 69 lots per net acre The trend toward higher density development and smaller units should continue over the next ten years

Table 9-2

Real Estate Developed 1980 – 1999

Subdivisions	2
Lots Developed	1,770
Acres Developed	866

Source North Augusta Department of Economic and Community Development

Table 9-3

Real Estate Developed 2000 – 2004

	Subdivisions	Lots	Acres
2000	4	116	46 29
2001	6	162	69 09
2002	2	85	29 96
2003	9	245	137 54
2004	7	195	68 26
Total	**28**	**803**	**351 14**

Source North Augusta Department of Economic and Community Development

9 6 Current Land Use and Development Trends

Some of the impacts of sprawl development including the increased dependence of the automobile and traffic congestion have been mentioned in other chapters There are three types of development patterns typical of urban sprawl They include leapfrog development, strip development, and low-density single dimensional development All three are evident in North Augusta

9 6 1 Leapfrog Development

Leapfrog development occurs when a new urban use, a residential subdivision for example, is developed in a rural or semi-rural location removed from the existing urbanized area The new subdivision is often attractive to homebuyers because of its remote location and generally lower cost for a new home The new subdivision is still close enough to take advantage of many urban services and amenities but requires a longer travel distance and travel time to access many of the services When new subdivisions are developed in this manner, they increase the demand for public facilities and services including schools, police and fire protection, water, sanitary sewer and road maintenance

New scattered subdivisions often conflict with their rural neighbors and increase development pressures on surrounding undeveloped land Residential subdivisions with single-family homes on relatively large individual lots at a low density are the primary examples of leapfrog development in North Augusta

Current state law in South Carolina supports additional leapfrog development Both cities and counties are empowered with essentially the same ability to regulate and approve land development Therefore, an informal but sometimes significant competition between property owners, and in some cases local governments, for development activity arises Additionally, South Carolina annexation laws constrain the orderly growth of cities into unincorporated areas Voluntary annexation of land into North Augusta has generally been tied to the extension of water or sewer or both into the undeveloped land Annexation of unimproved land affords the city the opportunity to control the type and quality of development The limitations created by the state law and the city's natural desire to control the quality of its built environment have resulted in significant leapfrog development and sprawl The alternative, however, would have been even less dense development in unincorporated Aiken County where the standards for utility installations, street construction and subdivision design are substantially below those of the City of North Augusta

One example of subdivision development in the county is the prevalence of subdivisions with "flagpole" lots Flagpole lot development is attractive because it is relatively inexpensive A substantial number of relatively large lots can be developed with a minimal amount of new road construction Flagpole lots generally rely on septic systems for sanitary sewer and often utilize wells for

potable water Flagpole lots are often platted irrespective of the terrain Subsequently, the rather lengthy driveways are poorly constructed and maintained, creating erosion problems and making it difficult for public safety vehicle access The city has annexed a number of previously platted flagpole lots

9 6 2 Strip Development

Strip development is marked by extensive commercial development on both sides of major arterial roads In most cities a combination of individual businesses and large shopping centers occur in a linear pattern on major arterials and in many cases on the adjoining collector streets The largest concentration of such development occurs near interstate highway interchanges and where major arterial roads intersect one another Typical characteristics of strip commercial development include multiple curb cuts, large expanses of asphalt parking lots and numerous commercial signs

Ironically, the desire to separate land uses (i e separating commercial from residential areas), the construction of new roads, the widening of existing roads and trends in the commercial real estate market have contributed to strip commercial development This development pattern, while widely accepted, is often cited as an unsightly and inefficient use of land and a major contributor to traffic congestion

US 25 through Belvedere, Richland Avenue and Whiskey Road in Aiken, and Gordon Highway and Washington Road in Augusta are extreme examples of the effects of poorly planned strip commercial development In North Augusta strip commercial development occurs on sections of Georgia Avenue, Knox Avenue and East Martintown Road In recent years North Augusta has developed improved and enforced policies to significantly limit the extent of strip commercial development, most notably on West Martintown Road

The alternative to strip commercial development, while still meeting the demands of the contemporary commercial real estate development market, is to provide for commercial development in nodes or clusters at the intersection of major arterials The city has been fortunate that the intersection of East Martintown Road and Knox Avenue is following this pattern and is developing as a major commercial hub Traffic congestion, however, will continue to be a problem with major commercial development on arterial corridors Congestion management techniques include regulating access, coordinating access points across and between all of the parcels in the commercial node and controlling traffic flow through improved signalization The South Carolina Department of Transportation (SCDOT) cannot adequately manage traffic congestion in growing commercial areas because it can not consider land use or more than one private parcel at a time in its access management decisions

A second technique is to encourage higher density residential development close to commercial corridors and to provide for commercial development adjacent to established residential areas The effect will be to reduce travel distances between residential areas and commercial destinations

A third technique is to provide for small-scale neighborhood commercial uses within or adjacent to lower density residential subdivisions Small scale compatible commercial uses in close proximity to residential areas will increase opportunities for walking and biking and reduce the need for vehicular trips

9 6 3 Single Use Development

As described above, North Augusta, like most communities, has a large expanse of low-density single family residential subdivisions Typically, detached single family residences are located on relatively large lots, a quarter acre or more, and front on local streets that most often terminate at a cul-de-sac Many subdivisions are connected to arterials or collectors at a single access point Until recently, subdivisions were developed with no other complementary improvements or land uses including sidewalks, neighborhood parks, open space or neighborhood commercial sites Low-density single family residential subdivisions are widely accepted in the market place and offer a style of living that many families have come to desire and expect

Land development regulations, the extension of public facilities and the availability of cheaper land in outlying areas of the community are factors that have contributed to the proliferation of single use development since World War II The traditional Euclidian approach to zoning exercised by the City of North Augusta since the 1950's has had the affect of maintaining a separation between residential, commercial, industrial and institutional uses And, as mentioned above, the extension of city water and sewer service through annexation agreements has had the effect of encouraging additional low density single use development

Single use development, primarily residential, is often criticized for being an inefficient use of land for increasing dependence on the automobile and contributing to traffic congestion However, in North Augusta's case most residential subdivisions are developed at low densities because they are encouraged by the city's subdivision regulations Higher densities or a cluster development pattern could be more efficient and could save valuable open space Additionally, subdivisions are often developed in isolation from one another with no planning for adequate traffic circulation The result is more traffic on collector and arterial streets and an environment less friendly for pedestrians and bicyclists The resulting separation from otherwise complementary uses including parks, open space and neighborhood businesses makes residents almost totally dependent on an automobile to move from home to other locations Single use,

low density development also makes it difficult for the provision of cost effective public transit

Much of the vacant land available for development in the city in recent years was zoned Planned Development (PD) upon annexation The PD District permits a mix of uses including residential, commercial and office However, almost all of the vacant land zoned PD and developed in the last ten years has been developed as single family residential subdivisions

9 7 Effects of Current Trends

Current land use and development trends including leapfrog development, strip development and single use development are creating several negative effects on the quality of life in the community If the trends are changed the negative effects can be reduced or stopped and positive effects generated

9 7 1 Blight and Disinvestment

As population moves away from the traditional center of the city, commercial uses follow it The result is disinvestment in the downtown area and in older neighborhoods Disinvestment fosters blighting influences including a lack of maintenance of private property and reductions in property values generally Neighborhoods developed on the fringes of the city prior to the housing boom created by the Savannah River site in the early 1950's and those developed for modest homes during the 1950's and 1960's are now showing symptoms of neglect, disinvestment and blight Symptoms include an increase in the ratio of rental to owner occupied units, a reduction in the level of routine maintenance on structures, poorly maintained or overgrown yards, inoperable vehicles parked on streets and in yards, outdoor storage and clutter In some neighborhoods the infrastructure constructed in conjunction with the neighborhood, i e streets, storm sewers, and curbs, gutters and sidewalks where they exist, are in various states of deterioration and failure Neighborhoods that exhibit some symptoms of blight and disinvestment include portions of Carsville, Green Acres, Crystal Lake, Summerfield, Crestland, Brierfield and Lynnhurst

Historically, as commercial development progressed on East Martintown Road and up Georgia Avenue toward Belvedere, downtown retail declined Retail structures in the downtown were converted to less intensive office uses or demolished for parking lots The major churches in the downtown area exerted a significant influence through the removal of structures to develop parking lots Those lots serve a substantial, but infrequent, parking demand The decline of retail uses in the downtown area continues The downtown area has not enjoyed the commercial development and commercial spin-off that has occurred in other areas of the city as a result of the recent investment on Knox Avenue

Additionally, most of the homes in the neighborhoods adjacent to the downtown were older and smaller than the homes being developed in newer subdivisions Many of the older units were converted to rentals or became de facto low and moderate income housing The result was an extended period of low maintenance Housing conditions, especially west of the downtown area, reflect the lack of maintenance

Ironically, the shopping centers on East Martintown Road that created the initial negative impacts on downtown retail are now experiencing similar problems North Augusta Plaza, Crossroads Plaza and Martintown Plaza have all been adversely affected by new commercial development in the Knox Avenue corridor All three shopping centers lost tenants to the Shoppes at North Augusta and commercial parcels made more attractive by the Knox Avenue improvements The result, however, has been an increase in the retail market share because retail dollars are being attracted from Augusta As a result the negative impact on the existing centers has been relatively short term and they are finding new tenants for the vacated space The same is not true of Edgewood Square, the center on Edgefield Road that was anchored by Wal-Mart for almost twenty years The 125,000 square foot 'big box' that formerly housed Wal-Mart was vacated in 2003 when Wal-Mart relocated to a new 205,000 square foot building in the Shoppes at North Augusta

Competition in the commercial real estate development market, however, can outpace the growth in retail demand New commercial space, if developed faster than the market grows, can result in permanent or long term empty commercial space The recently approved River Commons development to be anchored by a Lowe's Home Improvement store affected the ability of the owners of the former Wal-Mart facility in Edgewood Square to attract a Home Depot to fill the vacant space North Augusta is experiencing the same 'empty big box' syndrome that has affected many other communities across the country as a result of changes in retailing

Similar dislocation will occur if new commercial real estate developments are approved in the wrong locations A small but growing retail market is moving to the outskirts of the community If fringe commercial development occurs at a pace faster than the retail market can support it, it is entirely feasible that retail tenants of North Augusta Plaza, Crossroads Market, Martintown Plaza and possibly the Shoppes at North Augusta and River Commons, will relocate to new commercial developments on the outskirts of the city The most likely area for the new commercial development initially is on US 25 both north and south of I-20

It is frequently argued that new commercial development will improve the tax base of the community and provide additional shopping choice to citizens That is true as long as the retail market is expanding If the result is the relocation of tenants, then the opposite is true North Augusta Plaza, Crossroads Shopping Center and Martintown Plaza have paid significant taxes to the city over the last

20 years A loss of tenants in those centers similar to the loss of Wal-Mart in Edgewood Square will reduce tax revenues to the city and decrease retail choices to citizens because of the longer drive to a retail destination

9 7 2 Demand on Public Facilities and Services

As the downtown area, older neighborhoods and older commercial areas are or could be declining, other parts of the city are being developed and converted from rural to suburban uses New residential and commercial development in the outlying areas generates an increase in the demand for water, sewer, sanitation and stormwater services Additionally, the demand for public safety, education, roads and other public utilities increases dramatically The provision of most of those services and the maintenance of most of those facilities will become the responsibility of the city Already, an elementary school is being developed by the Aiken County School District on Five Notch Road to meet the demand of residential development north of I-20 The city also has plans for a new Public Safety Substation adjacent to the Palmetto Parkway

At the same time that demands for service on the periphery of the original community are increasing, the values of property in declining neighborhood are decreasing or stagnating Stagnant and decreasing property values can ultimately result in a reduction in taxes paid to the city, county and school district The reduction in the relative share of taxes paid by declining neighborhoods further reduces the city's ability to respond to increased demands for service in newly developing areas

Suburban growth has also increased traffic on area roads Increased traffic creates the need to improve major intersections, install new traffic signals and controllers, and widen, extend and construct new collector and arterial roads Additionally, demand has grown for the expansion and extension of the Greeneway system for bicycle and pedestrian traffic It is likely that demand for mass transit through the Best Friend Express will also increase over time, primarily from those with special needs

The city has successfully maintained its ability to provide water and sewer services to new developments through adequate planning and capital investment Additionally, the federally mandated requirement for stormwater management is being addressed by the city through the 2002 implementation of the stormwater utility fee and stormwater management program The demand for additional parks and recreation programming in additional locations will also increase dramatically Meeting the demand for new parks to provide increased recreation opportunities will be expensive and creates a significant challenge New developments can and should participate in the cost of meeting that demand

9 7 3 Impact on the Natural Environment

The impact of land use and development patterns on natural resources in North Augusta is typical of most suburban development New development replaces natural ground cover with impervious surfaces including buildings, driveways, roads and parking lots Although drainage facilities are required to be built in conjunction with new land development, there is an inevitable increase in stormwater runoff to natural drainage ways While stormwater volume can be accommodated, quite often pollutants are carried with the runoff and the quality of the water in the drainage ways is adversely affected

Development also alters local wetlands, flood plains and wildlife habitat, which has both environmental and economic consequences Alteration of flood plains and wetlands make it considerably more difficult for drainage ways to handle large volumes of water during periods of heavy rainfall Flooding that can result further alters the floodplain and creates an economic cost to the community and adjacent property owners

Air quality is affected As pointed out in the Natural Resources element, the Central Savannah River Area is currently experiencing high levels of ground level ozone Increased urban development introduces more sources of air pollution Increased air pollution, if not adequately addressed, has implications for the health of North Augusta citizens, the viability of economic development projects and investments in transportation improvements Patterns of land development can also disrupt or eliminate plant and animal habitats and reduce the amount of open space Some species of wildlife can adapt to the changes but others cannot Land development patterns can be influenced in a way to maintain wildlife corridors and preserve significant wildlife habitat

9 7 4 Impact on Quality of Life

The term 'quality of life' means different things to different people In urban areas, it can mean a good climate, employment opportunities, affordable housing price and a wide choice, good schools, convenient and uncrowded transportation facilities, and adequate recreation and cultural amenities

There are a number of conflicting viewpoints on the impact of sprawling growth patterns on the quality of life Advocates of compact development argue that sprawl consumes valuable open space, increases congestion and the time spent in traffic, creates remote and isolated neighborhoods and contributes to the decline of downtown and older neighborhoods Alternatively, some argue that most Americans prefer a low-density living environment and that suburbanization actually reduces traffic congestion The differing viewpoints are evident to the North Augusta city staff, Planning Commission and City Council in the review and consideration of proposed development projects Conflicting feedback on the impacts of developments and the effect on the quality of life is not uncommon

Many citizens reflect the NIMBY (not in my back yard) attitude when faced with the prospect of a new nearby residential or commercial development They sincerely argue that open space and timberland and green areas should be maintained to minimize negative impacts on existing neighborhoods The attitude is generally that the new development should absorb the cost of maintaining open space and timberland and green areas to minimize negative impacts Citizens request the strictest enforcement of development regulations related to buffering existing subdivisions from new development but vehemently resist regulations that promote connectivity, both vehicular and pedestrian, through street linkages and sidewalk construction There is little discussion of or recognition that commercial and higher density residential developments provide a greater return to the city in the form of tax and fee revenues and proportionately demand less in services (with the possible exception of public safety services to multi-family residential uses) However, there are regular and consistent requests to improve public facilities and services (water, sewer, stormwater, streetlights, recreation, sanitation, public safety) or to provide them to underserved areas

9 8 Growth Management to Overcome the Effects of Current Trends

The Introduction chapter of the 2005 Comprehensive Plan discussed the ten Quality Development Principles Quality Development is compact, pedestrian oriented, mixed use development that reuses land and refocuses a larger share of growth into the central area of the community and areas that are already served by infrastructure Quality Development reduces the share of growth that occurs on newly urbanizing land, farmland and environmentally sensitive land Growth management is defined as government programs that control the timing, location and character of land use and development, and when used effectively, can implement Quality Development Principles

There are a number of growth management strategies that can be employed to manage and implement Quality Development Prior to implementation growth management strategies should be evaluated on the potential to achieve several objectives Some of the objectives are included in the American Planning Association definition of Quality Development, others reflect good decision making and some are unique to North Augusta The degree to which a proposed program, regulation or decision meets the objectives can be determined by answering the following questions

1 Does it implement the vision of the Plan?
2 Is it cost effective? Will it achieve the desired result at a reasonable cost?
3 Will it serve to maintain or expand the unique sense of community and place that is North Augusta?
4 Is it equitable? Is it fair and does it benefit the greater community?
5 Does it expand available choices in housing, goods, services and transportation?
6 Is it affordable? Are adequate funds available to implement it?
7 Does it promote public health and the health of the community?
8 Is it a priority? Is it an important program to implement now?
9 Does it preserve natural and cultural resources?

9 9 Growth Management Programs

Growth management strategies to overcome current trends can be categorized in three program areas Redevelopment projects invest in underutilized land in previously developed areas Cities throughout the country are using redevelopment to create revitalized neighborhoods, downtowns and cultural districts Infill development projects invest in vacant land within older areas of a community Infill is transforming cities and suburbs by creating walkable retail districts and neighborhoods, introducing mixed use projects and emphasizing human scale development Neighborhood revitalization is achieved through programs that facilitate reinvestment in existing and older neighborhoods Commercial center revitalization encourages reinvestment in established commercial shopping centers through the addition of residential and office uses, creating new outparcels and improving pedestrian amenities

9 9 1 Downtown and Riverfront Redevelopment

Redevelopment plans for the downtown and riverfront areas of North Augusta were first conceptualized 20 years ago The series of plans for the downtown and the riverfront area adopted by the city are now in the early stages of implementation The city has initiated and financed much of that implementation activity

The developing riverfront areas of the community including RiverNorth, The River Club, Campbelltown Landing, and most recently, Hammond's Ferry in the central riverfront area, represent significant additions to the city RiverNorth and The River Club are very low density, higher priced residential developments The wetlands on those properties and market demand for riverfront lots have both contributed to pricing of lots Campbelltown Landing is a more moderately priced development Hammond's Ferry will be considerably denser and will offer a much wider range of housing choices However, it is unlikely that it will be described as affordable Within ten years it is very likely that the implementation of riverfront development along the city's Savannah River frontage will be consistent with the 1996 Master Plan for the North Augusta Riverfront Redevelopment District Land available for development on the Savannah River is now severely limited The annexation of riverfront parcels upstream and downstream of US 1 could provide for additional riverfront open space, commercial uses and residential development

Redevelopment in the downtown area has progressed more slowly The city's investment in the streetscaping of Georgia Avenue in 1999 has not generated the private investment anticipated at the time Coincidently, private investment on West Avenue in the downtown has been significant Most of the new investment has been initiated by small businesses The buildings constructed are consistent with the original West Avenue residential character and scale Much of the

investment on West Avenue occurred prior to the planned 2005 streetscape improvements

The redevelopment town center area of the downtown, bordered by Clifton Avenue, Georgia Avenue, the Greeneway and West Avenue, is progressing slowly Land assemblage by North Augusta 2000 and the city's decision to locate the new municipal complex in the town center will provide significant catalysts to additional redevelopment in the south end of the downtown

The Georgia Avenue corridor, however, will likely require additional public assistance to trigger private reinvestment It is important that redevelopment and new construction in the downtown area achieve the urban character envisioned for the downtown in the various redevelopment plans that have been developed since 1990 It is also important that redevelopment activity in the downtown include a mix of uses including retail, high density housing and professional office uses that provide jobs and pedestrian traffic

9 9 2 Neighborhood Revitalization

Some of the older, more modest neighborhoods in North Augusta are beginning to deteriorate Reinvestment in those neighborhoods through home improvements, construction of new homes on vacant or substantially underutilized lots and infill development on unimproved properties within and between existing neighborhoods can be pursued The issue of privacy in existing neighborhoods and some newer residential developments has been a deterrent to the development of needed infill housing

In recent years, the city has not undertaken any focused neighborhood revitalization program In the early 1980s, with the assistance of a multi year Community Development Block Grant, the city provided rehabilitation loans in older neighborhoods Since that time there have been no other programs on that scale A second Community Development Block Grant was awarded in 1999 to assist in the renovation of low income properties in the somewhat isolated Carsville neighborhood The Carsville program achieved only a modest success More substantial programs fueled by private investment will be necessary to create any significant impact

Infill development within and adjacent to existing neighborhoods will better utilize available infrastructure (potable water, sanitary sewer, storm sewer, roads and other utilities) It will also help to reinforce the strength of aging neighborhoods and increase density in older parts of the city Obstacles to infill development for the purposes of neighborhood revitalization include land availability, land cost and NIMBYism In many cases land that would otherwise be appropriate for development or redevelopment is not for sale or even potentially available for sale In cases where land appropriate for infill development is available, the asking price is often higher than can be justified for

the economics of an infill project Infill development is frequently opposed by existing neighborhood residents NIMBY arguments against neighborhood infill include increased traffic and a possible negative effect on property values A fear that is sometimes not clearly articulated is a fear of the type of people that might move into an infill development project Studies have shown that neighborhoods that include a variety of housing sizes, types and ages are more vibrant, remain vibrant longer and retain their values The Carolina Avenue and West Avenue corridors in North Augusta reflect the findings of the studies

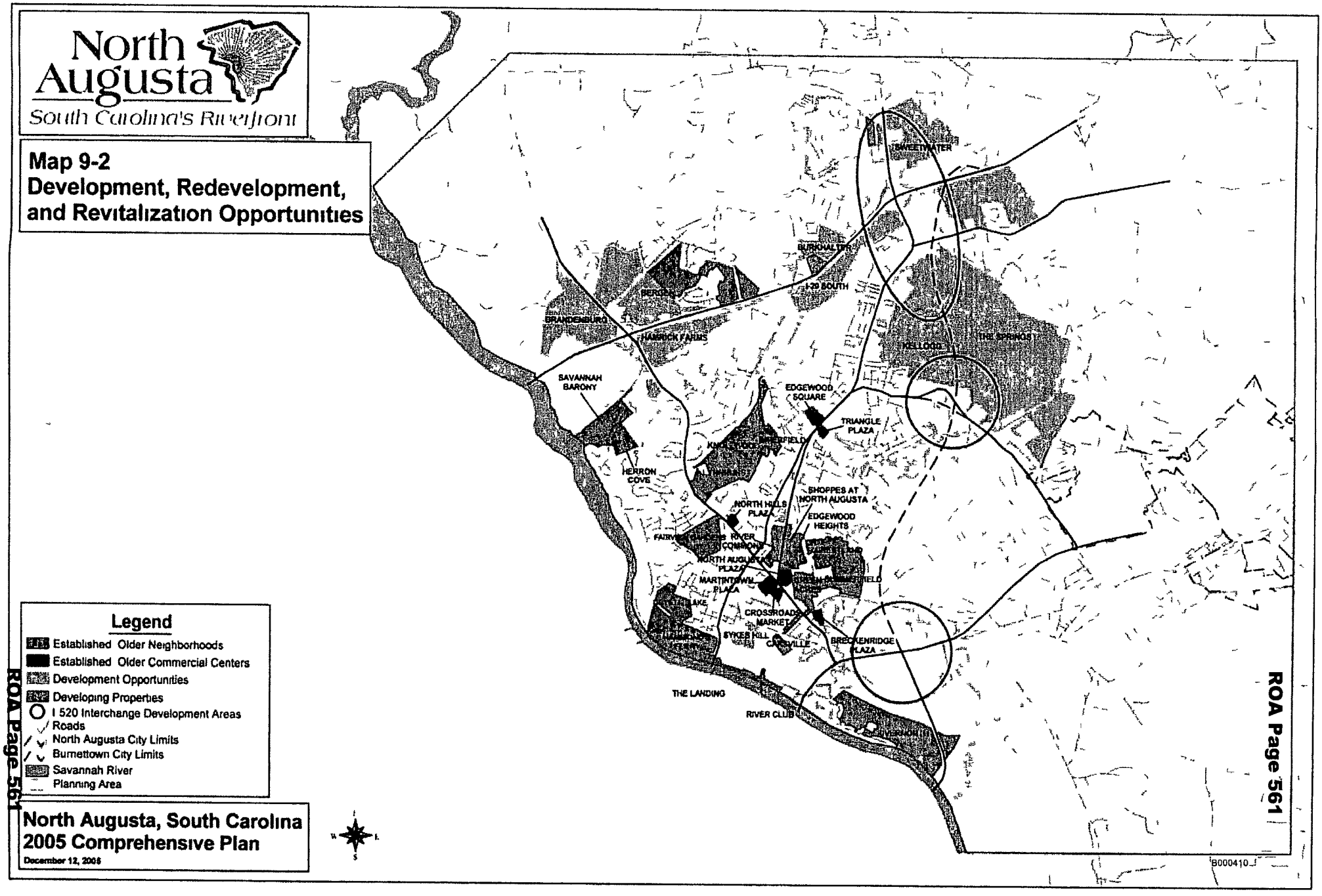
Neighborhood revitalization programs can take a number of forms Capital investment in streets, sidewalks, stormwater drainage, water and sewer could be targeted where necessary to improve the character of older neighborhoods Increased and proactive code enforcement related to poorly maintained properties including overgrown yards and deteriorating structures could also be pursued A more capital intensive approach could include subsidized loans and in some cases grants for the rehabilitation of existing structures and for the construction of new housing New infill housing construction could include detached single family units on vacant lots, the construction of accessory living units and the development of new multi-unit owner occupied housing on vacant parcels

Neighborhoods that could be appropriate for revitalization expenditure include Lynnhurst, Hillcrest, Crestland, Green Acres, Edgewood Heights, Ridgecrest, Fairview Gardens, Crystal Lake, Brierfield, Fowkewood, the Boeckh area and others

9 9 3 Commercial Center Revitalization

The redevelopment of older shopping centers provides potential for both infill development and redevelopment The development of new centers including The Shoppes at North Augusta and River Commons has increased the competition for tenants in older centers Breckenridge Plaza, Crossroads Market, North Augusta Plaza, Martintown Plaza, North Hills Plaza, Edgewood Square and Triangle Plaza lost tenants to new centers New commercial development has not decimated existing commercial properties but most have had difficulty maintaining full occupancy and are experiencing deferred maintenance, especially in the parking areas With the exception of Edgewood Square, and possibly Triangle Plaza, commercial centers in North Augusta have maintained a relatively stable retail mix

However, as the community continues to grow to the north and west, existing centers will age and will be competing with new commercial centers adjacent to or near I-20 at Exit 5 initially and then Exit 1 The need to reposition and refurbish shopping centers will increase over time The revitalization of commercial centers can include relatively simple and inexpensive façade renovations, additional landscaping and modifications to the internal circulation systems In some cases, shopping centers with more than adequate parking can


North Augusta
South Carolina's RiverFront
Map 9-2
Development, Redevelopment, and Revitalization Opportunities
SWEETWATER
BURNOVER
I-20 SOUTH
BERCLAIR
BRANDENBURG
HAMRICK FARMS
THE SPRINGS
KELLOGG
SAVANNAH BARONY
EDGEWOOD SQUARE
TRIANGLE PLAZA
HERRON COVE
SHOPPES AT NORTH AUGUSTA
NORTH HILLS PLAZA
EDGEWOOD HEIGHTS
NORTH AUGUSTA PLAZA
MARTINTOWN PLAZA
CROSSROADS MARKET
SYKES MILL
BROOKENRIDGE PLAZA
THE LANDING
RIVER CLUB
Legend
Established Older Neighborhoods
Established Older Commercial Centers
Development Opportunities
Developing Properties
I 520 Interchange Development Areas
Roads
North Augusta City Limits
Burnettown City Limits
Savannah River
Planning Area
North Augusta, South Carolina
2005 Comprehensive Plan
December 12, 2005
ROA Page 561
ROA Page 561
B000410

create outparcels for 'small box' retailers including restaurants, drug stores, auto supply stores and others The creation of outparcels, however, is sometimes complicated by lease provisions with existing anchor tenants Major shopping center tenant leases frequently include requirements for a specific number of parking spaces and for clear visibility from the roadway The renegotiation of anchor tenant lease provisions may be necessary for the creation of additional outparcels

A more intensive redevelopment effort could include the substantial reconstruction of the center including the addition of new retail and residential structures The 'town center' concept of commercial shopping centers lends itself to older centers with large underutilized parking areas Additional buildings can be constructed to enclose more pedestrian-scaled spaces and improve the shopping environment Multi-family housing can be constructed on subdivided parcels of the commercial property or constructed above new retail space Market demand must be carefully calculated to determine the feasibility of existing commercial center redevelopment Major factors to overcome include corporate retail demands, inertia (resistance to change), land cost and existing tenant lease provisions The city could provide assistance to the owners of older commercial centers through regulatory incentives and technical assistance to facilitate commercial center redevelopment

9 10 Future Land Use

Table 9-4 shows the breakdown of future land use by category in North Augusta The projections for future land use are based on basic assumptions about development activity and intensity as well as formal and informal city policies for the appropriate location of different uses Future land use will continue to be influenced by current development patterns or trends, the availability of utilities and improved roads, environmental constraints, the availability of land, proximity to complementary land uses and the city's application of land use policies and regulations Additionally, the city's administration of these policies and regulations will substantially influence future land use on the periphery of the city

Very often transportation objectives are regional However the land use impacts of regional transportation projects are local The completion of Phase 2 of I-520, the Palmetto Parkway, on the east side of the city will significantly influence future land use in that area, especially adjacent to the interchanges at US 1 and Belvedere-Clearwater Road The proposed interchange on the Blanchard Tract, the new connector road from US 25 and the freeway-to-freeway interchange at I-20 will influence a large area on both sides of US 25 north and south of I-20 and on Ascauga Lake Road Some of the areas to be influenced by the Palmetto Parkway are within the city limits Some are in the unincorporated area of Aiken County and under county jurisdiction Adequately managing growth in the areas influenced by I-520 will require cooperation between the city and county

9 10 1 Future Residential Land Use

Over the next ten years new residential development in North Augusta will include a mix of housing types and a variety of settings The majority of units constructed will be single family detached built in conventional suburban subdivisions Conventional subdivision development will occur primarily north and west of I-20, east of US-25 and north of Belvedere-Clearwater Road Substantial acreages contained within the Bergen, Blanchard, Kellogg, Burkhalter and Brandenberg properties and currently vacant will provide the land for that development Infill development can occur within and adjacent to existing neighborhoods south of I-20 and west of US-25 Much of the infill development in the older area of the city can be developed as higher density single and multi-family in a traditional neighborhood style

9 10 2 Future Commercial and Industrial Land Use

The continued residential growth of the community and diversification of the area's economy and employment will generate additional commercial and industrial investment The majority of new commercial development will be attracted to areas near where new conventional subdivisions are being developed, primarily in areas where open space is being urbanized Parcels on roads and intersections with high vehicle traffic counts will continue to be especially attractive for commercial uses Those include US 25, Martintown Road, Belvedere-Clearwater Road, Five Notch Road and the Aiken-Augusta Highway New interchanges associated with I-520 will also attract large scale commercial investment Areas of undeveloped and under-developed land adjacent to the Palmetto Parkway corridor will be subjected to commercial development pressures A substantial portion of that land is outside the city and regulated by Aiken County Aiken County's land use policies and development regulations are significantly different than the city's A need exists to coordinate city and county land use policies and development regulations in areas adjacent to the Palmetto Parkway

The city's single industrial park, approximately 300 acres, has no additional land available for new industry to locate The only area currently identified for a potential industrial park is 300 acres in Blanchard Park straddling the I-520 alignment The provision of an additional 300 to 500 acres of industrial land is desirable to expand the job base within the city In addition to Blanchard Park other appropriate locations would be adjacent to I-520 or I-20 or both with easy access to the interstate system

New and expanded office development could occur in conjunction with industrial areas and in revitalized or redeveloped shopping centers City policies can provide incentives for the location of new office, personal service and retail facilities within the downtown, within older areas near the downtown, and, specifically, in the town center area of the downtown

9 10 3 Other Land Uses

The acreage committed to formal parks, recreation, and open space activities will increase significantly in the future in accordance with adopted plans, programs and city policies Land utilized for transportation, communication and utilities will also increase at approximately the same rate as land is developed for residential, commercial and industrial uses

9 11 Future Land Use Plan and Map

Future land use in the city and the surrounding planning area is divided into the eight categories depicted on Map 9-3, Future Land Use Map, and described in Table 9-5, Future Land Use Map Legend The Future Land Use Map Legend provides general descriptions of the type and scale of uses recommended and permitted in the corresponding area shown on the Land Use Map Property considered for rezoning or annexation into the city should be zoned in accordance with the classification for the property as shown on the Future Land Use Map Property proposed for annexation or rezoning that is contrary to the Future Land Use Map would receive either a negative recommendation from the Planning Commission or would include a recommendation to amend the Future Land Use Map

The relative size in acres of future land uses is shown in Table 9-4, Future Land Use Allocation

Table 9-4

Future Land Use Allocation

	Land Use Category	Acres	Percent
1	Low Density Residential	33,607	67
2	High Density Residential	523	1
3	Commercial	1,990	4
4	Industrial	505	1
5	Mixed Use	9,253	18
6	Institutional, Government and Public Facilities	310	1
7	Transportation, Communication and Utilities	3,163	7
8	Parks, Recreation, Open Space, and Conservation	691	1
	Total	50,042	

9 12 Future Land Use Classifications

9 12 1 Low Density Residential

The predominant land use in this category will continue to be single family detached and attached subdivisions However, it may include small amounts of

neighborhood commercial Specific zoning districts will regulate the range A development project in this classification could be designed in a different form and clustered in one area with a higher net density but the same overall gross density to avoid steep slopes or protect environmentally sensitive areas Buffers between the clustered project and conventional single family subdivisions would be required A planned development or a traditional neighborhood development could also be developed in this classification provided the gross density and other general standards were not exceeded

9 12 2 High Density Residential

This classification is to provide for a wide range of housing types, styles and densities Specific zoning districts will regulate the range to a greater degree than the land use classification description Both Traditional Neighborhood Development and Planned Development projects are permitted and encouraged in this classification A larger amount of neighborhood commercial use to serve the higher density would be permitted The general standards in this classification are much broader than in the Low Density Residential classification

9 12 3 Commercial

The commercial classification is intended for a wide range of commercial uses Specific zoning districts will more narrowly define the permitted uses and development standards Small scale and fully enclosed manufacturing and assembly uses may be permitted in the heavier intensity commercial districts Residential uses may be permitted in an area classified for commercial land use as a subordinate or accessory use or in a mixed use project High density residential uses developed adjacent to existing or planned commercial uses may also be permitted Separate developments that are exclusively low density residential are discouraged

9 12 4 Industrial

The industrial classification is intended for areas that provide relatively large sites for manufacturing, large scale assembly and distribution uses Development standards provide a wide range of development options Uses in this classification generally provide a relatively large number of jobs, often create heavy truck and peak period traffic and contribute significantly to the tax base Land identified in the industrial classification is located adjacent to freeway arterials and interstate highways If not physically separated from residential and lower intensity commercial uses, a substantial buffer and screen would be required

9 12 5 Institutional, Government and Public Facilities

This classification provides for public buildings including administrative offices, schools and libraries It also includes hospitals, churches and cemeteries Development standards vary by building type, use and location Structures housing religious, institutional and government uses are not limited to this classification They may be developed in some residential, most commercial and mixed use districts including planned developments and traditional neighborhood developments Larger scale uses in this category including government complexes, educational and medical campuses and cemeteries may be zoned exclusively for the use

9 12 6 Mixed Use

The mixed use classification permits most residential, commercial, institutional, government and religious uses Land uses can be developed in a variety of forms The downtown and riverfront areas are the most significant mixed use areas in the city Some areas adjacent to interstate highways and along major arterial corridors are also appropriate for the mixed use classification Within this classification zoning districts with substantially different standards may be located adjacent to each other

9 12 7 Transportation, Communication and Utilities

This classification is limited to land uses exclusively for roads and larger scale utility uses Examples may include interstate highways and rest areas, electrical substations, water and sewer treatment and storage facilities, mass transit facilities, and communications towers and transmission sites Development standards are broad and subject to conditional review

9 12 8 Parks, Recreation, Open Space, and Conservation

This classification applies to land that is or should be predominantly undeveloped and retained for open space conservation, environmental protection or stormwater management It also includes land that has been improved or designated for outdoor recreation purposes including golf courses and parks Zoning districts in this classification include those designed for community facilities and open space preservation Development standards are broad and subject to conditional review

The maximum densities (described in dwelling units per acre), maximum building height (described as the distance from average grade at the building to the mean height of the roof) and principal permitted uses are recommended and should be followed by the Planning Commission in designing and applying zoning districts in each classification The maximums, however, may be exceeded when the Planning Commission concludes that the facts support a deviation and in Planned Developments approved by the City Council

Table 9-5

Land Use Map Legend

	Land Use Classification	Maximum Residential Density	Maximum Building Height	Principal Permitted Uses
1	Low Density Residential	8 0	40	Residential including single family detached, attached and cluster, small scale neighborhood commercial, civic, and institutional
2	High Density Residential	24 0	60	Residential including single family detached, attached cluster and multi-family residential, neighborhood commercial, civic and institutional
3	Commercial	24 0	60	Retail, personal service, office, restaurant and highway oriented business at a variety of scales and intensities, multi-family residential
4	Industrial	0 2	75	Large scale manufacturing, research, distribution and business services, accessory residential
5	Mixed Use	24 0	75	All uses except industrial
6	Institutional, Government and Public Facilities	0 2	40	Public administration offices, schools, libraries, hospitals, churches, cemeteries, accessory residential
7	Transportation Communication and Utilities	0 2	70	Highways, electrical substations, water and sewer treatment and storage facilities, transit facilities, communications towers, accessory residential
8	Parks, Recreation, Open Space, and Conservation	0 1	25	Open space, conservation areas, golf courses, parks, environmental protection and preservation, accessory residential

9 13 Goals, Objectives, Policies and Strategies

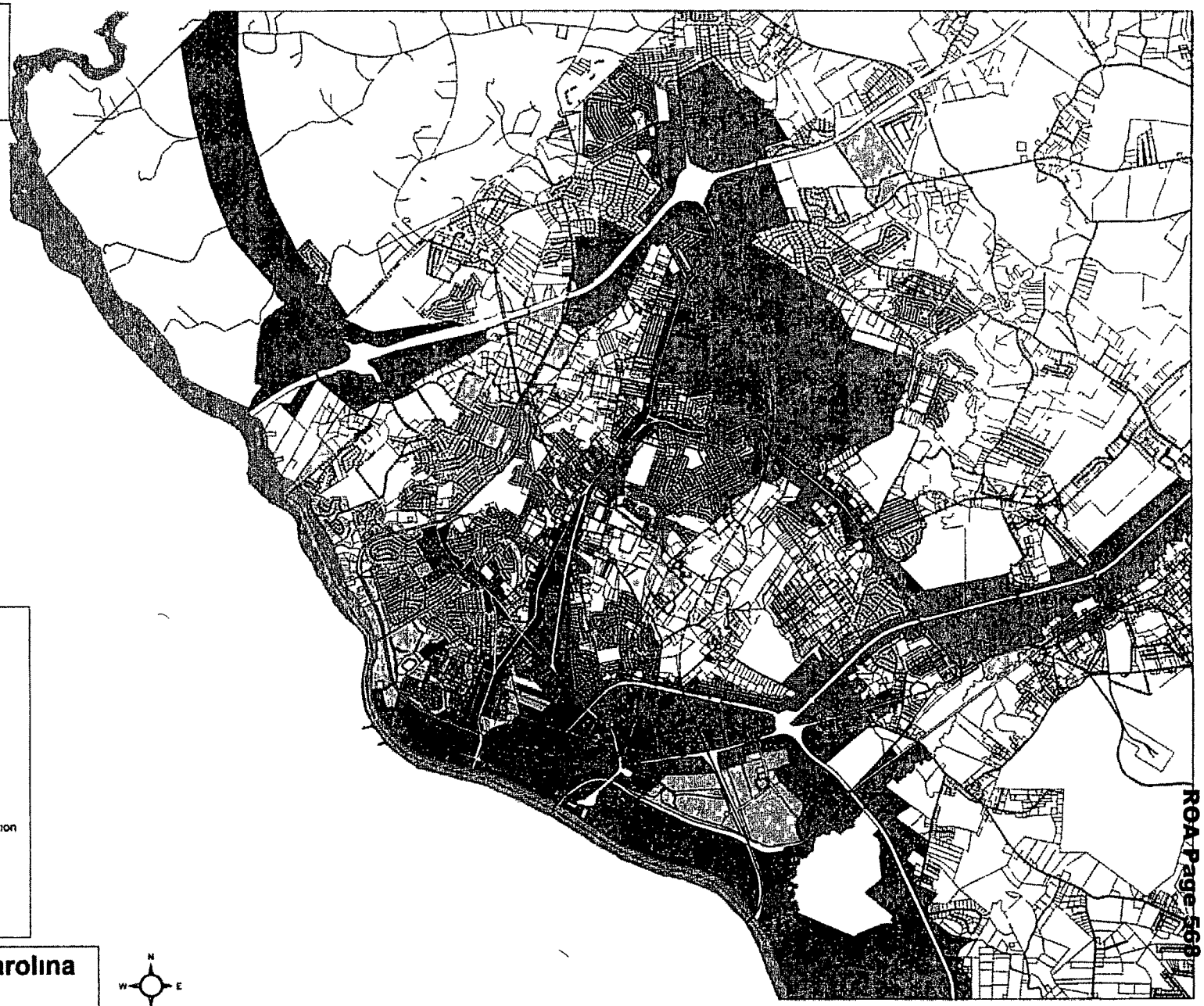
9 13 1 Protect low-density residential areas from the encroachment of conflicting land uses including large-scale commercial uses that generate high traffic volumes through natural and landscaped buffers and transitional land uses including townhouses, professional offices and well-landscaped parking areas

9 13 2 Adopt landscaping and screening standards to insure a sense of privacy for individual units in multi-family, townhome, small lot single-family and other compact residential developments

9 13 3 Encourage the revitalization of older neighborhoods by providing incentives for appropriate infill development (See Chapter 3)

North Augusta
South Carolina's Riverfront

Map 9-3
Future Land Use



Legend

- Low Density Residential
- High Density Residential
- Commercial
- Industrial
- Mixed Use
- Institutional Goverment and Public Facilities
- Transportation Communication and Utilities
- Parks Recreation Open Space and Conservation
- NA City Limits
- Burnettown City Limits
- Planning Area
- Savannah River

North Augusta, South Carolina
Comprehensive Plan
December 16 2006

B000417

ROA Page 568
ROA Page 568

9 13 4 Adequately enforce private property maintenance and landscaping codes to reduce potentially blighting influences in neighborhoods and commercial areas

9 13 5 Adopt and enforce a minimum property maintenance code and implement a program to ensure that both owner-occupied and rental properties are habitable and adequately maintained or removed

9 13 6 Encourage and provide incentives for higher density residential and higher intensity commercial infill development on vacant land to promote a more compact urban form and discourage sprawl Infill should occur where adequate infrastructure, public facilities, and services are available

9 13 7 Encourage compact design to create more secure neighborhoods

9 13 8 Develop a neighborhood revitalization plan and program to prevent the deterioration of older and declining residential neighborhoods

9 13 9 Encourage mixed-use development, especially in the downtown area and adjacent to commercial centers

9 13 10 Permit vertical mixed uses (ground floor retail and upper-level residential) uses in neighborhood preservation, neighborhood commercial and general commercial districts

9 13 11 Provide for small scale, relatively low traffic volume, low impact commercial neighborhood commercial uses adjacent to single family neighborhoods to provide for the daily needs and services of one or more neighborhoods

9 13 12 Develop a commercial center revitalization plan and program to provide incentives for the revitalization and redevelopment of older commercial centers

9 13 13 Provide incentives for the conversion of existing commercial centers into walkable, mixed-use 'town center' projects

9 13 14 Develop design standards and regulations to insure that new retail shopping centers are designed to emphasize building design at a pedestrian scale, improve pedestrian circulation, enhance the attractiveness of public spaces and minimize the visual emphasis placed on parking areas and single-use big box structures

9 13 15 Develop design standards and regulations applicable to single-use big box retail structures to regulate scale and provide for appropriate reuse alternatives in the event the use is abandoned

9 13 16 Develop regulations to permit vendors to offer sidewalk service in appropriate commercial areas including the downtown and town center

9 13 17 Discourage commercial development along arterials and collector roads where such land use has not been previously established except at major intersections

9 13 18 Encourage industrial development adjacent to the two I-20 interchanges and the three I-520 interchanges

9 13 19 Establish a joint planning process in cooperation with Aiken County to determine the appropriate uses and scale of development adjacent to the I-20 and I-520 interchanges and cooperatively implement interchange development plans

9 13 20 Develop and adopt joint land development regulations with Aiken County to apply to growing areas adjacent to the city limits, especially the I-520 corridor Such regulations should include requirements for access management, internal connectivity and external connectivity with more than one arterial or collector road, the availability of adequate public facilities and services, and carefully defined land use controls

9 13 21 Adopt regulations to require the reservation of areas for appropriately scaled community greens or neighborhood parks in new subdivisions

9 13 22 Develop design standards and regulations for sidewalks and streets to ensure safety and mobility for pedestrians and bicycles

9 13 23 Encourage and facilitate the location of desired retail uses close to the established commercial core areas of the city (downtown and the Martintown Road and Knox Avenue commercial node) prior to locating in a commercial node adjacent to an I-20 or I-520 interchange

9 13 24 Require market demand and competition analyses prior to the approval of new commercial uses to avoid the relocation of existing commercial tenants and vacant commercial space in established areas

9 13 25 Adopt an overlay district or other regulatory tool that will permit the enforcement of design guidelines and form based zoning provisions to guide appropriate uses and traditionally scaled redevelopment in the

original city area of the Boeckh Plat Such overlay district or other regulatory tool should provide special emphasis on the traditionally commercial downtown area and incorporate the neighborhood preservation corridor provisions addressed in section 9 13 45 5

9 13 26 Develop a new zoning district and form based regulations specific to the town center area of the downtown to insure that a mix of uses are developed at a scale and design appropriate for an urban town center

9 13 27 In cooperation with community nonprofit organizations develop programs to celebrate older and established areas of the city including the downtown and original Boeckh plan area through festivals, specialized signage, expanded streetscape improvements, landscaping, historic preservation designations and rehabilitation awards

9 13 28 Expedite the development review process by expanding the scope of administrative approvals Planning Commission review and approval should be limited to major projects, waivers, rezoning applications and other issues requiring discretionary consideration

9 13 29 Provide clear criteria and procedures for the approval of development applications and the vesting of approved development rights

9 13 30 Develop regulations to require master development concept plans for all adjacent parcels of property owned by an applicant to avoid incremental and unconnected project planning and design

9 13 31 Develop flexible zoning districts and regulations to allow developers to easily respond to market demands

9 13 32 Adopt regulations and procedures that encourage and assist applicants for controversial land use or development project approvals (rezoning, planned development, large scale projects) to initiate citizen participation with neighboring property owners through public meetings or design charrettes prior to formal consideration by the Planning Commission

9 13 33 Include flexible zoning provisions in commercial zones to provide for a mix of uses, especially residential, and to permit the renovation of existing commercial properties without the need for lengthy rezoning procedures

9 13 34 Define an area of the city and close-in unincorporated areas where urban growth is preferred and develop a plan to facilitate that growth Such 'preferred urban growth and priority investment area' should

ROA Page 571

include the established and developed areas of the city and appropriate undeveloped areas that are close to the established areas

9 13 35 Consider financial and regulatory incentives for compact residential and neighborhood commercial development in the 'preferred urban growth area' to facilitate build out Property outside the 'preferred urban growth area' should not be eligible for incentives Some areas of higher priority within the 'preferred urban growth area' should be eligible for increased incentives

9 13 36 Pursue annexation of those areas within the 'preferred urban growth area' that are not currently within the city limits

9 13 37 Develop a plan to expand the North Augusta city limits in cooperation with Aiken and Edgefield Counties and annex areas appropriate for future urban development

9 13 38 Complete the research necessary for the GIS mapping of the portion of Edgefield County within the planning area

9 13 39 Adequately evaluate the future land use and realistic development potential of properties under consideration for annexation prior to applying a zoning classification to the annexed area

9 13 40 Develop and adopt clear design guidelines and development regulations so that streets, buildings, and public spaces work together to create a sense of place in new residential and commercial development and redevelopment projects

9 13 41 Adopt regulations applicable to residential preservation corridors and areas that regulate building type more specifically than by land use

9 13 42 Discourage strip commercial development (office and retail) on arterial corridors and encourage commercial development in compact nodes around major intersections (Martintown and Knox Avenues, Georgia and Knox Avenues, Martintown Road and West Avenue, Martintown and Atomic Roads, Martintown Road and US 1)

9 13 43 Evaluate the potential benefits of permitting light industrial and distribution uses in the East Martintown Road corridor east of Atomic Road

9 13 44 Amend the highway corridor overlay district development regulations applicable to building and site design to make commercial areas more walkable

9 13 45 Amend the highway corridor overlay district to identify segments for specific land use policies and regulations in the following categories

1 Gateway/Interchange – Connections between interstate and arterials, interstate highway oriented high intensity mixed use, limited and shared access, large parcels, high quality appearance and landscaping, limited buffers between uses
2 Commercial – High intensity auto oriented retail, office and service nodes on large parcels on arterial intersections
3 Mixed Use – Moderate intensity commercial land uses on medium sized parcels
4 Residential – Low to moderate intensity residential (primarily existing) use on small to moderate sized parcels
5 Neighborhood Preservation – Low intensity, small-scale residential, commercial and personal service uses within existing and new residential structures that preserve the traditional character The neighborhood preservation corridor regulations will emphasize residential as the primary use and will also encourage mixed use structures that provide for residential, commercial office and personal service uses The utilization of alleys will be emphasized

9 13 46 Apply the highway corridor category land use policies and regulations to the following corridor segments

1 Martintown Road
1 1 US 1 to Atomic Road – Medium intensity mixed use, primarily commercial
1 2 Atomic Road to Knox Avenue/Jersey Avenue – High intensity commercial
1 3 Jersey to Hampton – Low intensity residential, neighborhood commercial and office with planted medians where appropriate
1 4 Hampton to River Bluff – low to moderate intensity mixed use with planted medians
1 5 River Bluff Drive to Knobcone Avenue – Low intensity residential and neighborhood preservation with planted medians
1 6 Knobcone Avenue to Gregory Lake Road – High Intensity mixed-use interchange
1 7 Gregory Lake Road to City Limits – Moderate intensity mixed use with planted medians (when SC 230 is widened)

2 Knox Avenue and US 25/Edgefield Road
1 1 Martintown Road to Georgia Avenue – High intensity commercial with planted medians

1 2 Georgia Avenue to I-20 – Medium intensity mixed use
1 3 I-20 to City limits – High intensity commercial with planted medians

3 US 1, Aiken-Augusta Highway
1 1 Savannah River to Martintown Road – Limited access open space/buffer entry corridor
1 2 Martintown Road to Atomic Road – High intensity mixed use interchange

4 Belvedere-Clearwater Road
1 1 US 25 to Ridgefield Drive – Moderate intensity mixed use
1 2 Ridgefield Drive to Old Sudlow Lake Road – High intensity mixed use interchange

5 Five Notch Road from Georgia Avenue to Walnut Lane – Low intensity mixed use development

6 Georgia Avenue
1 1 Jackson Avenue to Observatory Avenue – Neighborhood preservation, low intensity residential, neighborhood commercial and office with planted medians where appropriate
1 2 Observatory Avenue to Marion Avenue – Low intensity mixed use development with planted medians
1 3 Marion Avenue to Knox Avenue – Moderate intensity mixed use

7 Buena Vista Avenue from Brookside Avenue to Martintown Road – Low intensity mixed use development with planted medians

8 West Avenue from Forrest Avenue to Martintown Road – Low intensity neighborhood preservation with mixed residential, office and personal service uses in limited appropriate locations

9 Carolina Avenue from Forrest Avenue to Martintown Road – Low intensity neighborhood preservation with mixed residential, office and personal service uses in limited appropriate locations

9 13 47 Apply the Gateway/Interstate Interchange highway corridor land use policies and regulations to the following corridor segments

1 I-20, Exit 1, Martintown Road and I-20

2 I-20, Exit 5, US 25 and I-20, including the area around the I-520/I-20 interchange and Ascauga Lake Road

3 I-520, Exit 17, US 1

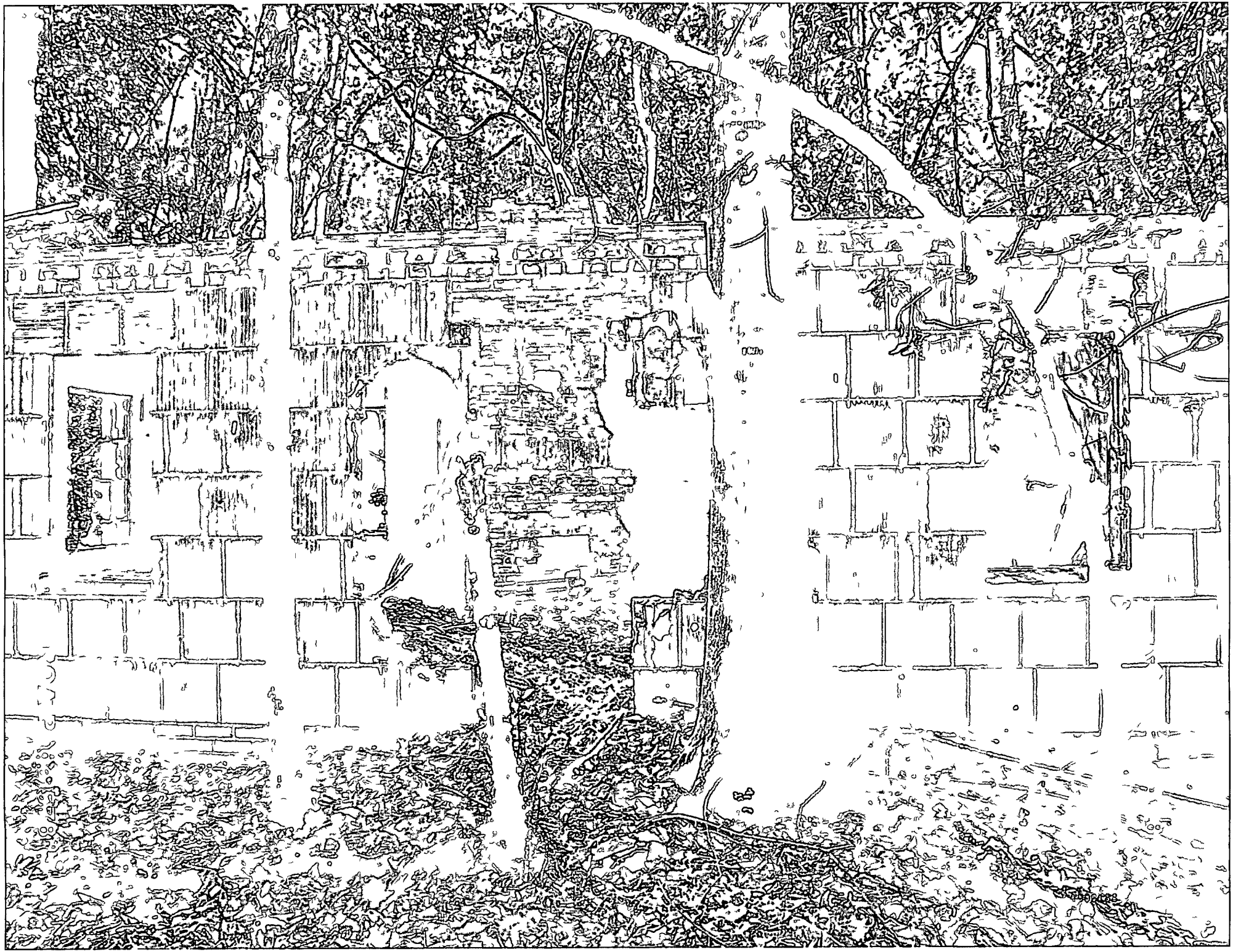
4 I-520 Exit at Belvedere Clearwater Road

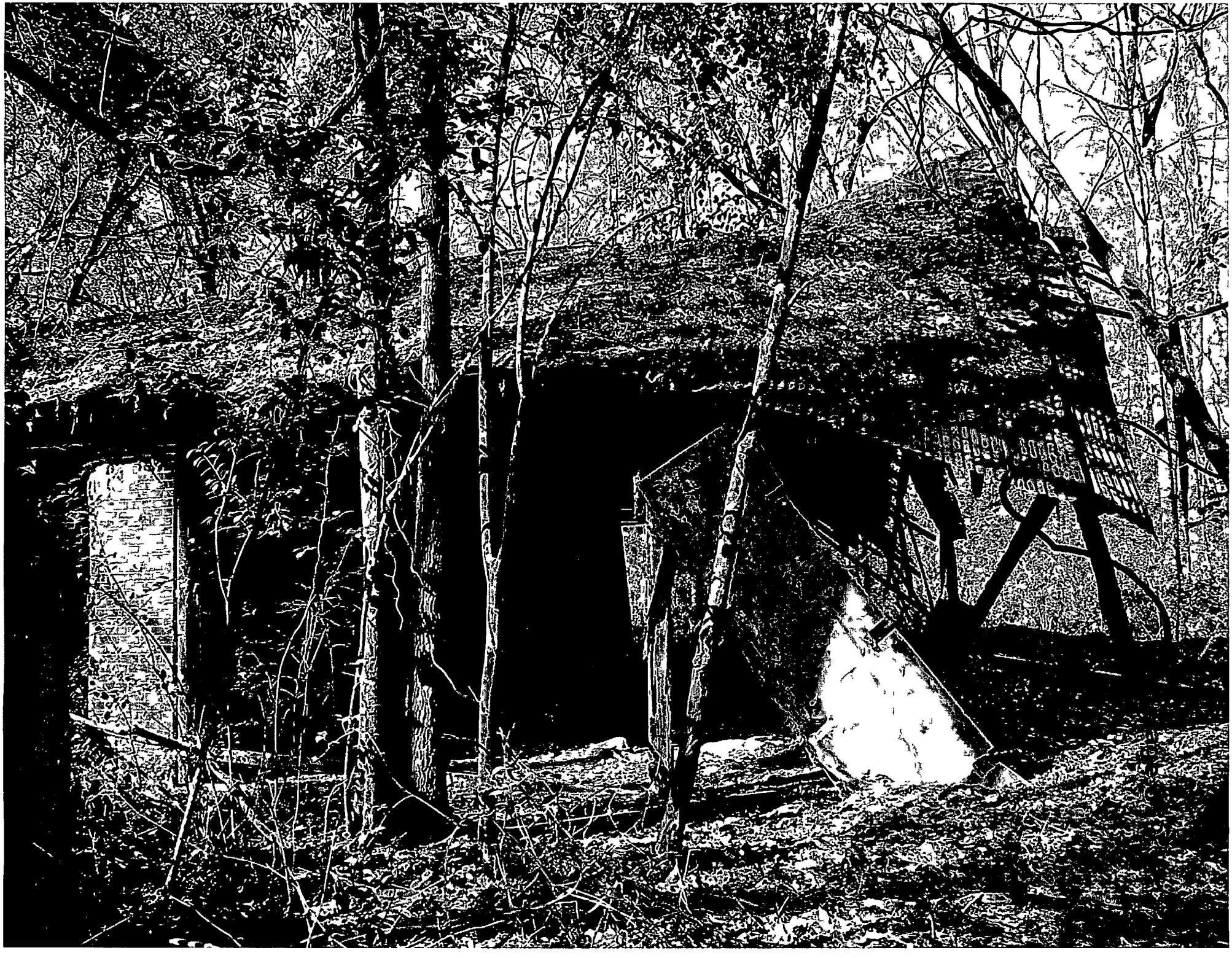
5 I-520 Exit on the Blanchard Park property

9 13 48 Amend the sign regulations to reduce the overall amount of signage permitted, provide an adequate amount of sign area for thoroughfare commercial (auto dealerships and others) and institutional uses (churches, schools, public facilities and others), improve the image of the community, and comply with recent federal and state legislation and case law

9 13 49 Amend the zoning map of the city as needed to reflect the future land use map and the policies contained in this Comprehensive Plan

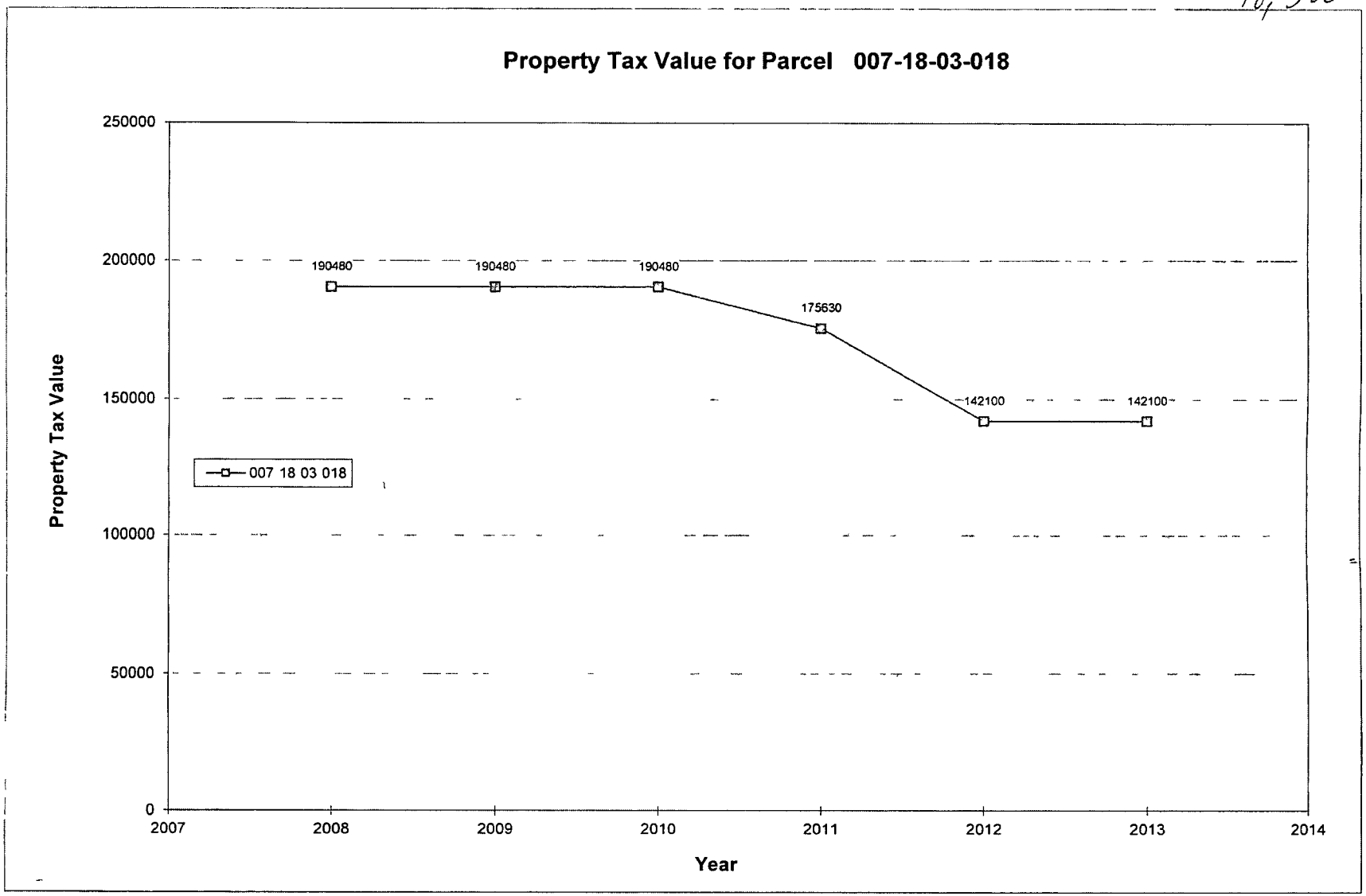
ROA Page 575





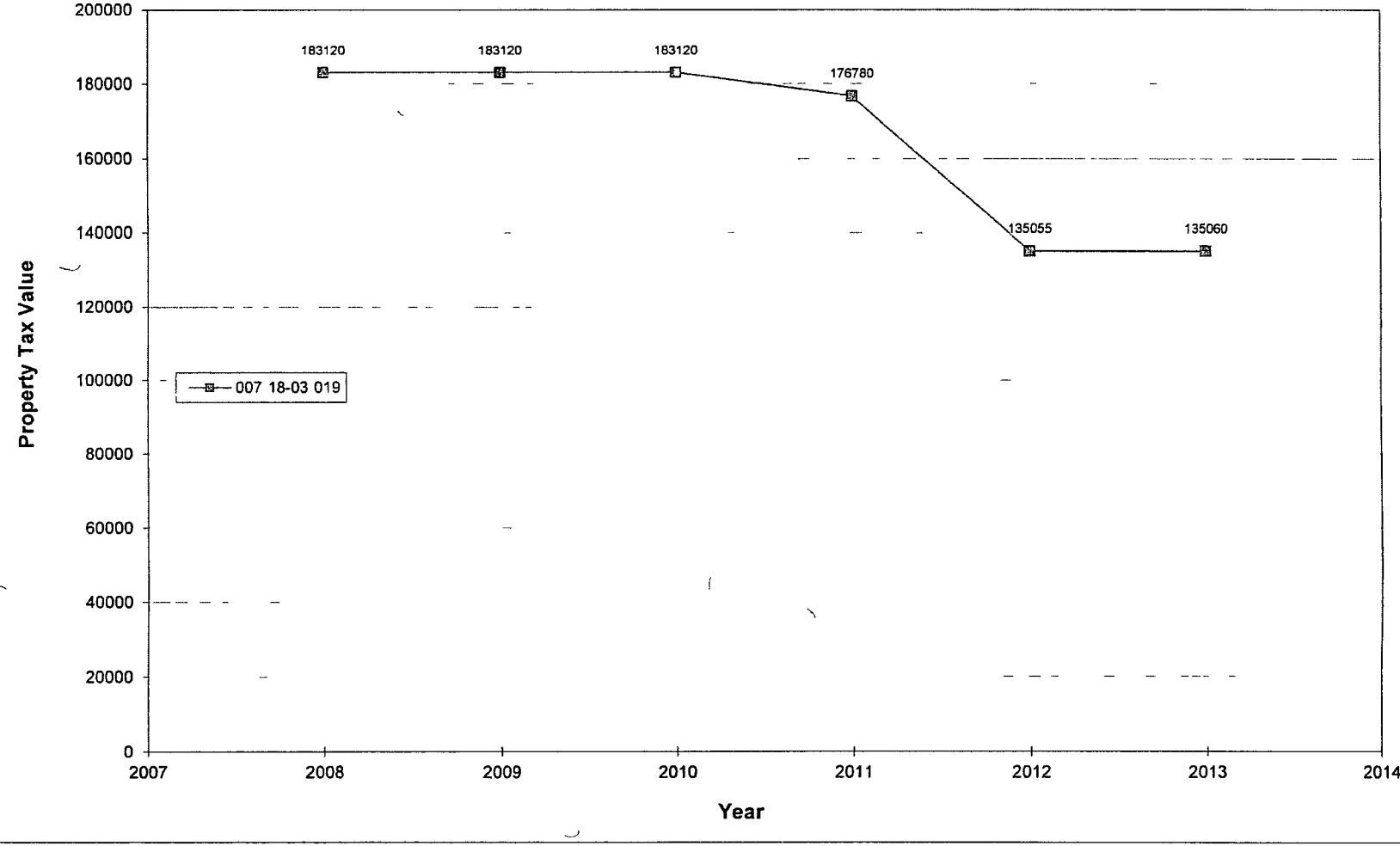
ROAD 2 PLOT 580

ROA Page 582


Property Tax Value for Parcel 007-18-03-018
250000
200000
150000
100000
50000
0
Property Tax Value
190480
190480
190480
175630
142100
142100
007 18 03 018
2007
2008
2009
2010
2011
2012
2013
2014
Year

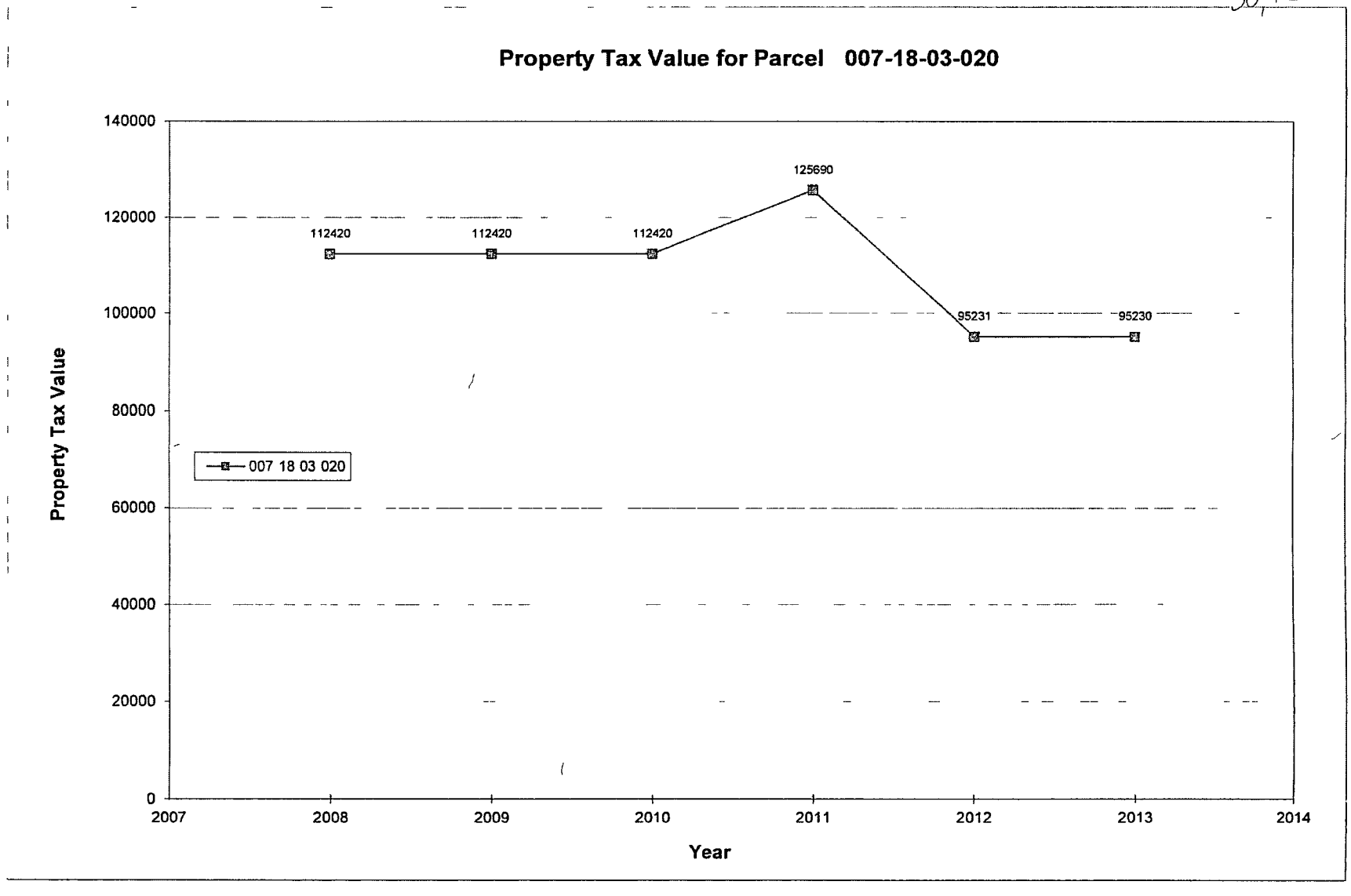
ROA Page 583

Property Tax Value for Parcel 007-18-03-019

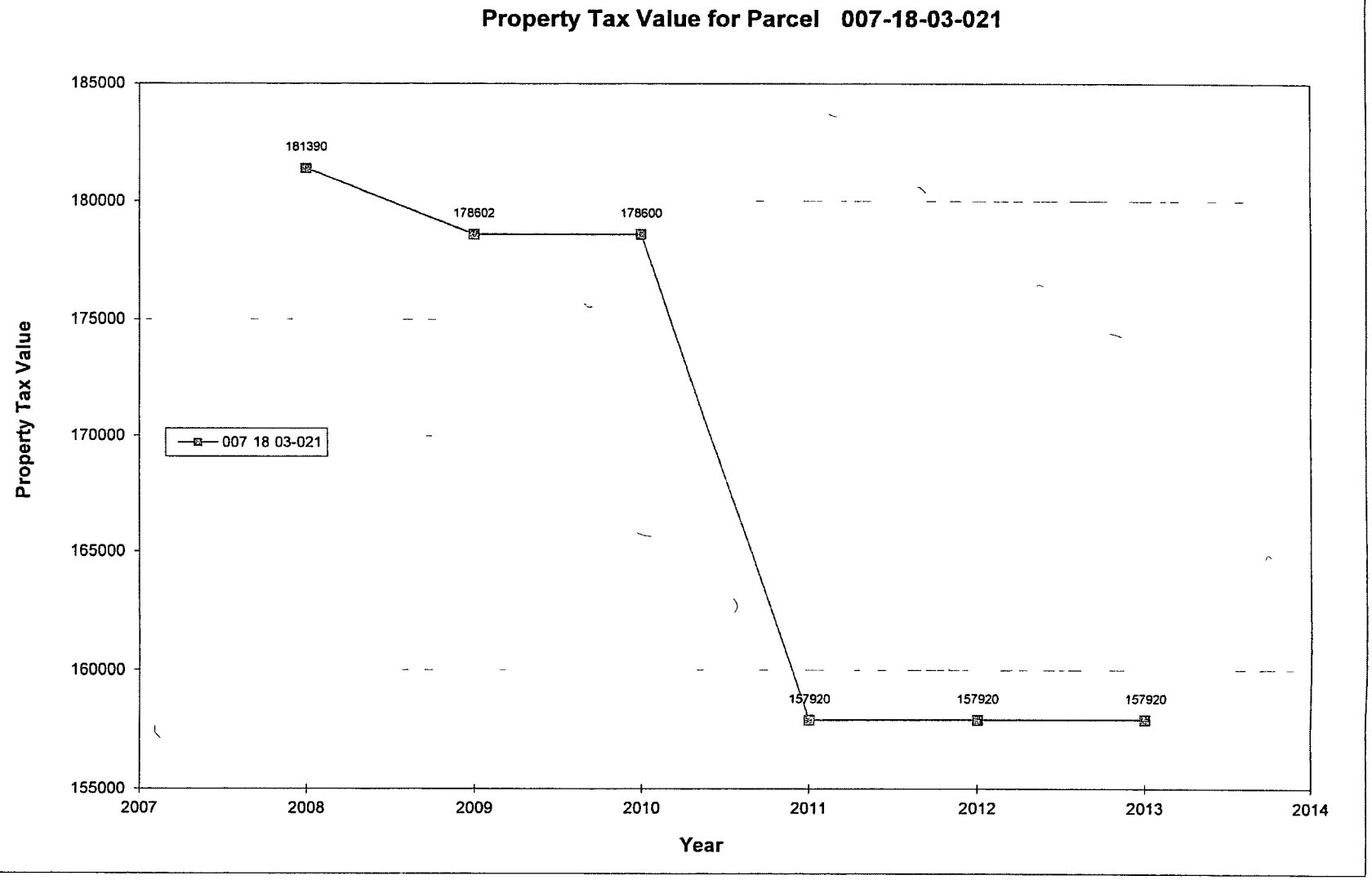


0

ROA Page 584

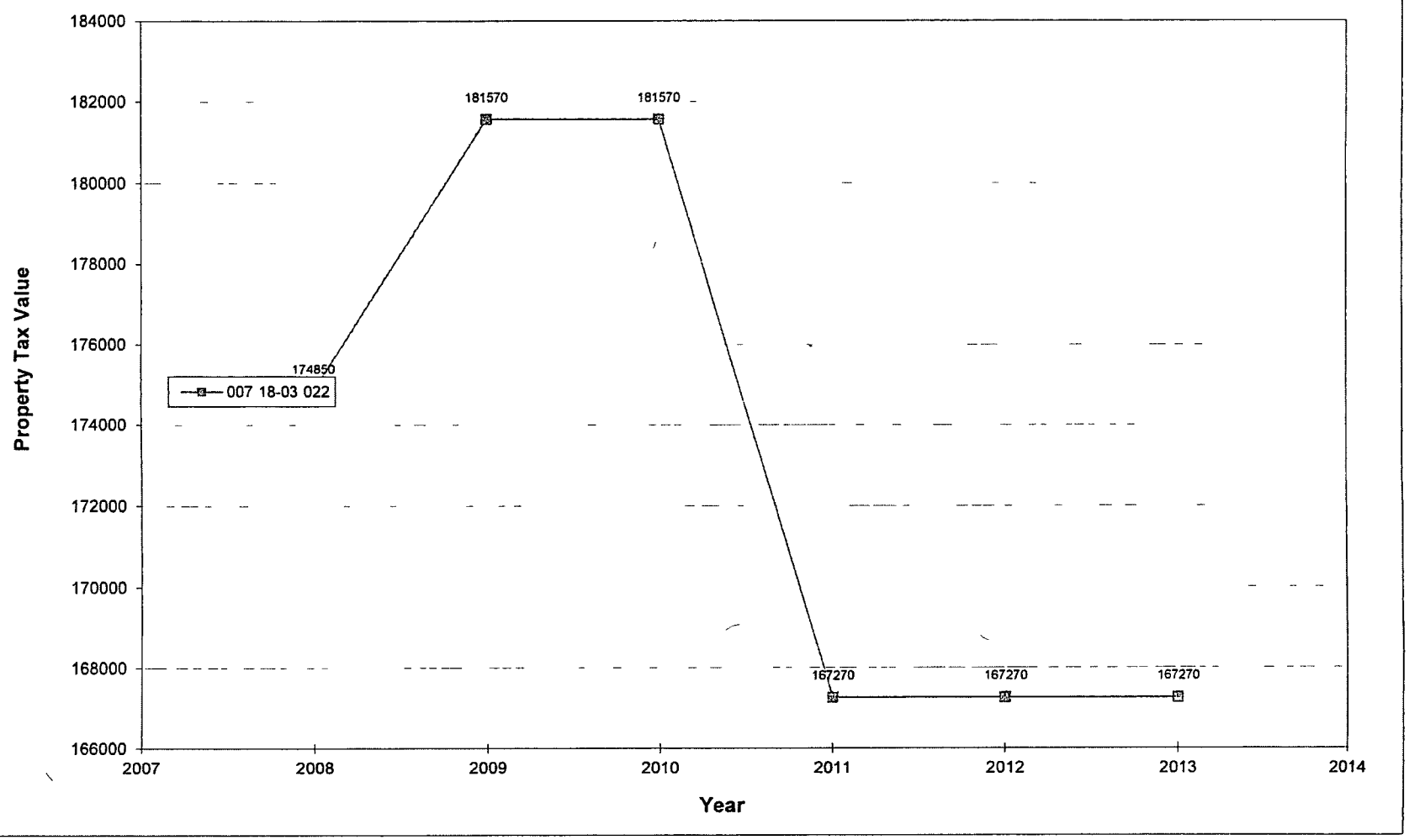

Property Tax Value for Parcel 007-18-03-020
140000
120000
100000
80000
60000
40000
20000
0
Property Tax Value
112420
112420
112420
125690
95231
95230
007 18 03 020
2007
2008
2009
2010
2011
2012
2013
2014
Year

