



DISCUSSION ITEMS FOR AUGUST 4, 2025 CITY COUNCIL MEETING

The documentation provided herewith consists of advance draft materials for review by Mayor and City Council. Such documents may be revised prior to the actual Council meeting before any formal consideration of same by Mayor and City Council. Said documents may also be revised by way of a proper amendment made at the Council meeting. These documents are informational only and not intended to represent the final decision of the Council.



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: July 31, 2025

SUBJECT: Regular City Council Meeting of August 4, 2025

REGULAR COUNCIL MEETING

NEW BUSINESS

ITEM 5. PLANNING & DEVELOPMENT: Ordinance No. 2025-12 Amending Article 9, Signs, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances – First Reading

An ordinance has been prepared for Council's consideration to approve Amending Article 9, Signs, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances.

Please see ATTACHMENT #5 for a copy of the proposed ordinance.

ITEM 6. ADMINISTRATION: Resolution No. 2025-26 Authorizing the Donation of a Surplus Parks & Recreation Vehicle to the Sertoma Club of North Augusta

A resolution has been prepared for Council's consideration to approve Authorizing the Donation of a Surplus Parks & Recreation Vehicle to the Sertoma Club of North Augusta.

Please see ATTACHMENT #6 for a copy of the proposed resolution.

ORDINANCE NO. 2025-12
AMENDING ARTICLE 9, SIGNS, OF THE NORTH AUGUSTA DEVELOPMENT CODE,
CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA CODE OF
ORDINANCES

WHEREAS, on December 18, 2023, by Ordinance 2023-32, the North Augusta City Council adopted the North Augusta Development Code which is consistent with the City's Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Section 5.3.3.2 Text Amendments in Article 5, Approval Procedures, of the North Augusta Development Code, any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text; and

WHEREAS, during the May 21, 2025 meeting of the North Augusta Planning Commission, the Commission requested that staff move forward with drafting a text amendment for the Development Code to eliminate the use of neon tubing in the DTMU1 and DTMU2 zoning districts and present it for a public hearing and recommendation at their next meeting; and

WHEREAS, the North Augusta Planning Commission, following a July 16, 2025, public hearing, reviewed and considered a request to amend Article 9, Section 9.6.3.2.c of the North Augusta Development Code to eliminate allowing signs in the DTMU1 & DTMU2 zoning districts in which the letters or graphics are constructed of neon tubing. The Planning Commission report has been provided to City Council for consideration; and

WHEREAS, The Mayor and City Council have reviewed the request as well as the report from the Planning Commission and has determined that the change to the text of the Development Code is appropriate.

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

- I. The North Augusta Development Code, Article 9 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described in the following section. The section of the Code affected by the proposed amendment is identified by the section number.
 - A. The North Augusta Development Code Section 9.6.3.2.c is amended to read:
Externally illuminated signs are permitted.
 - B. Any other needed formatting will be edited to reflect new page numbers, titles or item numbering associated with the text changes outlined herein.

- II. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption on second reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2025.

First Reading _____

Briton S. Williams, Mayor

Second Reading _____

ATTEST:

Jamie Paul, City Clerk

Department of Planning and Development



Project Staff Report

RZT25-001 Not allow Neon Tubing Signage in the DTMU1 & DTMU2

Prepared by: Tommy Paradise

Meeting Date: June 18, 2025

Section 1

Project Name	Amend NADC to not allow neon tubing signage in the DTMU1 & DTMU2 zoning District
Applicant	City of North Augusta
Proposed Text Amendment	A request from the City of North Augusta Planning Commission to amend the Development Code to not allow neon tubing signage in the DTMU1 & DTMU2 districts

Section 2: General Description

In December 2023, a new North Augusta Development Code (NADC) was adopted. Section 9.6.3.2.c of the NADC states “Externally illuminated signs and signs in which the letters or graphics are constructed of neon tubing are permitted.” In their May 21, 2025 meeting, the Planning Commission requested that staff bring back an application to amend the NADC so that signs in which the letters or graphics are constructed of neon tubing would not be permitted.

Section 3: Planning Commission Consideration

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

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

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

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

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

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

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

18.11 Rezoning and Text Amendments

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

18.11.2 Text Amendment.

Any person, property owner, board, commission, department, or the City Council may apply for a change in the zoning ordinance text. Such amendment may be initiated by filing an application per the requirements of the City’s Administrative Manual with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change.

18.11.3 Application Review.

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

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

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

The Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 18.11 does not require additional standards for analysis to address in this staff report.

Section 4: Public notice

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in the *Augusta Chronicle* and on the City's website www.northaugustasc.gov on May 28, 2025.

