

Aiken City Council Minutes

WORK SESSION

August 28, 2006

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

Others Present: Roger LeDuc, Gary Smith, Ed Evans, Richard Pearce, Sara Ridout, Tony Baughman of the Aiken Standard, Betsy Gilliland, of the Augusta Chronicle, and about 10 citizens.

Mayor Cavanaugh called the meeting to order at 6:34 P.M. He stated Council had one item to discuss in the worksession—request from the owners of Rose Hill to amend Zoning Ordinance.

ROSE HILL

Mueller, Stephen

Mueller, Eva

Zoning Ordinance

Restaurant

Concerts

Parking

Mr. LeDuc stated a request has been received from the Rose Hill Estate owners, requesting Council to consider changing portions of Section 3.3.4 of the Zoning Ordinance concerning Bed and Breakfasts. They would like the Planning Commission and City Council to review the sections that would allow them to open up a restaurant and to be able to sell items associated with Rose Hill at the restaurant. In addition they would like to host occasional outdoor activities like small concerts and cultural events. Part of this would also include additional parking to accommodate these functions. He said some conditions that were placed on Rose Hill by the Board of Zoning Appeals some years ago were that any outdoor events must end at 9 P.M. and that no amplification is allowed for music. He said these conditions are not part of the Zoning Ordinance, but they are conditions placed by the BZA.

Mr. LeDuc stated as Council is aware the Planning Commission works off an Action Agenda which Council approved this spring. A listing of the remaining items on the Action Agenda to still be completed was provided to Council as information. Mr. LeDuc stated if Council would like this project to be given a higher priority Council would need to give staff some direction. Otherwise, Council could discuss this at the next joint City Council-Planning Commission meeting. He said the main decision Council needs to make is if Council is interested in making some changes as requested where would the request fall in the Action Agenda list for the Planning Commission. Stephen and Eva Mueller are present to discuss this proposal and to answer any questions that Council may have.

Mr. Stephen Mueller, 221 Greenville Street NW, stated Section 3.3.4 of the 1999 Zoning Ordinance was written with Rose Hill in mind such that it has actually never been used by another property other than Rose Hill.

In the continuing effort to sustain Rose Hill and to improve the quality of life for residents and visitors, Eva and Stephen Mueller (owners since 2002) seek an update of Section 3.3.4 of the Zoning Ordinance. The Muellers feel the need to have these changes in place as soon as possible and wish for changes applied to Rose Hill to be limited to the ownership of the Muellers. City Council is being asked to direct the Planning Commission to promptly review this request and to send their findings to Council for Council's determination. The Muellers are 35 year residents and business owners in the City of Aiken. They have a track record. All that they have done and wish to do at Rose Hill is intended to reflect well on the city, to be neighborly, and to be compatible with the historic and serene nature of the estate.

The property is currently zoned for Limited Business with a special exception for a Bed and Breakfast meeting facility. The Muellers use the property as their primary residence, operate a B&B and hold business meetings, receptions and other events. They would like to have the option for the following:

1. Serve meals to non-guests, with possible seating areas being the dining room, middle room, stables, or patio. The request is to serve meals to guests not associated with meetings or overnight guests.
2. Sell Rose Hill associated items to guests and non-guests. Items could not really be specified but commonsense and honesty makes clear that items are meant as mementos of visiting Rose Hill.
3. Permit outdoor activities and limited amplification until 11:00 P.M. They envision hosting occasional cultural events compatible with the nature of the property, not rock and roll bands and such. It was pointed out that currently outdoor events must end at 9 P.M. and there can be no amplification of music outdoors.

The Muellers would like the number of guests attending events to be limited by the fire marshal code. Off-street parking currently exists off of Florence Street and an additional onsite parking area could be created on the northeast corner of the property.

Mr. Mueller stated currently Rose Hill is the only one using the conditions allowed in the Zoning Ordinance under Section 3.3.4. He said the conditions apply to a structure in the historic district with a wall around it and that is at least 1.75 acres in size. He said these conditions almost make it unrealistic to apply to anyone else. He said they were asking if the requests could be limited to Rose Hill and the present owners, the Muellers.

Mr. Mueller stated they were asking that Council make their request a high priority on the Planning Commission Action Agenda. He said they feel that the issues are not complicated, and it should not take a long time to consider the requests.

Mayor Cavanaugh was concerned about whether any proposed changes in the ordinance would apply to other bed and breakfasts.

Mr. Gary Smith, City Attorney, stated the conditions would apply to other bed and breakfasts if they met the size requirement and other conditions of the Zoning Ordinance. He said it would be difficult to limit the conditions that would apply to Rose Hill just to the ownership of the Muellers. He said this would be treating an individual as a special case and this should not be done.

Mr. LeDuc stated basically the Muellers are asking for three changes. They would like to open a restaurant which would have additional parking requirements. They would like to have some outdoor entertainment at times, and they would like to be able to sell some things associated with Rose Hill at the restaurant. He said how that would apply to other bed and breakfasts would depend on how the Planning Commission would structure the regulations on the size such as acreage, size of the buildings, special exceptions, etc. He said whatever is determined would apply to everything that fits the categories, not just Rose Hill.

Councilwoman Vaughters stated she had looked at Rose Hill recently and was amazed at how well the Muellers had kept the property up and improved the entire block. She said she could understand where there would be a need for some other sources of income to maintain the property. She pointed out the zoning for Rose Hill is Limited Business, not residential. She wondered if, in the LB zone and the section which applies to Rose Hill requiring 1.75 acres, Rose Hill could be identified as a small inn rather than a bed and breakfast. In that case meals other than breakfast could be served. She pointed out under this category there would be more restrictions than a hotel or motel as far as time allowed for events, parking, etc. She suggested that the Planning Commission could consider this possibility. She pointed out that the block Rose Hill occupies is so important to the neighborhood and the whole town. She pointed out that Rose Hill has so much land and is walled. She pointed out every bed and breakfast could not adapt to that use with

certain limiting requirements. She said she did not want to open it up so that big horse properties could be set up with restaurants and hotels.

Mr. Mueller pointed out that they had support from many of their neighbors for the changes that they are requesting for Rose Hill.

Councilwoman Price stated that the Muellers had renovated Rose Hill and had opened the property up so neighbors could see what is behind the walls and what Rose Hill is and the neighbors had been very impressed with what has been done.

Council continued to discuss the requests of the Muellers. Council was concerned about the work load of the Planning Commission and where the request might fit into their Action Agenda. Council reviewed the present Action Agenda items and the time the present items might take. It was suggested that the request be inserted in the Action Agenda as item 3, following the public notice for text amendments to the Zoning Ordinance and Land Development Regulations. It was the general consensus of Council that the request be inserted as item 3 on the Action Agenda.

Aiken City Council Minutes

REGULAR MEETING

August 28, 2006

Present: Mayor Cavanaugh, Councilmembers Clyburn, Price, Smith, Sprawls, Vaughers and Wells.

Others Present: Roger LeDuc, Gary Smith, Bill Huggins, Richard Pearce, Ed Evans, Glenn Parker, Anita Lilly, Larry Morris, Pete Frommer, Sara Ridout, Tony Baughman of the Aiken Standard, Betsy Gilliland and about 60 citizens.

Mayor Cavanaugh called the meeting to order at 7:16 P.M. Mr. LeDuc led in prayer, which was followed by the pledge of allegiance to the flag.

APPROVAL OF AGENDA

Mayor Cavanaugh stated Council needed to approve the agenda. Councilwoman Vaughers moved, seconded by Councilman Wells and unanimously approved, that the agenda be approved as presented.

MINUTES

The minutes of the work session and regular meeting of August 14, 2006 were considered for approval. Councilman Sprawls moved that the minutes be approved as submitted. The motion was seconded by Councilwoman Clyburn and unanimously approved.

REZONING – ORDINANCE

Colleton Avenue
Old Aiken Master Plan
Union Street
Staubes Lane
Park Avenue
Marion Street
TPN 121-09-07-007

Mayor Cavanaugh stated that at the June 26, 2006, meeting Council tabled the proposed ordinance to rezone property along Colleton Avenue from RML Residential Multi-family to RS-10 Residential Single-Family. He said this was a continuation of first reading of the ordinance.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO REZONE CERTAIN PROPERTY LOCATED IN THE AREA BOUNDED BY COLLETON AVENUE, UNION STREET, STAUBES LANE & PARK AVENUE, AND MARION STREET, AND OWNED BY SEVERAL PROPERTY OWNERS FROM RESIDENTIAL, MULTIFAMILY (RML) TO RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. LeDuc stated last year City Council approved the Old Aiken Master Plan, which recommended changing the existing Residential Multifamily zoning to Residential Single-Family. Council stated at that time that they did not want to force individuals to rezone their property but asked that the property owners voluntarily consider the rezoning.

Staff started this process with a four block area bounded by Colleton, Union, Staubes Lane and Park, and Marion Street. There are 63 properties in this area and 36 of the property owners have expressed support for this rezoning. If Council wants to rezone the entire area, the matter would need to start over again with the Planning Commission. The recommendation for rezoning is for the 36 properties only. Many of the properties within this area are less than 10,000 square feet. However, staff felt that the proper zoning for the entire area along Colleton Avenue should be RS-10. This zoning will still allow a property owner to rebuild a house on a non-conforming lot (less than 10,000 square feet) as long as it has the necessary setbacks. The setbacks are the same for an RS-6, RS-8, RS-10, or RS-15 zone. Therefore, if a house burned down on a lot consisting of 5,500 square feet in the proposed RS-10 zone, the property owner can construct a new house without any variances as long as they meet the setbacks, which are 10 feet on each of the side lot lines.

