

Aiken City Council MinutesREGULAR MEETING

January 28, 2013

Present: Mayor Cavanaugh, Councilmembers Dewar, Diggs, Ebner, Homoki, and Price.

Others Present: Richard Pearce, Gary Smith, Stuart Bedenbaugh, Glenn Parker, Charles Barranco, Tim Coakley, Kim Abney, Ed Evans, Larry Morris, George Grinton, Leslie Wilcher, Sara Ridout, Amy Banton of the Aiken Standard, Chad Mills of Channel 12, and about 60 citizens.

CALL TO ORDER

Mayor Cavanaugh called the meeting to order at 7:00 P.M. Mr. Pearce asked that those present join in a moment of silence in remembrance of our fallen Public Safety Officers and on the one year anniversary of the death of Master Corporal Sandy Rogers. He then led in prayer, which was followed by the pledge of allegiance to the flag.

GUIDELINES

Mayor Cavanaugh reviewed the guidelines for speaking at the Council meeting. He asked that those who would like to speak raise their hand and be recognized and limit their comments to five minutes.

RECOGNITION

Mr. Pearce welcomed George Grinton to the Council meeting, stating he had been selected to be the Director Elect for the Engineering and Utilities Department. He will take those responsibilities in full in May with the retirement of Larry Morris. He also introduced Leslie Wilcher, the new Project Coordinator for the Northside Revitalization Initiative Projects.

MINUTES

The minutes of the regular meeting of January 14, 2013, were considered for approval. Councilwoman Diggs moved, seconded by Councilman Ebner, that the minutes be approved as written. The motion was unanimously approved.

PRESENTATIONAiken Young Professionals
Chamber of Commerce

Mayor Cavanaugh stated the Aiken Young Professionals of the Chamber of Commerce would like to make a presentation to Council.

Mr. Derrick McLane stated he was the 2013 Vice Chair of the Chamber of Commerce's Aiken Young Professionals. He thanked Council for the opportunity to speak with Council. He said the Aiken Young Professionals is a group of 22 to 39 year olds. He said they hope to share some ideas and some things they would like to see happen in Aiken. About 15 to 20 members of the AYP were present. He said Aiken had done well in the past to be considered a retirement community. He said a good job had been done in marketing Aiken as a retirement community. He said the AYP hopes that they can start a discussion about how to attract and retain professionals of the younger generation to become a part of the community, since they will be the future citizens and leaders of the community.

He said the AYP just celebrated its fifth year of operation in 2012. There are approximately 230 members. The organization was developed after some discussions took place at the Chamber on how to create a place that could cultivate and engage young

people in the Aiken community. He said the mission of AYP is to provide an environment for young, career-minded individuals between the ages of 22 and 39 to meet and develop both socially and professionally.

Mr. McLane stated at the forum they held on Friday they tossed around a lot of ideas. He then showed a video clip that was taken by Todd Glover, City Manager of North Augusta. The video was of Dr. Yandle, Dean Emeritus of Clemson's College of Business and Behavioral Science and Professor of Economics Emeritus. Dr. Yandle stated the driving force of economic growth and progress in the cities and counties is delivered by young professionals. They are people 25 to 35 years old, usually with Bachelor's Degrees or higher. They are looking for wonderful opportunities and places to live. He said they want to go where there are other young people. They want to go to cool locations, where there are fun things to do, where there is attention to music, arts, drama, theater, and restaurants located in attractive places where people will sit and enjoy each other's company. They like locations where there is a large group of professional and business people like them. He said the future lies with the young professionals.

Mr. McLane stated the group had discussed ideas about arts and entertainment, infrastructure and development, sports and recreation, and communication. He said the City of Aiken already does a great job of programming different events, but many times those don't appeal to the 22-39 group or young professional people. He said in many cases it could be just altering some of the events and tailoring them to a younger crowd. Some of the things discussed were including "Funky Grassroots" bands and incorporating them with the Monday night concert series at Hopelands Gardens, or expanding events with open mic nights or weekend music in the park type events at Hopelands and really utilizing the amphitheater for different types of events. Also, work with the other venues in the community to bring quality programming that could attract people from Augusta, Columbia, and different places. That could be a comedian at the URS Center for Performing Arts or a band at the Convocation Center. They suggested really utilizing some of the nice venues in Aiken and bringing entertainment that might appeal to the younger set. He said Dr. Yandle had stated the young professionals like free entertainment. He said they want things that are frequent and on a regular basis that are cool and nice places to go. He said some of the most successful events in Aiken have been the Steeplechase, Lobster Race, and Aiken's Makin'. He wondered if such events could be smaller and done more frequently throughout the year. He said 5th Friday hosted by AYP was an example. He said they needed more help from businesses to be able to continue that, but those type things are good opportunities for the people of their age group to mingle and be a part of the greater community. Other events discussed were an expanded Farmers Market with other vendors, small craft shows, structured weekend events surrounding Hitchcock Woods and other local attractions such as hikes, tours, picnics, etc.

Mr. McLane stated the group discussed city infrastructure and development. He said the theme that was prevalent was affordable "trendy" downtown living. He said there are a few apartments above shops and high end condos. He said for the young professionals just getting out of college these are out of their reach. He said there needs to be a push to attract developers to build these types of apartments or duplexes within the downtown area to bring foot traffic and bike traffic to the downtown area. They talked about utilizing the parkways more with more seating areas and picnic sites. They talked about continuing the development of Union Street and the Gyles Park area. He said a great job had been done with the Train Depot, and it was felt more needed to be done to develop the area. They also talked about development near USC-Aiken and the hospital. He said there is a large university community, and the question is why they are not downtown. He pointed out, however, there is a Walmart, a Groucho's, and an apartment complex in that area, so there is no need to leave the area near the college. There was discussion as to what could be done to encourage the college group to come to the downtown area and to participate in the events in the city. They discussed creating bike/walking corridors between the southside/University to the downtown. They suggested providing safe and alternate routes to the downtown other than in a car.

The group talked about sports and recreation. They talked about the addition of patron operated lighting at Citizens Park and the Weeks Center. He pointed out there is a very

nice large green space at Citizens Park, but no lights. He said sometimes they might like to have a pickup game of flag football, but after work the field is dark. He suggested possibly the city could facilitate lighting on a timed basis so they could get up a game in the evening. They also suggested the creation of casual sporting leagues for football or kickball.

