

Aiken City Council Minutes

March 11, 1996

EXECUTIVE SESSION

Present: Mayor Cavanaugh, Councilmembers Anaclerio, Papouchado, Perry, Price, and Radford.

Absent: Councilmember Clyburn.

Others Present: Steve Thompson, Gary Smith, Frances Thomas, Roger LeDuc, and Sara Ridout.

At 5:35 P.M. Councilwoman Papouchado moved, seconded by Mayor Cavanaugh and unanimously approved, that Council go into executive session to discuss a contractual matter. After discussion Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the executive session end. The executive session ended at 7 P.M.

At 7 P.M. City Council held a work session with a presentation by Mr. Bill Weiss, of the Sunrise Rotary Club, giving an update to Council on the efforts to develop a Sister City Program for Aiken. Mr. Weiss identified the City of Orvieto, Italy, as a candidate for the Sister City status with the City of Aiken.

Also members of the Board of Directors of the Chamber of Commerce appeared before Council to discuss their request that they be allowed to build a Chamber of Commerce office on Richland Avenue at Greenville Street and the denial of the request by the Historic Preservation Commission. The Board members were asking what course of action they might be able to take since the request had been denied by the Historic Preservation Commission. After discussion Council agreed to write a letter of support of the Chamber's request and asked that the Historic Preservation Commission consider looking at the Chamber's plans for the property and consider how they might fit in the area at Richland and Greenville.

At 7:20 P.M. Council held a pre-Council discussion of agenda items and upcoming events.

REGULAR MEETING

Present: Mayor Cavanaugh, Councilmembers Anaclerio, Papouchado, Perry, Price, and Radford.

Absent: Councilmember Clyburn

Others Present: Steve Thompson, Gary Smith, Frances Thomas, Roger LeDuc, Ed Evans, Carrol Busbee, Anita Lilly, Stanley Quarles, Andy Anderson, Sara Ridout, Chasiti Kirkland, of the Aiken Standard, Chandra McLean, of the Augusta Chronicle, and 12 citizens.

Mayor Cavanaugh called the meeting to order at 7:45 P.M. Steve Thompson, City Manager, led in prayer which was followed by the pledge of allegiance to the flag.

The minutes of the meeting of February 26, 1996, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilman Radford and unanimously approved.

BOARDS AND COMMISSIONSAppointmentsPlanning CommissionAnnexation Study CommitteeEnvironmental CommitteeAccommodations Tax Advisory Committee

Mayor Cavanaugh stated Council needed to consider appointments to various boards and committees.

Planning Commission  
Boylston, Lee

Mr. Thompson stated Ms. Charlotte Raiford has asked that Council consider finding a replacement to serve out the remainder of her term, expiring December 1, 1996. Planning Commission members serve three year terms. The Planning Commission has recommended that Lee Boylston, 108 Sweetbay Drive, be appointed to the Planning Commission.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council appoint Lee Boylston to the Planning Commission to fill the unexpired term of Ms. Charlotte Raiford, with the term to expire December 1, 1996.

Annexation Study Committee  
Roberson, Bernette

Mr. Thompson stated Council has appointed the chairman of the Annexation Study Committee, Ms. Rachel d'Entremont, to the Planning Commission and needs to fill the vacancy on the Annexation Study Committee. The term of Ms. d'Entremont will expire May 20, 1996, and Council may wish to appoint the replacement for an additional three year term. Ms. d'Entremont has recommended appointment of Bernette Roberson, of 705 Davis Terrace, to serve on the Annexation Study Committee.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Ms. Bernette Roberson, of 705 Davis Terrace, be appointed to fill the unexpired term of Ms. Rachel d'Entremont and to a three year term on the Annexation Study Committee to expire May 20, 1999.

Environmental Committee  
Yates, Jim

Mr. Thompson stated Mr. John Paulus would like to be replaced on the Environmental Committee. Environmental Committee members serve three year terms. The Environmental Committee has recommended the appointment of Dr. Jim Yates, a science teacher at USC-Aiken. Dr. Yates served on the Environmental Committee for the Strategic Plan.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that Dr. Jim Yates, of 2307 Casaba Drive, be appointed to the Environmental Committee for a three year term to expire December 31, 1998.

