

Aiken City Council Minutes

April 19, 2005

CITY COUNCIL AND PLANNING COMMISSION JOINT MEETING

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

Council Absent: Mayor Cavanaugh

Others Present: Roger LeDuc, Ed Evans, Kay Brohl, Ed Woltz, Roscoe Stanley, Ed Giobbe, Wilkins Byrd, Rachel d'Entremont, Sandra Korbelik, and Susan Mimmie.

Mr. LeDuc called the meeting to order at 6:35 P.M.

ACTION AGENDAPlanning Commission

Mr. LeDuc stated this past year the Planning Commission initiated several projects that were sent on to City Council. These include the Old Aiken Master Plan, Traffic Management Ordinance, amendment to the Zoning Ordinance to form a Planned Residential zone and other land development regulations. In addition they began the process for the Northside Comprehensive Plan.

Mr. LeDuc stated that staff prepared a listing of possible items Council may want to include on the agenda based on the Planning Commission and City Council's comments during this past year. Once a joint Action Agenda has been completed we will have Council will formally approve it at a later date.

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

Upcoming Issues for the Planning CommissionIn Progress

- Accessory buildings (setbacks for accessory buildings)
- Downtown Design Guidelines
- Attached housing (possible new zoning classification)
- Comprehensive Plan for area of City services north to I-20

Action Agenda for upcoming fiscal year

1. Access ordinance (location and number of curb cuts)
2. Inoperable vehicles at commercial locations(how to handle the storage of such vehicles at automobile repair and towing businesses)
3. Possible amendments to the Land Development Regulations regarding maintenance guarantees (clarify the language as to when maintenance guarantees are required in new subdivisions)
4. Evaluation of LP Zone (particular emphasis on permitted uses)
5. Institutional zone (possible creation of a zone that would allow only schools, churches, and other institutional uses)
6. Require all wiring to be underground (amend regulations to require all wiring, not just lines serving buildings, to be underground)
7. Public notice for text amendments to Zoning Ordinance and Land Development Regulations (possible amendments to require notice for changes in wording that affect multiple properties)
8. Design standards for buildings along major roads (design standards for new buildings)

Mr. LeDuc stated the first four items are currently being worked on by the Planning Commission. The first three items will be back to Council by the end of this fiscal year. The Planning Department is working with the County Planning Department to hire a consultant to start Item 4 Comprehensive Plan for area of City services north to I-20.

City Council discussed revisions to the Tree Ordinance at length. Council decided to make this the first priority on the Action Agenda.

Mr. LeDuc stated that the action agenda items could be moved around and prioritized. He stated that some of the items are from previous years. He reviewed each item with Council.

Mr. LeDuc stated the Access Ordinance is currently being done by a consultant, Roger Dyar. He stated an Access Ordinance basically states how many curb cuts are allowed and what they should look like.

Mr. LeDuc stated that there are auto repair shops around town that use parts off of broken down vehicles and leave the vehicle shells by the road, giving it a bad appearance. He stated this would be considered under Item 2 Inoperable Vehicles at Commercial Locations.

Mr. LeDuc stated that there are several issues that need to be looked at in the Land Development Regulations. Mr. Ed Evans stated that the way maintenance guarantees are handled needs to be handled fairly soon. Mr. LeDuc stated the Land Development Regulations have not been reviewed in quite a while.

Mr. LeDuc stated that some of the zones need to be reviewed and possibly new zones made.

Mr. LeDuc stated that the regulations for underground wiring need to be updated. He stated that when the hospital was renovated that all of the wires were underground except one which runs down the middle of the road. He stated that possibly the regulations can be updated so that will not happen again in the future.

Mr. Ed Evans stated that there have been complaints lately regarding text changes to the Zoning Ordinance. Mr. LeDuc stated a system needed to be put in place to notify all who will be affected, not just the people immediately in the area.

Mr. LeDuc stated the final item on the action agenda deals with design guidelines. He stated a work session had been scheduled to discuss this topic. He stated that at the work session City Council will review the Design Guidelines, and if accepted, they would then decide who would actually enforce these new guidelines. He stated that if the Downtown Design Guidelines are accepted then in the future there could be guidelines for other areas.

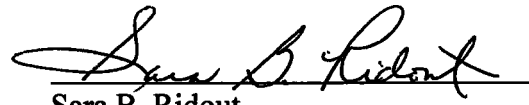
Mr. LeDuc asked City Council if there were any other items to be placed on the Action Agenda or if the order of the items needed to be changed.

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

1. Revision to Tree Ordinance for all new residential developments or change all residential zoning to Planned Residential.
2. Public notice for text amendments to Zoning Ordinance and Land Development Regulations (possible amendments to require notice for changes in wording that affect multiple properties).
3. Require all wiring to be underground (amend regulations to require all wiring, not just lines serving buildings, to be underground)
4. Access ordinance (location and number of curb cuts)
5. Inoperable vehicles at commercial locations (how to handle the storage of such vehicles at automobile repair and towing businesses)
6. Possible amendments to the Land Development Regulations regarding maintenance guarantees (clarify the language as to when maintenance guarantees are required in new subdivisions)
7. Evaluation of LP Zone (particular emphasis on permitted uses)
8. Institutional zone (possible creation of a zone that would allow only schools, churches, and other institutional uses)

9. Design standards for buildings along major roads (design standards for new buildings)

The meeting adjourned at 7:53 P.M.



Sara B. Ridout
City Clerk