Mr. McLane stated he had talked about what the city already does. He said Aiken had done a terrific job with the variety of things that are offered to the young, old and in between, including families. He said the young generation is a generation that has a phone connected to their hip. He said there is facebook, twitter, and instagram. He said his mode of communication is instant as far as his phone. He questioned whether the city is utilizing that enough. He wondered if everyone is aware of all the ways of communication. He said he was aware of a community calendar, but wondered if it was promoted enough so people know what is going on.

Mr. McLane stated they were not recreating the wheel and was sure a lot of what he had said Council had heard before. He said the Young Professionals were hoping that what comes out of the discussion and presentation is more momentum to cultivate some of the ideas to make them a reality. He said the young people in Aiken just need places to go to such as the downtown, restaurants, entertainment venues, or other type sporting events.

Councilwoman Diggs stated she had attended some of the Young Professionals events and there was great participation, with dancing in the street and music. She pointed out there are things going on in Aiken with the Young Professional group. She said she was grateful that the group is trying to take this to another level.

Mayor Cavanaugh stated Mr. McLane had covered a lot of topics. He said he moved to Aiken in 1953 and there was not much to do in Aiken. He said Aiken has changed considerably since that time. He said he appreciated what the Young Professionals are trying to do. He felt that the city would help where possible. He pointed out that lighting at Citizens Park might be a possibility for games. He thanked Mr. McLane for his presentation.

Councilwoman Price thanked Mr. McLane for an excellent presentation. She thanked David Jameson also for birthing the Young Professionals. She said the young people had a lot of ideas, interest, and love for the city in the way they came up with their ideas. She pointed out how the group worked together as a team. She stated the city has a number of boards and commissions, and she would like for this to be extended to include the Young Professionals and their ideas. She said the Chamber has a Steering Committee of young people and she would like for that some way to be part of our team and process. The Steering Committee could take information back to the larger group. She said she would like to propose at the next meeting that the City have a Steering Committee with the Young Professionals included.

Mr. Pearce pointed out Council has the Horizons Retreat this weekend and that could be a topic of discussion. He said he had met with the Young Professionals about a year ago and he had also worked with the group on the 5th Friday events. The City contributed in-kind services such as trash barrels, police protection, and the stage for performances. The City has the AikenIS.com website. There is a community calendar. The City has a facebook and twitter account. He said we don't need to reinvent the wheel, but just need to better use what we have. He said the group of 235 people is very committed. He said he heard Dr. Yandle's presentation. He said there is a sub-committee with the Aiken Downtown Development Association, and they have been discussing the "cool" factor and what make a community attractive. He felt Aiken has it; it is just a matter of inventory and how we publicize it. He said the City Manager's Office is committed, and there may be some opportunities in the budgeting process to enable some of the ideas that Mr. McLane shared. He said there are some things the City can do. The City has a tremendous infrastructure and things that can be utilized.

Councilwoman Price stated in talking about Young Professionals we also need to remember young families.

BOARDS AND COMMISSIONS

Appointments

Trudy S. Boyd

Community Development Committee

Mayor Cavanaugh stated Council needed to consider a recommended appointment to the Community Development Committee.

Mr. Pearce stated Council has 7 pending appointments to fill vacancies on different City boards, commissions, and committees. One appointment is presented for Council's consideration.

Councilman Homoki has recommended that Trudy S. Boyd be appointed to the Community Development Committee to replace Alton Johnson. If appointed, her term would expire September 2, 2014.

For City Council consideration is approval of one appointment to the Community Development Committee.

Councilman Dewar moved, seconded by Councilwoman Diggs, that Council approve the appointment of Trudy Boyd to the Community Development Committee to replace Alton Johnson with the term to expire September 2, 2014. The motion was unanimously approved.

Councilman Dewar stated he would like to nominate James Archibald for the Building Code Board of Appeals Committee to replace Robert Besley.

Councilwoman Price stated she would like to nominate William Coscioni for reappointment to the General Aviation Commission.

Mayor Cavanaugh stated the nominations would be on the agenda at the next meeting.

ANNEXATION – ORDINANCE 01282013

2420 Whiskey Road

2424 Whiskey Road

Evie B. Cheek Jones

WIN Development LLC

TPN 122-18-06-007

TPN 122-18-06-011

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 1.03 acres at 2420 and 2424 Whiskey Road and zone it Planned Commercial (PC).

Mr. Pearce read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF APPROXIMATELY 1.03 ACRES OF LAND, MORE OR LESS, OWNED BY EVIE JONES AND LOCATED AT 2424 WHISKEY ROAD AND TO ZONE THE SAME PLANNED COMMERCIAL (PC) AND TO APPROVE A PROPOSED CONCEPT PLAN.

Mr. Pearce stated property owner Evie B. Cheek Jones owns 1.03 acres at 2420 and 2424 Whiskey Road. She has petitioned to annex these properties into the Aiken City limits. This property is located immediately adjacent to the Lowe's on Whiskey Road.

The Foresite Group wants to locate a retail business known as The Mattress Firm on these properties once it is annexed. The proposed zoning for the annexed properties is Planned Commercial (PC). Pursuant to our normal course of action with these types of

requests, this application has been reviewed by the Planning Department staff and the Planning Commission.

Mr. Pearce stated at the last meeting Councilmember Ebner asked about the need for a retention pond/ detention facility on the tract. Mr. Morris has reviewed this, and it is our understanding that the stormwater discharge can go into the George's Pond. Regarding the comment about extending Athol Road, it would cost approximately \$55,000 to extend the road to this property. A copy of the revised concept plan without the retention pond was provided to Council for information. The plan also shows the property stubbed out to parcels to the south and north of the property, but not a connection to Athol Road. He said we have not heard from the developer that they would be willing to connect to Athol Road, and it would be a considerable additional expense.