Accommodations Tax Advisory Committee  
Woodrum, Bear  
Penland, Robbie

Mr. Thompson stated with the appointment of Don Biermann to the Planning Commission Council needs to replace Mr. Biermann on the Accommodations Tax Advisory Committee. Mr. Biermann's term expires March 25, 1996.

Also, Council needs to consider replacing Mr. Suren Shah on the Accommodations Tax Advisory Committee as Mr. Shah has only been able to attend one meeting since his appointment in 1993. Mr. Shah's term expires March, 1996.

Mr. Thompson stated members of the Accommodations Tax Committee represent occupations in areas of expertise, and Mr. Biermann was a member appointed to represent the general population in Aiken and any resident of the city would be eligible for service on this committee. Mr. Shah represented the accommodations industry, and Mr. Shah's replacement should also represent hotels, motels, or restaurants. The Accommodations Tax Committee has recommended Bear Woodrum, of Shoney's, and Robbie Penland, of Houndslake, for these appointments.

Councilman Radford moved, seconded by Councilwoman Papouchado and unanimously approved, that Bear Woodrum and Robbie Penland be appointed to the Accommodations Tax Advisory Committee for three year terms with the terms to expire March 25, 1999.

Appointments

Mr. Thompson stated that in the next few months Council will need to make several other appointments. He said Council had adopted a change to the

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appointments process. Each Council member had drawn a number and each Council member would make an appointment to the Commissions in order of their turn. He said the order of appointments would be Council members Clyburn, Perry, Anaclerio, Mayor Cavanaugh, Councilmembers Radford, Papouchado and Price. Mr. Thompson stated the appointments presently pending include an appointment to the Housing Committee, Accommodations Tax Committee, Building Code Appeals Committee, and Zoning Board of Adjustment. These appointments will be brought back to Council at a later date.

REZONING - ORDINANCE 031196

R. & H. Maxxon, Inc.  
U.S. 1 North  
Rutland Drive  
S.C. 118  
By-Pass  
York Street  
Ryberg, Greg  
Hallman, T. B.  
Tax Parcel No. 30-081-01-002 and 003

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to rezone the property at the northwest corner of U.S. 1 and Rutland Drive from Suburban Industrial to Neighborhood Business.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF RUTLAND DRIVE (S.C. 118) AND UNITED STATES HIGHWAY NUMBER 1, TAX MAP PARCEL NUMBERS 30-081-0-01-002 AND 30-081.0-01-003, FROM SUBURBAN INDUSTRIAL TO NEIGHBORHOOD BUSINESS.

Mr. Thompson stated the owners of the property at the intersection of York Street (U.S. 1) and Rutland Drive (S.C. 118 by-pass) have asked Council to consider rezoning of two lots, totaling 1.83 acres from Suburban Industrial to Neighborhood Business. The corner lot contains a convenience store/gas station operated by R&H Maxxon, Inc. The other lot is vacant. The request has been reviewed by the Planning Commission for rezoning and is recommended to Council as consistent with the zoning for similar businesses and locations.

The Neighborhood Business Zone is consistent with the actual use of the property and with nearby zoning to the east. The Comprehensive Plan recommends commercial use for the site. Mr. Greg Ryberg, lessee of the property, had conveyed to the Planning Commission that his intent is to better utilize the property by offering other services to the north side of Aiken. He plans to house some type of banking facility on the site.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the ordinance to rezone the property at the northwest corner of U.S. 1 and Rutland Drive from Suburban Industrial to Neighborhood Business be passed on second and final reading to become effective immediately.

REZONING - ORDINANCE 031196A

Colony Parkway  
Whiskey Road  
Holiday Inn Express  
Motel  
Bush Field Aircraft Co.  
Shah, Suren

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to rezone the property on Colony Parkway east of Whiskey Road from Professional to Neighborhood Business.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED ON THE NORTH SIDE OF COLONY PARKWAY EAST OF THE HOLIDAY INN EXPRESS, TAX MAP PARCEL NUMBER 30-055.0-11-009, FROM PROFESSIONAL TO NEIGHBORHOOD BUSINESS.