The Planning Commission voted 6 to 1 to approve the rezoning of the properties which signed the petition for the four block area. The one negative vote was based on their concern that the entire area should be rezoned RS-10 and not just the property owners that signed the petition.

City Council at the June 26, 2006, meeting tabled this rezoning until Jenne Stoker and others could talk to more residents about the rezoning. They still feel very strongly that Council should rezone all the property as single family instead of just those who have signed the petition. It should be noted that in a memo from Jenne Stoker there are several property owners that may remove their name from the petition if Council decides to continue on rezoning only a portion of the properties. The memo contains a listing of the percentage of properties which have requested this rezoning. Whatever Council decides concerning this petition city staff will follow as they work with other neighborhood rezonings within the Old Aiken Master Plan area.

Mr. LeDuc pointed out that the petition contains about 60% of the property owners requesting rezoning, with about 40% of the property owners not consenting to rezoning at this time. He pointed out that a number of the petitioners feel very strongly that the whole four block area should be rezoned and not just those who have signed the petition and may withdraw their name from the petition unless the whole four block area is rezoned. He said some others would like for the rezoning to be delayed giving more time to discuss the rezoning with individual property owners in the area.

Mr. LeDuc stated Council did discuss in connection with the Old Aiken Master Plan area, the area encompassing the original grid of the city, and a number of changes they envisioned for the area. One of the changes was to see the areas primarily currently single family to have a single family zone and to encourage more single family. The areas that would logically be General Business would stay business. Those areas that were Light Industrial or Industrial or had warehouses would eventually change to something else. The struggle that staff has had is how do we get from where we are today to where we want to be. He said this ordinance has been placed on the agenda to discuss further or Council may table it for future discussion.

For City Council consideration, this is continuation of first reading of an ordinance to rezone a four block area bounded by Colleton, Union, Staubes and Park Avenue, and

Marion Street under the RS-10 zone for those property owners that signed the petition for rezoning.

Mayor Cavanaugh stated persons were present who want to speak on the issue.

Councilman Smith moved, seconded by Councilwoman Price and unanimously approved, that Council suspend the rules and allow citizens to speak on the issue on first reading of the ordinance.

Ms. Jane Page Thompson, 240 Knox Avenue, stated she was requesting that City Council rezone the whole four block area. She proceeded to demonstrate to Council why she was making the request. She pointed out the mace symbol on the back of a dime. The mace is one of the oldest symbols of our government and serves as a symbol of government during all proceedings in the U.S. House of Representatives on Capitol Hill. The bundle of reeds in the mace are bound with a metal band. The bundle represents the rights that individuals have bound together to form the foundation of the government's authority. Each reed in the bundle represents specific rights given to citizens by their government. She stated the U.S. government grants some rights as property owners. She reviewed the rights of property owners. She said one right was police powers, which includes zoning. She said the government reserves the right to enforce any of the rights on property that citizens own, including zoning. She felt the zoning laws should be amended and enforced and changed if the change has merit and is in the best interest of the citizens. She stated in this case the rezoning of four city blocks from RML to RS-10 is not only in the interest of the affected owners, the rezoning is called for in the Old Aiken Master Plan, which the entire city had an opportunity to comment on. She felt it was the duty and obligation of the elected City Council to enact the right of government to rezone this area in question. She said Council has police powers. She asked Council to use their powers and rezone the entire four block area. She pointed out that a majority of the people in the area want the area zoned RS-10 Residential. She pointed out what may seem a taking from one person is actually giving back a property value to someone else. She pointed out this particular neighborhood is a part of Aiken's history and character and giving back to the neighborhood through the rezoning to RS-10 Residential is supporting the character and supporting the idea that the houses won't be turned into commercial areas. She asked that Council not isolate and spot zone the area.

Mayor Cavanaugh asked the City Attorney to clarify if allowing some properties to remain zoned RMH while rezoning others to RS-10 would be spot zoning. He said he felt if the ordinance would be spot zoning, then it had been spot zoned all along as there is a mix of zoning presently.

Mr. Gary Smith, City Attorney, stated a letter had been received from Attorney John Harte, representing several of the property owners in the area, specifically Ms. Dorothy Herbruck, and he cites a concern that he has with the proposed ordinance allowing some properties to remain RML with others being rezoned to RS-10 as being spot zoning and may lead to litigation if approved. Mr. Smith stated he did not see the matter the same way as Mr. Harte. He said he felt this approval would be a situation where City Council is essentially acting on the request of a property owner to zone property a particular way and once that happens then there would be a mix of properties in this four block area that would be zoned differently. He said he did not feel that it would be a spot zoning problem.

Ms. Rosa Lee Fox, 616 and 610 Colleton Avenue, stated she had spoken to Council previously on this matter. She stated she did not feel that making a standardized or unilateral decision about zoning is unique or new and felt that it does not take away anything. She felt it would be giving something to the neighborhood. She stated she wanted Council to make a unilateral decision to rezone the four block area to RS-10 so those who live there do not have the worry of someone deciding to place apartments on property already zoned RML. She pointed out the property at Williamsburg and Colleton where the property owner requested a zone and Council decided to zone it differently and unilaterally zoned it RS-10. She stated there are presently apartments on Colleton Avenue and pointed out the areas. She stated she had not yet signed the petition, but it was her position, along with a number of other property owners, that they need protection

and that Council should rezone the area to RS-10 to protect the property owners from further development of apartment buildings.

Ms. Jenne Stoker, Kershaw Street, pointed out a drawing of the actual properties in the area that have signed the petition for annexation and those who have not signed. She pointed out that those who have signed represent a good portion of the properties in the area. She pointed out that some property owners who have signed for rezoning will withdraw their signatures if the whole four block area is not rezoned RS-10. She said some others agree in principle to the rezoning, but do not want to sign unless all is to be rezoned. She stated she lives on Kershaw Street across Colleton from this area and her side of Colleton is zoned Single Family. She said she became involved when it became clear that some owners were not clear about the ramifications of their signing or not signing the petition. She stated she had talked to many of the affected property owners. She said there were many misconceptions regarding the proposed rezoning. She said many thought that the rezoning was a done deal and had already been accomplished. She felt communication had been a big problem. She said she had received a letter from Jutson Busbee, who owns 602 Colleton, requesting that City Council rezone the entire four block as RS-10. She said she had spoken to Sam Erb who feels that Council would be opening Pandora's box by only rezoning the properties of people who had signed the petition and not all the properties. She pointed out that Mr. Erb's family accounts for 9 of the affected lots. She said Ben Lott, who owns 7 lots in the area, would also like the entire four blocks to be rezoned. Peter Evans, who lives on Colleton, is very concerned and would like the entire area to be rezoned as Single Family Residential. Ms. Helen Dennis owns a house on Sumter Street and would like for the entire area to be Single Family Residential. Ms. Stoker stated she had looked at the whole issue and the benefit of having the entire neighborhood zoned Single Family Residential and how it would affect the integrity of Colleton Avenue and the impact on the Historic District. She said some property owners have individual concerns. She said the current use of the area is largely single family with some properties being rentals. She stated the property values had recently multiplied. She felt that some of the property owners who had not signed for the rezoning do not understand the issue and how single family zoning would protect their assets. She felt Council owed it to those people to look out for their best interest which would be to zone single family. She said many houses had been bought by investors and it is important to note that two investors, who own 16 lots, had signed the petition for rezoning the entire area. She felt that those who had not signed had issues which could possibly be resolved in the next few months. She pointed out that some of the very large lots could possibly be subdivided for apartments. She felt the best situation would be for Council to abandon the attempt to partially rezone the area, with the idea to come back in a couple of months with a plan to rezone the four block area in its entirety. She said this would give property owners time to accomplish the projects which are blocking the efforts to rezone the entire area. She felt the matter should come back in a few months for rezoning of the entire four blocks as single family residential.

Ms. Vonnie Vance Washington, 623 Park Avenue SE, stated she owns two lots. She said she respects individual owners, the law for rezoning, and historic properties. She stated her concern was that she is a single individual living in a big house and she was concerned about what would be best for her and her property. She felt it would be better for her to have the option to remain multiple family.

Councilwoman Clyburn stated she appreciated all the hard work of Jenne Stoker in her efforts to help get property owners to request that their property be zoned RS-10. She stated, however, she felt she needed more time to talk to people in the area and try to explain the situation to them. She felt that Ms. Vance-Washington did not understand and possibly someone could help her.

Mayor Cavanaugh stated he understands that if Council wants to consider rezoning the whole area the ordinance before Council at this time would need to be denied. Then the matter would start all over again through the planning process with a changed ordinance.

Mr. Gary Smith stated if first reading of the ordinance is denied by Council a new petition would have to be submitted to the Planning Commission, the proper notice would

have to be given to all the property owners again, and the Planning Commission would have a hearing on a new ordinance to rezone the entire property.

Ms. Rosamond McDuffie, 5 Oakmont Lane, asked that Council give more time on the issue of rezoning of the four blocks.

