

Aiken City Council Minutes

October 13, 2004

WORKSESSION

Council Present: Mayor Cavanaugh, Councilmembers Cuning, Smith, and Vaughters

Council Absent: Councilmember Sprawls, Clyburn, and Price

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Ed Evans, Sandra Korbelik, Susan Mimmie, and about 5 citizens.

Mayor Cavanaugh called the meeting to order at 8:12 A.M. He stated the purpose of the meeting was to discuss the Old Aiken Master Plan.

OLD AIKEN MASTER PLAN

Mr. LeDuc stated that at our last work session Council scheduled a special meeting to discuss the Old Aiken Master Plan. He stated that it was the desire at this meeting to begin review of the proposed zoning for the entire north side. To start this process we have selected one of the five areas for Council to review. The area chosen was the downtown business district. Maps for those areas with the existing and proposed zoning listed were given to Council for review as well as a summary of the zoning classifications used for the Old Aiken Master Plan.

At this meeting we hope to begin reviewing some of the goals and objectives within the plan. Since we have divided the proposed future zoning into five separate areas we will need at least four other meetings.

Council discussed the proposed rezoning of the northside at length. They were concerned about rezoning of property without the consent of the property owners. They were also concerned about property being rezoned and it affecting the property owner negatively. Council stated that rezoning property could decrease property value. Another concern was zoning too much of the downtown property residential. Council stated that downtown needs to have space to grow new businesses.

Mr. Wade Brodie, 422 York Street, SE, stated that the Old Aiken Master Plan was designed to be a plan for the future. He stated that the Old Aiken Master Plan Committee did not intend for City Council to immediately implement all of the changes suggested.

Council discussed the proposed rezoning map block by block. Council stated that each block will be surveyed to make sure they agree with the proposed rezoning. Council suggested changes to the Old Aiken Master Plan proposed rezoning map as follows:

1. The two blocks bounded by York Street, Park Avenue, Union Street and the railroad tracks remain Downtown Business (DB).
2. The block bounded by Newberry Street, Park Avenue, Chesterfield Street and the railroad tracks remain Downtown Business (DB).
3. The block bounded by Chesterfield, the railroad tracks, York Street and Colleton Avenue remain Residential Multifamily Low Density (RML)
4. The block bounded by Newberry Street, the railroad tracks, Chesterfield Street and Colleton Street remain Downtown Business (DB)
5. The Bell South, Number 10 Downing and the American Red Cross property (owned by the City) which are located west of Laurens Street and north of the railroad tracks remain Downtown Business.
6. The one lot immediately north of South Boundary and west of Laurens be considered for open space.
7. The lot at the northeast corner of South Boundary and Laurens Street be considered for open space.

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Mr. Bob Meadows, 900 Magnolia Street, SE, complimented James Holland on the work that was done on the Old Aiken Master Plan. He stated he was opposed to rezoning property without permission from the property owners.

Mr. Brodie stated that he believes that the Old Aiken Master Plan should be officially approved before any citizens be contacted and upset about rezoning of their property.

City Council stated they would wait until the entire Old Aiken Master Plan is reviewed before contacting property owners about possible changes to their property.

Mr. LeDuc stated the next meeting to discuss the Old Aiken Master Plan would be on October 27, 2004 at 8:00 a.m.

The meeting adjourned at 9:53 A.M.



Sara B. Ridout  
City Clerk