Mr. Thompson stated the owners of the property on Colony Parkway have requested rezoning of their property from Professional to Neighborhood

Business. Ramesh Shah, RAS, Inc. is the applicant for the owner, and is requesting rezoning of a lot totaling 2.31 acres. The property is presently zoned Professional. The applicant would like to rezone the property to allow development of a 60 unit motel. The Planning Commission reviewed the request and recommended rezoning with conditions.

Mr. Thompson stated the rezoning was similar to the rezoning of the property that is now occupied by the Holiday Inn Express. The Holiday Inn Express property was rezoned in 1991 to allow construction of the present motel. The Planning Commission reviewed the request and noted that the neighborhood business zone that has been requested allows a full range of commercial uses, including shopping centers, convenient stores, and other business uses. The property is adjacent to single family residential to the north and high traffic retail probably would not be consistent with the development in this area. The Planning Commission discussed this at length and recommended approval of the rezoning request with the following conditions:

1. that the applicant enter into an agreement with the City to permit only a motel/hotel, or residential use including a residential assisted living facility on the property, or any use permitted in the Professional zoning districts;
2. that no restaurant or lounge be incorporated into any use on the property;
3. that if a building permit is not obtained within one (1) year from the date of rezoning approval, the rezoning will revert to Professional and the agreement will be nullified.

Mr. Thompson stated the Planning Commission feels that this property is on the border with other residential property just as the present Holiday Inn Express and under these circumstances the rezoning is sensitive. The Commission felt the rezoning should be permitted under the same conditions that apply to the Holiday Inn Express. He stated the applicant has no opposition to the conditions recommended by the Planning Commission except that the building permit be extended from being obtained within one year from the date of rezoning approval to three years due to the size of the project. He feels that as a multi-million dollar project it will take more than one year to obtain approval on the plans and financing. Mr. Shah is asking that the time for obtaining the permit be extended from one year to within three years.

After discussion at the last meeting Council moved that the ordinance be passed on first reading with the condition regarding obtaining of a building permit being changed from one year from the date of rezoning approval to three years from the date of rezoning approval.

The public hearing was held and no one spoke.

Councilman Radford pointed out there are 1100 rooms in the Aiken area, and he was concerned whether more rooms are needed. He stated the Winn Dixie on the south side had closed, and he was concerned about the economy in the Aiken area and the need for additional motel rooms in Aiken.

Councilwoman Price moved, seconded by Councilman Perry, that the ordinance rezoning the property on Colony Parkway, east of Whiskey Road, from Professional to Neighborhood Business be passed on second and final reading with the condition that a building permit must be obtained within three years from date of approval or the rezoning will revert to Professional rather than the one year as recommended by the Planning Commission. The motion was approved by a majority vote with Councilman Radford opposing the motion.

#### ZONING ORDINANCE - ORDINANCE 031196B

Office Buildings

Industrial Zones

Light Industrial Zone

Suburban Industrial Zone

Permitted Use

Professional Offices

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to amend the Zoning Ordinance to allow office buildings in the industrial zones.

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Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING SECTION VII.B OF THE ZONING ORDINANCE TO ADD "PROFESSIONAL OFFICES" AS A PERMITTED USE IN AREAS ZONED LIGHT INDUSTRIAL (LI), AND SUBURBAN INDUSTRIAL (SI).

Mr. Thompson stated that over the past few years the city has allowed office buildings within the Suburban Industrial and Light Industrial zones, especially along Beaufort Street. The Planning Commission has reviewed this issue and has recommended that the Zoning Ordinance be amended to allow professional offices to be placed under the Laundry List of permitted uses within the SI and LI industrial zones.

Mr. Thompson stated the Planning Commission discussed the matter at length and noted that the issue will be addressed with the full review of the Zoning Ordinance scheduled for the fall. During the full review the industrial zones will be reviewed at length on a variety of issues. However, the Planning Commission felt that use of property in the Suburban and Light Industrial zones for office space is suitable and should be allowed at this time.

