

Aiken City Council Minutes

November 10, 2004

WORKSESSION

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

Council Absent: Councilmember Sprawls and Clyburn

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Ed Evans, Sandra Korbelik, Susan Mimmie, Phillip Lord of the Aiken Standard, and about 5 citizens.

Mayor Cavanaugh called the meeting to order at 8:10 A.M. He stated the purpose of the meeting was to finish discussing the proposed rezoning of the Northwest District and begin discussing the proposed rezoning of the East District of the Old Aiken Master Plan.

OLD AIKEN MASTER PLAN

Council continued discussion of the proposed rezoning of the Northwest District of the Old Aiken Master Plan at length.

Council discussed the proposed rezoning map of the northwest district block by block. Council suggested changes to the Old Aiken Master Plan proposed rezoning map as follows:

1. The eastern half of the block bounded by Newberry Street, Edgefield Avenue, Chesterfield Street and Barnwell Avenue should be changed to Single-Family Detached. The western half will be zoned Limited Professional.
2. The property at the intersection of Palmetto Lane and Hayne Avenue should be changed to Residential Multi-family low density (RML)
3. The three blocks between Williamsburg Street, Barnwell Avenue, Beaufort Street and Richland Avenue should be designated for education (not specifically technical college) and the text will reference education with the possibility of single-family should education not occur in the near future.

Council discussed the proposed rezoning of the east district of the Old Aiken Master Plan at length. A large part of the discussion concerned the block bordered by Beaufort Street, Richland Avenue, Williamsburg Street, and Barnwell Avenue. Council stated they would not change the zoning on property unless the property owners agree. Another concern was parking in that particular area of town if there was a technical school built there. It was suggested that an educational use could be a charter school.

Ed Evans, Planning Director, stated the idea was for the block bordered by Beaufort Street and Richland Avenue to be zoned Institutional for a period of time, and if a school does not locate there, then the zoning would become single-family residential.

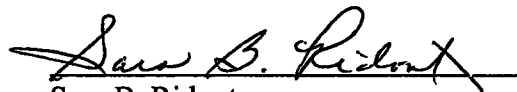
Lee Poe, chairman of the East District Old Aiken Master Plan Committee, stated the East District Committee felt that that district needed to have a school of some sort in the area. He stated it would help improve the area. He stated a certain time period needed to be established as a deadline for a school to be brought into the area before converting the zoning back to single-family residential.

Jack Franklin is in the process of purchasing the old Aiken Building Supply. He stated his concern was Council changing the zoning of this property and making it not usable for what he intends to use it for. He stated he does not want to be stuck with a piece of property because of the zoning if his business does not work out.

Councilwoman Price stated that the record needed to show that future use of that property should be residential, even if institutional was decided at this time.

Mr. LeDuc stated the next meeting date to discuss the Old Aiken Master Plan would be decided at the next regular meeting of City Council. He stated that at that time Council will finish the discussion of the east district and also discuss the next section.

The meeting adjourned at 9:45 A.M.


Sara B. Ridout
City Clerk