The Planning Commission considered this request at their December 11, 2012, meeting. After their review and opportunity for public comments, the Planning Commission voted 5-0 to recommend approving the annexation request and zoning designation upon the conditions that:

1. Any use permitted in the PC zone be allowed as long as the Planning Director determines additional vehicle trips per day do not trigger a traffic study;
2. The developer will sign a cross-access easement to allow for the future interconnection of this tract with adjacent properties;
3. The median for the entrance and exit will be a raised delta median type designed to prevent left turns onto Whiskey Road. Its design will be approved by the City On-Call Traffic Engineer;
4. The property developer will contribute the pro rata cost for the sewer line that was built in 2011 to this property;
5. The building setback from the southern property line be waived to be 5 feet instead of the normally required 25 feet;
6. The requirement to plant trees in portions of the planting strips along the northern and southern property lines be waived;
7. This development will comply with the LDR study by planting street trees, building sidewalk, and piping any open ditches along Whiskey Road;
8. Proof of recording a plat combining these two lots must be submitted to the Planning Department;
9. A revised Concept Plan listing all conditions of approval and any changes required by City Council be submitted within 180 days of final adoption of an ordinance after Second Reading and a Public Hearing; and
10. Within 180 days the applicant will sign an agreement stating all conditions of approval.

City Council approved this ordinance on first reading at the January 14, 2013, meeting. For Council consideration on second reading and public hearing is approval of an ordinance to annex into the Aiken City limits property at 2420 and 2424 Whiskey Road and to zone it Planned Commercial (PC) with the conditions listed in the ordinance.

The public hearing was held and no one spoke.

Councilman Dewar asked if the road were built if the money would come out of the Powderhouse Connector Road funds.

Mr. Pearce stated that was not contemplated in the project. He said staff is in discussion about the potential of scheduling the project with the property owners. He said Athol Road runs north-south and the connector to Powderhouse would be east-west. He said in talking about the One Cent Sales Tax approval process the first phase was to go east on East Gate and then go north to Centennial Drive.

Councilman Ebner moved, seconded by Councilman Homoki, that Council approve on second reading an ordinance to annex property at 2420 and 2424 Whiskey Road and zone it Planned Commercial (PC) with the conditions listed in the ordinance. The motion was unanimously approved.

COLONY PARKWAY – ORDINANCE 01282013AOrdinanceCarolina BayPrice AvenueTwo Notch RoadCarlos GarciaRCS CorporationTPN 106-08-05-001TPN 122-05-01-011

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance which had been prepared for the exchange of property on Colony Parkway near the Carolina Bay.

Mr. Pearce read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO CONVEY REAL PROPERTY TO CARLOS F. GARCIA.

Mr. Pearce stated as a result of the gyrotracking brush clearing we hired out at the Carolina Bay on Price Avenue between Colony Parkway and Two Notch Road, we have determined a property line matter needs to be addressed. It appeared the Garcias had been using some of the City's land and that the City was possibly using some of the Garcias land.

This underbrush clearing revealed a meandering property line between City-owned land and land owned by Carlos Garcia of RCS Corporation. The principals of RCS Corporation are Carlos and Karen Garcia.

The Garcias and City Staff see a benefit from straightening out this line to simplify future City activity on this tract.

To accomplish this real estate exchange, Council passed a Resolution to accept a deed of property from owner Carlos Garcia. Second, a review on first reading of an ordinance to deed to Carlos Garcia approximately the same amount of property passed on January 14. Since this exchange has been preliminarily approved, we need to proceed with second reading of an ordinance to convey a portion of the Carolina Bay property in order to straighten up this property line.

Mr. Pearce stated a plat of the exchange of property was included with the agenda packet. He pointed out that the Garcias were willing to convey Tracts A-1 and A-2 to the City of Aiken. Tract B would be the tract that the City of Aiken would convey to the Garcias. He stated the square footage in the exchange is very close to the same amount. He said the exchange of property is within two square feet, with the City of Aiken receiving the two square feet.

At the January 14, 2013 meeting, Council approved a resolution to accept a deed of property from Carlos Garcia and approved on first reading an ordinance to convey approximately the same amount of land from the Carolina Bay property to Carlos Garcia. For Council consideration is second reading and public hearing of an ordinance for the City of Aiken to convey a similar amount of property in exchange to Carlos Garcia.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Mayor Cavanaugh, that Council approve on second reading and public hearing an ordinance authorizing the City of Aiken to convey real estate property to Carlos F. Garcia in exchange of a similar amount of property to the City of Aiken. The motion was unanimously approved.

ANNEXATION – ORDINANCE

Aiken County Complex
1930 University Parkway
TPN 104-12-19-001
Planned Institutional

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration on first reading to annex Aiken County property at 1930 University Parkway and zone it Planned Institutional (PI).

Mr. Pearce read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 20 ACRES OF LAND MORE OR LESS, OWNED BY AIKEN COUNTY AND TO ZONE THE SAME PLANNED INSTITUTIONAL (PI).

Mr. Pearce stated Aiken County has filed an annexation application to place the 20-acre campus for the new Aiken County Complex into the Aiken City Limits.

Council previously approved a utilities request to Aiken County with the understanding that they would petition to annex this property within the city limits as soon as possible.

The Planning Commission met on January 15, 2013, and reviewed this application. They unanimously voted to recommend annexing this 20-acre parcel upon the following conditions being met:

1. That the conditions of the City services approval granted 11/12/2012 be met;
2. That the annexation not include any part of Lincoln Avenue;
3. That a new annexation petition be submitted with the correct acreage to include only the parcel on which the Government Center is being constructed minus the Lincoln Avenue roadway right of way; and
4. That the applicant sign an agreement to be recorded listing the conditions of approval within 60 days.

Mr. Pearce pointed out that Aiken County would not be annexing the roadway of Lincoln Avenue shown on the plat, and a new plat will be submitted showing the area to be annexed minus the Lincoln Avenue roadway right of way.

Aiken County has also requested that the property be zoned Planned Institutional (PI). Our Planning Commission is unanimously recommending that zoning for this parcel.

For consideration on first reading is an ordinance to annex 20 acres of land owned by Aiken County and zone it Planned Institutional.

Councilman Ebner asked if the boundary line would be changed to leave Lincoln Avenue outside the city.

Mr. Pearce stated there was no need to annex the small section of Lincoln Avenue because the remaining roadway of Lincoln Avenue is not in the city limits. He said the city would rather have the entire roadway of Lincoln Avenue, not just a small section. With just a small portion in the city, it would make some difficult enforcement issues for the city. The proposed annexation would exclude the Lincoln Avenue right of way.

Councilman Dewar moved, seconded by Councilwoman Diggs, that Council approve on first reading an ordinance to annex 20 acres of land owned by Aiken County on University Parkway and zone it Planned Institutional (PI). The motion was unanimously approved.

SPCA – ORDINANCE

Concept Plan Amendment
Storage Shed
Willow Run Road
TPN 120-20-01-008
Aiken SPCA

Mayor Cavanaugh stated an ordinance had been prepared for Council’s consideration to amend the concept plan for the Aiken SPCA located on Willow Run Road.

Mr. Pearce read the title of the ordinance.

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR PROPERTY LOCATED AT 199 WILLOW RUN ROAD AND OWNED BY AIKEN SPCA.

Mr. Pearce stated the Aiken Society for the Prevention of Cruelty to Animals (SPCA) has requested an amendment to its previously Council-approved Concept Plan to allow for the addition of a portable storage shed to this property.

The Planning Commission met January 15, 2013, and voted unanimously to recommend allowing this amendment to the Concept Plan.

For Council consideration on first reading is an ordinance to amend the Concept Plan for the Aiken SPCA to allow the addition of a portable storage shed to this property.

Councilwoman Diggs moved, seconded by Councilwoman Price, that Council approve on first reading an ordinance to amend the Concept Plan for the Aiken SPCA to allow the addition of a portable storage shed on the property. The motion was unanimously approved.

CHUKKER CREEK SCHOOL – ORDINANCE

Chukker Creek Elementary School
1830 Chukker Creek Road
Concept Plan
Traffic Congestion

Mayor Cavanaugh stated an ordinance had been prepared for Council’s consideration to amend the concept plan for the Chukker Creek Elementary School at 1830 Chukker Creek Road.

Mr. Pearce read the title of the ordinance.

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR PROPERTY LOCATED AT 1830 CHUKKER CREEK ROAD AND OWNED BY THE AIKEN COUNTY PUBLIC SCHOOLS.

Mr. Pearce stated the Aiken County Public School District owns property at 1830 Chukker Creek Road. Chukker Creek Elementary School is located at this address. The School District has experienced traffic congestion at the school when parents, guardians, and caregivers pick up and drop off students at the school during the school year. The S.C. Department of Transportation has approved the School District taking this action to get this backed-up car line off of Chukker Creek Road right of way.

The School District proposal to lengthen the car pick up and drop off line was provided to Council. This 1,800-foot-long extension to the existing car line allows for two more lanes as well as 40 additional parking spaces to the south of the building.

Mr. Pearce stated the information in the agenda packet shows the concept plan, the proposed stacking lanes, the additional parking spaces, and the existing trees in the area. He said representatives from the School District are present, as well as Tilden

Hilderbrand from Hass and Hilderbrand, to answer any questions. Also, some concerned citizens are present as well. Also provided to Council was a letter from the Woodside Plantation Property Owners Association, expressing their concern that some sort of buffer be in place between the school property and Woodside Plantation. Some material was also provided by Philip Winsor, a resident on Winged Elm Circle that backs up to the School District property. Mr. Winsor would like to make a presentation to Council.

The Planning Commission met on January 15, 2013, and unanimously approved this Concept Plan amendment.

For Council consideration on first reading is an ordinance to amend the Chukker Creek Elementary School Concept Plan to allow the addition of 1,800 more feet of pavement and 40 more parking spaces.

Mr. Tilden Hilderbrand, of Hass and Hilderbrand, stated he was present representing the Aiken County Public Schools. He said present, representing the School District, were David Caver, Kevin Chipman and Amy Gregory. Mr. Hilderbrand briefly reviewed the plan for the school. He said Chukker Creek School was built in 1994. Since that time the area has grown, increasing traffic on Chukker Creek Road. He pointed out in the agenda packet a letter from the Aiken County Transportation Committee written by its Chairman Johnny Beam, requesting that the School District look into the traffic problems on Chukker Creek Road and recommend solutions to the problem. The Transportation Committee agreed at that time that they would try to assist with funding the project if it was within their guidelines. Prompted by that letter, the School District asked his firm if they would try to come up with some solutions to the existing problems on Chukker Creek Road and on the school campus. He said, as they do with all school projects that involve alteration of the infrastructure on the campus, they contacted South Carolina Department of Transportation Traffic Engineering Department. A representative of SCDOT came down on September 20, 2012, and observed the traffic at the school, primarily in the afternoon pick up. That is usually the time when traffic problems are the worst. He observed that the stacking area in front of the school was filled and there were 1,800 feet of cars lined up on Chukker Creek Road toward Whiskey Road and 500 feet of cars lined up on Chukker Creek Road towards Plantation South and The Ridge to the south of Chukker Creek School. Mr. Hilderbrand stated the information was passed on to his firm, and they came up with a plan. He said that plan is included in the agenda packet. He pointed out the area to the right is the additional stacking that is proposed at the school. He pointed out the current stacking at the school, the car drop off, car pick up and staff parking. He said they have proposed an addition of a little over 1,800 feet stacking of two lanes on the campus to alleviate the problem. He said a similar plan has been done at a number of schools. He said the plan provides a lot of length in a small space. He said the proposed stacking is enough to get the cars off of Chukker Creek Road and onto the school campus. Mr. Hilderbrand stated the SCDOT representative noticed a number of cars parked in the right of way of Chukker Creek Road. The staff parking lot was filled to overflowing and cars parked on top of the hill out into the right of way of Chukker Creek Road. Mr. Hilderbrand said to alleviate that problem he had also incorporated 40 additional parking spaces around the side of the bus lot. Mr. Hilderbrand showed another drawing of the proposed drop off loop. He said this is a revision of the plan presented to the Planning Commission. He said they have increased the buffer widths along the adjacent residential property to the north and to the east. He pointed out the lots which are part of Woodside Plantation. He said previously there was a 10 foot undisturbed buffer along the property lines and it had been increased to a 25 foot undisturbed buffer. He pointed out that along those property lines they had also preserved approximately 11 measurable trees along both property lines. He said they lengthened the interior loop so the stacking length was still the same as before and still accommodate fire truck traffic through the loop, so more of a buffer could be provided to the neighbors. He said a 10 foot undisturbed buffer is required by the ordinance, but a 25 foot undisturbed buffer was being provided in the plan. He said the plan would be reviewed by the Planning staff to see if any enhancements would be needed to add additional screening.

Mr. Hilderbrand noted that on the Woodside property there is a 20 foot buffer along the northern property line and a 25 foot buffer along the eastern property line. The closest

that the road would come to the property line in one area is 36 feet. The closest that the road would come to the property line to the north would be 42 feet. He showed a grading plan showing that the grading itself along the northern and eastern property lines comes no closer than 25 feet. Mr. Hilderbrand showed a picture of the typical vegetation on the school site in the buffer area that would remain in place along the two property lines.

Mr. Hilderbrand stated he would like to address the concerns that Council has from Mr. Winsor. He said Mr. Winsor is an adjacent resident. He said Mr. Winsor has concerns about stormwater. There will be a detention area provided on the school property in the southwestern corner of the property. He pointed out the City of Aiken has a very restrictive Stormwater Ordinance which will reduce the release rate in a 25 year storm event to a two year undeveloped rate. He said it is felt that the stormwater will be managed properly. He said Mr. Winsor made reference to the buffer width. He said in taking into consideration Mr. Winsor's comments they have widened the undisturbed buffer from 10 feet to 25 feet. He pointed out that on Mr. Winsor's side of the property there is a 20 foot buffer.

Councilman Dewar asked if the land was sloped so the stormwater would flow to the detention pond or would there be a way to force the water to the pond. Mr. Hilderbrand responded that the entire property slopes from the north to the south. There would be a series of traps on each side of the roadway in various locations so the water would be piped. He said the entire property slopes toward the detention pond.

Councilman Dewar asked what material would be used for the parking lanes. Mr. Hilderbrand responded the road would be paved with typical impervious asphalt pavement.

Councilman Dewar asked about the lanes. Mr. Hilderbrand stated DOT prefers that the double lane occur along the loop and then come back into a single lane. They do not ask that you show striping to do that. He said they are hopeful that there will be enough stacking so they don't double stack. However, there is adequate width to double stack. If it needs to be striped to regulate it, the striping will be done. Mr. Hilderbrand stated currently there is a double lane pickup at Chukker Creek. He said staff is in the parking lot, and they regulate a certain number of cars. Both lanes fill up and they let that number of cars go. Then they have another block of cars. They strictly regulate traffic based on that method. In this case there would be two lanes the entire length of the loop and the drop off area. He felt this would accommodate all the vehicles.

Councilwoman Diggs ask how long it takes for traffic to clear on a normal school day. Ms. Gregory responded it takes about one hour. Councilwoman Diggs wondered if the proposed plan would reduce the time. Mr. Hilderbrand responded that he felt the timing would be about the same. The problem now is that one hour of cars backs up in Chukker Creek Road. With the new plan there would be no time for cars in Chukker Creek Road, but the cars would be on school property. He said his understanding is that there have been numerous complaints and a number of accidents in Chukker Creek Road because the road is virtually blocked at school time. Currently, residents in the area can't get through Chukker Creek Road.

Mr. Tony Sealy stated he had lived in the area for over 35 years and watched the school get built and grow. He said he had sat in the line for 45 minutes or longer trying to get back home at times. He said he would like to recommend that City Council approve the proposed plan. He felt the plan would give some relief on Chukker Creek Road. He said it is difficult to get through Chukker Creek Road in the early morning hours and in the afternoon when school lets out and sometimes very dangerous. He said Chukker Creek Road is a two lane road and one lane is being used as a stacking area for the school. He felt the proposed plan was a good approach to solve the problem. He asked that Council vote in favor of the plan.

Mr. Ronny Raum of Oakbrook Drive, thanked the School District for a very proactive solution to a very serious problem. He said what the school has planned not only alleviates a very serious safety hazard, but also meets or exceeds the city's requirements.

They have increased the width of the buffer and taken adequate care of the drainage. The bottom line is that sooner or later there will be a fatal accident on Chukker Creek Road if the congestion is not solved. He felt the proposed plan solves the problem and meets the requirements. He urged Council to amend the Concept Plan.

Mr. Philip Winsor, of Winged Elm Circle, thanked Mr. Hilderbrand for addressing part of his concerns. Mr. Winsor stated the original plan showed a 10 foot buffer. That has been increased now, but he is still concerned. He pointed out the contour lines across the roadway. He said there is a crown in the middle of the road, which means that one half of the center line of the road there will be a paved service which will contribute runoff to the embankment going to the adjacent properties. He pointed out three of his neighbors are present—Mr. Day, Mr. Hope and Mr. Eagerton. He said the soil conditions around the area contain a clay strata and kaolin in the area. He said he has pictures of his home that show runoff from adjacent properties coming down the hill and actually running across his lawn. He said he would not want to see the same thing happening from the school property, because he has done a great deal of work on his property to keep water out from underneath his house and the walkout basement. He asked why the detention pond could not be located in one of the internal spaces on the school property rather than in the corner shown. He said there is a catch basin storm drainage system which collects to the detention pond. He expressed concern about the buffer area. He said the picture shows the area heavily wooded, which leads people to believe that there is a tremendous amount of growth between the abutters and the school property. He said it was mentioned there would be a 20 to 25 foot buffer. He pointed out there are two detention or retention ponds in the golf course area. There is also a catch basin on the property line between his property and his neighbor's property. He displayed a picture showing the view at the back of his house and the fence. He said it is pretty wide open. He said he and his neighbors are concerned about the engine noise from stacked cars, and about odors and carbon monoxide from auto exhausts. He also pointed out the entire serpentine roadway will be paved. He said the use of the road would primarily be 45 minutes to an hour each day. He said from what he had observed the drop off is not really a concern, as parents drive through and drop their children off for school. The problem is the pick up time at the end of the day. He was concerned about the extent of clearing and trees being damaged because of excavation. He suggested a 45 foot wide buffer to give everyone a chance to have some screening between their fence line and the school property. Then the grading and tampering with the existing plant materials would begin farther away. He felt the clearing would be destroying an entire piece of property, as far as habitat is concerned. The area is currently a very natural area.