The public hearing was held and no one spoke.

Councilwoman Papouchado moved, seconded by Councilwoman Price and unanimously approved, that the ordinance be passed on second and final reading to allow office buildings in the industrial zones of the city and that the ordinance become effective immediately.

ZONING ORDINANCE - ORDINANCE 031196C

Amendment

Signs

Central Business District

Free Standing Signs

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to amend the Zoning Ordinance to allow free standing signs in the Central Business District.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE SIGN ORDINANCE IN AREAS ZONED CENTRAL BUSINESS DISTRICT OF THE CITY OF AIKEN.

Mr. Thompson stated Council had asked the Planning Commission to review the issue of free standing signs in the Central Business District. The Planning Commission has reviewed this at length and has recommended amendments to the Zoning Ordinance to allow free standing signs.

The Planning Commission has developed a list of conditions on the availability of free standing signs. This includes a requirement that the building setback must be at least five (5) feet from the street right-of-way to allow a free standing sign along the street frontage, and a restriction that any building have a maximum of one sign per street frontage and that a corner lot could have an additional free standing sign under certain conditions. The Planning Commission was concerned that these signs should be very attractive and aesthetically pleasing and included several requirements concerning the lighting of the letters and the height of the sign. Under the proposed ordinance ground level signs would be allowed for a maximum area up to 32 square feet for one business and for multiple business on one lot, one consolidated sign would be permitted with an additional four square feet allowed for each additional business up to a maximum of 48 square feet, a monument sign would have a maximum of 7 feet in height, and the area of the supporting structure would not be able to exceed 50% of the area of the face of the sign, and pole signs would have to be placed on a decorative pole and would have a maximum area of 16 square feet for a single business.

Mr. Thompson stated the proposed ordinance amendment seems to be in keeping with the discussions of City Council earlier on the matter. The Planning Commission has reviewed this extensively with the businesses involved in this issue and recommends the changes to Council.

The public hearing was held and no one spoke.

Councilman Perry moved, seconded by Councilman Anaclerio and unanimously approved, that the ordinance be passed on second and final reading amending the Zoning Ordinance to allow free standing signs in the Central Business District under the regulations provided by the Planning Commission and that the ordinance become effective immediately.

ANNEXATION - ORDINANCE 031196D

Bellotti, Alexander and Donna  
807 Woodward Street  
Hickory Street  
Whiskey Road  
Tax Map Parcel No. 30-055-08-004

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to annex property of Alexander and Donna Bellotti located at 807 Woodward Street.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 1.11 ACRES, MORE OR LESS, OWNED BY ALEXANDER P. AND DONNA D. BELLOTTI, LOCATED AT 807 WOODWARD STREET AND TO ZONE THE SAME R-1, SINGLE FAMILY RESIDENTIAL.

Mr. Thompson stated Council has received a petition from Mr. and Mrs. Alexander Bellotti, the new owners of the home located at the corner of Hickory Street and Woodward Street, for annexation of the property. The property is located one block south of Boardman Road. The Planning Commission has reviewed the request and is recommending annexation under the R-1 zone.

Mr. and Mrs. Bellotti have recently purchased the property at 807 Woodward Street, and the city requires annexation as a condition of receiving city services. Mr. and Mrs. Bellotti also own a portion of the former right-of-way of Hickory Street which adjoins the property. The property has been abandoned and the property has been deeded to the adjoining land owners. Mr. Bellotti is willing to annex the portion of Hickory Street along with the lot on which his home is located. The Planning Commission reviewed this and recommended that the annexation be approved with the condition that the portion of Hickory Street abandoned and deeded to Mr. and Mrs. Bellotti be included in the annexation and that a plat combining the properties be recorded at the Aiken County Office of Registrar of Mesne Conveyance.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that the ordinance annexing the property of Alexander and Donna Bellotti, Lot 20 in Woodward Subdivision located at the intersection of Hickory Street and Woodward Street and the portion of abandoned right-of-way along Hickory Street, be passed on second and final reading to become effective immediately.

ANNEXATION - ORDINANCE

146 East Pine Log Road  
Woltz, Ed  
Two Notch Road  
Virginia Acres Park  
Tax Map Parcel No. 30-058-04-003

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex a .24 acre tract of land at 146 East Pine Log Road.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 0.24 ACRES, MORE OR LESS, OWNED BY EDWARD K. WOLTZ AND DR. HOLLY H. WOLTZ, LOCATED AT 146 EAST PINE LOG ROAD AND TO ZONE THE SAME NB, NEIGHBORHOOD BUSINESS.

Mr. Thompson stated Council has received a petition from Mr. Ed Woltz asking that the city accept annexation of a 0.24 acre parcel at the northwest corner of the intersection of East Pine Log Road and Two Notch Road. Mr. Woltz is requesting annexation under the Neighborhood Business zone. This has been

reviewed by the Planning Commission and recommended to City Council for approval.

Mr. Woltz would like to develop the business at the intersection of Two Notch Road and East Pine Log Road for an automobile tune up business. This site was formerly occupied by Pat's Subshop. The lot is too small for the building and the parking lot under the Zoning Ordinance. Mr. Woltz has requested and received approval from Council to lease the city-owned property adjacent to Mr. Woltz' lot. As part of the lease requirement, Council required that Mr. Woltz annex into the city. Mr. Woltz is meeting this requirement.

Even with the lease of city property, the entire parcel will be too small to meet the requirements for a business under the Zoning Ordinance. Mr. Woltz will apply for variances from the Zoning Ordinance through the zoning appeals process.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance to annex a 0.24 acre tract at 146 East Pine Log Road owned by Ed Woltz and Dr. Holly Woltz be passed on first reading and second reading and public hearing be set for the next regular meeting of Council.

#### VERENES INDUSTRIAL PARK - ORDINANCE

##### Restrictive Covenants

##### Covenants

##### Airport

##### Industrial Park

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to amend the restrictive covenants for the Verenes Industrial Park.

Mr. Thompson read the title of the ordinance.

#### AN ORDINANCE AMENDING THE COVENANTS AND RESTRICTIONS UPON THE AIKEN AIRPORT INDUSTRIAL PARK, NOW KNOWN AS THE CITY OF AIKEN VERENES INDUSTRIAL PARK.

Mr. Thompson stated the restrictive covenants for the Verenes Industrial Park include a restriction that requires anyone purchasing property in the Verenes Industrial Park to build within two years of the date of the deed. At Aiken's Horizons Council discussed lifting this restriction to encourage existing industries in the Park to purchase land for future expansions and to encourage further development within the Park. The proposed ordinance would amend the restrictive covenants for Verenes Industrial Park to allow the industries in the Park to build at their schedule.

Mr. Thompson stated during the initial development of Verenes Industrial Park, the City committed to three concepts in the Park. The first was that the property would be developed as an inexpensive, low amenity park. The second is that the industries in the Park would have an opportunity to purchase water and sewer service from the city at in-city rates, and the third is that the City will serve as backup on fire protection services for industries within Verenes Industrial Park. During the Horizons sessions Council discussed encouraging the sale of the remaining property within the Verenes Industrial Park without the requirement for annexation for the industries within the Park. Council also discussed notifying industries that all existing industries would have an opportunity for in-city rates with no annexation requirement, but that any new industries would be required to purchase utilities at the city's standard rate for out of city properties, or at double rates. In doing this the City will honor all commitments to existing industries and notify new industries that the industries would not be required to annex to the City of Aiken within Verenes, but that new industries would not receive the in-city discount.

Council also discussed encouraging existing industries to purchase property at the present rate within a defined window of time. The staff is recommending that the city allow industries to purchase property at the present \$7,000 per acre rate through December 31, 1996. After this point the staff would be recommending that the cost for land within Verenes Industrial Park increase to recover the cost for new stormwater facilities and other improvements in Verenes Industrial Park. Mr. Thompson suggested that Council may wish to consider selling available land remaining in Verenes Industrial Park to an outside marketing firm or to other groups that could assist in fully

developing Verenes Industrial Park. The City of Aiken developed Verenes Industrial Park in 1972 and over the past 24 years the Park has grown to include outstanding industries and employees. The proposed action will be encouraging further development of this property.