23,470-

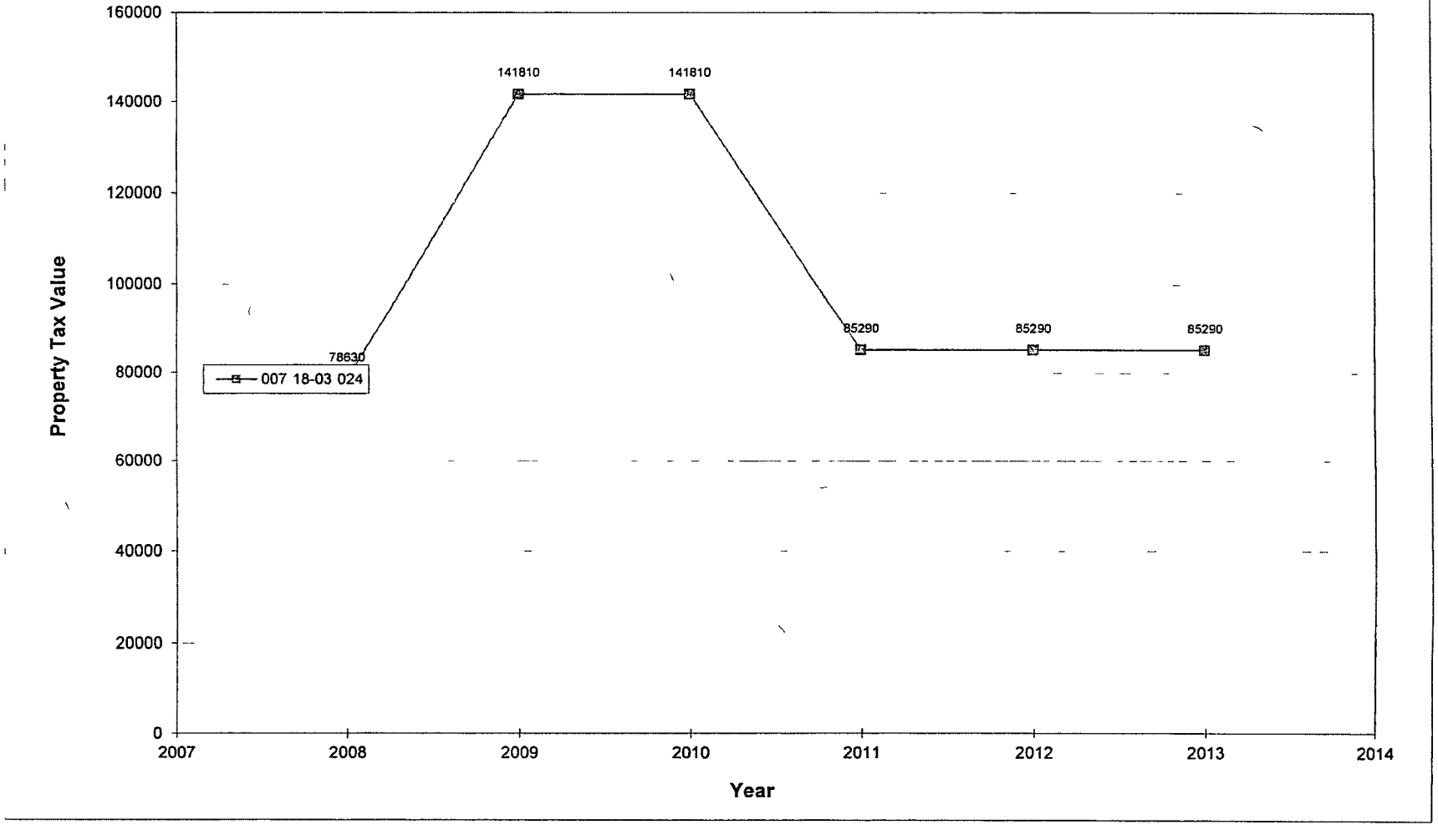


ROA Page 585

ROA Page 586


Property Tax Value for Parcel 007-18-03-022
Property Tax Value
184000
182000
180000
178000
176000
174000
172000
170000
168000
166000
2007
2008
2009
2010
2011
2012
2013
2014
Year
007 18-03 022
174850
181570
181570
167270
167270
167270

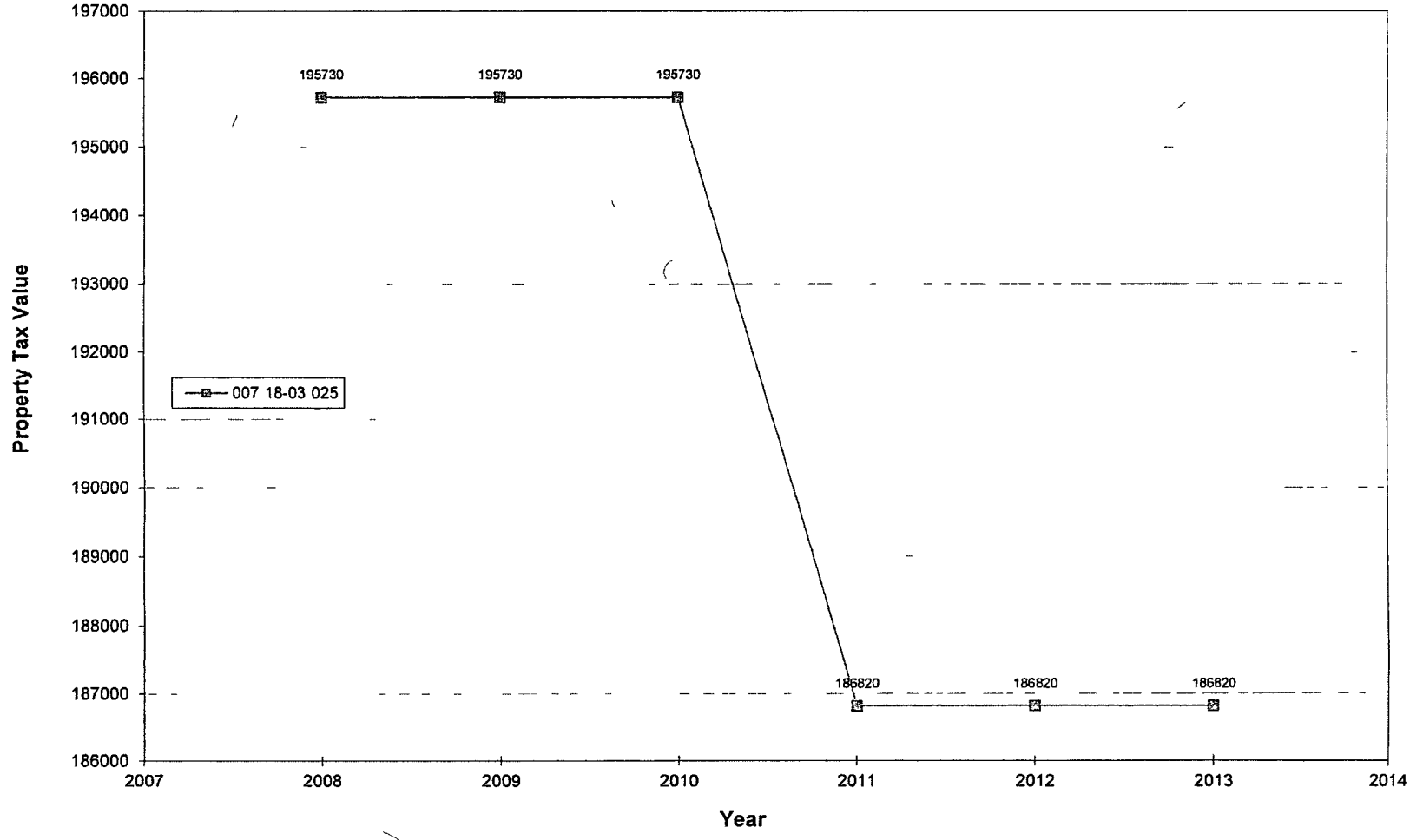
ROA Page 587


Property Tax Value for Parcel 007-18-03-024
Property Tax Value
160000
140000
120000
100000
80000
60000
40000
20000
0
2007
2008
2009
2010
2011
2012
2013
2014
Year
007 18-03 024
78630
141810
141810
85290
85290
85290

8910-

ROA Page 588

Property Tax Value for Parcel 007-18-03-025

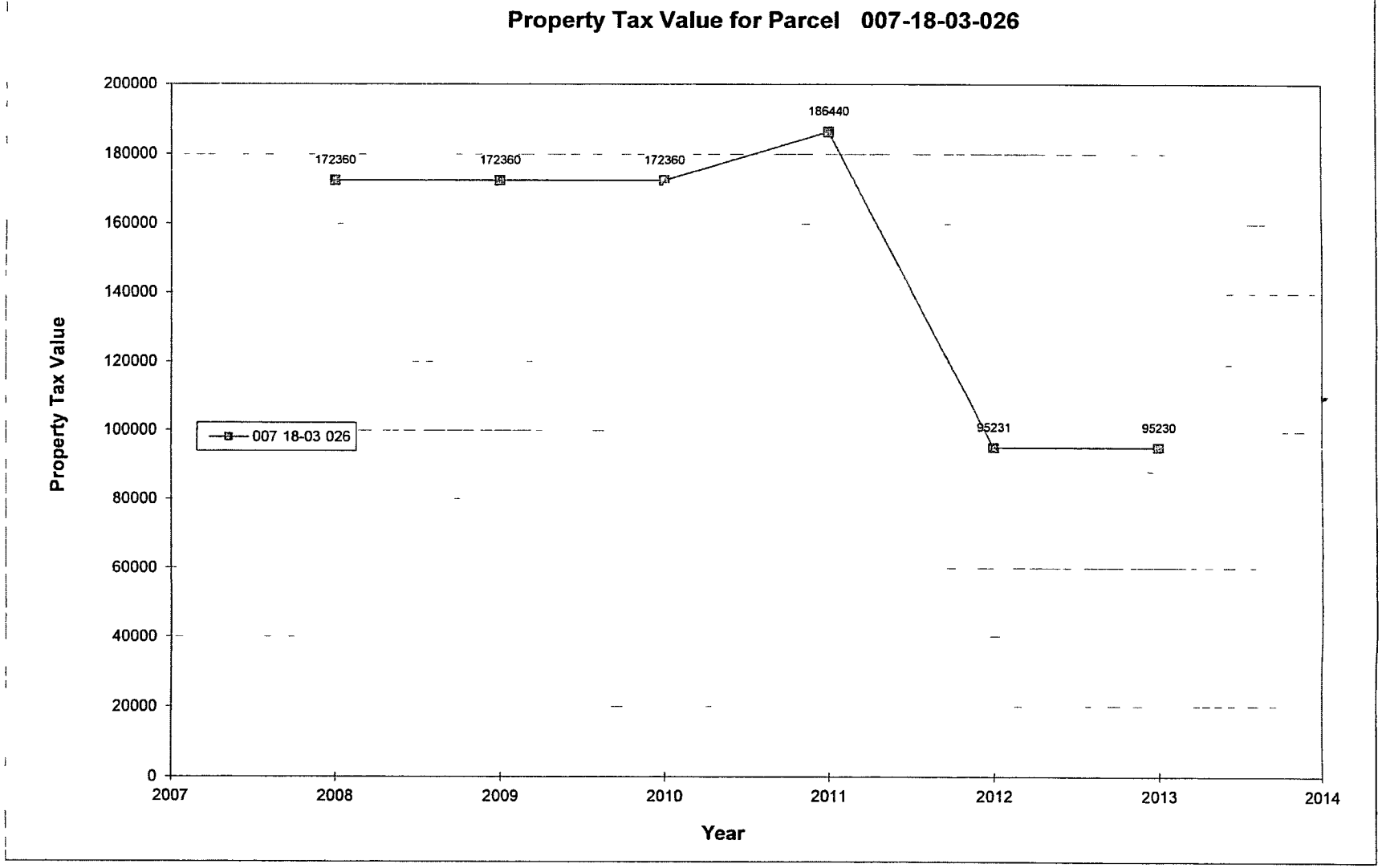


49%

91,210 -

ROA Page 589

ROA Page 589



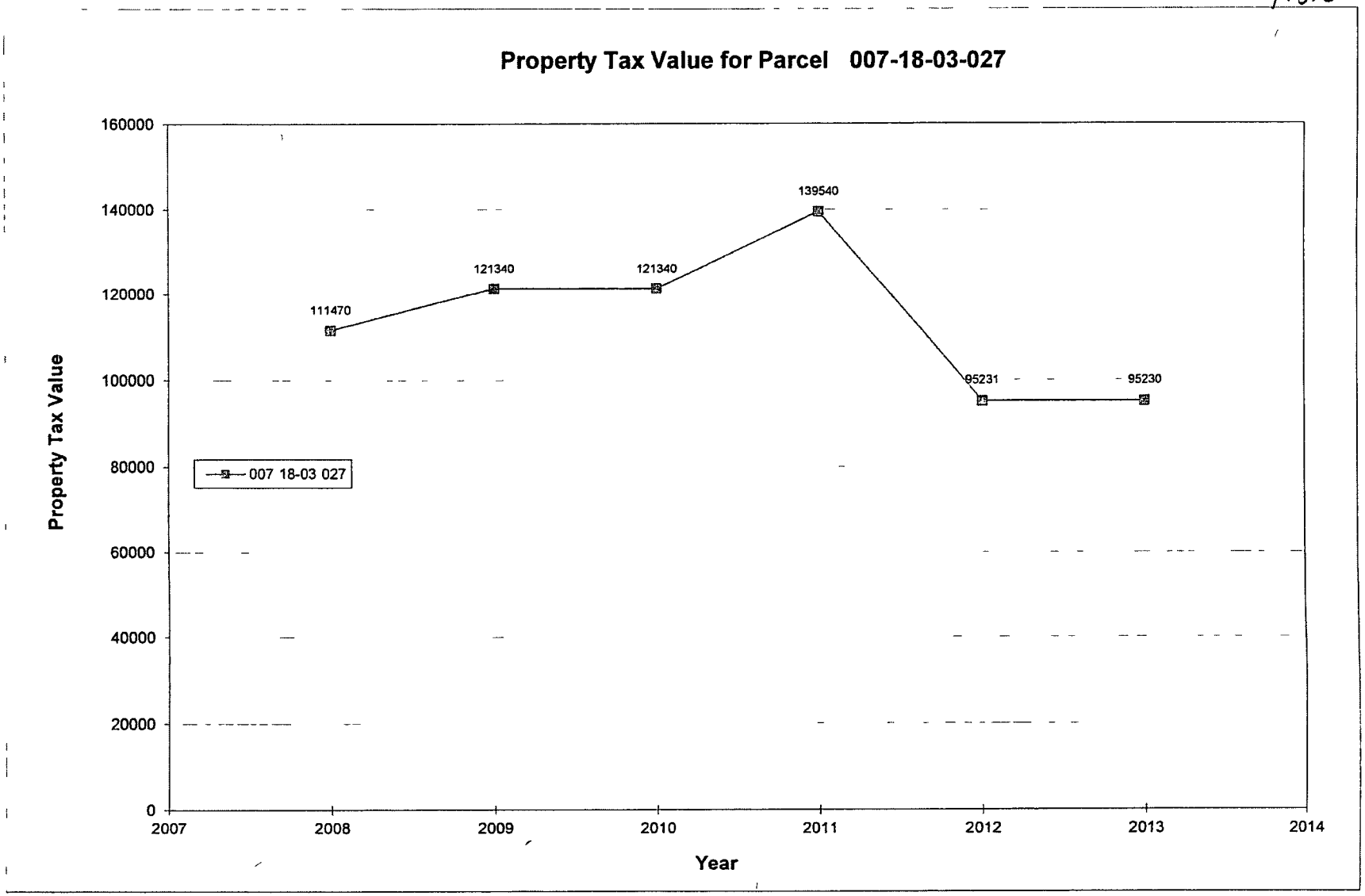
0

.32%

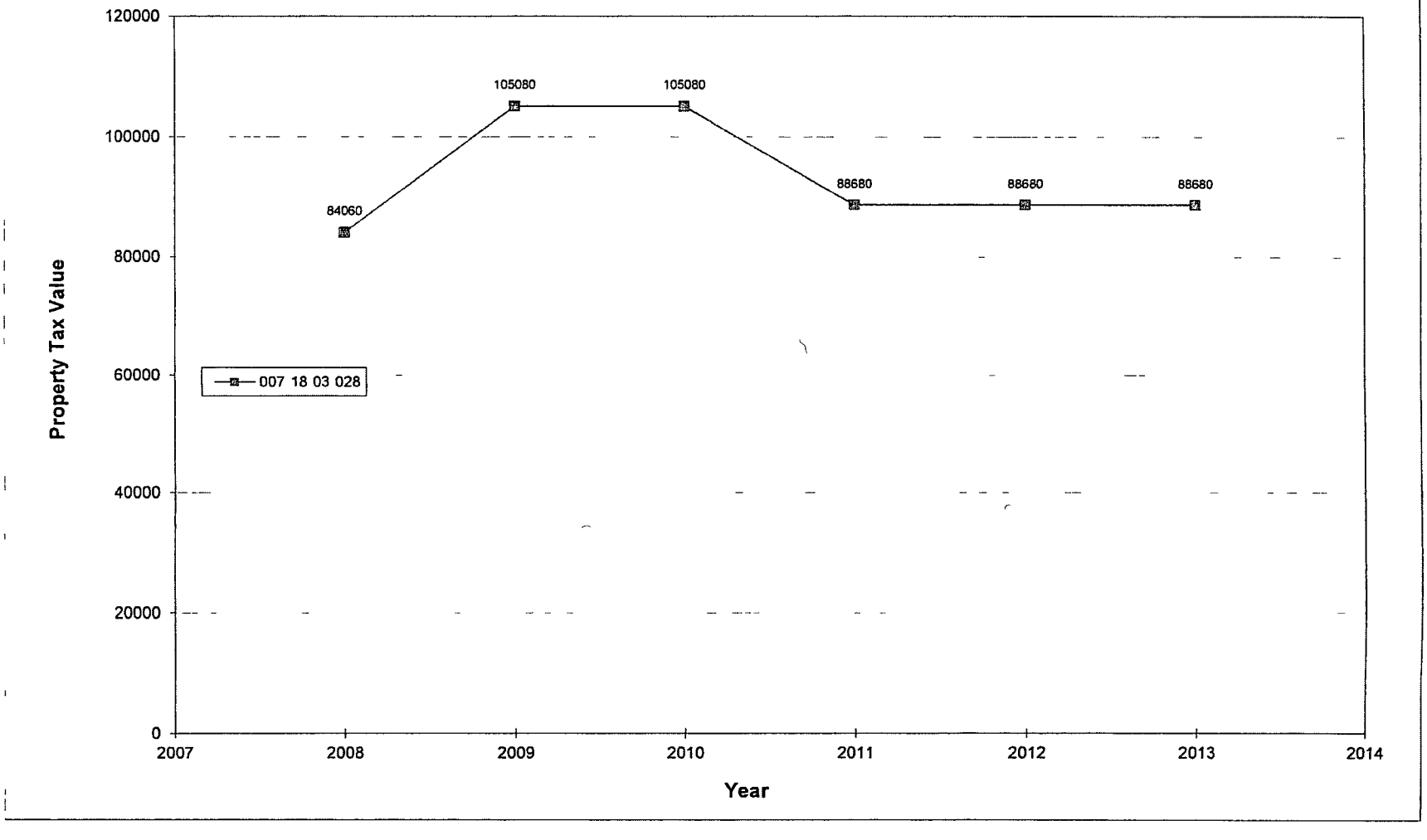
44310 –

ROA Page 590

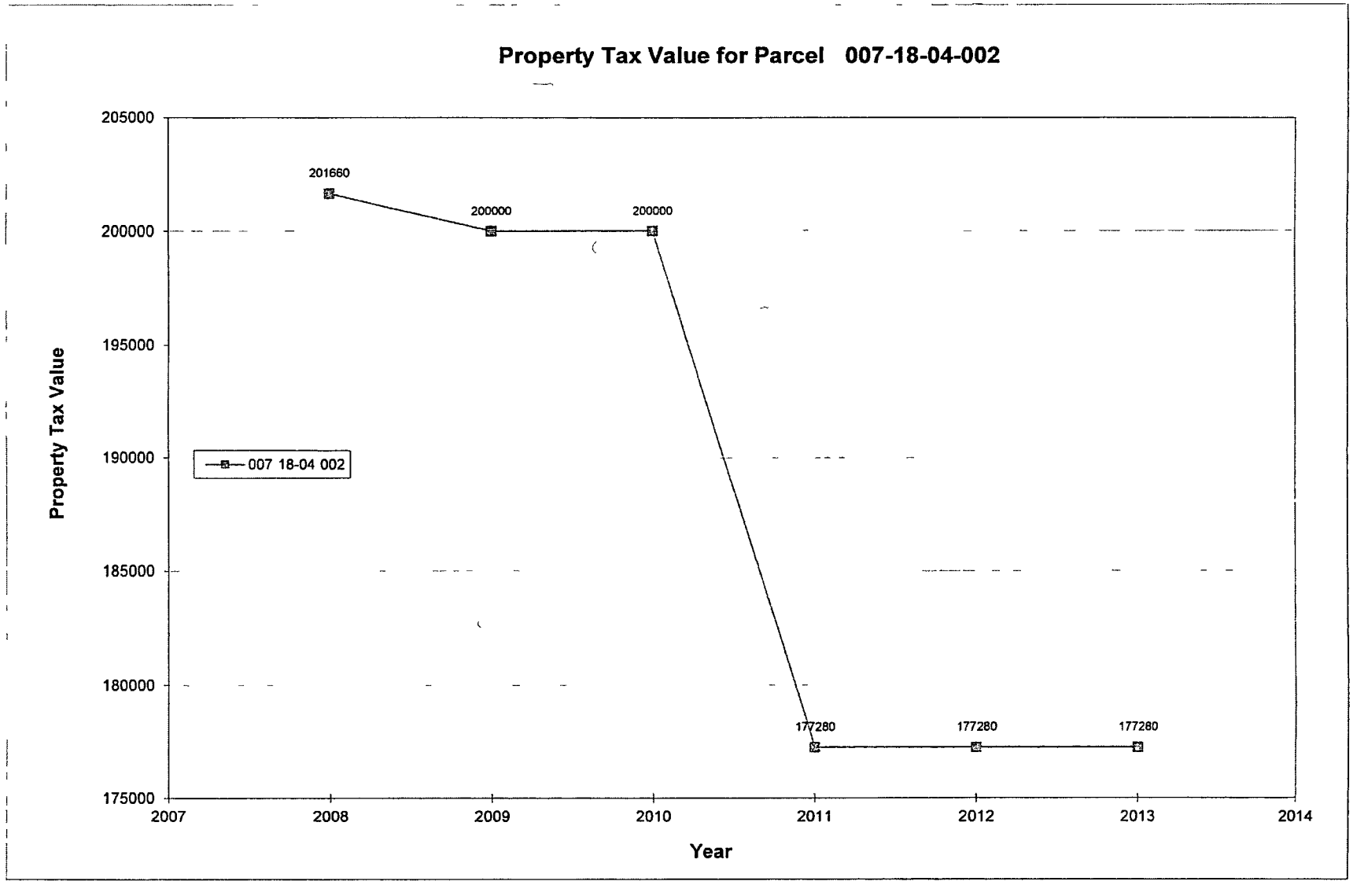
ROA Page 590



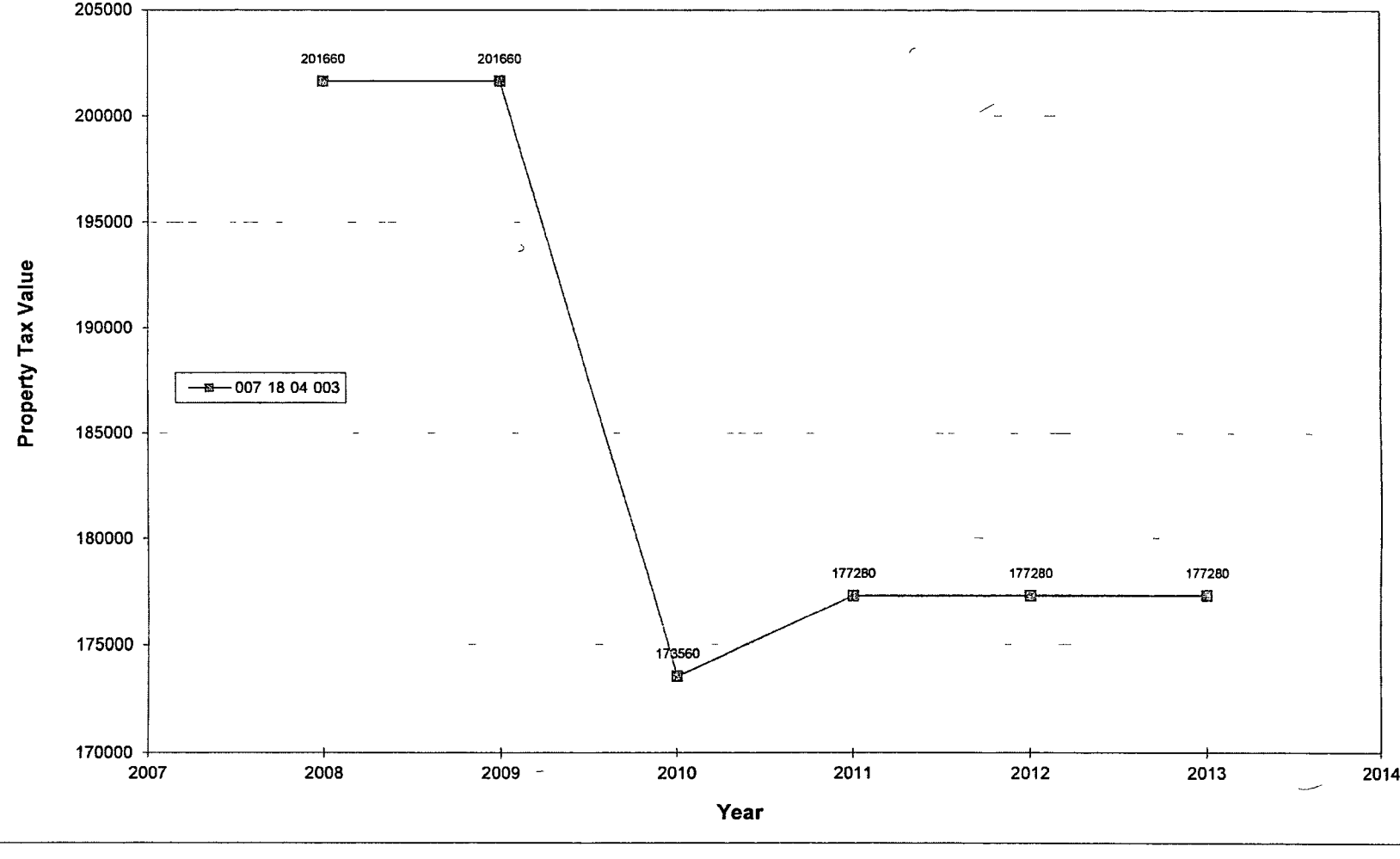
ROA Page 591


Property Tax Value for Parcel 007-18-03-028
120000
100000
80000
60000
40000
20000
0
Property Tax Value
105080
105080
84060
88680
88680
88680
007 18 03 028
2007
2008
2009
2010
2011
2012
2013
2014
Year

ROA Page 592


Property Tax Value for Parcel 007-18-04-002
Property Tax Value
205000
200000
195000
190000
185000
180000
175000
201660
200000
200000
177280
177280
177280
007 18-04 002
2007
2008
2009
2010
2011
2012
2013
2014
Year

ROA Page 593

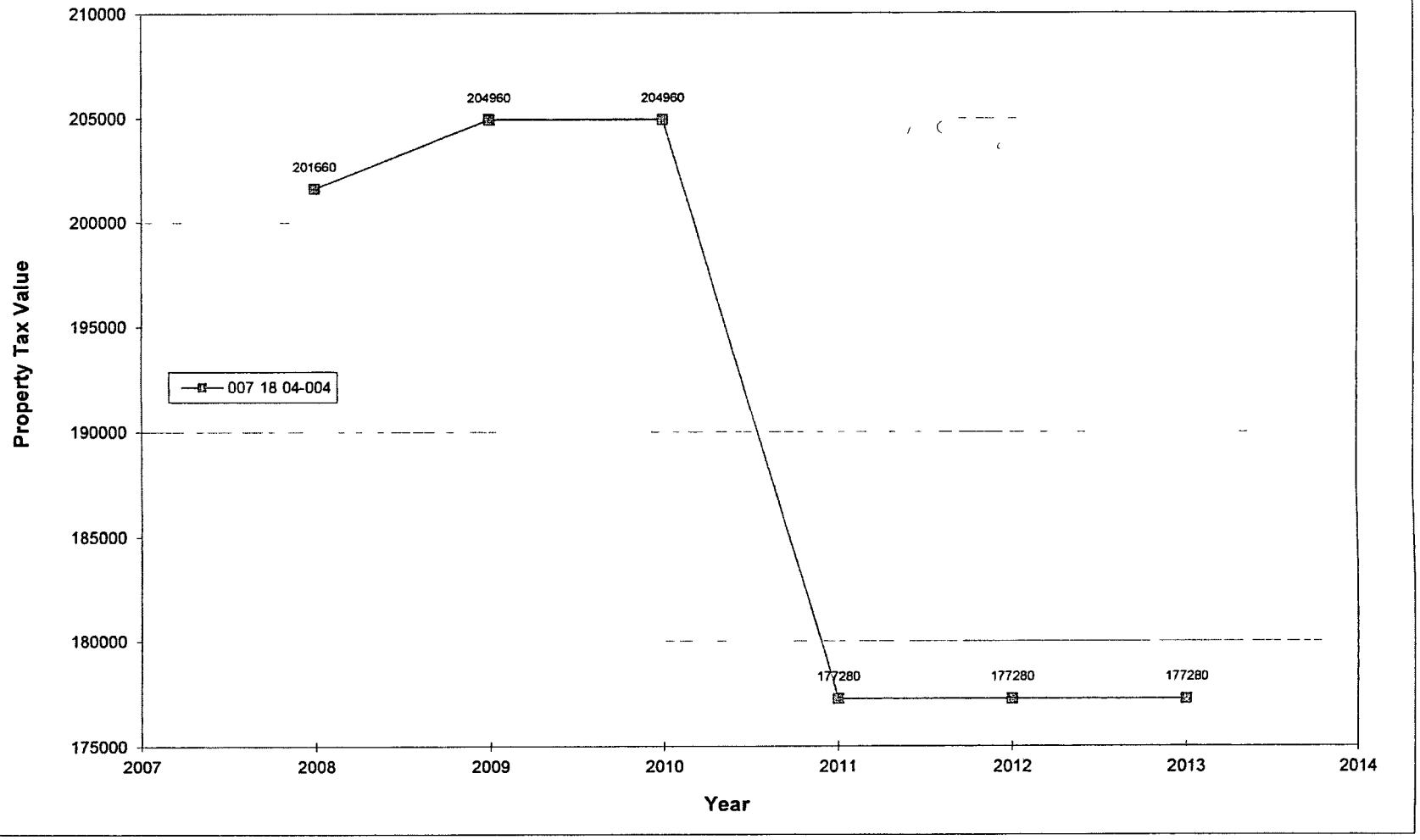

Property Tax Value for Parcel 007-18-04-003
205000
200000
195000
190000
185000
180000
175000
170000
Property Tax Value
007 18 04 003
201660
201660
173560
177280
177280
177280
2007
2008
2009
2010
2011
2012
2013
2014
Year

$27,680

157

ROA Page 594

ROA Page 594



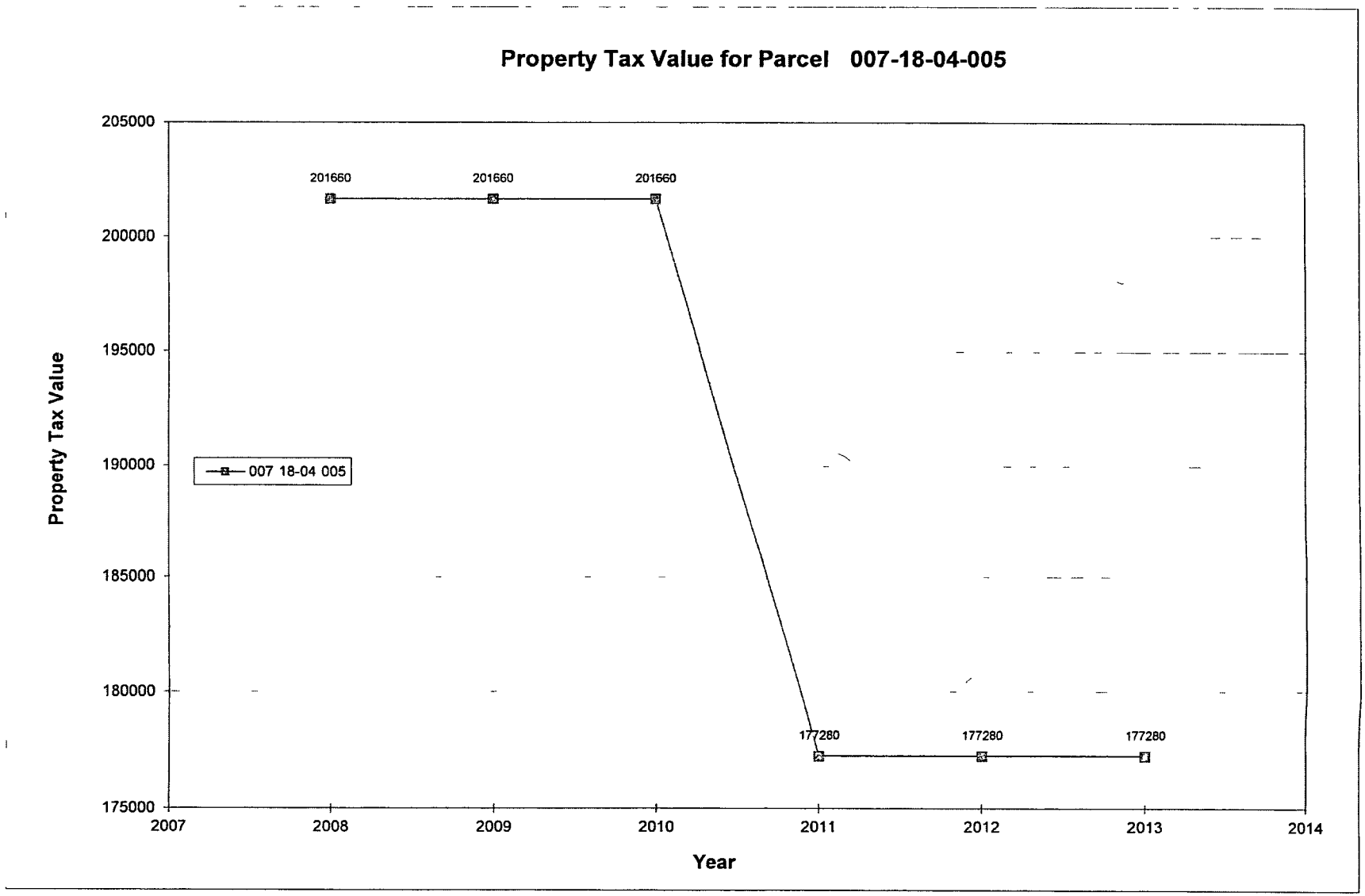
0

$24,380

12

ROA Page 595

ROA Page 595



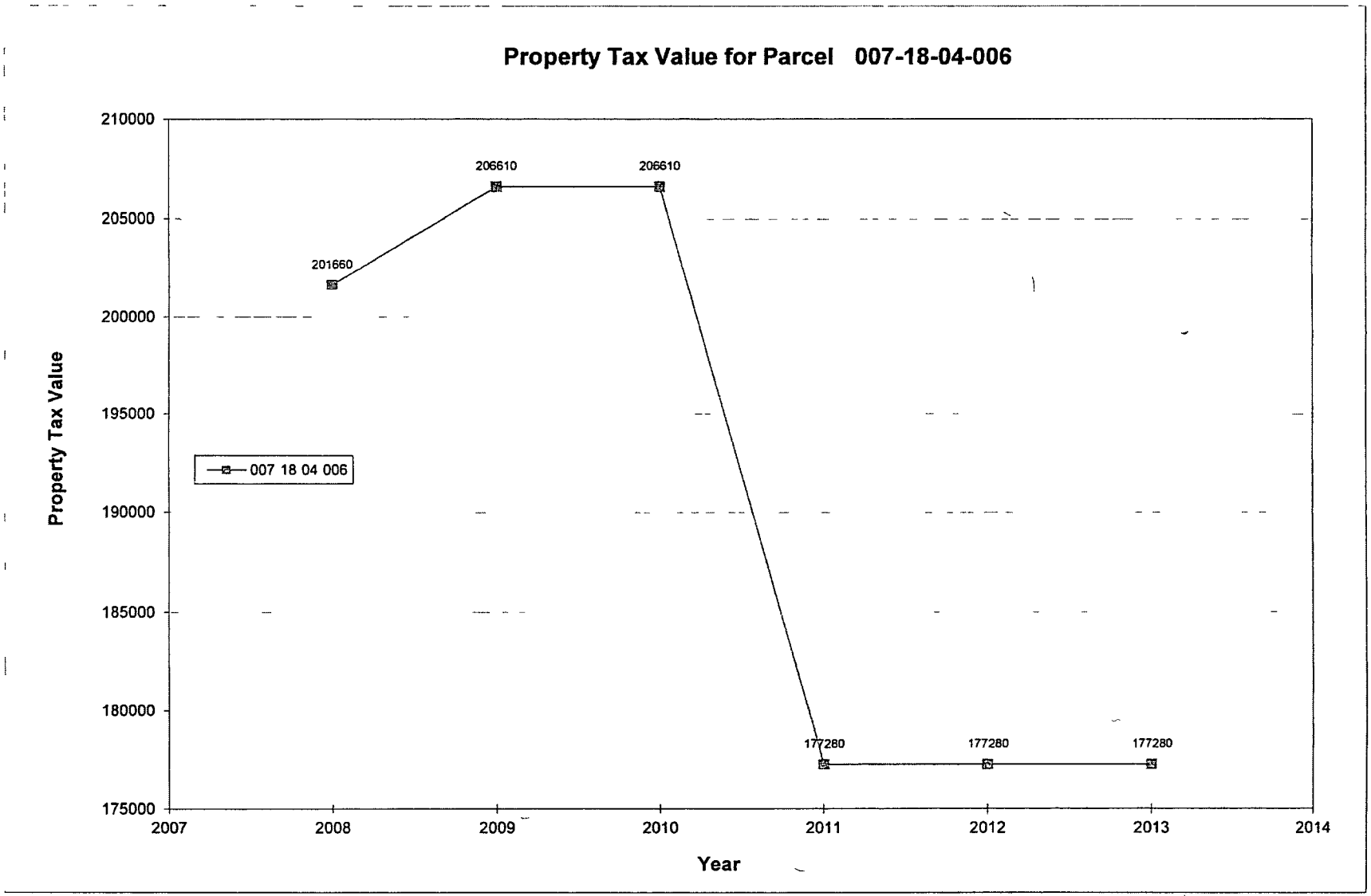
0

29,330

14%

ROA Page 596

ROA Page 596

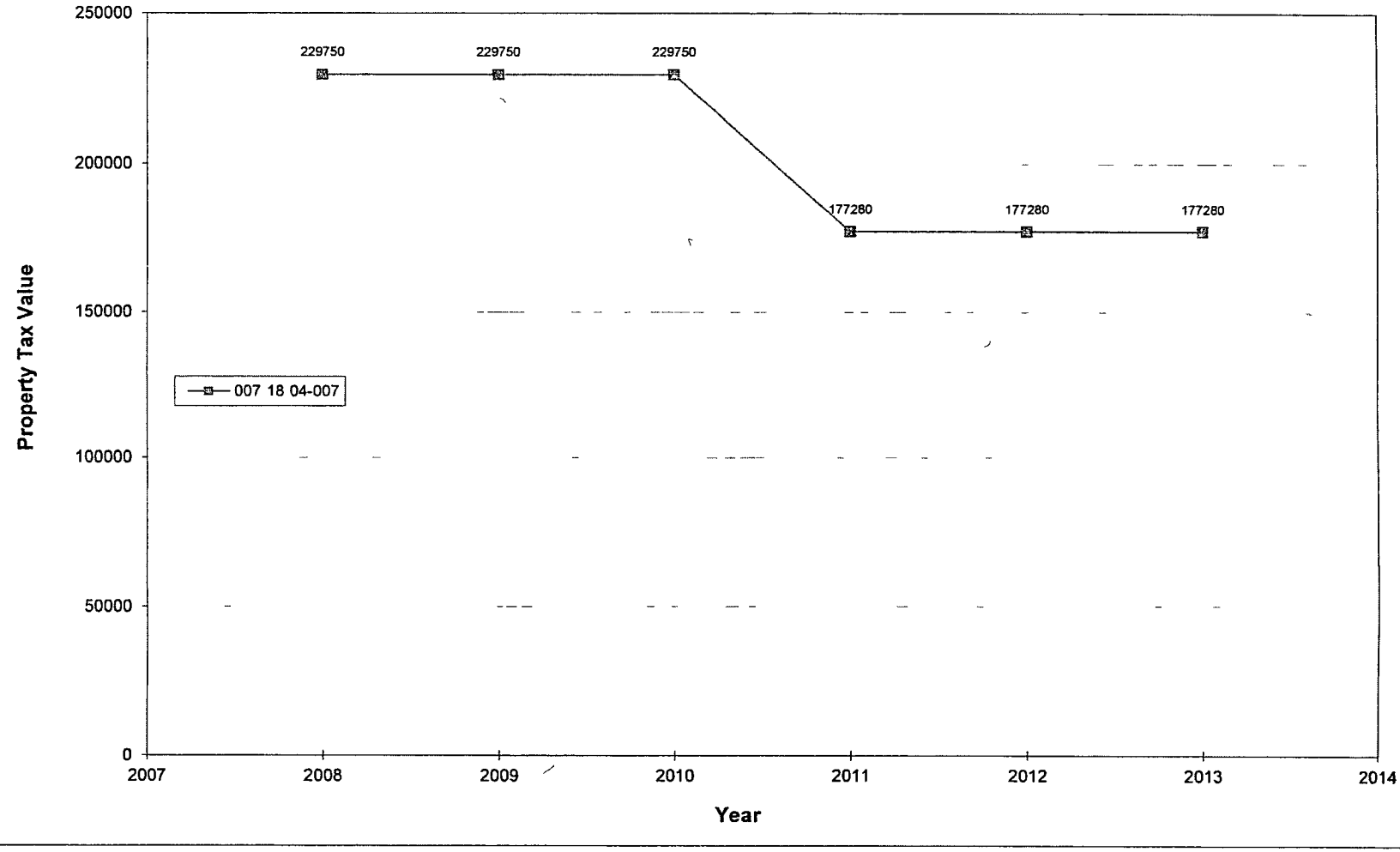


0

ROA Page 597

52,470 23%

Property Tax Value for Parcel 007-18-04-007

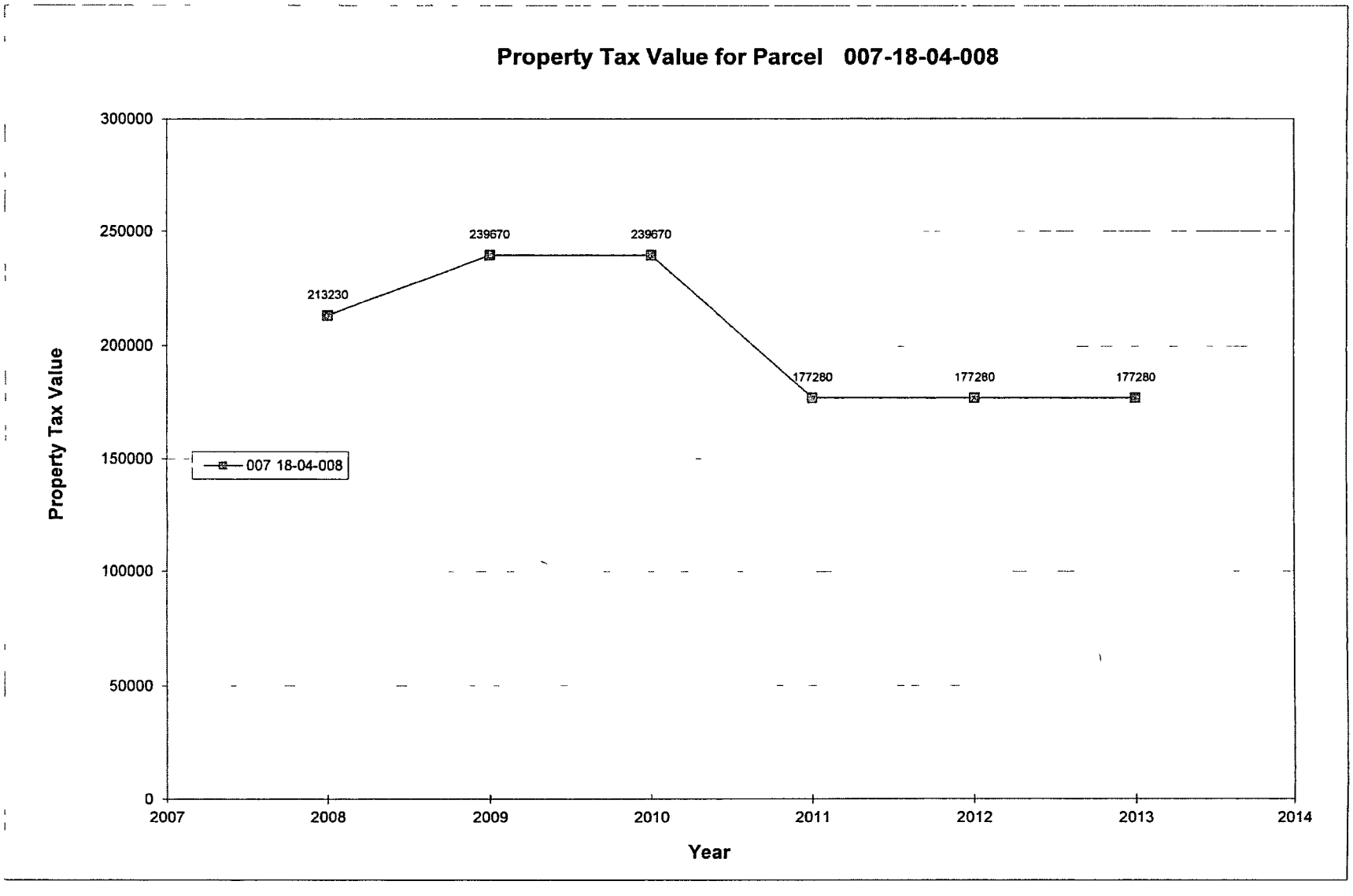


0

ROA Page 597

62,390

24,965



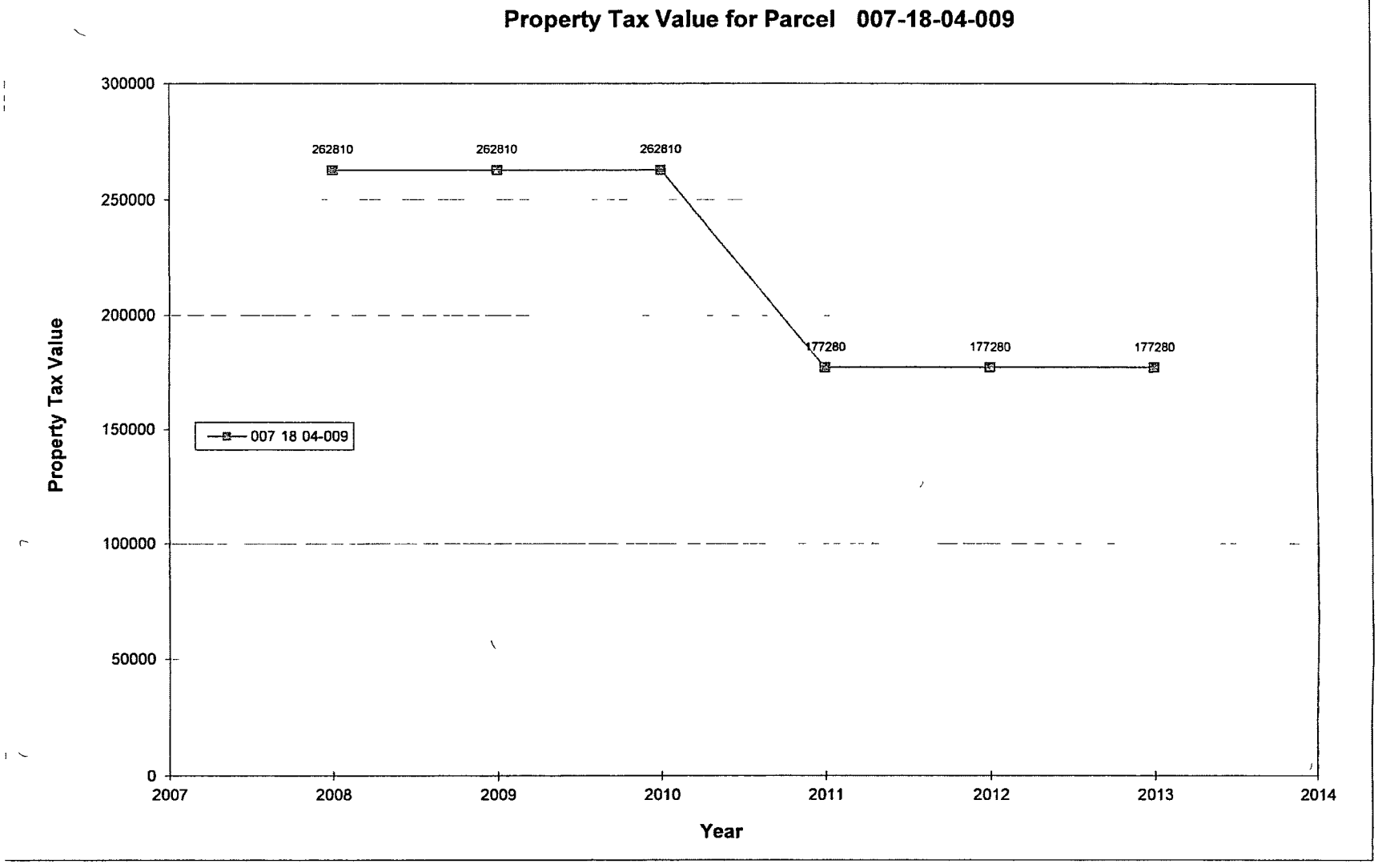
ROA Page 598

0

85,530
33,020

ROA Page 599

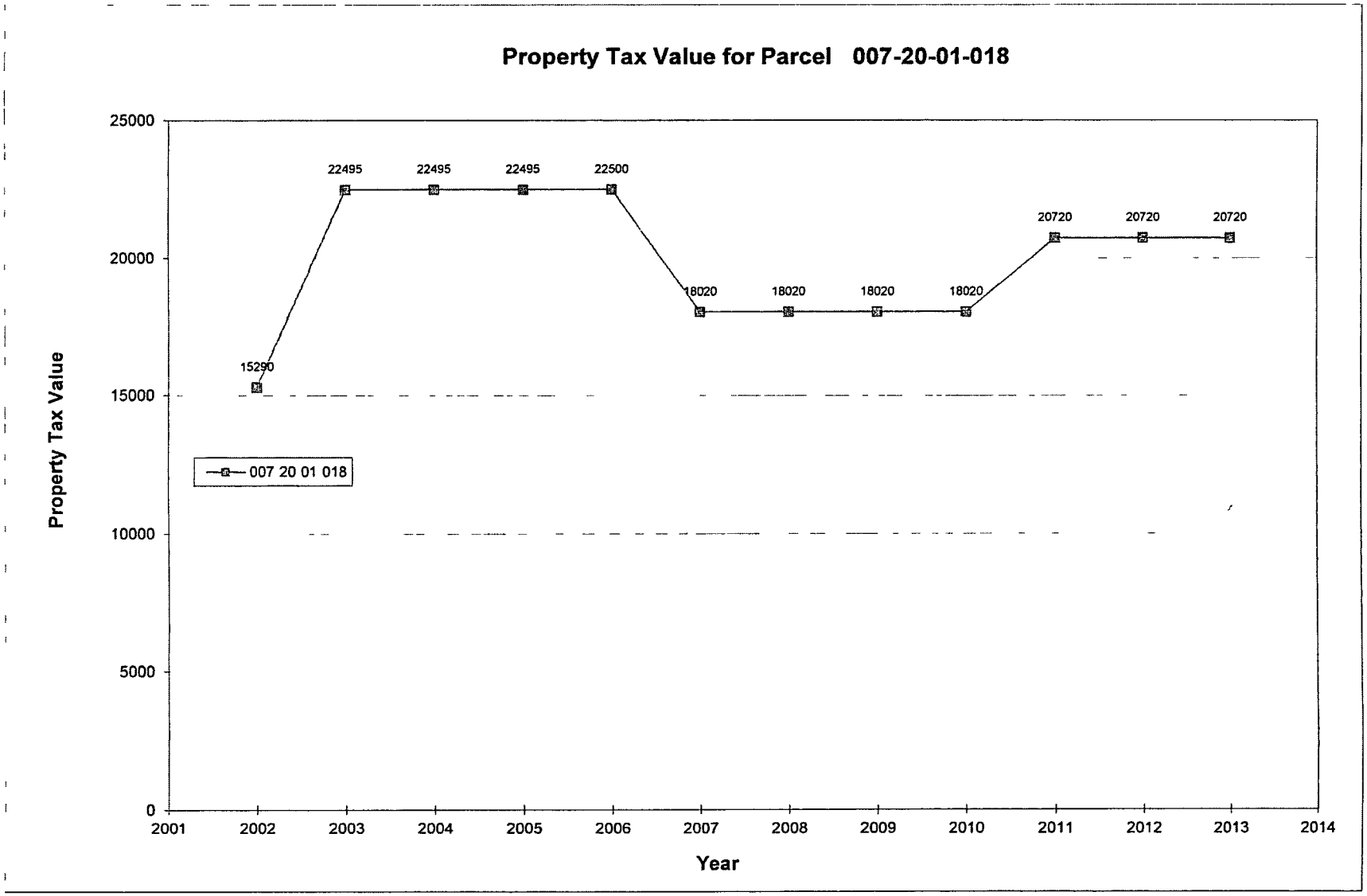
ROA Page 599



0

ROA Page 600

1,780 80 00

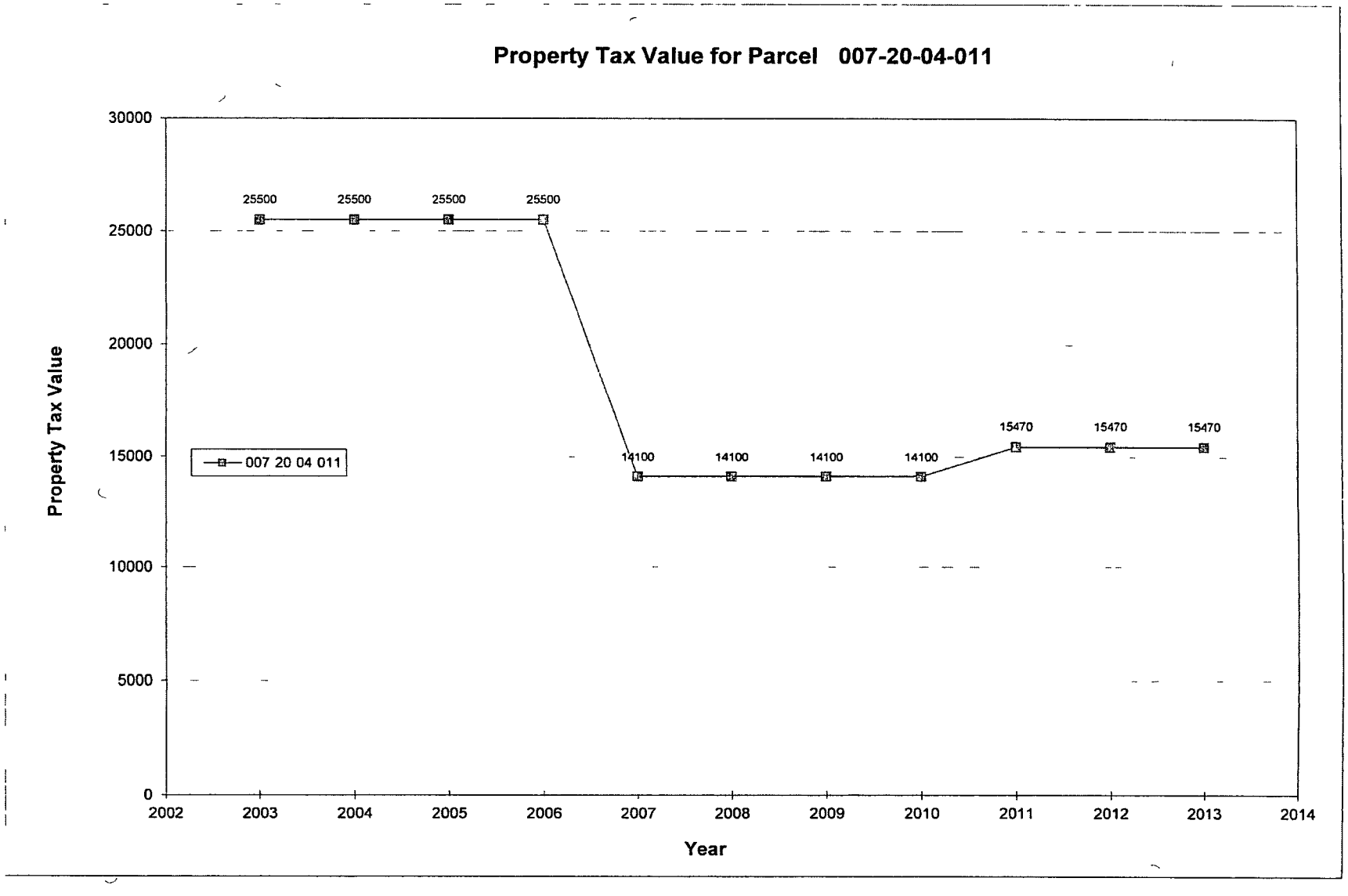


ROA Page 600

0

ROA Page 601

ROA Page 601



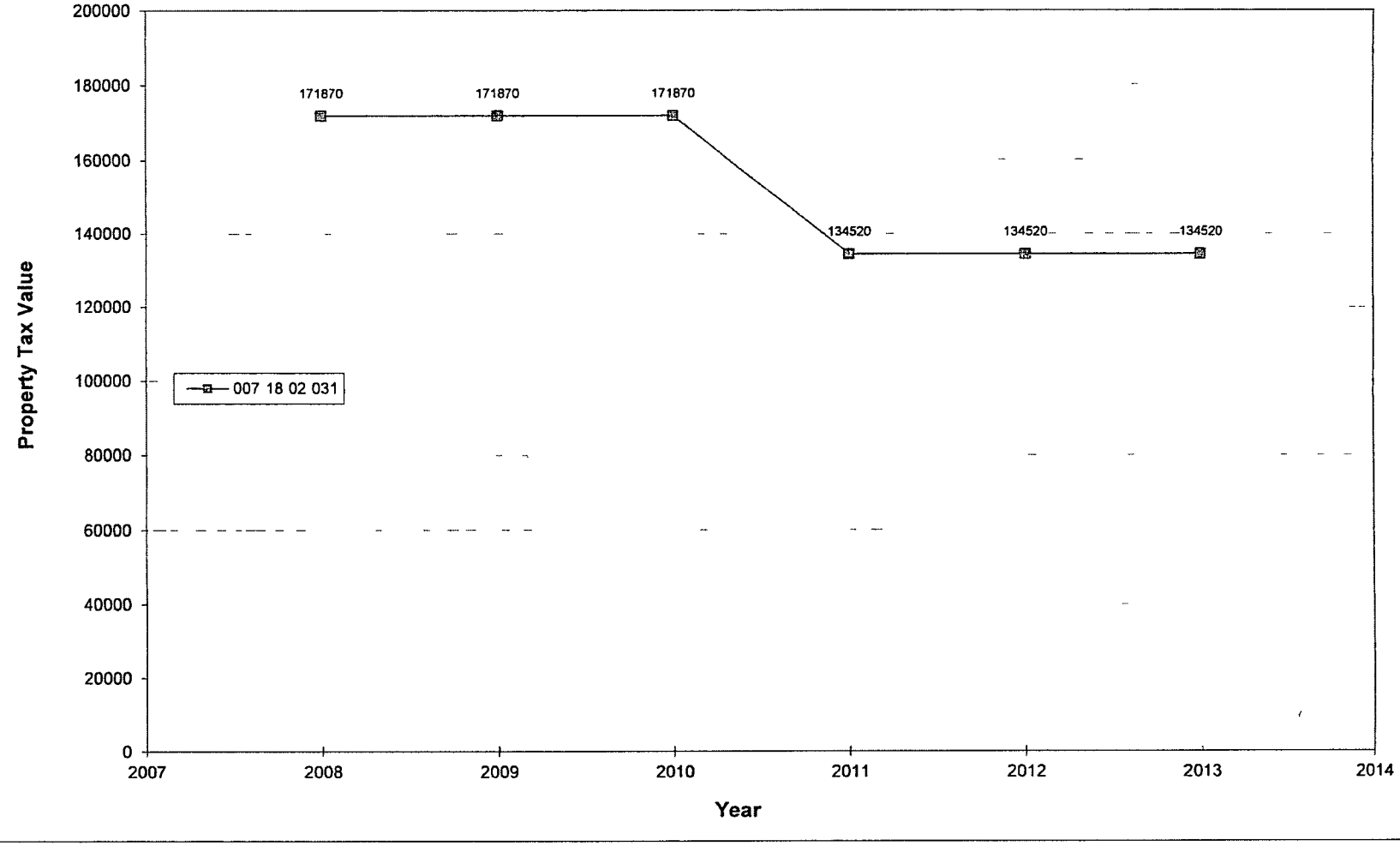
0

ROA Page 602

.223

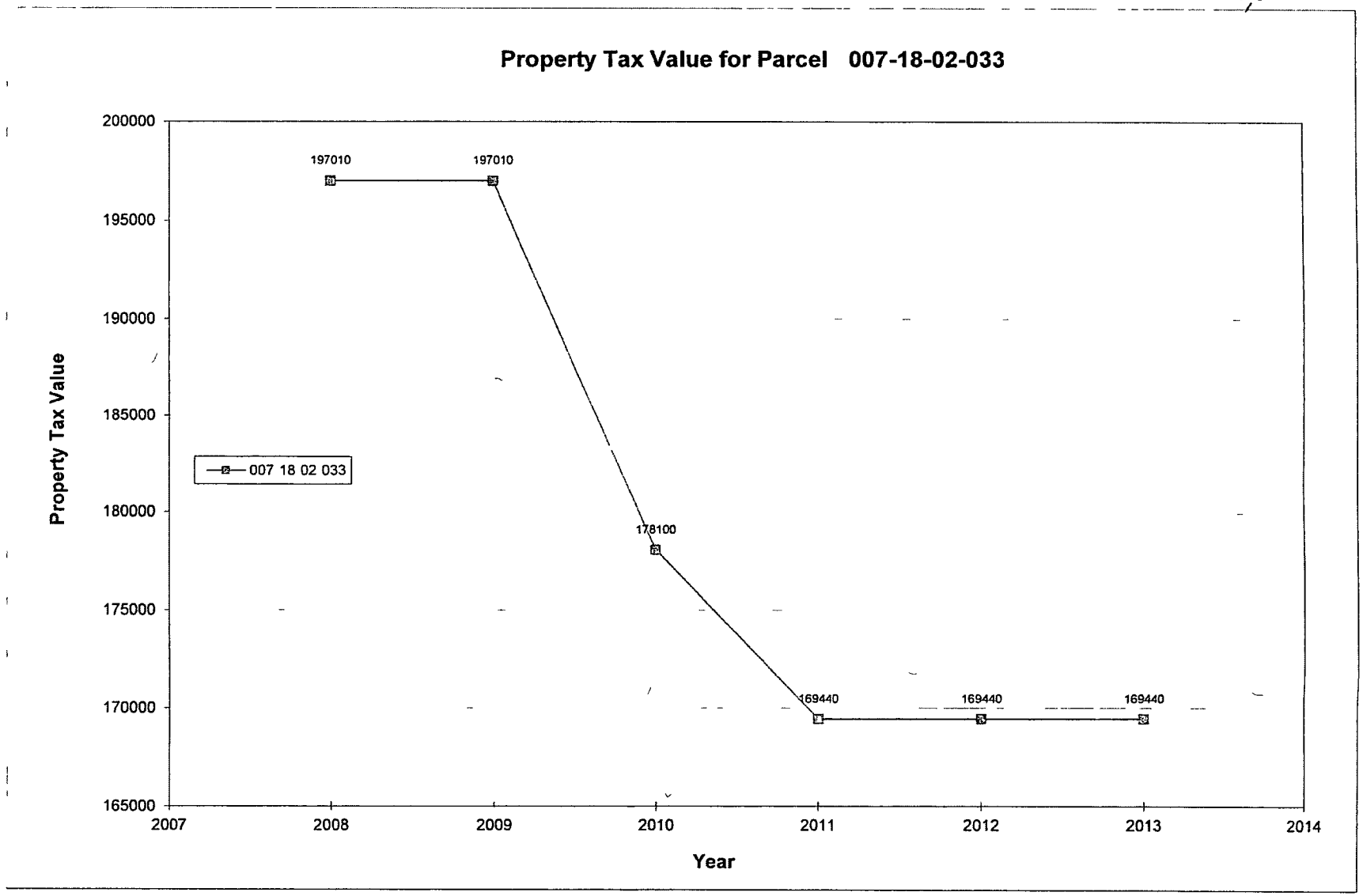
37,350

Property Tax Value for Parcel 007-18-02-031



0

ROA Page 603

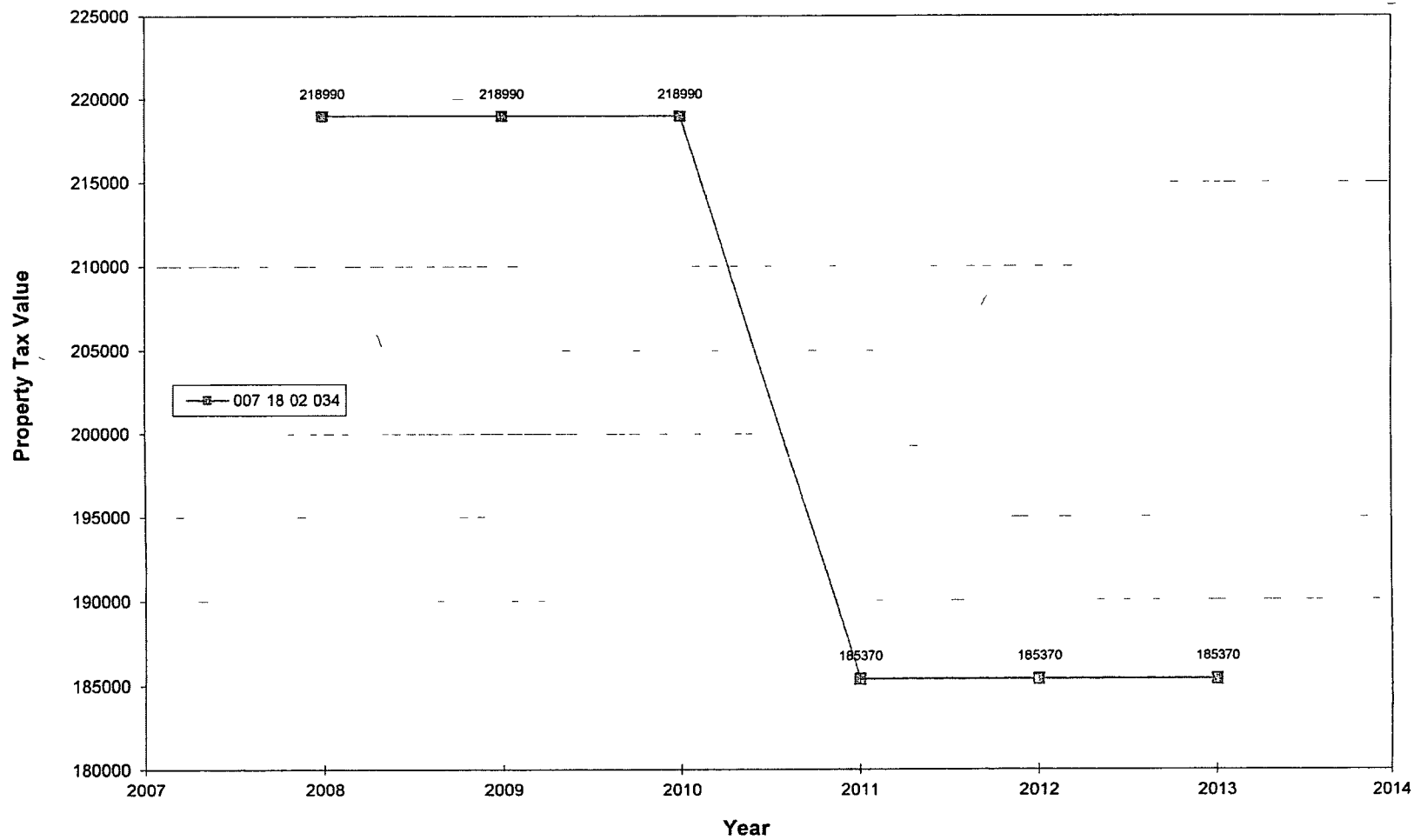

Property Tax Value for Parcel 007-18-02-033
Property Tax Value
Year
007 18 02 033
200000
195000
190000
185000
180000
175000
170000
165000
2007
2008
2009
2010
2011
2012
2013
2014
197010
197010
178100
169440
169440
169440

ROA Page 604

15 %

33,620

Property Tax Value for Parcel 007-18-02-034

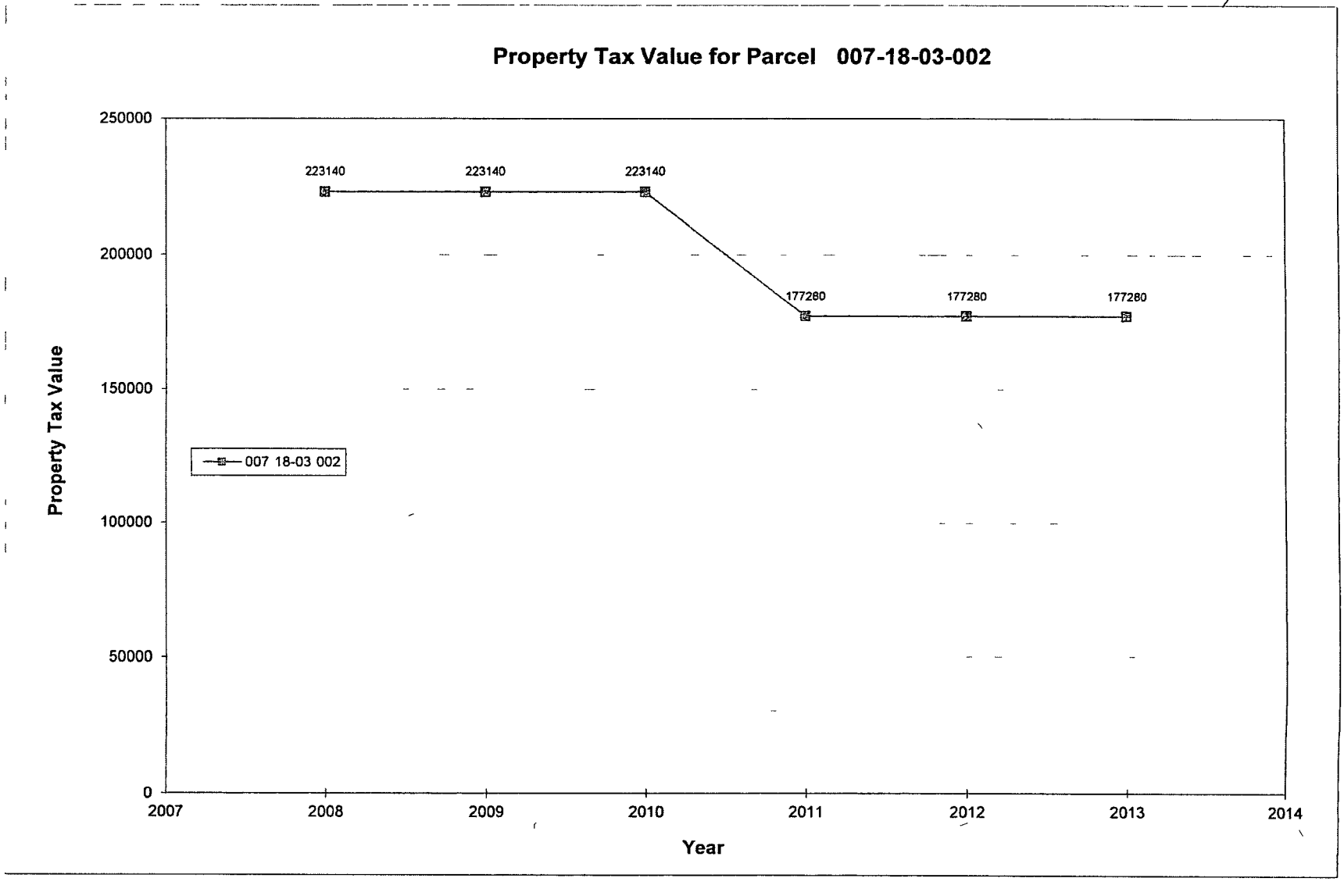


0

45 860-

ROA Page 605

ROA Page 605

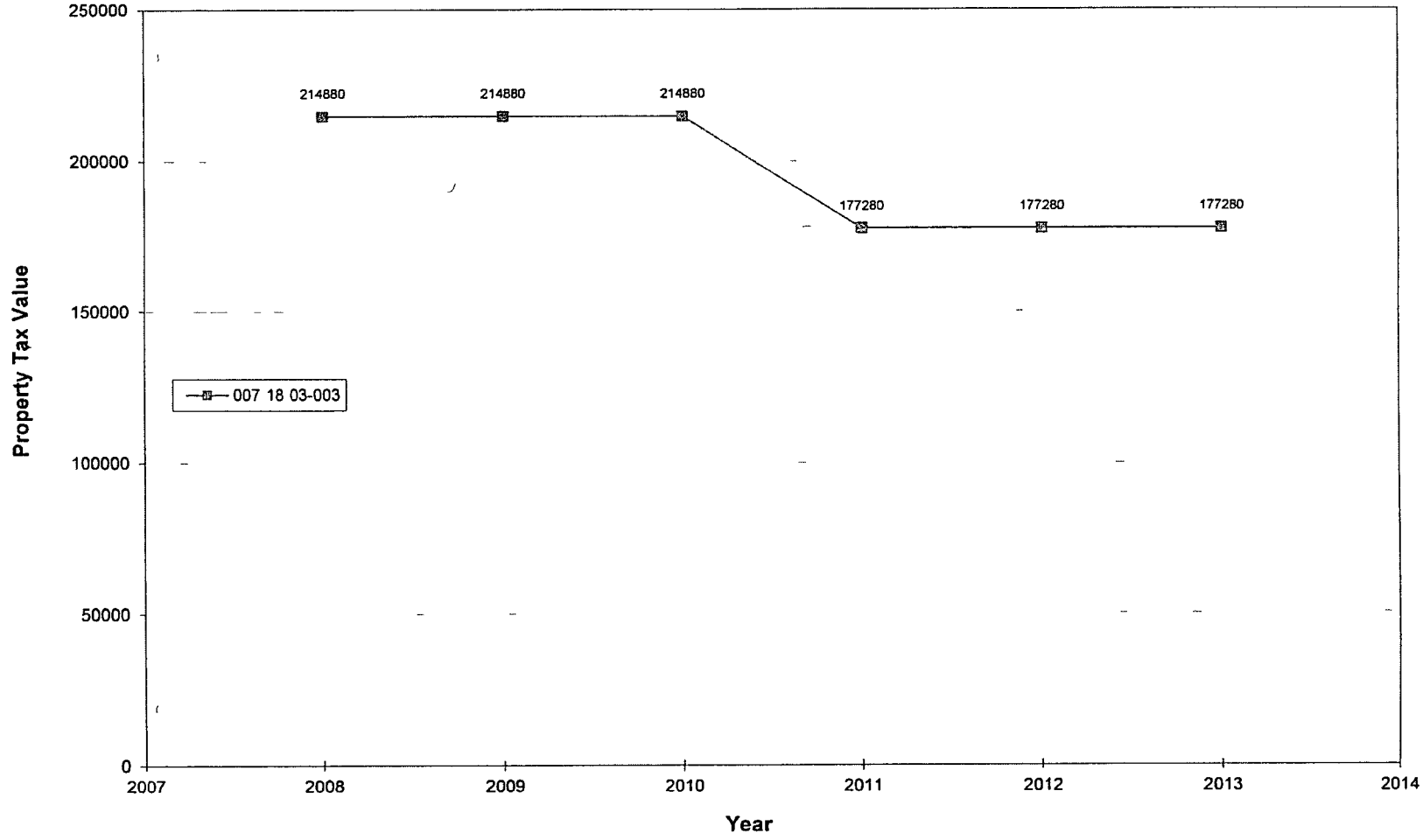


ROA Page 606

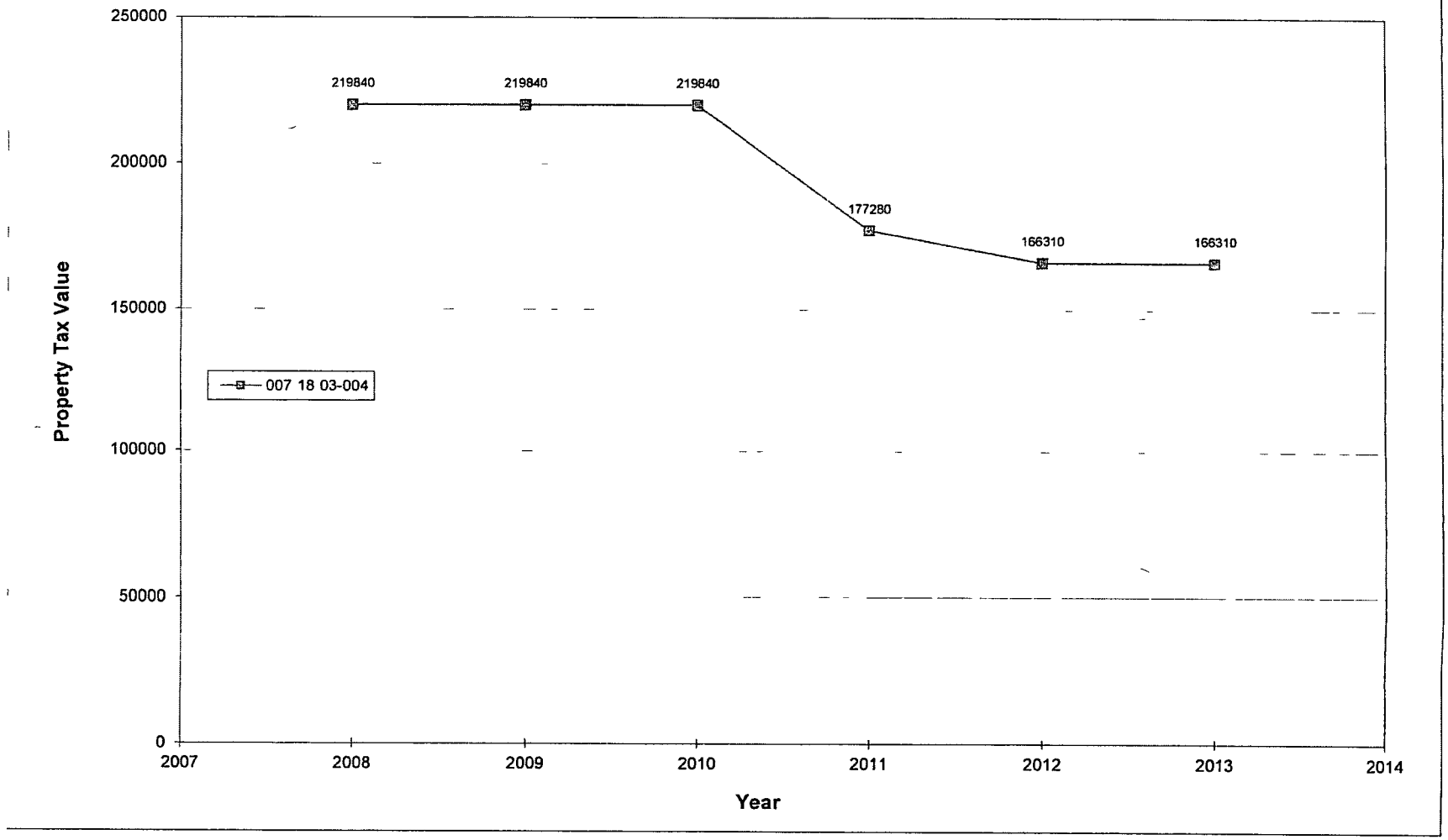
17%

37,600-

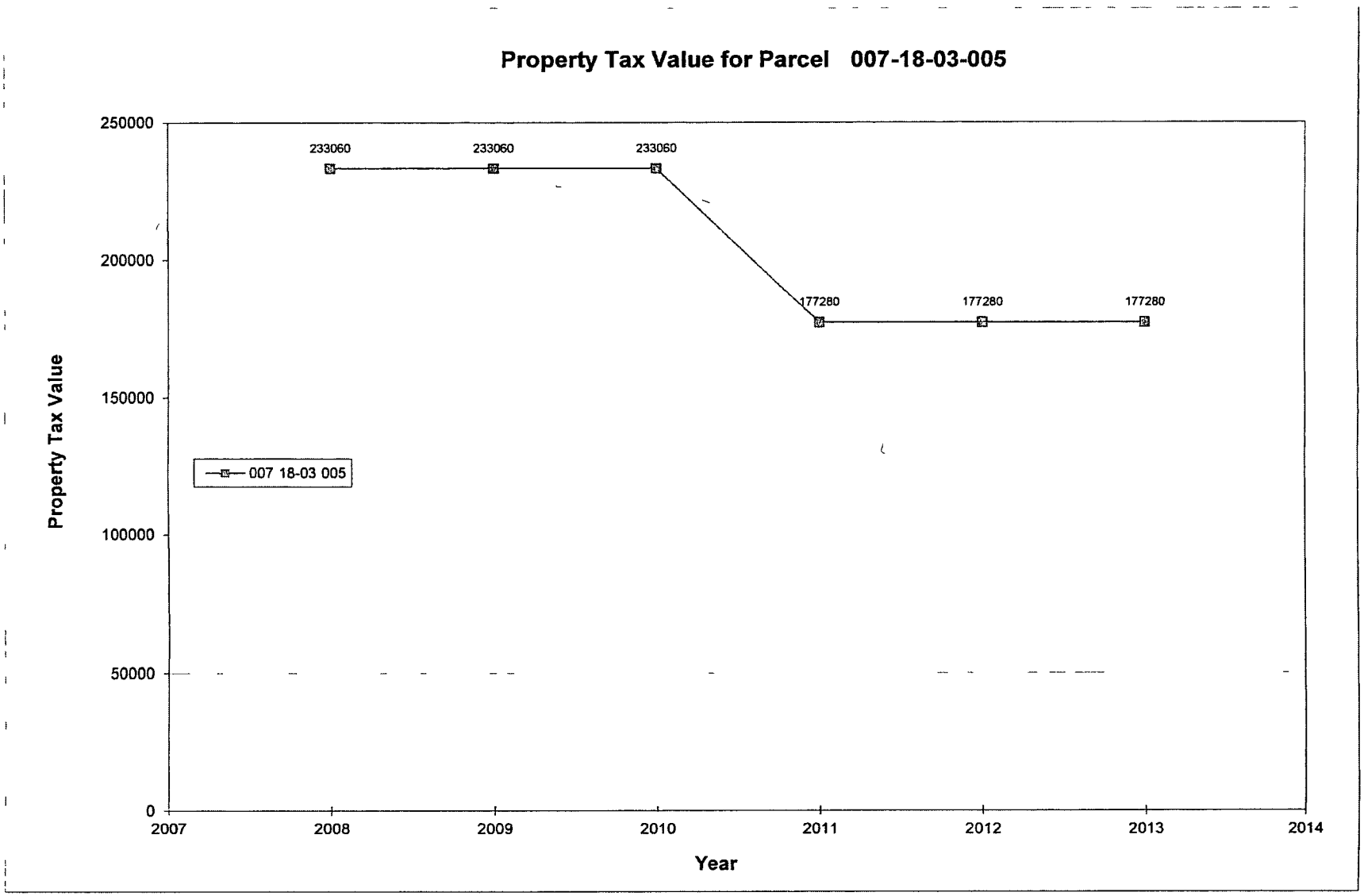
Property Tax Value for Parcel 007-18-03-003