Section 5: History

The North Augusta Development Code that was adopted by City Council December 17, 2007, effective January 1, 2008 was repealed and replaced by the North Augusta Development Code adopted by City Council on December 18, 2023. The 2023 Development Code is consistent with the Comprehensive Plan Update of 2022. Public comments were solicited through formal public hearing and informal communication throughout the multiyear development of the code.

The North Augusta Planning Commission recommended approval of a draft Development Code and referred to City council on June 6, 2023. City Council, in accordance with Section 6-29-760 of the South Carolina Code of Laws held a public hearing on September 11, 2023. Based on information from the public hearing the Development Code draft was referred back to the Planning Commission for further recommendations.

At the October 18, 2023 Planning Commission meeting the Commission heard public input and reviewed issues that were heard in Council's public hearing. At the November 15, 2023 meeting of the Planning Commission, the Commission recommended a revised draft for adoption by City Council. City Council adopted this draft at their December 18, 2023 meeting.

Section 6: Summary of Changes and Proposed Amendments

The NADC does not allow internally illuminated signage in the DTMU1 & DTMU2 zoning district by §9.6.3.2.b , but externally illuminated signs and signs in which the letters or graphics are constructed of neon tubing are permitted by §9.6.3.2.c. The Board of Zoning Appeals (BZA) approved two recent requests to allow internally illuminated signage by "halo illumination" in the DTMU2 district. Halo signs are a form of internal sign illumination in which neon tubing, LED, or similar lights are mounted within the sign or individual letter to illuminate the mounting surface (rear), causing a halo of light around the sign or individual letter. Lighting is not allowed to project toward the front of the sign.

At the BZA's May 6, 2025 meeting they unanimously requested that the Planning Commission review "halo illuminated" signage for the DTMU1 & DTMU2 districts. The item was placed on the Planning Commission's May 21, 2025 meeting agenda for discussion.

The Planning Commission discussed the request and requested additional information concerning “halo illuminated” signage by staff. The Commission also requested that staff move forward with providing the Commission a text amendment application that would not allow neon signage in the DTMU1 & DTMU2 zoning districts.

Applicant Request:

Applicant requests a text amendment to the NADC §9.6.3.2.c to read:

Externally illuminated signs ~~and signs in which the letters or graphics are constructed of neon tubing~~ are permitted. (stricken words are deleted)

North Augusta - DTMU1 District



Charleston, SC – Neon



Florence, SC – Neon



RESOLUTION NO. 2025-26
A RESOLUTION AUTHORIZING THE DONATION OF A SURPLUS PARKS & RECREATION
VEHICLE TO THE SERTOMA CLUB OF NORTH AUGUSTA

WHEREAS, the City of North Augusta is the current owner of a surplus 2002 Thomas GMC 14-passenger bus, VIN 1GDHG31RX21102752, which was initially purchased on March 5, 2002, at a price of \$37,000; and

WHEREAS, the vehicle was previously utilized by the City's Parks & Recreation Department and is no longer required for municipal operations, having been deemed surplus to the needs of the City; and

WHEREAS, the vehicle's mileage is currently 27,889 and is valued by Kelley Blue Book at \$9,865; and

WHEREAS, pursuant to the provisions of Section 5-7-40 of the South Carolina Code of Laws, the City Council may dispose of surplus property in a manner that serves the public interest; and

WHEREAS, in recent years, the Sertoma Club of North Augusta has been the primary user of this vehicle, using it to transport local children to Camp Sertoma, a summer camp program located in Pendleton, SC, designed to enrich the lives of youth with hearing or speech impairments and other special needs; and

WHEREAS, the Sertoma Club of North Augusta is a local nonprofit civic organization dedicated to community service and youth outreach, and has requested the formal donation of the surplus vehicle so that they may continue using it to transport area youth to Camp Sertoma and similar community-based programs; and

WHEREAS, the City Council finds that the donation of the surplus vehicle to the Sertoma Club of North Augusta will benefit the community, support youth development, and serve a valid public purpose.

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

1. The City Council hereby authorizes the donation of one surplus 2002 Thomas GMC 14-passenger bus (VIN: 1GDHG31RX21102752) to the Sertoma Club of North Augusta, in "as-is" condition, with no warranty expressed or implied.
2. The City Administrator, or his designee, is authorized to execute any documents necessary to facilitate the transfer of ownership, including a bill of sale and title transfer.
3. The donation shall be made with the understanding that the Sertoma Club of North Augusta will assume all future responsibility for maintenance, insurance, storage, and operation of the vehicle.
4. The City shall not provide insurance coverage, storage, or any future financial or logistical support for the vehicle after the transfer is complete.
5. This Resolution shall become effective immediately upon its adoption.

DONE, RATIFIED, AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ___ DAY OF AUGUST, 2025.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk