



DISCUSSION ITEMS FOR APRIL 20, 2026 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: April 17, 2026

SUBJECT: Regular City Council Meeting of April 20, 2026

REGULAR COUNCIL MEETING

(Immediately Following the April 20, 2026 Public Hearing at 5:45pm)

ITEM 5. PROCLAMATION(S):

- a. National Tennis Month – May
- b. National Travel and Tourism Week – May 3 – May 9, 2026
- c. Professional Municipal Clerks Week – May 3 – May 9, 2026
- d. 75th Anniversary of the North Augusta Chamber

Mayor Williams will recognize the above proclamations.

Please see ATTACHMENT #'s 5a, 5b, 5c, 5d for a copy of the proclamations.

ITEM 6. PERSONNEL:

- a. Employee of the Quarter – January, February, and March 2026 – Karolina Viquez

Mayor Williams will recognize the above personnel.

ITEM 7. YOUTH APPRECIATION: Recognition of North Augusta High School Participants – Sponsored by the Optimist Club of North Augusta

The City of North Augusta, in conjunction with the North Augusta Optimist Club, sponsor Youth Appreciation Day. This program offers selected North Augusta High School senior students the opportunity to be recognized as honorary members of the North Augusta City Council and Leadership Team to learn more about city government. The morning begins with a welcome from Mayor Williams and a tour of many of the City's operational facilities.

The students will return at 5:15 p.m. along with their families to the Municipal Center to participate in the evening's regular City Council meeting. During the meeting, students will be seated with their counterparts on the dais and on the front rows. Mayor Williams will recognize the participants and make a special presentation.

Please see ATTACHMENT #7 for a copy of the participants.

OLD BUSINESS

ITEM 8. PLANNING & DEVELOPMENT: Ordinance No. 2026-06 To Approve the Revised General Development Plan of the 195.39± Acre Hammond's Ferry Planned Development Located on the West Side of Georgia Avenue Between the North Augusta Greenway and the Savannah River (Revisions Relating Solely to Phase B of such Revised General Development Plan) – Second Reading

An ordinance has been prepared for Council's consideration to approve the Revised General Development Plan of the 195.39± Acre Hammond's Ferry Planned Development Located on the West Side of Georgia Avenue Between the North Augusta Greenway and the Savannah River (Revisions Relating Solely to Phase B of such Revised General Development Plan).

Please see ATTACHMENT #8 for a copy of the proposed ordinance.

ITEM 9. ADMINISTRATION: Resolution No. 2026-05 Authorizing the City to Purchase Real Estate Located within Riverside Village, Specifically Parcels B and D – Remove from Table

A resolution had been prepared for Council's consideration to approve Authorizing the City to Purchase Real Estate Located within Riverside Village, Specifically Parcels B and D – Remove from Table.

This resolution was tabled at the February 2, 2026 regular City Council meeting. A motion to remove the item from the table is required before Council can consider the resolution.

Please see ATTACHMENT #9 for a copy of the proposed resolution.

NEW BUSINESS

ITEM 10. PLANNING & DEVELOPMENT: Ordinance No. 2026-08 Authorizing and Approving the Execution and Delivery of a Fifth Amendment to Master Development Agreement and a Development Inducement Agreement; and Other Matters Relating Thereto – First Reading

An ordinance has been prepared for Council's consideration to approve Authorizing and Approving the Execution and Delivery of a Fifth Amendment to Master Development Agreement and a Development Inducement Agreement; and Other Matters Relating Thereto.

Please see ATTACHMENT #10 for a copy of the proposed ordinance.

ITEM 11. PLANNING & DEVELOPMENT: Ordinance No. 2026-09 To Approve the General Development Plan for the 201.8+ Acre the Hive Planned Development on the East Side of West Martintown Road Between Knobcone Avenue and Interstate 20 – First Reading

An ordinance has been prepared for Council's consideration to approve the General Development Plan for the 201.8+ Acre the Hive Planned Development on the East Side of West Martintown Road Between Knobcone Avenue and Interstate 20.

Please see ATTACHMENT #11 for a copy of the proposed ordinance.