Mr. LeDuc pointed out when the Planning Commission reviewed the rezoning in June, there was a lot of discussion on the fact that they thought the entire area should be recommended to be zoned single family. He pointed out the motion was 6 to 1 with the person opposing voting no because they felt the whole area should be single family. Those in favor also expressed the fact that they felt the whole area should be single family. He pointed out if Council votes to deny the rezoning, the process will be started over again. It would not be a petition method so there would be no need to go to every household asking them to sign a petition. He said the question before Council would be the four block area for a total rezoning, not under the petition method. He said a letter would be sent to everyone, notifying them of the proposed rezoning so when the public hearing is set before the Planning Commission and City Council everyone would understand what would be voted on—that being the entire area being rezoned from RML to RS-10. He said it would take several months to go through the process and to send a letter to everyone to let them know the process has been changed and that Council would be considering the entire area, not individual lots.

Councilwoman Clyburn moved, seconded by Councilman Smith and unanimously approved, that Council deny the present ordinance for rezoning only the properties in the four block area of the property owners who signed the petition.

In answer to a question Mr. Gary Smith, City Attorney, pointed out that whatever uses are in existence in the four block area whenever rezoning takes place would be grandfathered and would be able to continue the use. It was pointed out that large lots would be able to be subdivided if they were larger than the RS-10 requirements.

ANNEXATION – ORDINANCE 08282006

Silver Bluff Road
Town Creek Road
Epps, John
TPN 106-18-09-002

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex property at the northwest corner of Silver Bluff Road and Town Creek Road.

Councilman Sprawls left the Council Room and did not participate in the discussion on the matter. Mr. Gary Smith, City Attorney, pointed out Councilman Sprawls had signed a Conflict of Interest statement and was not participating because he may have a possible economic interest. The real estate firm that he works for is involved in the sale of this property. He left the Council Room at 8:06 P.M.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 1.15 ACRES OF LAND, MORE OR LESS, OWNED BY JOHN S. EPPS, AND TO ZONE THE SAME LIMITED PROFESSIONAL (LP).

Mr. LeDuc stated John Epps would like to annex 1.15 acres of property located at the northwest corner of Silver Bluff and Town Creek Road under the Limited Professional (LP) zone. The property is adjacent to the city's well site. The LP zoning is compatible with surrounding areas and would allow a professional office such as a doctor or dentist at this site.

The Planning Commission voted unanimously to approve this annexation with the following four conditions.

1. that no curb cut be allowed from Silver Bluff Road;
2. that the annexation be contingent on the approval of the variance request for additional parking by the Board of Zoning Appeals; (variance approved so condition met)
3. that the annexation be contingent on the purchase of the property by the contract purchaser; and
4. that the applicant and contract purchaser sign an agreement with the City listing any conditions and that the agreement be recorded at the RMC office prior to the annexation taking effect.

The public hearing was held and no one spoke.

Councilman Smith moved, seconded by Councilwoman Vaughters and unanimously approved, that Council pass on second and final reading an ordinance to annex 1.15 acres of property at the northwest corner of Silver Bluff Road and Town Creek Road under the LP zone with the conditions listed in the ordinance.

Councilman Sprawls returned to the Council Room at 8:08 P.M.

ANNEXATION – ORDINANCE 08282006A

Woodside Plantation Phase IV

Hollow Creek Preserve

The Reserves

Anderson Pond Road

TPN 108-11-01-001

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex Hollow Creek at The Reserves in Woodside Plantation and to zone it Planned Residential.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 661.55 ACRES OF LAND, MORE OR LESS, OWNED BY HOLLOW CREEK PRESERVE, LLC AND TO ZONE THE SAME PLANNED RESIDENTIAL (PR).

Mr. LeDuc stated Woodside Plantation is expanding their development and plans to develop 661.55 acres known as the Hollow Creek Reserves, LLC, Inc. and would like to annex this property under the Planned Residential zone. The new golf course includes 100.99 acres already in the city for a total development of 762.54 acres. The property is currently undeveloped. The proposed development adjoins Phase III of Woodside Plantation which was approved in 2000.

At the July 11, 2006, Planning Commission meeting this request was unanimously approved. The plan incorporates 289 acres as open space which will primarily be used as a wetlands reserve. The new area will consist of up to 1,045 new dwelling units which is well below the 4,876 units that could have been built on this property. Access to the property will be through a gated entrance off of Anderson Pond Road and existing roads within the current Woodside development. He pointed out how the 289 acres committed for open space would be incorporated within the city system of open space or whether it would go to ACOLT first and then back to the city is to be worked out. He said there will be open space/green space within the development.

A traffic study indicates the need for left and right hand turn lanes off of Anderson Pond Road into the development and for a left and right hand turn from the Woodside exit onto Anderson Pond Road. It appears a traffic signal will probably be warranted at the intersection of Silver Bluff Road with Woodside Plantation. With the planned widening of Silver Bluff Road, these intersection improvements will be taken into consideration by the South Carolina Department of Transportation (SCDOT). The plan also states that separate left hand turn and right hand turn lanes should be provided at Silver Bluff and

Anderson Pond Road and Whiskey Road and Chimebell Church Road. A committee consisting of three City Council members, three County Council members and three citizens at large have approved the route for a connector road between Whiskey and Silver Bluff Road. The Planning Commission suggests that this road be approved by City Council prior to the annexation becoming final.

At the last City Council meeting Council asked staff to discuss with Woodside the possibility of adding an equestrian trail along a portion of their property. Woodside is willing to add a 25 foot equestrian trail from The Village off Silver Bluff Road down to Anderson Pond Road. This equestrian-walking trail would be deeded to the City, and we would own this property. Their fence would go on the eastern side of this trail. This has been added as a condition for the annexation. There is currently a riding trail along the perimeter of the equestrian lots which face Anderson Pond Road. Many of these lots have been purchased and this trail could connect with other trails with the approval of the Hollow Creek Preserve Homeowners Association. Woodside is also open to the possibility of a trail extending into the Hollow Creek open space area once it has been determined who will own this property and how the property will be managed. Their biggest concern is to identify the future owners of the property and who will be responsible for liability issues associated with this trail. Some of these issues probably will take months to resolve.

Mr. LeDuc stated that at the last meeting Council asked for a letter from the developer, which has been received. The letter basically states that they will provide the necessary right of way along their property leading up to Glenwood Drive for the purpose of constructing the connector road to Glenwood Drive on Silver Bluff Road.

He said the major hurdle on which there was a lot of discussion at the last meeting was about trying to develop some kind of equestrian trail system that could be used not only by individuals bordering this area, but others on the southside. He said some language had been developed for this. This has been discussed with the Trailriders Association that is being developed and Pat Cunning. He said they believe they have developed an agreement in principle that can be presented to City Council. He pointed out in Condition 6 that the developer is to provide a 25 foot buffer. They would take the buffer that is on the west side of the development, from approximately where the road is leading to the gate, and provide a 25 foot equestrian trail that will lead all the way to The Village. He pointed out that in the concept plan there are some open spaces or green spaces that have not been totally defined in The Village. At the time this was presented Mr. Cunning stated that there may be some equestrian events in the open spaces. The developer is willing to preserve an area of 25 feet along the western border with the caveat that the City of Aiken would accept the buffer. He said the developer is concerned about liability of the buffer. He said the Trailriders Association, which will be a 501.3(c) organization, is being developed and will take several months. He said the Trailriders Association would not just have the ability to provide liability and some type of partnership arrangement to maintain this area, but several other miles of area crossing other properties. If the City of Aiken were to accept this 25 foot easement, it would be the suggestion that the City join with the Trailriders Association and join in partnership with them and become a member like other property owners, and pay a fee, with the Trailriders Association providing the liability and the maintenance of the 25 foot trail. The 44 lots that border Anderson Pond Road are equestrian lots and they currently have a 25 foot equestrian trail system around the back portion of those lots. Woodside and the City would strive to help make certain that, if at all possible, a 25 foot easement could be used in conjunction with this to join up with an area into the wetlands area or the Hollow Creek Preserve area that is just north of Anderson Pond. That area could be used as it is presently used for riding trails and that could be joined with the 25 foot easement on the proposed development. Woodside is willing to try to do everything possible to make this happen. He said it is felt that the Trailriders Association could develop several miles of trails over the next several months and the trail on the western side of Hollow Creek could be a part of that trail. He said there are still questions which have to be answered.

Mr. LeDuc stated any approval should include the following conditions:

1. that a revised Concept Plan be submitted before first reading by City Council showing a development summary for all of Hollow Creek at The Reserve as well as for the area in the City and the land proposed to be annexed including the total area, percentage of open space, number of dwelling units by type, and dwelling unit density;
2. that the development comply with the Concept Plan submitted;
3. that the annexation will not take effect until a final decision about a possible connector road between Whiskey and Silver Bluff is made by the City and County Councils;
4. that there be an emergency access from Anderson Pond Road at a point where the proposed road is near Anderson Pond Road at the eastern end of the site;
5. that any required traffic mitigation measures be paid for or sufficient funds posted with the City by the developer and implemented prior to issuance of any building permits;
6. that the 25 foot buffer shown in Exhibit "A" shall be undisturbed in such a way that no existing vegetation is to be removed except (1) diseased, dead, or dying trees and shrubbery and noxious plant material (e.g. Wisteria, Ivy, Kudzu, etc.) and other plants/trees that may compromise the health of vegetation to be kept as approved by the City Horticulturist or (2) as necessary to create the equestrian/walking trail shown in the Developer's Concept Plan as determined by the City Horticulturist, and in which existing trees and shrubbery may be required at the discretion of the Planning Director in order to form a dense evergreen buffer. The equestrian/walking trail will extend from Anderson Pond Road to The Village commercial area in Woodside Plantation Phase III and shall be deeded to the City of Aiken upon completion; and
7. that the applicant execute an agreement listing the conditions of approval and that the agreement be recorded by the City at the RMC Office within 90 days of approval by City Council; and
8. that all conditions shall be satisfied within 180 days of the second reading of this ordinance or the annexation shall be null and void.

