

Aiken City Council Minutes

May 24, 2004

CITY COUNCIL AND PLANNING COMMISSION JOINT MEETING

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

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Ed Evans, James Holland, Kay Brohl, Ed Woltz, Wilkins Byrd, Bill Reynolds, Roscoe Stanley, Keith Coones, and Ed Giobbe.

Mayor Cavanaugh called the meeting to order at 6:38 P.M.

ACTION AGENDAPlanning Commission

Mayor Cavanaugh welcomed and thanked the members in attendance. He explained the purpose of the meeting was to prioritize issues for the Planning Commission Action Agenda.

Mr. LeDuc stated that a couple of years ago there were about 20 items on the Action Agenda and last year there were 15 items. He stated that this year they are actually down to a reasonable list.

City Council and the Planning Commission discussed the following Action Agenda:

1. Master Plan for Old Aiken.
2. Amend Land Development Regulations for separation/screening of detention ponds.
3. Amend Land Development Regulations for concrete curb and gutter.
4. Amend Zoning Ordinance to allow property in city to be rezoned to PUD and clarify standards.
5. Ordinance to control curb cuts.
6. Expand Comprehensive Plan to north side.
7. Overlay district for Whiskey Road.
8. Design standards for new buildings.

Also under consideration were two issues Ed Evans thought should be discussed. These items were:

1. Amendments to the Zoning Ordinance regarding attached single-family housing, planned commercial zone, setbacks and yards, and nonconforming uses and structures.
2. Recommendations from the Board of Zoning Appeals regarding sheds, fences on corner lots, and underground wiring.

Mr. LeDuc stated that Item 1 was the Master Plan for Old Aiken. He stated the Planning Commission had looked at this item and very few changes were suggested. Mr. LeDuc stated that Item 1, Master Plan for Old Aiken would be going before City Council in July instead of August. He stated Item 2, Amend Land Development Regulations for separation/screening of detention ponds would be going before City Council in August. He stated Item 3, Amend Land Development Regulations for concrete curb and gutter would go to City Council in August. He stated Item 4, Amend Zoning Ordinance to allow property in city to be rezoned to PUD and clarify standards would go to City Council as early as September. Mr. LeDuc stated that PUDs are good because they allow the Planning Commission and City Council to have a part in what will go in certain areas. Mr. LeDuc suggested that Items 1 – 4 stay in the order they are in. They are all going before City Council ahead of schedule.

Mr. LeDuc stated that Item 6, Expand Comprehensive Plan to north side should be moved up to Item 5 and start talking in June about what groups should be represented and

by August the subcommittee to undertake this item should be selected. He stated the process to expand the Comprehensive Plan would take about eight months. He stated the Northside Comprehensive Plan will include everything in the utility district. He stated the utility district is an 80 mile area north and south and about a 4 mile area east and west.

Mr. LeDuc stated Item 6 needed to be Recommendations from the Board of Zoning Appeals. He stated that sheds is one of the items. He stated there are numerous people asking for variances on sheds. He stated it was not a major issue, but it could become one. Mr. LeDuc stated that fences on corner lots was another item that is questioned. He stated that underground wiring was another issue the Board of Zoning Appeals has to deal with. He stated the Zoning Ordinance needs to be amended to strengthen these areas.

Mr. LeDuc stated Item 7 would change to Amendment to the Zoning Ordinance. He stated that there were four items that Planning has to deal with on a regular basis and it would be helpful to take care of these amendments.

Mr. LeDuc stated Item 5 Ordinance to control curb cuts, on the draft Action Agenda, would be Item 9. He stated that would be handled by Roger Dyar, our traffic consultant. He stated it would take several months to complete that work and when it is finished then an open house would be held to see the results.

Mr. LeDuc stated that Item 8 Design standards for new buildings would remain Item 8.

Mr. LeDuc stated the last item would be the overlay district for Whiskey Road.

City Council and the Planning Commission agreed on the following order for the Action Agenda items:

1. Master Plan for Old Aiken.
2. Amend Land Development Regulations for separation/screening of detention ponds.
3. Amend Land Development Regulations for concrete curb and gutter.
4. Amend Zoning Ordinance to allow property in city to be rezoned to PUD and clarify standards.
5. Expand Comprehensive Plan to north side.
6. Recommendations from the Board of Zoning Appeals.
7. Amendments to the Zoning Ordinance.
8. Design standards for new buildings.
9. Ordinance to control curb cuts.
10. Overlay district for Whiskey Road.


#### ANNEXATION

##### Gem Lakes

Councilwoman Vaughters asked about the annexation of Gem Lakes. Mr. LeDuc stated it would come to City Council as an annexation. Mr. LeDuc gave a brief history of the Gem Lakes sewer system.

#### ADJOURNMENT

The meeting adjourned at 7:29 p.m.

  
Sara Ridout  
City Clerk