

Aiken City Council Minutes

March 24, 1997

Present: Mayor Pro Tem Papouchado, Councilmembers Anaclerio, Clyburn, Perry, and Price.

Absent: Mayor Cavanaugh and Councilman Radford.

Others Present: Steve Thompson, Gary Smith, Frances Thomas, Anita Lilly, Stanley Quarles, Carrol Busbee, Ed Evans, Roger LeDuc, Sara Ridout, Tom Smith of the Aiken Standard, Chandra McLean of the Augusta Chronicle, and 24 citizens.

Mayor Pro Tem Papouchado called the meeting to order at 7:35 P.M. Steve Thompson led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of March 10, 1997, were considered for approval. Councilwoman Clyburn moved that the minutes be approved as written. The motion was seconded by Councilwoman Price and unanimously approved.

BOARDS AND COMMISSIONSAppointmentsAiken County Transit CommissionVarg, ChristineGraham, Faye

Mayor Pro Tem Papouchado stated Council needed to consider an appointment to the Aiken County Transit Commission.

Mr. Thompson stated City Council has an appointment available on the Aiken County Transit Commission. Christine Varg has served as the city's representative on the Aiken County Transit Commission, but Ms. Varg has moved out of Aiken and this leaves an appointment available for City Council. Ms. Essie Patterson, Chair of the Aiken County Transit Commission, has suggested appointment of Ms. Faye Graham, of 18 Deerwood Drive, in Aiken. Ms. Graham has served on the Commission representing North Augusta and has recently moved to Aiken.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Ms. Faye Graham, of 18 Deerwood Drive, be appointed to the Aiken County Transit Commission representing the City of Aiken, filling the unexpired term of Ms. Christine Varg, with the term to expire June 30, 1999.

WATER TANK - ORDINANCEYork StreetSouth BoundaryPowertel/Atlanta, Inc.City PropertyLeaseCommunications FacilitiesAntennas

Mayor Pro Tem Papouchado stated an ordinance had been prepared for Council's consideration to lease city property for communications facilities.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A LEASE OF REAL ESTATE LOCATED NEAR THE INTERSECTION OF YORK STREET AND SOUTH BOUNDARY AVENUE (THE WATER TANK LOCATION) TO POWERTEL/ATLANTA, INC.

Mr. Thompson stated City Council is aware, that the staff has been working with a firm to locate personal communications antennas on city property. This is an issue that City Council has discussed at length in the past, and Council changed the Zoning Ordinance to help guide the location of these towers.

The initial discussions were with the firm of Gearon & Company, but the company has changed and the proposed lease is with Powertel/Atlanta, Inc. Powertel has proposed a long term lease for the placement of antennas and cabling on the city's water tank at York Street and South Boundary Avenue. If

City Council is willing to approve this request, Council may wish to approve the lease and approve the placement of antennas and cables on the tank and the construction of a related equipment building at the base of the tank.

The lease before City Council is for a fifteen year period, with three separate five year periods which are automatically renewed unless Powertel decides to terminate. The lease could also be renewed for two additional five year periods, with approval of both the city and Powertel. In return Powertel would pay a lease fee for the use of the water tower starting with a cost of \$10,000 per year for the first five years. At the end of each five year period the lease amount would increase by 15% for that 5 year term, and if the lease goes for the full twenty-five year term, the lease would generate \$337,120.

The city also has the ability to rent space on the tank for other communications companies, and the city would have to approve any sublease of Powertel antennas to another company.

There are minor issues that still have to be resolved on this lease, but overall the staff is satisfied that we have most of the detail necessary for City Council's consideration. The final lease will be available prior to second reading of this ordinance.

Mr. Thompson pointed out the appearance issue will still have to be reviewed by the Historic Preservation Commission if Council approves the location of the antennas.

Councilman Perry moved, seconded by Councilwoman Price, that the ordinance authorizing execution of a lease for space on the water tower at York Street and South Boundary to Powertel/Atlanta, Inc. be passed on first reading to allow placement of antennas and cables on the water tank, and the construction of a related equipment building at the base of the tank, with the condition that antennas and associated equipment be approved by the Historic Preservation Commission. Second reading and public hearing of the ordinance would be set for the next regular meeting of Council.