City Council approved this ordinance on first reading at the August 14, 2006, meeting. For City Council consideration, this is second reading and public hearing of an ordinance to annex property known as the Hollow Creek at the Reserve under the PR zone. He said the groups had met and agreed to a number of things. He said there are still some things to be worked out on the trail system. He said it is felt there is a very good understanding about how to go about getting it accomplished. He said if Council approves the annexation the concept plan could be modified to include the 25 foot equestrian riding easement if Council wants to accept the easement.

Mayor Cavanaugh expressed concern about traffic and the changes the developer is to make and whether those changes will improve the traffic.

Mr. LeDuc pointed out that the report states that even in "no build conditions" that the intersections of Silver Bluff and Woodside and Whiskey at Chime Bell will continue to get worse by 2011. The only way to correct this is by a traffic signal, but a signal cannot be placed until the traffic warrants the signal. The developer will contribute to the installation of these signals when warranted by traffic.

Mr. Pat Cuning, 113 Mulberry representing Hollow Creek, stated the traffic study took into consideration all the current developments and future developments. He pointed out that on page 18 of the traffic analysis it states that with mitigation that the traffic will be improved at the intersections of Silver Bluff and Woodside and Whiskey and Chime Bell. He said Woodside had agreed to the mitigation. He said even if they don't build as proposed that the intersections will continue to get worse.

Mr. Cuning stated that he had met with Bernadette Clayton, Dacre Stoker and Mr. LeDuc and they do feel that they will be able to work out something with the buffers and equestrian trails, but it will still take a lot of study. He said he was present to seek approval of his annexation and his land plan and did not want to delay annexation until the questions could be worked out on the equestrian trails. He said the Green Way Committee had come to him asking that he work with them in trying to provide

interconnection of riding trails in the area. He said he was willing to work with them on that matter, but he wanted to proceed with his annexation and not be held up until questions regarding the riding trails are worked out. He pointed out that if the concept plan shows green space, it will have to stay green space and cannot change unless approved by City Council.

Mr. LeDuc stated the land plan shows open space. How the open space will be used and who will own it will be determined later. If it is to come under some kind of management or ownership with the city it will have to come back to Council for approval. It was pointed out when worked out the trails would be available to the public and one would not have to go into Woodside to use the trails. He said these details would have to be worked out and would probably be six months to a year before the questions will be answered.

The public hearing was held.

Mr. Don Morris, 107 Scarlett Oak, stated he has concerns about infrastructure. He was concerned about East Gate Drive and traffic from Woodside. He was also concerned about the construction traffic and whether the construction workers would enter through Anderson Pond Road or the Silver Bluff Road gate. He stated presently Woodside Drive has a lot of construction traffic. He was concerned about the construction traffic increasing. He was also concerned about emergency medical services and if the services would be sufficient to take care of additional citizens. He felt the roads were already very heavily traveled and felt these additional housing units and people will certainly increase the traffic. He was concerned about water and sewer services being adequate for the continued growth on the southside, as well as Public Safety services.

Mayor Cavanaugh pointed out that the development at Woodside would be spread out over about a 12 year period and the increases would be gradual.

Chief Frommer stated the Department has proposed a fifth Public Safety Station on the southside and funds were included in the 1 cent sales tax for the station. The County is responsible for the ambulance service and Public Safety does have first responder for life threatening-type situations.

Mr. Cunning stated the developer works very closely with the Homeowners Association and they would like for any construction in this new section of Woodside to be able to utilize the new gate on Anderson Pond Road as a construction gate. He said presently the Homeowners Association has designated East Gate Drive for construction traffic in other parts of Woodside. He stated the city is going to have to be diligent as far as road improvements are concerned. He pointed out that except for three minor road connections made by the City in the last 15 years there have been no road improvements made from Pine Log Road and Whiskey south.

Mr. LeDuc pointed out there is money in the 1 cent sales tax to build more EMS stations in the county, and they are looking at some stations on the southside. He pointed out the city is also in the process of upgrading some staff members as far as their emergency management skills so the Officers can provide a higher level of service.

Mr. Dacre Stoker, 331 Kershaw Street SW, Executive Director of Land Trust, stated they had worked very hard with Mr. Cunning on things they could control. He said he could not control traffic. He said there is a lot of development going on in Aiken. He said one of the things the Aiken County Open Land Trust can do is to encourage the proper and best use of open space and trail networks in these new developments. He said they were working with the groups to help show the people what is a good way to benefit the public. He said Mr. LeDuc made a good synopsis of their meeting.

Ms. Bernadette Clayton, 269 Wheeler Road, Johnston, SC, stated she represents Ron Monahan and the Hunt Country Trail Riders' Association which is working to form the trail system in the area near the expansion of Woodside. She stated they were trying to work through some of the details of how they could assist in the management of the trails so they are covered not only by insurance, but by a maintenance plan.

Mr. LeDuc stated if Council accepts the proposed ordinance which includes accepting the 25 foot easement from The Village down to Anderson Pond Road, the city's intent is to work with the Trail Riders' Association to work through taking the liability and maintenance of the trail area and others which it is hoped to establish in the future and become partners, not sole owners, and caretakers of the area.

Mr. Scott Singer, 217 Live Oak, a County Councilmember, pointed out an item regarding the proposed connector road from Silver Bluff to Whiskey Road is on the agenda later in the meeting. He said some of the concerns about traffic could be helped by the proposed connector. He said studying and deciding on the proposed route had been a long process. He reviewed the process for the connector road and the current status of the road. He said some changes in the route are still in the process and should be worked out soon.

Mr. LeDuc pointed out that Condition 3 in the proposed ordinance states that the annexation will not take effect until a final decision about a possible connector road between Whiskey and Silver Bluff roads is made by City and County Councils. He said Council does have a recommendation from the committee that met in July on the road that is proposed from Silver Bluff and Whiskey Road, primarily taking the route of Anderson Pond Road, westerly from the Chime Bell Church Road area and then once past the new gate for Woodside in a northwesterly direction until it comes to the Glenwood Drive area. The road is undefined until right of way and surveys can be established. He said there is a possible new development along Anderson Pond Road and if this happens the road could change slightly. Presently it is not known if the new proposal will happen. He said a defined roadway was approved by the committee in July, however that could change. He said Council could consider approval of the plan that was approved by the committee, knowing that the easterly portion of the road could change. Then the change would have to come back to Council for approval. He said he felt it was important to approve something so we are moving forward and start getting funding for the project. He said staff will be coming back to Council in September with some funding possibilities for the roadway. He said the amount of money and how the road will be funded will have to be determined and worked out in the future. He said if Council does not want to approve the connector road at this time, then Council needs to look at Condition 3 for approval of the annexation and decide how to deal with this since the condition requires that the annexation not take effect until a final decision is made about a possible connector between Whiskey and Silver Bluff. He pointed out if it is not approved at this time, it may be several months before a final decision is made on the exact location and this will hold up the annexation and development of Woodside. He pointed out a final route design would not take place for a while and probably not until the property is actually surveyed and the easements acquired from the property owners. He pointed out approval of the proposed connector road was a condition recommended by the Planning Commission.

Mr. Scott Singer, County Councilmember and Chairman of Connector Road Committee, stated Aiken County has approved a route, but subsequent to the County approving a route the Connector Road Committee met and approved an alternative route, essentially the same route but using some different turn lines. He pointed out any change to the route that the Connector Road Committee had approved at this time would not change anything related to the Woodside annexation. He said any changes would be east of the Woodside annexation. He said his concern is to make sure the road gets built because it is critical to traffic issues and other matters in the area.

Council continued to discuss at length the proposed connector road, expressing concerns about funding, the location of the route and possible changes in the route because of developments in the area.

Councilman Smith stated he felt despite some issues which still remain, he felt a connector road would be built. He said, however, it is difficult to approve something which has not yet been decided. He felt Council might want to eliminate the condition that the road has to be approved before annexation or wait until sometime in the future when the road is approved, which will hold up annexation of the proposed development at Woodside.

Councilman Wells pointed out it had been discussed that the proposed development at Woodside would be developed over 12 years. He said surely the connector would be approved and paved before 12 years. He said he did not feel that it was fair to the developer to say that the City and County Councils have to have an approved road before the property can be annexed. He said he wants to have a road before the area is developed, but he did not think it was fair to ask Woodside to wait until the City and County Councils have definitely nailed down the location of the connector. He said he would like to have Condition 3 removed from the conditions for annexation.

Mr. Pat Cunning stated if Condition 3 is removed he will sign the right of way easements that he has agreed to do which will protect the city and provide the right of way for the portion of the road at Woodside to Glenwood. He pointed out that other developments are proceeding, and it did not seem fair to hold his project up for the connector road. He said he had done everything possible to try to get the road approved.

