

Aiken City Council Minutes

September 23, 1996

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

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

Mayor Cavanaugh called the meeting to order at 7:50 P.M. Mayor Cavanaugh led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of September 9, 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.

AIKEN PREPARATORY SCHOOL

526 Richland Avenue W.

School

Florence Street

Tax Parcel No. 30-027-05-010

Mayor Cavanaugh stated a request had been received from the Aiken Preparatory School requesting use of a building on Richland Avenue and Florence Street as a school.

Councilwoman Papouchado stated she was a member of the Board for Aiken Preparatory School so she would not participate in the voting or discussion on the matter. Councilwoman Papouchado left the Council Room.

Mr. Thompson stated the city has received a request from the Aiken Preparatory School for approval to use an existing building on property at the intersection of Richland Avenue and Florence Street as a private middle school facility for grades six through nine. The request is made under Section VII.A.3. of the Zoning Ordinance which permits private educational facilities in any zone upon recommendation by the Planning Commission and approval by City Council.

The property is bordered to the north by single family dwellings in an R-3 zone; on the east by single family residences in the Professional zone; to the west across Florence Street by the Aiken Preparatory School; and to the south across Richland Avenue by a residential neighborhood. The proposed use does appear to be consistent with the pattern of zoning and development in the area.

After reviewing the request the Planning Commission recommended approval for use of the property as a school to City Council.

Councilman Anaclerio asked if a stipulation could be placed on the use that the Prep School not change the facade of the building since it is a beautiful home. It was pointed out changes made to the building would have to be approved by the Historic Preservation Commission.

Councilwoman Clyburn moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the use of the property at the intersection of Richland Avenue W. and Florence Street for use as a middle school facility by Aiken Preparatory School.

Councilman Radford left the Council Room to tell Councilwoman Papouchado that she could return to the Council Room since the voting had taken place on the Prep School request.

BOARDS AND COMMISSIONSAppointmentsCommunity Development Housing CommitteeFaulkner, Robert

Mayor Cavanaugh stated Council needed to consider appointments to some boards and committees of the city.

Mr. Thompson stated Council has several appointments available for various boards and commissions, including the Community Development Housing Committee due to the death of Dave Derrick. Councilman Anaclerio has suggested appointment of Robert Faulkner, of 111 Woodruff Court, to replace Mr. Derrick. Mr. Faulkner's term would expire September 2, 1998.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Robert Faulkner be appointed to the Community Development Housing Committee with the term to expire September 2, 1998.

Councilmembers Radford and Papouchado returned to the Council Room.

ANNEXATION - ORDINANCE

Beaufort Street

Landfill

Wire Road

City of Aiken

Tax Parcel No. 00-155-01-018 and 040

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex property on Beaufort Street, the site of the former city landfill.

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 48 ACRES, MORE OR LESS, OWNED BY THE CITY OF AIKEN AND LOCATED ON THE WEST SIDE OF BEAUFORT STREET WITH TAX MAP PARCEL NUMBERS 00-055.0-01-018 AND 00-155.0-01-040 AND TO ZONE THE SAME R-2 MULTI-FAMILY RESIDENTIAL.

Mr. Thompson stated the old city landfill is not entirely within the city limits. A portion of the landfill was annexed in the 1960's and since that time the city expanded the landfill to properties outside the city. The city has submitted a request through the Planning Commission for a recommendation for annexation. The Planning Commission has reviewed the request and has recommended annexation of the property.

The landfill covers about 60 acres and approximately 48 acres of the site are not within the city limits. The landfill was closed in 1986 and now serves as a composting and recycling site. Many uses have been discussed for use of the property and at some future time this could be available for recreation space or other development.

The Planning Commission has recommended approval of the annexation under the R-2 zoning to allow the city to use this as a park or possibly for other development at some future point.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the ordinance annexing approximately 48 acres of the city landfill on Beaufort Street and zoning it R-2 be passed on first reading and the second reading and public hearing be set for the next regular meeting of Council.

ANNEXATION - ORDINANCE

3510 Richland Avenue W.

Public Safety Station 3

U.S. Highway 1 South

Satcher Ford

Snipes, Bruce

Chemphar, Inc.

Tax Parcel No. 20-094-01-003

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex 4.57 acres on Richland Avenue W.

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 4.57 ACRES, MORE OR LESS, OWNED BY CHEMPHAR, INC. LOCATED ON THE NORTH SIDE OF RICHLAND AVENUE AND ADJOINING PUBLIC SAFETY STATION #3, WITH TAX MAP PARCEL NUMBER 20-094.0-01-003, AND TO ZONE THE SAME PROFESSIONAL (P).

