

BOARDS AND COMMISSIONSAppointmentsAccommodations Tax Committee

Mayor Cavanaugh stated several meetings ago Council had discussed appointments to the Accommodations Tax Committee. He said the appointments needed to fit a certain mix. He said he wanted to reappoint Jan Cwalina who fits the mix. He said in drawing straws he was to pick another nominee. He said he was not sure Council agreed to that.

After discussion each of the Councilmembers stated they wanted to keep their appointee so Mayor Cavanaugh agreed that he would select another nominee.

Councilwoman Vaughters expressed concern about her nominee not attending meetings and pointed out he was a hotel appointee. It was agreed that staff would contact him regarding his termination.

Councilwoman Clyburn stated she would like to reappoint Timothy Redd to the Building Code Appeals Committee and Harvey Ramseur to the Accommodations Tax Committee.

Councilman Cunning stated he would like to reappoint James McNair, Jr. to the Accommodations Tax Committee.

Councilwoman Price stated she would like to reappoint James Gallman to the Housing Authority, Andrew Bouknight to the Building Code Appeals Committee, and Bernice Sanders to the Accommodations Tax Committee.

Mayor Cavanaugh stated he would like to reappoint Sidney Ballentine to the Building Code of Appeals Committee.

DENTAL LABMueller, Eva

Councilwoman Vaughters asked if the city could recognize the letter from Ms. Mueller and her problems in getting technicians to operate the dental lab and wondered if the city could help in any way.

Mayor Cavanaugh stated perhaps the state legislators could be contacted about this problem. He said he would contact Ms. Mueller and talk with her about the problem.

Aiken City Council MinutesREGULAR MEETINGApril 26, 2004

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

Others Present: Bill Huggins, Gary Smith, Anita Lilly, Larry Morris, Glenn Parker, Ed Evans, Pete Frommer, Sara Ridout, Philip Lord of the Aiken Standard, Josh Gelinas of the Augusta Chronicle, and about 17 citizens.

Mayor Cavanaugh called the meeting to order at 7:15 P.M. Mayor Cavanaugh 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. Councilman Smith moved, seconded by Councilwoman Price and unanimously approved, that the agenda be approved as submitted.

MINUTES

The minutes of the work session and regular meeting of April 12, 2004, were considered for approval. Councilman Sprawls moved that the minutes be approved as written. The motion was seconded by Councilwoman Clyburn and unanimously approved.

STREET – ORDINANCE 04262004

Alley Way
McClain, Roy
McClain, Gail
Chesterfield Street
Whiskey Road
South Boundary
Newberry Street

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to close an alleyway between Newberry Street and Chesterfield Street.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO QUITCLAIM ANY RIGHT, TITLE AND INTEREST IN A PORTION OF A CERTAIN TEN-FOOT WIDE ALLEYWAY BETWEEN NEWBERRY STREET AND CHESTERFIELD STREET, ON A PRORATA SHARE BASIS, TO THE ADJOINING LANDOWNERS.

Mr. Huggins stated Roy and Gail McClain would like to purchase property on Chesterfield between Whiskey and South Boundary. This property contains a 10-foot right-of-way belonging to the City of Aiken. In accordance with city regulations, a house cannot be built any closer than 20 feet from a right-of-way. This 10-foot platted alleyway runs from Chesterfield Street to Newberry and adjoins property owned by Robert McCreary, Jill Ryon, and Lynn Henry. Each of them has given the city a letter stating they do not contest the city abandoning this alleyway as long as the property is split evenly amongst all four properties.

Larry Morris, the City's Public Works Director, has investigated this property and feels there is no need for the city to maintain the right-of-way. Instead, he is suggesting that it be deeded as a 10-foot easement for any future water, sewer, or storm drainage needs. This would allow the McClains to build their proposed new house within 10 feet of the new right-of-way line and provide the building space they need. The staff is suggesting that the city provide a quit claim deed for the 10-foot right of way. Five feet would go to the property on the south and 5 feet to the property on the north. Everyone is in agreement to that, and it works well for the City and allows the McClains, who are interested in buying the property, to be able to build the home in an adequate manner so it does not have to be built 20 feet from a piece of ground that is not being used.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Cuning and unanimously approved, that Council pass on second and final reading an ordinance to approve a quit claim for a 10-foot wide alleyway between Newberry Street and Chesterfield Street, with the property being split among the adjacent landowners and that the ordinance become effective immediately.

BUSINESS LICENSE ORDINANCE 04262004A

License
Corporate Office
Incentive

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance to amend the Business License Ordinance.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE AMENDING SECTION 5 OF THE CITY OF AIKEN LICENSE ORDINANCE.

Mr. Huggins stated during the early 1990's City Council was concerned about creating incentives for new businesses wanting to locate inside the city limits. For this reason, they developed an ordinance which would allow new businesses to transition their payment for a business license fee over a three year period. During the first year, they would pay a minimal amount and then increase this amount incrementally over the next three years, until they were paying the full amount. Also, Council included a condition that any corporate office located inside the city limits would have a cap of \$1,500.