Councilwoman Clyburn stated she was in support of the project, but this is a large project and there were a lot of homes being proposed. She was concerned that the connector road had not been determined and when and how it would be paid for.

Councilman Wells stated he felt it was very important to the City and the County to have the connector road for access on the southside between Silver Bluff and Whiskey Road. He said this would be a service road and would benefit a lot of people, not just Woodside. He said to have the developer sign over the right of way towards completing the connector road is a great stride for the road.

Councilman Wells moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve on second and final reading the ordinance to annex the 661.55 acres known as the Hollow Creek Reserves with the conditions listed, but removing Condition 3 from the Conditions that the annexation not take effect until a final decision about a possible connector road between Whiskey and Silver Bluff Road is made by the City and County Council and adding that the Developer will sign over the easements for the 66 foot right of way for that portion of the connector road on Woodside property to connect to Glennwod Drive.

COMMITTEE

Northside Task Force Comprehensive Plan Northside

Mayor Cavanaugh stated Council needed to appoint committee members to the Northside Task Force Committee.

Mr. LeDuc stated at the last meeting staff asked Council if they had any recommendations concerning additions to the Northside Task Force Committee. At that meeting Councilman Wells indicated that Kathleen McClure would like to serve on this committee. In addition we have had several realtors that stated they were willing to serve on this committee. We had previously asked the Board of Realtors to appoint a member to the Task Force, and we recently received their appointment of Mark Thompson from Laissez-Faire. Other realtors that have also volunteered include Diedre Reardon, Ron Pope, Julie Moore, Beth North, and Kimberly Ray, all who have interest in what happens on the northside. In addition it was suggested that Bill McGhee who represents the Schofield Neighborhood be considered, Olivia Post who is an appraiser, Larry Ogletree who is a BZA member, and Pat Kirk who is a retired teacher and involved with many community organizations and writes for the local Easy Street magazine.

Council may have other individuals who might be interested, and we are awaiting appointments from the following organizations: Environmental Committee, NAACP, Visionaries, Historic Aiken Foundation, and an Aiken County developer. ACOLT has already submitted Dacre Stoker as their representative and James Holland from the Planning Commission will be the chair of this committee.

The committee intends to have their first meeting some time in late September or early October. We will also be inviting the County to have someone attend these meetings should they desire.

Councilmembers discussed appointments to the Northside Task Force. Councilman Sprawls suggested that William Clyburn, a property owner on the northside, be appointed, and that Marsha Rodgers be appointed representing the Environmental Committee. Councilwoman Price suggested that David Beadles be appointed and that Brendalyn Jenkins be appointed representing the NAACP. Councilwoman Clyburn suggested that Clarence Jackson, of University Parkway, be appointed from the Visionaries. Councilwoman Vaughters suggested that Bill McGhee be appointed representing the Schofield Neighborhood or Historic Aiken Foundation, or David McGhee.

Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved that the following be appointed to the Northside Task Force Committee: Kathleen McClure at large; Bill Clyburn, representing northside developer; David Beadles at large; Clarence Jackson representing Visionaries; Brendalyn Jenkins representing NAACP; Mark Thompson representing the realtors; Marsha Rodgers representing the Environmental Committee; Dacre Stoker representing ACOLT; and Bill McGhee representing Historic Aiken Foundation.

DEDICATION

Resolution

Water

Sewer

Easements

Stormwater

Streets

Christopher Downs, Phase 2

ADIZ

Double Tree Section 1-A

Double Tree Section 1-B

Chloe Lan

Aiken Mall

Mayor Cavanaugh stated resolutions had been prepared for acceptance of a deed of dedication for water and sewer utilities, streets and utility easements for three areas near the Aiken Mall.

Mr. LeDuc read the title of the resolutions.

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A DEED OF DEDICATION OF WATER AND SEWER UTILITIES, STREETS AND UTILITY EASEMENTS FROM ADIZ, LLC.

Mr. LeDuc stated the developer of several townhome developments off Sandstone and Spencer Drive has requested the City to accept the water and sewer utilities, stormwater and roadways for these developments. There are three separate deeds concerning these developments, which include Chloe Lane, Double Tree 1-A and Double Tree 1-B.

The Public Works Department has inspected these utilities and roadways and is recommending their acceptance. We have also received "as built" for all of these areas. The Homeowners Associations for these three areas are anxious for the City to accept them under our ownership and maintenance program. The City typically accepts them after a one year installation period and each of these have exceeded this time period.

Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that Council approve the three resolutions accepting the deeds of dedication for Chloe Lane, Double Tree Section 1-A, and Double Tree Section 1-B as shown on the "as built" plans.

SETOFF DEBT – ORDINANCE

Municipal Association of SC
Delinquent Accounts
Debts
Income Tax
State of South Carolina

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration revising the Setoff Debt Collection Ordinance.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE RELATING TO THE RECOVERY OF COLLECTION COSTS AS A PART OF DELINQUENT DEBTS COLLECTED PURSUANT TO THE SETOFF DEBT COLLECTION ACT.

Mr. LeDuc stated that in 1992 the State of South Carolina passed legislation that allowed political subdivisions to collect delinquent accounts through a Setoff Debt Program. This allowed the Tax Commission and the Municipal Association of South Carolina (MASC) to recover any outstanding debts from an individual's income tax refund. To date this program has generated \$321,430 for the city.

The MASC recently reviewed their procedures and are recommending some changes to the program. The MASC has asked that the city approve the model ordinance. The major change is administrative costs incurred during the processing of this claim, and this administrative cost would become part of the debt owed in the event the Municipal Association submits a claim for payment under the Act. We are allowed to collect up to \$25 per account for administrative fees. However, we currently collect only \$15. We do not recommend any increase in this fee at this time.

Councilwoman Clyburn moved, seconded by Councilman Wells and unanimously approved, that Council pass on first reading an ordinance to revise the Setoff Debt Collection Ordinance with the Municipal Association and that second reading and public hearing be set for the next regular meeting.

ZONING ORDINANCE – AMENDMENT

Attached Housing
Housing
Residential Single Family Attached (RSA)
Single Family Housing

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to amend the Zoning Ordinance regarding attached housing.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING ATTACHED HOUSING.

Mr. LeDuc stated that one of the top priorities for City Council and the Planning Commission was revisions to the Attached Housing Ordinance. In recent years there has been a major influx of attached housing units built in the city limits. For this reason the Planning Commission decided that a new zoning classification Residential Single Family Attached (RSA) should be created.

Attached Single Family housing, which is currently a permitted use in RML and RMH, would be eliminated. The new ordinance would require any attached housing project to go to the Planning Commission and City Council for approval with a concept plan. Within this section, new residential design standards have been created. This is intended to promote variation in appearance of the units from the primary street on which the units face. The Design Standards also discuss street layout, roof line variation and pitch, garages, building materials, building setbacks, separation, open space and tree

preservation. The one area the Planning Commission excluded was the requirement for accessory buildings within this ordinance.

Mr. LeDuc stated the Planning Commission worked on the proposed ordinance for about three months. The Planning Commission voted 5 to 1 to approve the Attached Housing ordinance.

Councilwoman Price stated she was glad to see the proposed ordinance. She pointed out the ordinance promotes variance in appearance of the units and she was glad to see that.

Councilwoman Price moved, seconded by Mayor Cavanaugh, that Council pass on first reading an ordinance to amend the Zoning Ordinance regarding attached housing and that second reading and public hearing be held at the next regular meeting.

Councilman Wells stated he was in favor of varying the design for the attached houses which are being built and landscaping. He said he was concerned about Street Layout and Offstreet Parking in 4.2.9. He pointed out the ordinance requires the developer to have a landscaped median of at least 40 feet in width off the primary street. He said he understands having a median, but he felt 40 feet in width on the main street is a lot of property. He said his concern about this is in trying to provide affordable housing. He said affordable housing is needed and he did want them to look nice, but he was concerned about a restriction of a 40 foot landscaped median on a primary street. He felt this would probably make the price of the homes increase. He also pointed out that no more than 30% of the units may have a garage facing the primary street. He said these items concern him. He questioned whether the 40 foot landscaped median could be reduced to a 25 foot strip.

Mr. Ed Evans, Planning Director, stated the Planning Commission arrived at the 40 foot landscaped median. He pointed out staff had given the Commission pictures of various median widths in Aiken. He said he felt 25 feet would probably be sufficient.

Mr. Ed Giobbe, Planning Commission member, 541 Grace Avenue, stated he was concerned about Councilman Wells statement which seemed to be that if one cannot see the units then we should not be concerned about them. He said the idea was to try to do something about the type of housing being proposed. He said a majority of the housing before the Planning Commission is patio type housing in the \$80,000 to \$125,000 range. He said the proposed ordinance was an attempt to do something about the repetitious, unimaginative cookie cutter houses. He said he felt it was the duty of Council to protect the city, its traditions, protecting what it is and should be. He said the idea of the median was to create something that was traditionally Aiken as it was laid out originally such as the parkways. He said this was the effort the Planning Commission tried to make. He said there is a cost associated with everything. He said not doing this is a cost in appearance. He was concerned about the long term future of the city and its appearance.

Councilman Wells stated he was in favor of changing the way the houses look, and the proposed ordinance has a lot of items that will change how the housing will look. He reviewed the proposed changes and stated he was in favor of most of them, except the 40 foot median off a main thoroughfare. He pointed out that when the cost of housing is increased the cost is passed on to the consumer, the developers don't make less money. He said he wants to have nice looking housing, but he wants to make sure that there is affordable housing for our citizens. He said he was only suggesting that the median be reduced from 40 feet to 25 feet.