ROA Page 607


Property Tax Value for Parcel 007-18-03-004
250000
200000
150000
100000
50000
0
Property Tax Value
219840
219840
219840
177280
166310
166310
007 18 03-004
2007
2008
2009
2010
2011
2012
2013
2014
Year

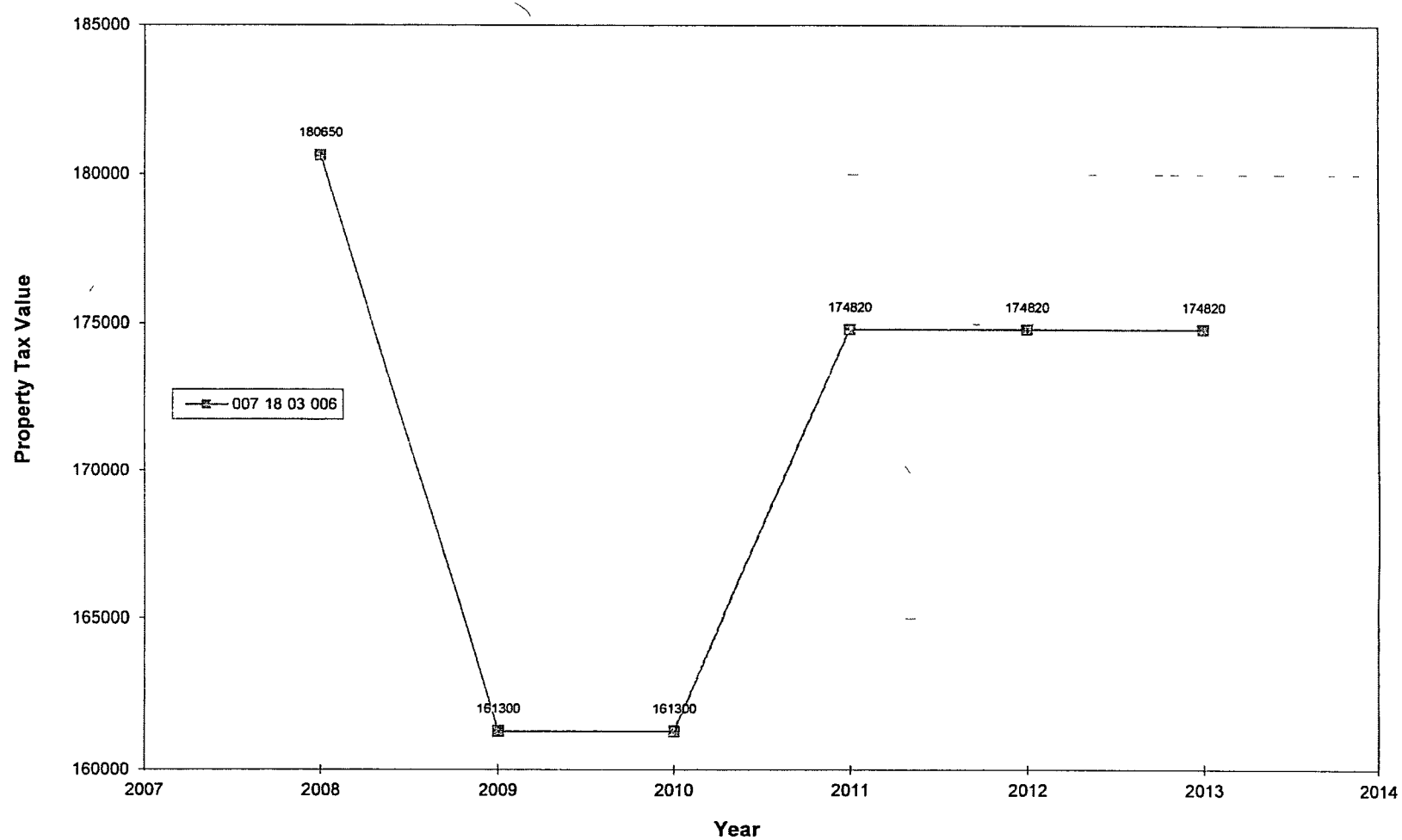
ROA Page 608


Property Tax Value for Parcel 007-18-03-005
250000
200000
150000
100000
50000
0
Property Tax Value
233060
233060
233060
177280
177280
177280
007 18-03 005
2007
2008
2009
2010
2011
2012
2013
2014
Year

5830 -

ROA Page 609

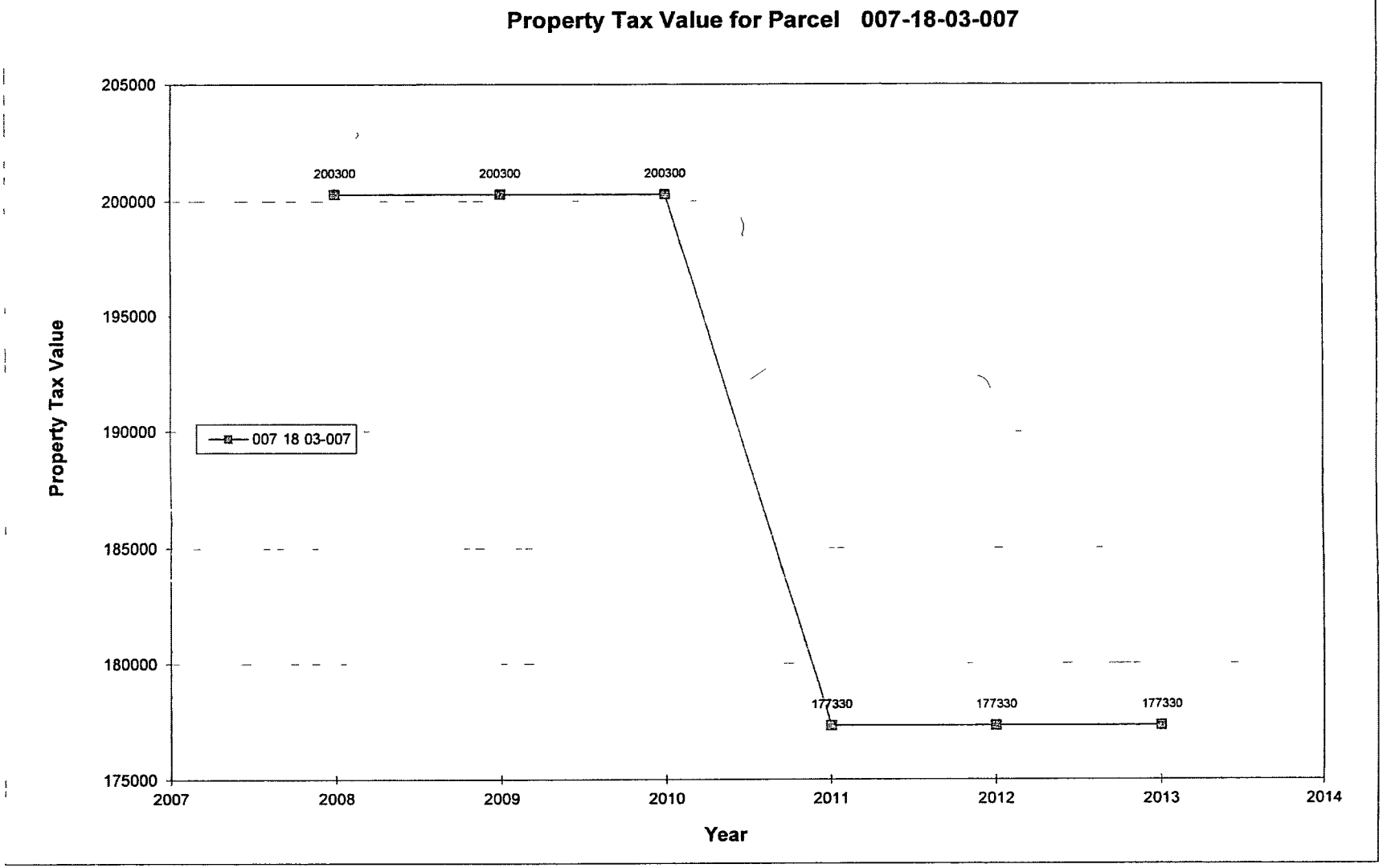
Property Tax Value for Parcel 007-18-03-006



ROA Page 610

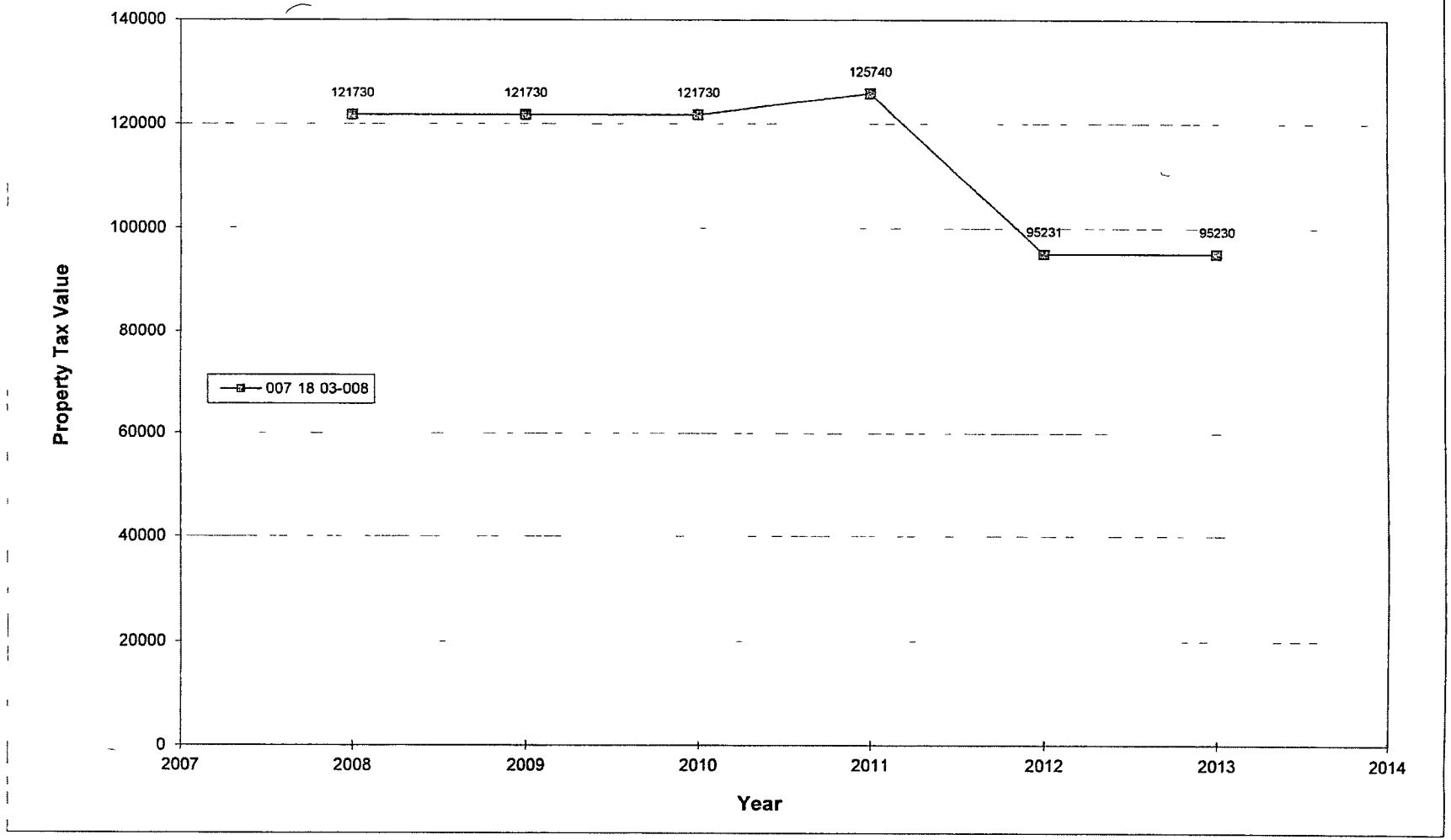
11%

22970-



0

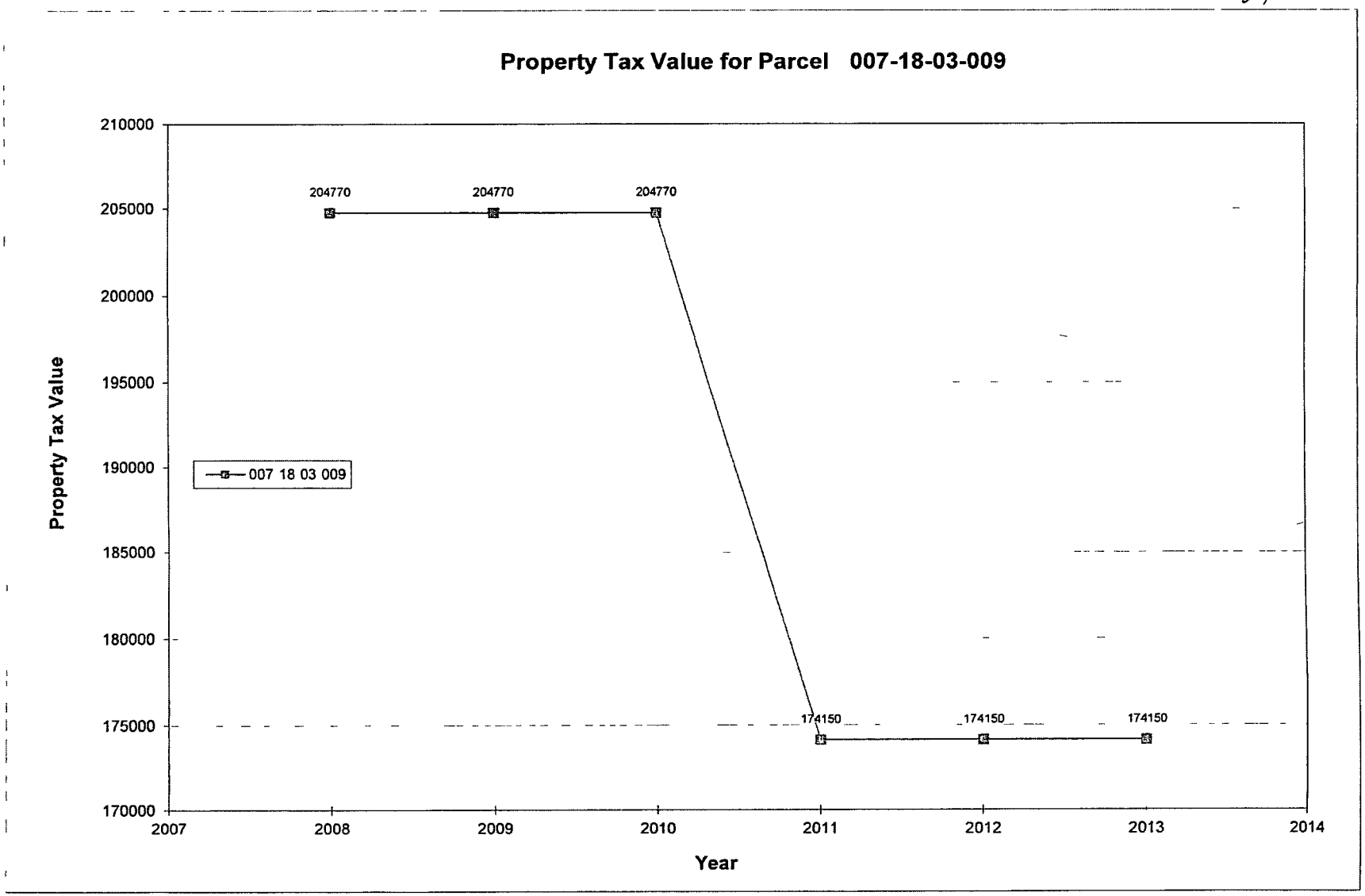
ROA Page 611



0

ROA Page 612

ROA Page 612



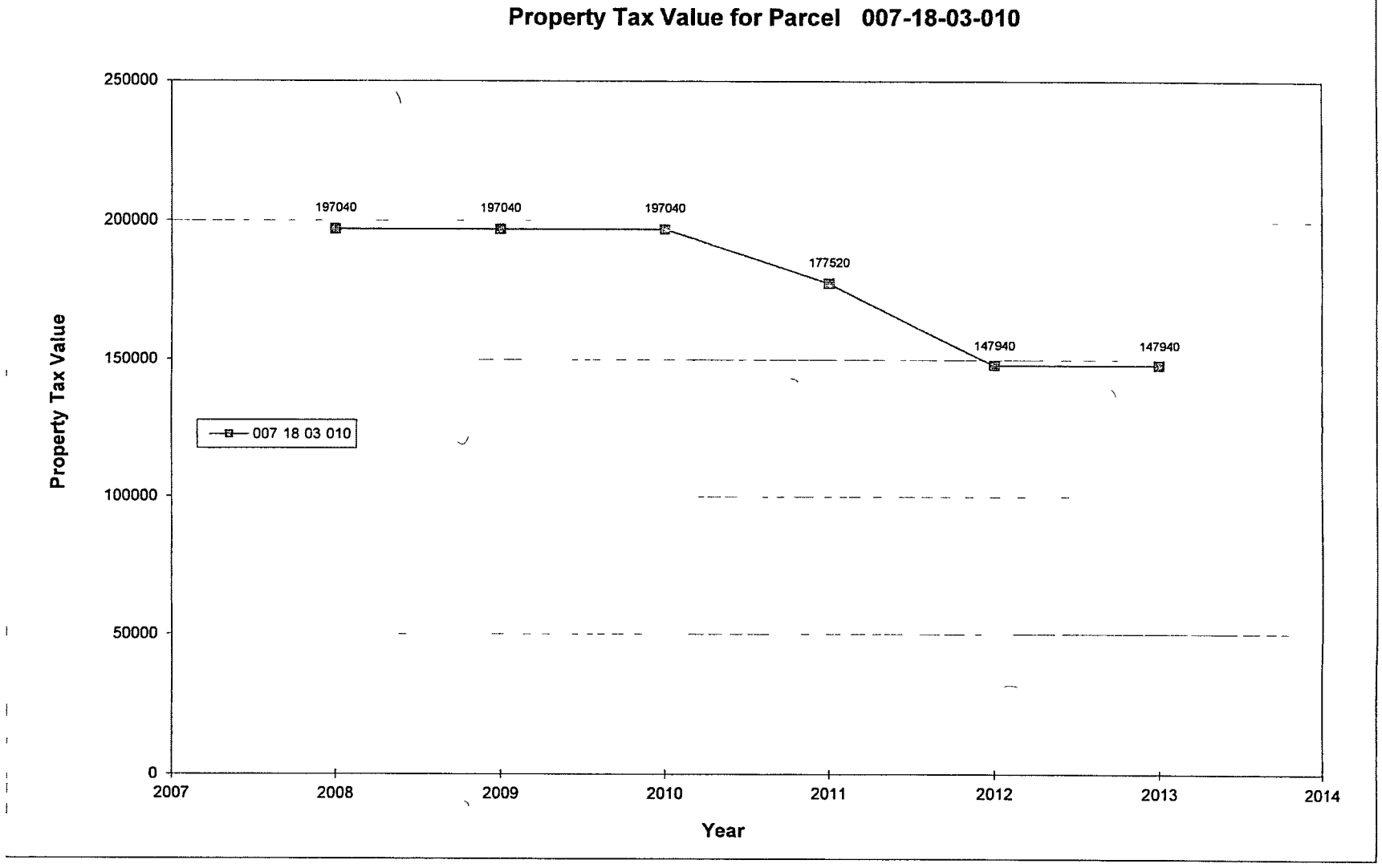
0

25%

49/100 -

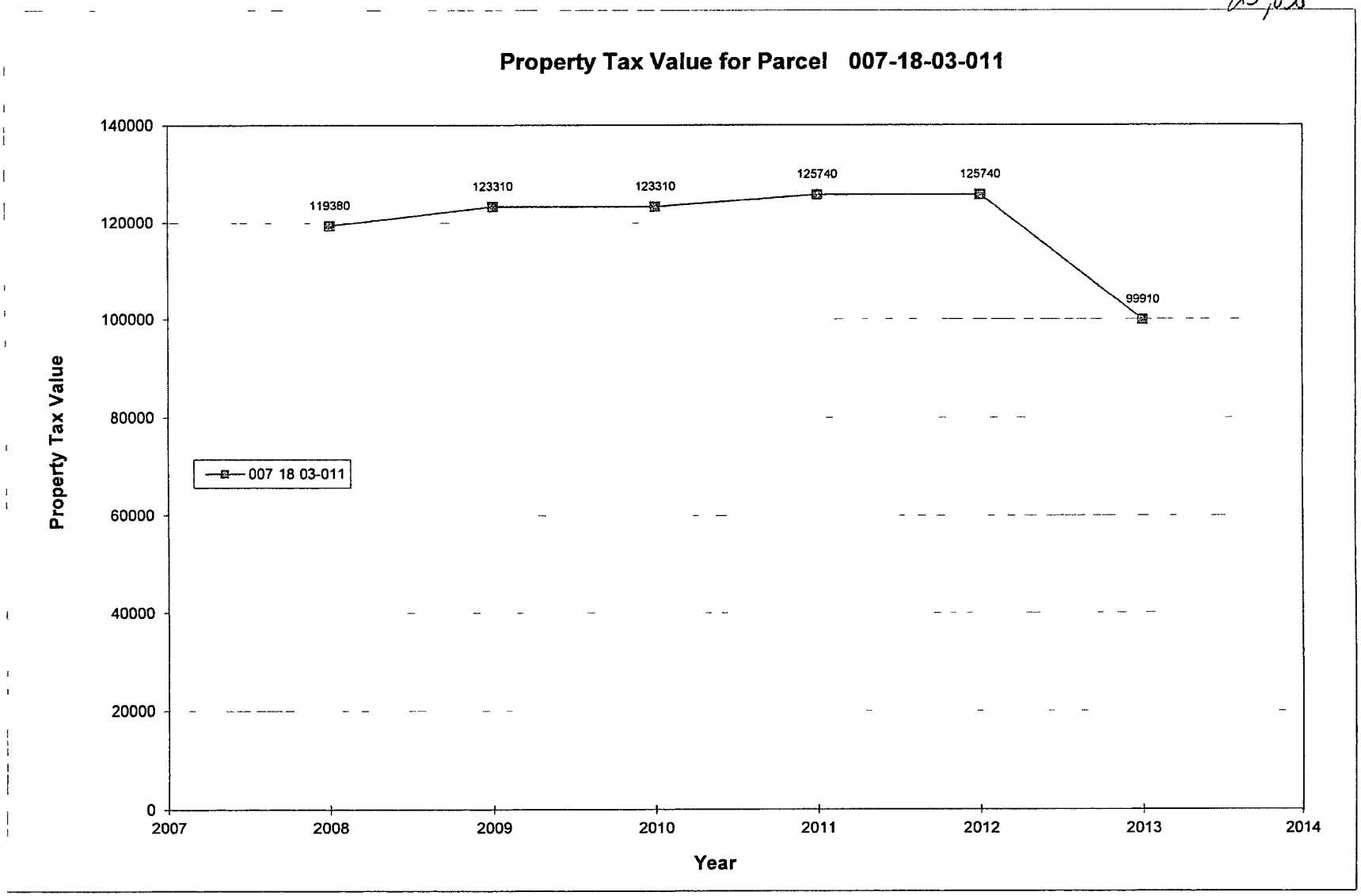
ROA Page 613

ROA Page 613

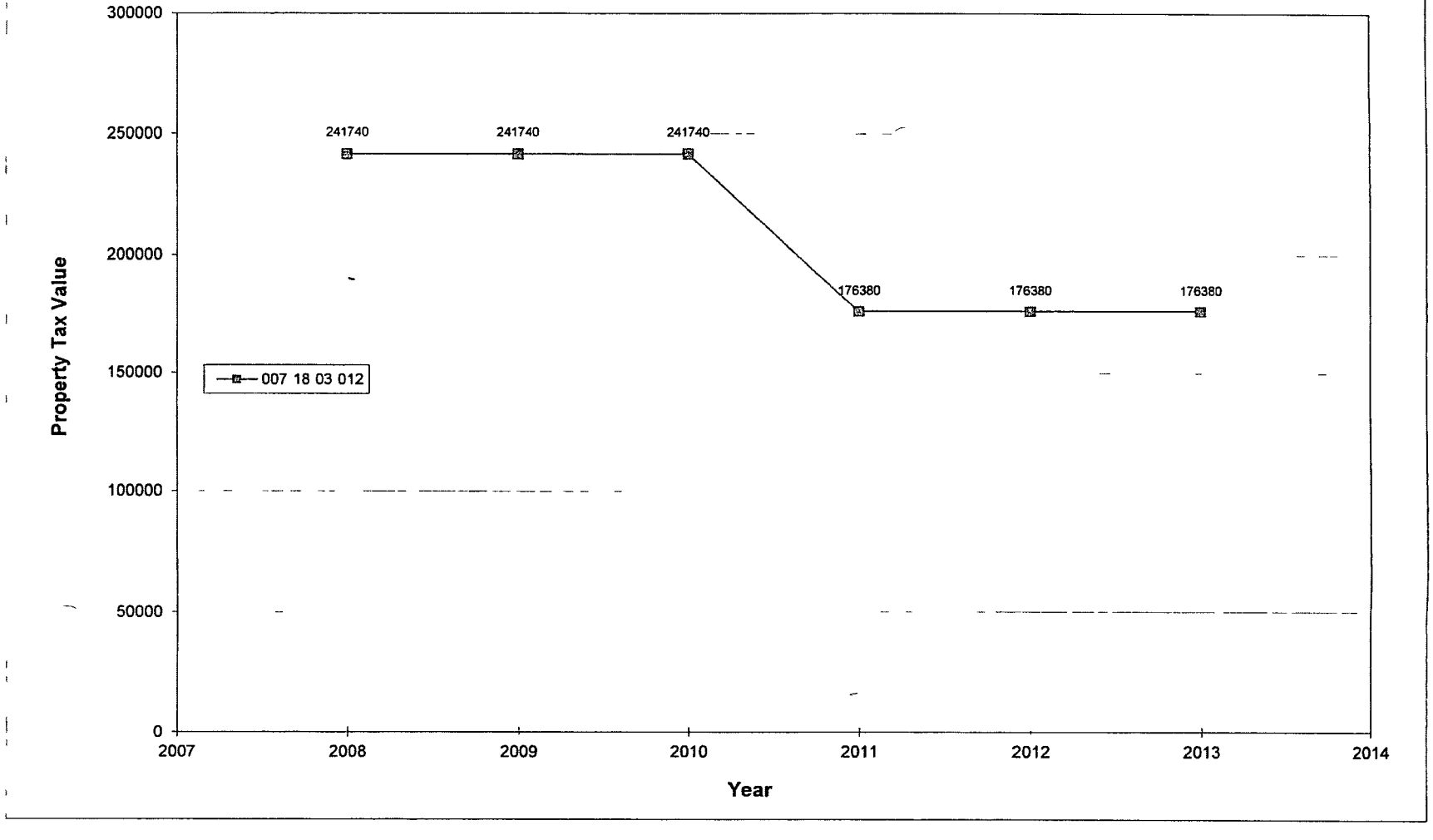


0

ROA Page 614

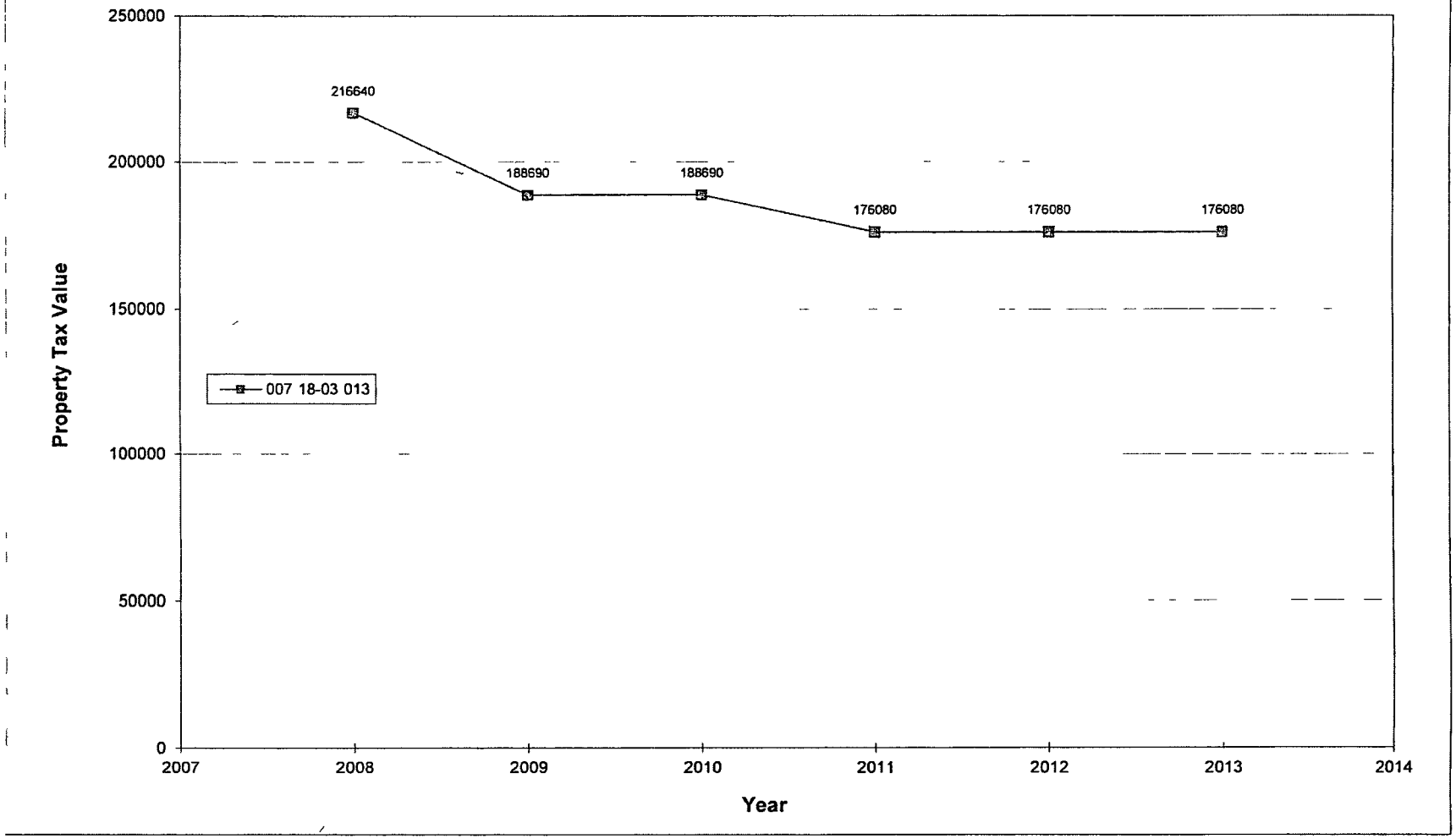

Property Tax Value for Parcel 007-18-03-011
Property Tax Value
140000
120000
100000
80000
60000
40000
20000
0
119380
123310
123310
125740
125740
99910
007 18 03-011
2007
2008
2009
2010
2011
2012
2013
2014
Year

ROA Page 615


Property Tax Value for Parcel 007-18-03-012
300000
250000
200000
150000
100000
50000
0
Property Tax Value
241740
241740
241740
176380
176380
176380
007 18 03 012
2007
2008
2009
2010
2011
2012
2013
2014
Year

ROA Page 616

ROA Page 616

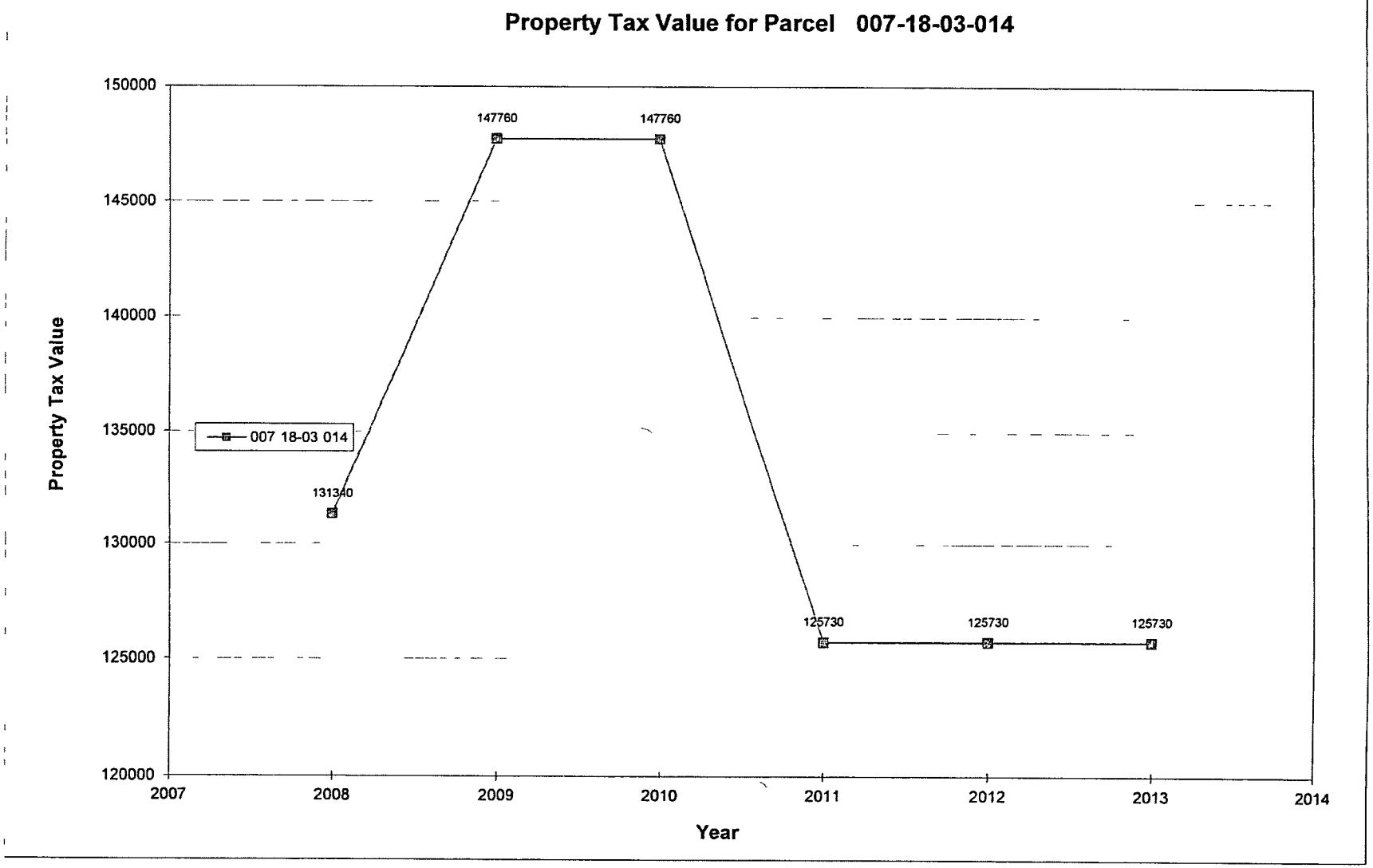


0

ROA Page 617

15%

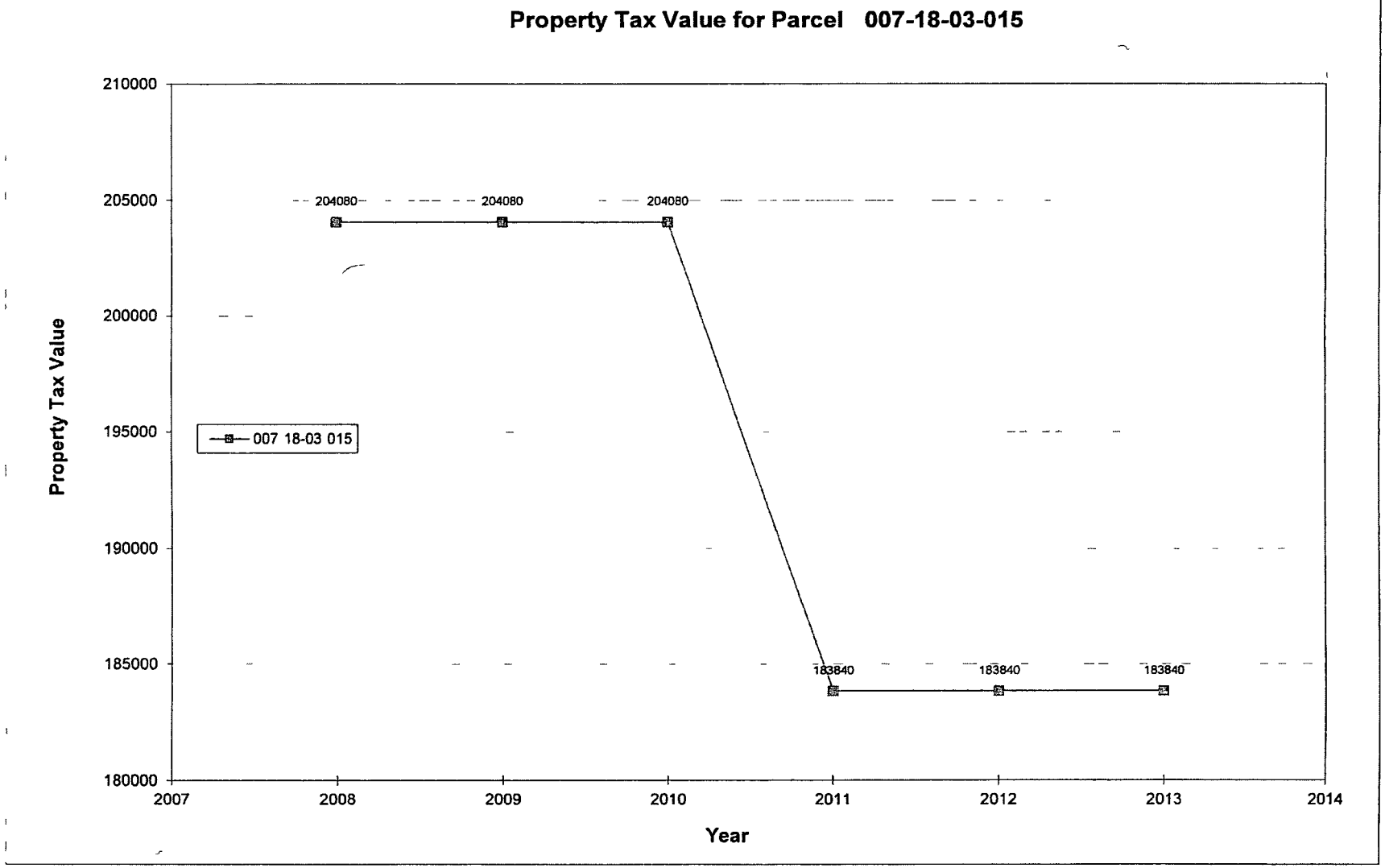
22131 –



ROA Page 617

0

ROA Page 618

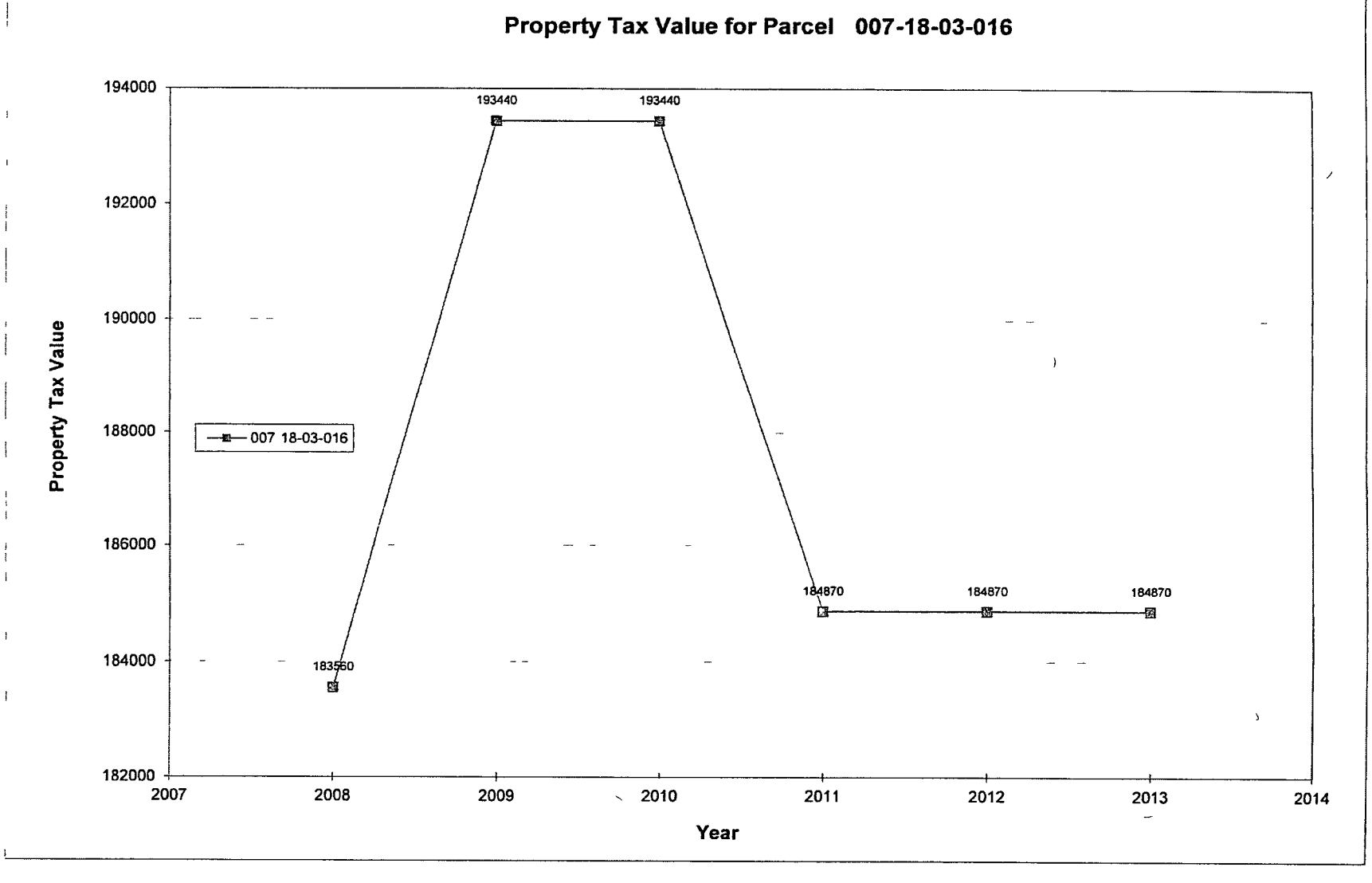

Property Tax Value for Parcel 007-18-03-015
210000
205000
200000
195000
190000
185000
180000
Property Tax Value
204080
204080
204080
183840
183840
183840
007 18-03 015
2007
2008
2009
2010
2011
2012
2013
2014
Year

,849

8570-

ROA Page 619

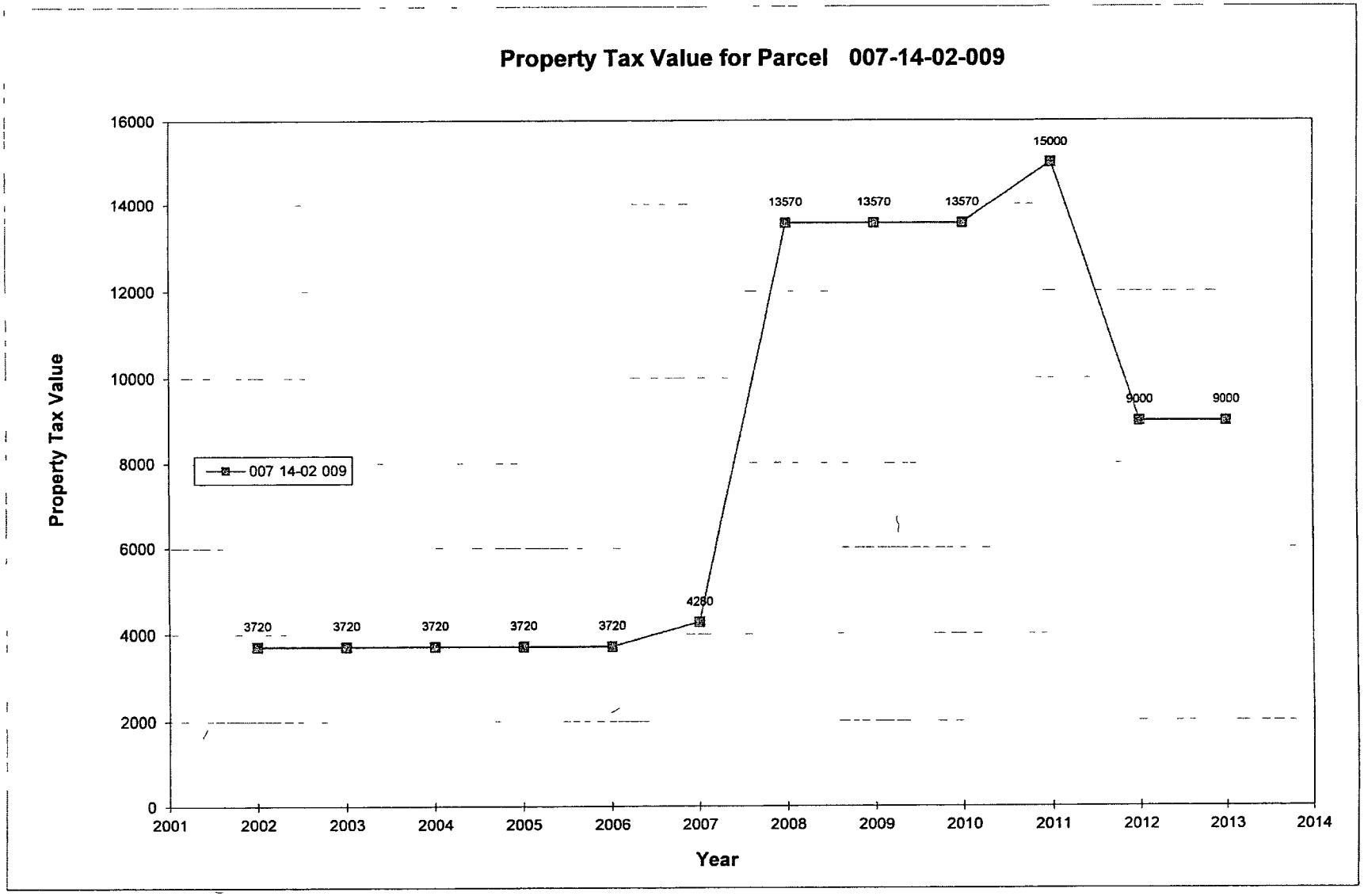
ROA Page 619



0

ROA Page 620

ROA Page 620

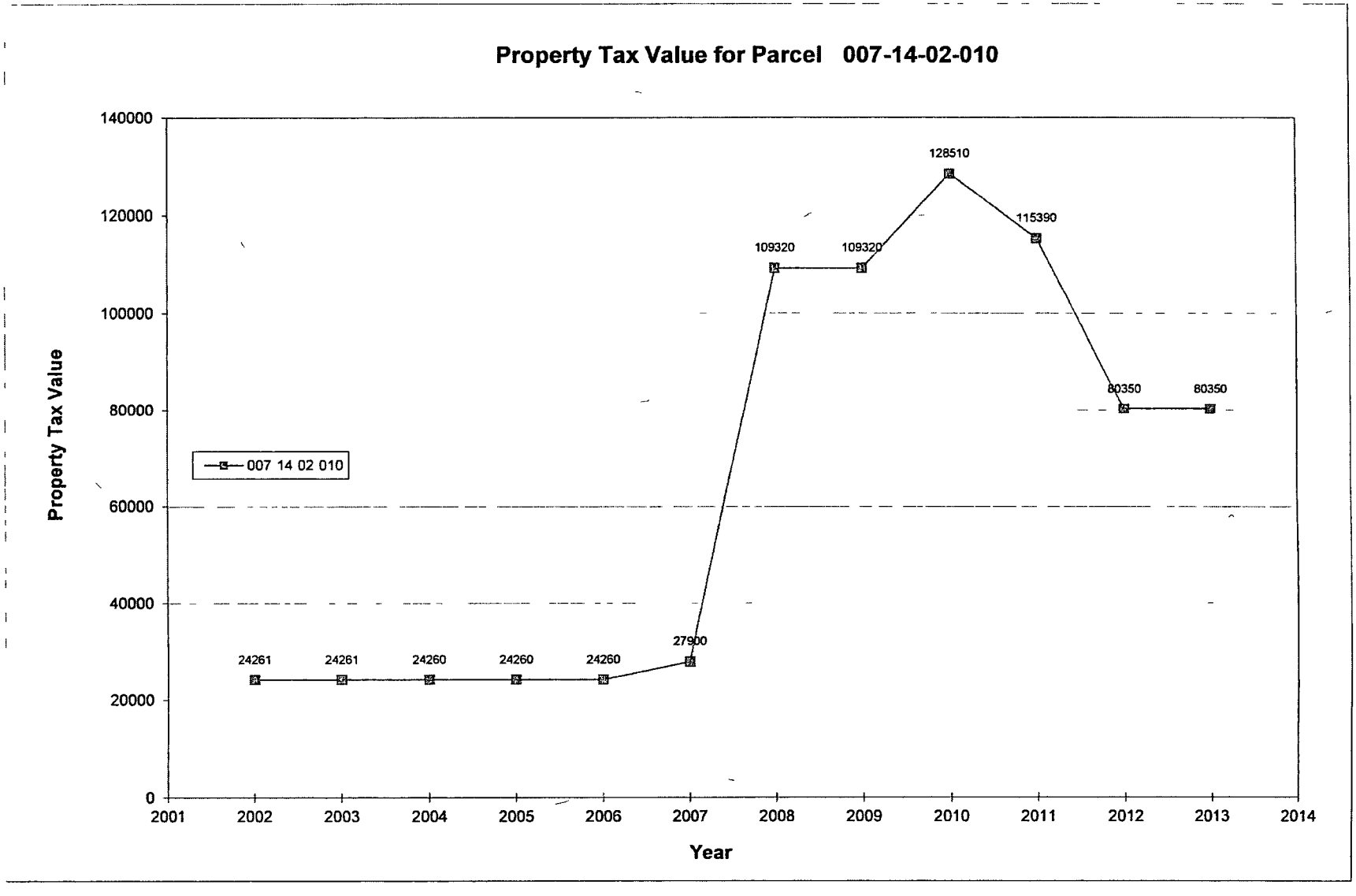


104,249

81 970

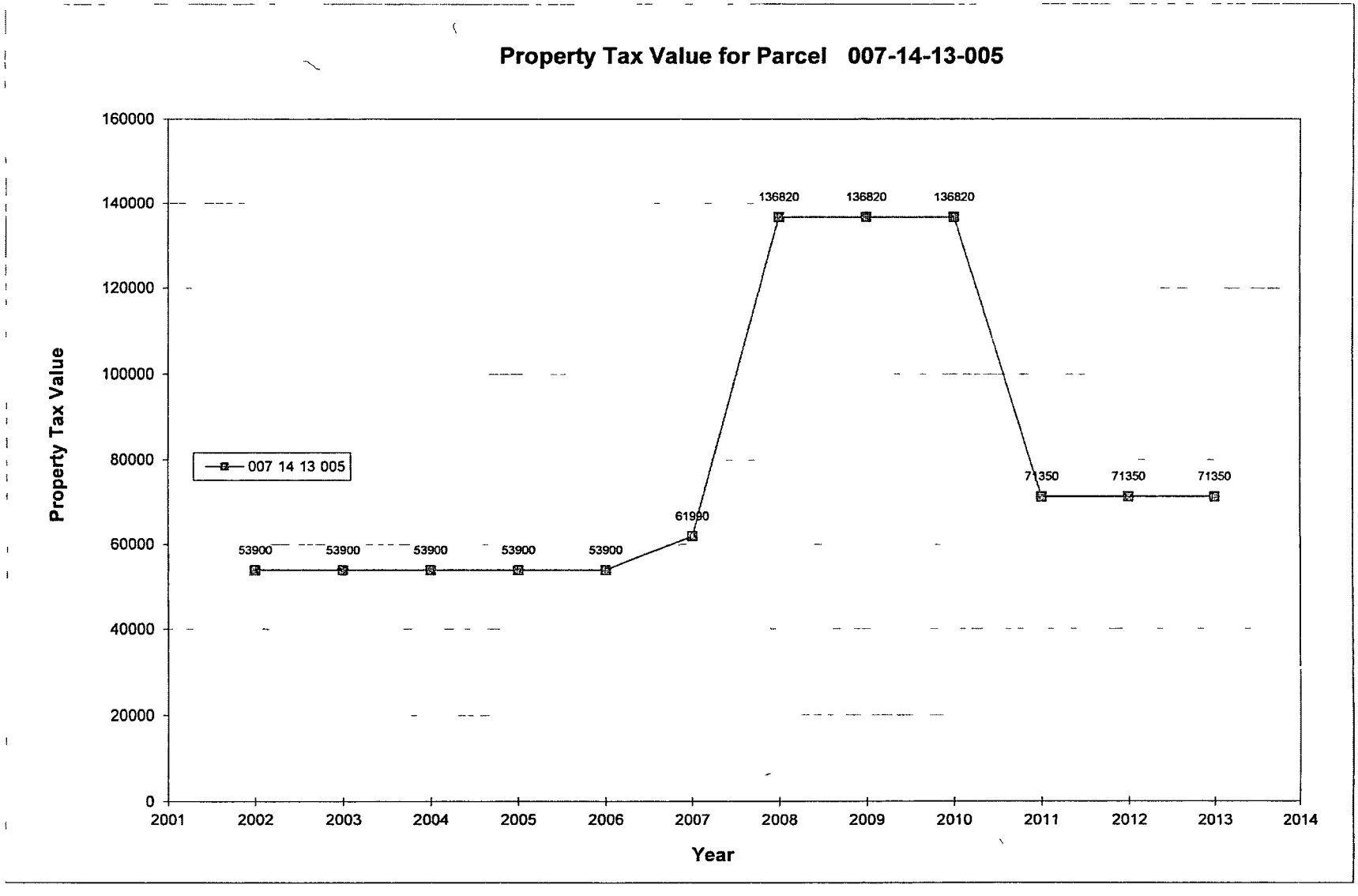
ROA Page 621

ROA Page 621



0

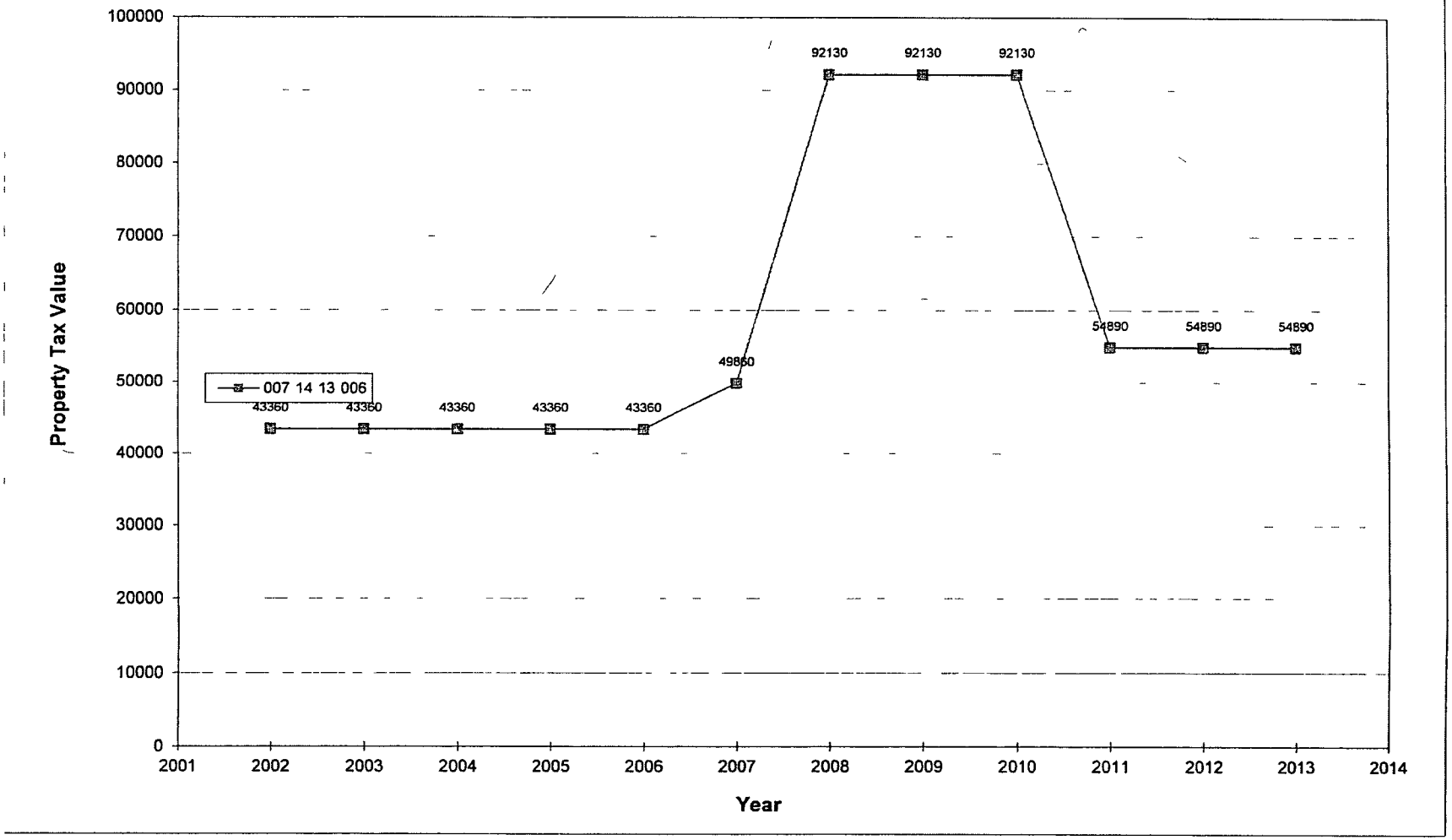
ROA Page 622


Property Tax Value for Parcel 007-14-13-005
Property Tax Value
Year
007 14 13 005
160000
140000
120000
100000
80000
60000
40000
20000
0
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
53900
53900
53900
53900
53900
61990
136820
136820
136820
71350
71350
71350

ROA Page 623

48,770

53,770

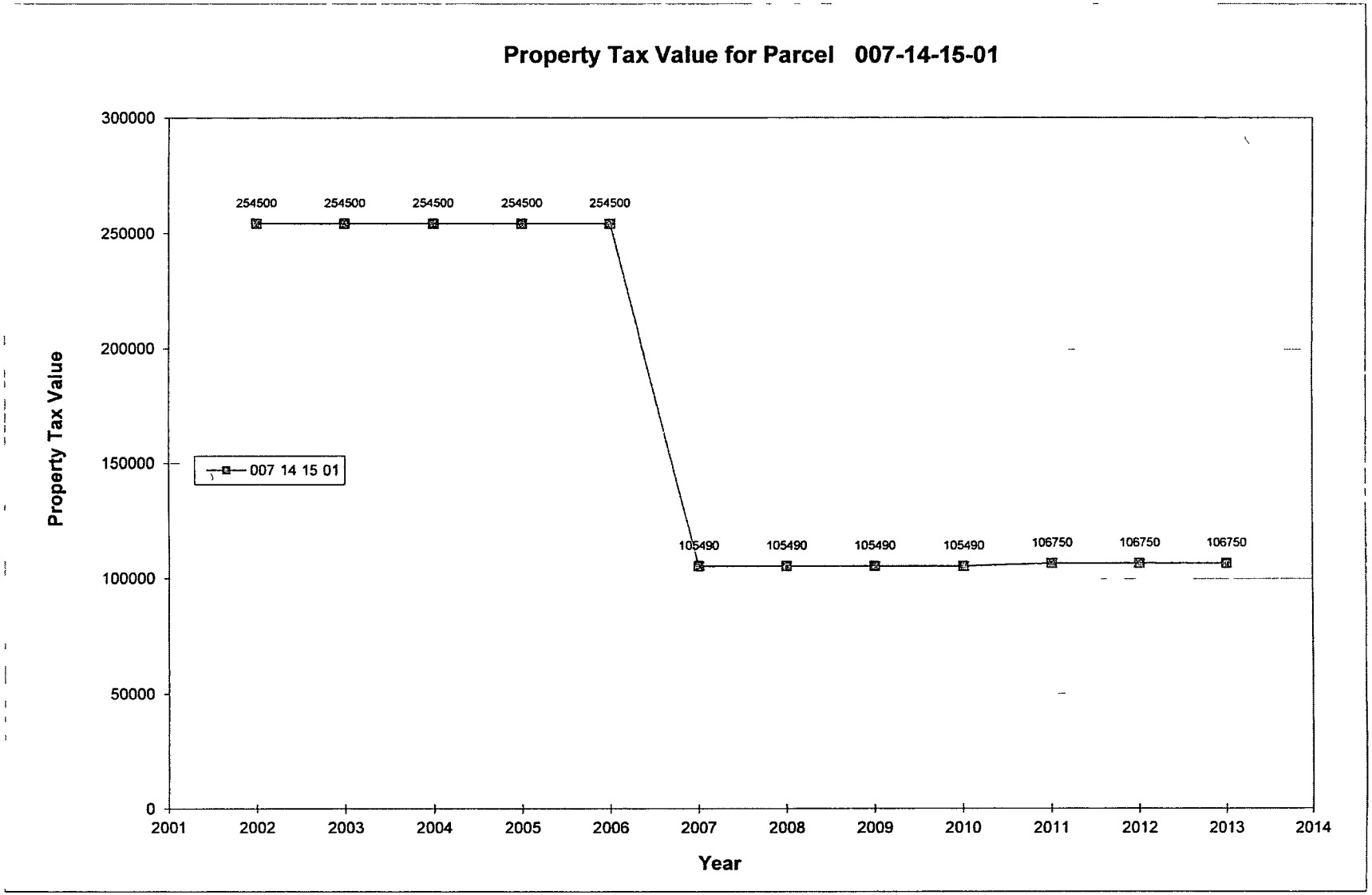


147,750

5870

ROA Page 624

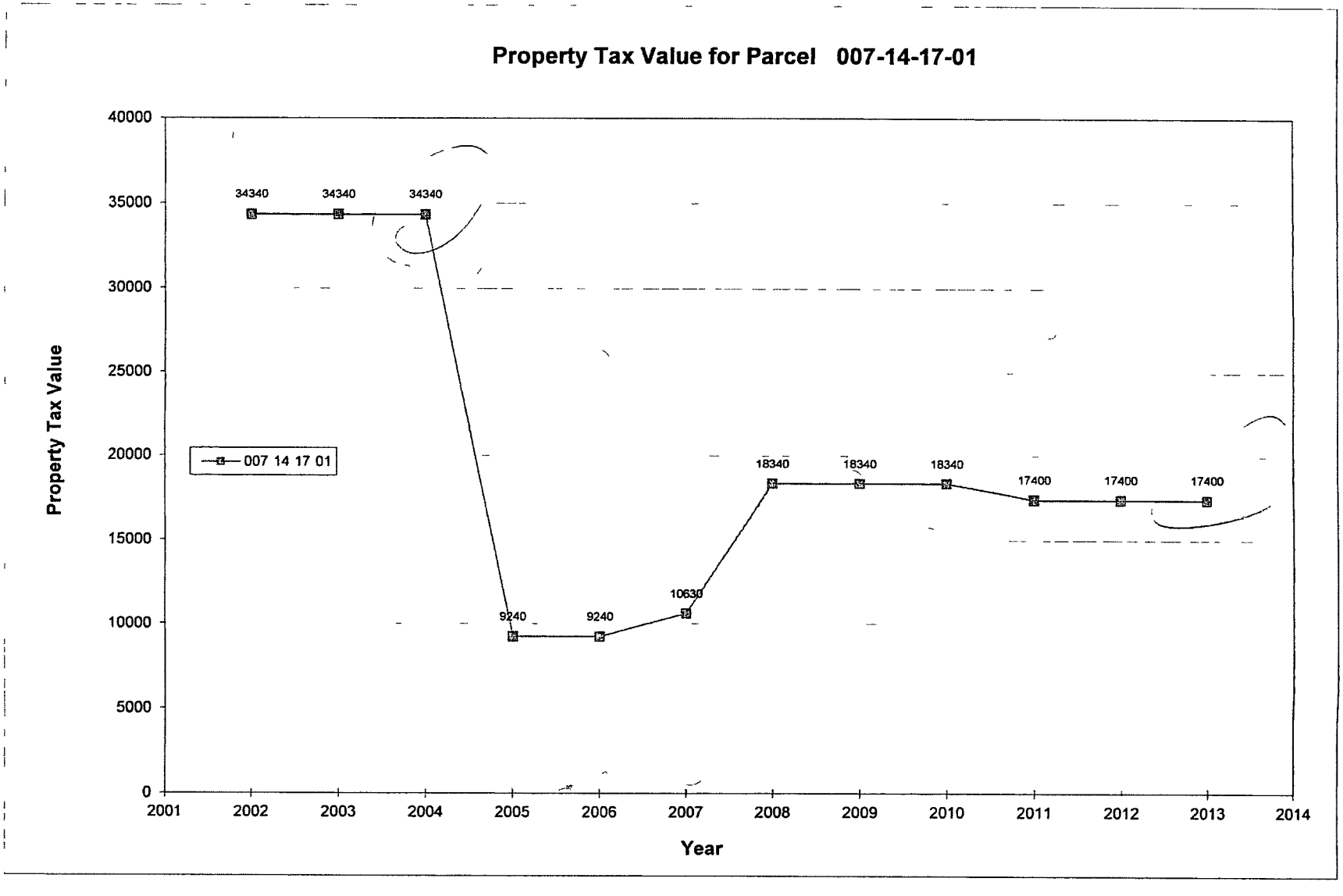
ROA Page 624



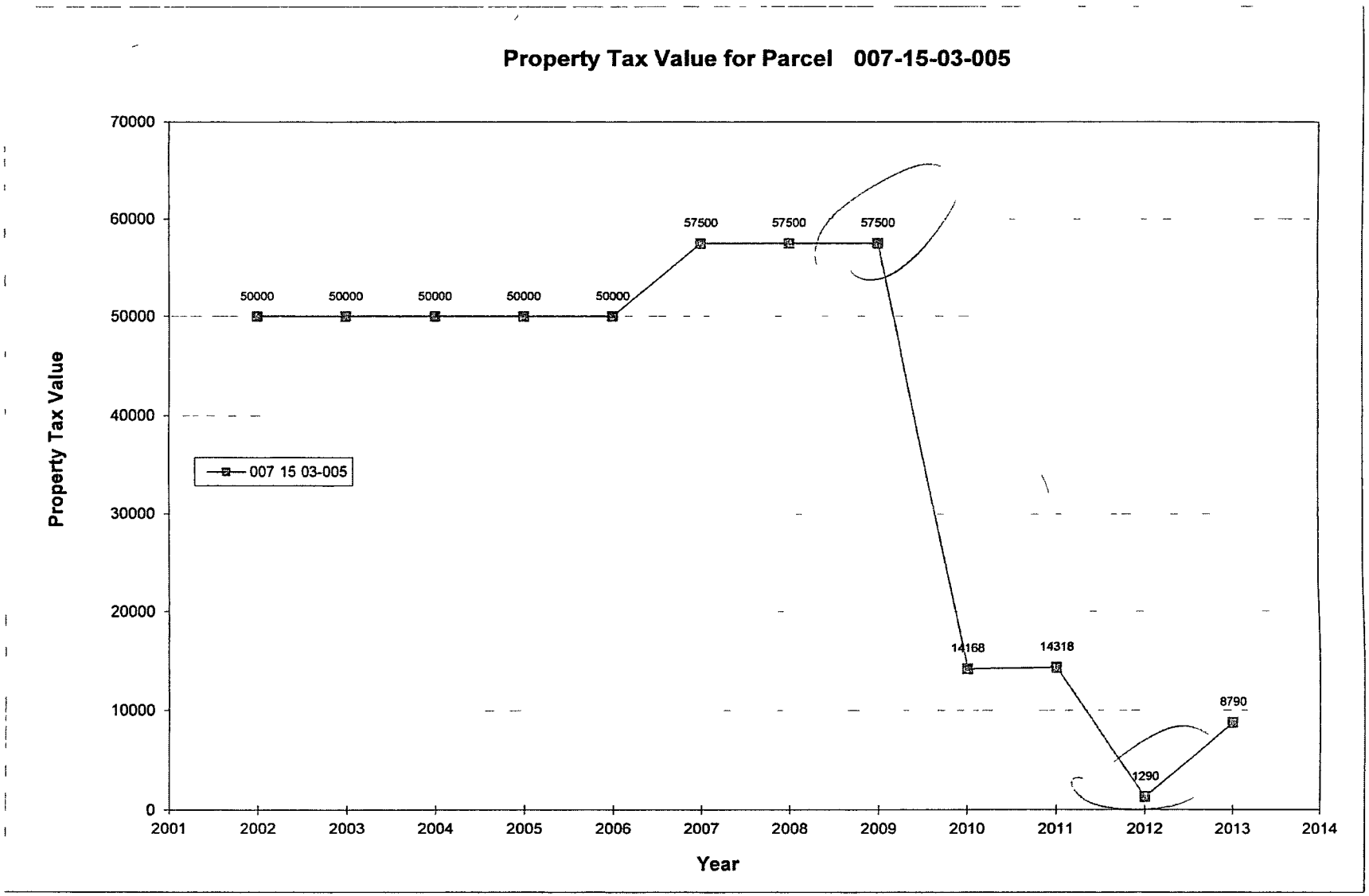
0

16,940
49,970

ROA Page 625

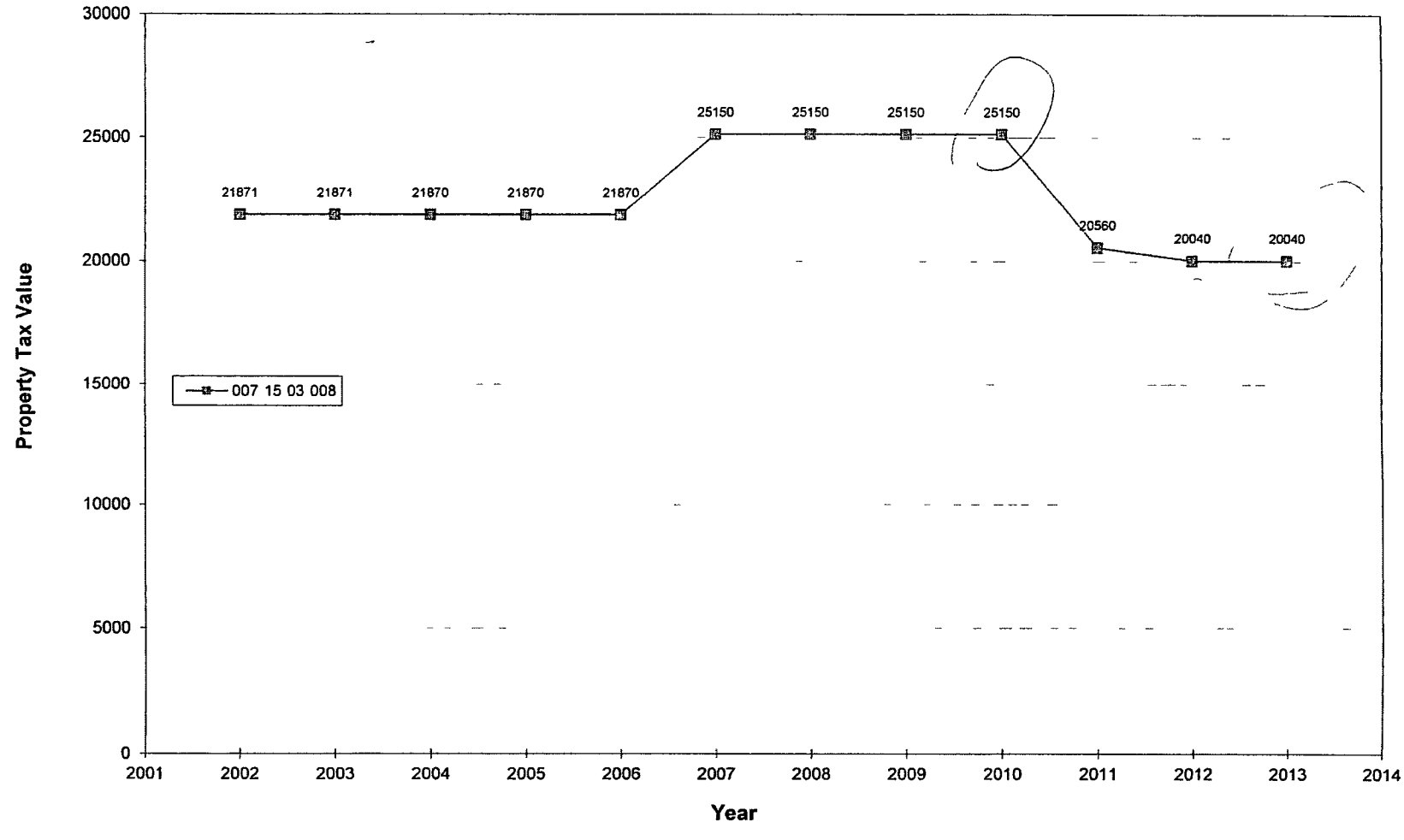


ROA Page 626


Property Tax Value for Parcel 007-15-03-005
Property Tax Value
70000
60000
50000
40000
30000
20000
10000
0
50000
50000
50000
50000
50000
57500
57500
57500
14168
14318
1290
8790
007 15 03-005
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
Year