Mr. Thompson stated the city had received a petition for annexation from Bruce Snipes for annexation of a 4.57 acre tract on Richland Avenue W. The property is located on Richland Avenue W. (U.S. Highway 1 South) east of University Parkway (S.C. 118) and adjacent to Public Safety Station 3 and is a portion of the former Satcher Ford car dealership. The owner is proposing to develop a professional office park on the site and is requesting that the property be zoned Professional. The site is bordered by residential development and other commercial and neighborhood development in the area.

The Planning Commission reviewed the annexation request and felt that annexation would be in keeping with the city's policy of encouraging annexation of areas which are "doughnut hole," areas that are surrounded by the city. The Professional zone often serves as a transition zone between commercial and residential property, and the proposed use does appear to be compatible with other development in the area.

The Planning Commission has recommended that Council annex the property and zone it Professional.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that the ordinance to annex 4.57 acres on Richland Avenue W. and zone it Professional be passed on first reading and that the second reading and public hearing be set for the next regular meeting of Council.

ZONING ORDINANCE - ORDINANCE

Amendment

Horse Area

Horse District Zone

Residential Stable Zone

Mayor Cavanaugh stated an ordinance had been prepared to amend the Zoning Ordinance regarding horse areas.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF AIKEN TO PROTECT THE HORSE AREA.

Mr. Thompson stated over the last two years the Planning Commission has been studying the issue of protecting the horse area. The Commission has held several work sessions, public forums and meetings to include residents and property owners involved in horse training, polo and other equestrian activities. In December, 1995, members of the Planning Commission met with City Council to review their preliminary recommendations. From that discussion, the Planning Commission further enhanced its public notifications and input process and has recommended zoning ordinance changes to protect and enhance the areas that now include horses and stables.

Mr. Thompson stated the Planning Commission is recommending that Council address two issues. The first is that the city protect the open spaces and facilities around the present training tracks to preserve the equestrian industry. This includes protecting these areas to retain the training of horses, polo, and other equestrian events. These concerns are addressed through the creation of a Horse District (HD) zone. The Horse District zone includes a minimum lot area of 10 acres, and existing lots with less than 10 acres would be grandfathered in this zone. Permitted uses in the Horse District include horses and stables, race tracks and related facilities necessary for the training of horses, horse riding schools, and equestrian events and related facilities.

The second issue is intended to reinforce the R-1S, Residential Stable zone, as a low density residential area conducive to the keeping of horses near Hitchcock Woods, the polo fields, and the horse training areas. Under this zone zoning changes would distinguish between commercial and pleasure horses. Commercial horses are defined as horses that are kept for racing and other professional purposes, as opposed to pleasure horses or pets. A commercial stable would be allowed to continue to operate and to rent stables for commercial horses as long as the stable is not closed or abandoned for more than a year. If the stable is closed for more than a year, then the stable is no longer grandfathered and would not be allowed within the R-1S zone.

Rental of stalls for pleasure horses is treated differently under the ordinance changes. Any stalls existing before the date of the ordinance may be rented out for the stabling of pleasure horses, and if an owner of these existing stalls discontinues the use of the stables or renting of stalls for more than twelve months the owner may resume rental of the stalls again as long as the stalls were existing as of the date of the ordinance.

Council discussed the proposed changes to the Zoning Ordinance and commended the Planning Commission for all the work on the amendments to protect the horse areas.

Councilman Radford moved, seconded by Councilwoman Price, that Council pass on first reading the ordinance amending the Zoning Ordinance regarding protection of the horse areas and establishing a Horse District zone with the second reading and public hearing set for the next regular meeting of Council. The motion was approved by a majority vote with Councilman Perry opposing the motion.

TRAFFIC SIGNALS

Maintenance

South Carolina Highway Department

S.C. Department of Transportation (SCDOT)

Agreement

Municipal Association of S.C.

Mayor Cavanaugh stated Council needed to consider acceptance of an agreement with the S.C. Department of Transportation for traffic signal maintenance.

Mr. Thompson stated the Municipal Association has been working with the South Carolina Department of Transportation (SCDOT) and the cities of South Carolina, to develop a single contract for maintenance of traffic signals within the city limits in the state. The staff is recommending acceptance of an agreement with the SCDOT accepting city maintenance of traffic signals within Aiken for the upcoming year.

The issue was initiated by the SCDOT and has been a very progressive process. Cities in South Carolina have been treated in an unequal manner--some cities maintain all of their traffic signals, such as Aiken, while other cities do not maintain any signals. Also the counties do not perform any maintenance on signals outside of the city limits and there is some inequity in the issue. The city has been working with the Municipal Association and the SCDOT and other cities of the state to resolve this issue. The SCDOT has suggested that each city could choose one of three options. The first option is for the city to continue all maintenance and the State will reimburse the city for billed expenses. It is estimated that the City of Aiken spends about \$25,000 in direct expenses. If this option is chosen the city would bill the expenses to the State. The staff is recommending this option to Council. Presently the city maintains all traffic signals within the city with no help from SCDOT.