Mr. Giobbe pointed out that only one person was present at the Planning Commission meeting speaking in opposition to the proposed ordinance.

Mayor Cavanaugh called for a vote on the motion to approve the proposed Attached Housing Ordinance on first reading with second reading and public hearing at the next regular meeting of Council. The motion was approved by a vote of 5 in favor and 2 opposed. Councilmembers Sprawls and Wells opposed the motion.

REZONING – ORDINANCE

Guffey, Jack W.
Rudy Mason Parkway
Beaufort Street
TPN 120-15-02-004

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone property at Rudy Mason Parkway and Beaufort Street.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE OWNED BY WILMAC EQUITY, LLC FROM SINGLE-FAMILY RESIDENTIAL (RS-10) GENERAL BUSINESS (GB) AND PLANNED COMMERCIAL (PC) TO GENERAL BUSINESS (GB) AND RESIDENTIAL MULTIFAMILY HIGH-DENSITY (RMH).

Mr. LeDuc stated the owner of 17.5 acres at Beaufort Street and Rudy Mason Parkway is requesting the rezoning of two tracts divided by Rudy Mason Parkway. Before the construction of the Rudy Mason Parkway this property was one large tract of property. The first tract consisting of 8.89 acres is proposed for rezoning from RS-10 to RMH and backs up to Crosland Park. The second parcel which is on the southside of the parkway next to Food Lion is 8.4 acres and is currently zoned both GB and PC. The developer would like the entire tract to be zoned GB. These two tracts were divided when the Rudy Mason Parkway was developed.

The Planning Commission approved the rezoning of the northern tract from RS-10 to RMH. If Council approves this proposed zoning, the developer hopes to build a high end apartment complex at this location. However, Council has no control as to what is built at this location once the area is rezoned. The only manner in which Council can review the type of development to be built at this location would be if Council decides to rezone this property PR instead of RMH.

On the second tract, which is partially zoned GB and PC, the Planning Commission voted not to recommend the GB zoning, but to recommend a PC zoning for the entire tract. This property is adjacent to the Food Lion, and it would be appropriate for some businesses to be in the area. In essence the Planning Commission denied the request. If Council decides to approve it under the PC zoning, the request would need to be sent back to the Planning Commission to review the concept plan before it is resubmitted. The applicant is still requesting GB for this tract.

City Council needs to make a decision on each tract. The first being whether or not to change the zoning from RS-10 to RMH or some other designation. On the second tract Council needs to decide whether or not to change the PC zoning to GB or some other designation.

Mr. Tad Barber, 334 Walker Avenue, stated Mr. Jack Guffey, the applicant, could explain what he plans to develop. Mr. Barber reviewed the present zoning of the tracts and how they were divided when the Rudy Mason Parkway was constructed. He stated the northern tract backs up to Crosland Park and the developer plans to place high end apartments on that tract. He stated the number of apartments would be more than the RML and less than the RMH zone allows. He pointed out that the southern tract has several zonings and the developer proposes that the entire tract be zoned GB. At this time Mr. Guffey only has plans for development of the northern tract, which backs up to Crosland Park. The plan for this property is apartments. He does not plan to develop the southern tract at this time, but in order to encourage development on the north side of Aiken it would be in the best interest of the property owner that the tract be rezoned to GB. He pointed out that PC zoning was discussed at the Planning Commission meeting, but this zoning was never discussed when talking with the Planning staff. The Planning Commission had pointed out that both the GB and PC zones allow for the same development, with the only difference being that a Concept Plan must be submitted for the PC zone and any changes to the Concept Plan have to be approved by the Planning Commission and City Council. The GB zone would be less restrictive for the property

owner as to what could be built on the property. At this time the developer does not have a plan for the property. It was pointed out there are some topographical problems on both pieces of property and only about half of the property on the southern tract can be built upon.

Councilwoman Clyburn stated she had looked at the plans for the RMH tract and had made some suggestions on the project before it went to the Planning Commission relative to design, appearance, and green area. She said she had encouraged Mr. Guffey to not build the maximum number of apartments for the RMH zone.

Mr. Jack Guffey, 2700 Laugenour Place, Kannapolis, NC, stated he had one copy of the plans for the RMH zone. He stated he felt this is a valuable piece of property and that it has a lot of potential. He said he plans a nice development with 120 units on Tract A. He pointed out there is a drainage problem in the middle of the property and he plans to build a rock bridge. The façade of the apartments would be hardiplank and rock. He said he wanted the apartments to have character. He said the development is a long term investment, not Section 8 housing, and would be an asset to the northside. He said the cost would be about \$85,000 to \$95,000 per unit. The apartments would be a mix of 1, 2 and 3 bedroom units. He said he wanted to work with the city and to have a good development. He pointed out that at this time the southern tract is a vision, and he really did not have plans for the tract at this time. He said he wanted the tract to accommodate the apartment complexes. He said he wanted to complete the apartments before developing the southern tract. He said he plans for the apartments to be a gated community. The apartments would have a 50 foot buffer from Crosland Park plus a fence.

Council then discussed the possibility of Tract A being zoned Planned Residential (PR). It was pointed out that Mr. Guffey does not have a concept plan at this time. It was pointed out that once the property is surveyed and a layout of the land prepared the developer could come back and submit the actual concept plan of what would be built and what the units would look like. A general layout is prepared first. Under the Planned Residential what is approved is what is built and Council knows up front what is to be built. The Planned Residential gives the developer some flexibility as far as setbacks and easements. If there are topographic problems, units may have to be moved and the units may not fit with the setbacks under the RMH zone, but the PR gives flexibility.

Councilwoman Vaughters was concerned that the property for RMH would back up to Crosland Park and the people in Crosland Park would expect the property to be RS-10 zoning. She was concerned about changing the zoning and not having some control such as in PR. It was pointed out that the plans are very nice, but there is no control over what will be built.

Mr. Tad Barber pointed out that all the RMH zones on the southside back up to single family residential developments. He pointed out at this time that Mr. Guffey does not have a concept plan, and he would have to go back to the Planning Commission and start over to get approval of a concept plan for the project.

Council discussed at length the request for rezoning. The concerns of Council were that once the property is zoned RMH there was no control over what will be built, but there would be controls in the PR zone.

Councilwoman Clyburn stated she felt that if all Council is going to approve is the Planned Residential (PR) and Planned Commercial (PC) zones, then the other zones should be removed. She stated it is not fair for a developer to go through the process for a particular zone and then Council will not approve that zone but requires a PR or PC zone. She said she felt that Mr. Guffey had come to the city and wanted to do the right thing in his development. She said she wanted some nice developments on the northside. She said she would support the proposed project as RMH.

Councilwoman Clyburn moved, seconded by Councilman Sprawls, that Council pass on first reading an ordinance to rezone property located at Rudy Mason Parkway and Beaufort Street with Tract A consisting of 8.89 acres from RS-10 to RMH and Tract B

consisting of 8.4 acres from PC to GB and that second reading and public hearing be set for the next regular meeting of Council. The motion was approved by a vote of 4 in favor and 3 opposed. Councilmembers Price, Smith and Vaughters opposed the motion.

BUILDING CODE - ORDINANCE

Inspection Fee
Reinspection Fee
Building Inspector

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to amend the Code to add reinspection fees.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO AMEND SECTION 10-2(6)(b) OF THE AIKEN CITY CODE SO AS TO INCORPORATE FEES SET FOR REINSPECTIONS OF JOB SITES BY ADDING A PROVISION FOR THESE REINSPECTION FEES.

Mr. LeDuc stated that at the last City Council worksession Council discussed the need for reinspection fees. Council decided that a \$50 reinspection fee should be required when the work is not ready for inspection, there is no access provided to the structure under construction, or the work is grossly inadequate and disapproved. If there are minor code corrections, we would **not** charge a reinspection fee. The fee would only be charged when we have to go back for one of the stated reasons.

At the last meeting we discussed the need to schedule inspections with the contractor on site. Our Building Inspector, Mike Jordan, and I discussed this, and he stated that most of the time a contractor is not on site and it is **not** required that they be there when he does the inspection. However, if a contractor wants to be present or a homeowner would like to discuss their house with him, he will schedule a time to meet with those individuals.

Staff also feels that \$50 at this point would be adequate, due to the fact that the major penalty for the contractor is to stop their projects. They will have to come back to the Municipal Building to pay the extra \$50 before the Inspector will come back to the job site for reinspection. Since this takes time out of their day, it is in many cases an even greater penalty to them.

Mayor Cavanaugh moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on first reading an ordinance to establish a reinspection fee of \$50 if the Building Inspectors have to go back to reinspect a building because the work was not ready, there was no access to the structure under construction or the work was grossly inadequate and disapproved and that second reading and public hearing be set for the next regular meeting.

STREET PAVING PROGRAM

2005-2006
2006-2007
Paving
Resurfacing
State Streets

Mayor Cavanaugh stated Council needed to approve the proposed state street repaving list for 2005-06 and 2006-07.

Mr. LeDuc stated that at the last meeting City Council approved the paving list for next year's city streets. He said he was resubmitting to Council the state street resurfacing list that Council approved last year. Since the Highway Department did not initiate any paving in our city during this year, we now have two years' worth of paving to be completed.