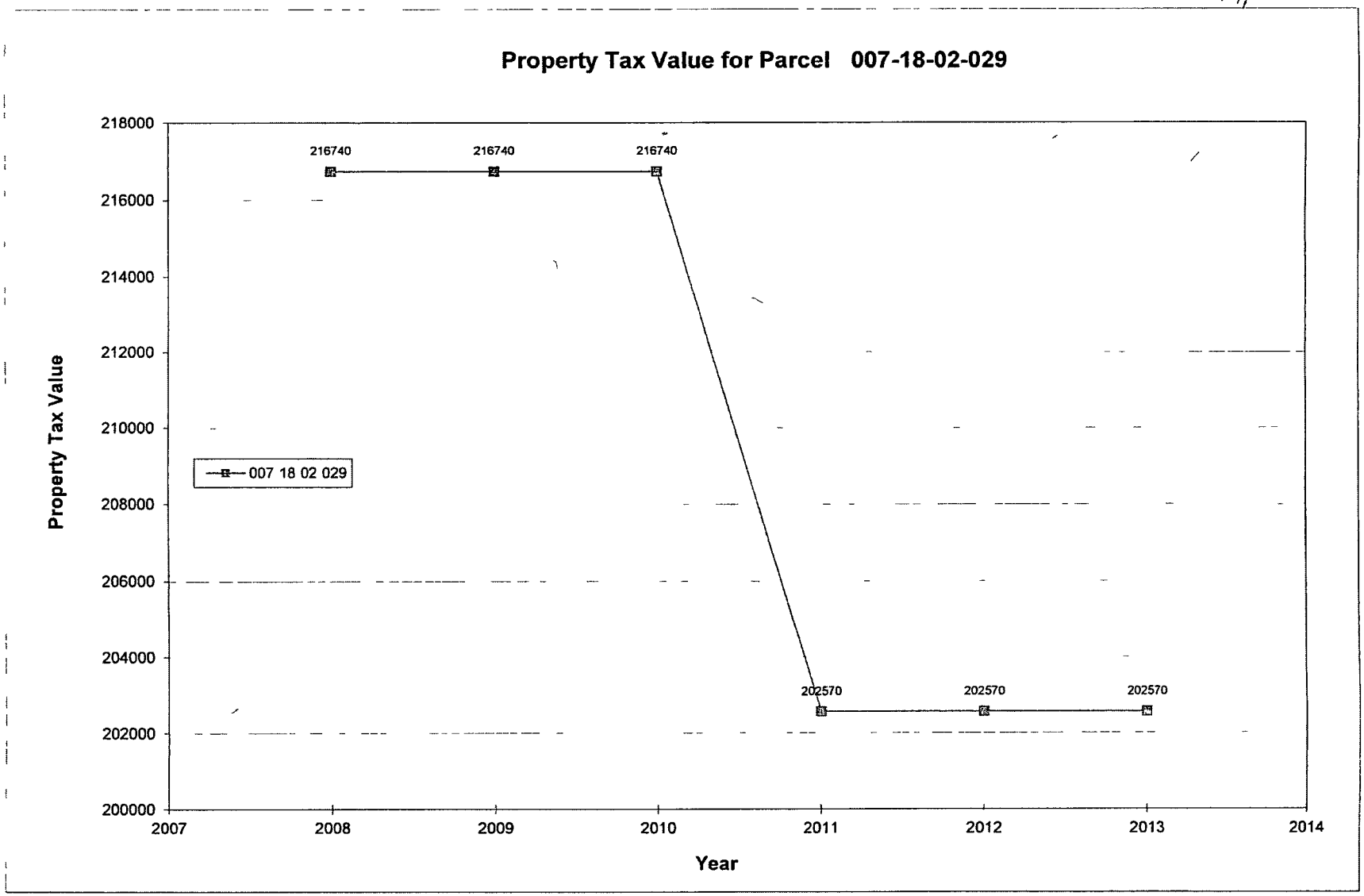
ROA Page 627

ROA Page 627

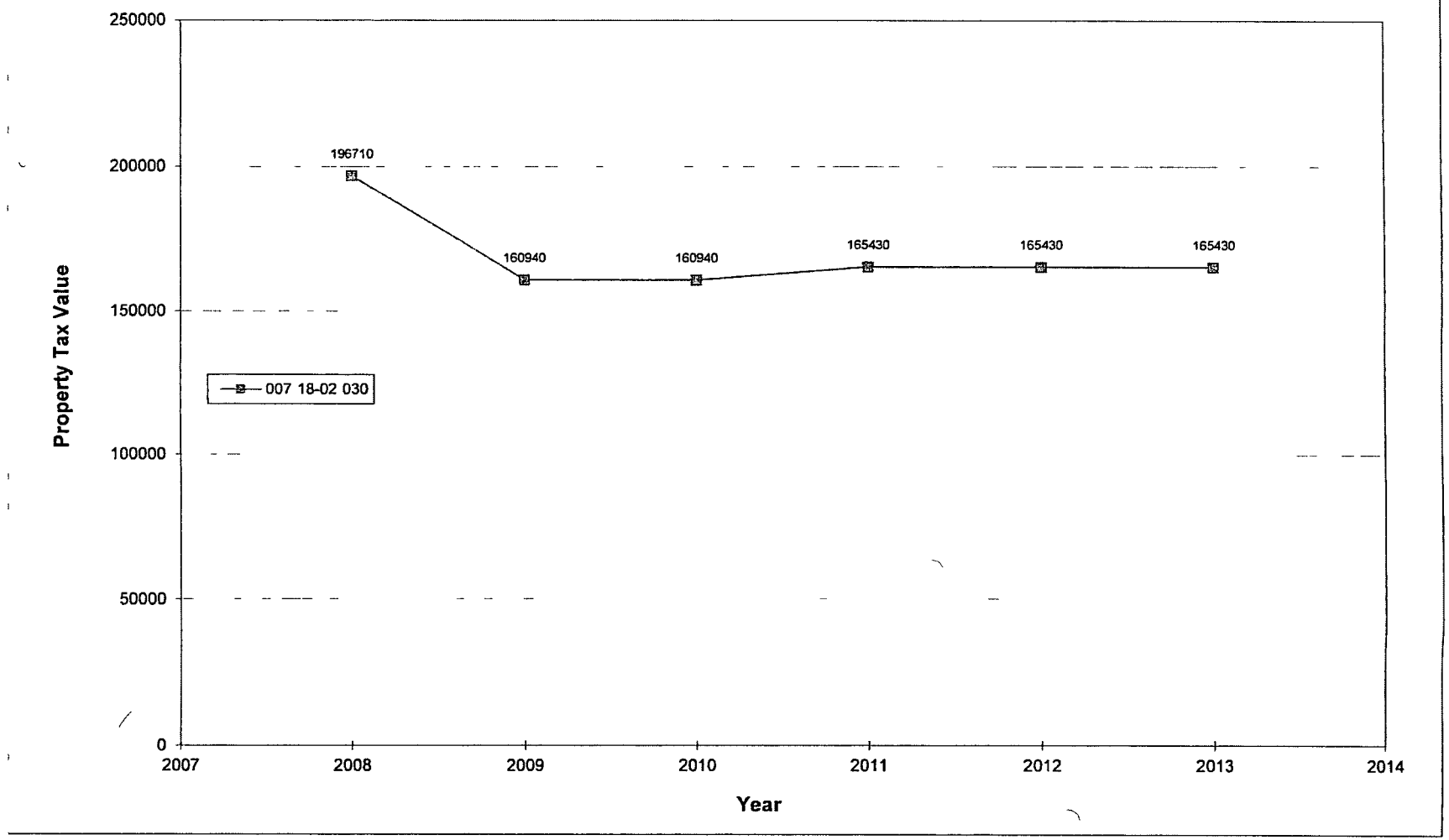


0

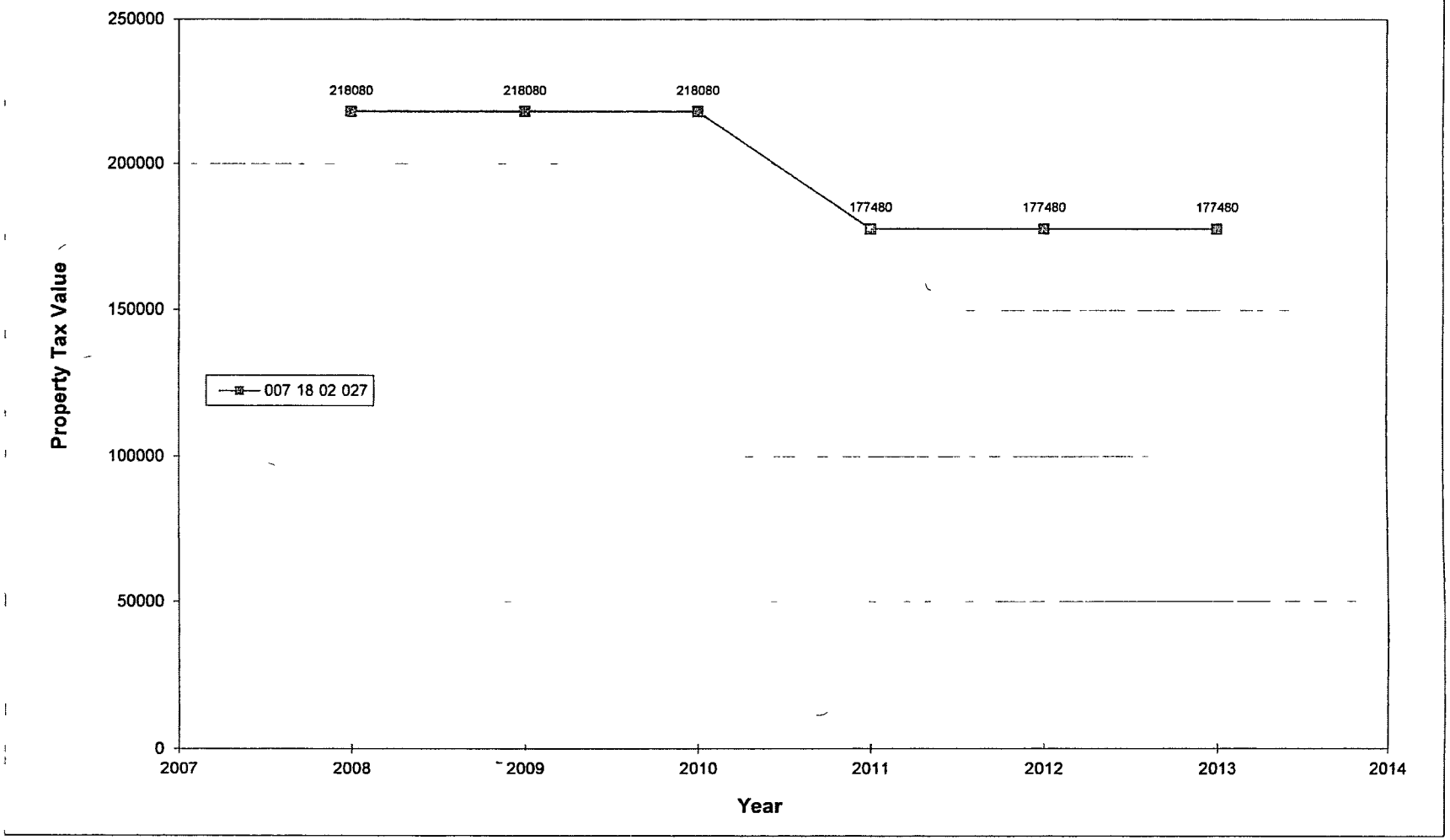
ROA Page 628


Property Tax Value for Parcel 007-18-02-029
Property Tax Value
Year
007 18 02 029
216740
216740
216740
202570
202570
202570
218000
216000
214000
212000
210000
208000
206000
204000
202000
200000
2007
2008
2009
2010
2011
2012
2013
2014

ROA Page 629


Property Tax Value for Parcel 007-18-02-030
250000
200000
150000
100000
50000
0
Property Tax Value
196710
160940
160940
165430
165430
165430
007 18-02 030
2007
2008
2009
2010
2011
2012
2013
2014
Year

ROA Page 630



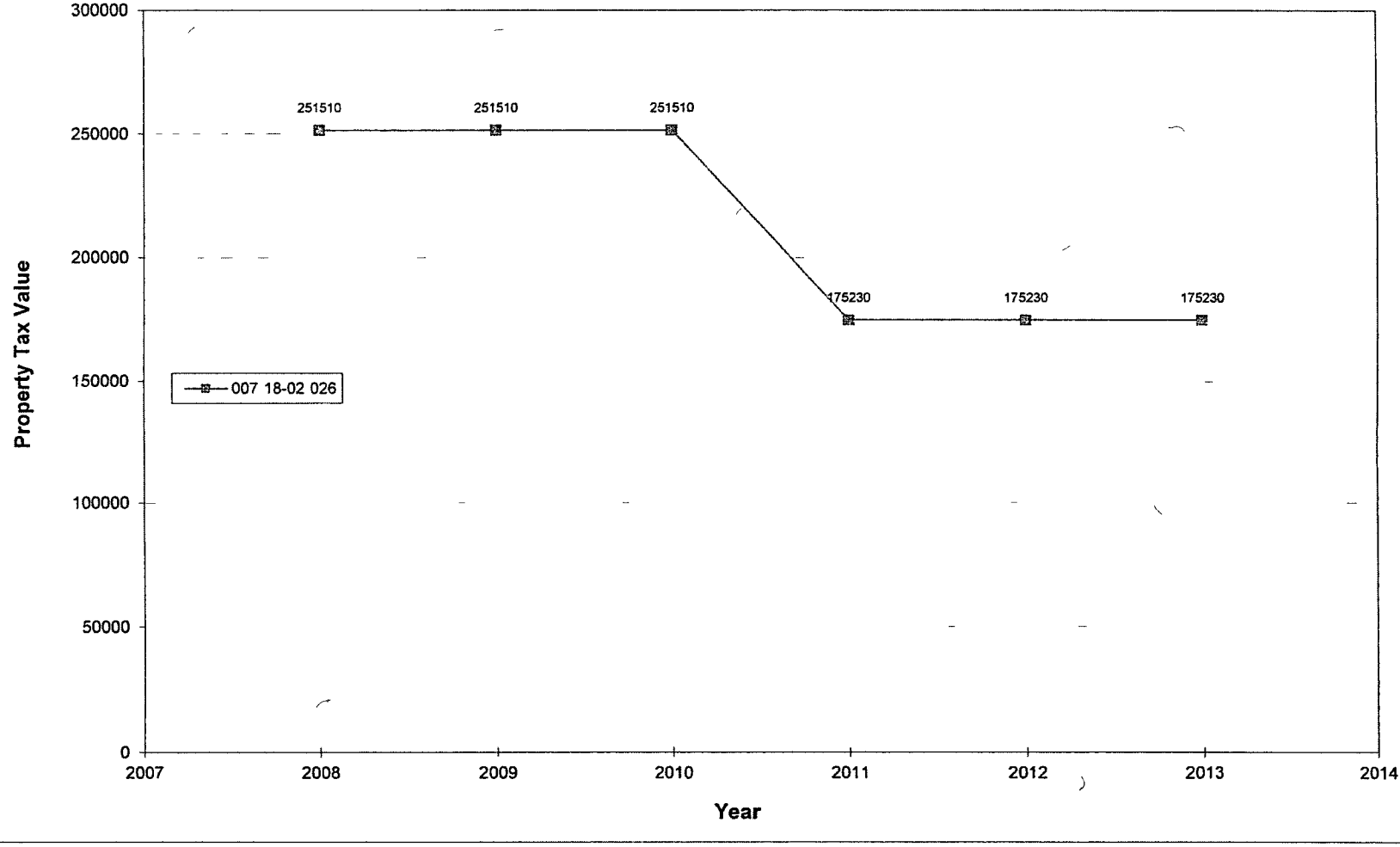
0

ROA Page 631

130 %

76720 -

Property Tax Value for Parcel 007-18-02-026



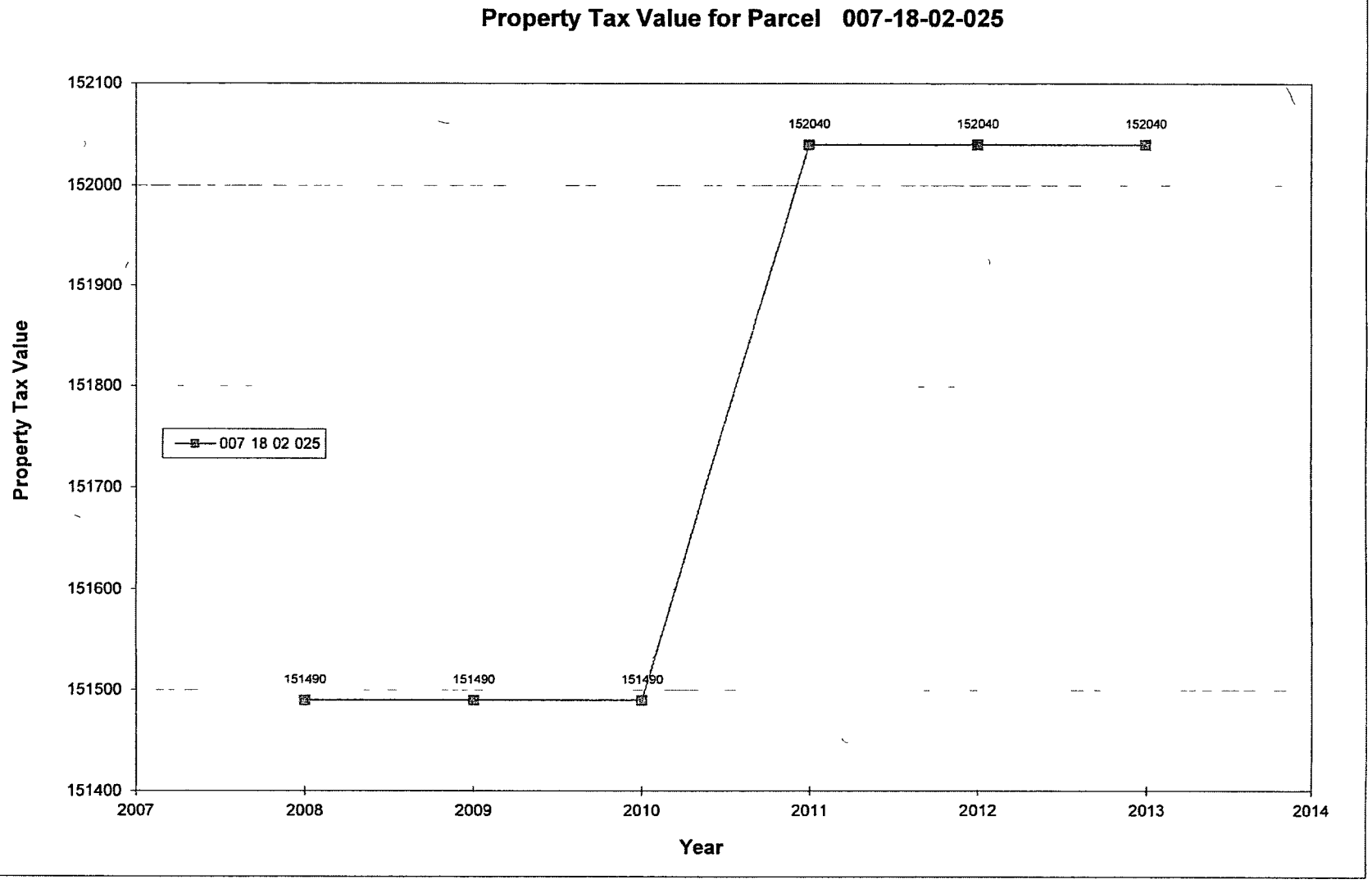
0

.04%

538.00

ROA Page 632

ROA Page 632



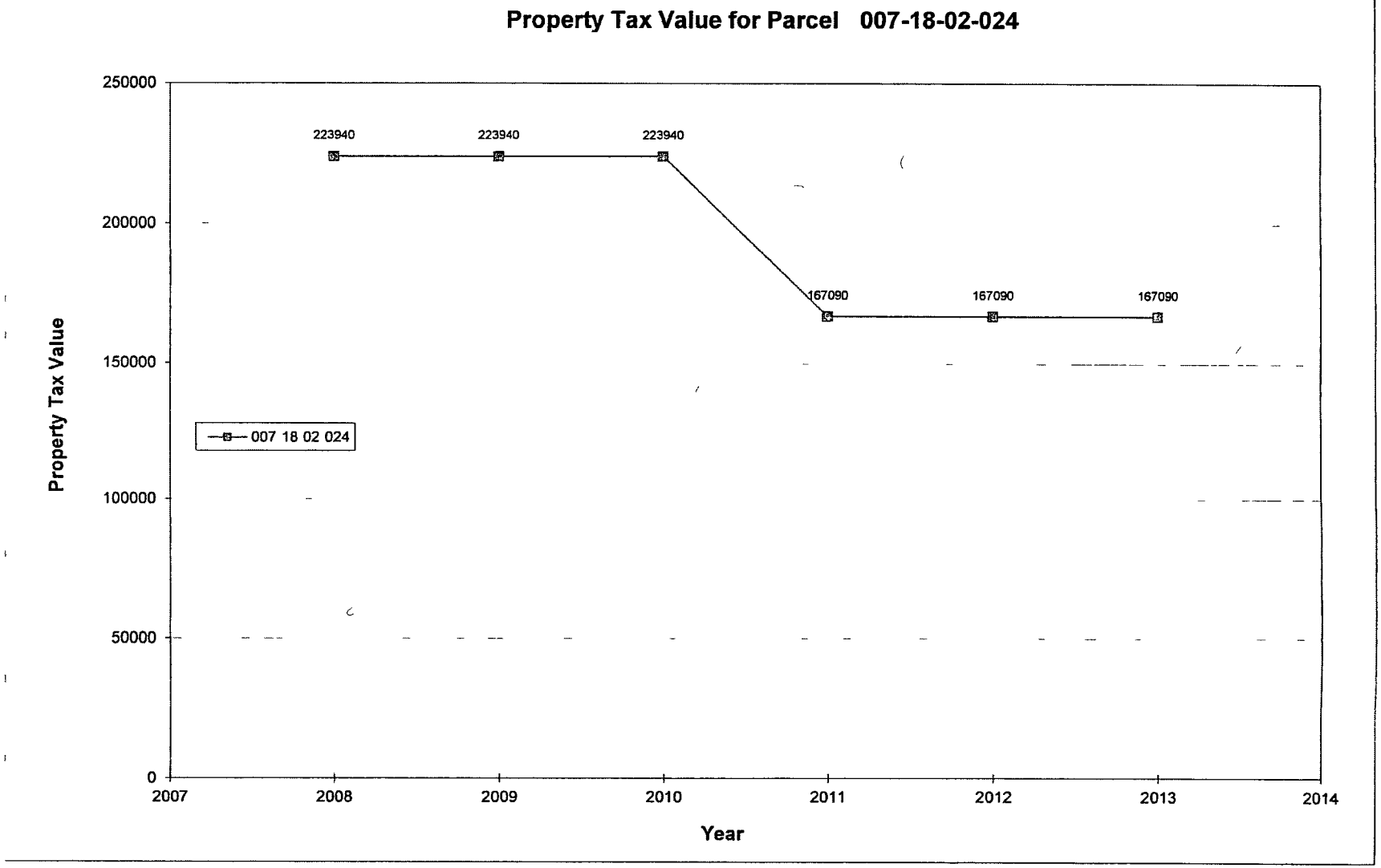
0

,25 3

5,880 00

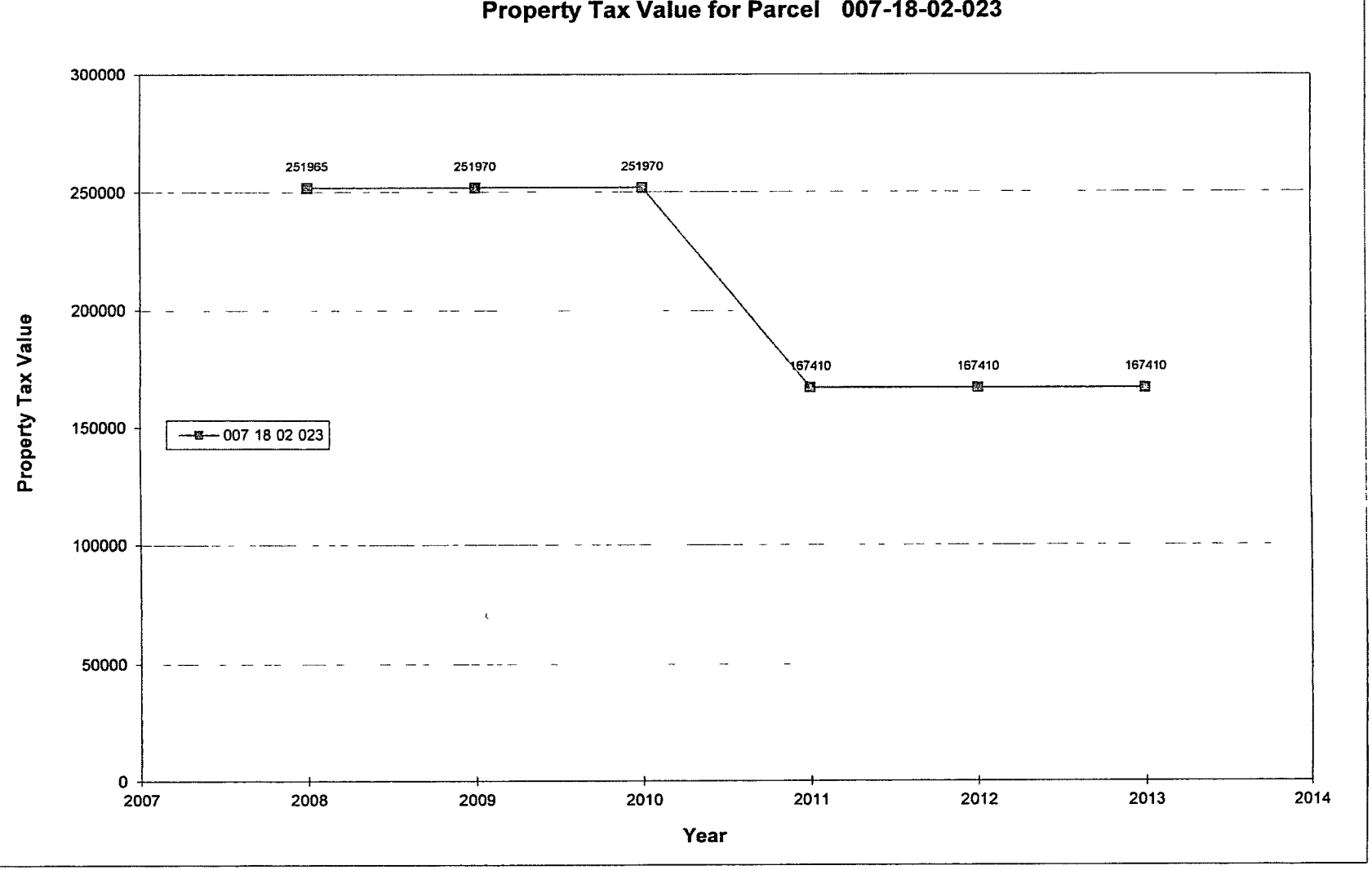
ROA Page 633

ROA Page 633



0

ROA Page 634

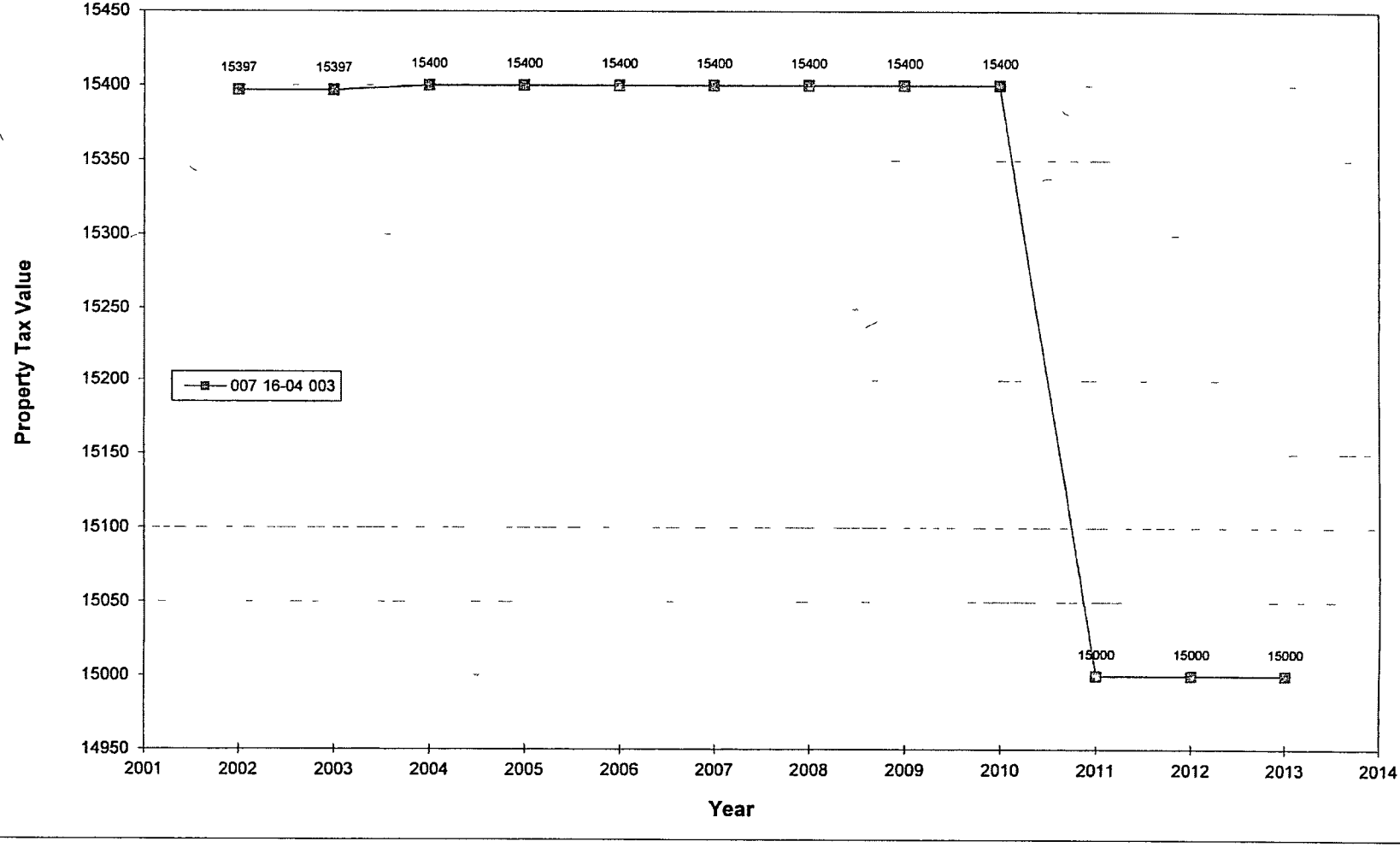


0

ROA Page 635

400

Property Tax Value for Parcel 007-16-04-003

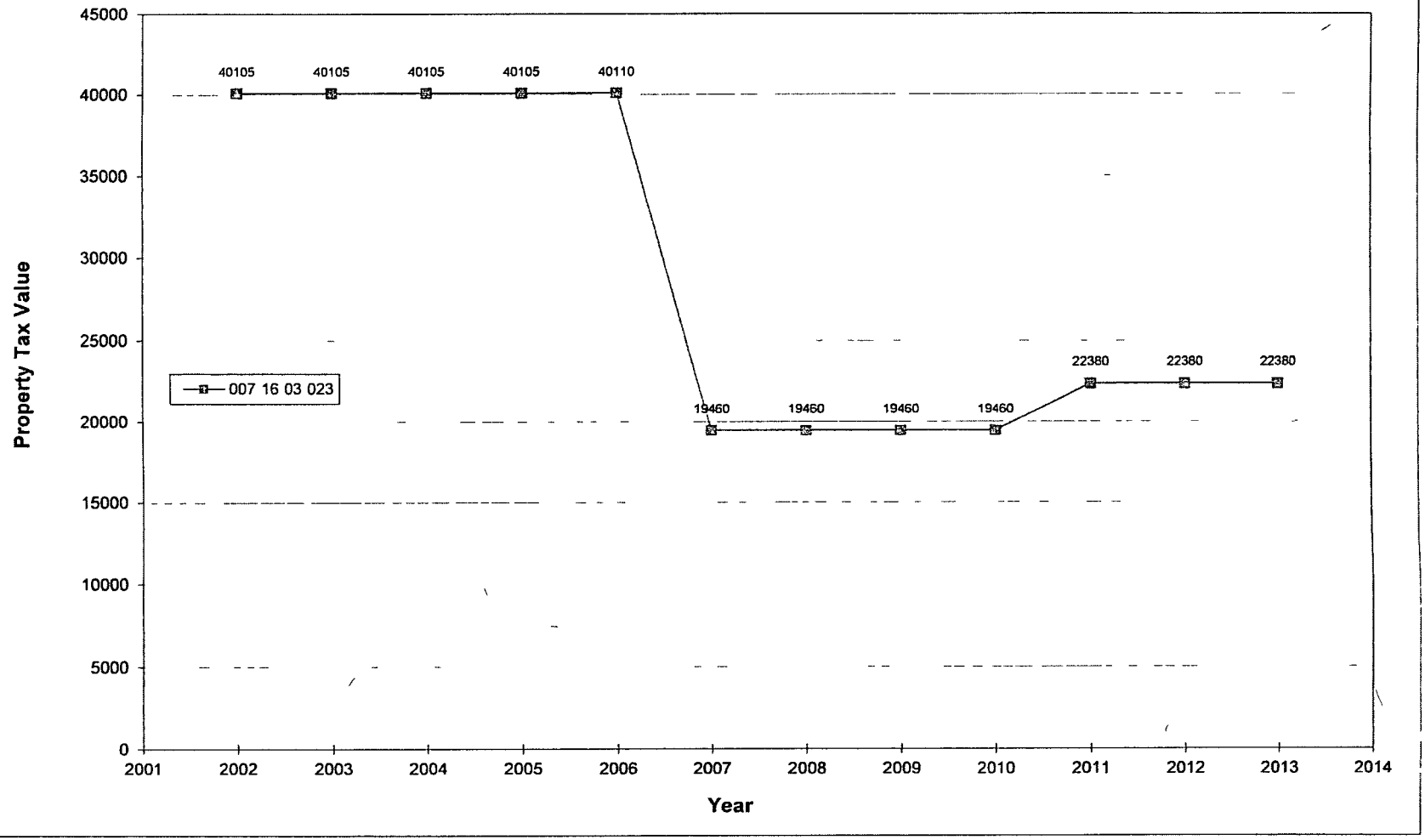


ROA Page 636

44 ?

17, 725 ?

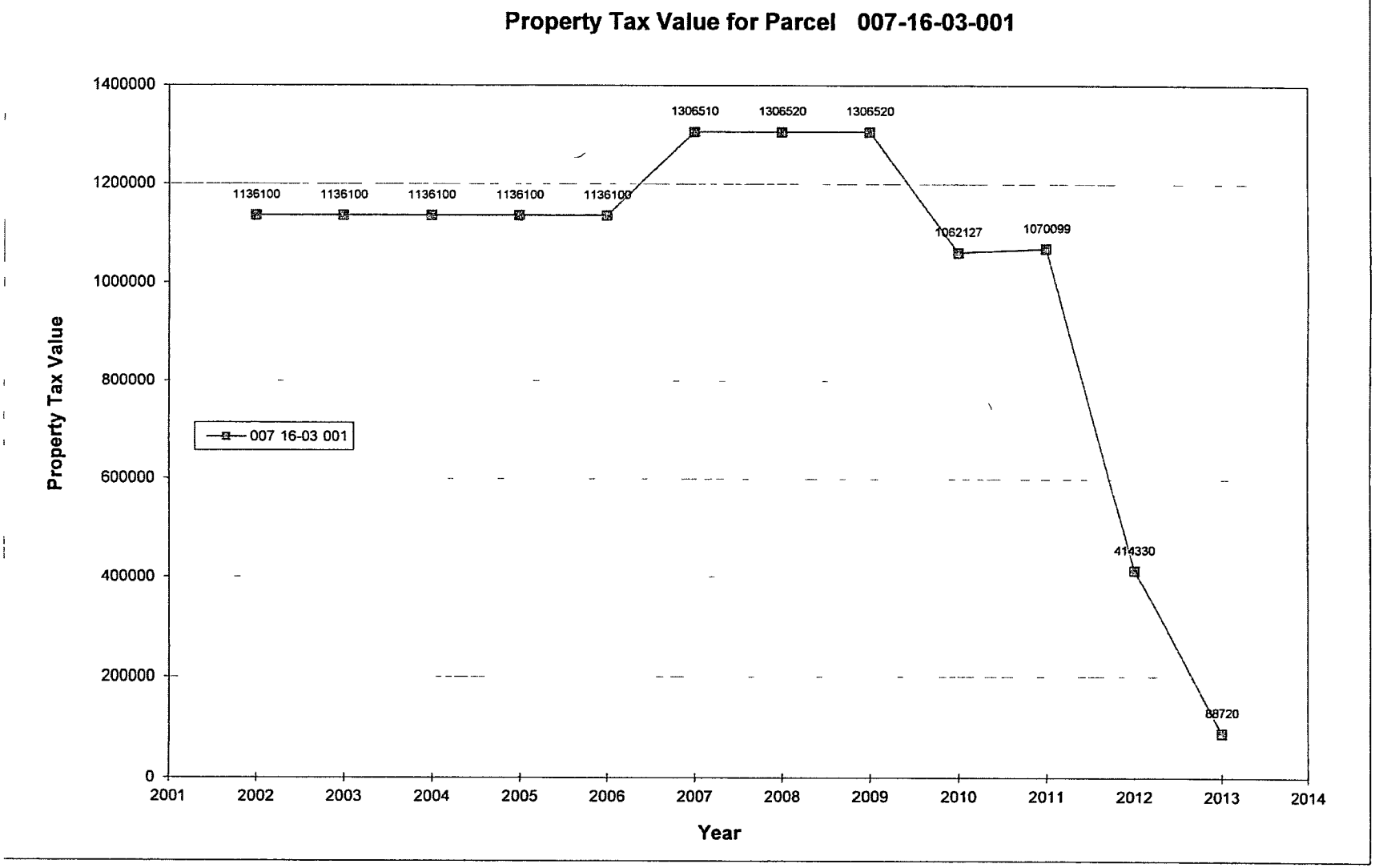
Property Tax Value for Parcel 007-16-03-023



ROA Page 637

93%

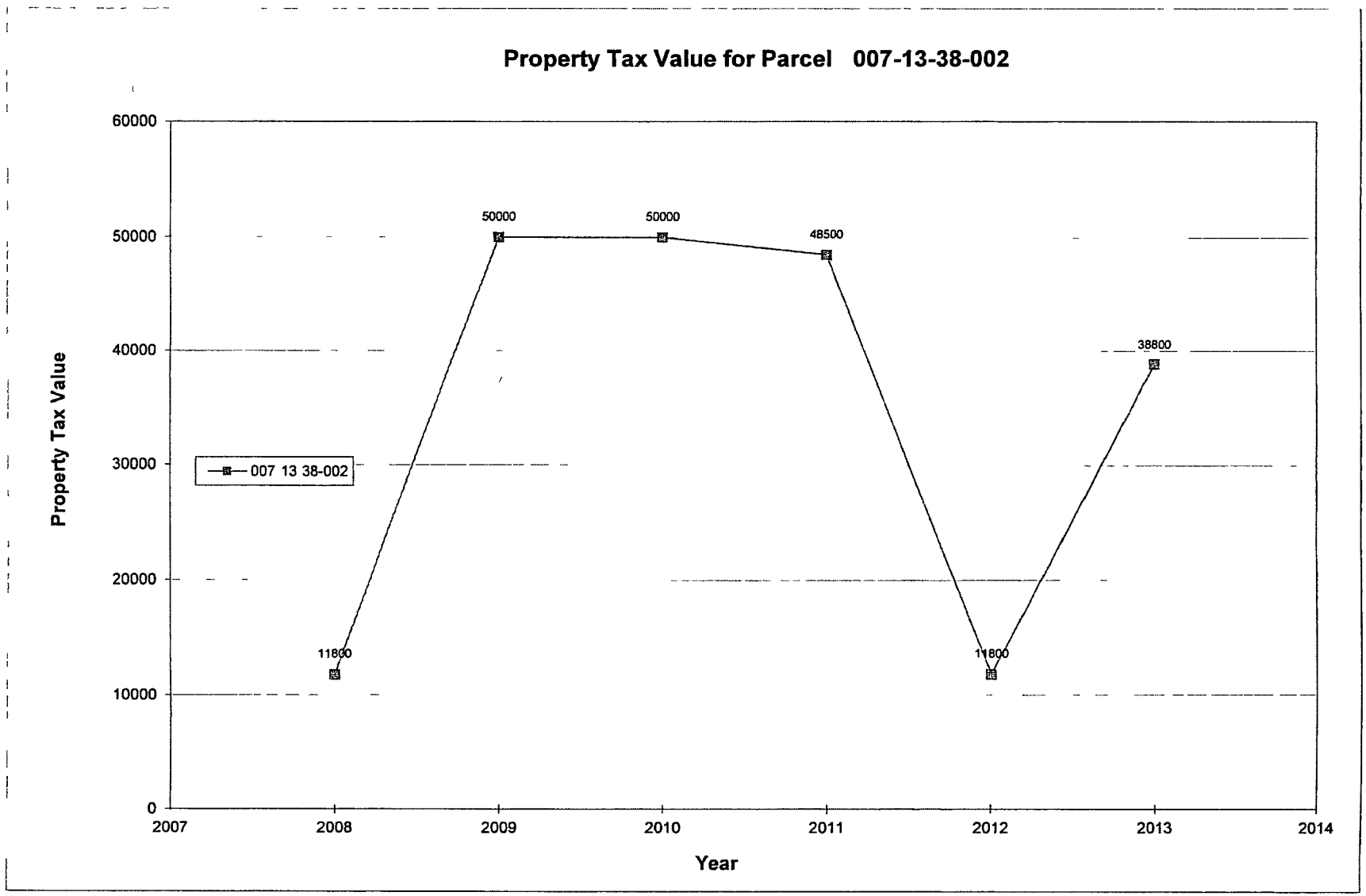
1,217,800



0

38 00 76 90

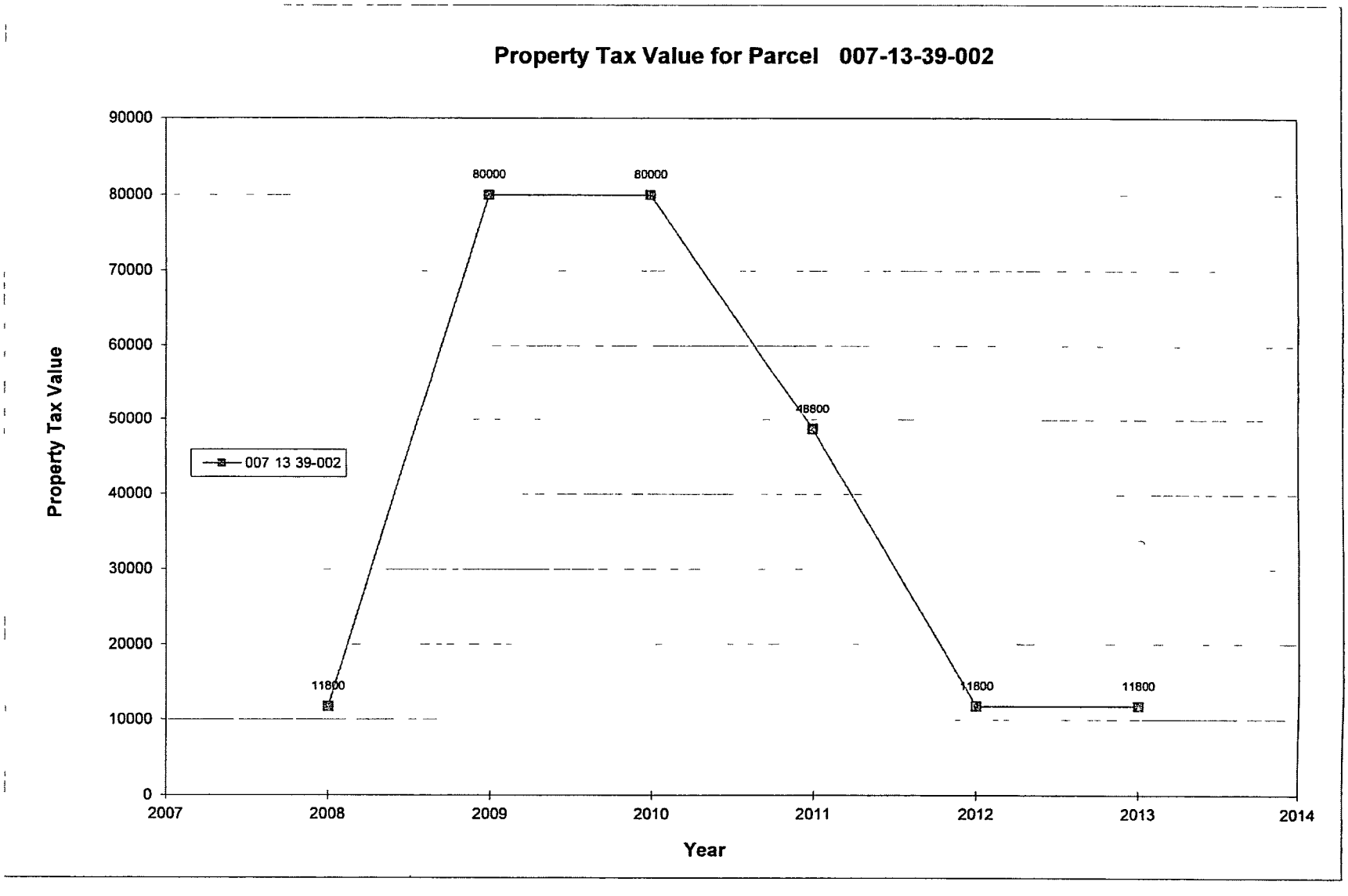
ROA Page 638



ROA Page 638

0

68,200
45%



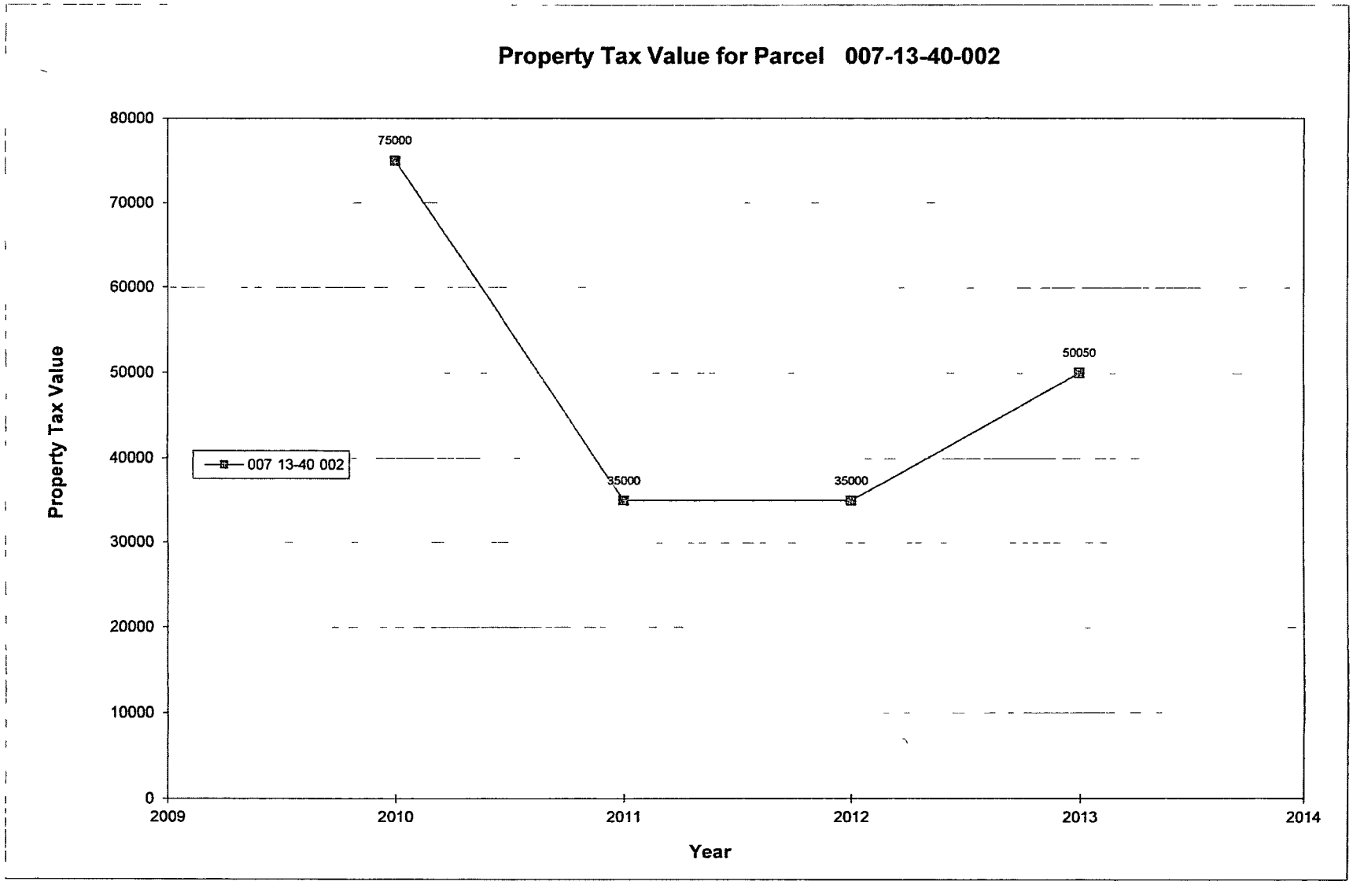
ROA Page 639

0

ROA Page 640

ROA Page 640

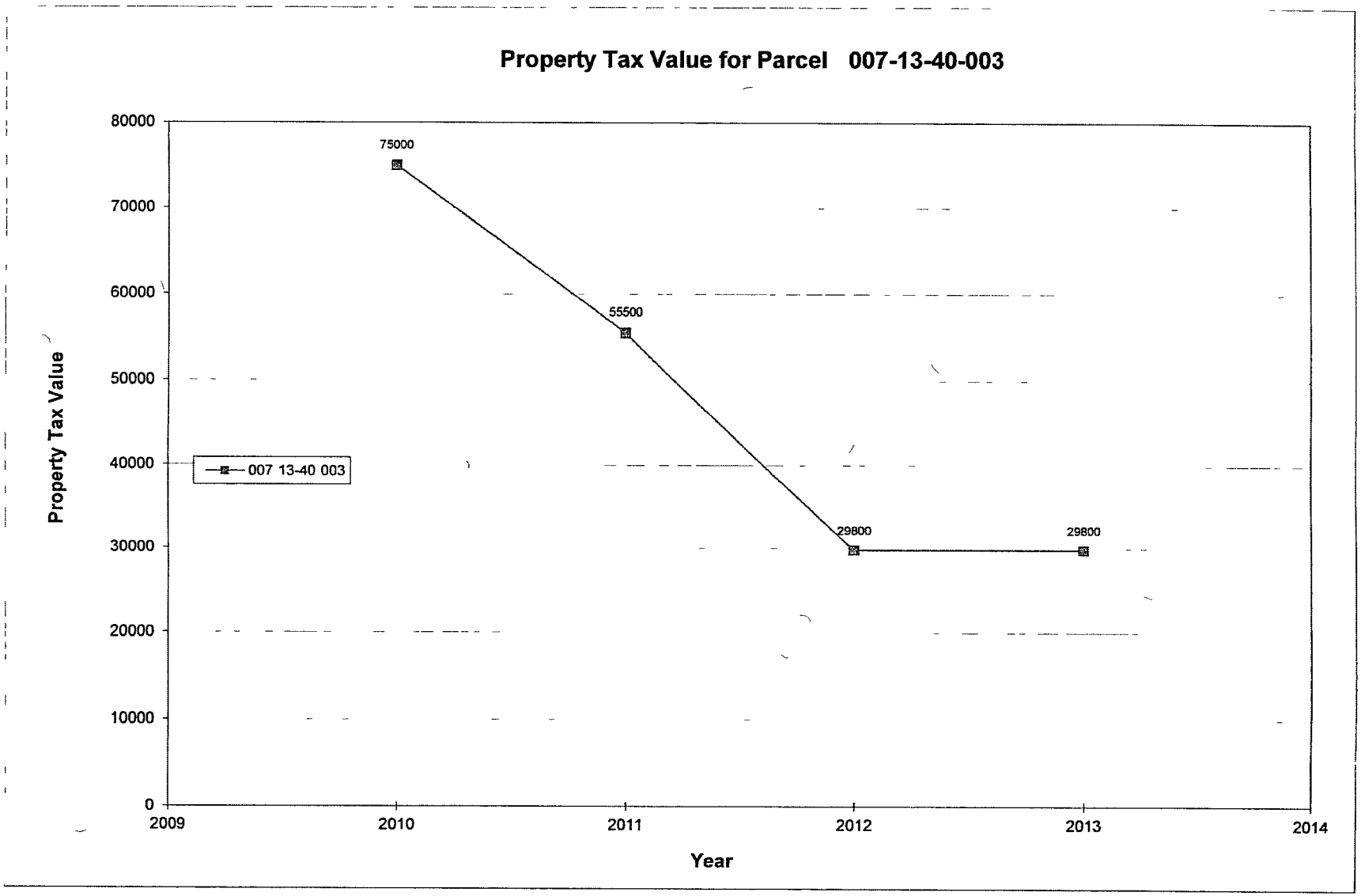
40,000 [illegible]