Councilman Radford moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance amending the covenants and restrictions of the Aiken Verenes Industrial Park deleting the requirement that industries build on new land purchased within two years of the date of sale of the property be passed on first reading and the second reading and public hearing be set for the next regular meeting of Council.

#### ENTITLEMENT FUNDS

##### 1997 Activities

##### Community Development Block Grant

Mayor Cavanaugh stated Council needed to consider approval of Entitlement Funding for fiscal year 1997 activities.

Mr. Thompson stated under the federal funding process, Council needs to consider funding for the 1997 fiscal year projects under the Entitlement Program. The staff has developed a series of recommendations for Council based on the understanding of Council's goals for this program. The Entitlement Program allows flexibility with the funds to be used primarily in low and moderate income areas or to benefit low and moderate income residents.

Mr. Thompson stated the first two funding cycles for the Entitlement Program were allocated to a variety of projects, including streetscape improvements, housing rehabilitation, and improvements to the Eustis Park recreational facility. Eustis Park was initially estimated at a total of \$160,000, and Council has approved the first two years of funding of \$40,000 each for this project. Assuming that Council will want to continue this project, the staff has included an additional \$40,000 in the FY 97 funding cycle.

The staff is recommending that Council continue to fund economic development. This directly impacts low and moderate income residents, primarily on the north side of the city. We need to continue these activities if we are going to invest in industrial parks and move forward with the other economic development issues of the city. The staff has recommended that Council continue funding economic development at a slightly lower level of \$80,000 in the new funding cycle.

The streetscape improvements are underway on York Street and Laurens Street, north of Hampton Avenue. These streetscape improvements are much more intensive than those being installed in other sections of the city to help dress up these areas. We are trying to install as much of the streetscape project as possible using city forces. This allows us to charge the personnel time against these grants and allows us to stretch the use of these grant funds to include much larger areas than without these grant funds. The staff has recommended continuing the streetscape project at a slightly reduced level at a cost of \$87,000.

Mr. Thompson stated Council has emphasized the Housing Rehabilitation and Homeownership Programs. The city is hoping to obtain additional HOME funding to assist with homeownership and housing rehabilitation, but the staff has included \$40,000 in this upcoming Entitlement funding cycle to keep the rehabilitation program active and to meet Council's concern that all homes in Aiken have indoor plumbing. The recommendation is for \$20,000 to be available for the rehabilitation project and \$20,000 to help with plumbing.

Council has received requests for funding from different social service agencies. A request has been received from the Mental Health Association in Aiken County with a request for \$42,000 for the operation of a homeless shelter for teenage mothers. A request has also been received for \$25,000 for a crisis intervention hot line. The HUD programs do limit the amount of funding that the city could provide to these type of social service agencies and there are draw backs to moving into funding of these types of services. The city would have to continue to monitor use of these funds by these agencies, and we do not control the actions of these agencies or their bookkeeping methods. We also would have to continue to monitor and verify their use of these funds, and we will start to move very quickly into funding of other social service agencies.



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The staff's recommendation is to include \$10,000 for public facilities to assist with the renovation of the Nurture Home for the Mental Health Association. This would be a one time expense and would not be a continuing operational expense of the city.

The staff's recommendations for the fiscal year 1997 funding are as follows:

Economic Development	\$ 80,000
Streetscape	87,000
Eustis Park	40,000
Housing Rehabilitation	40,000
Public Facilities	10,000
Administration	25,000
Contingency	<u>5,000</u>
Total	\$287,000

Mr. Thompson stated Council needed to consider approval of the FY 97 activities list.

Council discussed the recommendation for Entitlement Funds. Mayor Cavanaugh asked about funding for the Homeownership Program. Mr. Thompson stated in the past the Homeownership Program has been funded from HOME money. Councilman Perry stated that some months ago ACTS made a request to Aiken 20/20 to finish rehabilitation of their building but was turned down because it was felt this was not appropriate use of 20/20 money. He asked if rehabilitation of the ACTS building would have been an appropriate request that could have been considered. Mr. Evans stated the ACTS request would have been an appropriate request.