We are giving Council this list again to review to see if Council wants to make any changes and to reaffirm it prior to giving it to the State Highway Department. At the last

meeting there was a question concerning Lancaster Street, which is on the 06-07 paving list. This section of street has open ditches which would be filled in and reworked prior to paving, similar to Fauburg Street. The city receives approximately \$225,000 yearly in funding from the State and the roads listed represent approximately the amount of funding that we should receive.

The streets included in the State Paving list are as follows:

**State Street Rating
2005 - 2006**

Street	State Road	From	State Road	To	State Road	Rating	Distance
Chesterfield Street	S-2-179	At Park Ave Intersection	S-2-3			1	0.03
Nottingham Drive	S-2-1486	Banks Mill Road	S-2-79	Canterbury Court	S-2-1487	1	0.25
Perrin Street	S-2-1120	Hampton Avenue	S-2-80	South to Edgefield	S-2-366	1	0.19
Sherwood Place	S-2-1307	Banks Mill Road	S-2-79	End of road		1	0.08
South Boundary	S-2-85	Laurens Street		End of road west		1	0.14
Sumter Street	S-2-559	South Boundary	S-2-85	Grace Avenue		1	0.21
York Street	S-2-368	South Boundary	S-2-85	Grace Avenue		1	0.25
Horry Street S & N	S-2-623	Barnwell Avenue	S-2-177	Park Avenue	S-2-3	1.5	
Marion Street S & N	S-2-367	Park Avenue	S-2-3	End near Barnwell	S-2-177	1.5	
Chaffee Springs Rd	S-2-1309	Dibble Road	S-2-225	Valley Green Drive	S-2-223	2	
Cherry Drive	S-2-1661	Two Notch Road	S-2-327	Just past Palm Dr.	S-2-1660	2	
Church Street	S-2-227	Pickens Avenue	S-2-415	Hampton Avenue	S-2-80	2	
Colleton Avenue E	S-2-169	York Street	S-2-31	Williamsburg St.	S-2-100	2	
Colleton Avenue W	S-2-169	Williamsburg St.	S-2-100	York Street	S-2-31	2	
Colleton Avenue W	S-2-169	York Street	S-2-31	Newberry Street	S-2-129	2	

**State Street Rating
2006-2007**

Street	State Road	From	State Road	To	State Road	Rating
Croft Avenue	S-2-1427	Aldrich Street	S-2-1425	Wire Road	S-2-29	2
Elm Street	S-2-1658	Maple Drive	S-2-1659	Palm Drive	S-2-1657	2
Florence St. N	S-2-301	Edgefield Ave.	S-2-366	Hampton Avenue	S-2-80	2
Florence St. S	S-2-301	Hampton Ave.	S-2-80	Edgefield Avenue	S-2-366	2
Jasper Street	S-2-222	Hayne Avenue	S-2-3	Richland Avenue	US1, US78	2
Lancaster St.	S-2-168	Hayne Avenue	S-2-3	Richland Avenue	US1, US78	2
Laurel Drive	S-2-259	Richland Ave.	US1, US78	Summit Drive	S-2-602	2
Marlboro St N & S	S-2-515	Park Avenue	S-2-3	Richland Avenue	US1, US78	2
Newberry St. N	S-2-129	Colleton Avenue	S-2-169	Park Avenue	S-2-3	2
Newberry St. S	S-2-129	Park Avenue	S-2-3	Colleton Avenue	S-2-169	2
Palm Drive S.	S-2-1660	Cherry Drive	S-2-1661	East around circle to Elm	S-2-1658	2
Pickens Ave.	S-2-415	Church Street	S-2-228	Shady Lane	S-2-418	2
Shady Lane & NC Ave.	S-2-418	Pickens Avenue	S-2-415	Hampton Avenue	S-2-80	2
Sumter Street	S-2-559	Bamburg Street	S-2-1326	To end beyond Sundy Dr.	S-2-676	2
Tennessee Avenue	S-2-1962	Hampton Ave.	S-2-80	Representative Drive		2

Councilman Smith moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve the two year listing of state streets for repaving and that the lists be submitted to the State Highway Department to be added to their "C" Fund paving list.

CONNECTOR ROAD

Whiskey Road
Silver Bluff Road

Mayor Cavanaugh stated since Council removed Condition 3 approval of the route for the Whiskey-Silver Bluff connector roadway from the Woodside annexation that Council did not have to act on this matter at this time.

Mr. LeDuc pointed out approval of the connector roadway route will come back to Council for approval at a later date. He said considering the fact that the Committee will be looking at a reconfiguration of the eastern portion of the route it seems delaying approval of the route until that is accomplished would be best rather than approving something now and coming back in a few months approving another route.

Councilman Smith moved, seconded by Councilwoman Price and unanimously approved, that Council remove the item regarding approval of the Whiskey-Silver Bluff connector road from the agenda.

RESOLUTION

Purchase Property
South Carolina Electric & Gas Company
Kershaw Street NE 655
SCE&G
TPN 30-067.0-03-002

Mayor Cavanaugh stated Council needed to consider the purchase of property at 655 Kershaw Street NE from South Carolina Electric & Gas Company.

Mr. Leduc read the title of the resolution.

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY
 LOCATED IN THE CITY OF AIKEN OWNED BY SOUTH CAROLINA ELECTRIC
 AND GAS COMPANY.

Mr. LeDuc stated the former SCE&G operations center at 655 Kershaw Street NE is for sale. This property consists of 2.5 acres, an enclosed storage building, several open storage sheds, a large heated warehouse and storage area, and about 17 offices along with a locker room and day room.

He pointed out that the Aiken County School District had looked at the property for about a year. They were considering transferring their maintenance facilities from Edgefield Avenue and Morgan Street to this facility. However, after about a year they decided not to buy the property since they did not feel that it was large enough for their maintenance facilities.

He said he could not say exactly how the city would use the property. He said there were several considerations. We have inspected this building on several occasions, along with Aiken Technical College and Aiken Housing Authority. The building is in fairly good shape and would only need a moderate amount of work prior to us utilizing the space. The City could utilize some of the office space and a portion of the yard for storage. Over time the City could determine if they would like to utilize this area for a housing project since it borders the Edgewood neighborhood.

We are developing a grant opportunity with Aiken Technical College which, if successful, they would lease a majority of the property for a construction trades program. This would consist of carpentry, masonry, electrical, plumbing, and HVAC. The Piedmont Technical College already has a similar program which is very successful and Aiken Tech would like to model a program similar to theirs. With the amount of construction going on in the Aiken area, especially in the nearby northside neighborhoods, this program could complement what we are doing and to help train the unemployed and underemployed in our area. Even without the grant we are looking at

how this type of program could be utilized, and we feel that this could be very promising for all of us.

The third possible use of this property is to share a portion of the yard and storage with the City of Aiken Housing Authority. They will soon be starting a major renovation on Stoney Homes at Barnwell and Sumter. City Council in the past has asked that the storage buildings behind the apartments be removed, and they are willing to do so if some of the space at this site could be utilized. Although we do not have all the answers concerning the final use of this property, we feel there is enough need at this point, and especially in the future, for us to acquire it.

SCANA is willing to sell this SCE&G property at half its appraised value of \$380,000. They would need to get approval from their board since this transfer is a partial gift to a governmental agency. We have reviewed the Phase I Environmental report, and although we would want to do some further investigation, we feel this site is clean and probably has no environmental problems. If Council decides to purchase this property, we would do a more thorough environmental investigation and thoroughly investigate the building for needed repairs. We believe this is a great opportunity for the Edgewood area and for our community and would like Council's permission to purchase this property. He said if the City does not purchase the property he was concerned about what might go in the area.

Councilwoman Price stated she felt this was a wonderful idea and she admired the City Manager having vision and looking at the city as a whole and recognizing needs of the city and planning for those needs.

Councilwoman Price moved, seconded by Councilman Smith and unanimously approved, that Council approve the resolution for the purchase of the former SCE&G Operations and Maintenance Center at 655 Kershaw Street NE for \$190,000. Funding for this property would be taken from the current Northside Revitalization Fund.

BANNERS

Character Banners

IHop

Whiskey Road

Women's Clubs of Aiken

Mayor Cavanaugh stated Council needed to consider a request from the Joint Women's Clubs of Aiken to hang a Character banner at IHop Restaurant on Whiskey Road.

Mr. LeDuc stated Judy Cross, representing the Joint Women's Clubs of Aiken, came to City Council this spring to talk about the various new Character Banners that are being erected throughout our community. At that time City Council stated that banners could be hung at several of the city locations such as Citizens Park, Virginia Acres, Smith-Hazel, and City Hall. However, they needed to discuss with the Friends of Hopelands and Rye Patch the hanging of a banner at that location.

Tonight they would like permission to hang a banner on private property at the IHop Restaurant. There is a utility pole owned by IHop and they would like Council's permission to hang a banner from that pole. All the other banners, to our knowledge, would be hung on property in the County and would not need Council's permission.

Ms. Judy Cross, representing the Joint Women's Club of Aiken and the Celebration of Character Committee, stated 50 new character banners had been purchased and they had requested permission to take down the original character banners and put up the new banners, which has been done. She stated they are ready to put up several character banners at new intersections and at Citizens Park, the Weeks Center, Perry Park, and Smith-Hazel. There are also several new banners being erected on sites in the County and some on private sites in the city which are inside buildings or mounted flush against the building. She said the reason she is present is that IHop Restaurant wants to place a banner in their parking lot in front of the Aiken Mall on a utility pole owned by IHop.