0

45,200
40 %

ROA Page 641



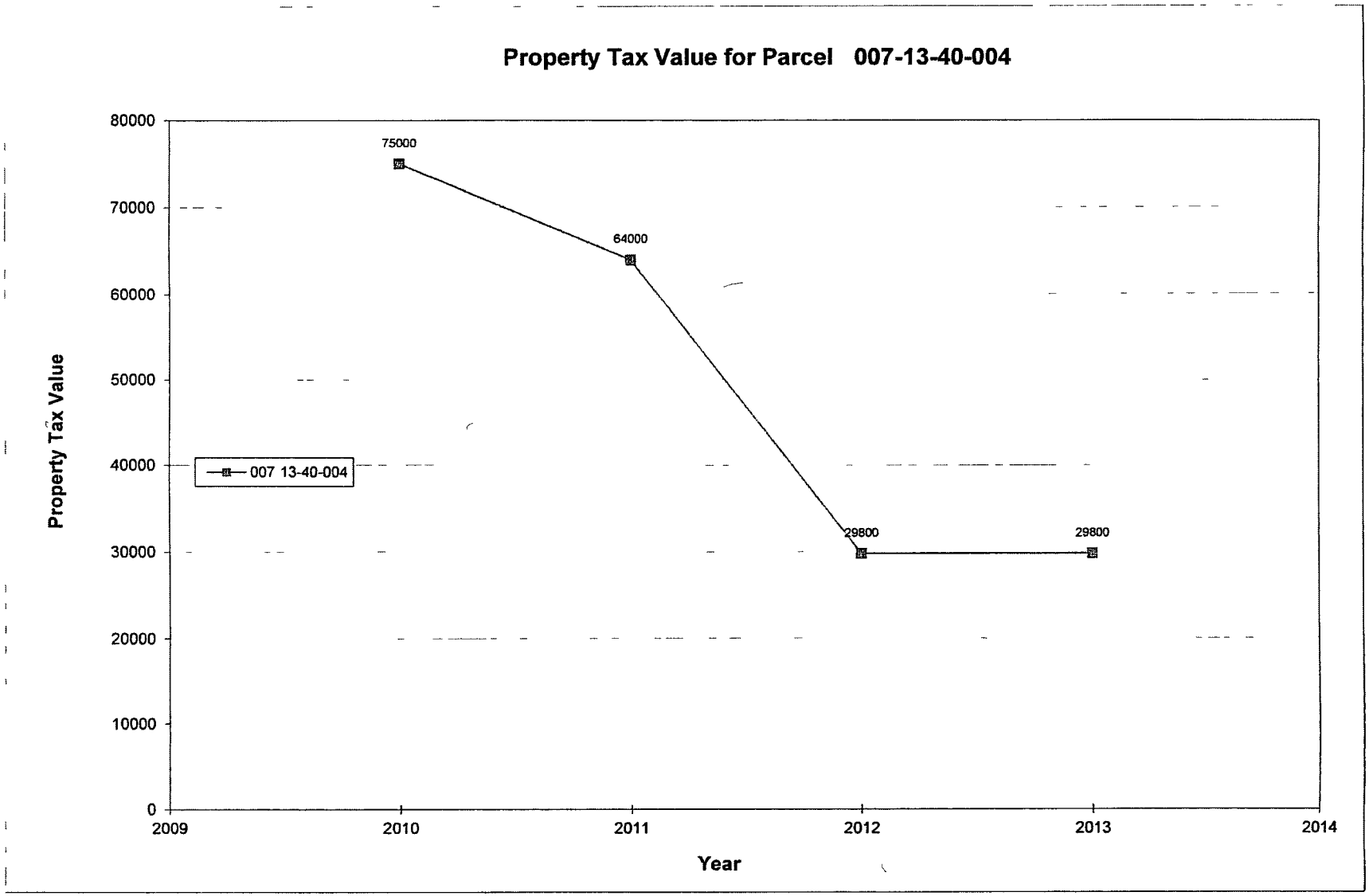
ROA Page 641

0

45,200 60%

ROA Page 642

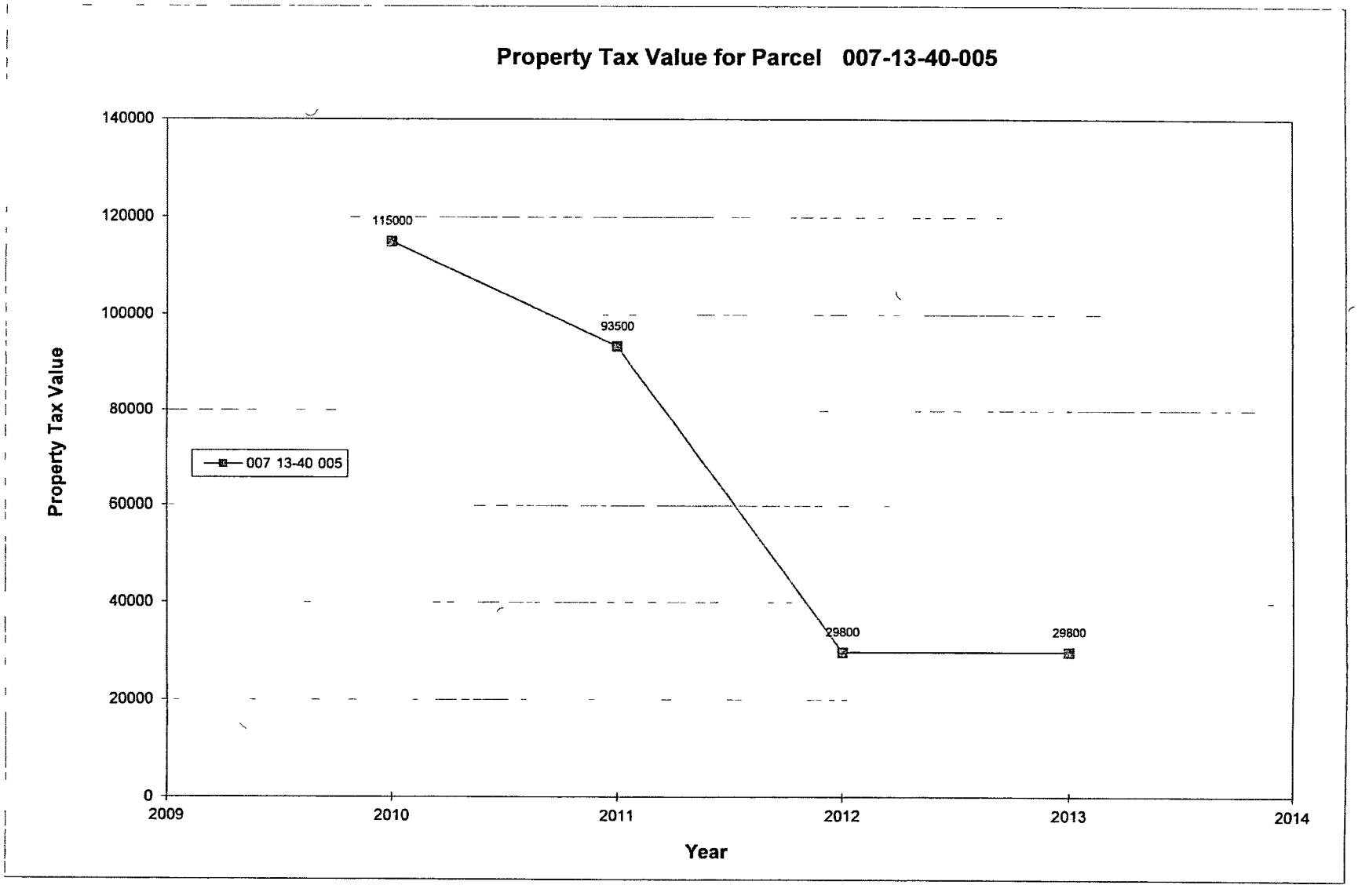
ROA Page 642



0

85,200 74,70

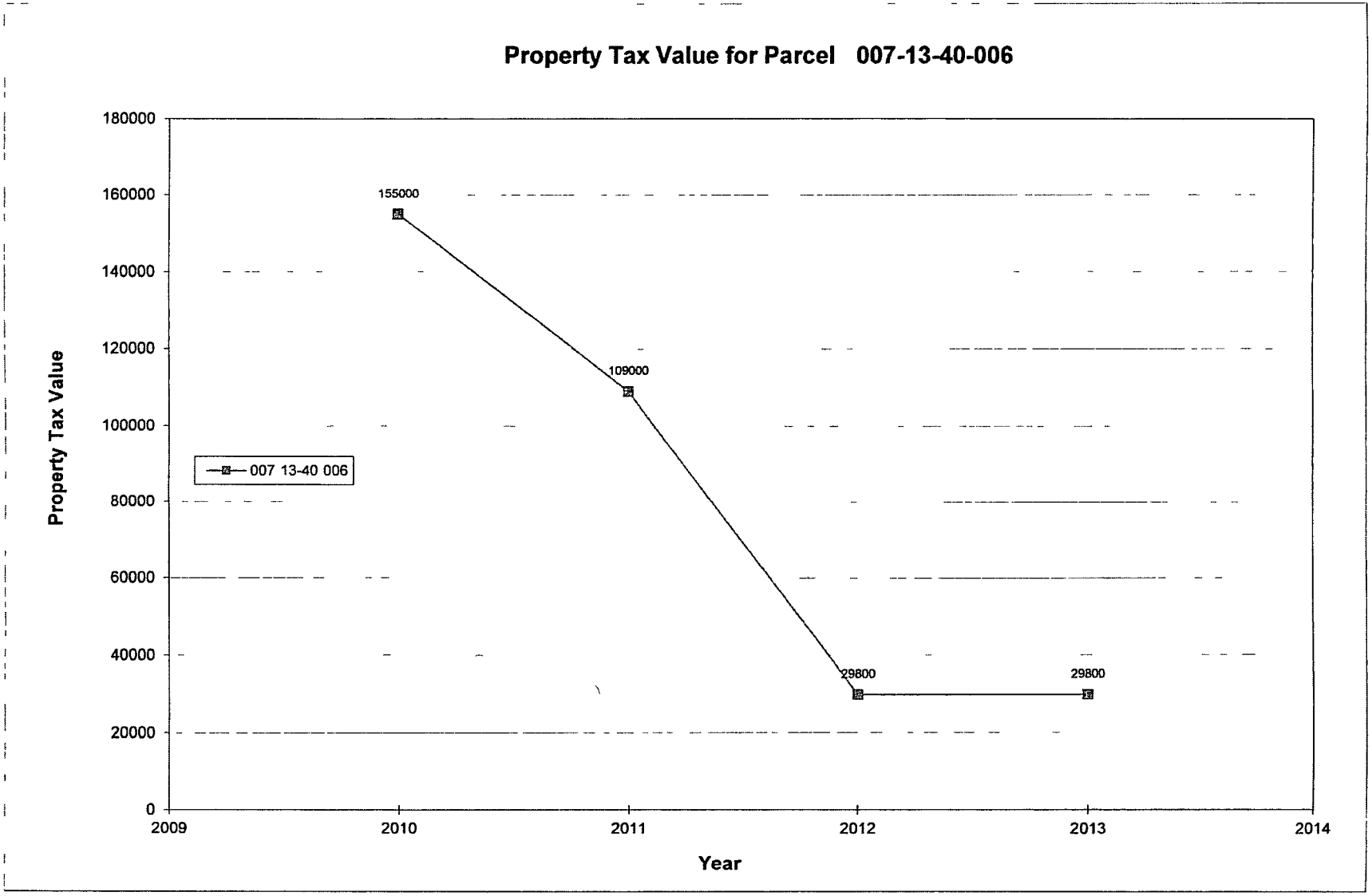
ROA Page 643



0

125,200 81,510

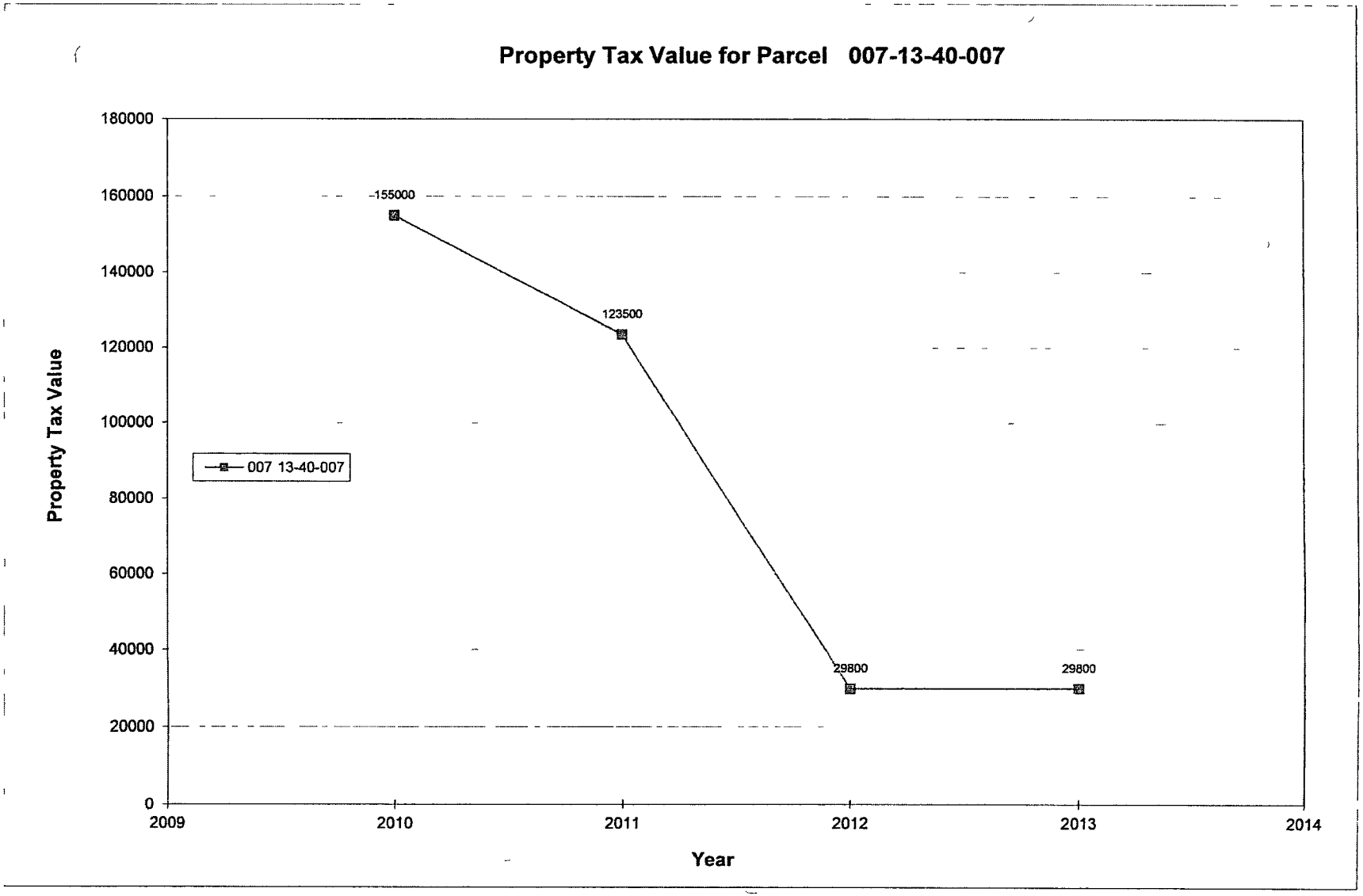
ROA Page 644



0

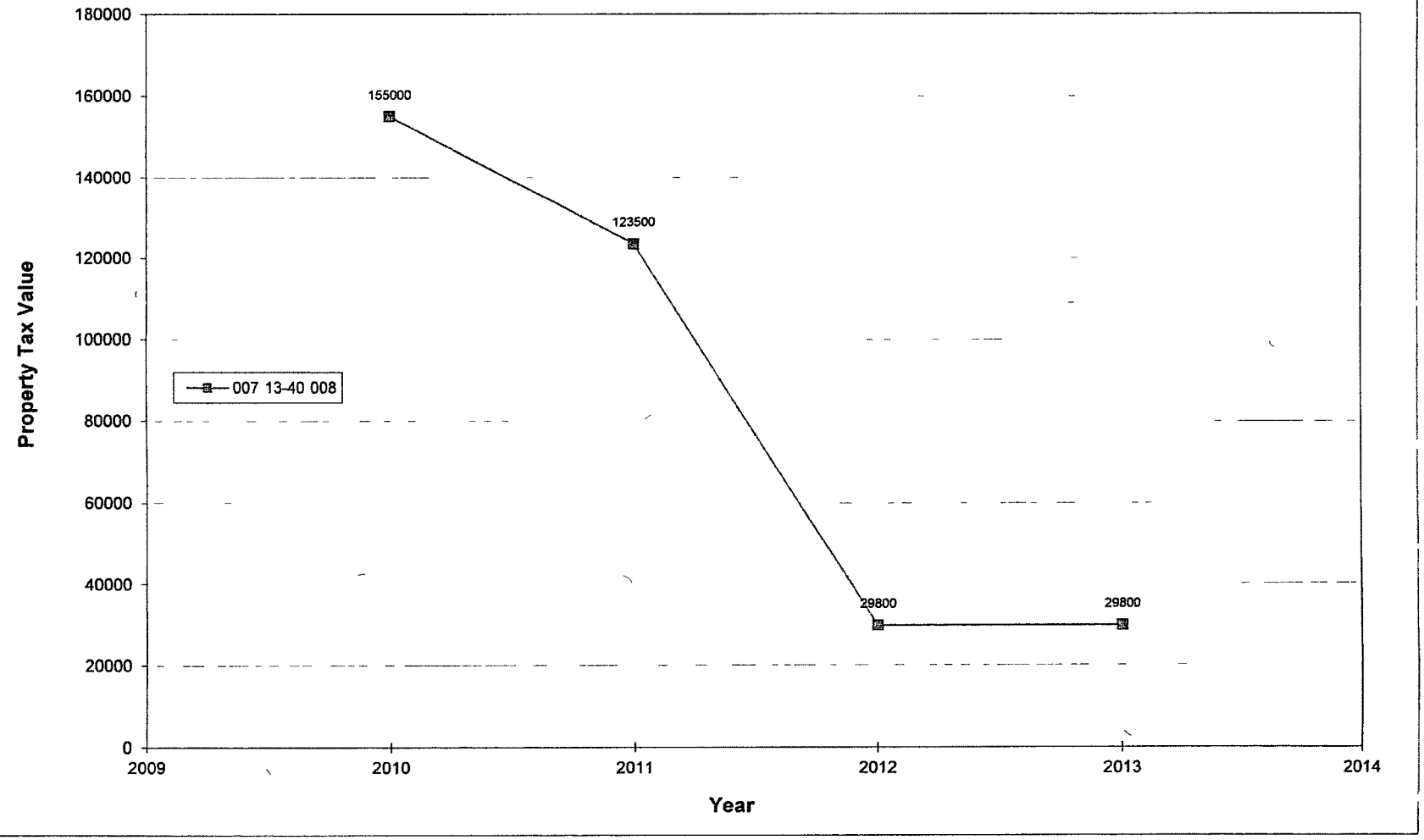
125,200 61,070

ROA Page 645



ROA Page 646

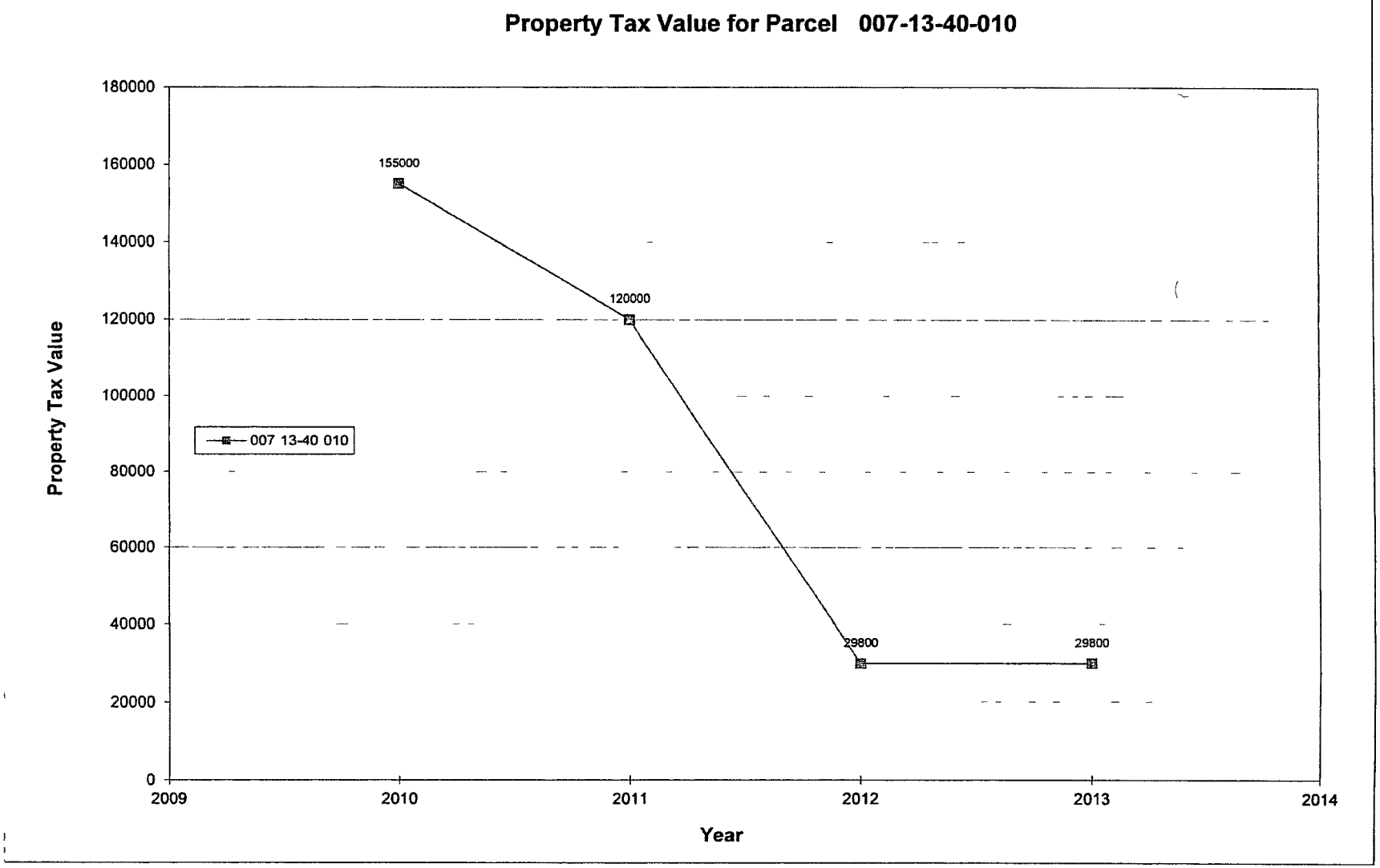
ROA Page 646



0

125,200
81,970

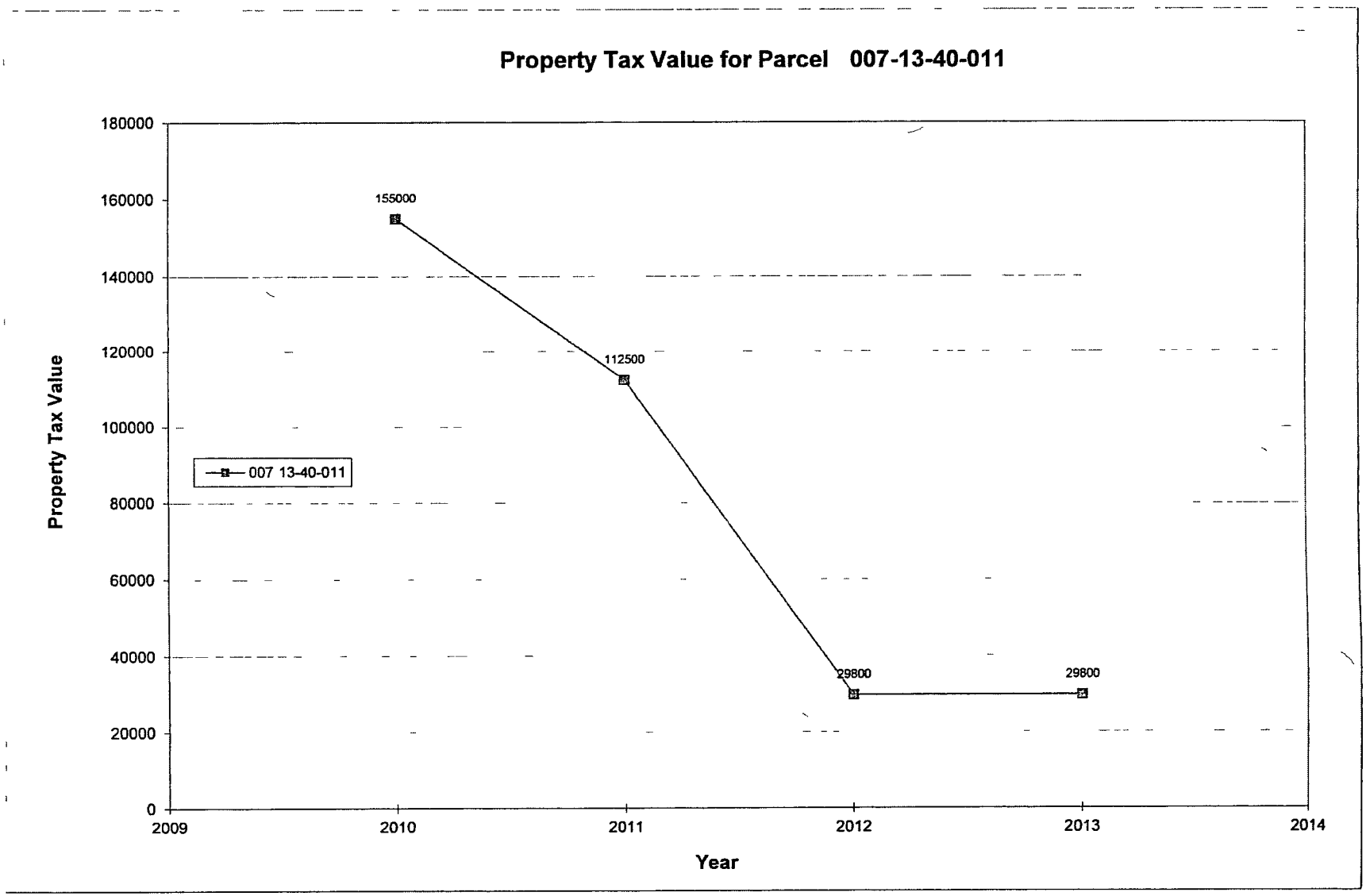
ROA Page 647



25,200
41,90

ROA Page 648

ROA Page 648

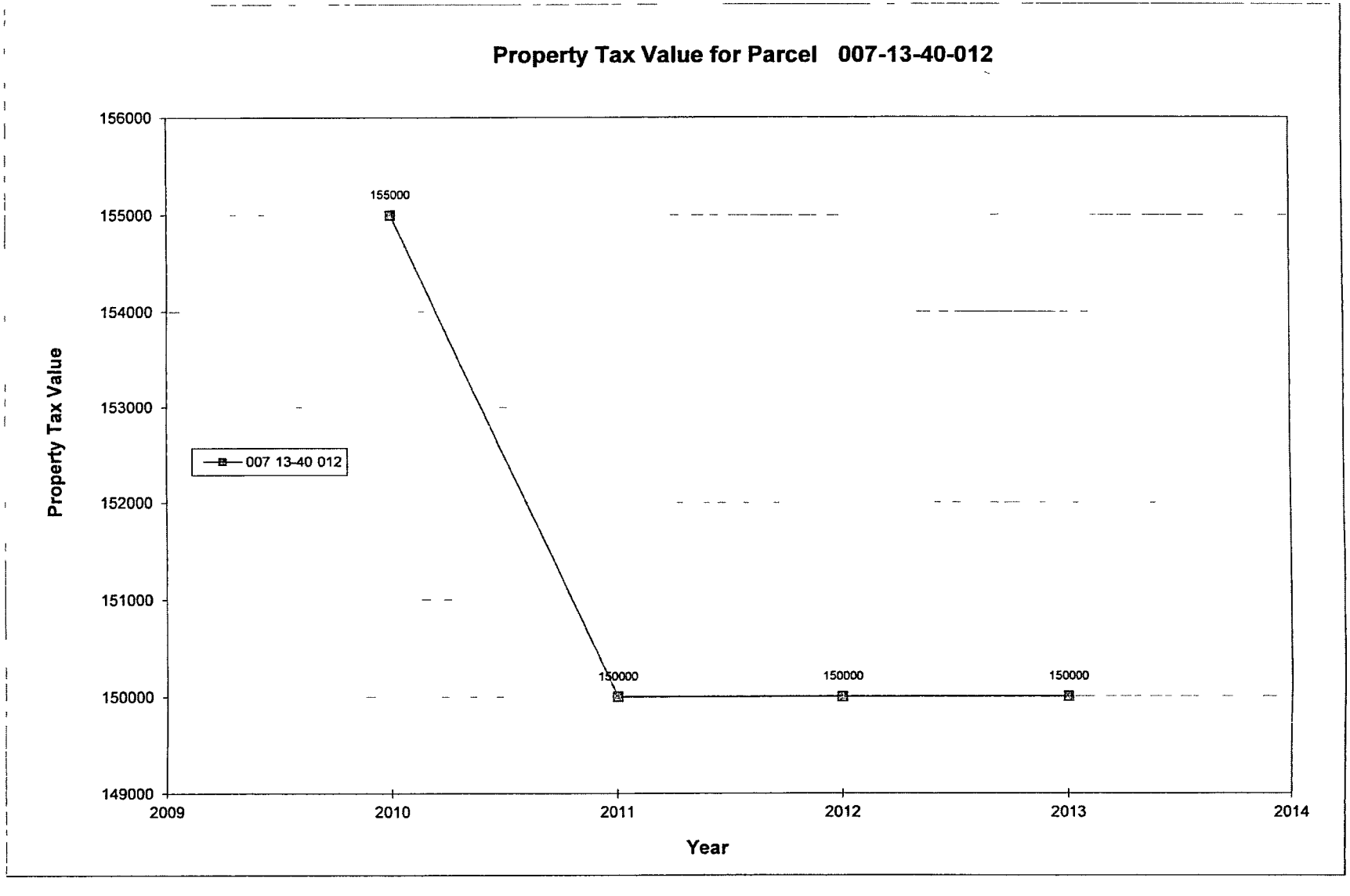


0

5,000 370

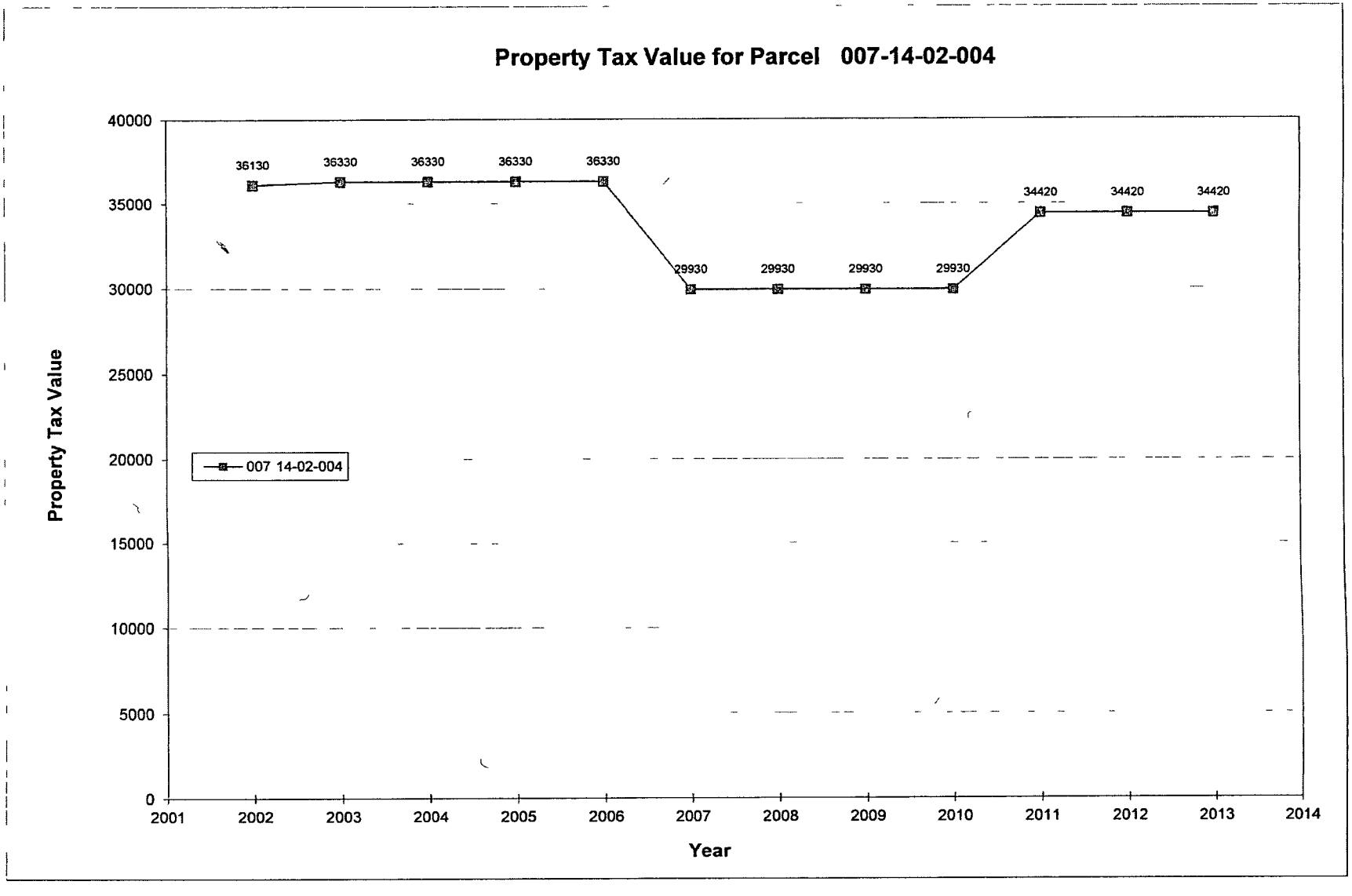
ROA Page 649

ROA Page 649



0

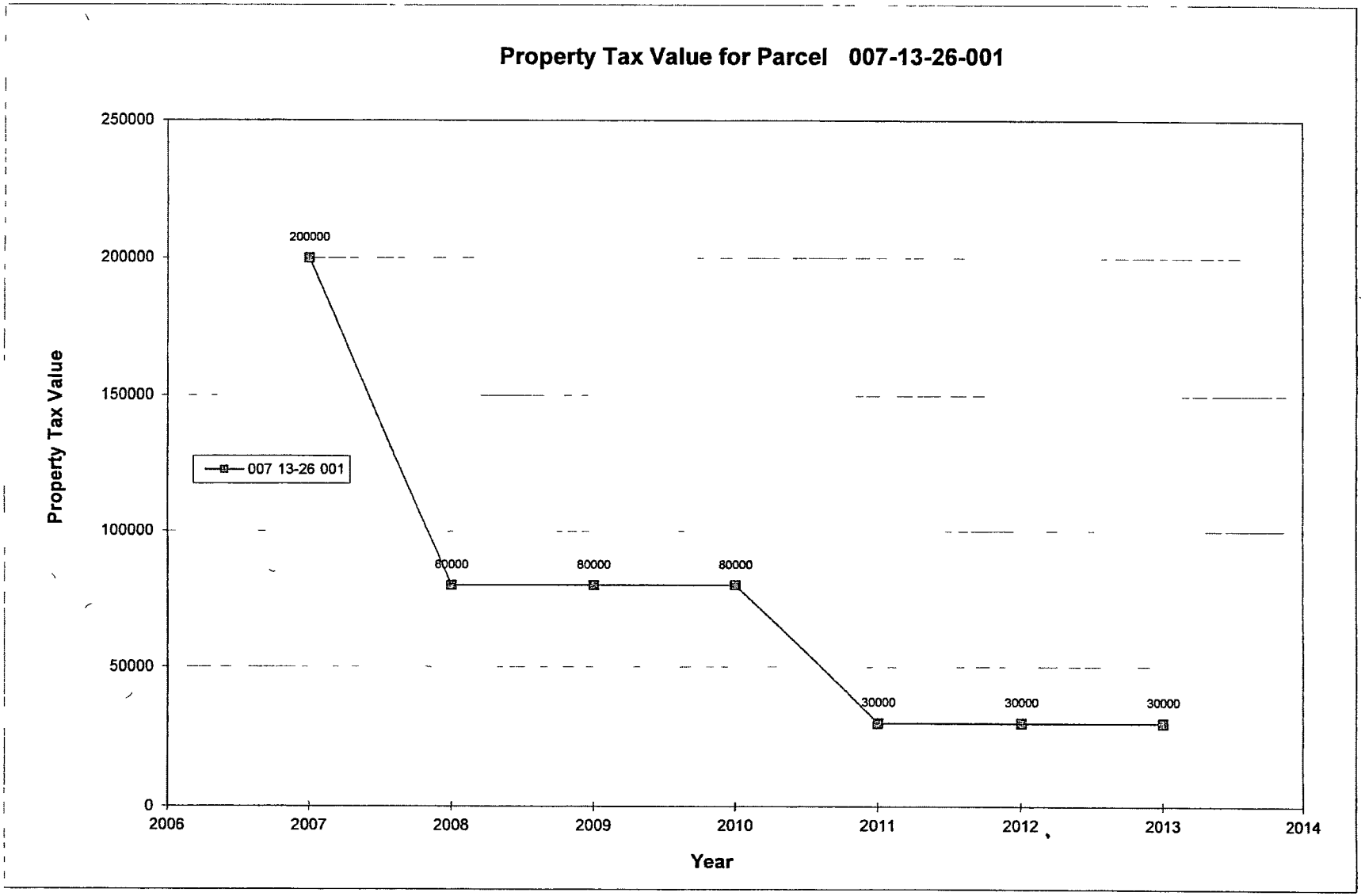
ROA Page 650


Property Tax Value for Parcel 007-14-02-004
Property Tax Value
Year
007 14-02-004
40000
35000
30000
25000
20000
15000
10000
5000
0
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
36130
36330
36330
36330
36330
29930
29930
29930
29930
34420
34420
34420