Councilwoman Price expressed concern about the funds. She was concerned as to whether the city was maximizing the use of the funds as they relate to low and moderate income families and getting them into their own home. She stated the city didn't seem to be getting the draw from the citizens to take advantage of the funds. She asked about the funds suggested for Economic Development.

Mr. Thompson stated the Economic Development funds would be used for a new northside industrial park. The experience with the Homeownership and Rehabilitation project has been extensive. Last year the city spent about \$350,000 for the Homeownership Program assisting 50 to 80 families with new homes. Typically the city spends about \$7,000 per home on paying closing costs. He said there is an almost unlimited demand on purchasing new homes. The city has also spent about \$20,000 on each house which has been rehabilitated for a total of about \$100,000. He said an industrial park on the northside would employ and benefit low and moderate income residents. Under the streetscape program using city forces, the city has been able to go twice as far with the program. He said the streetscape and economic development stretch the money available for these projects.

Councilman Anaclerio stated he supported providing physical rehabilitation rather than providing services as a good direction as he felt the city could never solve the total social needs of the city but the program could make a dent in the physical needs.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado, that the 1997 funding list of activities for Entitlement Funds as recommended by the staff in the amount of \$287,000 be approved with the addition of Public Facilities as a category of activity, and including \$10,000 for renovation of the Nurture Home for the Mental Health Association as a one time expense. The motion was approved by a majority vote with Councilwoman Price opposed.

#### MANAGEMENT PLAN AND GOALS

##### Horizons

##### Goals

Mayor Cavanaugh stated Council needed to consider approval of the 1996-97 Management Plan and Goals.

Mr. Thompson stated that at Aiken's Horizons goal setting sessions, Council approved goals for the upcoming fiscal year. Based on the discussions of Council the staff has prepared a listing of the goals and has submitted these for approval by City Council.

The Management Plan includes several sections, including the vision, goals, and a summary of the beliefs and philosophy of the city. These statements should tie in with the philosophy of Council. The Beliefs and Vision probably will not change from year to year, but the goals will change annually as Council identifies new trends and direction for the city. The wording of the goals will be important as the city tries to meet the expectations and dreams of City Council. The goals and statements will be incorporated in the budget, annual report and other documents of the city.

The goals are as follows:

1. To support existing industries and the SRS, and to continue to diversify the Aiken economy.
2. To continue to improve Aiken's entranceways.
3. To complete the next section of goals outlined in "Preserving Our Ways of Life," Aiken's Strategic Plan.
4. To define the growth boundaries of the Aiken city limits with city services - to extend services with annexation.
5. To increase the legislative emphasis on Home Rule, with efforts to obtain gasoline tax revenues for street improvements and to control court expenses.
6. To support efforts to reduce violence, and to resolve issues facing the youth of this community.
7. To expand on the community's electronic network.
8. To consider innovative revenues instead of taxes and fees.
9. To continue leadership in the Healthy Communities movement.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that the Management Plan and Goals be adopted by Council.

#### CONDITIONAL USE

Bed and Breakfast

215 Dupree Place

Sandhurst Estate

Croy, Sandra

Whiskey Road

Tax Parcel No. 30-030-02-001

Mayor Cavanaugh stated Council needed to consider a request to locate a bed and breakfast inn at 215 Dupree Place.

Mr. Thompson stated Council has received a request from Ms. Sandra Croy to allow the location of a bed and breakfast inn at 215 Dupree Place, the former Sandhurst Estate. The request has been reviewed by the Planning Commission and recommended for approval with conditions.

The location of any business use within a residential zone is always a sensitive issue, and the Zoning Ordinance specifically includes conditions governing the mix of business and residential zoning. After extensive discussion, the Planning Commission voted to recommend approval of the bed and breakfast inn with the following conditions:

1. that the conditional use approval be granted only to the current owner;
2. that no retail sales of antiques or other household goods be allowed on the premises; and
3. that no receptions or benefits be held on the premises which involve monetary payment.

A public hearing was held.