Mr. Winsor stated we have heard nothing from the people on Glen Haven. He said there are two corner properties that probably have a similar condition to his back yard. He pointed out Mr. Hope, Mr. Eagerton, and Mr. Sweeney all have properties that are cleared all the way to the fence. He said residents in the area had received a letter advising them of the hearing before the Planning Commission. He said, however, they have no way of knowing who received notification of the meeting. He said he got the impression that what they received in the mail was official notification of the work to take place. He said Council's packet and what was emailed to him by the Planning Department was a series of documents that was the information of around January 3, 2013. He said he and some of his neighbors tried to figure out how they could address the issues they see with the plan as abutters. He felt there should be some method, possibly by registered mail, that abutters are notified of a project and there is a record of who has been notified, so they can plan a response.

Mr. Winsor stated he agreed there are problems of cars stacking on Chukker Creek, however he has several questions. One, was what is happening to the school buses. He said he had heard there were only 5 to 7 school buses serving the school, because many parents have elected to drive instead. He said that exacerbates the problem on the road. Mr. Winsor stated he had a sketch of a suggested buffer strip as well as a multi-lane approach and assigning of a custodian for an hour in the afternoon to control traffic. He said he had been involved in school design for 35 or more years in some major projects. He showed a sketch of a series of double lanes containing about 1,200 feet. He said the point is that with the proper management you can release children at a much faster rate than what is presently taking place. He said then that would mean they would be out of

there faster, probably about half of the time that it takes now, and the few cars that would be on Chukker Creek would not be there very long. He said he agrees there is a problem on Chukker Creek Road, but he disagrees with the solution and feels it has gone too far for the amount of property.

Mayor Cavanaugh asked staff if the property was posted to notify neighbors of the proposed change. Mr. Pearce responded that the property was posted, and, in addition to posting, letters are sent to adjacent property owners. That information is available for public inspection in the Planning Department.

Mayor Cavanaugh stated Mr. Winsor had indicated that in his proposed plan there would still be some cars on Chukker Creek Road. Mr. Winsor responded there would be cars on the road only a short time, according to what he could determine, since he did not have the engineering information. Mayor Cavanaugh stated he felt if there were any cars on Chukker Creek Road there could still be a chance of someone having an accident.

Ms. Noel Johnson, of Chukker Creek Road, stated she had lived there for twelve years and had watched the road change drastically. She said the area includes not only young families and a school, but includes a lot of beautiful land that has horses on it. She said in the area where she lives the road is often walked by children. They ride bikes. There are dogs. There are horses. She said she had been on Chukker Creek Road with a horse in her trailer for over 45 minutes. She was concerned about the horse and a serious accident. She said this is compounded because of the amount of construction in The Ridge. She said there are concrete trucks, delivery trucks with lumber, bricks, etc. She was concerned about the traffic in the area and the possibility of an accident. She said the concern is not only for the children, but the neighborhood, how it is used and how it has changed. She asked that Council do something to clear the road before someone gets killed. She said this is a serious situation.

Ms. Sandy Randall, of Sunshine Circle, stated she had watched the area grow and the traffic increase. She said she had sat in the traffic sometimes up to an hour. She said she loves wildlife and agrees there are beautiful trees to preserve. However, she also feels that our most valuable resource that we have to offer is our children. She said if some trees have to be removed, more trees can be planted, but if we lose a child you cannot get a child back. She said the traffic is a very dangerous situation and a serious problem. She said we need to consider people, especially children, because you cannot get one back.

Ms. Virginia Dunkelbarger, of Oak Grove Drive, stated she lives near the school. Before the school was built she had a fire at her house, and the fire trucks were able to get there quickly. She said today, however, she would be concerned whether a fire truck could get through to fight the fire. She pointed out the school property does back up to nice homes in Woodside. She felt people should be considered and that people were being very reasonable in being concerned about their property that backs up to the school property. She said she had been in real estate for over 50 years and knows that what surrounds property makes a difference when they want to sell their house. She suggested that possibly Norwegian fir trees, camellias or other trees could be planted in the buffer zone between the school and the houses in Woodside. She pointed out there is a cut through from Woodside into Chukker Creek Road, and that adds to the traffic on Chukker Creek Road. She stated if there are children from Woodside who attend Chukker Creek Elementary, perhaps there could be an exit into Woodside for those whose children live in Woodside. She said she appreciates the fact that people in Woodside are willing to listen and discuss the problem and solution. She said the traffic situation is dangerous, and people are stuck in the line for a long time. She pointed out when construction is going on in The Ridge there are big trucks carrying construction materials, etc. She pointed out Mr. Hilderbrand had adjusted things in the proposed plan to try to accommodate some of the residents' concerns. She felt something needs to be done for the serious traffic problem and safety concerns.

Mr. Mathew Golden stated he had bought a house in Riverbluff and his children would be attending Chukker Creek Elementary School next year. He said they currently attend

Mossy Creek Elementary School in North Augusta. That school had a similar traffic situation, and the school handled the situation with a solution similar to that being considered for Chukker Creek. He said the solution worked for a while, but as the area grew traffic again became a burden. He felt that would happen on Chukker Creek again at some point. He suggested adding an extra lane on Chukker Creek Road in front of the school. He pointed out that if an extra lane is not added, the traffic will again come back out on Chukker Creek Road in the future. He said an extra lane was added for the Mossy Creek School on Five Notch Road, and that has resolved the problem combined with the winding lanes on the school property.

Mr. Hilderbrand stated he would like to address Mr. Winsor's concerns. He addressed the concern about the roadway. He said the roadway is crowned, but there is also a curve on both sides of the roadway so the pavement surface will drain to the curve and then drain to the storm drain. He said the water from the pavement will be contained. There will be a grass shoulder along both sides and then a transition down to existing grade. He addressed the comment about relocation or potentially multiple locations of detention ponds. He pointed out two storm traps that are close to the same elevation of two other storm traps so there is no potential of putting a detention between the two sections of roadway. The next open area is very narrow and confined, and the grade transition is quickly uphill, so there is no room for detention there. He said there is some potential for a detention pond in another area which would require the removal of more trees. He said the lowest point on the site is the area designated for the detention pond, so it is the logical place for the detention pond so it collects all the water from the site in one location and requires less tree removal.