Councilmembers briefly discussed the proposed lease and the fee to be charged for use of the water tank.

Mr. Smith, City Attorney, pointed out the lease agreement is not attached to the ordinance at this time. He pointed out the proposed lease still needs some changes, and he was asking for Council's general approval of the terms of the lease with other items to be negotiated by the City Attorney with the final lease available for Council's review at the second reading.

Mayor Pro Tem Papouchado called for a vote on the motion to pass the ordinance on first reading to allow communications facilities on the city water tank at York Street and South Boundary, and the motion was unanimously approved.

#### ANNEXATION - ORDINANCE

Whiskey Road

Shannon Lane

Holley, James R. and Edward B.

Hallman, William Jr.

ATW Enterprises, Inc.

Wyatt Development Co.

Tax Map Parcel No. 30-059.0-01-001

Mayor Pro Tem Papouchado stated an ordinance had been prepared for Council's consideration to annex property at the northeastern corner of Whiskey Road and Shannon Lane.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 9.57 ACRES, MORE OR LESS, OWNED BY WILLIAM HALLMAN, JR., JAMES R. HOLLEY AND EDWARD B. HOLLEY, LOCATED AT THE INTERSECTION OF WHISKEY ROAD AND SHANNON LANE, WITH TAX MAP PARCEL NUMBER 30-059.0-01-001, AND TO ZONE THE SAME NEIGHBORHOOD BUSINESS (NB) AND PROFESSIONAL (P).

Mr. Thompson stated City Council has received a petition for annexation of property located at the northeastern corner of the intersection of Whiskey Road and Shannon Lane.

The owners and developers of the property have asked for annexation to allow development of a commercial subdivision on the property with Neighborhood Business zoning. In the review by the Planning Commission, the Commission noted that the property is adjacent to unincorporated land and other land within the city limits under a variety of zonings, including Neighborhood Business and Professional zones. The property presently includes a trailer park, and the property is adjacent to a residential subdivision outside of the city limits. The Planning Commission reviewed these issues, and received several comments from some of the residents within the nearby subdivision. The Planning Commission recommends approval of the annexation request with the following conditions:

1. That the property be zoned Neighborhood Business to a depth of 830 feet from Whiskey Road frontage to the western right-of-way line of Robin Hood Trail, and that the remainder of the tract be zoned Professional.
2. That there only be one curb cut associated with the uses of the Neighborhood Business zone onto Shannon Lane, east of Monterey Drive.
3. That, along the Shannon Lane frontage, no free-standing or wall signs be allowed except between Whiskey Road and Monterey Drive where a non-illuminated sign would be permitted.
4. That a solid berm or screening buffer at least five feet in height be required along the Shannon Lane frontage between Monterey Drive and Robin Hood Trail.

These conditions would help to protect the residential character of the property behind the property to be annexed and would allow the developer to move forward with the development of a commercial center at this location.

Councilman Anaclerio moved, seconded by Councilman Perry and unanimously approved, that the ordinance annexing property at the northeastern corner of the intersection of Whiskey Road and Shannon Lane, under the Neighborhood Business zone and Professional zone, be passed on the first reading with the conditions recommended by the Planning Commission, and that second reading and public hearing be set for the next regular meeting of Council.

#### DEVELOPMENT AGREEMENT

Whiskey Road  
Shannon Lane  
ATW Enterprises, Inc.  
Wyatt Development Company, Inc.  
S.C. Highway 19 S.  
Holley Tract  
Agreement

Mayor Pro Tem Papouchado stated a Development Agreement had been prepared for Council's consideration on the Holley Tract on Whiskey Road.

Mr. Thompson stated City Council has considered an annexation request for a parcel of property located at the northeastern corner of the intersection of Whiskey Road and Shannon Lane.