ITEM 12. ADMINISTRATION: Resolution No. 2026-21 Authorizing Additional Golf Cart Parking and Pedestrian Safety Improvements in Riverside Village

A resolution has been prepared for Council's consideration to approve Authorizing Additional Golf Cart Parking and Pedestrian Safety Improvements in Riverside Village.

Please see ATTACHMENT #12 for a copy of the proposed resolution.

ITEM 13. PARKS & RECREATION: Resolution No. 2026-22 Authorizing CPST IV Activities Center Improvements

A resolution has been prepared for Council's consideration to approve Authorizing CPST IV Activities Center Improvements.

Please see ATTACHMENT #13 for a copy of the proposed resolution.

ITEM 14. PLANNING & DEVELOPMENT: Resolution No. 2026-23 To Approve Mural Installation at Creighton Park

A resolution has been prepared for Council's consideration to approve Mural Installation at Creighton Park.

Please see ATTACHMENT #14 for a copy of the proposed resolution.

ITEM 15. ENGINEERING & PUBLIC WORKS: Resolution No. 2026-24 Authorizing the City of North Augusta Amending the Previously Authorized Budget for the Watershed Tree Cutting, Removal & Disposal Project

A resolution has been prepared for Council's consideration to approve Authorizing the City of North Augusta Amending the Previously Authorized Budget for the Watershed Tree Cutting, Removal & Disposal Project.

Please see ATTACHMENT #15 for a copy of the proposed resolution.

ITEM 16. ENGINEERING & PUBLIC WORKS: Resolution No. 2026-25 Authorizing a Professional Engineering Services Contract for the CPST IV Bolin Road Resurfacing Project

A resolution has been prepared for Council's consideration to approve Authorizing a Professional Engineering Services Contract for the CPST IV Bolin Road Resurfacing Project.

Please see ATTACHMENT #16 for a copy of the proposed resolution.

NOTICE OF PUBLIC HEARING
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

NOTICE IS HEREBY GIVEN that the City Council of the City of North Augusta, the governing body of the City of North Augusta, South Carolina (the “City”), will conduct a public hearing (the “Public Hearing”) at 5:45 p.m., on April 20, 2026, in the City Council Chambers at the City Hall located at 100 North Georgia Avenue, North Augusta, South Carolina.

The purpose of the Public Hearing is to receive public comment with respect to an ordinance approving, among other things, a proposed Fifth Amendment to Master Development Agreement (the “Fifth Amendment”) by and among the City, Greenstone Hammond’s Ferry, LLC (the “Master Developer”), and certain Owners of real property in the Riverside Village development in the City (“Riverside Village”). The Fifth Amendment and the Master Development Agreement dated March 15, 2017 among the City, the Master Developer and certain other parties (as previously amended, the “Master Development Agreement”) pertain to certain real property comprising Riverside Village located in the area generally bound by the Savannah River to the south, Georgia Avenue to the east, the brick ponds to the north and the Hammond’s Ferry subdivision to the west, and those portions of Center Street and Railroad Avenue adjacent to such parcels, as applicable. Riverside Village is a mixed-use development combining civic, retail, commercial and residential uses, including, without limitation, single-family and multi-family residential, hotel, conference, hospitality, restaurant, stadium, recreational, park, entertainment and parking facilities in Riverside Village. The development use contemplated in connection with the Fifth Amendment is anticipated to include office facilities, together with ancillary parking facilities.

The Fifth Amendment provides for (1) the revision of the Master Plan for Riverside Village to modify the use of Parcel D in Riverside Village, and (2) the corresponding modification of certain Exhibits to the Master Development Agreement. The Public Hearing shall be conducted publicly, and both proponents and opponents of the proposed action shall be given full opportunity to be heard in person or by counsel with a time limit of five minutes per speaker, consistent with the City’s current rules.

A copy of the Master Development Agreement and the proposed Fifth Amendment will be available on and after Saturday, April 11, 2026 and may be reviewed in the office of the City Clerk during normal business hours or may be obtained by contacting the City Clerk via email at jpaul@northaugustasc.gov.

CITY OF NORTH AUGUSTA, SOUTH CAROLINA