Mr. Hilderbrand showed a couple of pictures. He said the picture was taken standing at the fence at Chukker Creek looking into Mr. Winsor's backyard. He pointed out the buffer area for Woodside Plantation at the back of Mr. Winsor's property has been completely cleared. The buffer no longer exists. He showed another picture of the 20 foot buffer completely cleared at the back of Mr. Winsor's property. He showed a picture of the vegetation in the buffer area on the school side of the property line.

Mr. Hilderbrand stated regarding Ms. Dunkelbarger's suggestion regarding the planting of trees, he said typically when a commercial, multifamily, or institutional property develops and an undisturbed buffer is required, the Planning Department makes a call as to whether additional vegetation should be planted to enhance the buffer. Typically undisturbed vegetation is not removed to install additional trees. The Planning staff makes recommendations for potential additional vegetation to provide screening between two uses.

Mr. Hilderbrand stated regarding Mr. Winsor's sketch for a potential layout of the parking lot, it needs to accommodate fire truck access. He said that is a major consideration in designing the drop off loop.

Mr. Hilderbrand stated Mossy Creek Elementary School had been mentioned. It had been stated that some turn lanes had been added to the drop off loop for the school. Mr. Hilderbrand stated in this case the tapers and turn lanes already exist on Chukker Creek Road. It is hoped that those would not be utilized. The DOT Traffic Engineer Department feels that the lanes would not be utilized.

Councilman Homoki asked who owns the property on the southwest side of the school beyond the athletic field. Mr. Hilderbrand stated the School District owns a portion, and Woodside owns some property. He stated along Woodside Plantation Drive there is a buffer strip owned by the Woodside Property Owners Association. Councilman Homoki stated, regarding the comments from Mr. Golden about Mossy Creek, he wondered if there is a chance that something could be added there. Mr. Hilderbrand stated typically DOT discourages mixing of bus traffic and car traffic, and if drop off were to occur there that would be the case. He stated that loop, other than staff parking, is dedicated to bus traffic only. There was discussion as to where the students meet their drivers. Ms. Gregory explained the pick up process.

Councilman Ebner asked about the information regarding Phasing Sequence for expansion. He wondered if there would be expansion at the school. Mr. Hilderbrand stated that was just an example for information showing the winding drop off loops.

Councilman Ebner asked if the proposed parking sketch suggested by Mr. Winsor for parallel parking would take less space versus the serpentine lanes. Mr. Hilderbrand stated he was not familiar with Mr. Winsor's suggestion, but it is basically a parking lot. He said it appears the plan would require more administration in the parking lot to load the children in cars though it might take less space. It was pointed out that if school lets out at 2:15 p.m. the cars start lining up at 12:30 p.m. Mr. Hilderbrand stated there had been some comments about expansion of the Chukker Creek Elementary School. He said expansion of Chukker Creek is not in any near term plans. He said the school capacity is typically limited by the cafeteria and restroom facilities. He said presently the school starts serving lunch at 10:15 a.m. and finishes at 12:45 p.m. He said there is not a lot of room for growth with the core facilities as they are now. He pointed out a cafeteria is the most expensive part of a school. He said they don't see any near term expansion at Chukker Creek.

Mr. Tim Obriant stated he would comment regarding the parallel parking idea. He said he was involved when his two boys were at Aiken Elementary School. He pointed out the school has a large parking area and a long road that goes to the school from the bypass. He said at that time people parked in the parking lot and along the roads. He said the children were picked up in about 15 minutes, but he felt the plan was horrifying as the small children were running amongst cars trying to find their parents. He said he was involved with a committee at the school to change the system. He said he traded the 15 minutes of horror for sitting in line for an hour every afternoon to pick the children up. He said he would discourage anyone from considering a large parking lot where young children are dismissed from school.

Councilman Homoki stated it seemed the parallel parking system would be efficient. He said he could not understand the difference. He said he could not understand why children would run to the cars if it is parallel parking as opposed to not letting children run to cars with the serpentine roadway. He said if the children cannot run to the cars in the serpentine pattern why would they be allowed to run to the cars on a parallel system. Ms. Gregory explained how the traffic system works at the school.

Councilwoman Price moved, seconded by Councilwoman Diggs, that Council approve on first reading an ordinance to amend the concept plan for Chukker Creek Elementary School located at 1830 Chukker Creek Road to allow the addition of 1,800 more feet of pavement and 40 more parking spaces. The motion was unanimously approved. Second reading on the ordinance will be held on February 11, 2013.

SHILOH SPRINGS

Public Information Hearing Radium Removal Project

Mayor Cavanaugh stated this item is a public information hearing on the Shiloh Radium Removal Project.

Mr. Pearce stated that the City of Aiken received a reading of 5.8 pCi/L of radium in the water source at the Shiloh Springs site. With that reading the City is under a mandate from the South Carolina Department of Health and Environmental Control to provide notice to the public about the city's measures being taken to address radium in the water supply.

Mr. Pearce stated as a final step to abating radium in the Shiloh Springs water supply, SCDHEC has required a Professional Engineering Report (PER) that sets forth the City of Aiken proposal to abating radium from continuing to show up in this water source.

The plan was provided to Council for review. We are in the process of obtaining a forgivable loan to cover the costs budgeted this fiscal year to install appropriate filtration

equipment that will remove radium from the spring water. He said we should know in about 30 days whether there will be a forgivable loan to cover the anticipated \$1.5 million cost in this year's budget for the filtration equipment.

This public hearing is being held to meet SCDHEC requirements.

Mr. Larry Morris, Engineering and Utilities Director, stated one of the requirements of DHEC is that we have a public hearing on this matter. He stated he has fielded phone calls every three months when the radium notice is sent out which is an EPA requirement. He said the public hearing is at the end of the process. He said plans had been submitted to the SCDHEC. He said it has taken about a year to develop the plans for the filtration system. The plans are currently under review. With the implementation of the plan that is in the report, the city will be able to remove all radium from the 1.5 million gallons of water per day of water from Shiloh and come back into compliance. He said we did study several different methods of radium removal and settled on this type of infiltration system. We will not be using a system that uses throw away bags because the bags become radioactive and have to be handled as a low level waste, whereas with the material in this system we can backwash the filters prior to them getting enough radium to have that issue. The water would be pumped into the sanitary sewer system and treated at the Horse Creek Public Service Authority plant.