170,000
85%

ROA Page 651

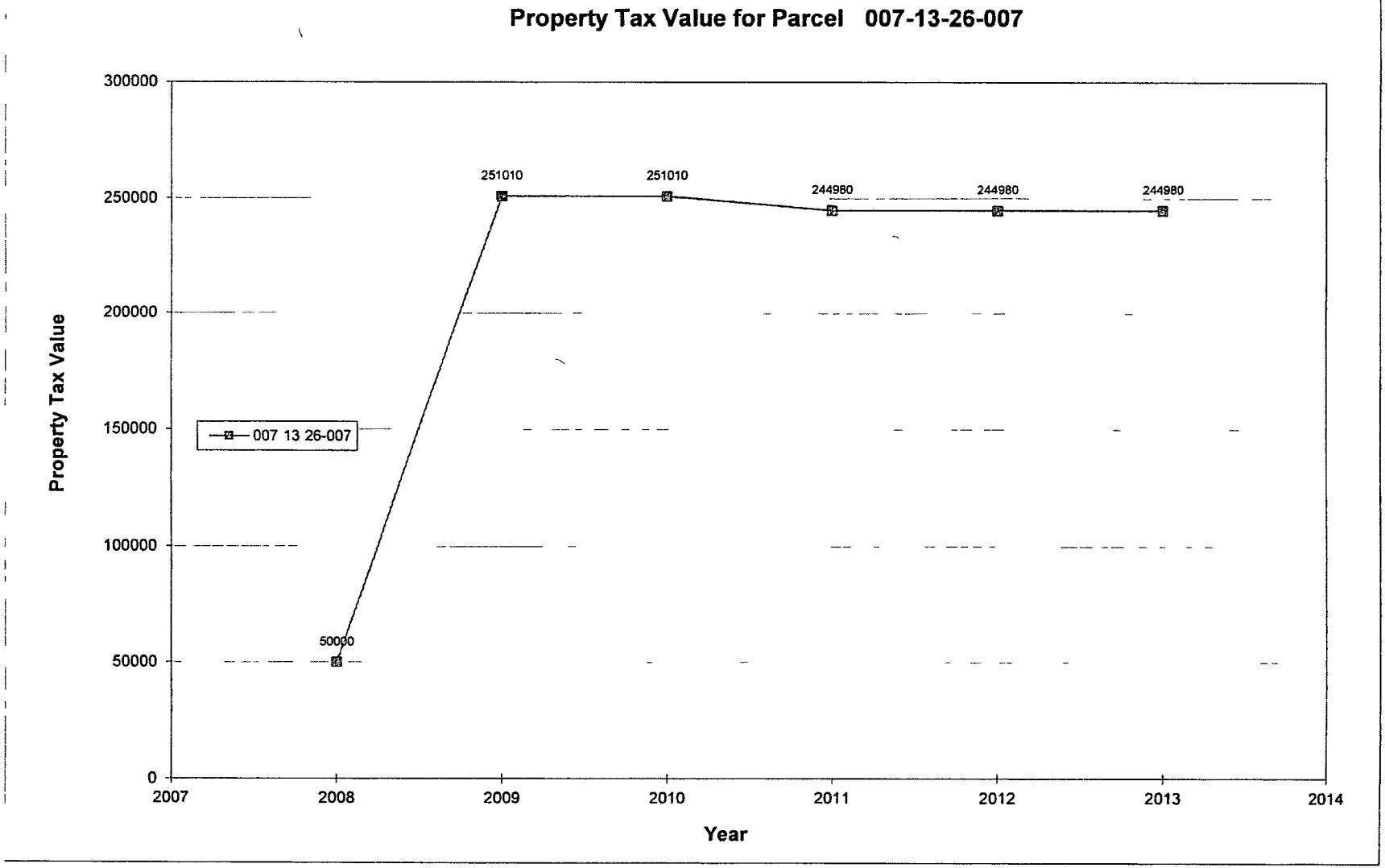
ROA Page 651



0

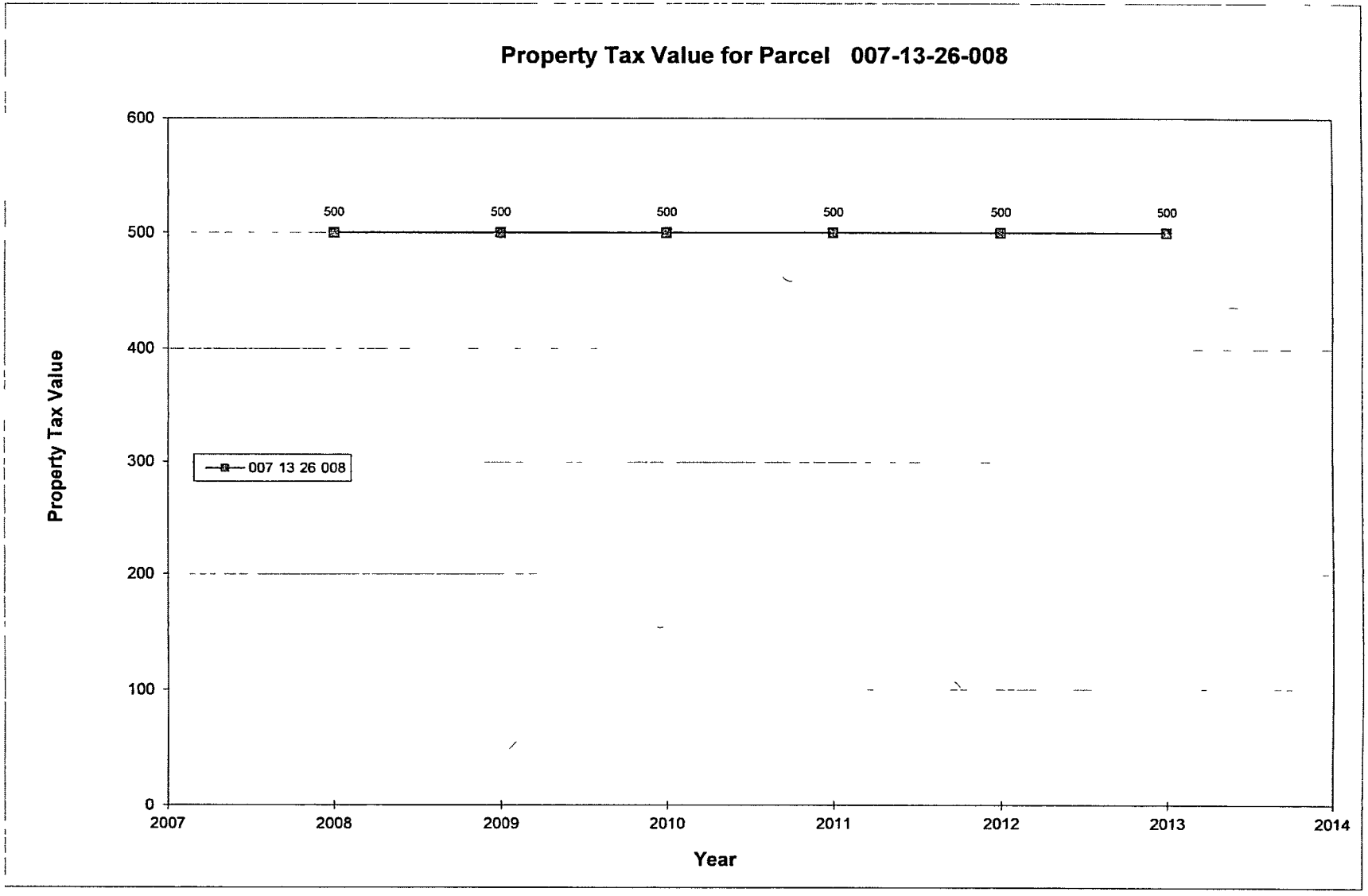
201,010
80%

ROA Page 652



ROA Page 653

ROA Page 653

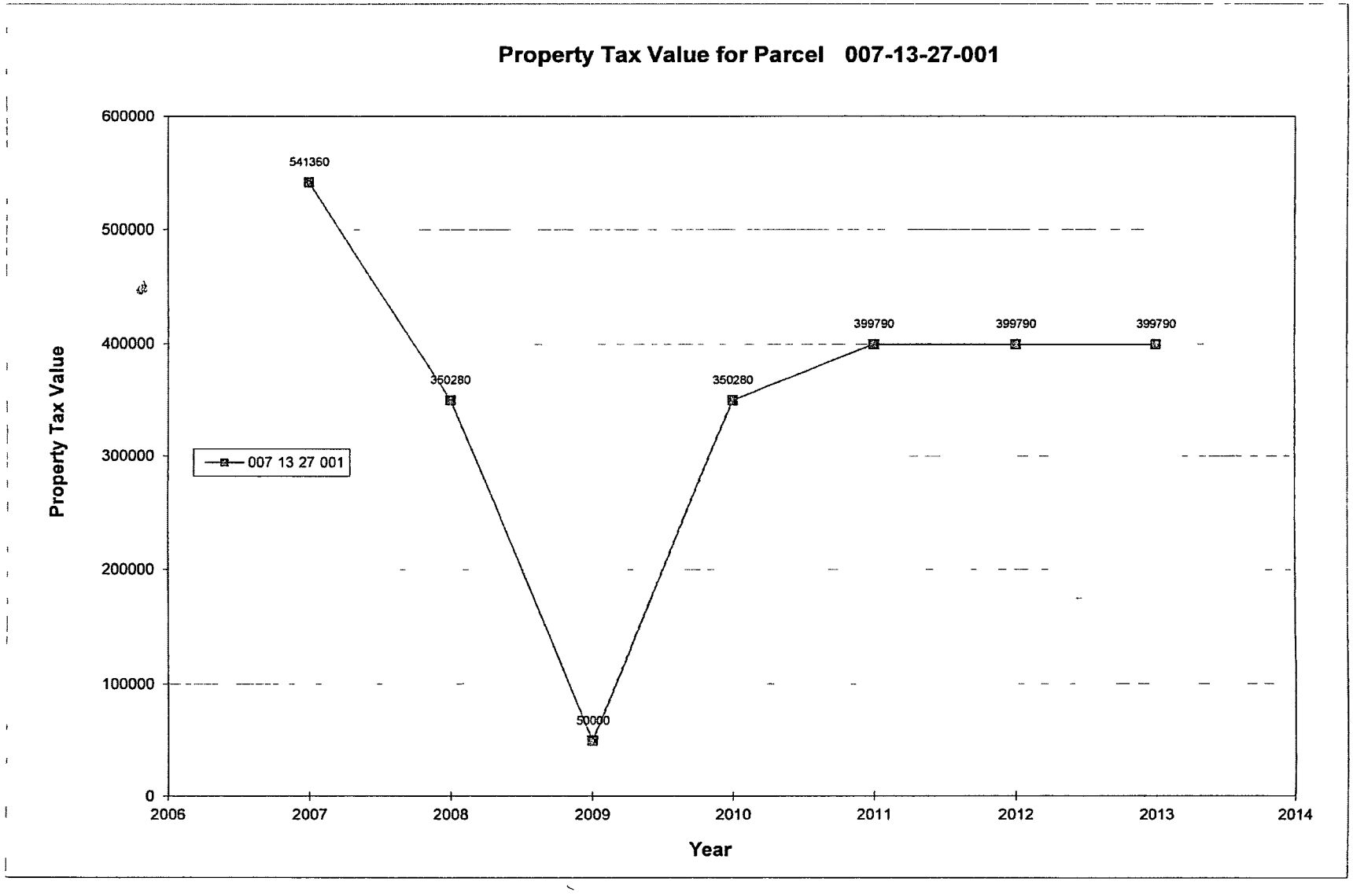


0

491,360
91%

ROA Page 654

ROA Page 654

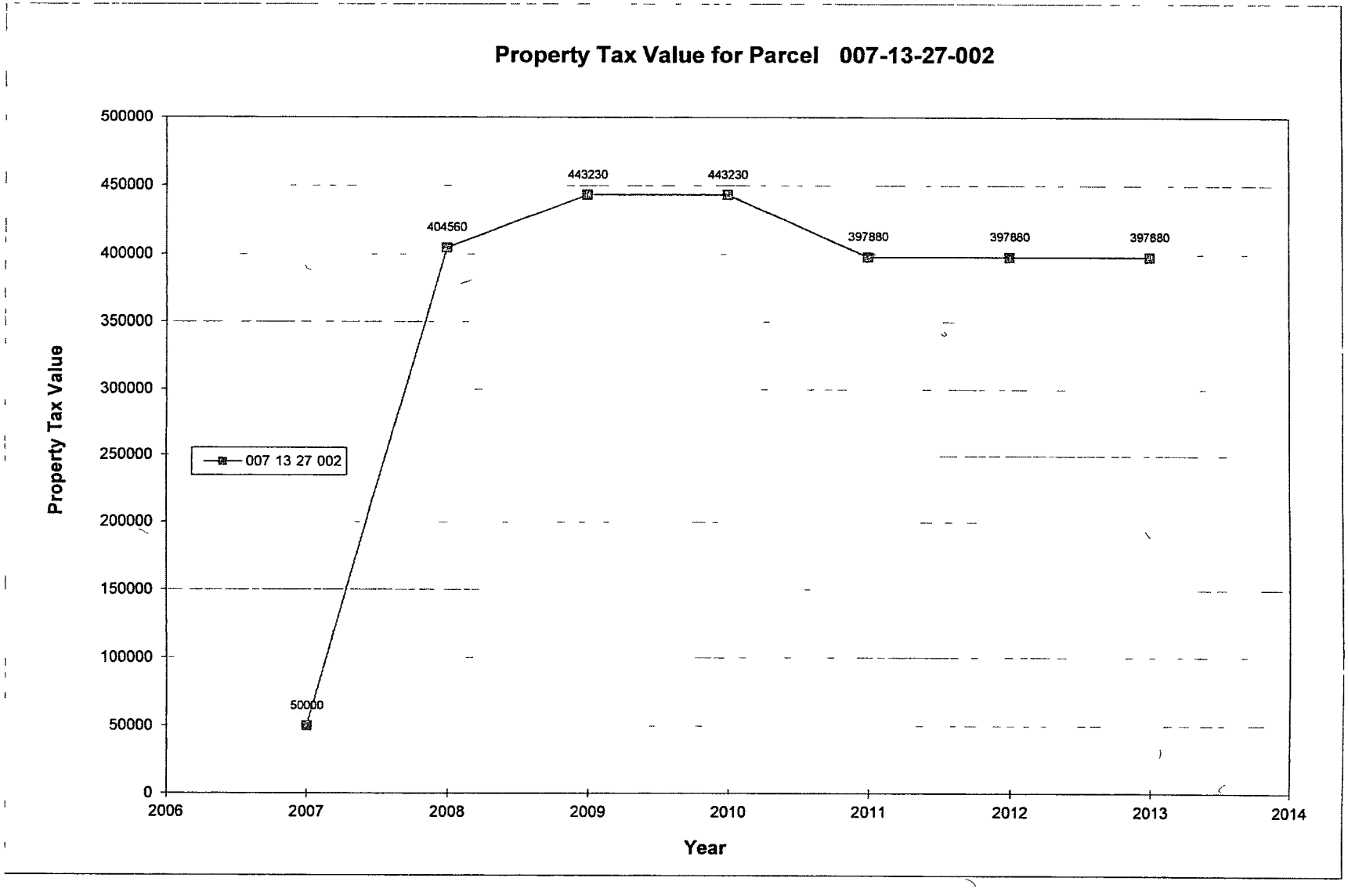


0

393 230
89%

ROA Page 655

ROA Page 655

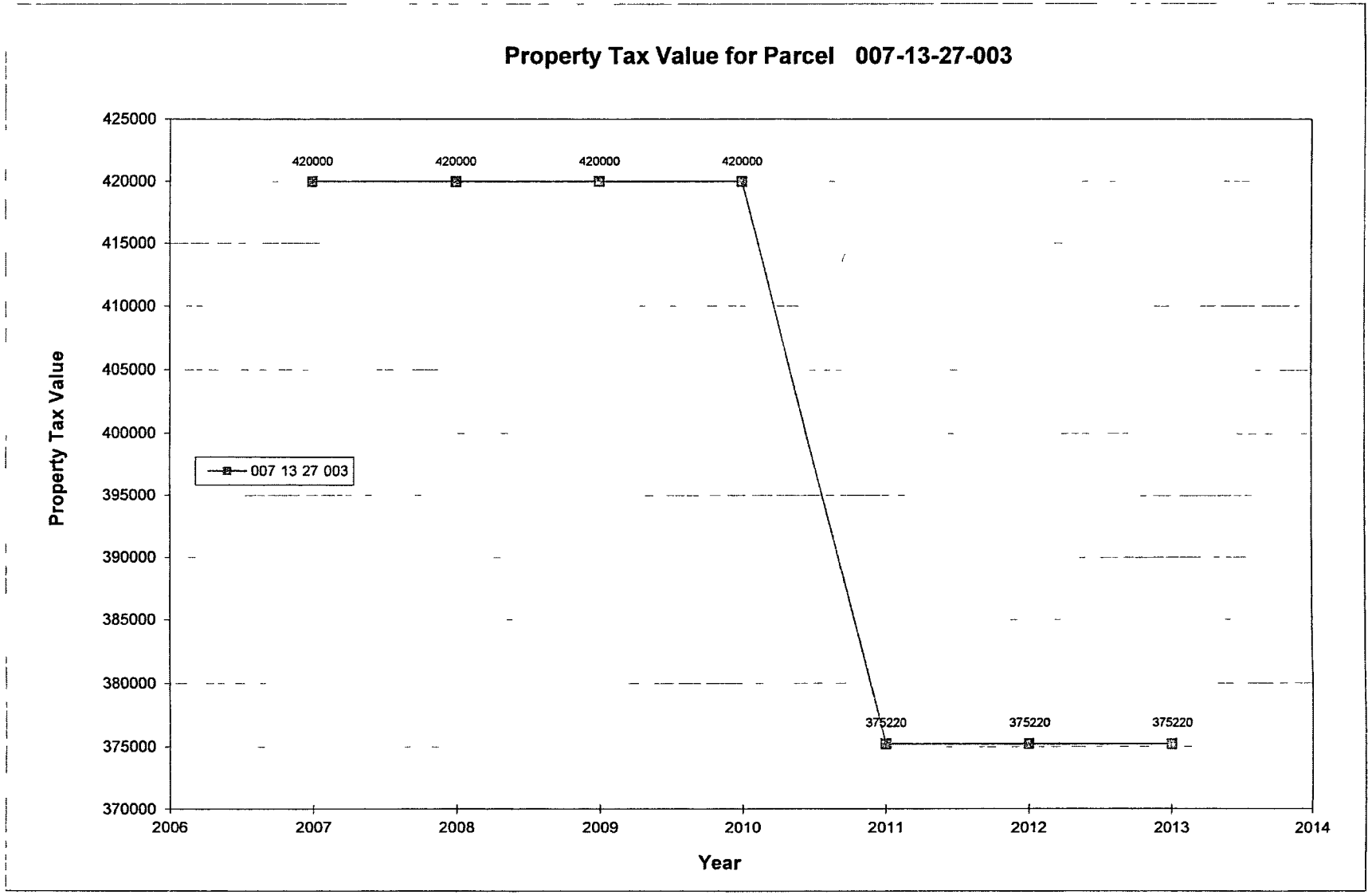


0

44 780
11%

ROA Page 656

ROA Page 656

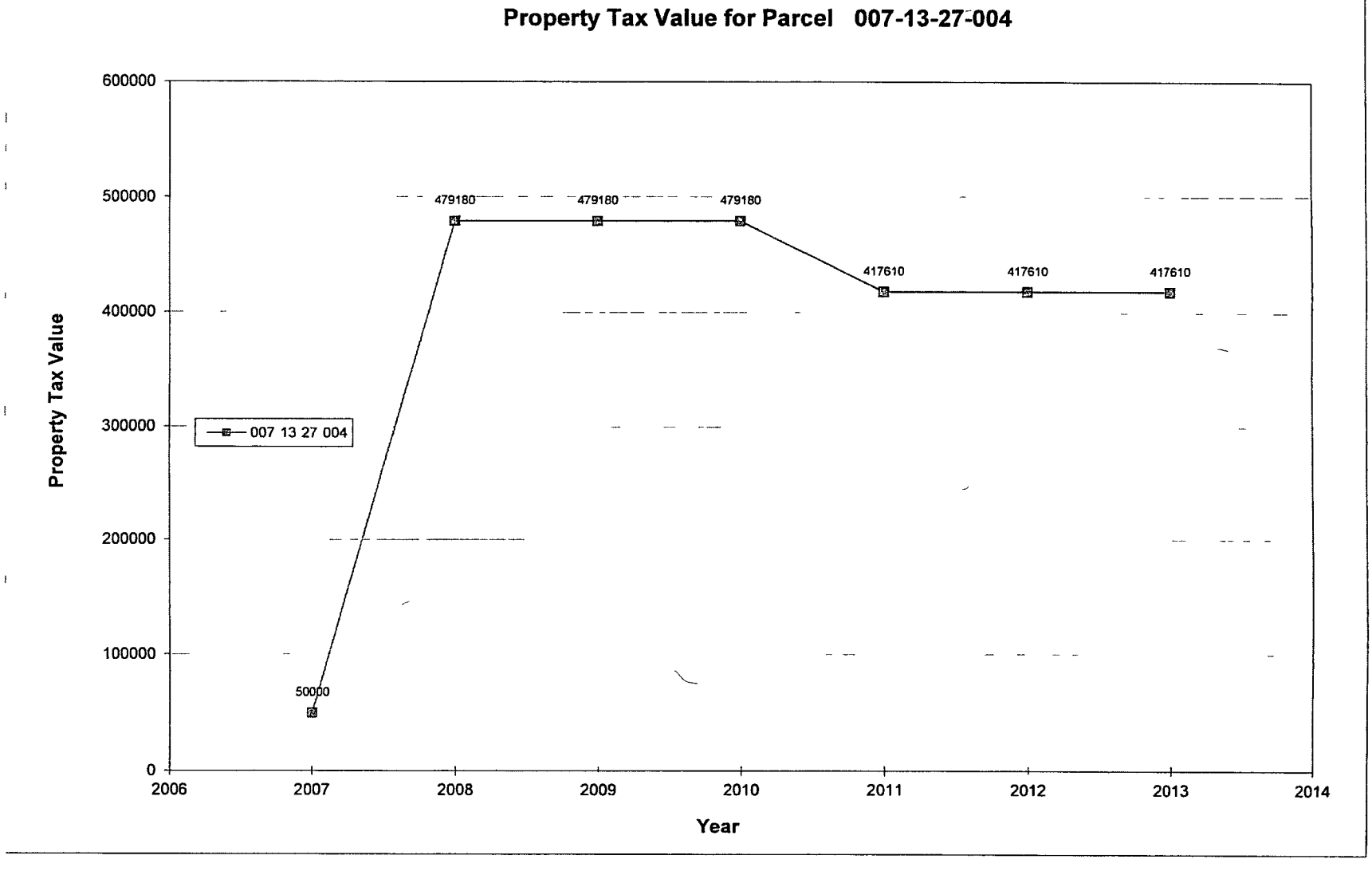


0

429,180
90%

ROA Page 657

ROA Page 657

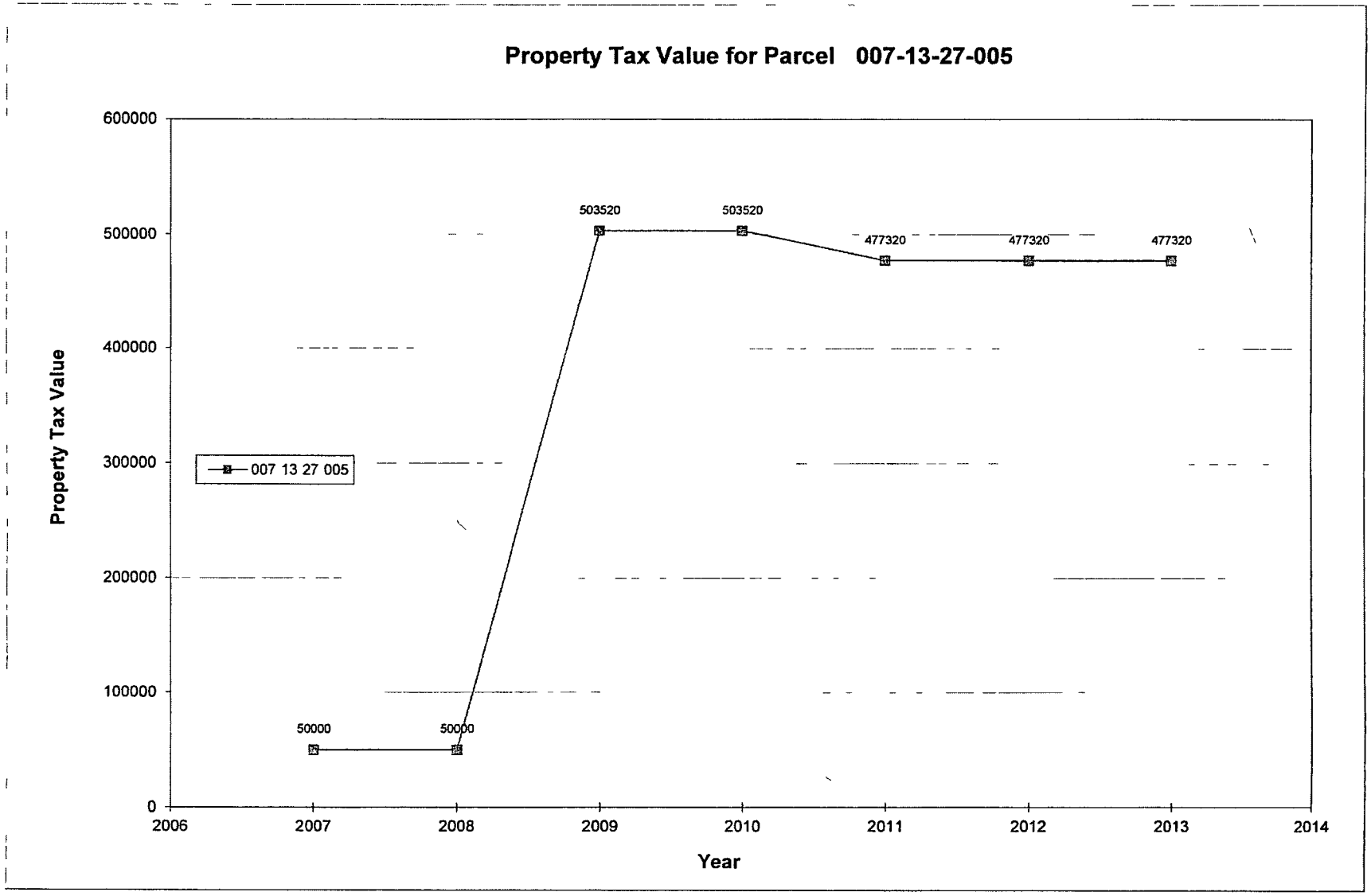


0

453,520
90%

ROA Page 658

ROA Page 658

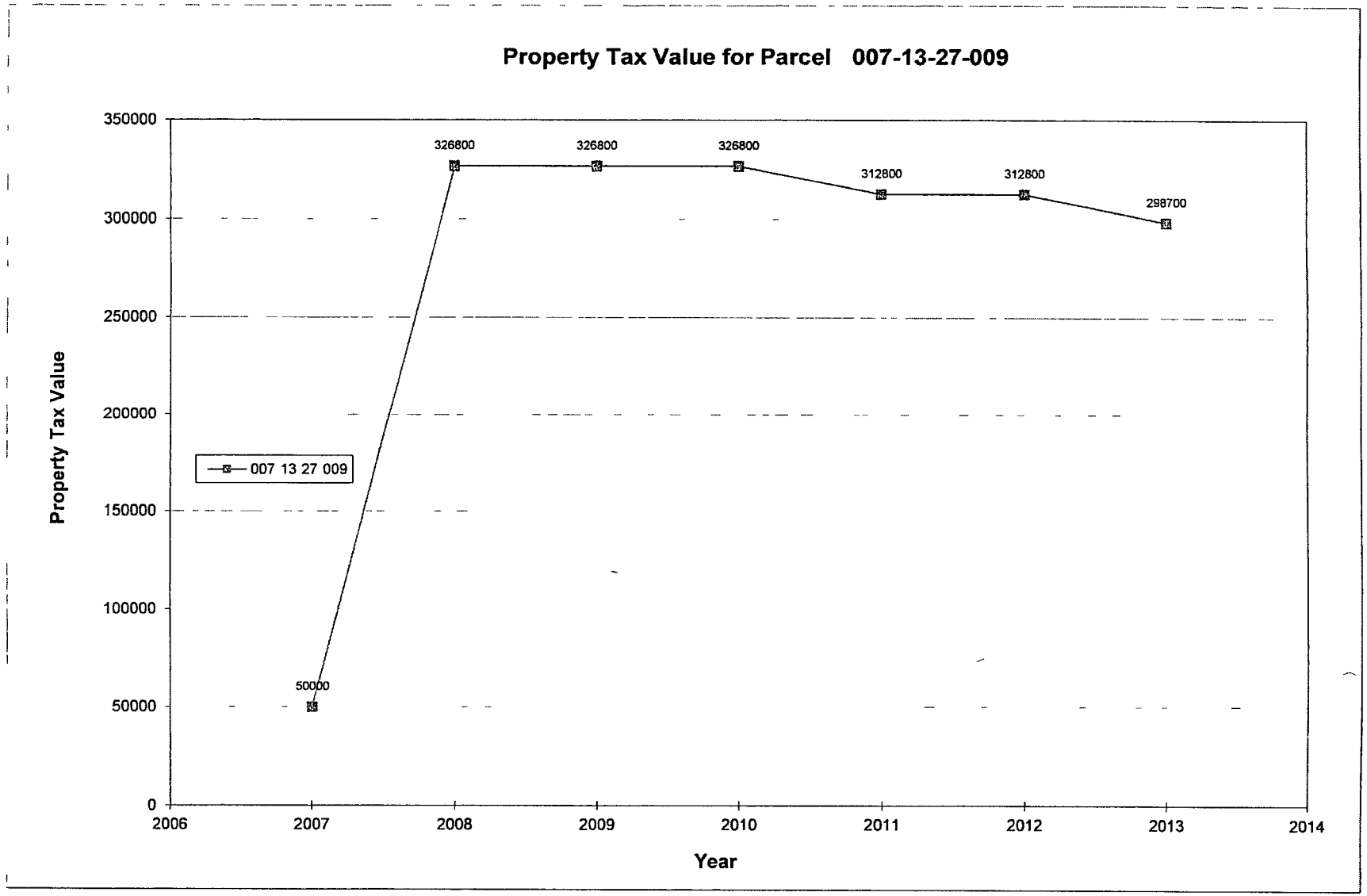


0

27,800
85%

ROA Page 659

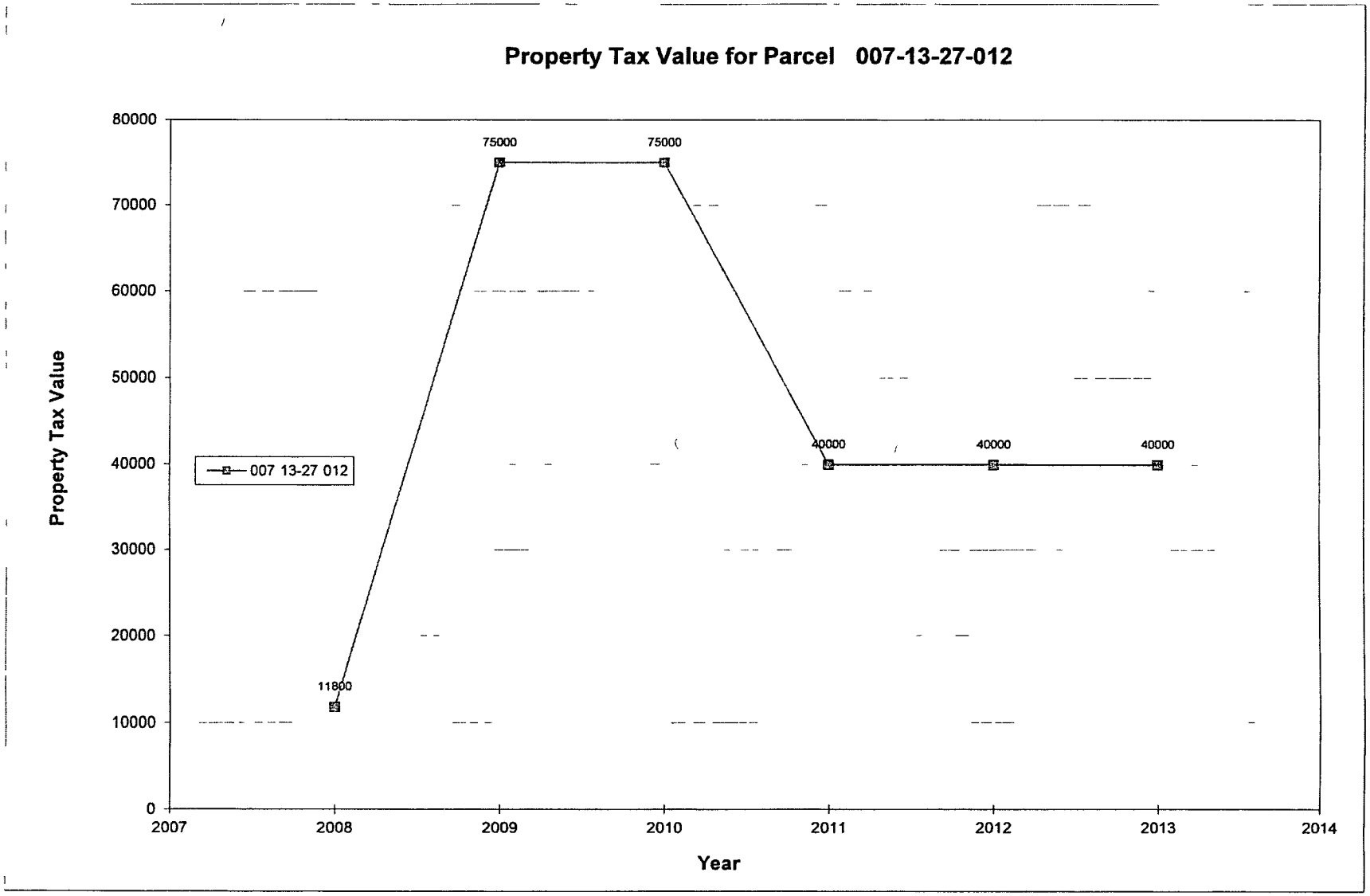
ROA Page 659



0

ROA Page 660

ROA Page 660

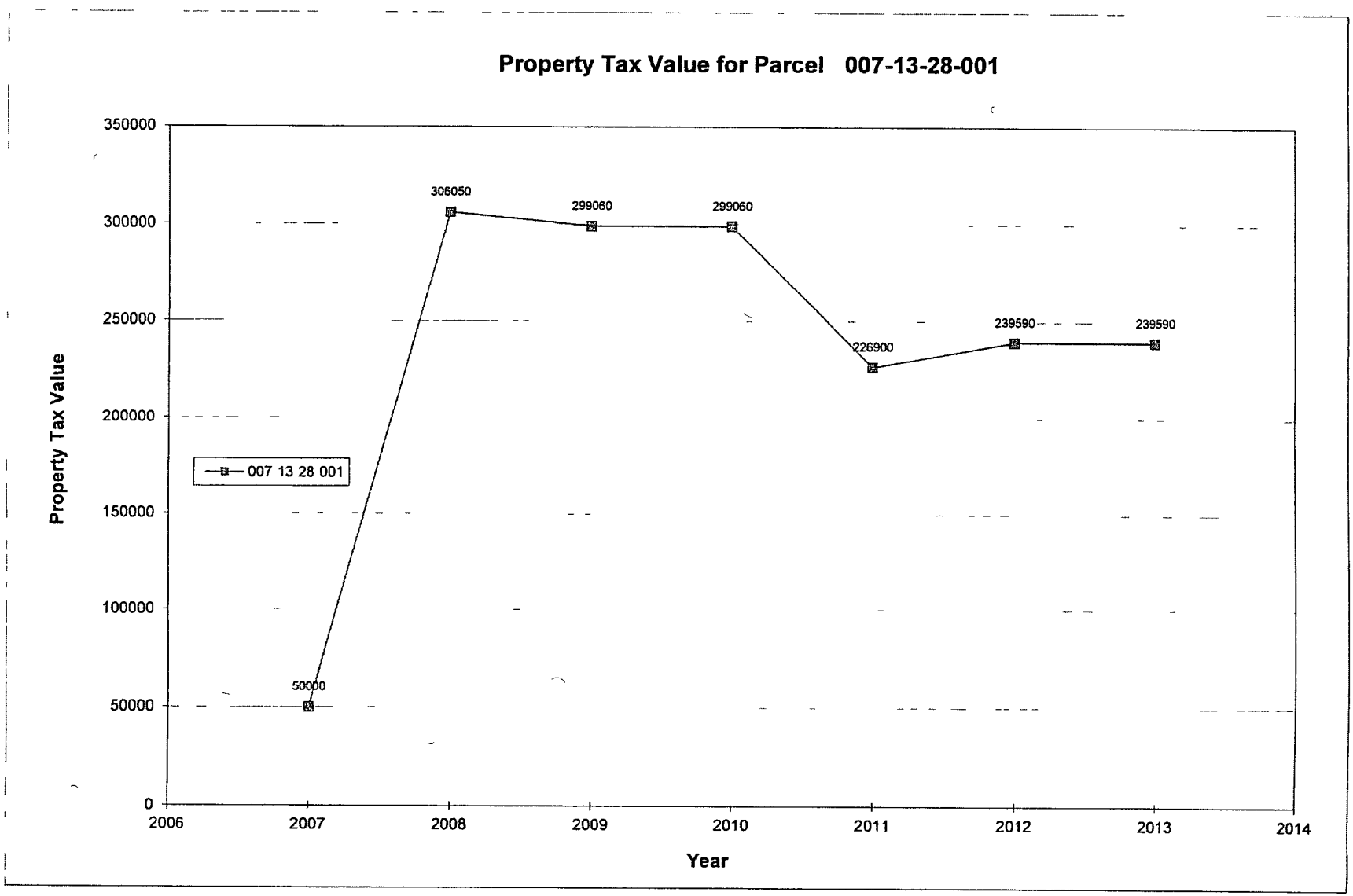


0

254,050
84%

ROA Page 661

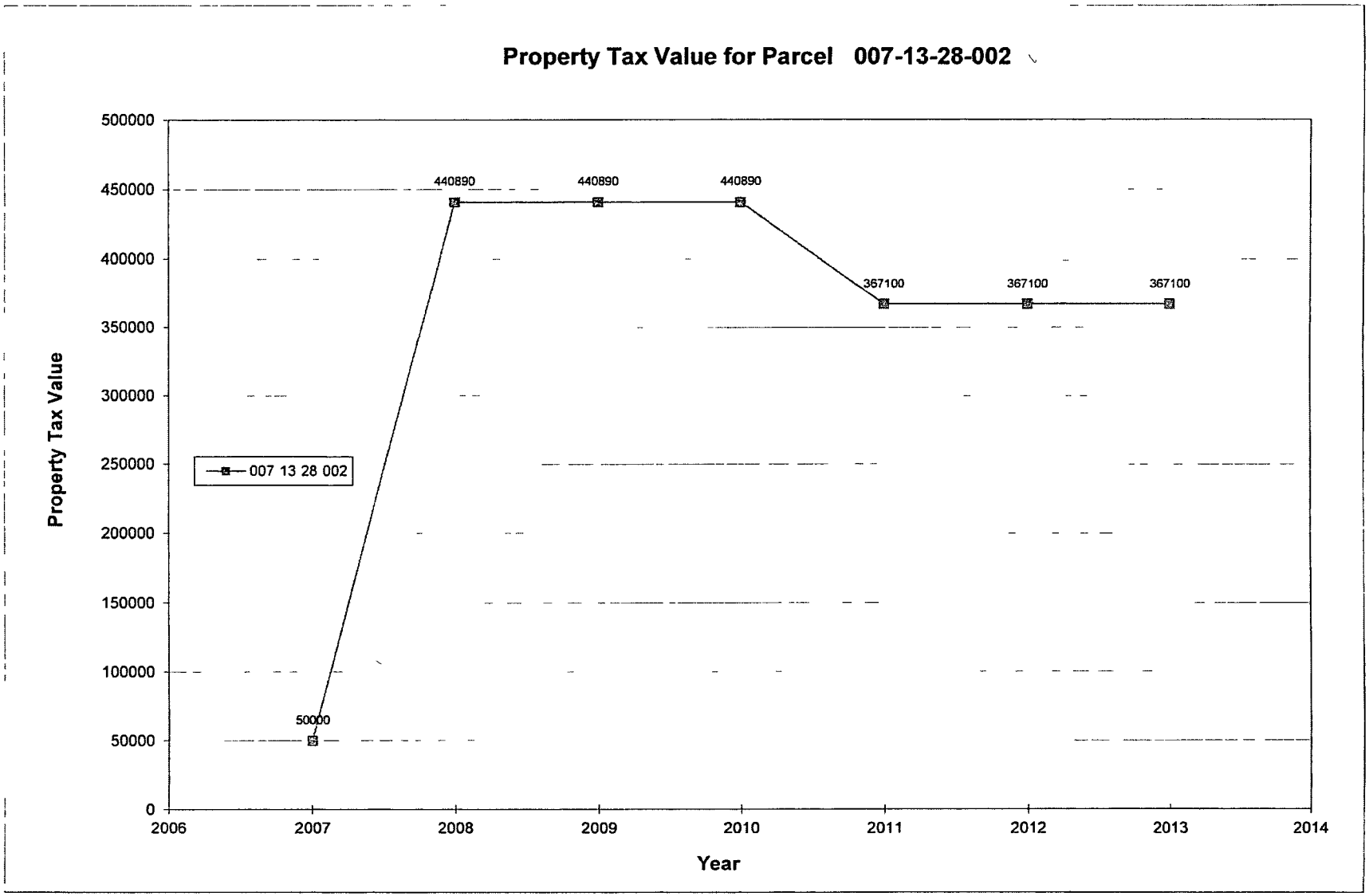
ROA Page 661



0

ROA Page 662

ROA Page 662

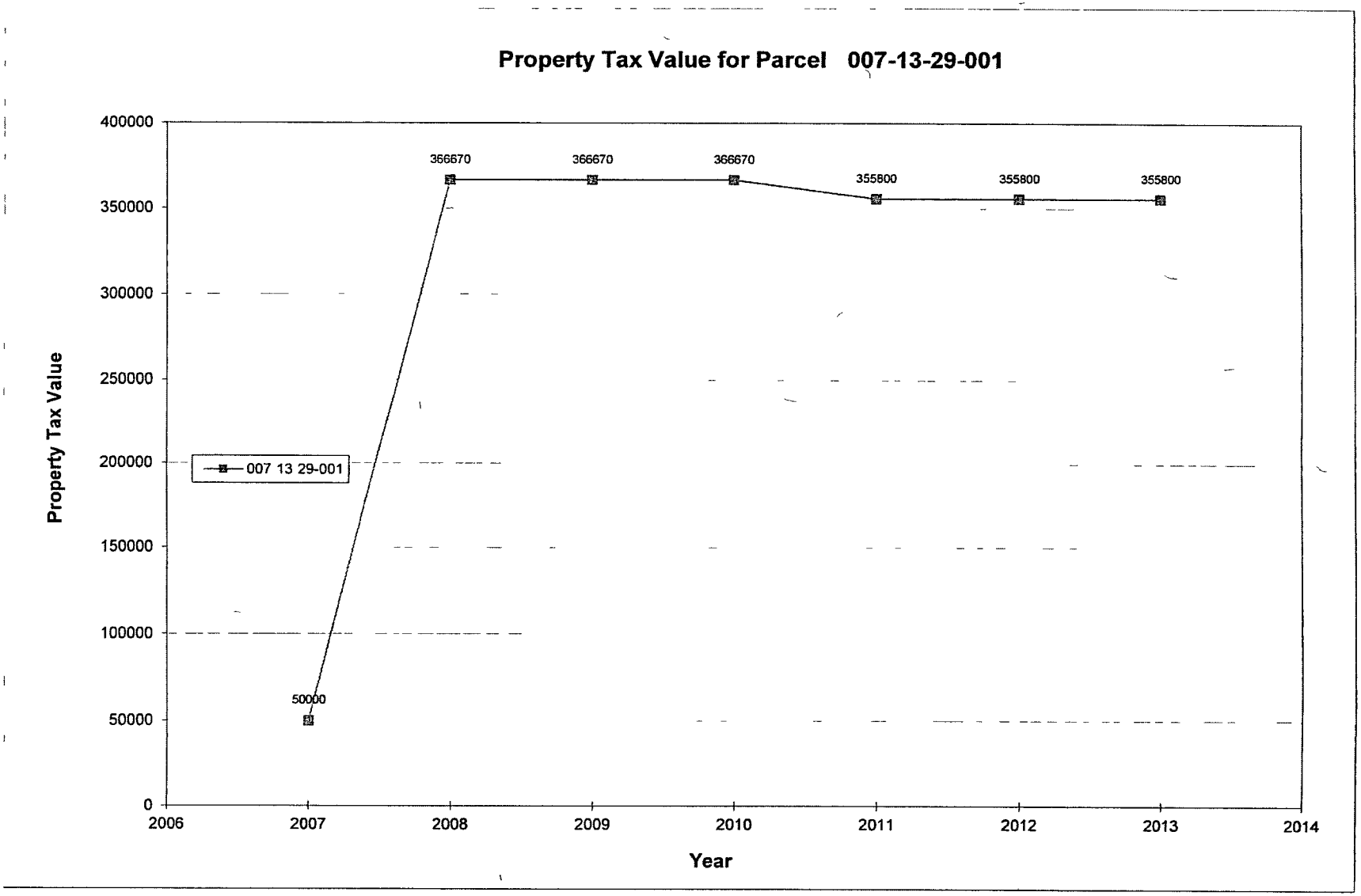


0

316,070
86 5/5

ROA Page 663

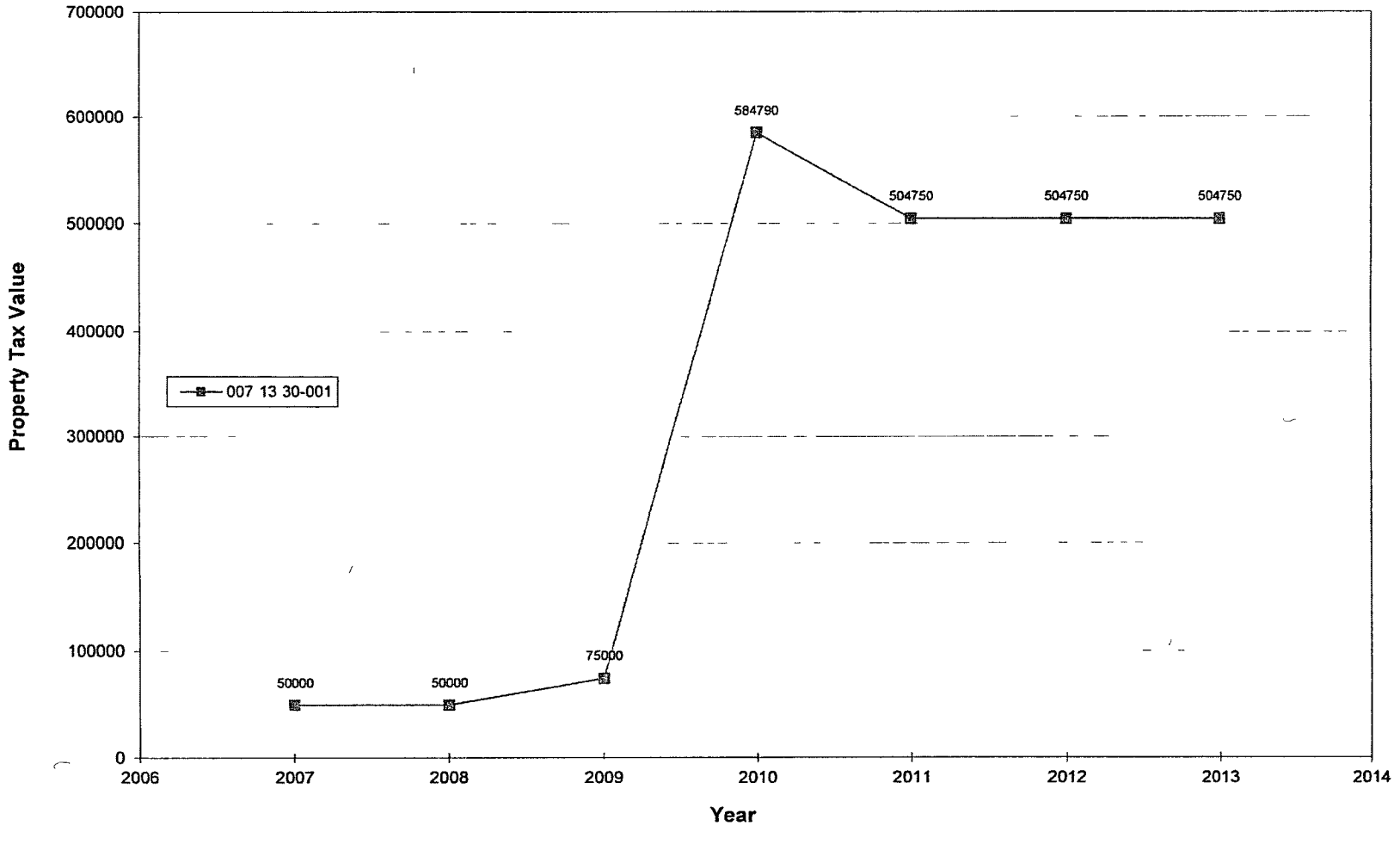
ROA Page 663



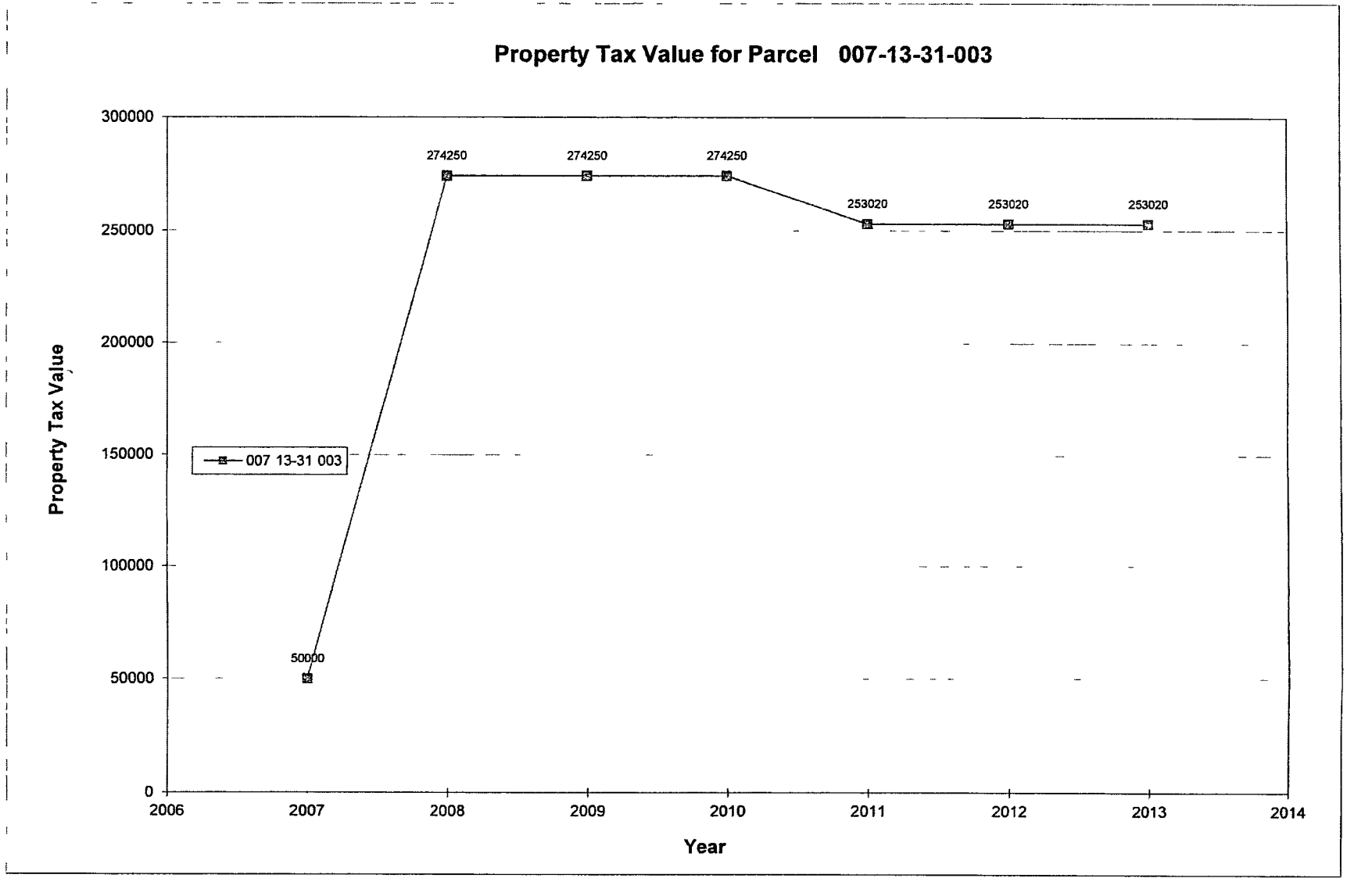
0

ROA Page 664

Property Tax Value for Parcel 007-13-30-001



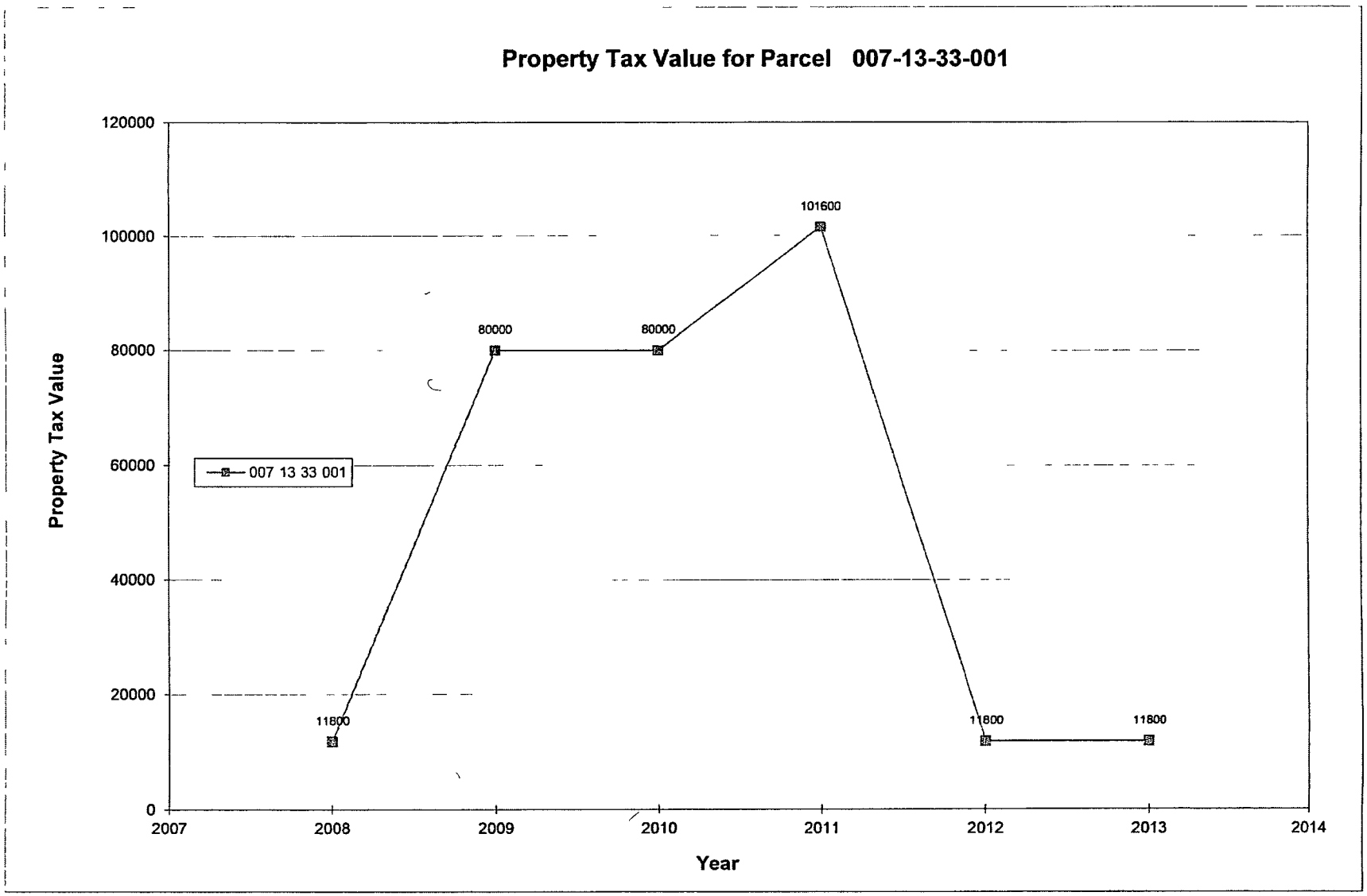
21,230 8%



ROA Page 665

ROA Page 666

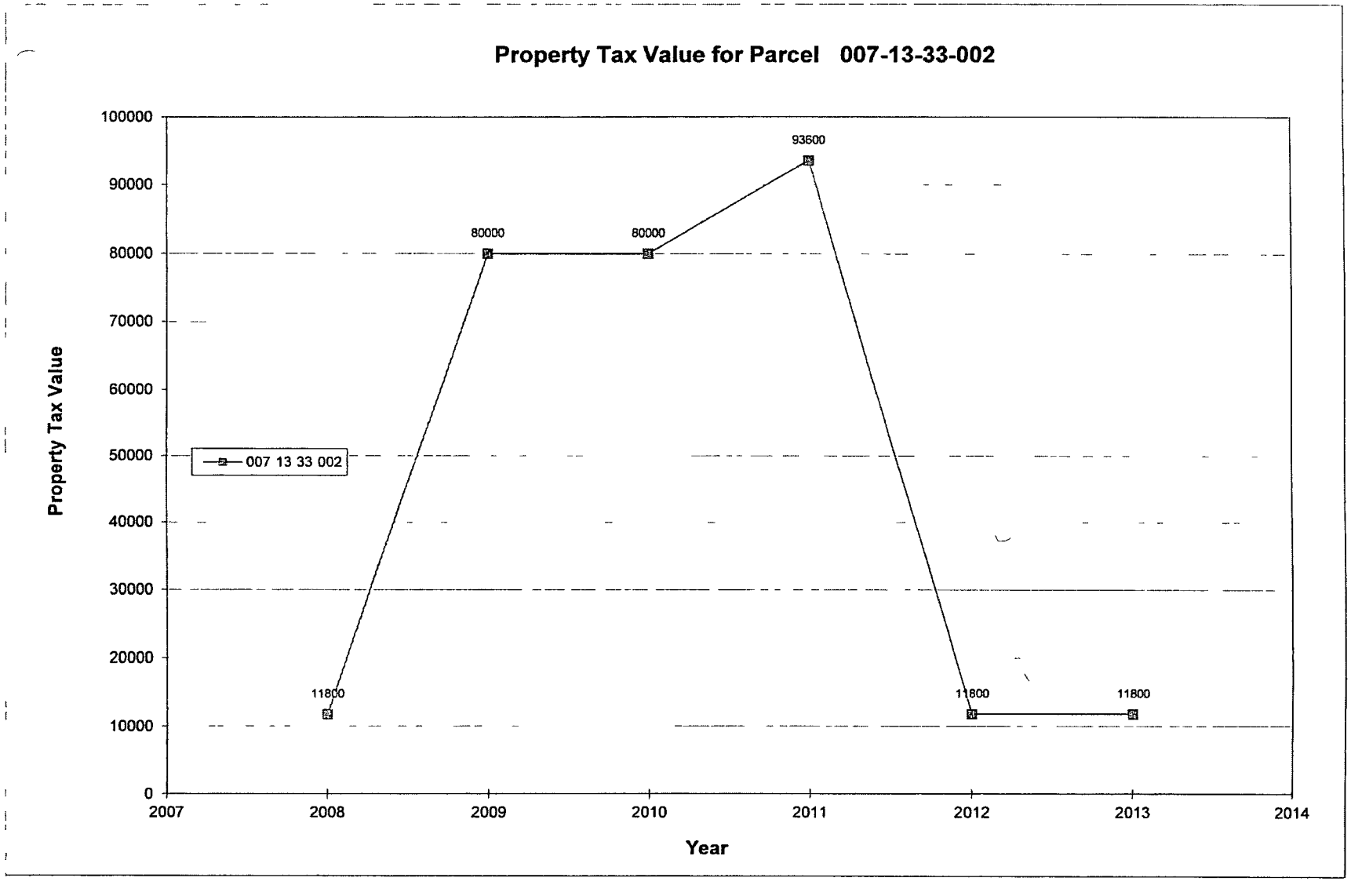
89,800 88,95



81,800 8790

ROA Page 667

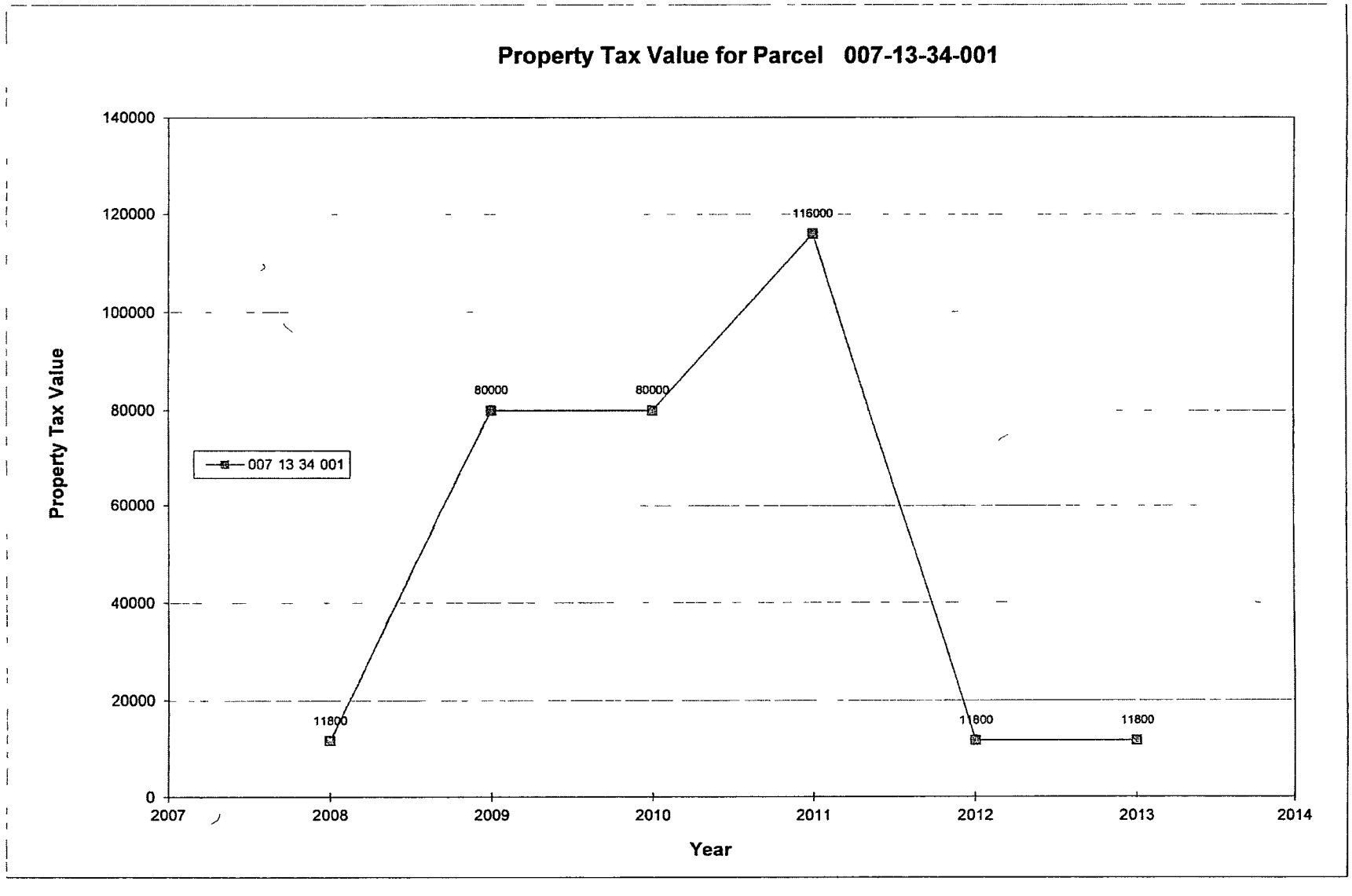
ROA Page 667



0

104,200
90%

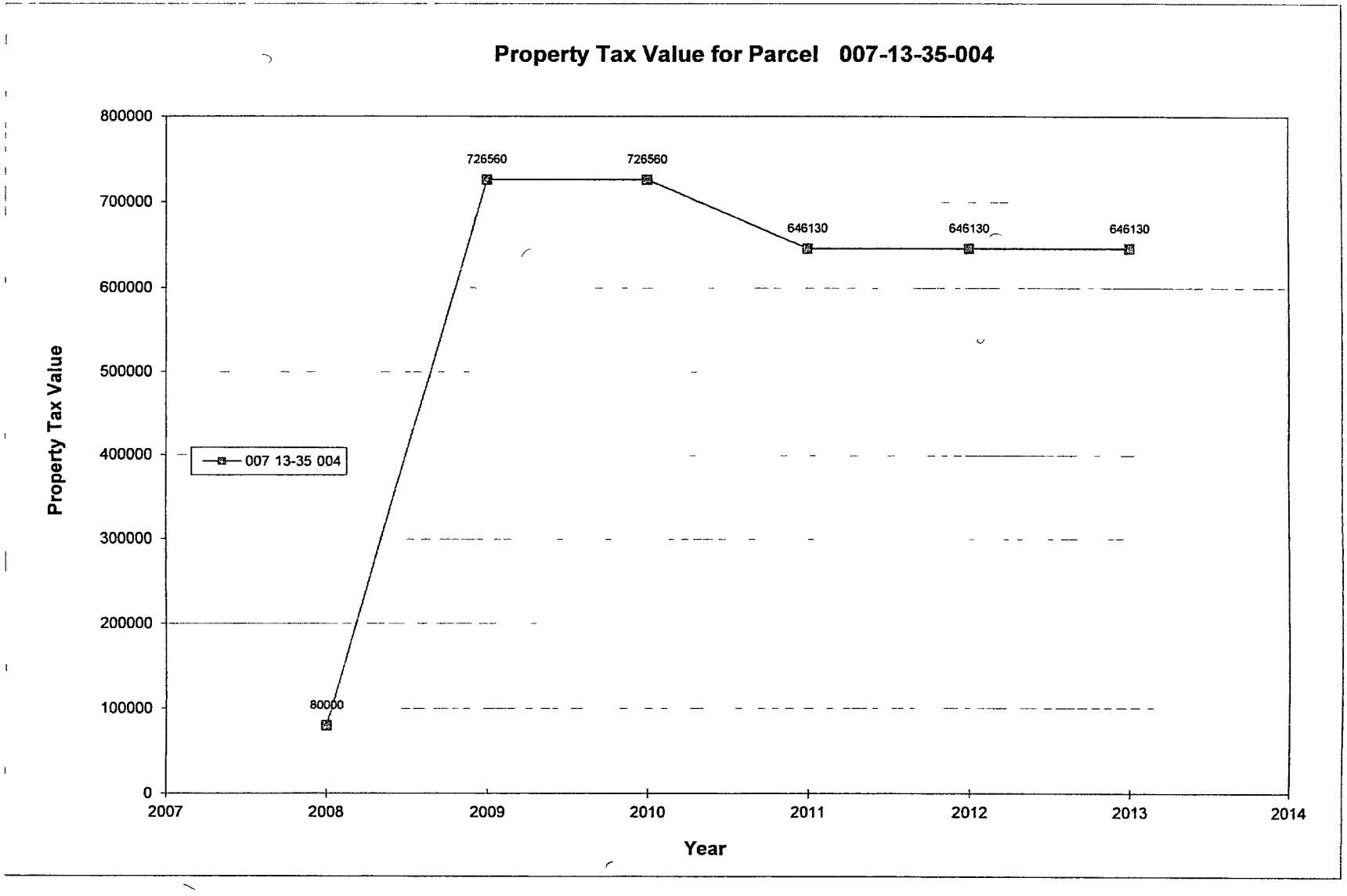
ROA Page 668



ROA Page 669

ROA Page 669

40,430
11,570

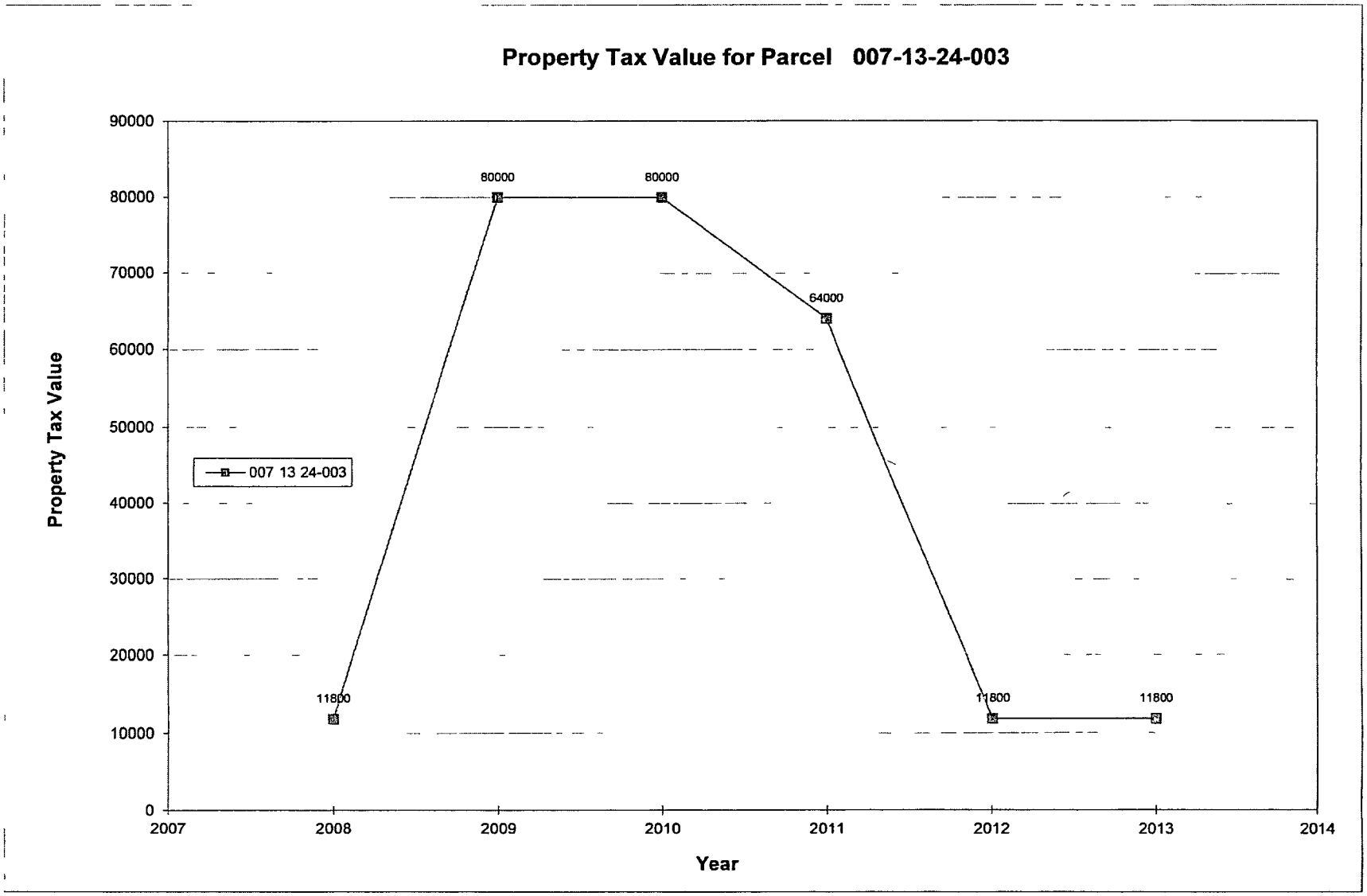


0

68,200
85%

ROA Page 670

ROA Page 670



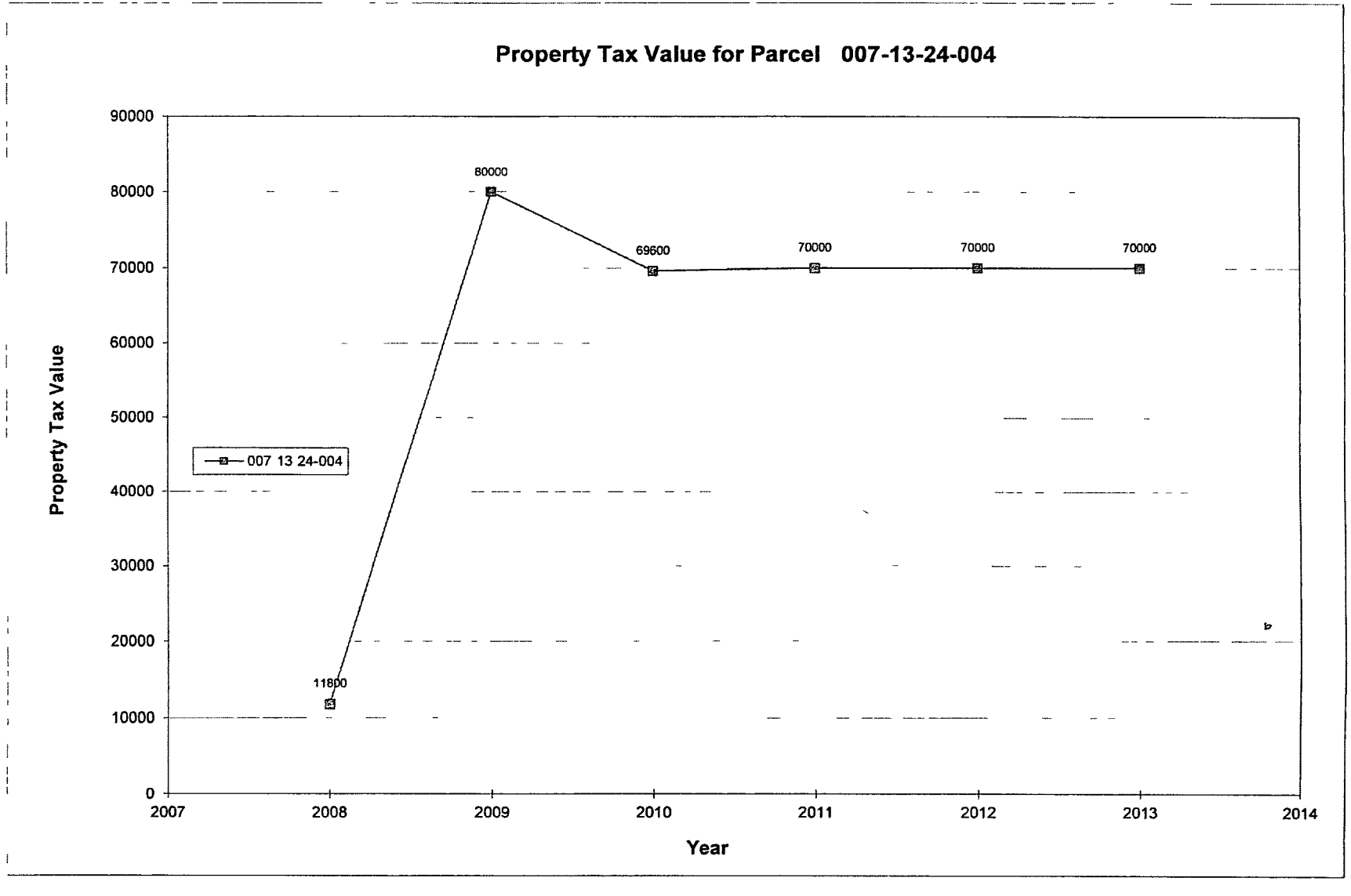
0

10,700

13%

ROA Page 671

ROA Page 671

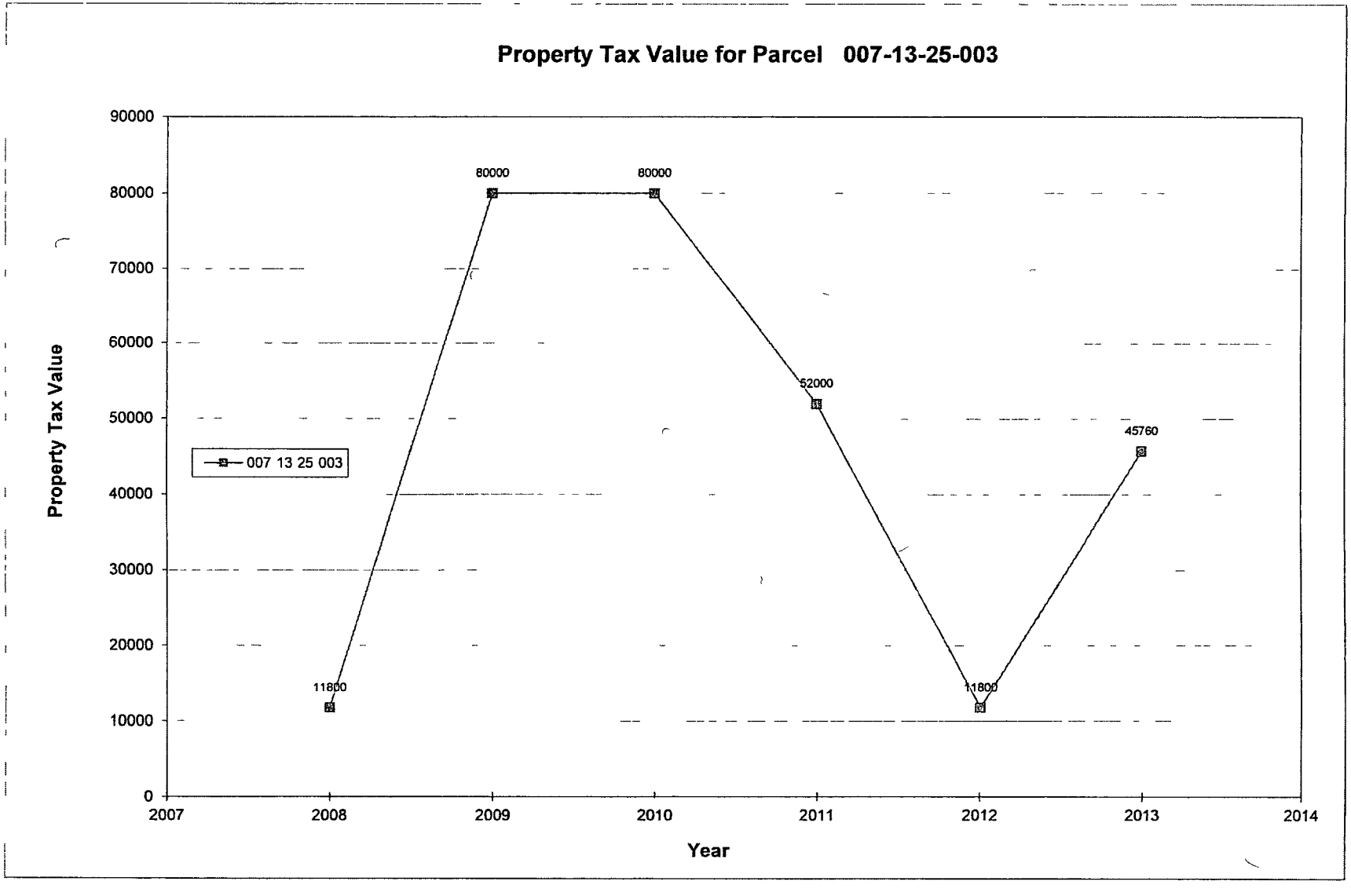


0

68,200
85%

ROA Page 672

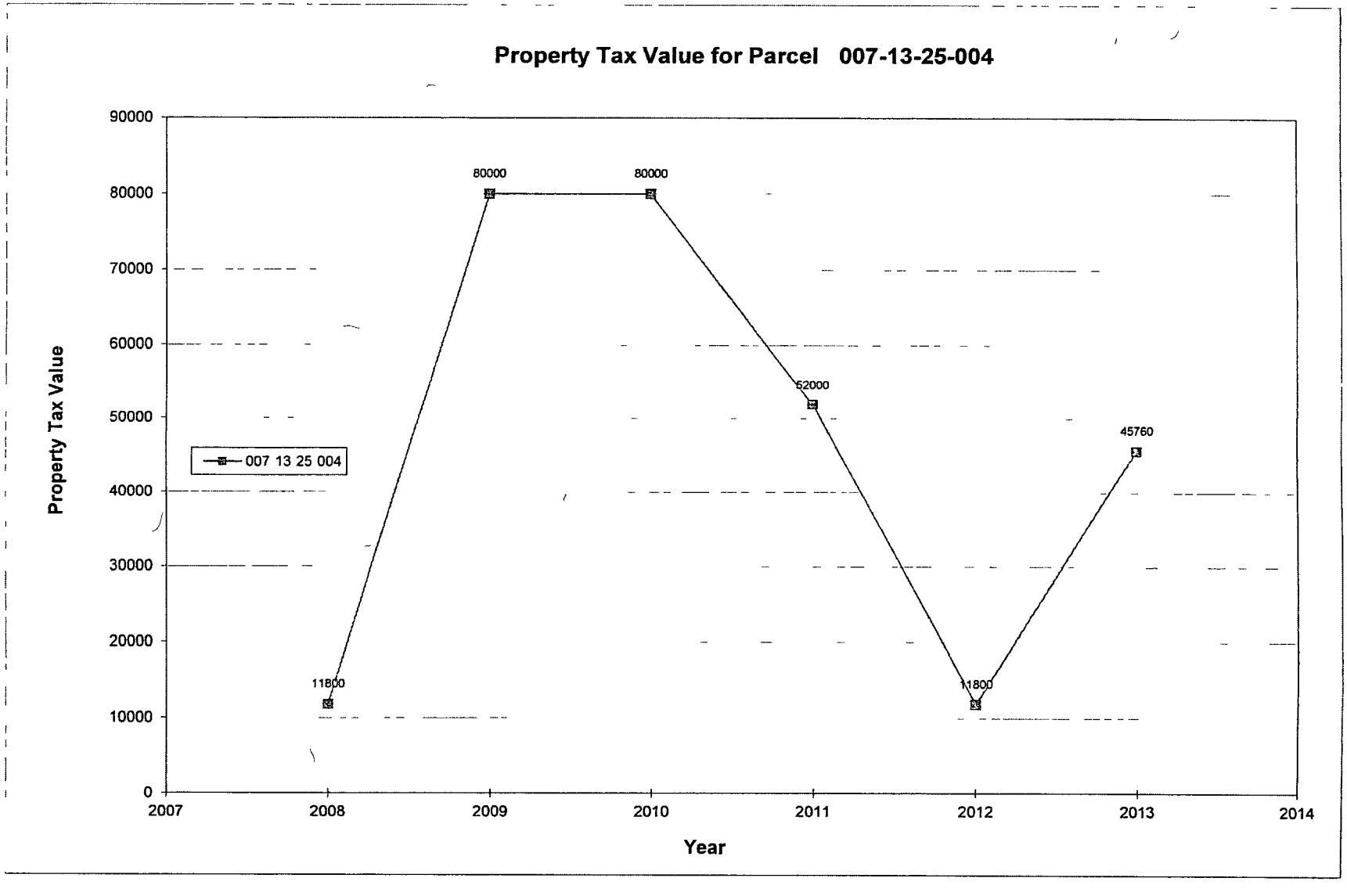
ROA Page 672



0

68,200
-5%

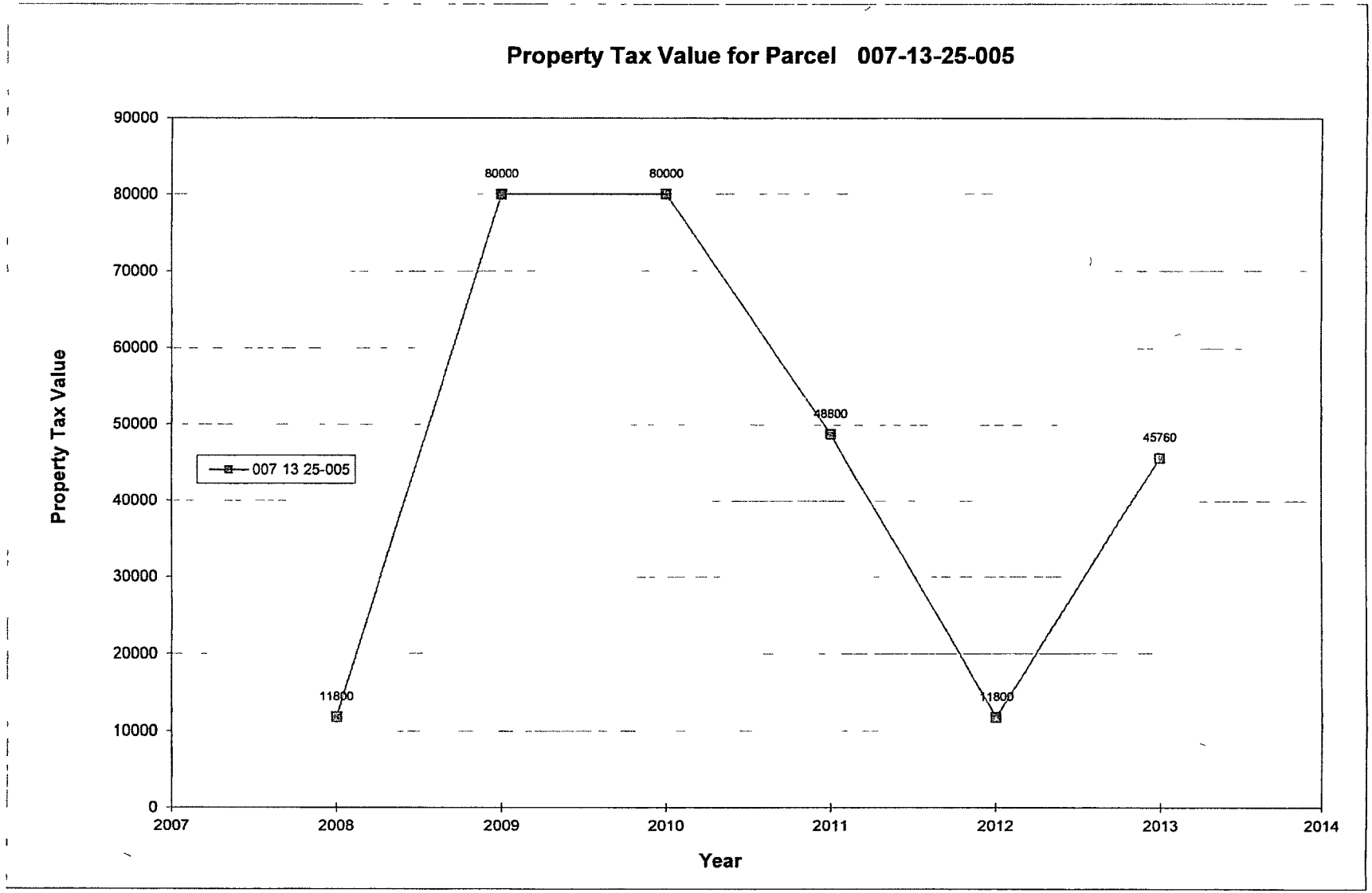
ROA Page 673



0

68 200
85%

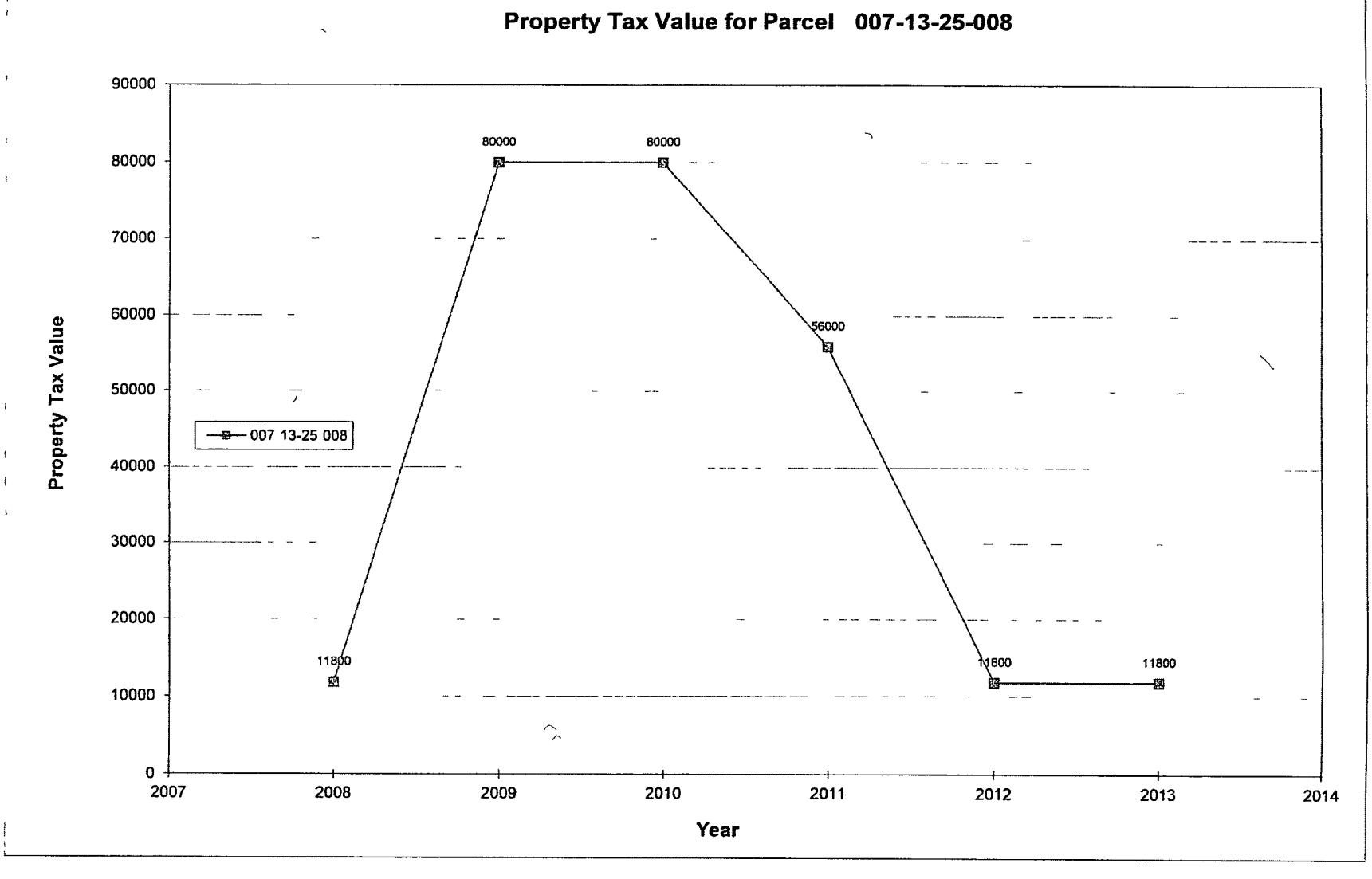
ROA Page 674



68,200
85%

ROA Page 675

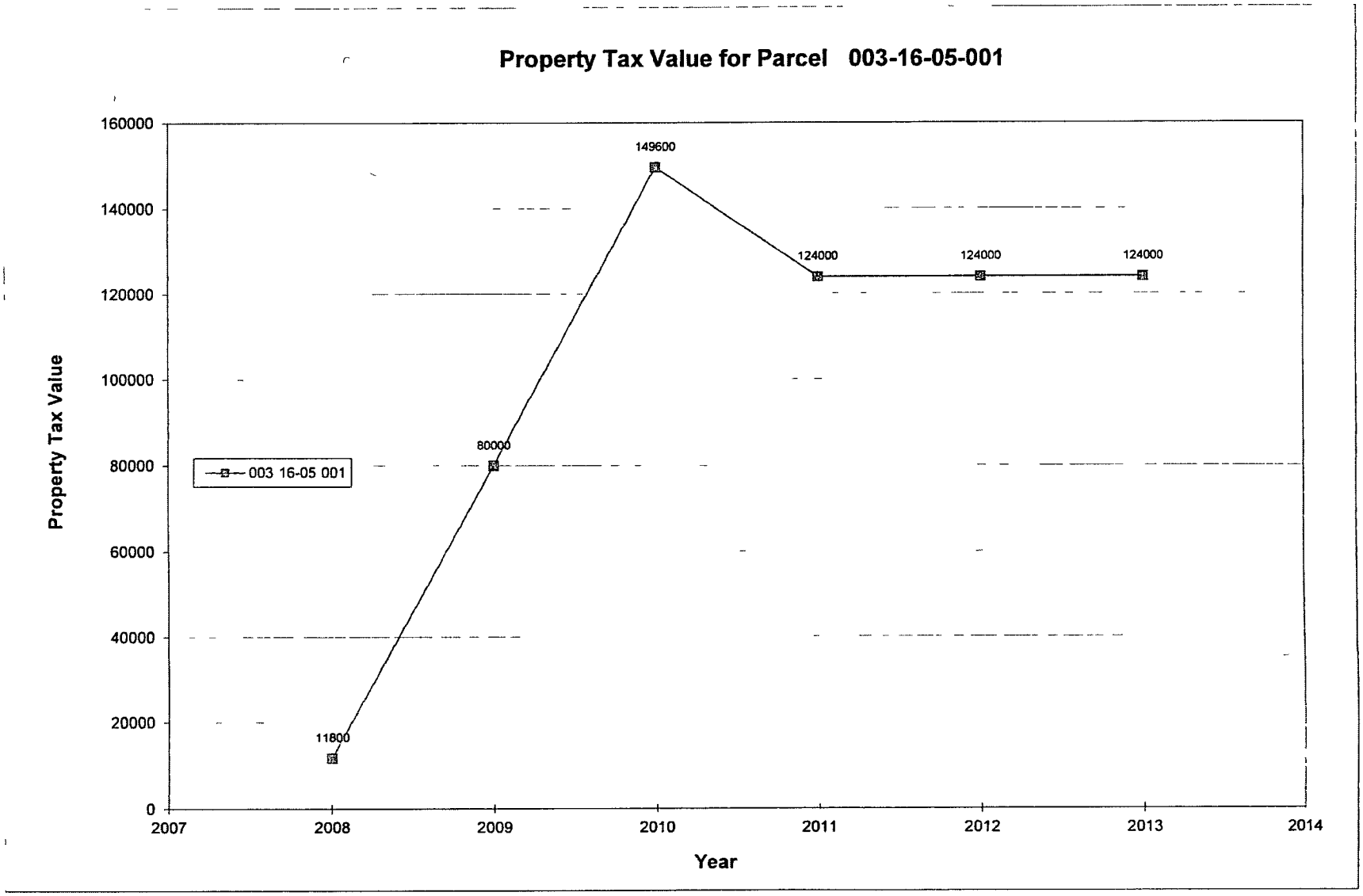
ROA Page 675



-25,600 -17%

ROA Page 676

ROA Page 676

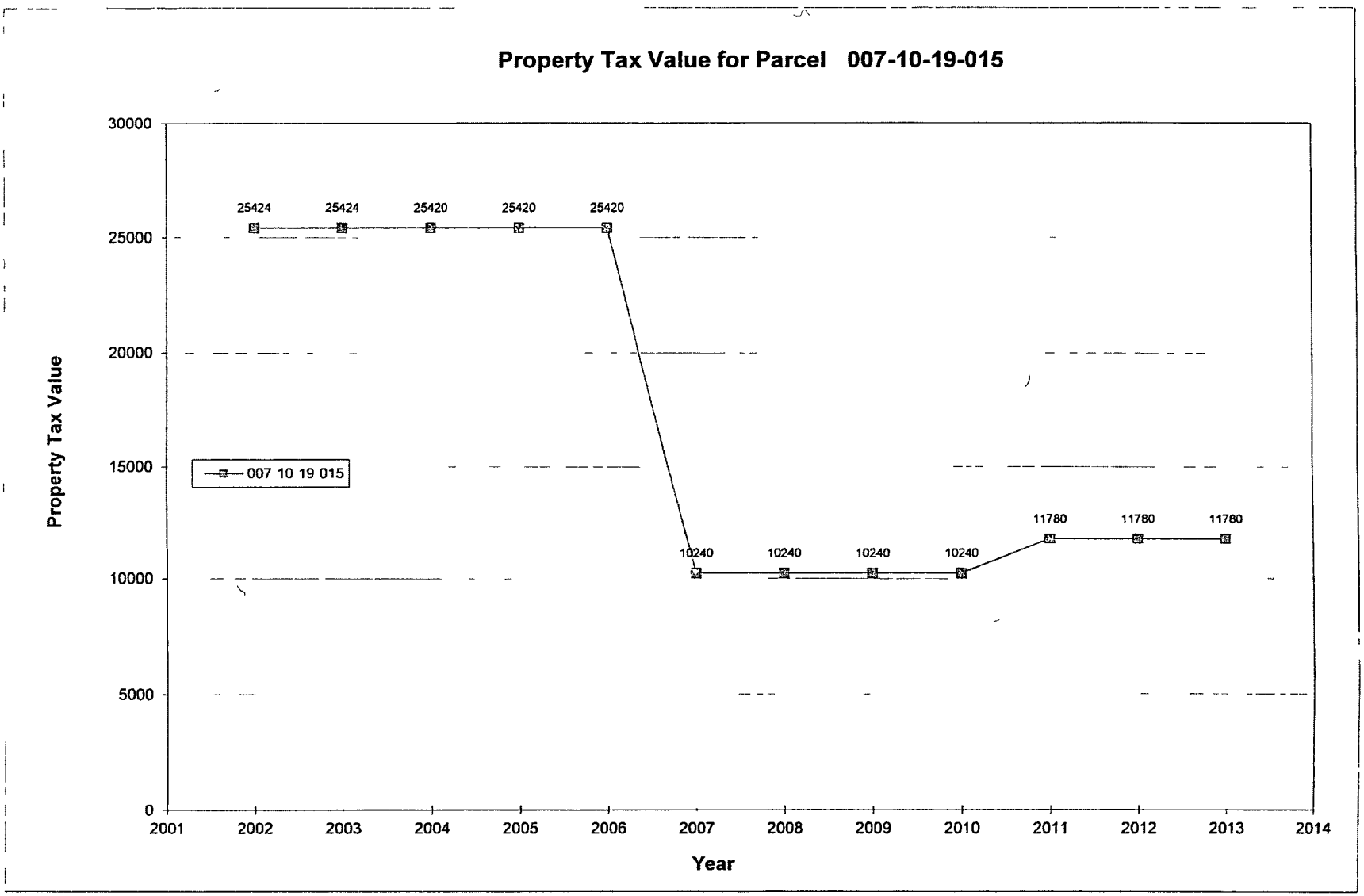


0

-13,640
-54%

ROA Page 677

ROA Page 677

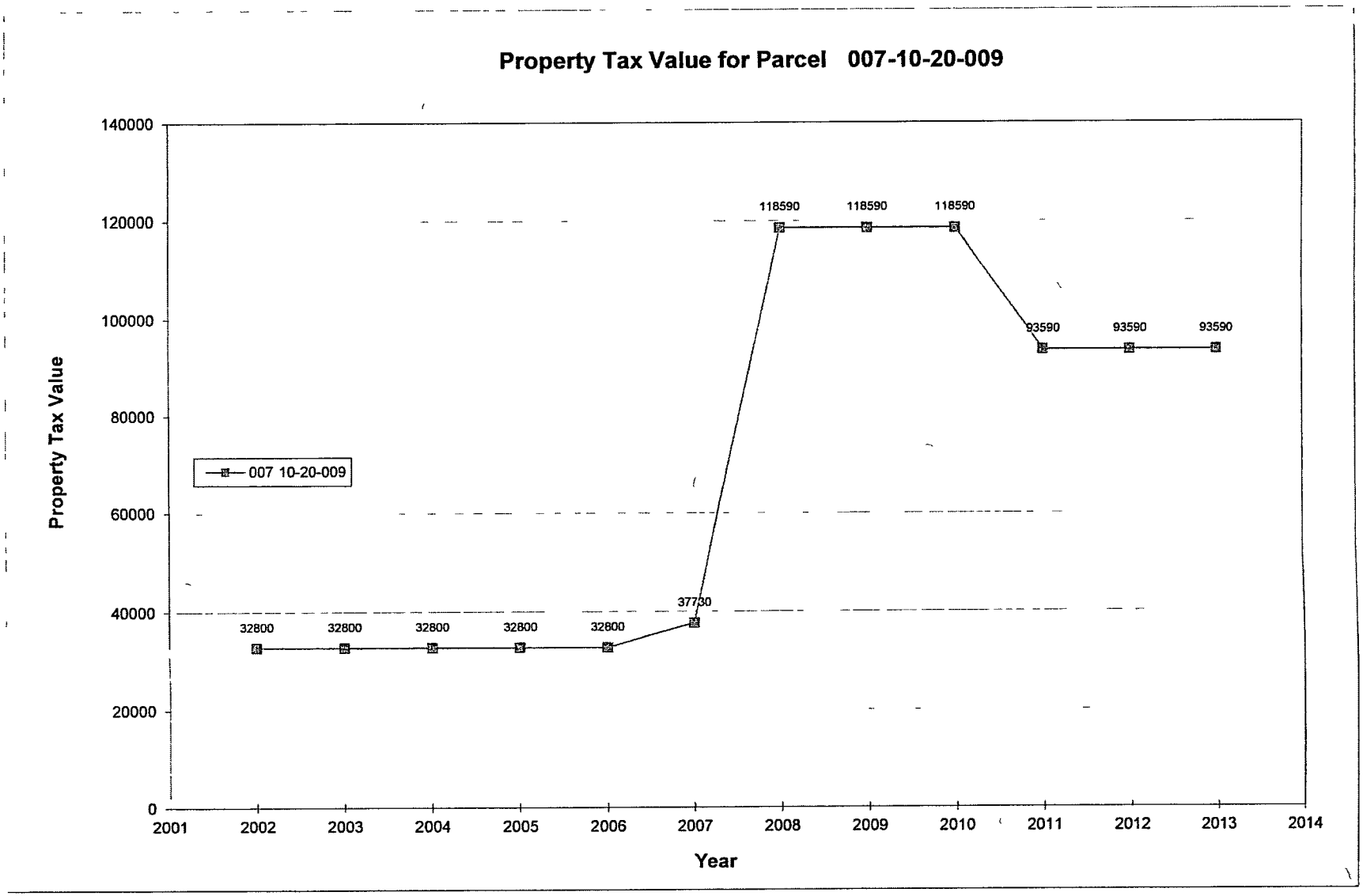


0

25,000 2/12

ROA Page 678

ROA Page 678



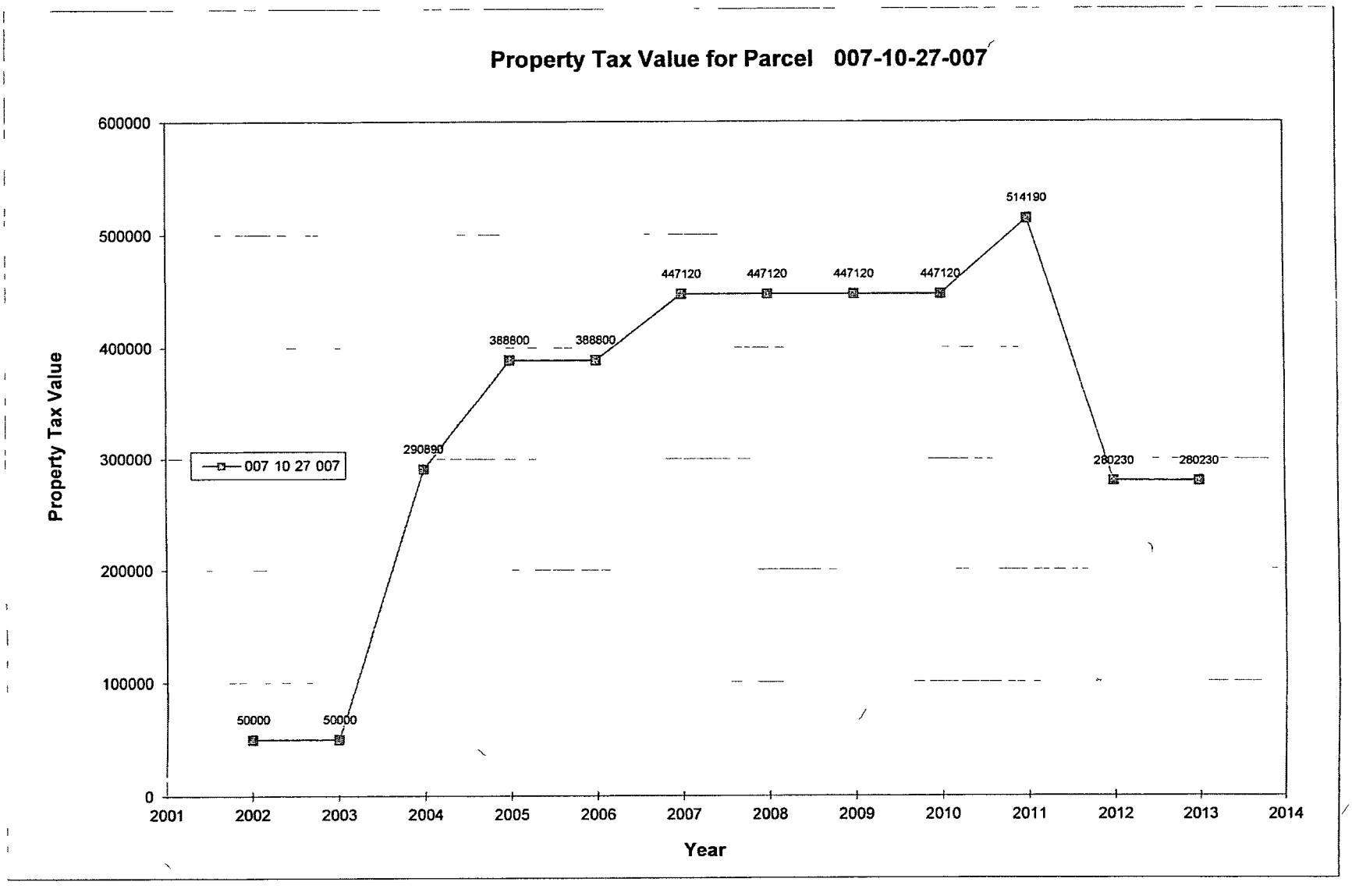