Usually the City requires execution of a development agreement that formalizes an agreement between a developer and the city. The development of the property at S.C. 19, Whiskey Road, and Shannon Lane, will help the city to address a storm drainage problem that the city has experienced over the years. In the past water from the area inside the city limits along Whiskey Road would drain into George's Pond, and would ultimately create a drainage problem into the Wise Hollow facilities. With the development of the Holley tract, the city has an opportunity to divert the stormwater on Whiskey Road to a detention area on the Holley property, and this would eliminate the city's contribution of water into George's Pond.

Under the agreement the developer and owner would install the typical storm drainage lines on the property, and both the city and the owner would move together to develop a detention area on a portion of the property. The City would participate in the cost of piping, on a 50/50 cost basis, and the City's total expense is estimated at \$8,075. The detention pond would be sized to handle the stormwater from the property under development and for the section of Whiskey Road that contributes to George's pond. The developer and owner would work together on development of a pump station. Ultimately, the City

would accept responsibility for the sewer lift station on the property, and the City would pay for the cost of increasing the size of the pump at the lift station to handle the water that comes from other property beyond the Holley property.

With the Development Agreement, City Council would also extend the utilities reimbursement program for the property. The city reimburses for utilities within a residential or commercial subdivision at a rate of up to \$8 per linear foot. Under this agreement, the city would not cap the amount at \$800 per lot, but would instead reimburse up to the full amount of 1400 linear feet, or \$11,200.

The agreement offers an opportunity for the city to correct a storm drainage problem in this area, and keeps the City's participation at a reasonable level.

Mr. Thompson pointed out the proposed agreement could not take effect unless the annexation ordinance is passed by Council.

Councilman Perry moved, seconded by Councilman Anaclerio and unanimously approved, that the proposed development agreement with ATW Enterprises, Inc. and Wyatt Development Company, Inc. be approved by Council contingent upon the annexation ordinance for the Holley property at the intersection of Whiskey Road and Shannon Lane being passed by Council at the next regular meeting.

#### RICHLAND AVENUE

Resolution

226 Richland Avenue W.

Parking Lot

Aiken's Downtown Development Association

Moore, William

Tax Parcel No. 30-044.0-03-007

Mayor Pro Tem Papouchado stated a resolution had been prepared for Council's consideration authorizing the purchase of property on Richland Avenue W.

Mr. Thompson stated for several months Council has been discussing the need to purchase and develop additional parking lots in the downtown. Aiken's Downtown Development Association (ADDA) has recommended that the city move forward with the purchase of the lot on Richland Avenue, across from the Holley Inn, for development of a parking lot.

Purchase of the property has been discussed with the owner of the property, and the owner has offered to sell the property to the city at a purchase price of \$110,000. The price is based on the owner's original purchase price of \$80,000, plus \$19,000 for the environmental cleanup of the site, plus \$10,000 profit.

Mr. Thompson stated the County had appraised the lot at \$140,000 originally, and on appeal dropped the value to \$92,000 for the assessment. The city has obtained an appraisal on the property which places the value of the property at \$85,200. If Council were to choose to move forward, the city would purchase the lot and then design and install a parking lot.

Aiken's Downtown Development Association has reviewed several sites in the downtown. The Association has recommended that the city construct a parking lot at the site on Richland Avenue, include an extension of the arborway project, and construct the lot so as to allow the possible further expansion of the lot if additional parking is necessary.

The owner of the site, Mr. William Moore, is willing to sell the site, and would like to do so during the transition between businesses leasing the property. Mr. Moore's asking price totals \$110,000.

Councilman Anaclerio stated he had been very supportive of trying to help alleviate the parking problem downtown and felt purchase of the lot would be an opportunity to upgrade the downtown, but because of the significant difference between the appraised value and what the owner is asking for the property he felt he could not support purchase of the lot at this time.

Councilman Anaclerio moved, seconded by Councilman Perry and unanimously approved, that the city not purchase the property at 226 Richland Avenue W. at

this time for construction of a parking lot because of the significant difference between the appraised value and the owner's asking price.

