

Aiken City Council Minutes

February 23, 2005

WORKSESSION

Council Present: Mayor Cavanaugh, Councilmembers Cuning, Sprawls, Vaughters, Price, Clyburn, and Smith

Others Present: Roger LeDuc, Gary Smith, Ed Evans, Sandra Korbelik, Susan Mimmie, and 1 citizen.

Mayor Cavanaugh called the meeting to order at 5:04 P.M. He stated the purpose of the meeting was to review the Goals and Objectives of the Old Aiken Master Plan.

OLD AIKEN MASTER PLAN

Mr. LeDuc stated that at this meeting Council will begin at 5.2 and continue reviewing the goals and objectives for the Old Aiken Master Plan.

Council discussed the Goals and Objectives of the Old Aiken Master Plan at length.

In discussing Objective 14.1, there was concern with setting mandatory design standards. Councilwoman Beverly Clyburn stated she would like to see a study done on the area from York Street to Williamsburg Street to see how many structures are actually eligible to be in an Historic District and also to see the interest shown by the residents.

Ms. Coleen Reed, a member of the East District Old Aiken Master Plan Committee, stated that the original 27 blocks of the City of Aiken are not a historic district. She stated there is a lot of interest throughout the Schofield Community for Fairfield Street to be called a Preservation District. She stated that a Preservation District is like a Historic District, but the guidelines are not as strict. It is a compromise between leaving things the way they are and making the area a true Historic District. She stated there was a lot of interest in this. She stated that there are already records available from the 1989 survey of Aiken that Margaret Marion was part of that includes hundreds of homes that have already been surveyed and are eligible to be part of an Historic District. She stated it was just a matter of putting the information together.

Roger LeDuc stated that the discussion concerning having a study performed on the areas Councilwoman Clyburn spoke of would be added to a work session for City Council to discuss.

Council suggested changes to the Old Aiken Master Plan Goals and Objectives as follows:

- 7.2 Discourage the expansion of non-residential zoning districts.
- 7.3 Consider design standards for commercial uses along major roads such as Richland Avenue to protect nearby residential uses.
- 7.4 In order to protect the residential areas in the interior of blocks, consider a new commercial zone for commercial corridors (Richland Avenue, Park Avenue, and Beaufort Street), where Limited Professional/Limited Business is shown fronting on major streets on the Land Use Map, which would generally be only one lot deep and more restrictive than General Business but less restrictive than Limited Business; uses considered appropriate would include professional offices, restaurants, and small-scale retail sales and business services but would not include large-scale or intense uses.
- 9.1 Consider new zone similar to Single-family Residential/Horse with the same conditions but permitting only two horses on the first acre.

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- 9.3 In the core business area (near the center of Old Aiken indicated in red on the Future Land Use Map), only upper-story residential occupancy would be permitted unless approved by the Board of Zoning Appeals.
- 11.4 Encourage outdoor dining where appropriate.
- 11.5 a) Consider a low interest loan pool to help existing and proposed businesses.
- 13.2 a) Strengthen the City's policies regarding junk cars, overgrown lots, littering, dilapidated and unsafe housing.
- 14.1 Consider residential design standards to ensure that the exterior appearance of new construction and changes to existing residential structures (excluding routine maintenance) is consistent with and enhances the character of the surrounding area.
- 15.1 Consider design standards that will ensure that the exterior appearance of new construction and changes to existing commercial and public structures (excluding routine maintenance) are consistent with and enhance the character of the surrounding area.

The meeting adjourned at 6:23 P.M.



Sara B. Ridout
City Clerk