0

233,960

46 ac

ROA Page 679

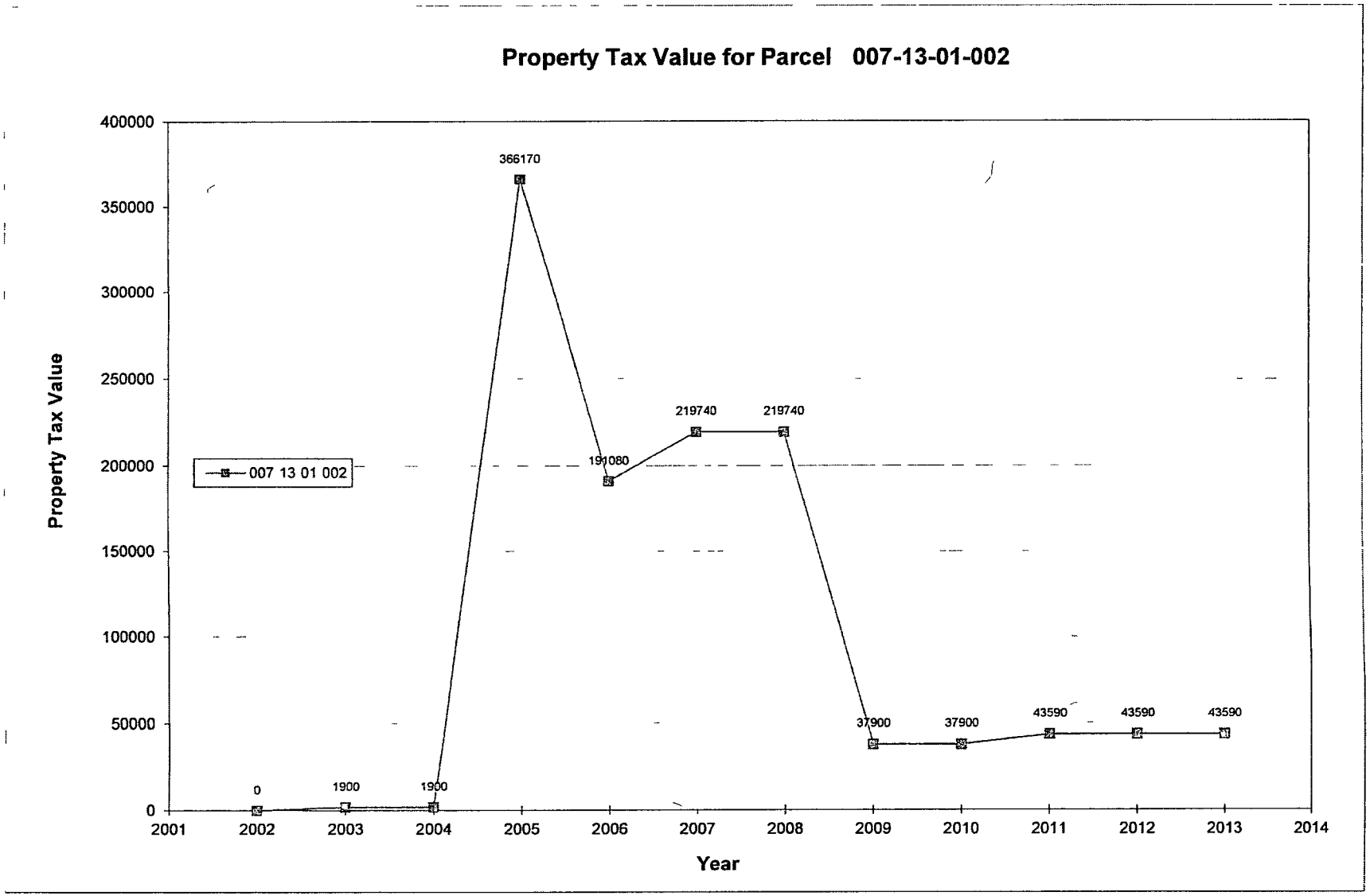
ROA Page 679



0

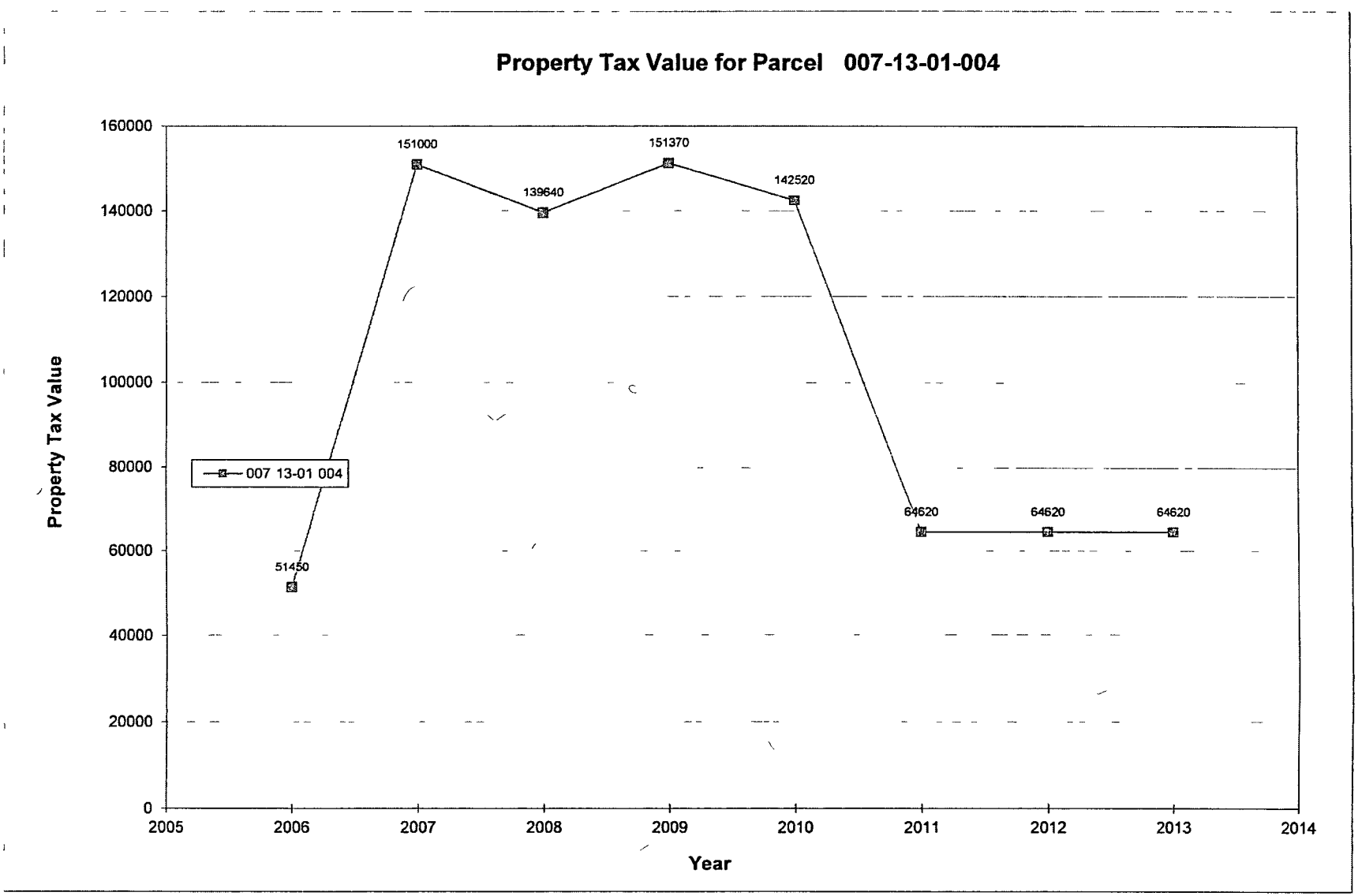
322,580 88%

ROA Page 680



ROA Page 681

86,750 57,925

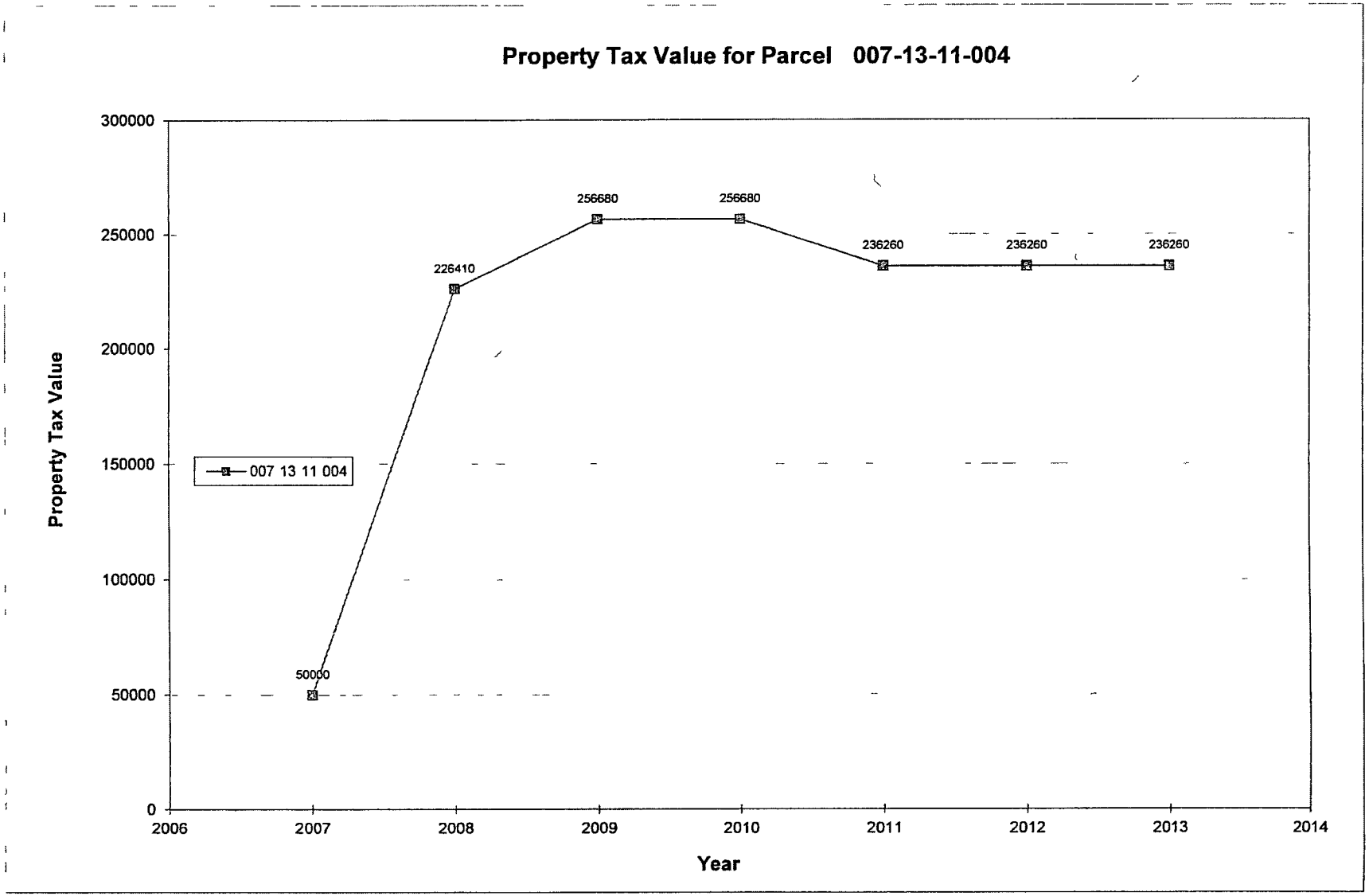


ROA Page 681

0

20,420 3 98

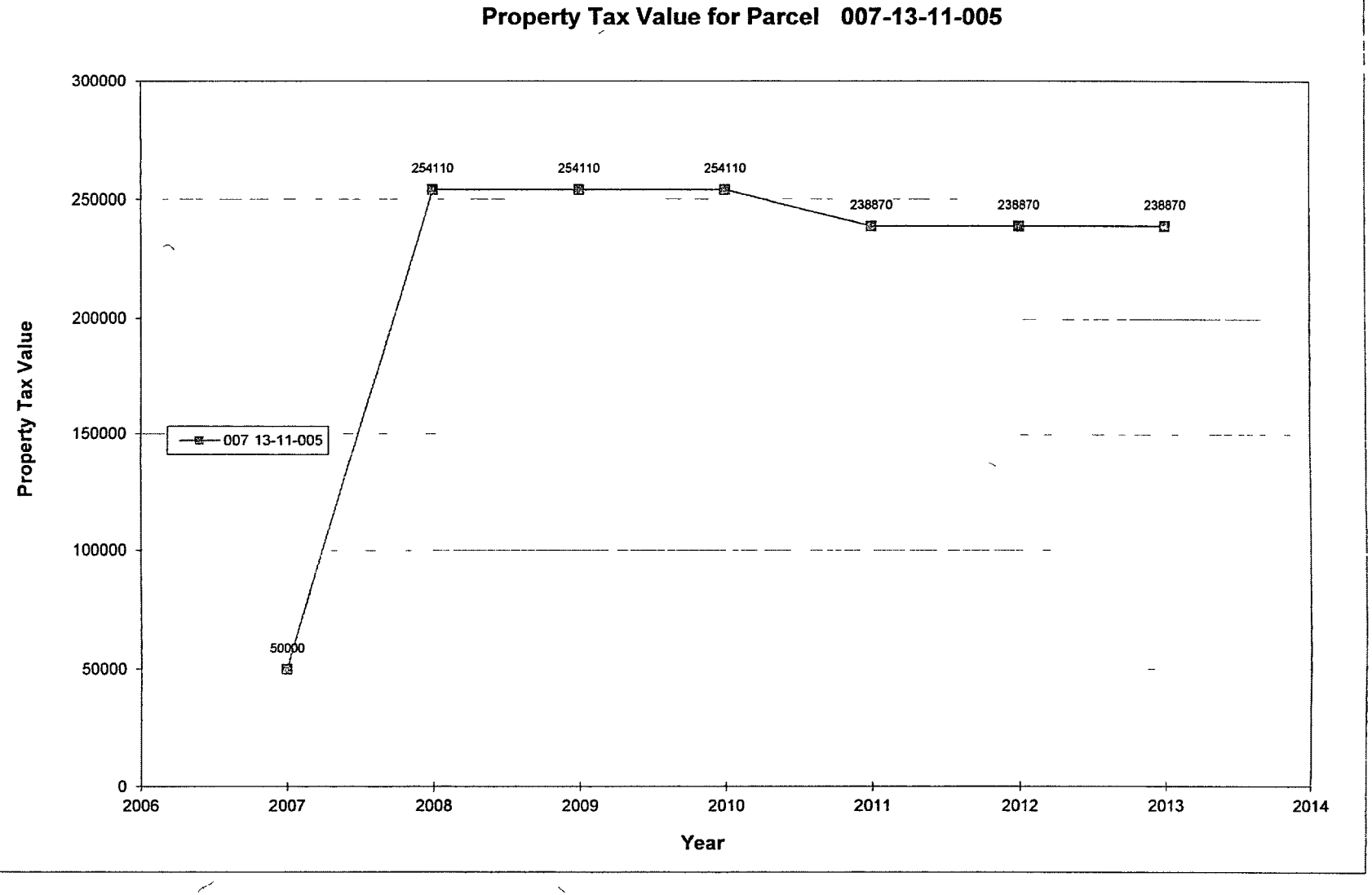
ROA Page 682



15,240 6 06

ROA Page 683

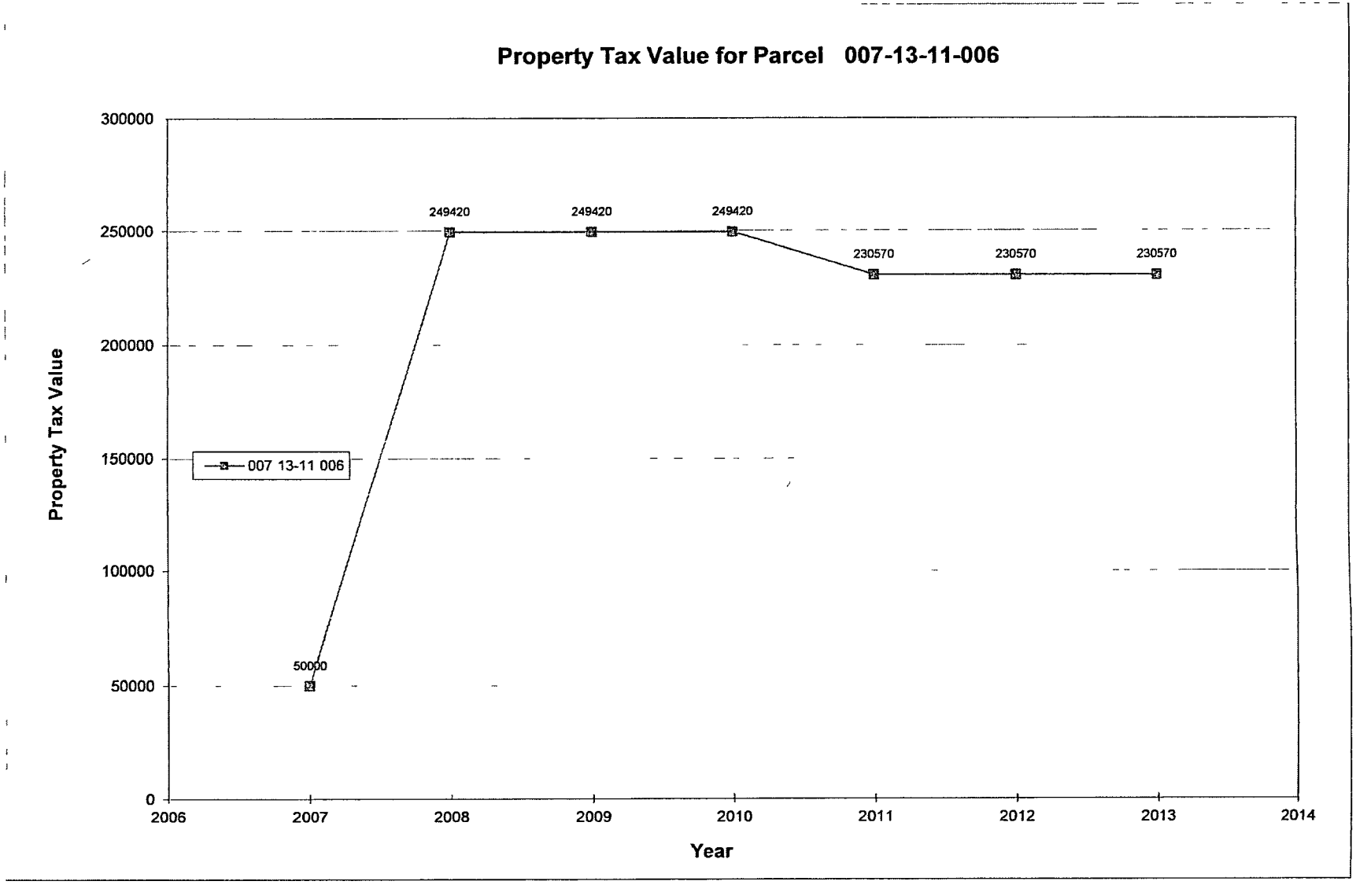
ROA Page 683



0

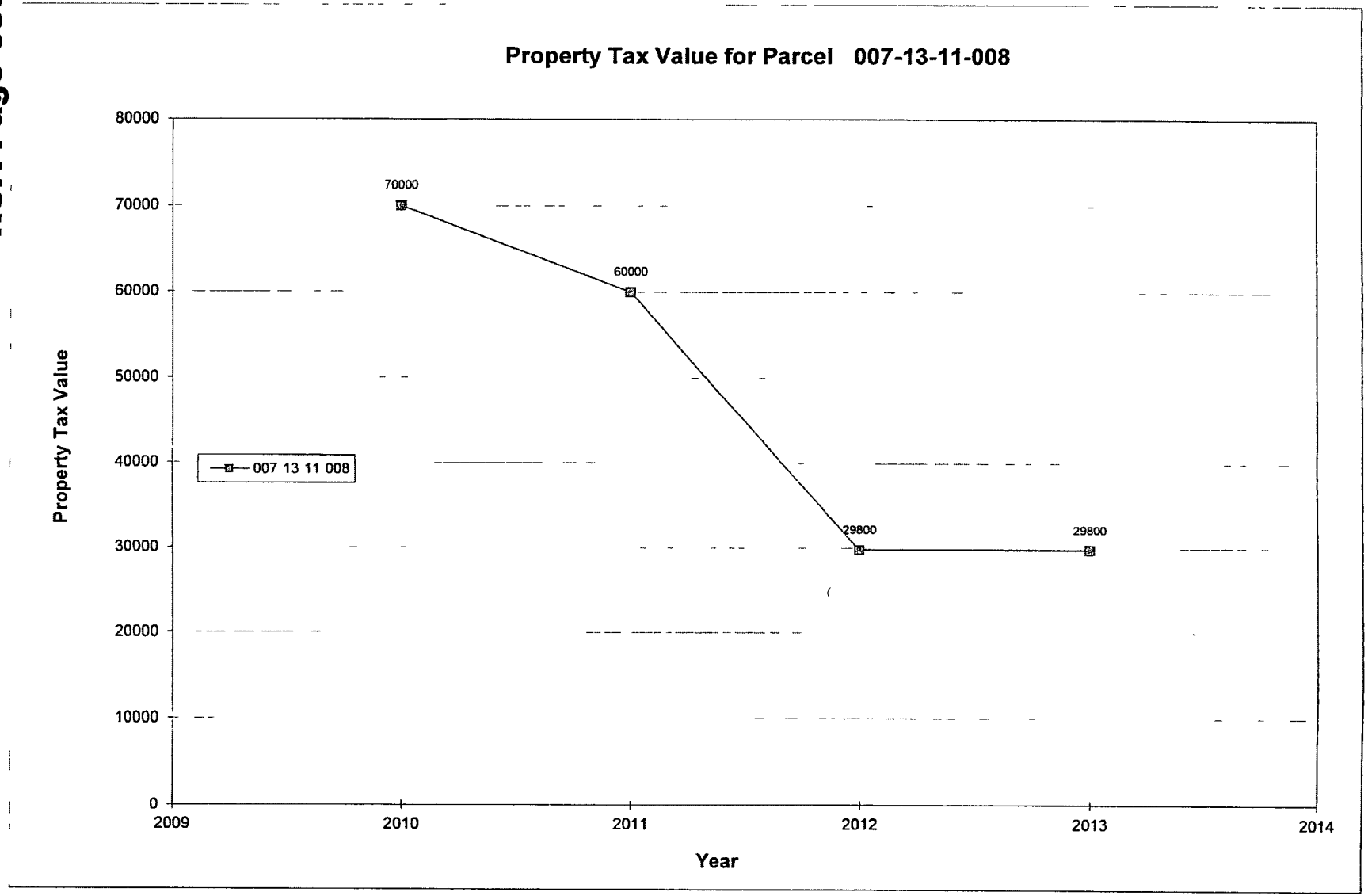
18,850 y 020

ROA Page 684



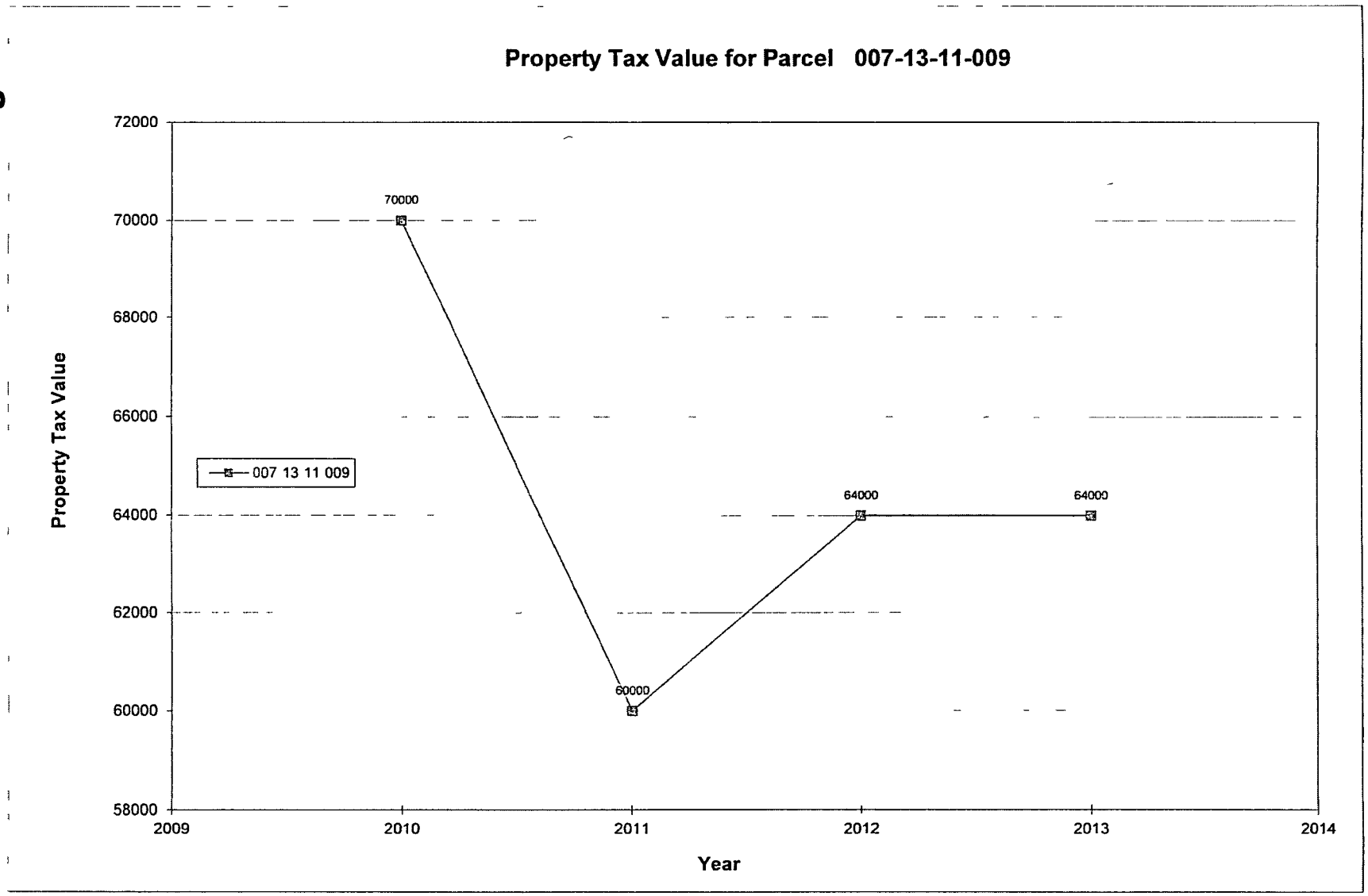
0

40,200 57%



ROA Page 685

10,000 14,00



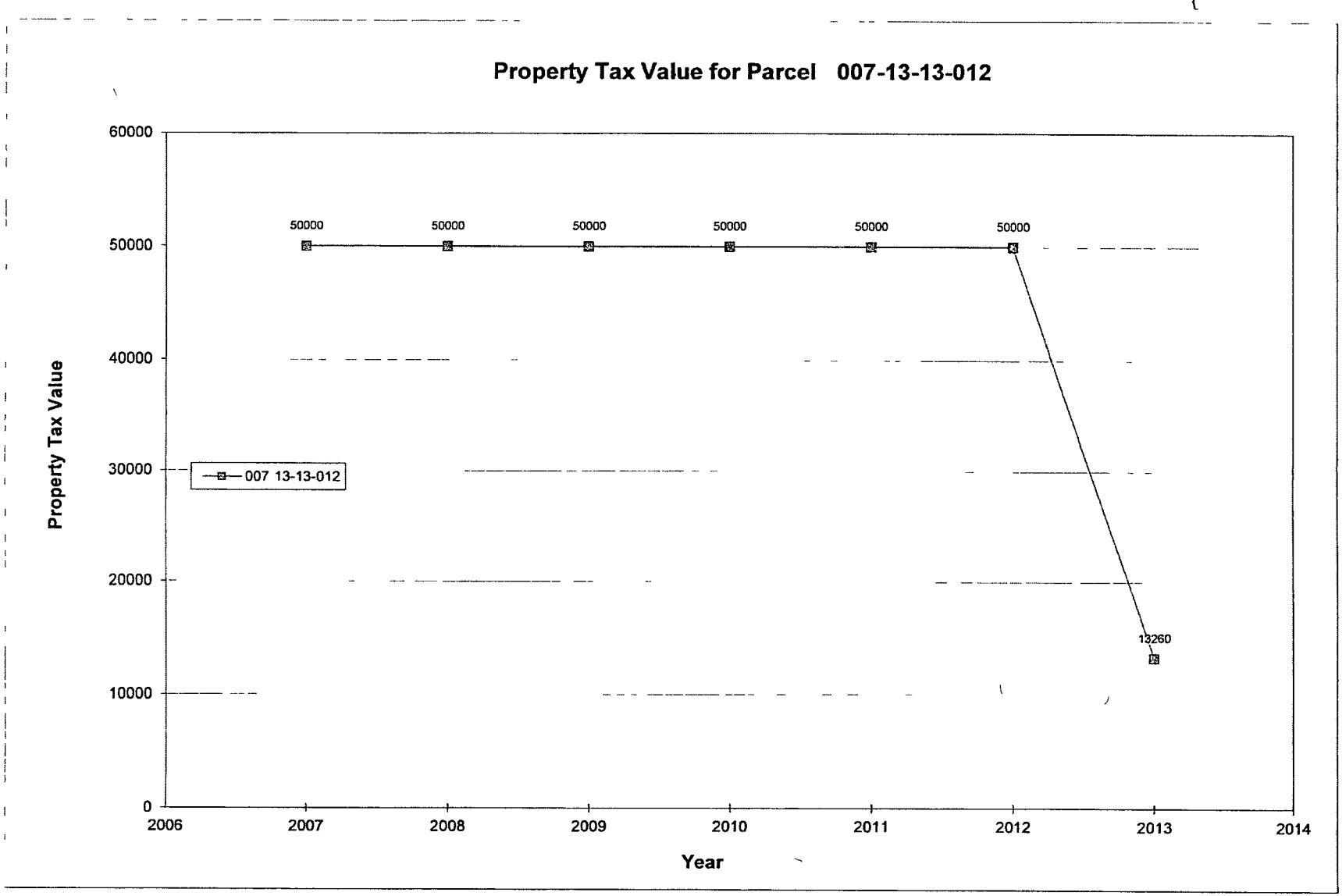
0

ROA Page 686

ROA Page 687

36,740

13,260



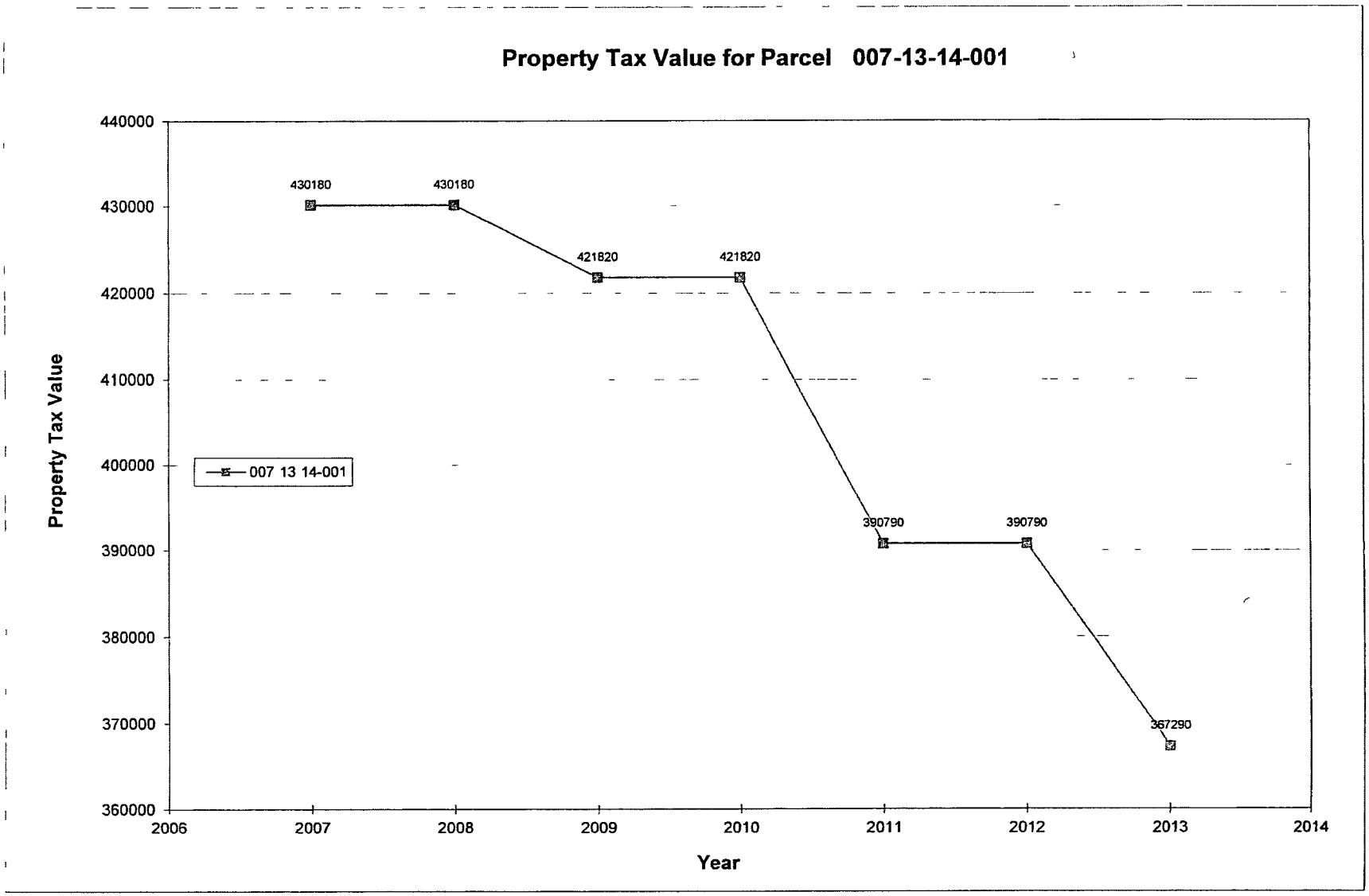
ROA Page 687

0

62,890
15 020

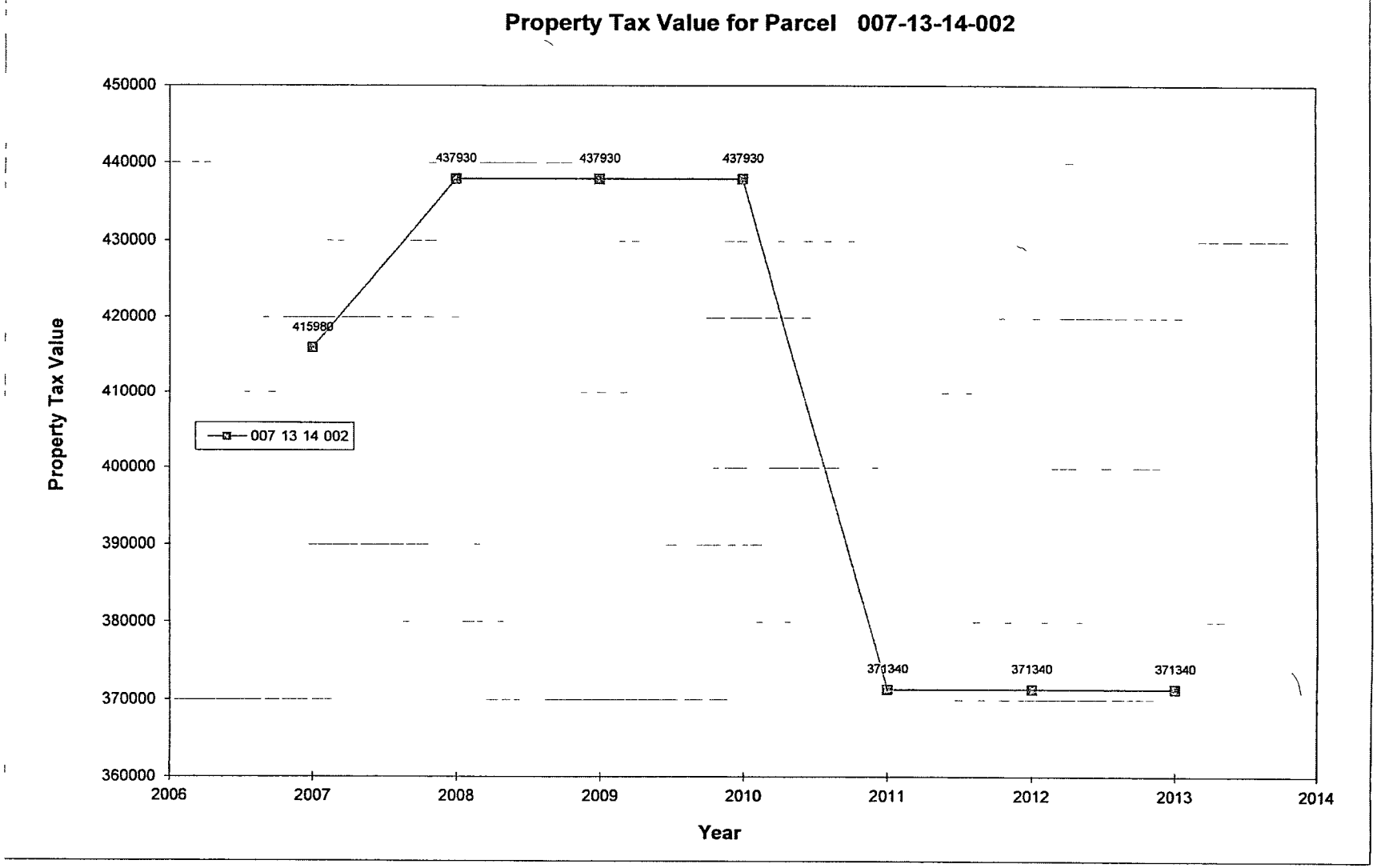
ROA Page 688

ROA Page 688

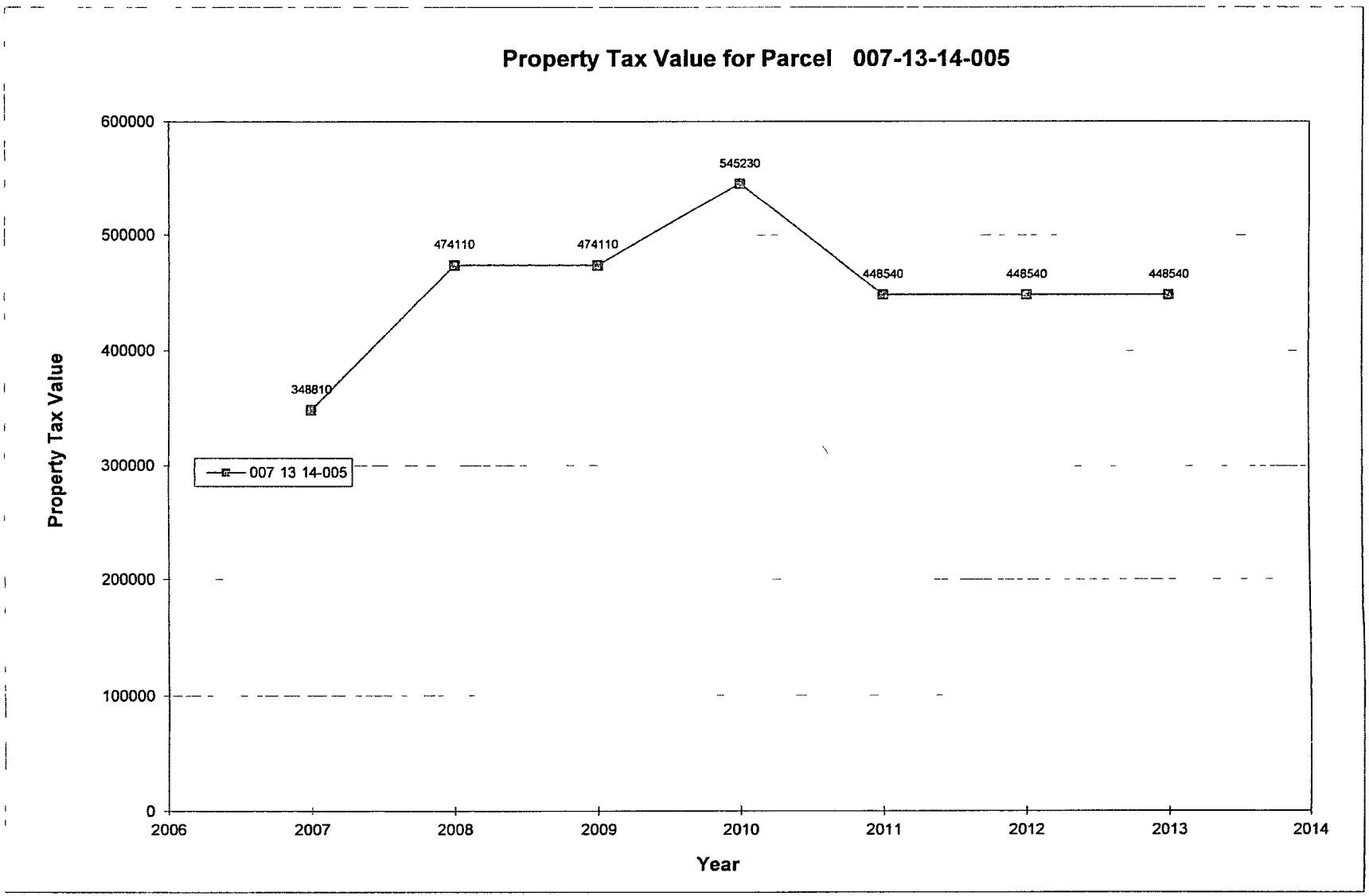


ROA Page 689

16,590
15%



96,690 18 96



ROA Page 690

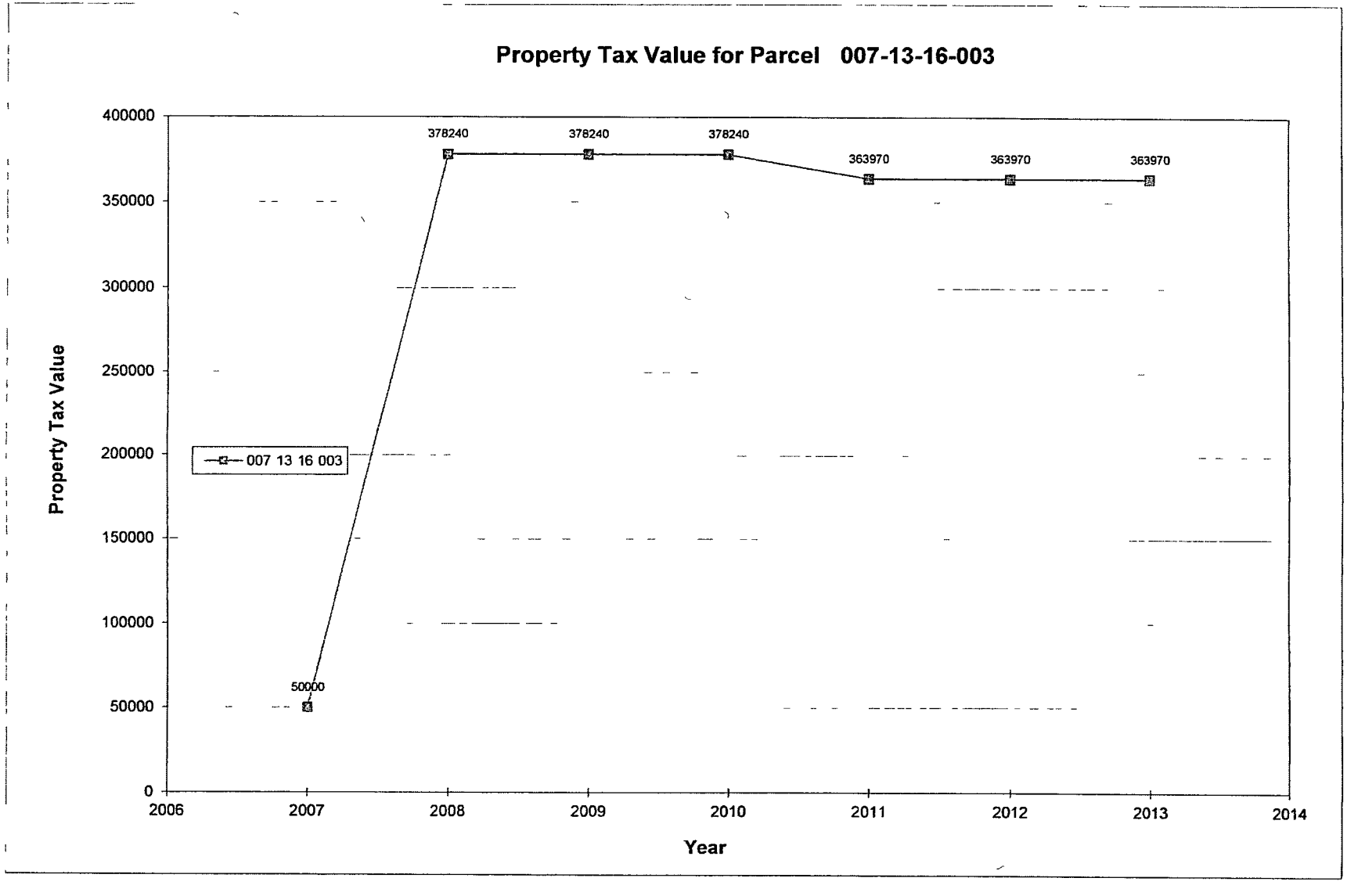
0

$14,270

579

ROA Page 691

ROA Page 691

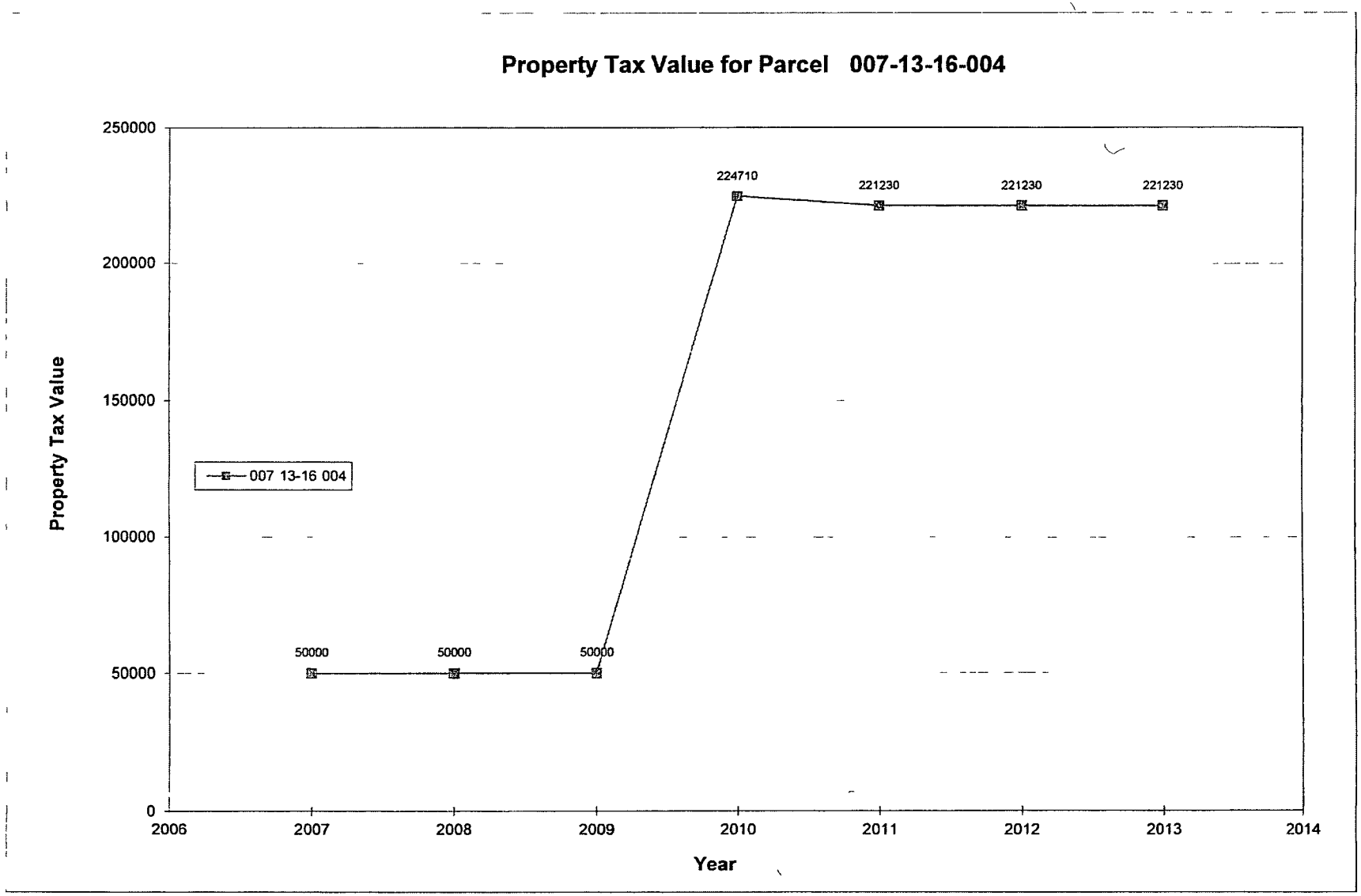


#3,450

15

ROA Page 692

ROA Page 692

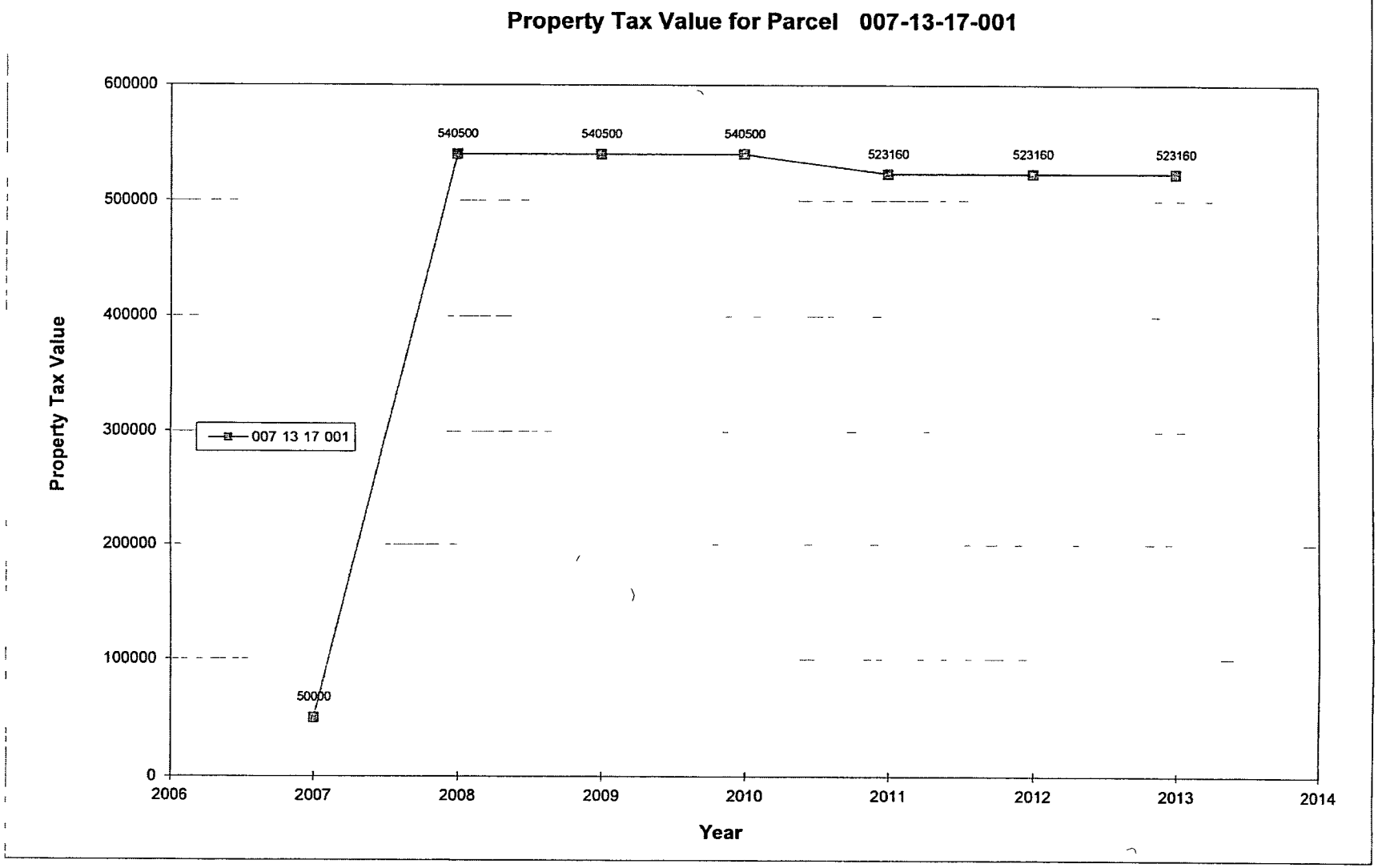


0

#17,340
32

ROA Page 693

ROA Page 693

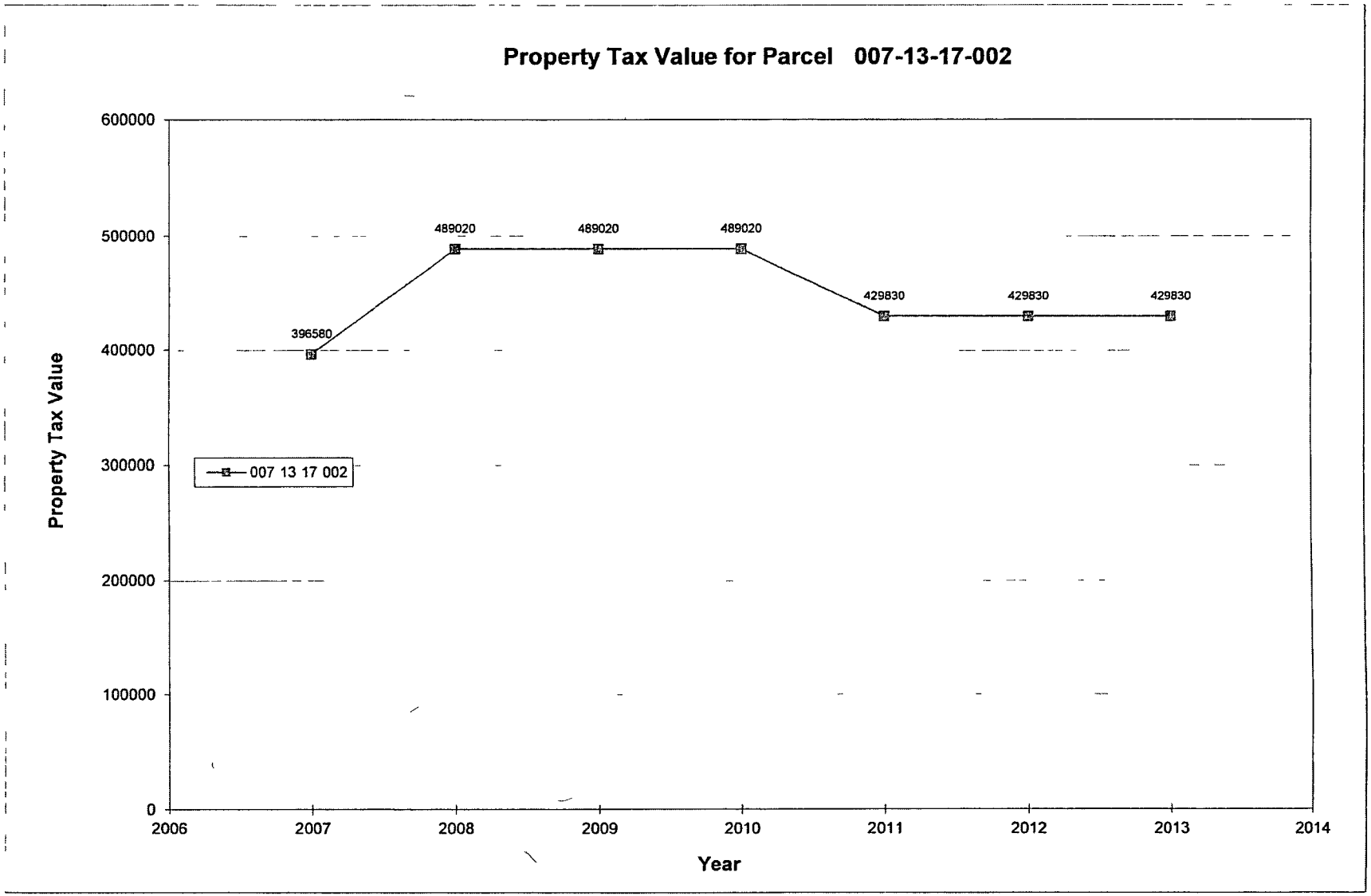


0

59,190
12

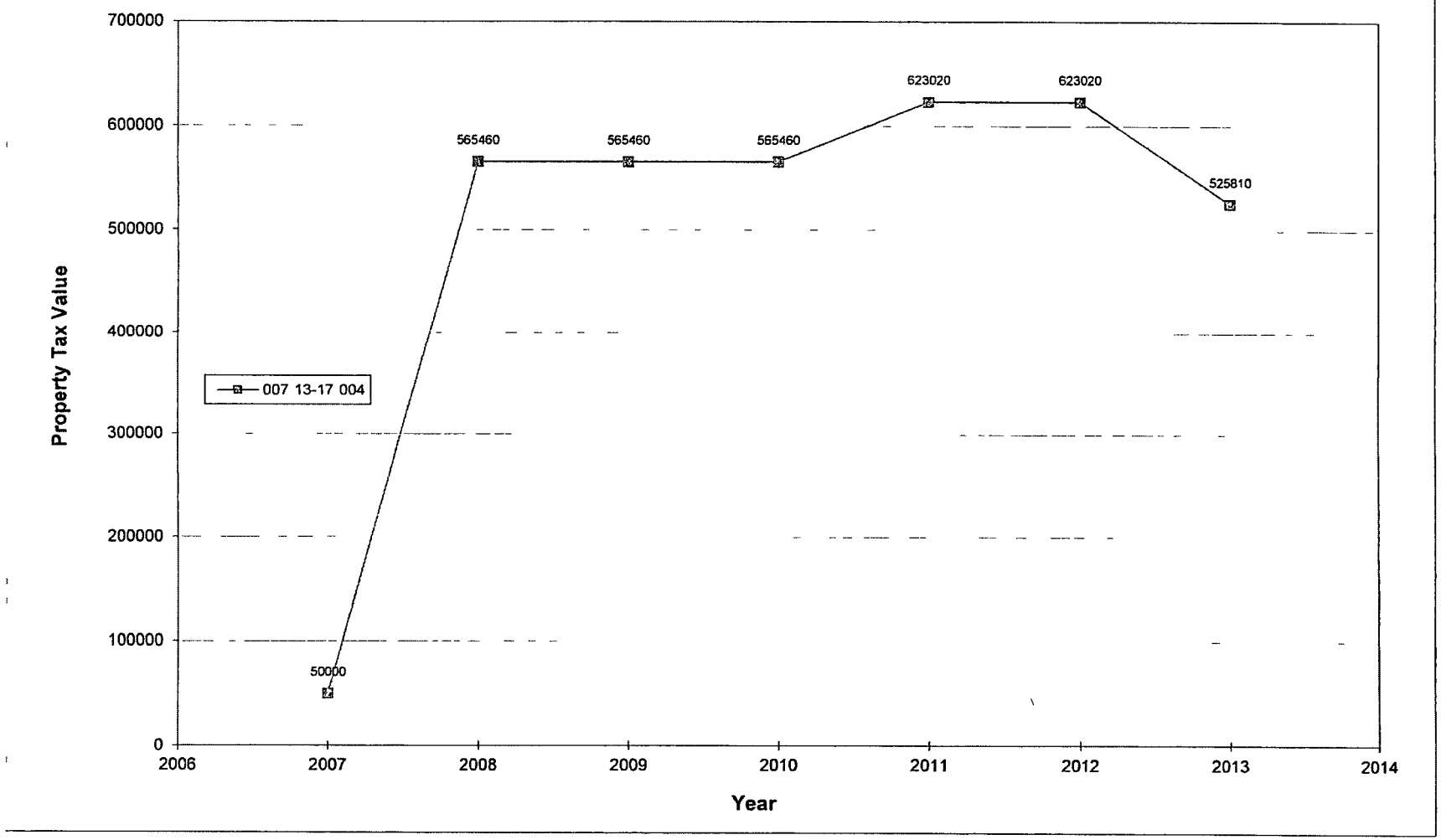
ROA Page 694

ROA Page 694

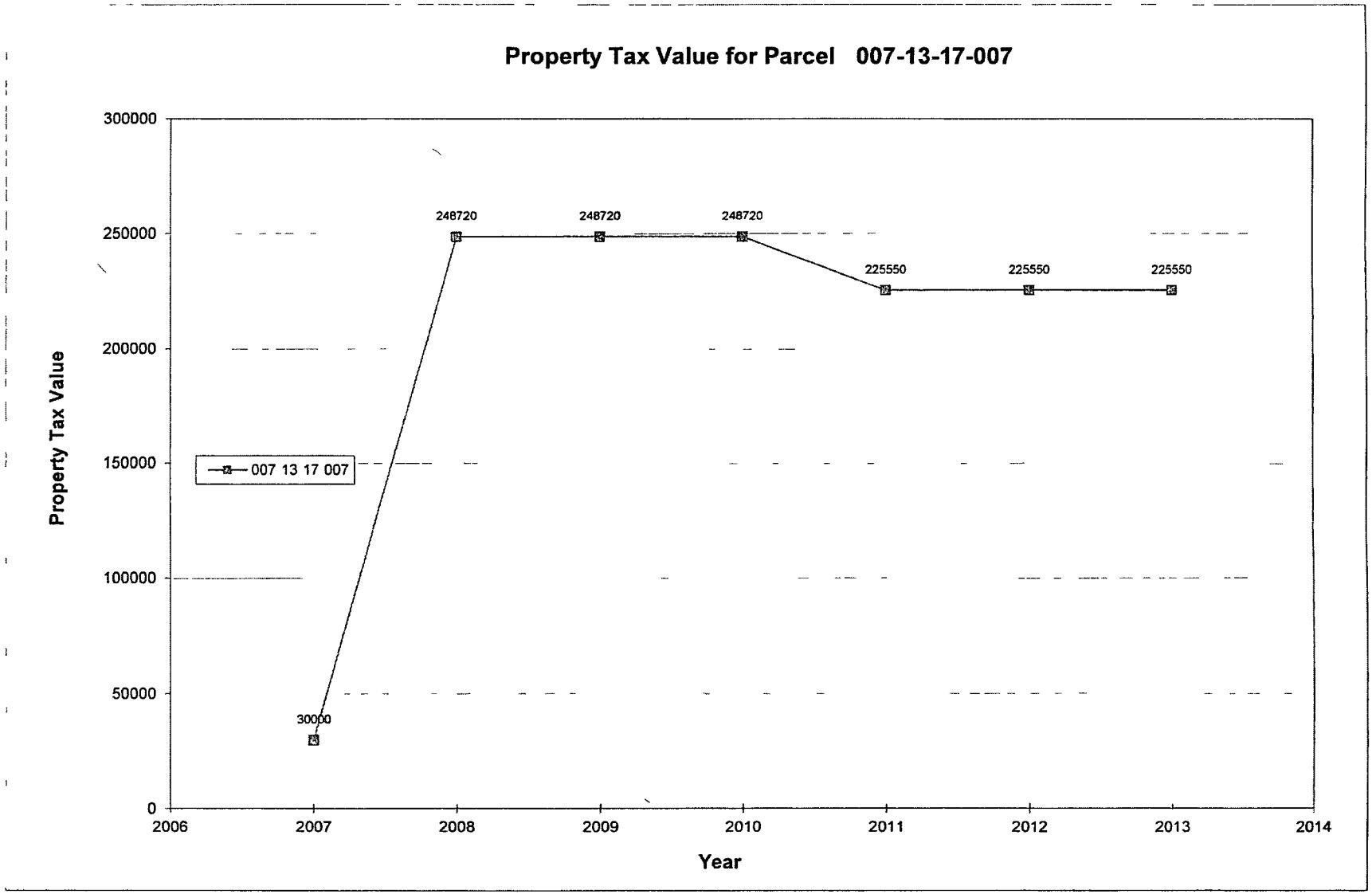


0

ROA Page 695


Property Tax Value for Parcel 007-13-17-004
Property Tax Value
700000
600000
500000
400000
300000
200000
100000
0
2006
2007
2008
2009
2010
2011
2012
2013
2014
Year
007 13-17 004
50000
565460
565460
565460
623020
623020
525810

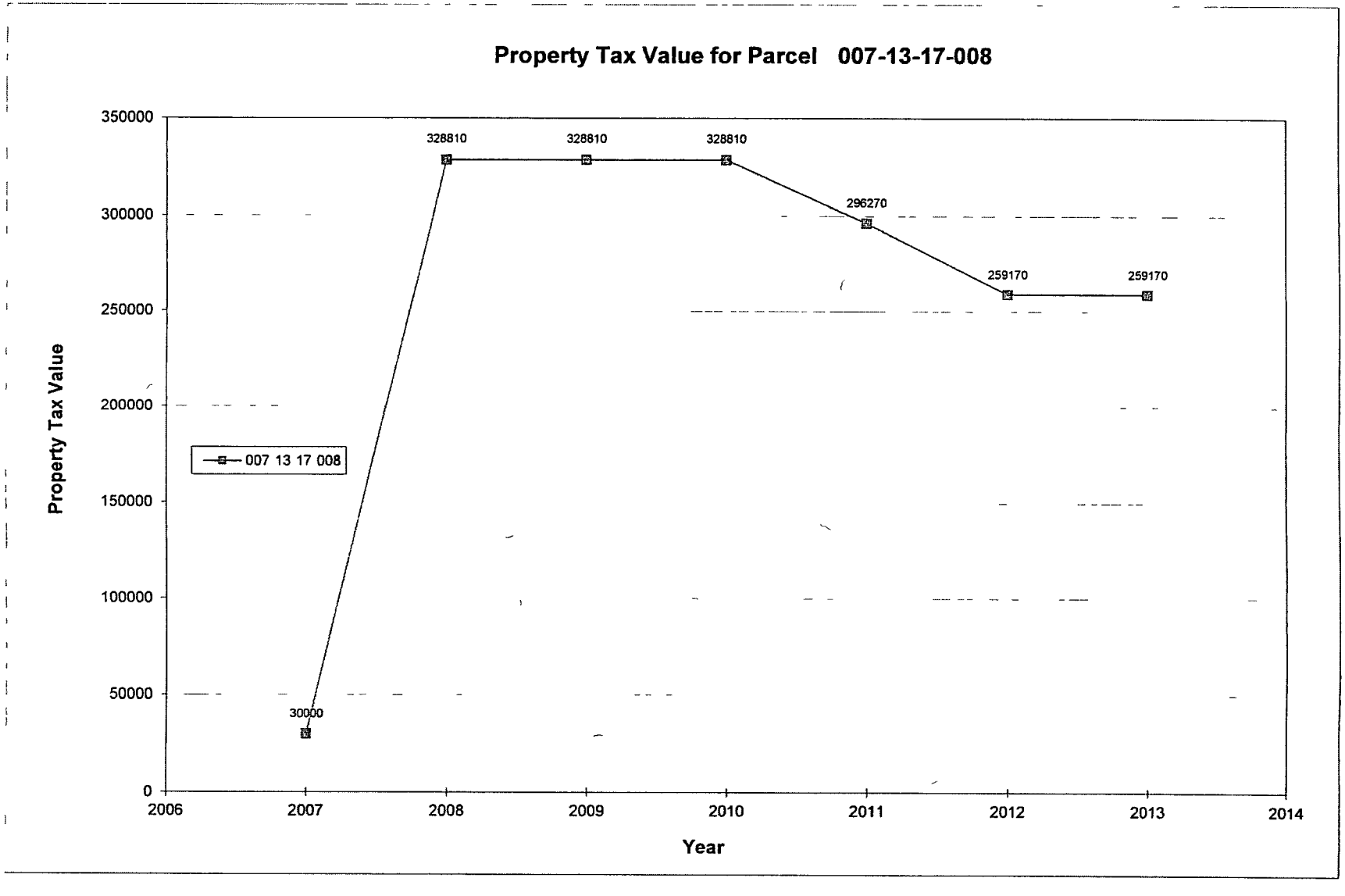
ROA Page 696



0

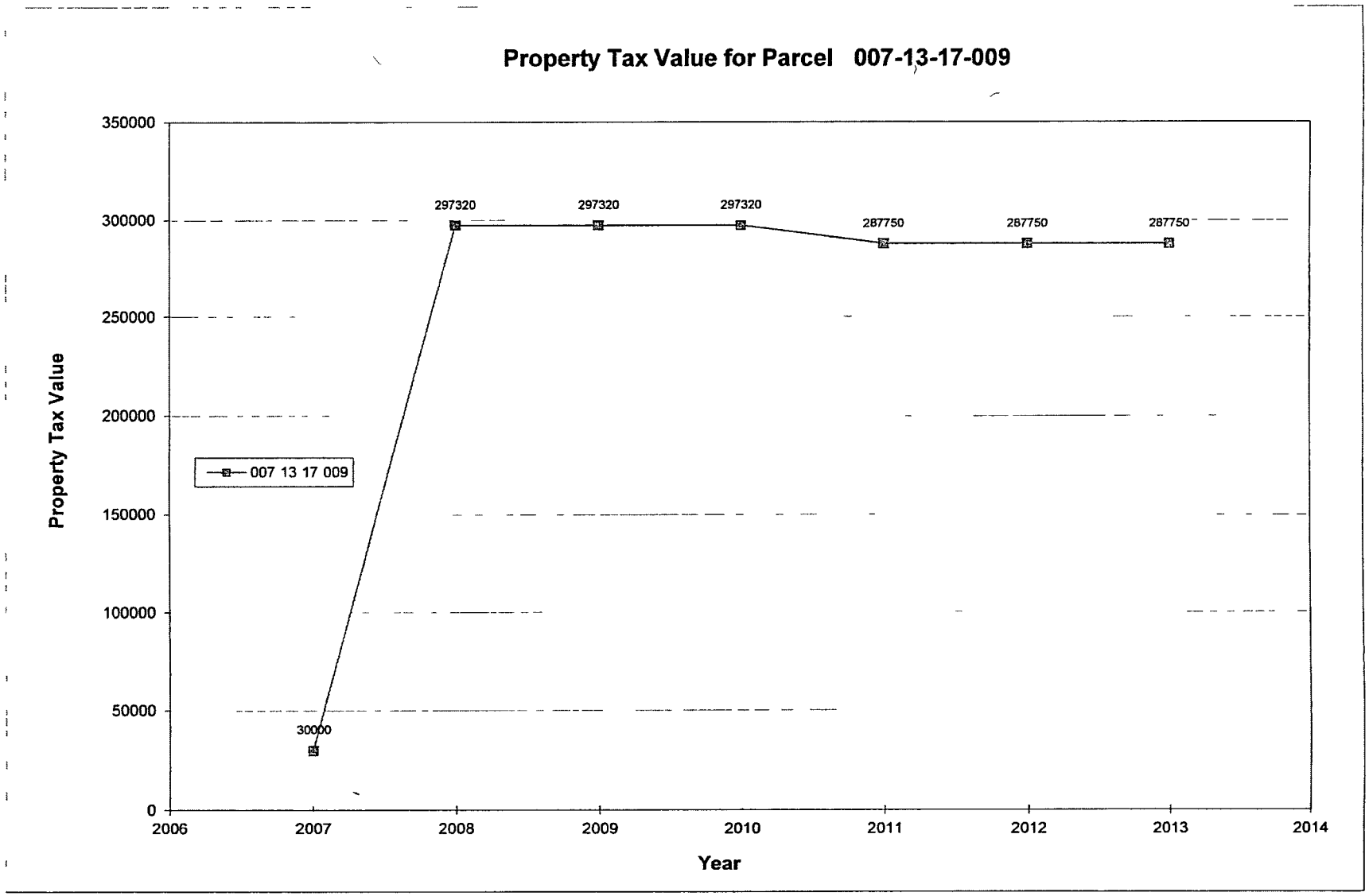
#69640
21

ROA Page 697

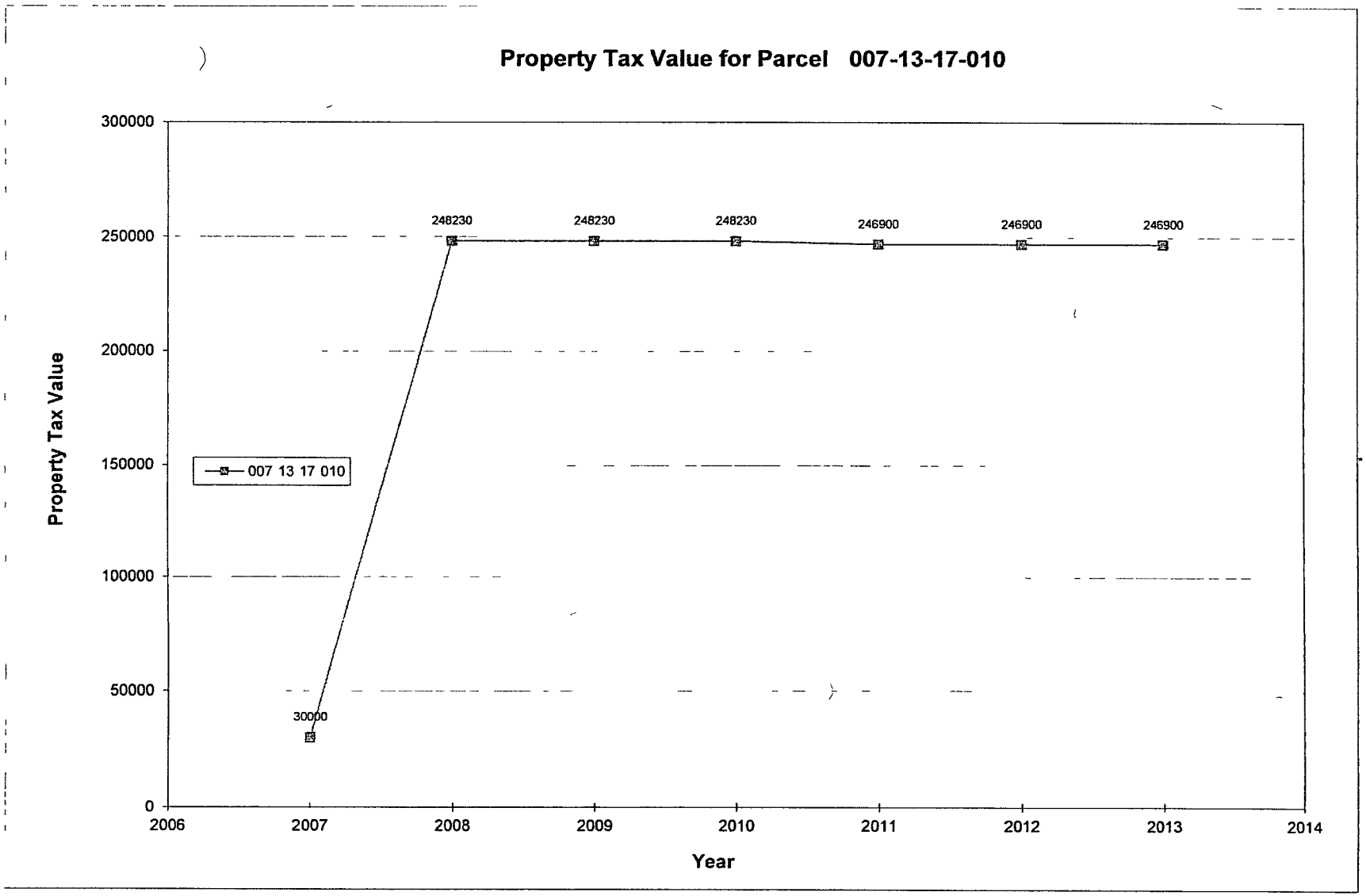


ROA Page 697

ROA Page 698

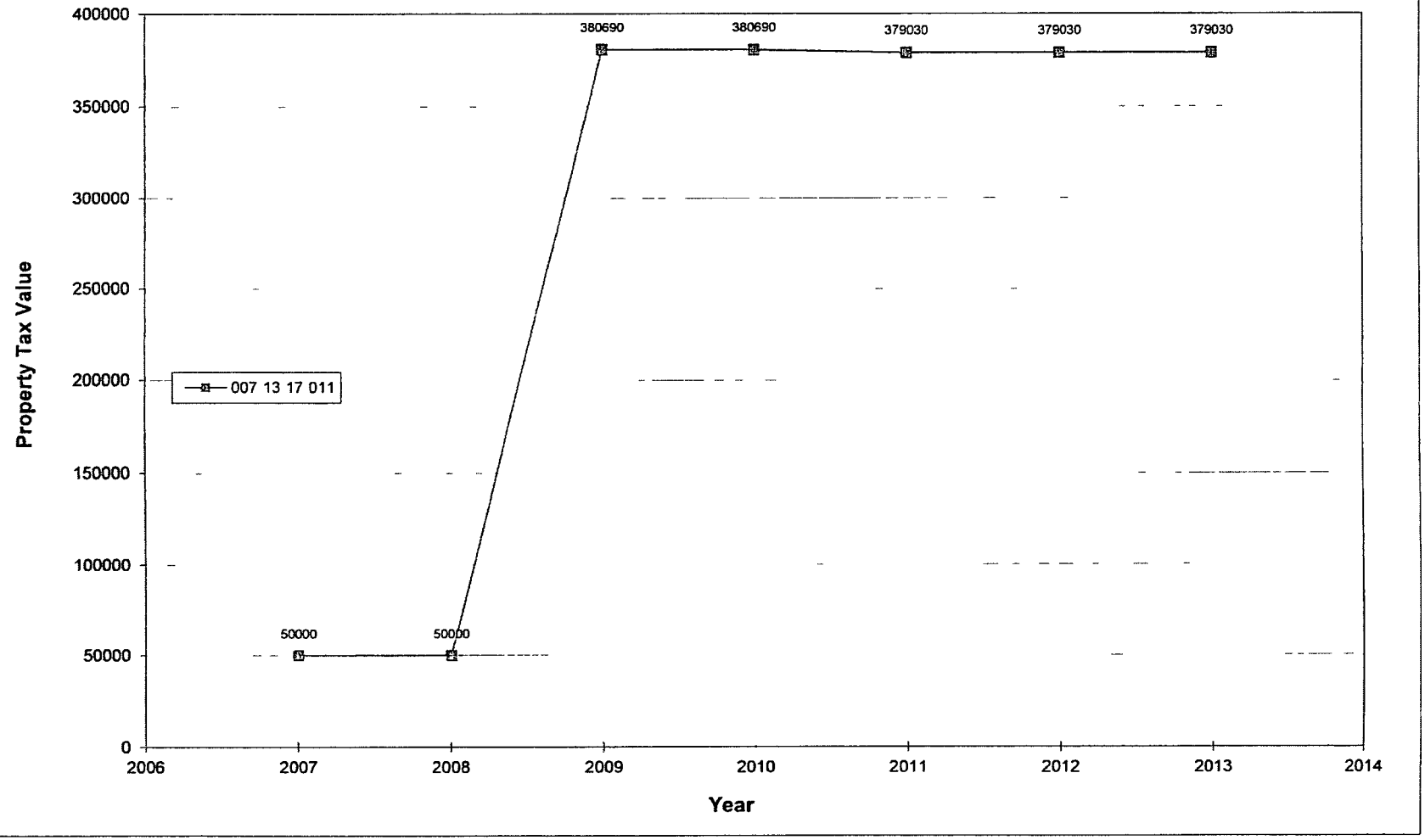

Property Tax Value for Parcel 007-13-17-009
Property Tax Value
350000
300000
250000
200000
150000
100000
50000
0
2006
2007
2008
2009
2010
2011
2012
2013
2014
Year
007 13 17 009
297320
297320
297320
287750
287750
287750
30000

ROA Page 699


Property Tax Value for Parcel 007-13-17-010
Property Tax Value
300000
250000
200000
150000
100000
50000
0
2006
2007
2008
2009
2010
2011
2012
2013
2014
Year
007 13 17 010
30000
248230
248230
248230
246900
246900
246900