Mayor Pro Tem Papouchado pointed out that parking in the downtown area is an issue that continues to face the city. She said there is very little parking left in the downtown area which is a sign of positive growth. She said she would like to see the city be able to move forward with additional parking, but she felt the city needed a commitment from the people who own and work in the stores to show that they would be willing to use a parking lot to free up parking in front of the stores before the city goes forward with such a project.

Councilman Anaclerio stated perhaps the owner might consider reducing his price for the property by taking some cash and some tax credit. Then perhaps the city could reconsider the matter.

#### AIKEN RESCUE, INC.

##### Fund Request Ambulance

Mayor Pro Tem Papouchado stated a request had been received from Aiken Rescue, Inc. for funds for purchase of an ambulance.

Mr. Thompson stated that Bob Besley, from Aiken Rescue, is asking the City, the County, and the United Way to contribute grants of \$20,000 each for the purchase of a new ambulance for Aiken Rescue. In 1990 the City contributed \$10,000 for refurbishing an ambulance, and contributed \$2,500 for some equipment for Aiken Rescue.

The city does rely on Aiken Rescue for assistance with training and for help during special events, including the Whiskey Road Race.

Mr. Bob Besley, Director of Aiken Rescue, appeared before Council representing the Aiken Rescue Squad. He said the Rescue Squad had been located in the city for the past 27 years. He said the Aiken Rescue Squad is all volunteer and is primarily an agency that depends on the United Way for funding as well as some allocations from Aiken County for each patient that the Rescue transports. He said the Rescue Squad had asked the city for funds in 1990 to purchase an ambulance. He said six ambulances had been purchased in the past 10 years, with two being new vehicles. He said presently the ambulance which is located in the City of Aiken is a 1988 ambulance which was refurbished, but the ambulance is no longer useable. He said there had been major engine problems as well as rust problems. He said presently the Rescue Squad does not have an ambulance covering the City of Aiken area.

Mr. Besley stated the Rescue Squad is an active partner with the City of Aiken and covers events for the city. He said the volunteers have to have the same level of training that other professional services have. He said the Rescue Squad had received a grant from the United Way for \$20,000. He said he was asking the City of Aiken and the County of Aiken for \$20,000 each to purchase an ambulance.

Council discussed the Rescue Squad and the work of the Rescue Squad.

Councilwoman Price pointed out the Lower Savannah Council of Governments has offered a wide range of funds for projects, and she felt that possible some funds might be available for the Rescue Squad.

Councilman Perry moved that Council approve funding of \$20,000 to the Aiken Rescue Squad for purchase of an ambulance with the understanding that the Rescue Squad will check with the Lower Savannah Council of Governments for possible funding. It was pointed out that if funding is available from the LSCOG that funding from the City of Aiken be reduced. The motion was seconded by Councilwoman Price and unanimously approved.

WOODSIDE PLANTATION SUBDIVISIONConceptual Master PlanMaster PlanPlanned Unit DevelopmentEast Gate DriveSandstone Subdivision

Mayor Pro Tem Papouchado stated a request had been received for approval of a revised conceptual master plan for Woodside Plantation.

Mr. Thompson stated City Council has received a request to approve a change to the conceptual master plan for the Planned Unit Development (PUD) in Woodside Plantation.

A PUD zone requires that the property have a full master plan in place before the property is initially developed. Any changes to the master plan require approval by City Council. The property located on East Gate Drive, south of Sandstone Subdivision, in Woodside, includes 15.7 acres, and the owners would like to develop a total of 47 lots within this property. The property was annexed into the Woodside PUD in 1989, but was never incorporated into the master plan, and without approval in the master plan the property could not be developed. Under the proposal submitted by the owners, the plan would allow development of the site at a density rate of 4 units per acre, which is well under the allowed density for this zone of up to 12 units per acre. The Planning Commission reviewed this, and does recommend approval to City Council.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved that revisions to the conceptual master plan for the Woodside PUD, to allow inclusion of the property on East Gate Drive south of Sandstone Subdivision, into Woodside be approved.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:15 P.M.

  
Sara B. Ridout  
City Clerk