Council discussed the request, specifically the condition that no receptions or benefits be held on the premises which involve monetary payment. It was pointed out that some houses in the neighborhood have had political fund raisers.

Mr. Bolton pointed out the conditions were discussed with Ms. Croy and she agreed to the conditions. It was pointed out that a large crowd would be an encroachment on the neighborhood and some of the neighbors were concerned about large groups in the neighborhood. Mr. Bolton pointed out Ms. Croy could invite as many people as she wanted to her private home, but on going commercial events or wedding receptions would not be allowed. Council was concerned that possibly individuals could not have fund raising events in

their home as this may be against city ordinances for money to be exchanged. The City Attorney will check on the matter.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the request to allow the operation of a bed and breakfast as a conditional use at 215 Dupree Place, the former Sandhurst Estate, be approved with the conditions as recommended by the Planning Commission, changing condition number 3 to read that "no commercial receptions or benefits be held on the premises which involve monetary payment."

#### SISTER CITY PROGRAM

##### Orvieto, Italy Sunrise Rotary Club

Mayor Cavanaugh stated Council needed to consider a proposal by the Sunrise Rotary Club to develop a Sister City Program for Aiken.

Mr. Thompson stated the city staff has been working very closely with the Aiken Sunrise Rotary Club and the Chamber of Commerce to develop a Sister City Program for Aiken. The Rotary Club has been heading up the effort. Mr. Bill Weiss has made a presentation to City Council on the proposed program. After extensive review of cities around the world, the Sunrise Rotary Club has identified the city of Orvieto, Italy, to serve as a Sister City for the City of Aiken. The Chamber of Commerce has approved this selection. Mr. Weiss has talked to Council about the program and the benefits of the Sister City Program and why Orvieto, Italy, is an attractive city for Aiken and how this will impact the City of Aiken. The Sunrise Rotary Club and the Chamber of Commerce recommend the proposal and the selection of Orvieto, Italy, to City Council as the Sister City for the City of Aiken.

Mayor Cavanaugh stated the city had been working with the Sunrise Rotary Club for some time. He said Orvieto, Italy, seems like a good fit for the City of Aiken. He stated the feelings of Council in the work session were that while the city supports the program, they did not feel that the city could provide a lot of financial support for the program. He said Council's concern was that the program be a low cost program to the city. Mayor Cavanaugh stated he felt the program would be a good relationship. He said many cities have Sister cities.

Councilman Anaclerio stated he felt the idea was good, but he questioned the usefulness to the City of Aiken. He pointed out the City of Augusta had a Sister City and had spent money on the program, but he did not see where it had been positive economic development for the City of Augusta. He was concerned that the program may cost the City of Aiken. He said he supports the program with the proviso that no money would be associated with the Sister City Program and if an expenditure of funds is required that the request come back to Council for approval.

Councilwoman Price stated she felt that some positive things could come from the program. She pointed out other cities have benefitted from this kind of relationship, however the benefit may not be monetary.

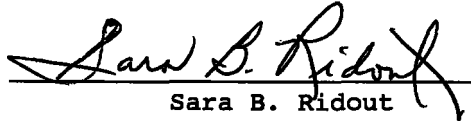
Councilman Anaclerio moved, seconded by Mayor Cavanaugh and unanimously approved, that Orvieto, Italy, be approved as a Sister City for the City of Aiken, with the condition that any costs associated with the program be brought to City Council.

Dr. John Beard, 109 Green Ashe Court, stated he was concerned about costs associated with the Sister City Program also.

Mr. Bill Weiss, of the Sunrise Rotary Club, reviewed the program. He said a lot of work had been done by the Rotary Club, the Chamber and City of Aiken staff on the idea of a Sister City. It was felt the benefits would be vast. He said no financial commitments had been made with Orvieto, only a contact of interest. He said the initial link and the ongoing link would be through the Rotary Clubs and the community would be involved in the program. He said financial commitments would be based on the community being involved. He said they would be seeking commitment by people to be involved with the program and seeking funding as needed from the community at large and not just one organization.

ADJOURNMENT

There being no further business, Council adjourned at 8:40 P.M.

  
Sara B. Ridout  
City Clerk