ROA Page 700

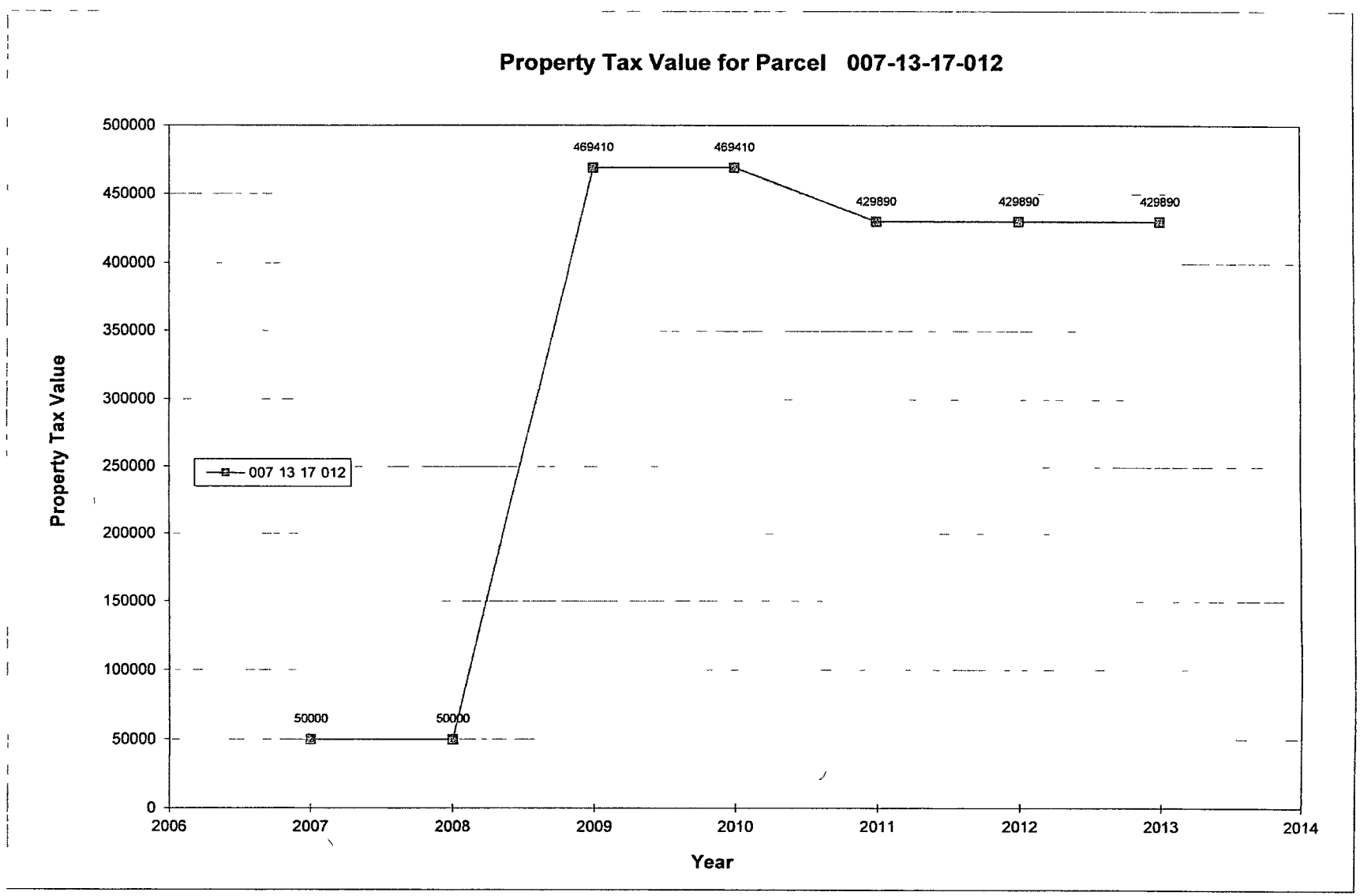
ROA Page 700



0

39,520
84

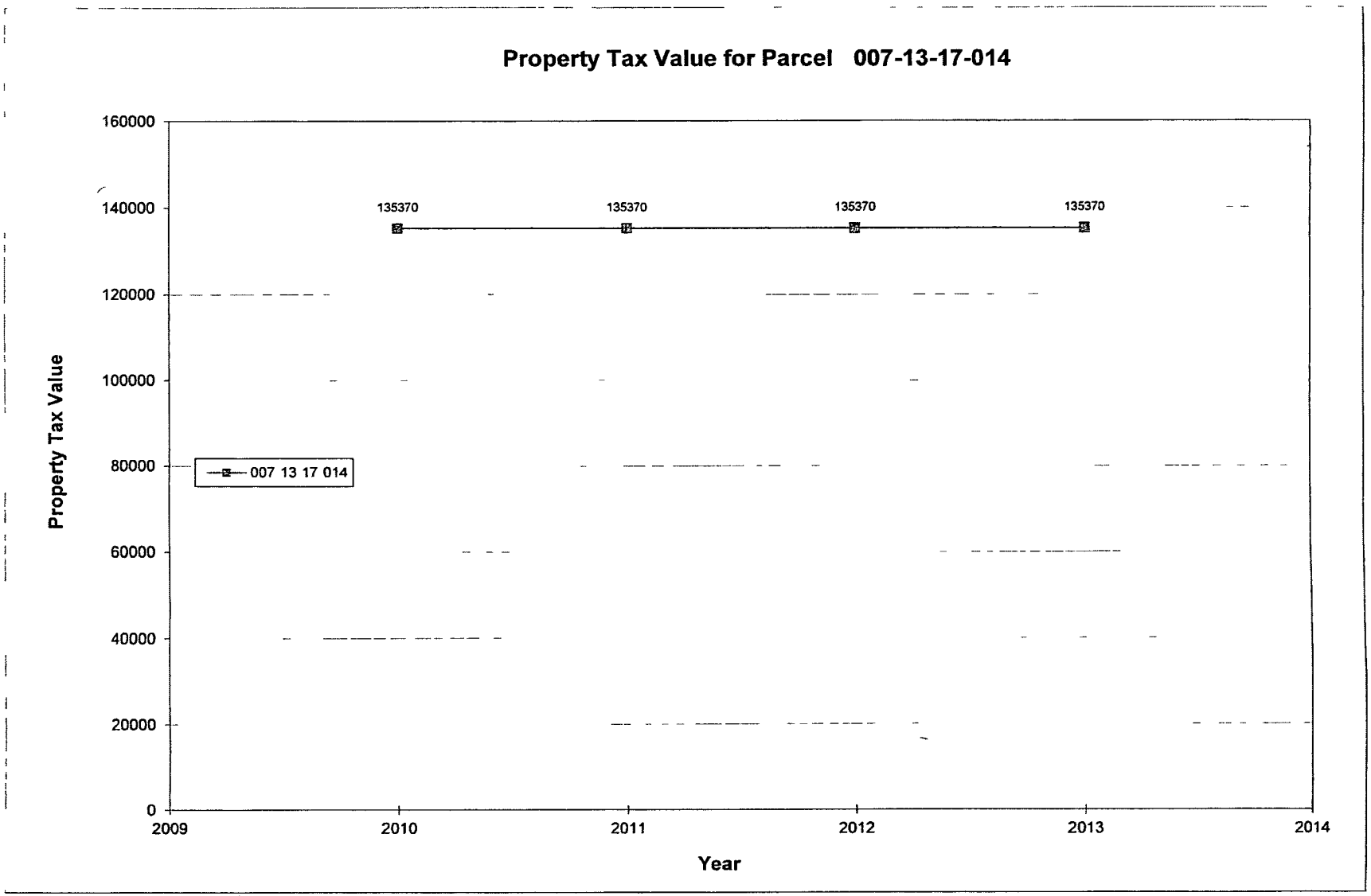
ROA Page 701



ROA Page 701

0

ROA Page 702



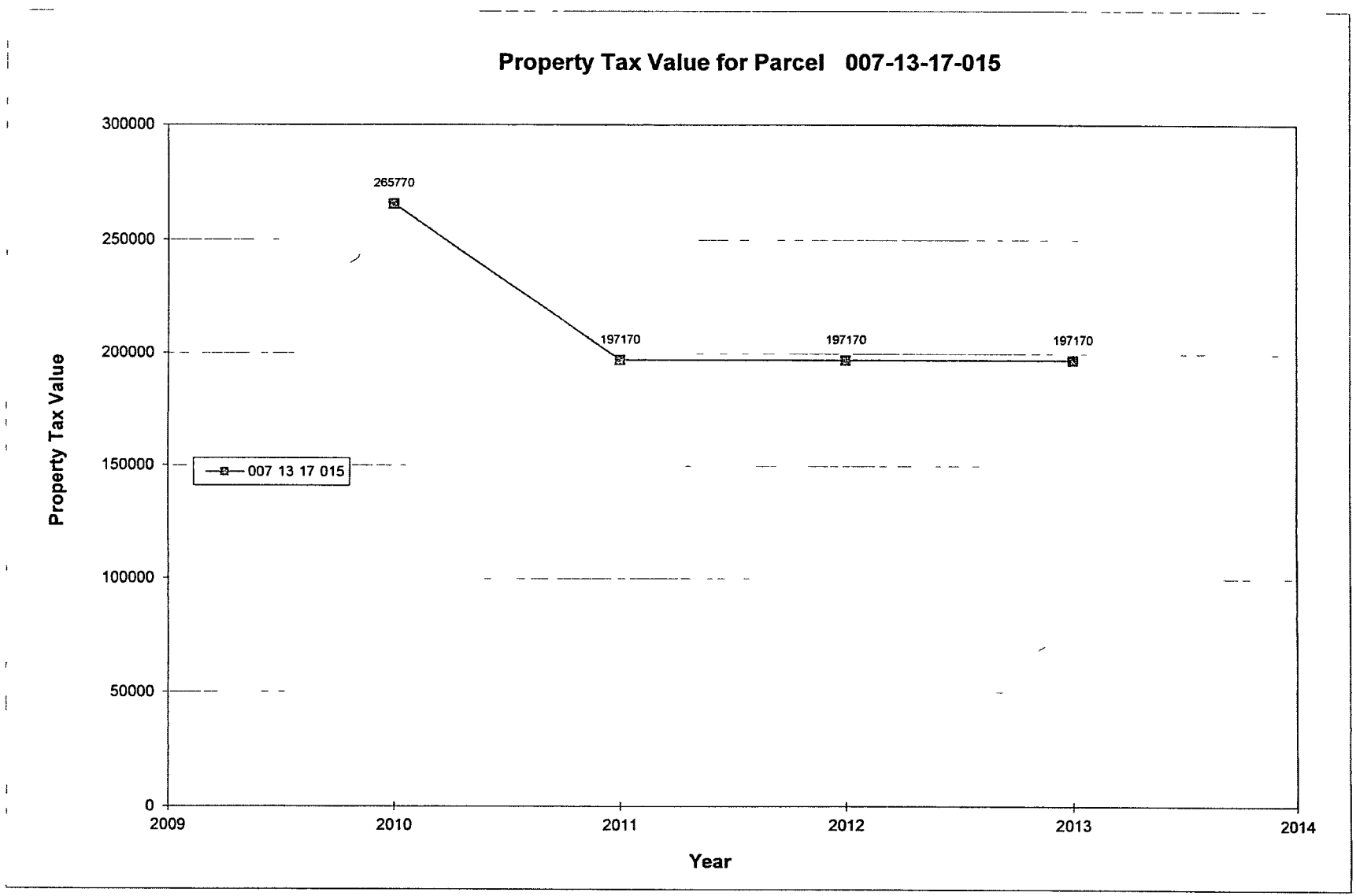
ROA Page 702

0

$ 68,600
35.8

ROA Page 703

ROA Page 703



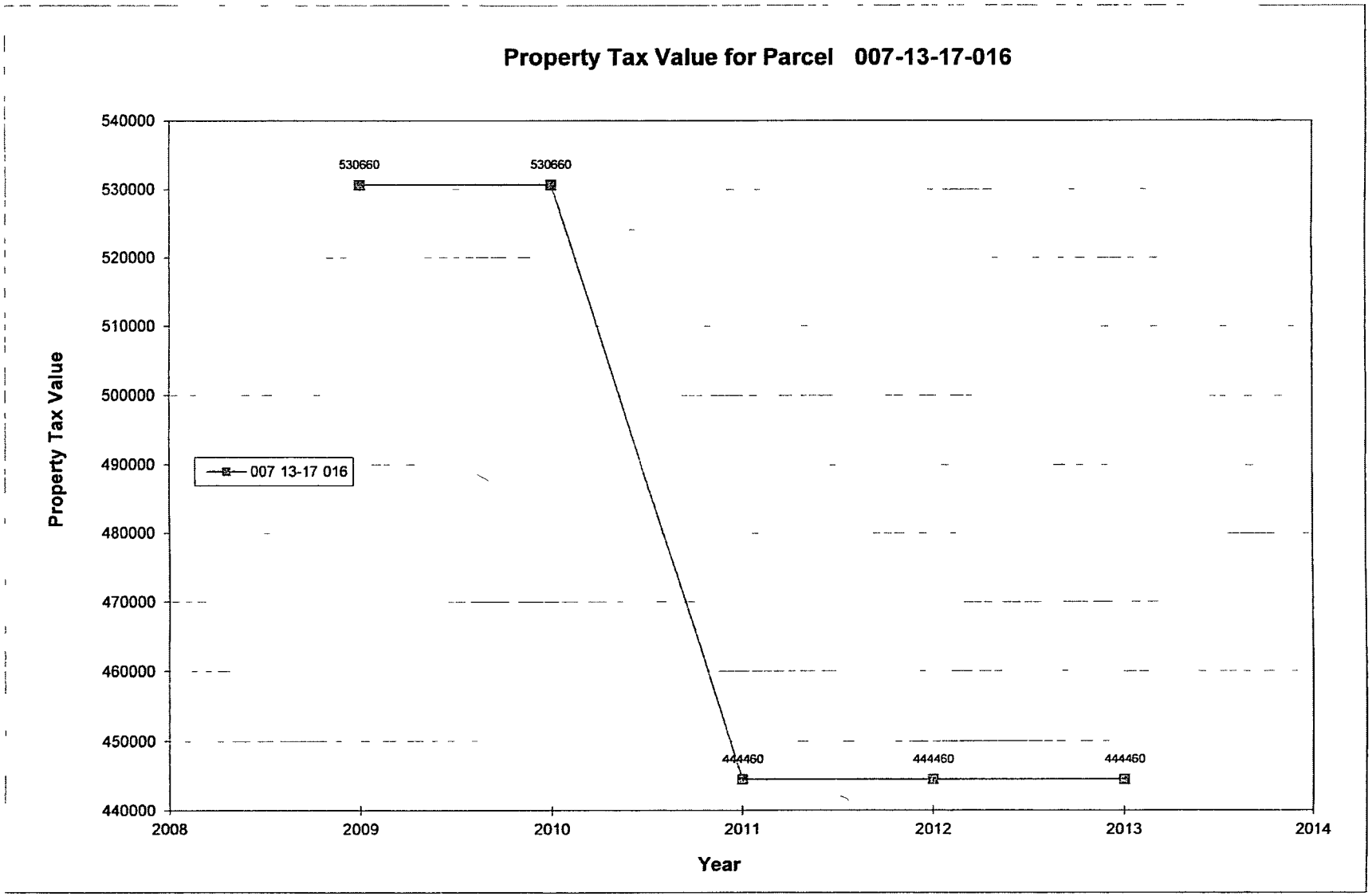
0

86,200

16 2

ROA Page 704

ROA Page 704



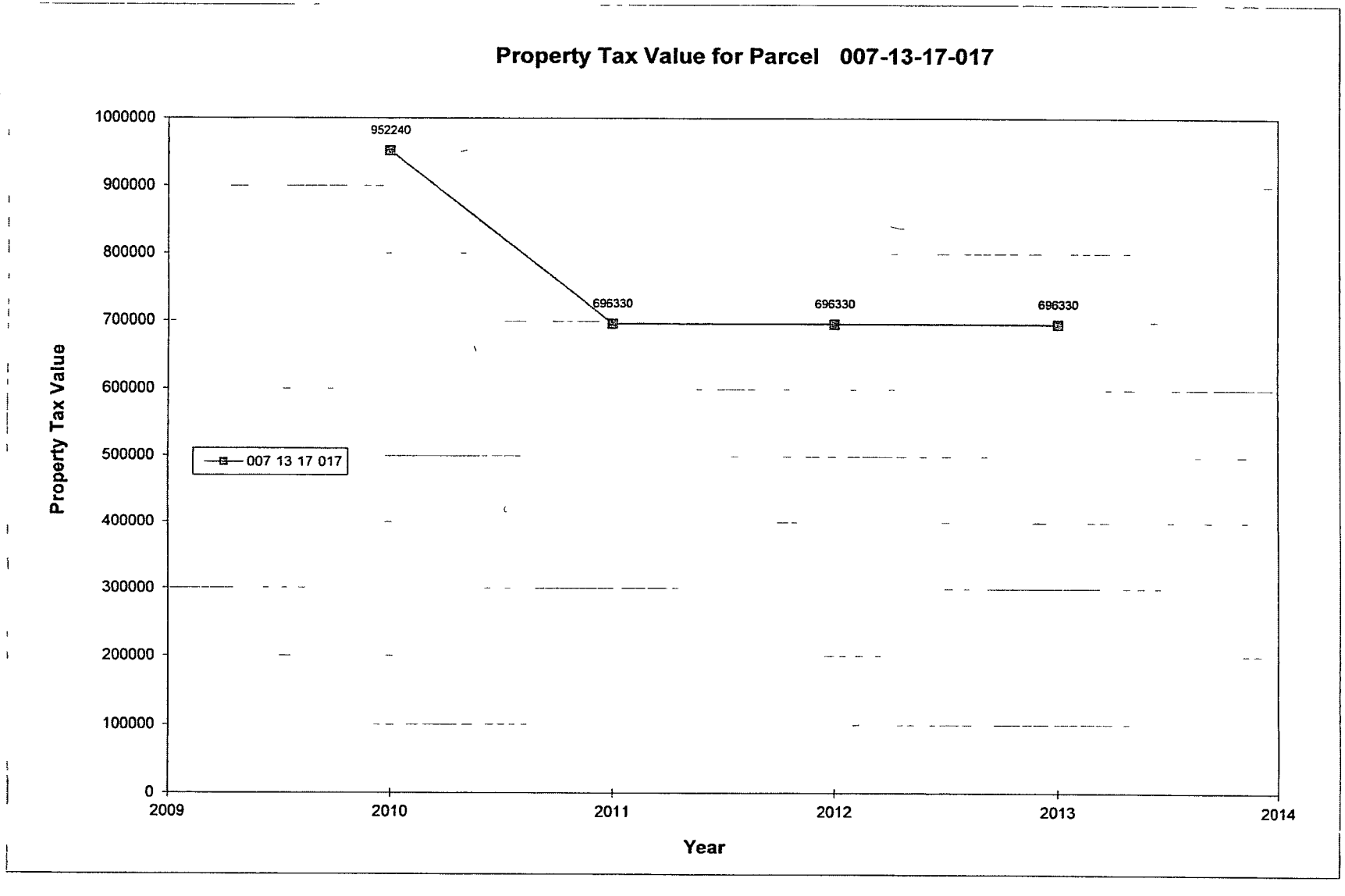
0

$255,910

268

ROA Page 705

ROA Page 705



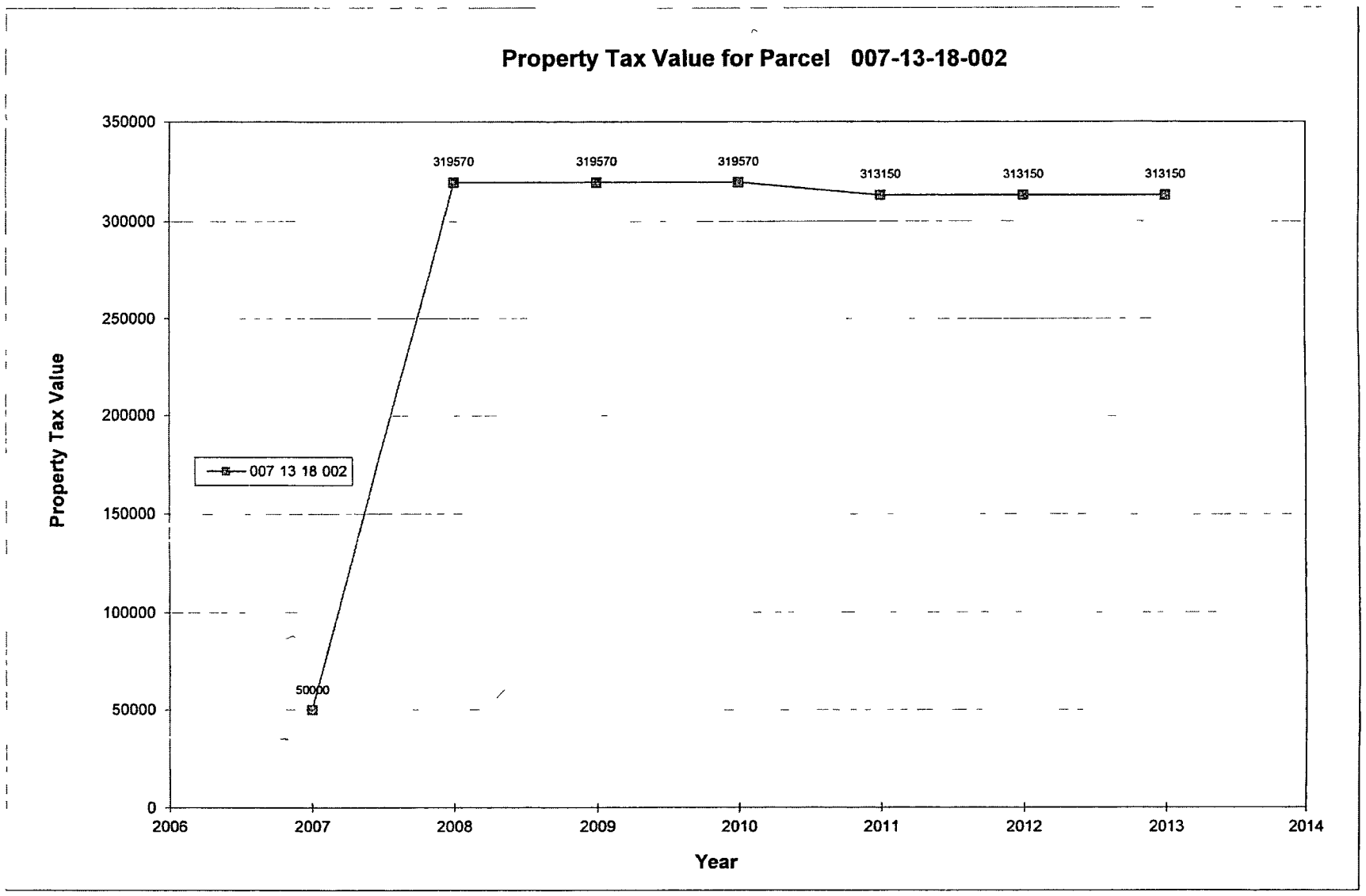
0

#6,420

20

ROA Page 706

ROA Page 706



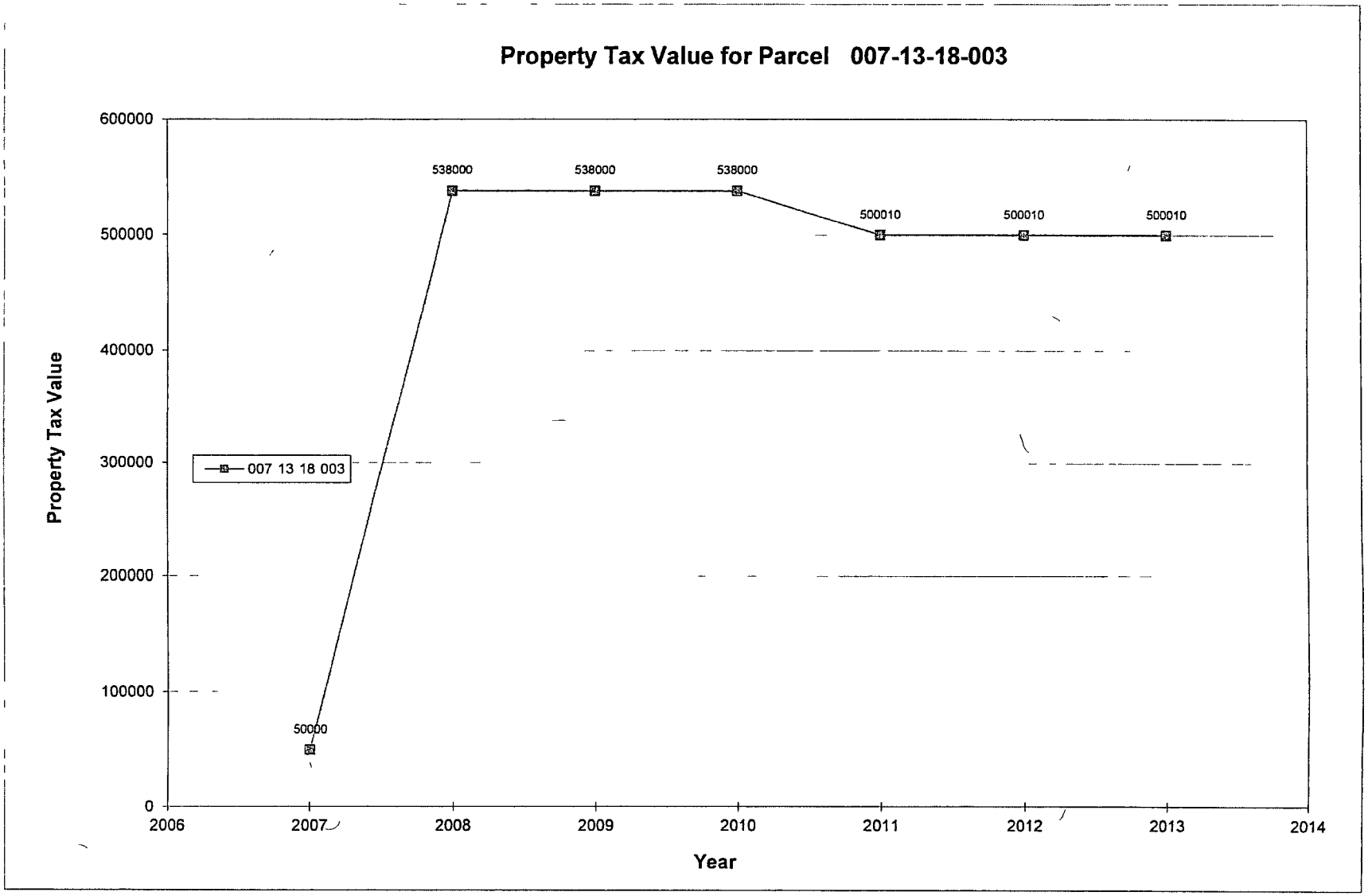
0

$37,990

76

ROA Page 707

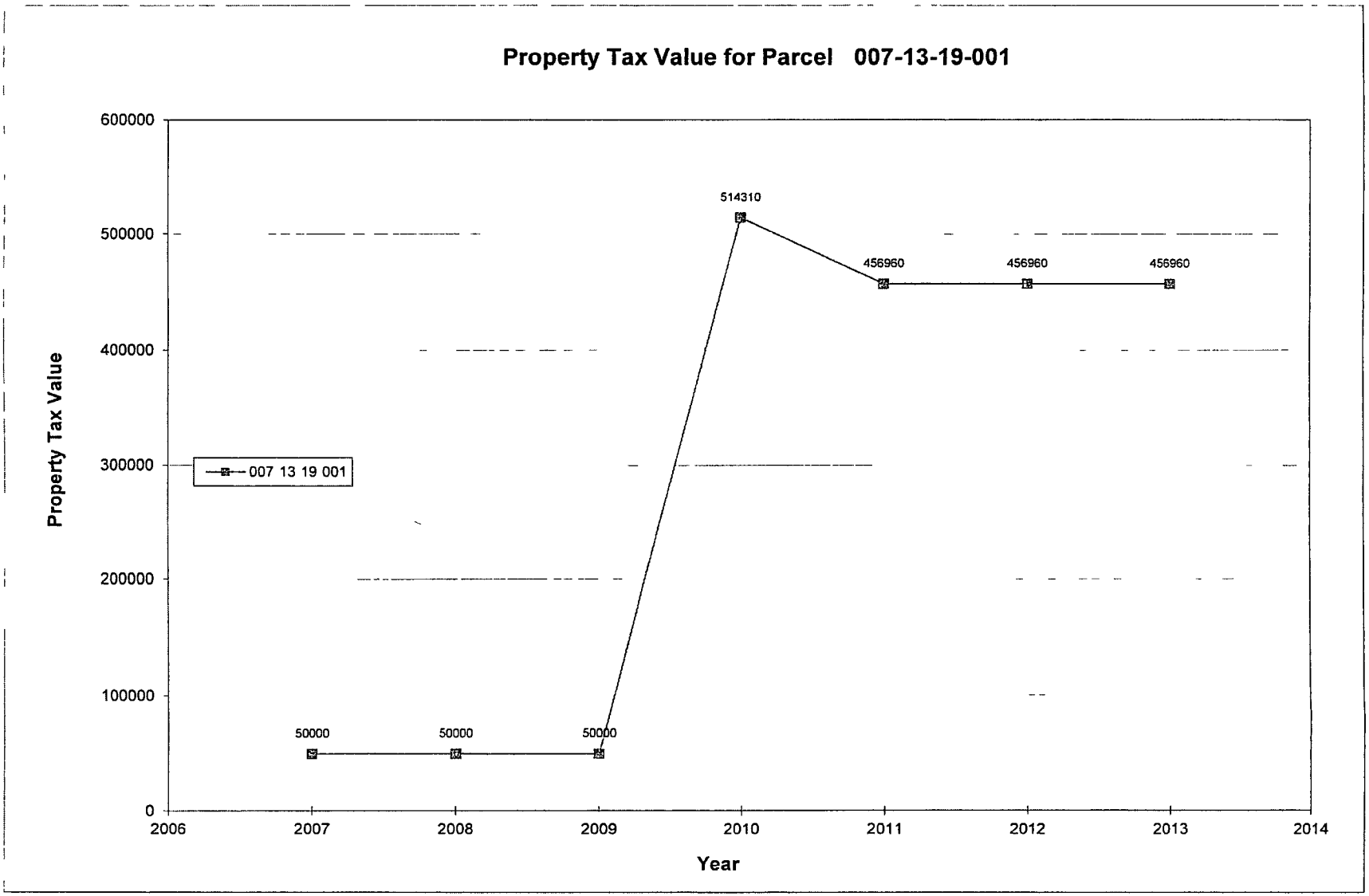
ROA Page 707



#57,350
1/2

ROA Page 708

ROA Page 708

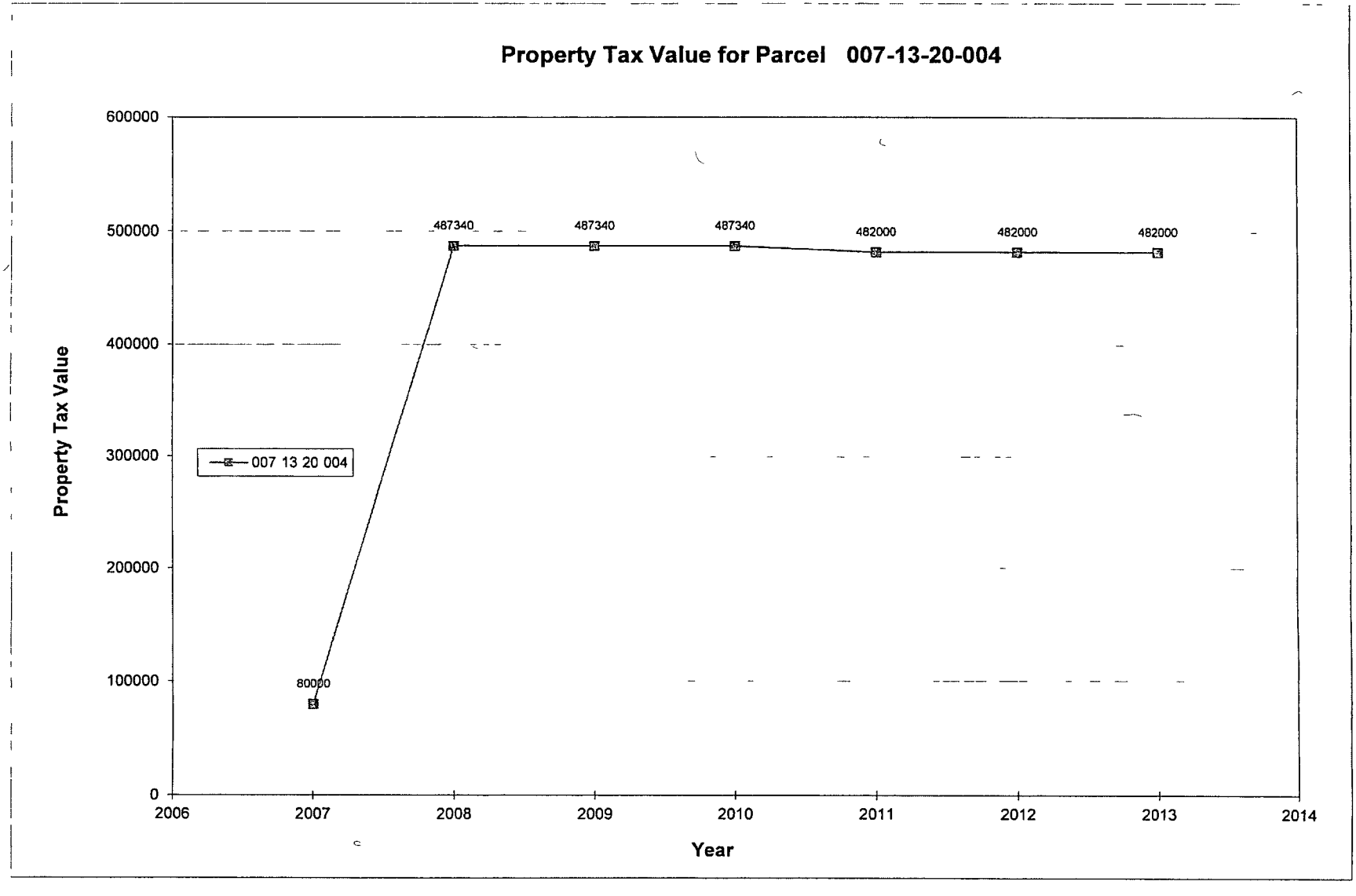


#5,340

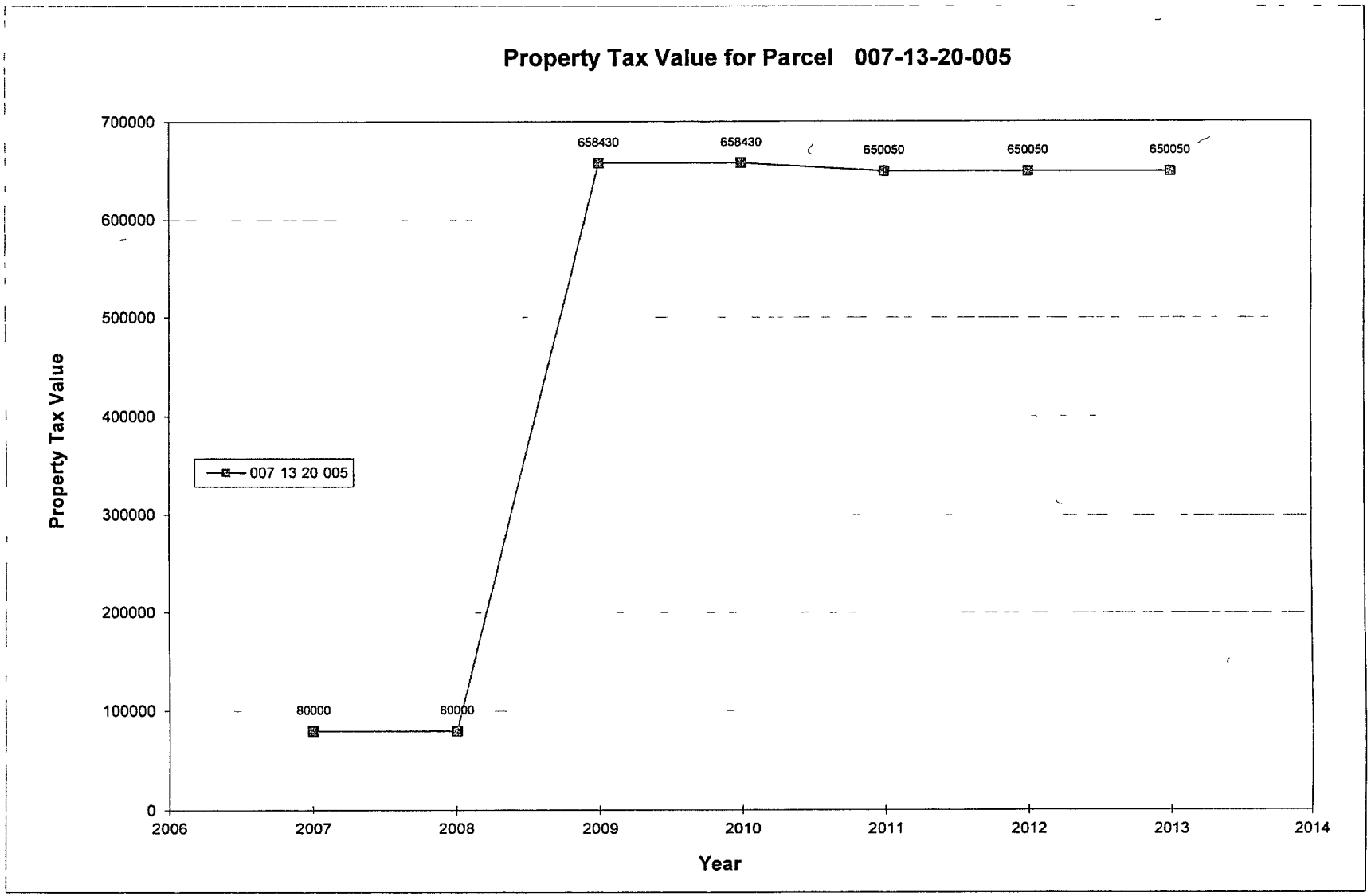
1,1

ROA Page 709

ROA Page 709



ROA Page 710

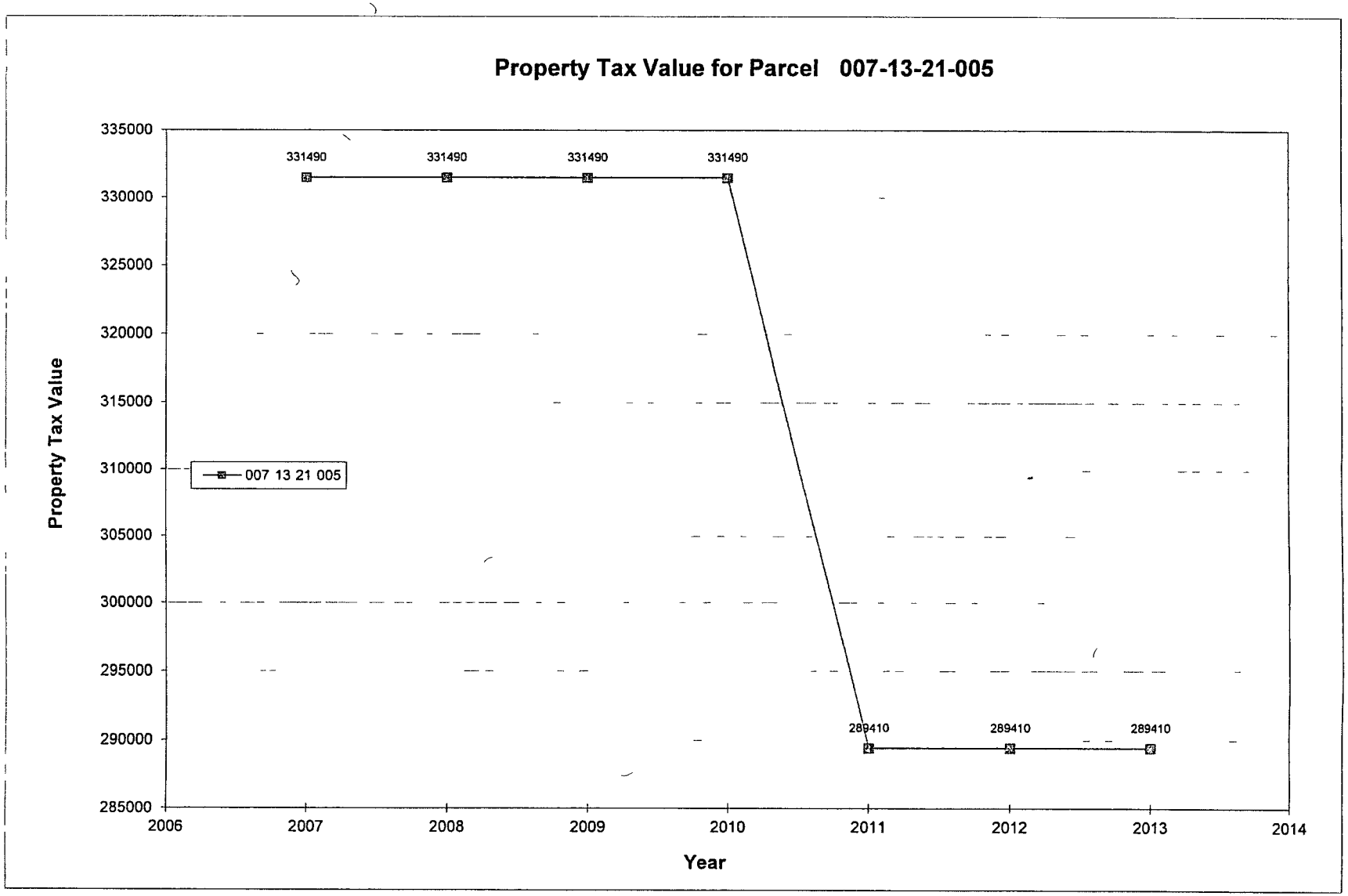


ROA Page 710

#42 080

127

ROA Page 711



ROA Page 711

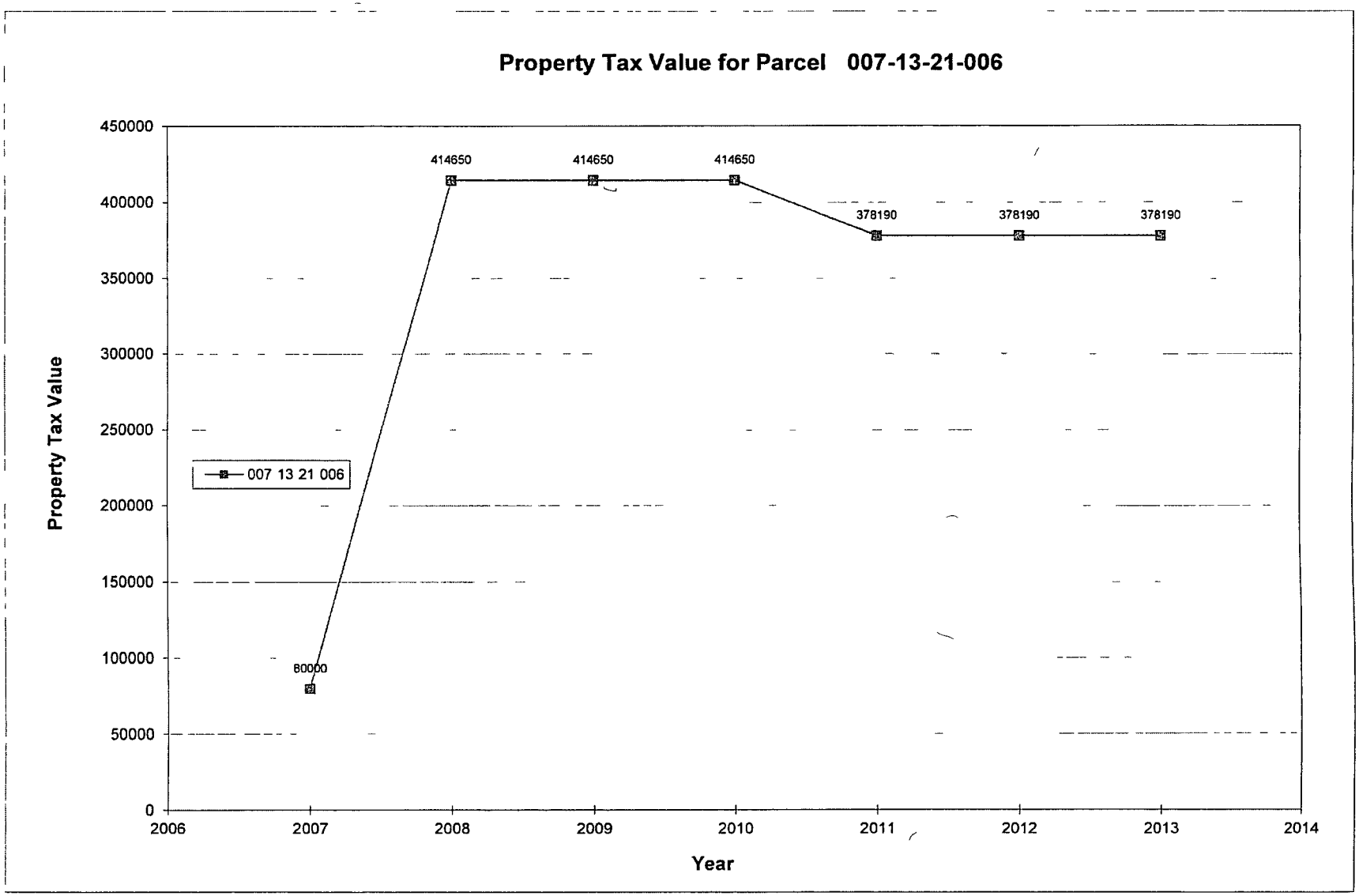
0

#36,460

88

ROA Page 712

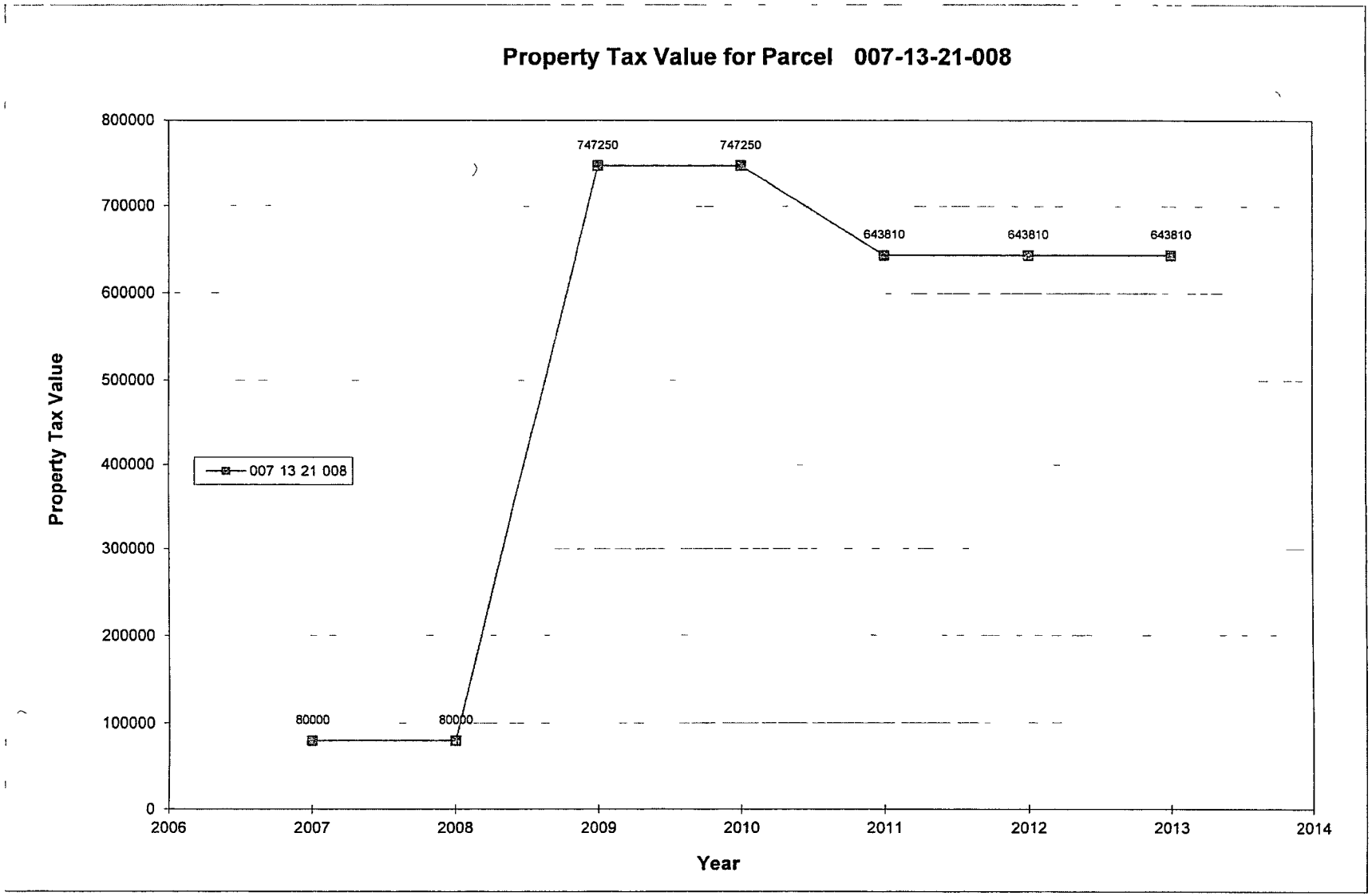
ROA Page 712



$103,440

138

ROA Page 713



ROA Page 713

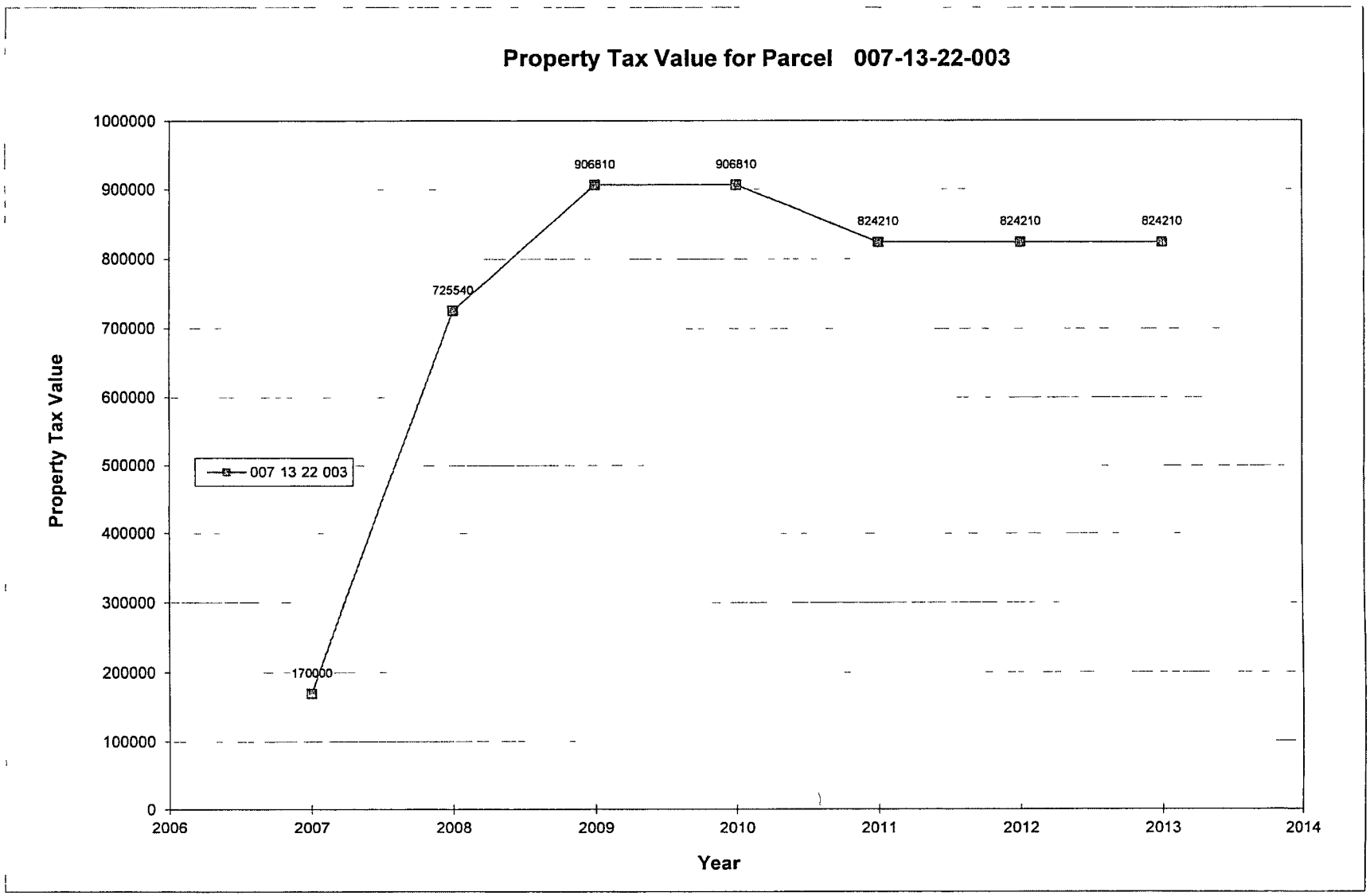
0

$82,600

9.1

ROA Page 714

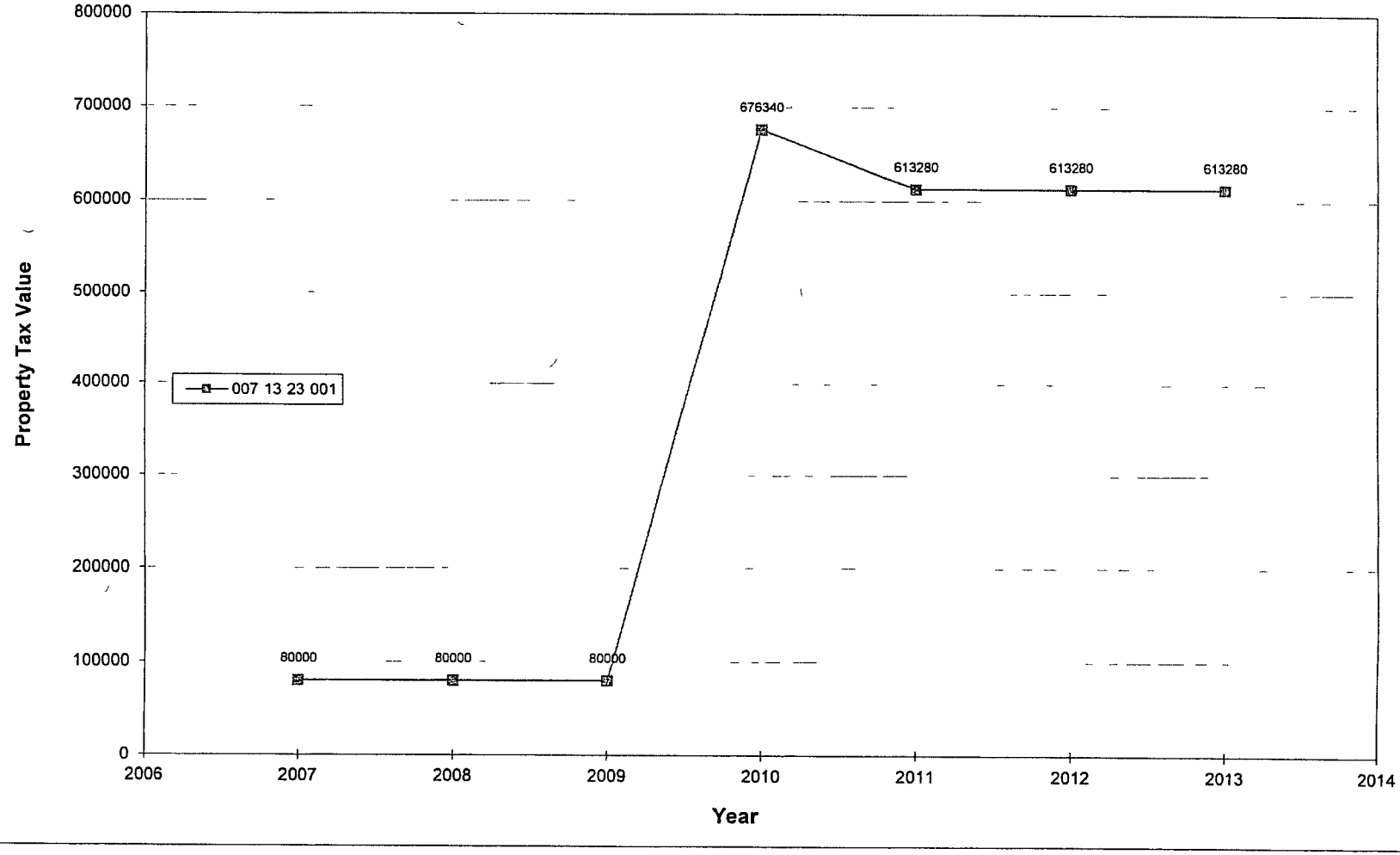
ROA Page 714



0

ROA Page 715

Property Tax Value for Parcel 007-13-23-001

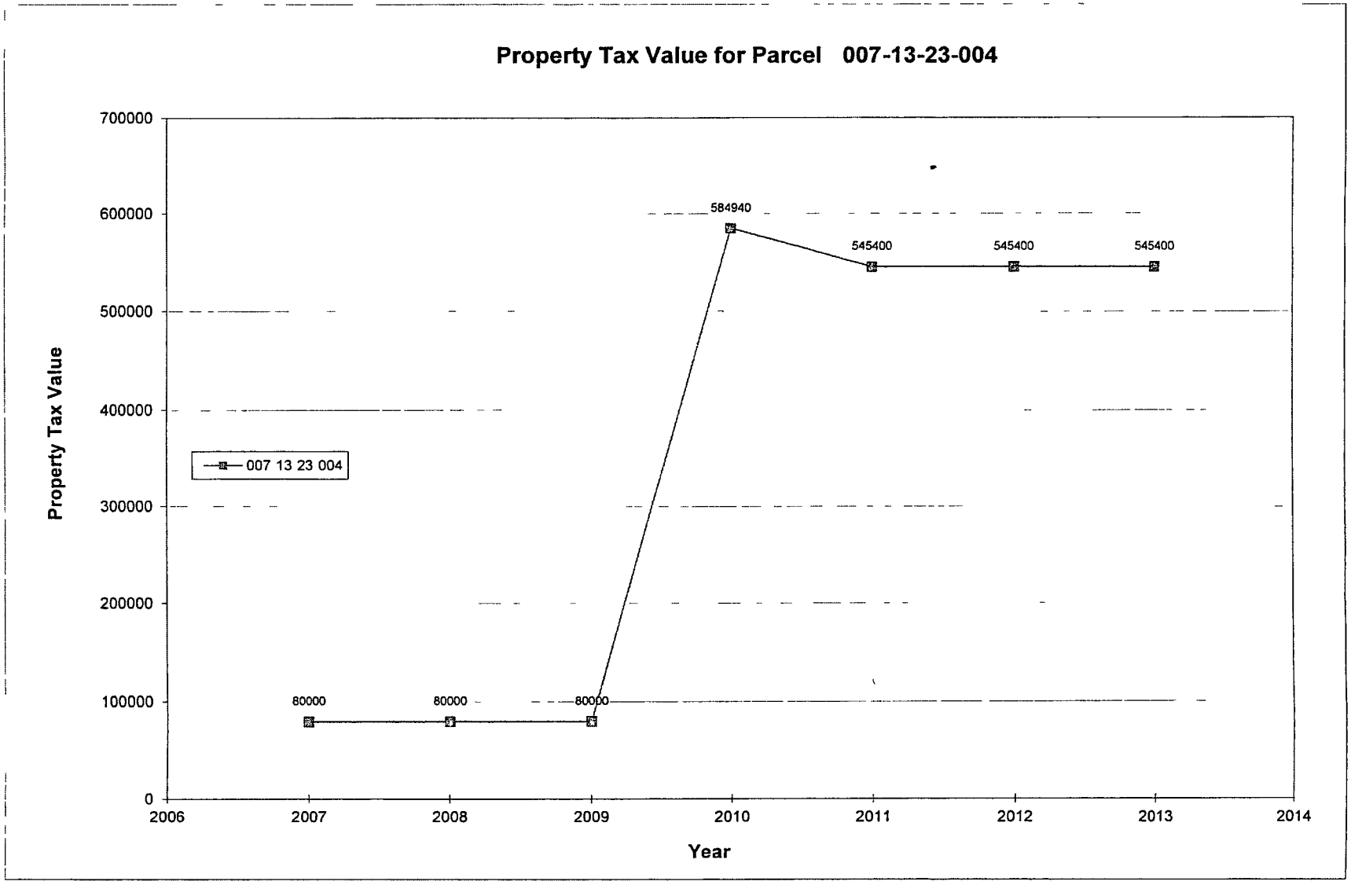


#39540

67

ROA Page 716

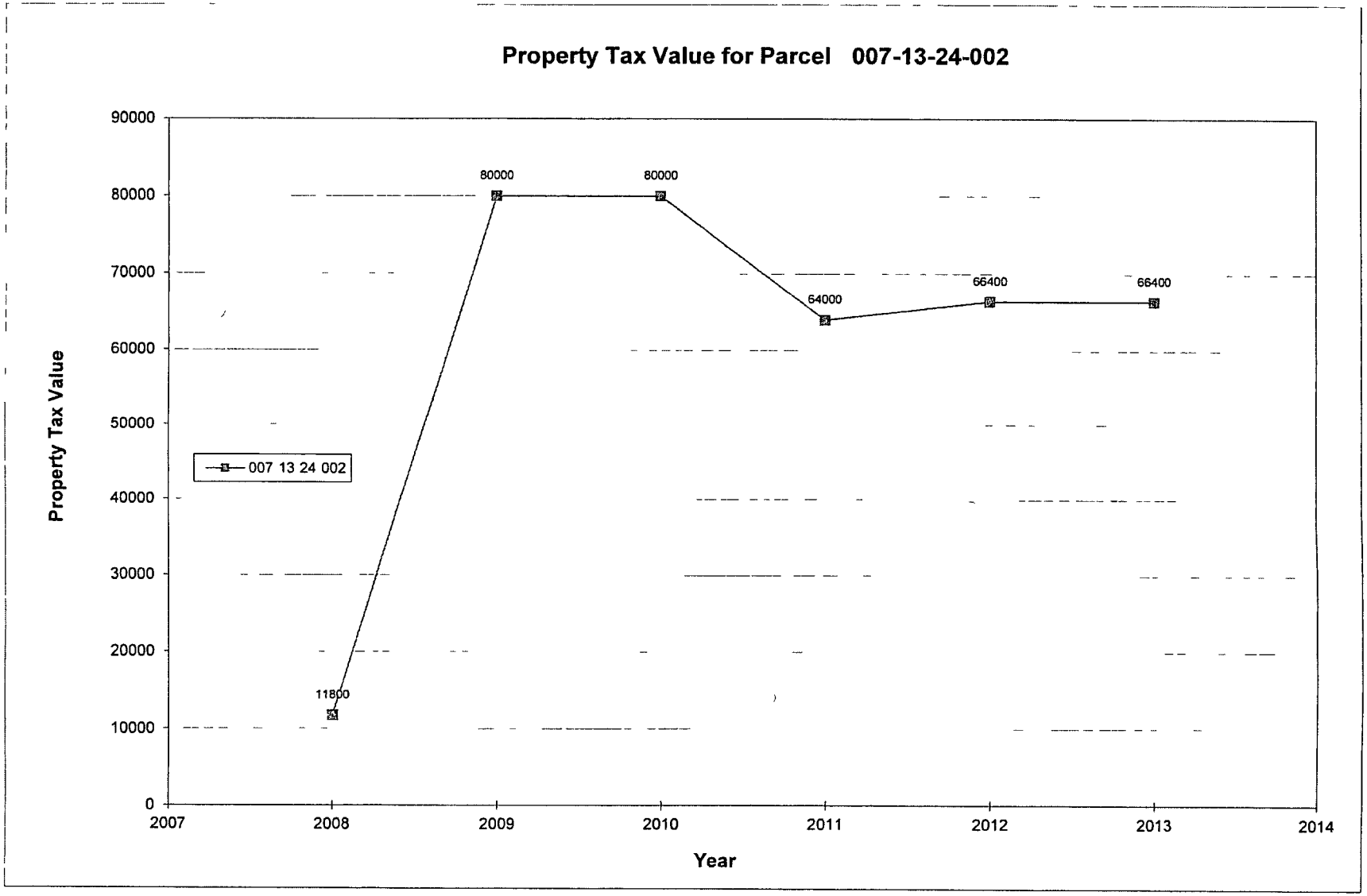
ROA Page 716



13,600
17%

ROA Page 717

ROA Page 717



0

ORDINANCE NO 91-07
ESTABLISHING THE NORTH AUGUSTA
REDEVELOPMENT COMMISSION
BY REVISING CHAPTER 18, ENTITLED
"PLANNING", AND ADDING
SECTIONS 18-10 THROUGH 18-13, OF THE
CITY CODE OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA

WHEREAS, Mayor and City Council for the City of North Augusta find that blighted areas exist within the confines of the City of North Augusta, and

WHEREAS, Mayor and City Council find that the redevelopment of certain areas is necessary and in the interest of the public health, safety, morals and welfare of the residents of the City of North Augusta, and

WHEREAS, the acquisition, preparation, sale, replanning, and redevelopment of such areas where such conditions exist in accordance with sound and approved plans developed in conjunction with private financial institutions and in cooperation with the private and public sectors will promote the public health, safety, convenience, and welfare of the citizens of the City of North Augusta

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 Chapter 18, entitled "Planning" is hereby amended, and when amended shall read as follows

Chapter 18

PLANNING

ARTICLE I. PLANNING COMMISSION

Section 18-1 North Augusta Planning Commission--Established

(No Change)

Section 18-2 Same--Membership

(No Change)

Section 18-3 Same--Organization, Meetings, Rules, Staff, and Finances

(No Change)

Section 18-4 Same--General Powers and Duties

(No Change)

Section 18-4 - 18-9 Reserved

ARTICLE II. NORTH AUGUSTA REDEVELOPMENT COMMISSION

Section 18-10 North Augusta Redevelopment Commission Established

In accordance with the provisions of Section 31-10-10, et al., of the Code of Laws of South Carolina, 1976, and amendments thereto, Mayor and City Council find that there exists blighted areas within the confines of the City of North Augusta Therefore, there is hereby created the North Augusta Redevelopment Commission for the purpose of promoting the health, safety, and welfare of the citizens of the community by acquiring and replanning blighted and potentially blighted areas and holding or disposing of them in such manner that they shall become available for economically and socially sound redevelopment

Section 18-11 Same--Members of Commission

The Commission shall be governed by the Mayor and members of City Council for the City of North Augusta serving ex officio

Section 18-12 Same--Authority of Commission

The Commission shall enjoy those general powers as designated under South Carolina law for Redevelopment Commissions as now existing or may be hereinafter amended and such other powers and duties as the City Council, from time to time, may delegate

Section 18-13 Same--Area of Operation

The Commission shall function within the area or areas as approved from time to time by the Mayor and City Council through the adoption of resolution(s) delineating the exact boundaries of the Commission's area of operations

II This Ordinance shall become effective immediately upon its adoption on third reading

III All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 15th DAY OF April, 1991

First Reading 4-1-91

Second Reading 4-1-91

Third Reading 4-15-91

Thomas W Greene

Thomas W Greene, Mayor

ATTEST

Leona J Lewis

Leona J Lewis, City Clerk

State of South Carolina

Department of State

P O BOX 11350
COLUMBIA 29211

JIM MILES
SECRETARY OF STATE

ROBERT A KNIGHT
DEPUTY SECRETARY OF STATE

CHRISTINE W SOX
DIRECTOR CORPORATIONS DIVISION

DENO N VERENES
DIRECTOR SECURITIES DIVISION

CHARLES E BROWN
DIRECTOR PUBLIC CHARITIES

May 8, 1991

Mr Charles B Martin, City Administrator
City of North Augusta
P O Box 6400
North Augusta, S. C 29841

RE ORDINANCE NO 91-07 OF 4/15/91

Dear Mr Martin

This will acknowledge the receipt of your recent letter enclosing the required documents whereby Ordinance #91-07 was adopted, establishing the North Augusta Redevelopment Commission on 4/15/91

This information has been duly filed in this office as of this date

Yours very truly,

JIM MILES
Secretary of State

JM/cjh

cc Mr. H E. Timmerman
Director of Planning
S C Highway Department
Drawer 191
Columbia, S.C 29201

CITY OF NORTH AUGUSTA

P O BOX 6400 NORTH AUGUSTA SC 29841

April 17, 1991

The Honorable Jim Miles
Secretary of State
Department of State
State of South Carolina
P O Box 11350
Columbia, South Carolina 29211

Dear Mr Miles

At its regular meeting of April 15, 1991, the Mayor and City Council for the City of North Augusta unanimously adopted Ordinance #91-07 establishing the North Augusta Redevelopment Commission Said commission was established in accordance with the provisions of Section 31-10-10, et al of the Code of Laws for the State of South Carolina, 1976

Section 31-10-30 of the State law states "The governing body shall cause a certified copy of such ordinance to be filed in the office of the Secretary of State, upon receipt of the certified copy of such ordinance, the Secretary of State shall issue a certificate of incorporation " Therefore, in compliance with State law, the City of North Augusta officially submits herein a certified copy of Ordinance #91-07 establishing the North Augusta Redevelopment Commission

Thank you for your consideration We look forward to receipt of a certificate of incorporation at your earliest convenience

Sincerely,

Charles B Martin

Charles B Martin
City Administrator

CBM ljl

Enclosure

c Kelly Zier, City Attorney
Anthony J Criscitiello

North Augusta
South Carolina's Riverfront

MINUTES OF MARCH 4, 2013

Lark W Jones Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter Councilmember
Kenneth J McDowell Councilmember
Arthur H Shealy Councilmember

ORDER OF BUSINESS

The study session meeting of March 4, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, McDowell, and Shealy

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, and Diana H Miller, Manager of Human Resources

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember Adams, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter

On motion by Councilmember McDowell, second by Mayor Jones, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned

APPROVED THIS 18th DAY OF MARCH, 2013

Mayor Laik W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta
South Carolina's Riverfront

MINUTES OF MARCH 11, 2013

Lark W Jones, Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter Councilmember
Kenneth J McDowell, Councilmember
Arthur H Shealy, Councilmember

ORDER OF BUSINESS

The study session meeting of March 11, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, McDowell, and Shealy

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, and Diana H Miller, Manager of Human Resources

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Adams, second by Councilmember Baggott, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter

On motion by Mayor Jones, second by Councilmember McDowell, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned

APPROVED THIS 18 DAY OF March, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta
South Carolina's Riverfront

MINUTES OF MARCH 18, 2013

Lark W Jones Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter Councilmember
Kenneth J McDowell Councilmember
Arthur H Shealy Councilmember

ORDER OF BUSINESS

The study session meeting of March 18, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, McDowell, and Shealy

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember Carpenter, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 2 proposed contractual matters

On motion by Mayor Jones, second by Councilmember Carpenter, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned

APPROVED THIS 1st DAY OF April, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young

Donna B Young
City Clerk

Scanned Into Laserfiche
Date 4/2/13
By Donna Young
Repository Archive

North Augusta
South Carolina's Riverfront

MINUTES OF APRIL 1, 2013

Lark W Jones Mayor

James M Adams Jr , Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter Councilmember
Kenneth J McDowell Councilmember
Arthur H Shealy Councilmember

ORDER OF BUSINESS

The study session meeting of April 1, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, McDowell, and Shealy

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 FINANCE Audit, Fiscal Year Ending December 31, 2012 – Council Review

Rick Evans, Michelle Bennett, and Allison Moore of SEROTA, MADDDOCKS EVANS & CO presented the FY 2012 Audit to Mayor and Council and answered questions form Mayor and Council

ITEM 2 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Shealy, second by Councilmember Baggott, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 2 proposed contractual matters and 1 proposed litigation

On motion by Mayor Jones, second by Councilmember McDowell, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned

APPROVED THIS 15th DAY OF April, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta
South Carolina's Riverfront

MINUTES OF APRIL 15, 2013

Lark W Jones Mayor

James M Adams Jr, Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter Councilmember
Kenneth J McDowell Councilmember
Arthur H Shealy Councilmember

ORDER OF BUSINESS

The study session meeting of April 15, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, McDowell, and Shealy

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr, Director of Finance, James E Sutton, Director of Public Services, and Donna B Young, City Clerk

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember Adams, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter and 1 proposed litigation

On motion by Councilmember Shealy, second by Councilmember McDowell, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned

APPROVED THIS 6th DAY OF May, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF MAY 2, 2013

Lark W Jones Mayor

James M Adams Jr Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter Councilmember
Kenneth J McDowell Councilmember
Arthur H Shealy Councilmember
Jason M Whinghter Councilmember

ORDER OF BUSINESS

STUDY SESSION MEETING

The Thirty-Third Annual North Augusta Forward Council/Staff Seminar, having been duly publicized, convened on Thursday, May 2, 2013, at 8 30 A M , at the Municipal Center located at 100 Georgia Avenue, North Augusta, South Carolina, recessing at 11 30 A M , reconvening at 2 00 P M , and adjourning at 10 15 P M

Members present were Mayor Jones and Councilmembers, Adams, Baggott, Carpenter, McDowell, and Shealy Councilmembers Elect Dickert and McGhee were also present

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Economic Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Chuck Usry, Manager of Information Technology, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

Karl Waldhauer, Superintendent of Facilities and Programs, Jeremy Jiunnies, Supervisor of Facilities and Programs, Charles Williams, Captain of Training, Fire, and Administration with Public Safety, and Billy Luckey, Captain of Operations with Public Safety were also in attendance

ITEM 1 NORTH AUGUSTA FORWARD – 2013

Presentations were made by City Staff followed by discussion among members of City Council and staff on each of the topics listed below At the conclusion of the seminar City Council concluded with input which will serve as a guide for future planning, budgeting and actions by staff

Topics of discussion during the annual meeting were

Capital Projects Sales Tax I, II, and III
2014 Budget Challenges
Mass Grading
Sidewalk Program
Road Reconstruction
Riverview Park Activities Center Gym Expansion
New Regional Park
Dog Park
Public Safety Headquarters Complex
Future Public Safety Manpower Needs
Training Facility for Police and Fire
Recycling Program

ITEM 2 NORTH AUGUSTA FORWARD – 2013 – Executive Session

In compliance with section 30-4-70(a) (1) (2) of South Carolina State Law, upon the request of the City Administrator and on motion by Councilmember Carpenter, second by Councilmember Adams, Council voted unanimously to go into executive session for the purpose of the following

- Provision of legal advice by City Attorney in circumstances where legal advice is related to threatened or potential claims or other matters covered by the Attorney-Client privilege (Executive Session) – 4
- Discussion of negotiations incident to proposed contractual arrangements to include the receipt of legal advice on matters covered by the Attorney-Client Privilege (Executive Session) – 4

On motion of Councilmember McDowell, second by Carpenter the executive session was adjourned There was no action to report out

There being no further business, Council adjourned

APPROVED THIS 6th DAY OF May, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF JUNE 3, 2013

Lark W Jones Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott, Councilmember
Pat C Carpenter Councilmember
Fletcher L Dickert, Councilmember
Kenneth J McDowell Councilmember
David W McGhee Councilmember

ORDER OF BUSINESS

The study session meeting of June 3, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams Baggott, Carpenter, Dickert, McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Carpenter, second by Councilmember McDowell, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 2 proposed contractual matters

On motion by Mayor Jones, second by Councilmember McDowell, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned

APPROVED THIS 17 DAY OF June, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF JUNE 17, 2013

Lark W Jones, Mayor

James M Adams Jr Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert Councilmember
Kenneth J McDowell Councilmember
David W McGhee Councilmember

ORDER OF BUSINESS

The study session meeting of June 17, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams Baggott Carpenter Dickert and McGhee Councilmember McDowell was on vacation

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier City Attorney John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks Recreation, and Leisure Services, Scott I Sterling, Interim Director of Planning and Development, Thomas C Zeaser, Director of Engineering and Public Works, James L Sutton, Director of Public Services, Diana H Miller Manager of Human Resources Steve Smith, Superintendent of Building Standards, and Donna B Young, City Clerk

ITEM 1 **BUILDING STANDARDS Amending Chapter 6, Article II, Entitled "Standard Construction Codes," of the City Code of the City of North Augusta, South Carolina – Council Review and Update**

Director of Engineering and Public Works, Tom Zeaser, and Superintendent of Building Standards, Steve Smith, updated Mayor and Council on a proposed ordinance scheduled for tonight's regular Council meeting that amends *Chapter 6, Article II entitled Standard Construction Codes* of the City Code of the City of North Augusta, South Carolina

Following review, it was the general consensus of Council that this ordinance should be considered at tonight's meeting

ITEM 2 **PARKS, RECREATION, AND LEISURE SERVICES Proposal by Georgialina Physical Therapy to Provide Athletic Trainer at Riverview Park Activities Center – Council Review and Update**

Director of Parks, Recreation, and Leisure Services, Rick Meyer, updated Mayor and Council on a proposal from Brett Brannon with Georgialina Physical Therapy to provide an athletic trainer in exchange for advertisement in Riverview Park

Following review, it was the general consensus of Council that this proposal would be of value to the City of North Augusta City Attorney, Kelly Zier, will work with Mr Meyer and Georgialina Physical Therapy on the details and bring back a final proposed agreement to Council for review at a future study session

ITEM 3 **LEGAL Executive Session – Request of the City Administrator**

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember Carpenter, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter

On motion by Mayor Jones, second by Councilmember Carpenter, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned

APPROVED THIS 1st DAY OF July, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

Scanned Into Laserfiche
Date 7.1.13
By Donna Young
Repository Admin

North Augusta

South Carolina's Riverfront

MINUTES OF JULY 1, 2013

Lark W Jones Mayor

James M Adams Jr Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter Councilmember
Fletcher L Dickert Councilmember
Kenneth J McDowell Councilmember
David W McGhee Councilmember

ORDER OF BUSINESS

The study session meeting of July 1, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams Baggott, Carpenter, Dickert McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 BEAUTIFICATION Proposed Highway 25 Streetscape – Council Review and Update

City Administrator, Todd Glover, updated Mayor and Council on the proposed Highway 25 Streetscape

Following review, it was the general consensus of Council that this project should be brought back to Council in the future with a funding request

ITEM 2 FINANCE Surplus Capital Projects Sales Tax II Funds – Council Review and Discussion

City Administrator, Todd Glover, updated Mayor and Council on the status of the surplus Capital Projects Sales II funds

ITEM 3 PARKS, RECREATION, AND LEISURE SERVICES Proposed Boat Courtesy Dock – Council Update and Review

Director of Parks, Recreation, and Leisure Services, Rick Meyer, updated Mayor and Council on a proposed boat courtesy dock

Following review, it was the general consensus of Council that the proposed boat courtesy dock was worthwhile, however, it was proposed that the dock be in a different location Mr Meyer will pursue this option and bring it back to Mayor and Council at a future study session

ITEM 4 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember McGhee, second by Councilmember McDowell, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 2 proposed contractual matter

On motion by Councilmember McDowell, second by Mayor Jones, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 6 55 p m

APPROVED THIS 15 DAY OF July, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young

Donna B Young
City Clerk

North Augusta
South Carolina's Riverfront

MINUTES OF JULY 15, 2013

Lark W Jones, Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott, Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert Councilmember
Kenneth J McDowell, Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of July 15, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, Dickert McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 ECONOMIC DEVELOPMENT Possible Hydrogen Fuel Cell Bus Acquisition – Council Review and Update

City Administrator, Todd Glover, updated Mayor and Council on a possible hydrogen fuel cell bus acquisition opportunity

Following review, it was the general consensus of Council that this possible acquisition would be of value to the citizens of North Augusta and asked Mr Glover to pursue the matter

ITEM 2 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember Carpenter, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter

On motion by Mayor Jones, second by Councilmember McDowell, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 6 55 p m

APPROVED THIS 5th DAY OF August, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF AUGUST 5, 2013

Lark W Jones Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott, Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert, Councilmember
Kenneth J McDowell, Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of August 5, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, Dickert, McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember Adams, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter

On motion by Councilmember McDowell, second by Mayor Jones, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 6 45 p m

APPROVED THIS 19 DAY OF August, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF AUGUST 19, 2013

Lark W Jones, Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert Councilmember
Kenneth J McDowell Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of August 19, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott Carpenter Dickert McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk Also present were Jason Sikes, Regional Materials Recovery Facility Supervisor, Vern Smith, Superintendent of Sanitation and Recycling, and Daniel Moore, Public Services Administrative Coordinator

ITEM 1 UTILITIES Authorization of City Administrator to Enter into a Contract With Country Way, Inc for the Construction of a new 4,000 Square Foot Regional Materials Recovery Facility Support Building – Resolution - Update

James Sutton, Director of Public Services, updated Mayor and Council on the proposed resolution scheduled for tonight's Council meeting authorizing the City Administrator to enter into a contract on behalf of the City of North Augusta with

Country Way, Inc for the construction of a new 4,000 square foot Regional Materials Recovery Facility Support Building

Following the update, it was the general consensus of Council that the resolution should be presented at tonight's regular Council meeting

ITEM 2 UTILITIES Authorization of City Administrator to Enter into a Contract With MetalTech Systems to Install Recycling Equipment at the City's Regional Regional Materials Recovery Facility – Resolution - Update

James Sutton, Director of Public Services, updated Mayor and Council on the proposed resolution scheduled for tonight's Council meeting authorizing the City Administrator to enter into a contract on behalf of the City of North Augusta with MetalTech Systems to install recycling equipment at the City's Regional Materials Recovery Facility located at 67 Clay Pit Road

Following the update, it was the general consensus of Council that the resolution should be presented at tonight's regular Council meeting

ITEM 3 ZONING 52 96 +/- Acres Located off Walnut Lane West of Edgefield Road – PD, Planned Development to GC, General Commercial, Aiken County Tax Parcel Numbers 010-14-04-007 and 010-18-02-001 – Planning Commission Recommendation & Ordinance, First and Second Reading – Council Update

Scott Sterling, Interim Director of Planning and Development, updated Mayor and Council on the proposed Planning Commission recommendation and proposed first and second readings of the ordinance scheduled for tonight's Council meeting regarding the Planning Commission recommendation of the approval of Application Number RZM 13-001, a request by Eric Brandenburg Separate Property Trust to rezone 52 96 +/- acres (Aiken County tax parcel numbers 010-14-04-007 and 010-18-02-001) located off Walnut Lane West of Edgefield Road from PD, Planned Development, to GC, General Commercial and the subsequent first and second readings of the ordinance

Following the update, it was the general consensus of Council that the Planning Commission recommendation should be presented at tonight's regular Council meeting Councilmember Baggott expressed concerns about the first and second readings of the ordinance going forward at tonight's scheduled Council meeting

ITEM 4 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember Adams, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 2 proposed contractual matters

On motion by Mayor Jones, second by Mayor Jones, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 8 45 p m

APPROVED THIS 15th DAY OF September, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF SEPTEMBER 16, 2013

Lark W Jones, Mayor

James M Adams, Jr Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert Councilmember
Kenneth J McDowell, Councilmember
David W McGhee Councilmember

ORDER OF BUSINESS

The study session meeting of September 16, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center The study session recessed at 7 00 p m and reconvened at 7 45 p m

Members present were Mayor Jones and Councilmembers Adams, Baggott Carpenter Dickert McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 ZONING 52 96 +/- Acres Located off Walnut Lane West of Edgefield Road – PD, Planned Development to GC, General Commercial, Aiken County Tax Parcel Numbers 010-14-04-007 and 010-18-02-001 – Ordinance, First and Second Reading – Council Review

Scott Sterling, Interim Director of Planning and Development, updated Mayor and Council on the proposed ordinance being removed from the table and subsequent first and second readings of the ordinance scheduled for tonight's Council meeting regarding the Planning Commission recommendation of the approval of Application Number RZM 13-001, a request by Eric Brandenburg Separate

Property Trust to rezone 52 96 +/- acres (Aiken County tax parcel numbers 010-14-04-007 and 010-18-02-001) located off Walnut Lane West of Edgefield Road from PD, Planned Development, to GC, General Commercial

Following the update, it was the general consensus of Council that the ordinance should be removed from the table and the subsequent first and second readings of the ordinance proceed

ITEM 2 PARKS, RECREATION, AND LEISURE SERVICES Land Conversion of 6 06 Acres of Riverview Park – Council Review

Director of Parks, Recreation, and Leisure Services, Rick Meyer, updated Council on the proposed land conversion of 6 06 acres of Riverview Park that will be used for the water plant expansion

Following the update, it was the general consensus of Council that the proposed land conversion of 6 06 acres of Riverview Park was needed for the water plant expansion, but that Director of Parks, Recreation, and Leisure Services, Rick Meyer, should explore additional possible acres to be used for the land conversion and report back to Mayor and Council

ITEM 3 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Baggott, second by Councilmember McDowell, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 2 proposed contractual matters

On motion by Councilmember McDowell, second by Councilmember Dickert, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 8 45 p m

APPROVED THIS 7th DAY OF October, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young

Donna B Young
City Clerk

North Augusta
South Carolina's Riverfront

MINUTES OF OCTOBER 7, 2013

Lark W Jones Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott, Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert, Councilmember
Kenneth J McDowell, Councilmember
David W McGhee Councilmember

ORDER OF BUSINESS

The study session meeting of October 7, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center The study session recessed at 7 00 p m and reconvened at 8 00 p m

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, Dickert McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, and Diana H Miller, Manager of Human Resources

ITEM 1 ZONING 0 76 +/- Acres Located at 1010 Edgefield Road – PD, Planned Development to GC, General Commercial, Aiken County Tax Parcel Number 010-14-04-009 – Council Review and Update

Scott Sterling, Interim Director of Planning and Development, updated Mayor and Council on the proposed rezoning matter (scheduled for tonight's regular meeting) of 0 76 +/- acres (Aiken County tax parcel number 010-14-04-009) located at 1010 Edgefield Road from PD, Planned Development, to GC, General Commercial

Following the update, it was the general consensus of Council that the ordinance should be considered at tonight's regular City Council meeting

ITEM 2 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember McDowell, second by Councilmember Adams, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter and proposed sale of purchase of property, additional discussion of negotiations incident to 1 proposed contractual matter, and 1 possible litigation

On motion by Councilmember McDowell, second by Mayor Jones, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 8 45 p m

APPROVED THIS 21st DAY OF October, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF NOVEMBER 4, 2013

Lark W Jones Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott, Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert Councilmember
Kenneth J McDowell, Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of November 4, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center On motion by Mayor Jones, second by Councilmember McDowell, the study session recessed at 7 00 p m and reconvened at 7 45 p m

Members present were Mayor Jones and Councilmembers Adams, Carpenter, Dickert McDowell, and McGhee Councilmember Baggott was absent for medical reasons

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk Following the recess at 7 00 p m and reconvening at 7 45 p m only Mayor and Council, B Todd Glover, City Administrator, Kelly F Zier, City Attorney, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk were present

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Councilmember Carpenter, second by Councilmember McDowell, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 2 proposed contractual matters, discussion of negotiations related to 1 potential litigation, and discussion of 1 Personnel matter

On motion by Mayor Jones, second by Councilmember Dickert, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 8 05 p m

APPROVED THIS 18 DAY OF November, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young

Donna B Young
City Clerk

North Augusta
South Carolina's Riverfront

MINUTES OF NOVEMBER 11, 2013

Lark W Jones, Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott, Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert, Councilmember
Kenneth J McDowell, Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of November 11, 2013, having been duly publicized, was called to order by Mayor Jones at 6 00 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, Dickert McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Mayor Jones, second by Councilmember Carpenter, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter

On motion by Councilmember McDowell, second by Councilmember Baggott, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 9 50 p m

APPROVED THIS 18 DAY OF November, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

North Augusta

South Carolina's Riverfront

MINUTES OF NOVEMBER 18, 2013

Lark W Jones Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott, Councilmember
Pat C Carpenter Councilmember
Fletcher L Dickert, Councilmember
Kenneth J McDowell Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of November 18, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, Dickert, McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 PUBLIC SAFETY Public Safety Station III – Council Update and Review

Daren Prickett, ASLA with Johnson, Laschober & Associates, P C updated Mayor and Council on the progress of the proposed Public Safety Station III After update and review, it was the general consensus of Mayor and Council that efforts were being made to keep the cost in check while maintaining a quality product

ITEM 2 **PARKS, RECREATION, AND LEISURE SERVICES Land Conversion of 6 06 Acres of Riverview Park – Council Update Following September 16, 2013 Study Session and Review**

Director of Parks, Recreation, and Leisure Services, Rick Meyer, updated Mayor and Council on the status of the land conversion of 6 06 acres of Riverview Park following the September 16, 2013, study session and review

Following the update tonight, it was the general consensus of Mayor and Council that the Parks, Recreation, and Leisure Services Department should proceed with the recommendation of Director, Rick Meyer, that the City of North Augusta convert the 46 96 acres of Brick Pond Park to Land Water Conservation Fund guidelines for properties reserved solely for the purpose of recreation in exchange for the future Water Plant expansion of 6 06 acres of Riverview Park, 29 61 acres of property at Northview Park, and 3 49 acres of Riverview Park that is next to the Sunset Cemetery The Parks, Recreation, & Leisure Services Department will now proceed with having land appraisals to determine if the value of the Brick Pond Park property will be equal or greater than the value of the three current properties under Land Water Conservation Fund guidelines

ITEM 3 **LEGAL Executive Session – Request of the City Administrator**

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (1) and (2) and on motion by Councilmember Adams, second by Councilmember Dickert, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter, discussion of negotiations related to 1 potential litigation, and discussion of 1 personnel matter

On motion by Mayor Jones, second by Councilmember McDowell, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 7 00 p m

APPROVED THIS 2nd DAY OF December, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

Scanned Into Laserfiche
Date 12/18/13
By Donna Young
Repository Admin-mus

North Augusta
South Carolina's Riverfront

MINUTES OF DECEMBER 2, 2013

Lark W Jones, Mayor

James M Adams, Jr , Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert Councilmember
Kenneth J McDowell, Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of December 2, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center and recessed at 7 05 p m The meeting reconvened following the conclusion of the regular City Council meeting

Members present were Mayor Jones and Councilmembers Adams, Baggott, Carpenter, Dickert, McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4-70 (a) (2) and on motion by Mayor Jones, second by Councilmember McDowell, City Council unanimously voted to go into executive session for the purpose of discussion of negotiations incident to 1 proposed contractual matter

On motion by Councilmember McDowell, second by Councilmember Carpenter, the executive session was adjourned There was nothing to report out

There being no further business, Council adjourned at 8 05 p m

APPROVED THIS 16 DAY OF December, 2013

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

Scanned Into Laserfiche
Date 12/19/13
By
Repository

North Augusta
South Carolina's Riverfront

MINUTES OF DECEMBER 16, 2013

Lark W Jones, Mayor

James M Adams Jr Councilmember
Carolyn C Baggott Councilmember
Pat C Carpenter, Councilmember
Fletcher L Dickert, Councilmember
Kenneth J McDowell, Councilmember
David W McGhee, Councilmember

ORDER OF BUSINESS

The study session meeting of December 16, 2013, having been duly publicized, was called to order by Mayor Jones at 6 15 p m in the Council Conference room on the third floor of the Municipal Center and recessed at 7 10 p m The meeting reconvened following the conclusion of the regular City Council meeting at 7 35 p m

Members present were Mayor Jones and Councilmembers Adams, Baggott Carpenter, Dickert McDowell, and McGhee

Also in attendance were B Todd Glover, City Administrator, Kelly F Zier, City Attorney, John P Potter, Jr , Director of Finance, Richard L Meyer, Director of Parks, Recreation, and Leisure Services, Scott L Sterling, Interim Director of Planning and Development, John C Thomas, Director of Public Safety, Thomas C Zeaser, Director of Engineering and Public Works, James E Sutton, Director of Public Services, Diana H Miller, Manager of Human Resources, and Donna B Young, City Clerk

ITEM 1 ECONOMIC DEVELOPMENT Buxton Company - Presentation

Lisa Hill-McCay with the Buxton Company presented a proposal to Mayor and Council on retail recruitment and retention services Also in attendance were commercial real estate agents and retail developers in the City of North Augusta, as well as the Director of the North Augusta Chamber of Commerce

Following the presentation, it was the general consensus of Council that City Administrator, Todd Glover, further review the proposal and update Mayor and Council at future study session with his recommendation

ITEM 2 LEGAL Executive Session – Request of the City Administrator

Upon the request of the City Administrator and in accordance with Section 30-4 70 (a) (2) and on motion by Mayor Jones, second by Councilmember Baggott, City Council unanimously voted to go into executive session for the purpose of

Discussion of negotiations incident to 1 proposed contractual matter
Receipt of legal advice
Legal briefing and discussion regarding TIF litigation

On motion by Mayor Jones, second by Councilmember McDowell, the executive session was adjourned Council reported out on the legal briefing and discussion regarding TIF litigation Action was then taken in regular session after it reconvened as follows

Partial Minutes of Regular Session of December 16, 2013 Regarding the Legal Briefing and Discussion Regarding TIF Litigation Following Executive Session

ITEM 2 LEGAL Resolution Regarding TIF Litigation and Other Matters Relating Thereto

On motion by Mayor Jones, second by Councilmember Carpenter, Council unanimously passed a resolution authorizing City officials to take all action necessary with regard to certain litigation, and other matters relating thereto

The resolution text is as follows

RESOLUTION NO 2013-36
AUTHORIZING CITY OFFICIALS TO TAKE ALL ACTION NECESSARY WITH REGARD TO CERTAIN LITIGATION, AND OTHER MATTERS RELATING THERETO

WHEREAS, the Mayor and the City Council of the City of North Augusta, South Carolina (the "City") enacted Ordinance No 96-10 on December 16, 1996 providing for the creation of a tax increment financing district within the City and other matters related thereto (the "TIF Ordinance"),

WHEREAS, the City desired to make certain amendments to the TIF Ordinance and enacted Ordinance No 2013-19 on November 18, 2013 (the "Amending Ordinance"),

WHEREAS, the City is informed that a suit is currently pending in the Court of Common Pleas for the Second Judicial Circuit, styled as *Stephen P Donahue et al v City of North Augusta et al*, Case No 2013 CP 02-02781, which suit seeks the invalidation of the Amending Ordinance, among other relief (the "Litigation"),

WHEREAS, the plaintiffs are Stephen P Donohue and The River Club Homeowner's Association of North Augusta, Inc ,

WHEREAS, the existence of the Litigation is anticipated to delay the public improvements envisioned in the Amending Ordinance and inhibit the issuance of any debt obligations secured by TIF Revenues, and

WHEREAS, the expeditious resolution of such litigation is in the best interests of the City

NOW THEREFORE, BE IT RESOLVED that the Mayor and the City Council of the City of North Augusta, South Carolina, have determined the following

1 The Mayor and the City Administrator are hereby authorized to take all action necessary or helpful in their judgment to bring the Litigation to a prompt conclusion in the City's interest, including, but not limited to (a) answering the complaint, (b) bringing counterclaims against the Plaintiffs, and (c) initiating additional litigation against the Plaintiffs, including, but not limited to, filing suit for declaratory judgment in the South Carolina Supreme Court

2 The City Council expressly authorizes the Mayor and the City Administrator to dismiss any claims by the City against any of the Plaintiffs should such party dismiss, with prejudice, their claims against the City in the Litigation

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 16TH DAY OF DECEMBER, 2013

ITEM 3 LEGAL Press Release Regarding TIF Litigation

City Administrator, Todd Glover, read a press release regarding the TIF litigation that will be sent out following the meeting It is as follows

While it is not the desire of the City of North August to file a lawsuit against the River Club Homeowners Association (RCHOA) the recent action filed on behalf of the RCHOA forces the City to move to resolve this issue quickly so as to protect the sizeable investment that benefits our entire city and region While we realize that there are those in the RCHOA who oppose the lawsuit filed on their behalf unfortunately they cannot be individually removed from the suit It is our hope that this can be resolved as quickly as possible to allow the project to remain on track

There being no further business, Council adjourned the study session executive session at 8 30 p m

APPROVED THIS 7 DAY OF January, 2014

Mayor Lark W Jones

Respectfully submitted,

Donna B Young
City Clerk

ORDINANCE NO 2013-19

TO PROVIDE FOR THE APPROVAL OF CERTAIN AMENDMENTS TO THE REDEVELOPMENT PLAN OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, AND OTHER MATTERS RELATED THERETO

Enacted November 18, 2013

AN ORDINANCE

TO PROVIDE FOR THE APPROVAL OF CERTAIN AMENDMENTS TO THE REDEVELOPMENT PLAN OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, AND OTHER MATTERS RELATED THERETO

BE IT ORDAINED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled, as follows

ARTICLE I
PREAMBLE AND RECITALS

As an incident to the enactment of this ordinance (the "***Ordinance***"), the City Council of the City of North Augusta (the "***City Council***"), the governing body of City of North Augusta, South Carolina (the "***City***"), finds that the recitals of fact set forth in this Article exist and that the statements made with respect thereto are true and correct

Section 1.01 Recitals

WHEREAS, Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the "***Tax Increment Financing Law***" or "***TIF Law***"), authorizes incorporated municipalities of the State of South Carolina to provide incentives for redevelopment in areas which are, or threaten to become blighted, through the financing of municipally-owned improvements pursuant to the provision of the Tax Increment Financing Law,

WHEREAS, the City previously determined in its enactment of Ordinance No 96-10 on December 16, 1996 (***Ordinance 96-10***"), that there existed within the City certain areas which were, or threatened to become, blighted, in which areas development and redevelopment would be encouraged through the City's undertaking of certain municipal projects,

WHEREAS, the Tax Increment Financing Law authorizes the City to establish a redevelopment project area (as defined in the TIF Law) and to adopt a redevelopment plan (as defined in Section 31-6-30 of the TIF Law) for the purpose of providing for the financing of municipally-owned property and infrastructure improvements ("***Redevelopment Projects***") as specified in the redevelopment plan of the City and as defined in the TIF Law, through the issuance of obligations payable from the amount of taxes attributable to the increase in the assessed valuation of real property in the redevelopment project area following the establishment of such redevelopment project area (such revenues sometimes being referred to as "***TIF Revenues***"), and to amend the redevelopment plan from time to time to accommodate new projects or changes in the original projects, as well as changes in the amount and maturity of any required financing secured in whole or in part by TIF Revenues, and changes in the term of the redevelopment plan by following specified procedures set forth in the TIF Law,

WHEREAS, in connection with the authorizations contained in the TIF Law, the City approved its redevelopment plan by Ordinance No 96-10 (the "***Redevelopment Plan***"),

whereby an area located within the City was established according to the Redevelopment Plan as the "***Redevelopment Project Area***" or the "***TIF District***",

WHEREAS, after its initial adoption of the Redevelopment Plan and the establishment of the TIF District, the City issued its Tax Increment Revenue Bond, Series 2001, in the aggregate principal amount of $5,000 (the "***2001 Bond***") to finance the Redevelopment Projects described in the Redevelopment Plan and to authorize and pledge the use of the TIF Revenues from the TIF District to pay (1) Redevelopment Project Costs as defined and described in the Redevelopment Plan (and in the TIF Law) and (2) debt service on the Bond,

WHEREAS, the 2001 Bond is payable from the TIF Revenues attributable to increased property values resulting from private development within the TIF District,

WHEREAS, by letters dated and received February 1, 2013, the City, in accordance with Section 31-6-80(B) of the TIF Law, notified Aiken County, South Carolina (the "***County***") and the Consolidated School District of Aiken County (the "***School District***") that the City is proposing to amend Ordinance 96-10 and the Redevelopment Plan adopted by such ordinance by the adoption of certain amendments to the Redevelopment Plan,

WHEREAS, the proposed amendments to the Redevelopment Plan are attached hereto as Exhibit A (the "***Plan Amendments***"), and are summarized as follows

(A) The Plan Amendments modify the list of public Redevelopment Projects and general land uses described within the Redevelopment Plan to include

(1) an approximately 5,000 seat municipal stadium to serve primarily as the home field of the Greenjackets Minor League Baseball team (but available for other athletic and entertainment events from time to time) to be constructed at a cost of approximately $25 million, owned by the City and located west of Georgia Avenue and south of Railroad Avenue near the Savannah River in the City,

(2) one or more parking garages with related surface parking for a total capacity of approximately 900 parking spaces at an estimated cost of approximately $11 million to be owned by the City, and

(3) a new 18,000–22,000 square foot City-owned conference center (the "***Conference Center***") to be constructed in or in close proximity to the new hotel at an estimated cost of approximately $7 million

The total public investment in the riverfront area pursuant to the Plan Amendments is expected to be approximately $43 Million

(B) The Plan Amendments modify the list of private projects and general land uses described within the Redevelopment Plan which will be enabled by the public investment on the tract of land containing approximately 25 to 30 acres along the

riverfront west of Georgia Avenue within the Redevelopment Project Area, to include

(1) A new hotel near the Conference Center with capacity of approximately 200 rooms and resort-quality amenities as well as meeting spaces, all for an investment of approximately $45 million,
(2) Approximately 30,000 square feet of commercial/retail space, including restaurants, for an investment of approximately $4 5 million,
(3) Approximately 40,000 square feet of office space for an investment of approximately $6 4 million,
(4) A YMCA building for an investment of approximately $3 2 million,
(5) Approximately 25 residential units for an investment of approximately $8 8 million, and
(6) Approximately 275 apartment units for an investment of approximately $33 million

The total private investment in the riverfront area pursuant to the Plan Amendments is expected to be approximately $101 million (the "Private Investment")

(C) The Plan Amendments modify the Redevelopment Plan to extend the maximum principal amount and maximum maturity of the revenue bonds to be issued, or refunded, and secured by TIF Revenues, in whole or in part (the "***Bonds***"), and extend the term of the Redevelopment Plan accordingly, and

(D) The Plan Amendments modify the Redevelopment Plan by modifying the participation in the use of TIF Revenues resulting from the imposition of School District taxes and County taxes in the Redevelopment Project Area, as set forth in intergovernmental agreements specific to each The terms and manner of the School District's and the County's respective participations are set forth in intergovernmental agreements effective upon adoption by the City Council The form of each intergovernmental agreement as adopted by each of the School District and the County Council will be separately considered by the City Council on the date hereof, and upon adoption, shall be incorporated herein by reference

WHEREAS, the existing boundaries of the Redevelopment Project Area will not be changed,

WHEREAS, on October 5, 2013, the City caused to be published in the Augusta Chronicle, a newspaper of general circulation in the County, notice of a public hearing on the Plan Amendments which notice included the information required by Section 31-6-80(g) of the TIF Law,

WHEREAS, on October 21, 2013, the City held a public hearing regarding the Plan Amendments,

WHEREAS, prior to the consideration of this Ordinance, no changes have been made to the Redevelopment Plan since its adoption on December 16, 1996, nor have there

been any changes to the Redevelopment Plan or alterations to the boundaries of the Redevelopment Project Area since the dates of the aforesaid notices and hearing, except as set forth in this Ordinance

ARTICLE II
AMENDMENT OF REDEVELOPMENT PLAN

Section 2 01 Recitals Incorporated

The foregoing recitals are incorporated herein as the findings of the City Council, as fully as if restated verbatim

Section 2 02 The Amended Redevelopment Plan

Stated in this Ordinance and attached hereto are several Plan Amendments amending the Redevelopment Plan (together, the "***Amended Redevelopment Plan***") The City Council, as the governing body of the City, hereby finds that the Amended Redevelopment Plan accurately reflects the objectives of the City with regard to such matters and hereby approves and adopts the Amended Redevelopment Plan The Plan Amendments are set forth as Exhibit A attached hereto

Section 2 03 Need for, and Use of, Balance of Proceeds of the Bonds and Certain Tax Increment Revenues

The balance of proceeds of the Bonds to be issued and certain of the Tax Increment Revenues will be pledged and utilized by the City, together with other funds of the City and the Private Investment if applicable, to pay for the City's portion of the costs related to the construction of the Redevelopment Projects in the Amended Redevelopment Plan The City has determined that the Plan Amendments and the projects associated therewith are for the purpose of promoting development and redevelopment as described in the Amended Redevelopment Plan Current estimates of the costs of the Redevelopment Projects associated with the Plan Amendments, excluding financing and related costs, are expected to be approximately $43 million in the aggregate, and financed by the City

The Private Investment, will require approximately $101 million in private funding, and will be the responsibility of the private developers, although some of the public infrastructure costs necessary to support the private development may be financed by the City and/or paid for by TIF Revenues or other revenues available to the City The proposed application of the remaining proceeds of the Bonds and certain of the TIF Revenues to fund such needs are set forth in greater detail in the Plan Amendments

Section 2 04 Cost Estimates and Sources of Revenue

The total projected costs of the Redevelopment Projects associated with the Plan Amendments, excluding financing and related costs, if any, are expected to be approximately $43 million in the aggregate, and financed by the City It is intended that the City may finance projects associated with the Plan Amendments primarily through the extension of the term of the Redevelopment Plan, the extension of the final maturity date of any Bonds issued to finance the public improvements and the increase in the total principal amount of the Bonds to be issued or refunded, and the application of existing available TIF

Revenues and additional TIF Revenues expected to be received during the term of the Amended Redevelopment Plan The Bonds will be secured in whole or in part by a pledge of the TIF Revenues The total amount of tax increment or other Bonds to be incurred is presently estimated to be not in excess of $55 million, such amount to include, without limitation, proceeds to provide for the Redevelopment Projects, a debt service reserve fund, capitalized interest during construction of the Redevelopment Projects, and costs of issuance The sources and uses of funds for financing the costs of the new or modified Redevelopment Projects are set forth in greater detail in the Plan Amendments

Section 2 05 Property Included in Redevelopment Project Area

The boundaries of the TIF District are not amended by this Ordinance

Section 2 06 Duration of Amended Redevelopment Plan

The period of duration for the Amended Redevelopment Plan is being extended to the earlier of November 18, 2048, or the date the Bonds issued in connection herewith, including any refunding Bonds, are paid in full

Section 2 07 General Land Uses

The general land uses in the Amended Redevelopment Plan shall include the land uses of "Stadium", and "Structured and Surface Parking" in addition to all other land uses

Section 2 08 Specific Findings

Based on its review of the Amended Redevelopment Plan and its consideration of the matters set forth therein, the City Council hereby finds

(a) The Redevelopment Project Area was found to be in 1996, and continues to be, a blighted or conservation area and private initiatives are unlikely to alleviate these conditions in the most affected areas without additional, substantial public assistance, to wit

i Development in improved areas, consisting of industrial and commercial buildings and improvements, is inhibited by blight related to
   1 Age,
   2 Dilapidation,
   3 Obsolescence,
   4 Deterioration,
   5 Presence of structures below minimum code standards,
   6 Deleterious land use or layout, and
   7 Depreciation of physical maintenance

ii Development in vacant areas is inhibited by blight related to

1 Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, and
2 The presence of or potential environmental hazard

iii In other areas of the Redevelopment Project Area, the public safety, health, morals, and welfare are impacted in a detrimental manner by improvements suffering from a combination of
1 Age,
2 Dilapidation,
3 Obsolescence,
4 Deterioration,
5 Presence of structures below minimum code standards,
6 The presence of or potential environmental hazard,
7 Deleterious land use or layout, and
8 Depreciation of physical maintenance

iv And in vacant areas, the public safety, health, morals, and welfare are impacted in a detrimental manner by a combination of
1 Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, and
2 The presence of or potential environmental hazard

(b) The Redevelopment Project Area is also a Blighted Area as that term is defined at Section 31-6-30(1)(b)(ii) as it is coextensive with the redevelopment plan established by Chapter 10 of Title 31 pursuant to Ordinance No 91-07 of the City, as amended by Ordinance No 96-10,

(c) Significant portions of the Redevelopment Project Area, and particularly in the Riverfront Redevelopment District area west of Georgia Avenue within the Redevelopment Project Area, have had little or no development since the adoption of the original Redevelopment Plan in 1996 over sixteen years ago, and would remain static or decline without public intervention,

(d) The Plan Amendments and the redevelopment as proposed in the Amended Redevelopment Plan are in the interests of the health, safety, and general welfare of the citizens of the City,

(e) The proposed new municipal stadium, new parking garage and surface parking facilities, new conference center and related public infrastructure improvements, and the new projects to be financed by private developers are a direct benefit to the citizens and taxpayers of the City and as such are a benefit to the Redevelopment Project Area, and the Redevelopment Project Area is located within the municipal limits of the City, and

(f) The proposed new Private Investment, estimated to be approximately $101 million, will not occur without the continued, long-term investment of TIF Revenues in the

Redevelopment Project Area and the development of the proposed new public projects to support the private development, as described herein and in Exhibit A

Section 2.09 Notice and Request to Auditor

Immediately upon adoption of this Ordinance, the City Administrator shall deliver to the Auditor of the County a certified copy of this Ordinance and shall, on behalf of the City request that the Auditor determine and certify those matters set forth in paragraphs (A)(1) and (2) of Section 31-6-100 of the TIF Law as of the date of the adoption of Ordinance No 96-10, which is reaffirmed, except as amended by this Ordinance

Section 2.10 Effective Date

This Ordinance shall take effect after the required public hearing is held and immediately upon receiving third and final reading by City Council

DONE, RATIFIED AND ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA IN MEETING DULY ASSEMBLED ON THIS 18th DAY OF November, 2013

Lark W Jones, Mayor

ATTEST

Donna B Young, Municipal Clerk

First Reading	October 21, 2013
Public Hearing	October 21, 2013
Second Reading	November 4, 2013
Third reading and Adoption	November 18, 2013

EXHIBIT A

PLAN AMENDMENTS
TO THE NORTH AUGUSTA TAX INCREMENT REDEVELOPMENT PLAN
ORIGINALLY ADOPTED BY ORDINANCE NO 96-10 OF THE CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON DECEMBER 16, 1996

The Plan Amendments to the Redevelopment Plan that together with the Redevelopment Plan constitute the Amended Redevelopment Plan are set forth below for reference Beneath each Plan Amendment is a reference to a portion of the Redevelopment Plan that is amended or otherwise affected by the applicable Plan Amendment Such reference is not meant to be exclusive and each Plan Amendment set forth below controls the content of the Amended Redevelopment Plan to the extent such Plan Amendment conflicts with the Redevelopment Plan

1 Redevelopment Projects

Redevelopment Projects contemplated by this Ordinance include an approximately 200 room hotel, an approximately 275 unit apartment complex, approximately 30,000 square feet of commercial/retail space, approximately 40,000 square feet of office space, restaurants, approximately 25 residential units, a new Conference Center, a new parking garage and related surface parking, infrastructure improvements, a YMCA, a new municipal stadium and related facilities in the area that is located generally South of Railroad Avenue and west of Georgia Avenue, north of the Savannah River and east of the Hammond's Ferry subdivision These Redevelopment Projects are included in the Amended Redevelopment Plan and are in addition to those set forth in the Redevelopment Plan

Amends various portions of Section 2 3 of Exhibit I of the Redevelopment Plan to the extent of any conflict Also this amends Section 3 1 generally, and Section 3 2 to add this development in addition to the marina contemplated therein Sub-area 1 3 of Section 4 of the Redevelopment Plan is also amended to add the Redevelopment Projects contemplated by this amendment Amends Exhibit III

2 Total Investment

The total of public and private investment to be made pursuant to the Amended Redevelopment Plan, in addition to that investment planned in the Redevelopment Plan, shall include investment of approximately $45 Million for a new approximately 200-room resort quality hotel, with meeting facilities and amenities suitable for this class of hotel, complemented by Conference Center to be built by the City at a cost of approximately $7 Million, plus a public parking garage and surface parking containing approximately 900 spaces for a cost of approximately $11 Million As part of the hotel area development, approximately 275 apartment units will be built at a cost of approximately $33 Million as well as approximately 25 residential units at a cost of approximately $8 8 Million, plus approximately 30,000 square feet of commercial/retail space at a cost of approximately $4 5 Million, approximately 40,000 square feet of office space at a cost of approximately $6 4

Million, and approximately $3 2 Million for a YMCA The new municipal stadium will be built in this same general area at an approximate cost of $25 Million The total amount of private investment is anticipated to be approximately $101 million, while the total amount of public investment is anticipated to be approximately $43 million

Amends Section 5 2 of Exhibit I to add the public investment contemplated above Amends Section 5 4 of Exhibit I Amends Exhibits III VIII and IX

3 Term of the Amended Redevelopment Plan

The period of the TIF District and Amended Redevelopment Plan is the earlier of November 18, 2048, or the date the Bonds issued in connection herewith, including any refunding Bonds, are paid in full

Amends Section 3 02 of Ordinance 96-10

4 Term of the Bonds

Bonds issued pursuant to the Amended Redevelopment Plan shall not exceed 30 years in maturity from their date of issuance

Amends Section 3 03 of Ordinance 96-10 Amends Section 5 4 of Exhibit I Amends Exhibit VIII

5 Amount of Bonds

The par amount of the Bonds issued in furtherance of the Amended Redevelopment Plan shall not exceed $55 million

Amends Section 3 03 of Ordinance 96-10 Amends Section 5 4 of Exhibit I Amends Exhibit VIII

6 General Land Uses

The general land uses under the Amended Redevelopment Plan shall include "Stadium" and "Structured and Surface Parking" in addition to all other general land uses stated in the Redevelopment plan

Amends Section 1 3 of Exhibit I of the Redevelopment Plan to add 'Stadium" and 'Structured and Surface Parking" under Use ' Amends ' Land Uses Within The Plan" at Section 2 3 of Exhibit I of the Redevelopment Plan to add 'Stadium" and "Structured and Surface Parking '

7 Use of TIF Increment Revenues

TIF Revenues not needed for payment of annual bond debt service may be pledged for, and used for, payment of other Redevelopment Project Costs, as defined in the TIF Law or included in the Amended Redevelopment Plan, and this term specifically includes, but is not limited to, the costs of long-term maintenance of any publically-owned project in the TIF District

Amends Section 5 4 of Exhibit I

8 Funding Sources for Redevelopment Project Costs

Funding sources for Redevelopment Project Costs will include proceeds of Bonds repaid by a pledge of TIF Revenues and other revenues, TIF Revenues not otherwise pledged for payment of long term debt, designated capital project sales tax revenues, state and local accommodations and hospitality fee revenues as available, fees from naming rights of the stadium, parking fees, user fees for the use of the conference center by various groups, rental or license fees from the Greenjackets, or other team, of the Minor League Baseball organization, facilities fees imposed on tickets sold for events held in stadium, special fees imposed on persons selling concessions or other items at the Stadium, grant funds, tax or license fees distributed to the City by the federal or state government, or from other sources of revenue available to the City

Amends Section 5 4 of Exhibit I Amends Exhibit VIII

9 Initial Equalized Assessed Value

The initial equalized assessed value of the TIF District on December 16, 1996 was $1,013,038, but after revision to reflect the result of assessment appeals, the initial equalized assessed value of the TIF District as of February 4, 1997 was found to be $996,168, based on the certificate of such value issued by Cyrus Spradley, County Auditor, dated December 5, 2001 While parcel ownership may have changed since the initial certification date, the initial equalized assessed value has not changed because no properties have been added to or deleted from the TIF District

Clarifies a factual change in the initial equalized assessed value as set forth at Section 3 04 of Ordinance 96-10

***

The amendments listed above amend the Redevelopment Plan to create the Amended Redevelopment Plan To the extent of any conflict or inconsistency between the amendments listed above and the Redevelopment Plan, such amendments shall control but it is the intent of the City Council of the City of North Augusta that every effort be given to harmonize the amendments and the Redevelopment Plan in construing the Amended Redevelopment Plan

THE STATE OF SOUTH CAROLINA
In the Supreme Court

APPEAL FROM AIKEN COUNTY
Court of Common Pleas
J Ernest Kinard, Jr , Circuit Court Judge

Stephen P Donohue — Appellant,

v

City of North Augusta,
the Mayor and City Council
of North Augusta — Respondents

Case No 2013-CP-02-02781
Appellate Case No 2014-002235

CERTIFICATE OF COUNSEL

I certify that the Record on Appeal contains all of the matter designated by the parties and no irrelevant matter

Respectfully submitted,

Belton T Zeigler
Charles D Rhodes III
Pope Zeigler, LLC
P O Box 11509
Columbia, SC 29211
(803) 354-4900

Counsel for Respondent

January 22, 2015