Mayor Cavanaugh asked if there was a timeline as to when the work would be done. Mr. Morris responded that within 30 days we should have the final approval and construction permit from DHEC. The advertisement for bids has been completed and will be submitted to DHEC and EPA for approval. It will take approximately one year to complete the project once we have received the bids. The bids will probably be received sometime in April with construction beginning in May. By May, 2014 the plant should be completed.

Councilman Dewar asked where the radium was coming from. Mr. Morris stated Jim Heffner had talked about that when he came before Council a few months ago. Dr. Heffner is a hydro geologist. He feels that the radium is coming from natural decay of uranium in the base rock that is very close to the surface and close to Shiloh Springs.

Mr. Pearce pointed out there is a kaolin bed and the water travels from the rock bed, the kaolin bed, to our source. There has only been one average reading of 5.8 and no other average readings that high. Mr. Morris stated the reading is an average reading, and we have not had an average that high since that average in 2009. It is a very complex system there. Water comes out of the sand hills surrounding the springs, travels on top of a kaolin bed that is in contact with the granite below, and that is where we feel the radium is coming from.

Councilman Dewar asked about the \$1.5 million. He wondered if that was the amount of the loan.

Mr. Pearce stated the \$1.5 million is a forgivable loan available through the state, and it would purchase the filtration system that we would install on site. He said the \$1.5 million is in the budget for this year. The city made application for the forgivable loan. Councilman Ebner asked if the loan is approved, if the budget could be reduced by that amount. Mr. Pearce stated the forgivable loan is in the budget as a revenue source for this project. Councilman Ebner pointed out Council voted to raise the water and sewer rates. Mr. Pearce pointed out those rate increases had nothing to do with the Shiloh Springs project. He said the rate increase was to cover inflation and water meter service replacement.

Councilwoman Price stated she was concerned about safe drinking water. She said this water supplies the northside of town. She said the city has been dealing with the radium for some time. She wondered why we waited so long to correct the problem.

Mr. Pearce stated we have not waited to correct the problem. We had one average reading of 5.8 and have not had an average reading that high since. That reading was in

2009. Mr. Morris stated DHEC does the testing. They average four tests, and 5.0 is the limit. Our average one time was 5.8. He said one has to drink about two gallons a day of the water for 70 years to have a chance of developing a problem. He said when we have questions from citizens regarding the radium they are referred to the DHEC website. If they have concerns, they are urged to contact their physician. He said the radium rate is a very low risk. The Shiloh Springs plant has been running since about 1909, and the radium standard has not been in effect that long. This is the first time we have had a problem. In answer to a question regarding the length of time to install the filtration system, he said it would be about one year. The timeframe was approved by DHEC in the Consent Order that we are working with. He said the city is making the milestones in the consent order. The first thing done at DHEC's urging was to drill a test well on the Shiloh site. If that test well had come up radium free, we would have been able to use that water to dilute our other water there. It did not come up with a low enough rating. It came up at about 2 pCi/L. We were not confident with the 2 level that we could maintain the 5.0 or below level. That is when we met with DHEC and showed them the results of the test well. That is when they asked us to start designing filtration. He pointed out the PER is dated February, 2012. He said we have been working with DHEC and meeting their timetable. He said the radium level is not a high risk level.

Councilwoman Price stated her opinion is that if it contains radium, it is a danger. She said she was wondering about the timetable and when the filtration system would be installed. She stated this affects people in the area who already have health problems, and that is her concern.

Mr. Morris stated the city has been working with DHEC on the matter, and they have not requested the city to move faster on the matter. He said the 5.0 rating is allowable by federal law.

Councilman Homoki asked Mr. Morris to briefly describe the filter system. He wondered if it was an active or passive filter system. Mr. Morris responded it is an active pressure filter system. We will be picking up the water from the spring, putting it through the pressure filter system that is active so as the radium collects in it and reaches a certain level, it will trigger a backwash system on the filter. Then the backwash will be sent through the sanitary sewer for treatment at the Horse Creek Public Service Authority. The treated filtered water will go back into our collection well, the existing well at Shiloh Springs, where we will put lime into the water to adjust the pH, put chlorine in it as required by DHEC, fluoride in it to protect teeth, and then it gets pumped into our system.

Councilman Homoki asked if there had been any kind of medical problem associated with individuals being served by this water source. Mr. Morris stated we have not done any type of medical evaluation. He said that is not a requirement of DHEC. If they see a radium level high enough they will shut the plant down. He pointed out there are other plants through the radium belt which stretches along the fall line, basically from Florence, Columbia and down to Aiken.

Mayor Cavanaugh asked if anyone in the audience would like to speak on the matter. No one spoke.

Mr. Pearce stated no action is required by Council. The matter is a public hearing to provide public input.

INFORMATION

Mr. Pearce stated he had distributed a response to Councilman Dewar's memo which he mentioned at the last Council meeting regarding Public Safety personnel.

Mr. Pearce stated also there was a request for an executive session from Councilman Ebner.

EXECUTIVE SESSIONLegal Matter

Mayor Cavanaugh stated Council needed to go into executive session to discuss a legal matter related to certain infrastructure.

Councilman Homoki moved that Council go into executive session to discuss a legal matter related to certain infrastructure. The motion was seconded by Councilman Dewar. The motion was approved by a vote of 5 in favor and 1 opposed. Councilman Ebner opposed the motion.

Councilman Ebner stated he had asked for only City Councilmembers, the City Manager, and City Attorney to be present at the executive session.

Mr. Gary Smith, City Attorney, stated he would prefer to address that issue in executive session. He said otherwise Council would need to have a discussion about the entire reason for going into executive session. He felt it would be more appropriate to have the discussion in executive session.

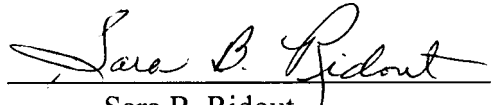
Council went into Executive Session at 9:08 P.M.

After discussion Council returned to the Council Chambers and Councilman Homoki moved, seconded by Councilwoman Diggs, that Council come out of Executive Session. The motion was unanimously approved. Council came out of Executive Session at 9:36 P.M.

Mayor Cavanaugh stated a legal matter was discussed regarding infrastructure and no action was taken by Council.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:36 P.M.


Sara B. Ridout
City Clerk