She said permission is needed from Council to erect the banner on that private utility pole in the IHop parking lot at the Aiken Mall on Whiskey Road.

Mayor Cavanaugh moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve the hanging of a banner on a utility pole on the private property of the IHop Restaurant on Whiskey Road.

PARKING LOT

Richland Avenue
Security Federal
Open House

Mayor Cavanaugh stated the city had received a request for use of the parking lot off Richland Avenue between Newberry and Laurens Streets.

Mr. LeDuc stated that on October 26, 2006, Security Federal would like to use the parking lot located on Richland Avenue behind their bank and Eulalie Salley to hold an Open House and Business After Hours. This would begin at 6 P.M. They are asking permission to reserve the lot beginning the evening of Wednesday, October 25, 2006, to begin set up. Therefore, the lot will not be available for parking on Thursday, October 26, 2006.

Included in their request is permission to block three parking spaces in front of Security Federal Bank on Laurens Street and on Richland Avenue for the actual ribbon cutting. Both of these events are being coordinated with our Public Safety Department.

Mr. LeDuc pointed out the great work that Security Federal had recently completed on the renovation of their building on Laurens Street and converting to the original façade.

Councilman Sprawls moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve the use of the city parking lot off Richland Avenue behind Security Federal Bank and Eulalie Salley from 6 P.M. Wednesday, October 25, 2006, until 10 P.M. on October 26, 2006, and the blocking of parking spaces in front of Security Federal for the ribbon cutting for the newly renovated Security Federal building on Laurens Street.

CITY UTILITIES

City Services
Water
Sewer
Hermann Properties J.D.
McLean, Mary
Powderhouse Road
Old Powderhouse Road
TPN 122-11-02-001

Mayor Cavanaugh stated Council needed to consider a request for water and sewer services on Powderhouse Road north of Old Powderhouse Road.

Mr. LeDuc read the title of the resolution.

A RESOLUTION AUTHORIZING THE PROVISION OF WATER UTILITY SERVICES TO PROPERTY LOCATED AT POWDERHOUSE ROAD NORTH OF OLD POWDERHOUSE ROAD.

Mr. LeDuc stated that the applicant J. D. Herman Properties, LLC is requesting city water and sanitary sewer for a proposed development consisting of single family attached housing on 40 acres east of Powderhouse Road and north of Old Powderhouse Road. The applicant would like to build 225 dwelling units which is a density of 5.6 units per acre along with community building, pool and a minimum of 20% open space. A traffic study is not needed at the site since Powderhouse Road is operating at a service Level B

and the number of trips would be less than the required amount for a study. The property is not contiguous and therefore at this point cannot be annexed.

The Planning Commission unanimously approved this development. However, they stated that no more than 200 dwelling units could be built at this location and if attached they would need to meet the proposed amendments to the Zoning Ordinance regarding attached housing. This approval was given with the following conditions:

- 1) that an executed annexation agreement listing conditions of approval be recorded within 60 days of approval by City Council at the RMC office;
- 2) that the City Engineer approve water, sanitary sewer, storm drainage and road plans;
- 3) that the entrance median be approved as shown and described in the narrative;
- 4) that the frontage along Old Powderhouse Road be planted with a dense evergreen buffer complying with the buffer provisions of the Zoning Ordinance;
- 5) that the project be landscaped as described in the narrative and that the landscaping be approved by the Planning Director including tree selection from the City's Approved Tree List;
- 6) that the project complies with the City's sign regulations for residential subdivisions;
- 7) that all new wiring be buried;
- 8) that the development comply with the proposed regulations regarding attached housing;
- 9) that the applicable conditions be met prior to occupancy of any dwelling unit as determined by the Planning Director;
- 10) that no more than 200 dwelling units can be built on this site;
- 11) that the Vested Rights provisions of the Zoning Ordinance apply; and
- 12) that all applicable conditions be met within 180 days of approval by City Council.

Councilman Smith expressed concern about the density of the development with Powderhouse Road already having traffic problems. He pointed out it is not in the city. Providing water and sewer would be enabling another 2,000 trips per day that will be going down Pine Log to the main intersection or going down Powderhouse which is a very narrow and dangerous road already. He said he has a problem with the density. He felt the city would be enabling greater density by giving water and sewer to the development.

Mark Graham, with Southern Partners, pointed out that the Planning Department had reviewed the plans and gone over the Traffic Ordinance. He pointed out that the amount of traffic generated from this development would not warrant a traffic study.

Councilman Smith pointed out that part of the problem is with the Traffic Ordinance as it does not cover this kind of situation. He stated this development may not warrant a study, but each development adds to the problem of traffic on Powderhouse and on Whiskey Road. This development will add 2,000 more trips per day on an area that is already bad traffic-wise.

Mr. Graham pointed out that the development would be under the County's PUD zoning and will meet the city's Planned Residential requirements as well as the City's new proposed attached housing regulations.

Councilwoman Vaughters asked about the open space. She stated the buffer was not her concept of open space. She felt the development looked very dense.

Mr. Paul Petersen, of J.D. Herman Properties, LLC, stated he was working with some designers to do some varied fronts for the units. He pointed out there is a buffer all around the proposed development and that is a good portion of their open space. He stated there would be a club house and pool, with sidewalks throughout the development. He stated there would be non-monitored gates, and it would be an upscale development. He said it would be similar to the Kalmia Landing development. He said the zoning

would be County PUD which is similar to the city's Planned Residential. He said it was zoned UD in the County which will allow just about anything. He said possibly the development will be restricted to 50 years of age and over. He pointed out the approval from the Planning Commission was for not more than 200 units. He stated the price range would probably be from \$185,000 to \$200,000 for the units. It was pointed out the alleys were in the rear as well as the garages which is required in the new city regulations. He pointed out the development will probably be over several years, with 40 to 60 units per year.

Mayor Cavanaugh stated he felt any residential project in the future would be a concern of Council as far as traffic. He stated the city will be considering modifying the Traffic Ordinance. He pointed out with all the building in the various areas traffic does increase and cause a problem, though individually they do not require a traffic study.

Council continued to discuss the proposed development and their concerns about traffic on the southside. They discussed the proposed Powderhouse Road connector which will help traffic in this area, but that is still some time off.

Mayor Cavanaugh moved, seconded by Councilman Sprawls, that Council approve the utility request for 40 acres of property owned by Mary Taylor McLean Unified Credit Trust located at Powderhouse north of Old Powderhouse Road with the conditions recommended by the Planning Commission. The motion was approved by a vote of 4 in favor and 3 opposed. Those opposed were Mayor Cavanaugh, and Councilmembers Smith and Vaughters.

FISCAL IMPACT ANALYSIS

Revenue

Expenditures

Growth

Strom Thurmond Institute

Clemson University

Impact Analysis

Mayor Cavanaugh stated Council needs to set a date for review of the Fiscal Impact Analysis developed by the Strom Thurmond Institute.

Mr. LeDuc stated this past winter we discussed the need to analyze the city's revenue and expenditures in relation to its growth over the next 20 years.

The Fiscal Impact Analysis developed by the Strom Thurmond Institute will soon be ready for presentation to City Council. We would like to meet Monday, September 18, 2006, for this review. Individuals from the Institute will discuss the results from the Impact Analysis and if time permits Council may also want Roger Dyar, our Traffic Engineer, to review the costs necessary to improve our transportation system versus possible revenue sources.

Council agreed to meet at 5 P.M. with a tentative conclusion of no later than 8 P.M. on Monday, September 18, 2006, for a review of the Fiscal Impact Analysis prepared by the Strom Thurmond Institute of Clemson University and a report from Roger Dyar, Traffic Engineer, to review the costs of transportation improvements.

BOARDS AND COMMISSIONS

Appointments

After reviewing a memorandum regarding needed appointments to the various boards and commissions of the City, Councilmembers asked that the following appointments be placed on the next agenda for approval by City Council.

Councilman Smith asked that John Brookshire be considered for the Building Code Appeals Committee to replace Jerry Bishop; S.J. Paterniti for the Community Development Committee to replace Dick Dewar; and reappointment of John Gratop on the Recreation Commission.

Councilwoman Vaughters asked that William McGhee be considered for reappointment to the Community Development Committee; Stephen Peterson reappointed to the General Aviation Commission; and Mark Tatusco, 292 Springwood Drive, appointed to the Recreation Commission to replace Dave Snyder. *SP* Tatusko

Councilman Sprawls asked that Ed Brohl be considered for reappointment to the Community Development Committee, and Don Barnes to the General Aviation Commission.

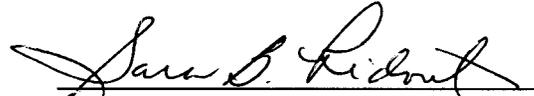
Councilwoman Clyburn stated she would like for Council to consider reappointment of John E. Owen to the General Aviation Commission.

Mayor Cavanaugh asked that Eugene McKie be considered for reappointment to the Community Development Committee. He said he was still considering someone for the Building Code Appeals Committee to replace Sidney Ballentine.

These proposed appointments will be placed on the next agenda for approval by City Council.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:40 P.M.


Sara B. Ridout
City Clerk