The second option is for the city to provide minor maintenance while the State provides major maintenance in the intersections. The third option is for the city to entirely give up maintenance and leave the responsibility with the State. There are drawbacks on these options. If the State assumes control of the intersections, the call over whether or not a traffic signal is added to or taken from the system will be entirely the call of the State. The State DOT does not ask county governments whether or not they would like a traffic signal, but installs or removes a signal from the system. Under this option Council would lose the ability to request a traffic signal at an intersection that Council feels is important. You could also have an extensive delay before the maintenance crews out of Columbia would be able to respond to an intersection repair in Aiken. If a crew comes out of Columbia an intersection could be down from one to two hours at a minimum. During this time a patrol officer would have to be placed at an intersection to direct traffic. An issue yet to be resolved with SCDOT is the issue of whether or not the State will pay for electricity to serve intersections. The city is continuing to work with the Municipal Association and the SCDOT on this issue. The city presently has an annual expenditure of about \$20,000 for electricity for traffic signals in Aiken.

Council discussed the issues. It was pointed out the city currently maintains all traffic signals within the city and receives no help from SCDOT so any help would be more than the city currently receives.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that Council adopt an agreement with the South Carolina Department of Transportation authorizing the city to continue traffic signal maintenance in Aiken under reimbursement by the State.

STREET PAVING PROGRAM

Paving Program Streets

Mayor Cavanaugh stated Council needs to consider acceptance of the street paving program for 1997.

Mr. Thompson stated each year Council reviews the listing of streets submitted for paving and slurry seal for the upcoming year. A listing of streets has been prepared for Council's consideration.

Mr. Thompson pointed out funding for street paving has increased from both the city and from the State. Paving for State maintained streets is submitted through the Aiken County Transportation Committee. A listing has also been prepared for slurry seal. The slurry seal program extends the life of the present streets until they can be resurfaced.

The listing for city maintained streets for paving and slurry seal would be funded through funds included in the city budget.

The streets recommended for paving and slurry seal for state maintained streets and city maintained streets are listed.

TABLE 1
1997
Street Paving - State Maintained Streets

<u>Street Name</u>	<u>Location</u>	<u>Total Miles</u>
Marlboro	South Boundary to Grace	0.11
Newberry	Edgefield to Barnwell	0.22
Charleston	Park to Colleton	0.30
York	Richland to South Boundary	0.65
Laurel	East Rollingwood to Summit	0.15
Greenville	Hayne to Barnwell	0.44
Newberry	Hampton (North to End)	0.10
Jasmine Ridge	Terry to End	0.05
Terry	Portion in City	0.03
Williamsburg	South Boundary to Park	0.44
Summit	Burgundy to Laurel	<u>0.10</u>
	Total Miles	3.34

Note: Under a separate state contract, it is our understanding that Laurens and South Boundary in the city will be paved in the next 1-2 years.

TABLE 4
1997
Slurry Paving - State Maintained Streets

<u>Street Name</u>	<u>Location</u>	<u>Total Miles</u>
Alderman	Alfred to Croft	0.19
Betty Court	Small Ridge to End	0.06
Carver Terrace	Camellia to Orangeburg	0.13
Cherry Drive	Palm to Two Notch	0.07
Church Street	Cox to Hampton	0.15
Cumberland	Union to Kershaw	0.08
Gwinnett	Hampton to Bamberg	0.09
Highland Forest	Englewood to City Limits	0.04
Josef Hoffman	Highland Park to Ridgecrest	0.05
Kershaw	Colleton to Staubes	0.22
Lancaster	Edgefield to Barnwell	0.15
Locke	South Boundary to Park	0.25
Palm	Cherry to Palm	0.24
Palmetto Lane	Florence to Hayne	0.18
Ravanel	Hampton to Plunkett	0.23
Sherry	Boardman to End	0.05
Small Ridge	Portion in City	0.07
Taylor	Whiskey to Thomas	<u>0.32</u>
	Total Miles	2.57

TABLE 5
1997
Street Paving - City Maintained Streets

<u>Street Name</u>	<u>Location</u>	<u>Total Miles</u>
Cardinal	Silver Bluff to Oriole	0.68
Cardinal Circle	Cardinal to Cardinal	0.23
Cherry	Palm to Maple	0.33
Durham	Jones to Dirt Area	0.06
Jones	SC 19 to Durham	<u>0.05</u>
	Total Miles	1.35

TABLE 6
1997
Slurry Paving - City Maintained Streets

<u>Street Name</u>	<u>Location</u>	<u>Total Miles</u>
Birkdale Ct. E&W	Troon Way to End	0.14
Mimosa	Barnard to Oleander	0.21
Perth Ct. N&S	St. Andrews to End	0.12
Prestwick Ct.	Troon Way to End	0.08
Ridgemoor	Cherry Hill to Pine Log Road	0.09
St. Andrews	Troon Way to End	0.36
St. Anne's	Troon Way to End	0.06
Troon Way	Deerwood to Inwood	0.19
Turnberry Ct. N&S	St. Andrews to End	0.10
Woodhill Place	Oriole to End	<u>0.17</u>
	Total Miles	1.52

1997
PROPOSED SEAL COAT

All streets in Hahn Village, assuming the Housing Authority has the necessary funding for adjoining parking areas. Includes Bradley Lane, Brown, Freiday, and Maurice for a total of 0.31 miles.

Also Limerick and Old Town Road off of Pine Log Road for a total of 0.31 miles.

City Council discussed the recommendations.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council accept the street paving and slurry seal program as recommended by the staff.

CHARLESTON ROW SUBDIVISION

Dedication of Streets

Utilities

Stormwater Sewer Lines

Water Lines

Silver Bluff Road

Centre South Shopping Center

Feller, Ron

Mayor Cavanaugh stated Council needed to consider first reading of an ordinance accepting the streets, drainage systems, and utilities of Charleston Row Subdivision.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING DEDICATION OF STREETS, STORM WATER, SANITARY SEWER AND WATER FACILITIES LOCATED IN CHARLESTON ROW SUBDIVISION.

Mr. Thompson stated Council has received a request from Ron Feller, owner of Charleston Row Subdivision, asking the city to accept the streets, utilities, and storm drain in the subdivision.

Council accepts ownership of streets and utilities in subdivisions after the facilities have been installed and operated for a period of one year. This allows the city time to evaluate the construction and condition of the facilities. Although there have been some maintenance problems with the facilities, the staff is recommending acceptance of the streets and utilities to allow the city to provide maintenance and service to the residents of the

area. Mr. Thompson stated there are some unresolved issues regarding the title and ownership of the facilities, which are to be resolved before second reading. The present owner is in the process of selling the property and would like to resolve this before closing on the property.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance to accept dedication of the streets, utilities and storm drainage facilities in the Charleston Row Subdivision be passed on first reading and the second reading and public hearing be set for the next regular meeting of Council.

THE PENINSULA SUBDIVISION

Reimbursement Program
Utilities Reimbursement
Curb and Gutter Program
Woods Edge
Houndslake Corporation
Trail Ridge Road
Hitchcock Parkway
S.C. 118 By-Pass

Mayor Cavanaugh stated Council needed to consider a request for participation in the Utilities Reimbursement Program for The Peninsula at Woods Edge.

Mr. Thompson stated Council has received a letter from Ms. Peggy Penland, of the Houndslake Corporation, asking that The Peninsula at Woods Edge be placed under the reimbursement program for utilities installation. Although most cities do not assist developers with the cost of utilities or other street amenities, Aiken reimburses developers for a portion of the cost for installing utilities to city standards.

The city reimburses developers for the development of utilities, curb and gutter, and street paving under a formula based on \$8 per front foot. This is based on the amount of footage that fronts on a residential street on each individual lot and is limited to a maximum of 100 feet, or \$800, per lot. The program helps encourage the developers not only to install utilities, but also to install curb and gutter along the streets which is a tremendous assistance to the city in cleaning the streets and in channeling surface runoff.

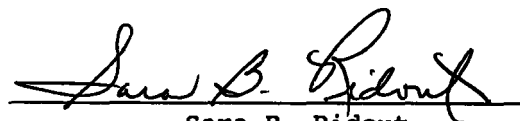
The reimbursement program is based on stages of development. When 25% of the lots are built upon and the houses occupied, the developer is eligible for the first phase of reimbursement. The city continues with reimbursement eligibility at increments of 50%, 75%, 90%, and 100% of the lots. The agreement expires 10 years from the date that the city notifies the developer of the agreement.

The Peninsula includes 37 lots. The value of this reimbursement will be about \$26,360. About 41% of the properties in The Peninsula have already been built upon and occupied, and approval of the reimbursement will allow the city to reimburse the Houndslake Corporation for the first plateau of 25% occupancy.

Councilwoman Papouchado moved, seconded by Councilwoman Clyburn and unanimously approved, that Council add The Peninsula at Woods Edge to the utilities reimbursement program.

ADJOURNMENT

There being no further business, Council adjourned at 8:20 P.M.


Sara B. Ridout
City Clerk