At the Winter Municipal Association meeting Danny Crowe, the Municipal Association Attorney, stated that caps on business licenses were illegal. We asked Gary Smith to review these comments, and he agreed with Danny Crowe's analysis and feels that we need to amend our Business License Ordinance. The proposed ordinance removes these two provisions from the existing Business License Ordinance.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilwoman Clyburn, that Council pass on second and final reading an ordinance to amend the Business License Ordinance to remove the cap for corporate offices and the incremental licensing for new businesses, and that the ordinance become effective immediately.

ANNEXATION – ORDINANCE

Henry Street 776

Wilhoit, Janice

TPN 30-057.0-01-014

Virginia Acres

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex property at 776 Henry Street.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF .24 ACRES OF LAND, OWNED BY JANICE WILHOIT, AND LOCATED AT 776 HENRY STREET AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. Huggins stated the owners of a 0.24 acre parcel of land at 776 Henry Street are requesting annexation under the RS-10 zoning. All city services are available to the property, including sanitary service. The Planning Commission at their April meeting unanimously approved this annexation.

Councilwoman Clyburn moved, seconded by Councilman Smith and unanimously approved, that Council pass on first reading an ordinance to annex property at 776 Henry Street under the proposed RS-10 zone and that second reading and public hearing be set for the next regularly scheduled meeting.

ANNEXATION – ORDINANCE

Deodar Plantation
East Pine Log Road
DeLoach Way
Woodward, Jack P.
Woodward, Lorenz S.
Squire Street
TPN 00-180.0-01-041
TPN 00-180.0-01-044

Mayor Cavanaugh stated an ordinance had been prepared to annex property adjoining the Deodar Plantation Subdivision.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 111.33 ACRES OF LAND, MORE OR LESS, OWNED BY JACK P. AND LORENZ S. WOODWARD, AND LOCATED ON SQUIRE STREET AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-6)

Mr. Huggins stated City Council recently annexed property south of DeLoach Way, formerly East Pine Log Road, for a new subdivision called Deodar Plantation. They would like to develop an additional 111.33 acres immediately south of this subdivision with the same RS-6 Residential Single-Family zoning. The property is within the City sewer district, but is in the Couchton-Montmorenci water district, and water would be served by that agency. There were five conditions placed on this annexation by the Planning Commission when they voted unanimously to approve this project as follows:

1. A road should be stubbed out to the western property line to provide for future connection with the subdivision to the west, or that a performance guarantee be posted for connection prior to final plat approval.
2. That a road be stubbed out to the northern property line to provide for future connection to the Deodar Plantation, or that a performance guarantee be posted for a connection prior to final plat approval.
3. That the water lines and hydrants meet city specifications.
4. That a traffic study be prepared and mitigation measures called for in the study would be paid for by the developer, and the study would be consistent with the proposed traffic impact ordinance.
5. That proof of recording of conditions of approval at the RMC office would be provided.

Councilwoman Price moved, seconded by Councilman Smith that the ordinance be passed on first reading to annex 111.33 acres to be zoned RS-6 south of Deodar Plantation, and that second reading and public hearing be set for the next regularly scheduled meeting.

Councilwoman Price had questions regarding the number of homes to be built and the proposed traffic impact study. It was pointed out that 600 homes could possibly be constructed on the property, and the Planning Commission has recommended that a traffic impact study be conducted. It was stated that the traffic impact ordinance may not be ready by second reading.

Mr. Mark Graham, of Southern Partners Engineers, stated the traffic impact study probably will not be ready by second reading on May 10. He said he did not feel they would have 600 lots. He said there probably would only be about 200 to 300 homes. He said he would like some clarification. He said he had asked the traffic engineer to do the study by the proposed plan development which does not have 600 lots. He said somewhere in the proposed traffic ordinance is mentioned that the traffic study should be done for the maximum number of lots that could be put on the property. He said he did not feel the plan would have the maximum number of lots that could be on the property, and the plans do not call for 600 lots. He said he would like some guidance from Council

on how to handle the traffic generation study. Mr. Graham stated if the study is done on the present plans, and the plans change, he would be glad to have another traffic study done on the new plans. He pointed out 600 lots might require more mitigating circumstances than 200 to 300 homes.

Council was concerned that if a study is done on the proposed plans, rather than the maximum number of lots that could be built there could be a legal problem. Mr. Gary Smith stated Council may want to consider adding another condition for the annexation that would limit the number of units on the property to the number Council feels is appropriate.

After discussion Council felt the traffic study should be done on the proposed plans, rather than the maximum number of units. Mr. Gary Smith pointed out this may be an issue that Council may want to consider when studying the traffic impact ordinance for approval. It was suggested that a Developers Agreement include the units to be built, and, if that is changed, the process needs to start again.

Councilman Cuning expressed concern about the city providing fire protection in an area where another district is providing water. He was concerned that the water district provide ample water, so the City would have enough water to provide fire protection. He pointed out the development is another 300 homes, which would require more water. He was wondering if there could be a contingency plan for water in case there is a problem with water service. He was concerned that city residents be protected. Mr. Morris, Public Works Director, stated the city's water was some distance from the development. He said College Acres is presently the only development with an alternate tie to the city's supply. Mr. Frommer stated he was satisfied with the Montmorenci Water supply, and that they would have enough water to provide fire service in the area.

Mayor Cavanaugh called for a vote on the motion to approve the annexation of the property on first reading with second reading and public hearing set for the next regularly scheduled meeting. The motion was unanimously approved.

REZONING – ORDINANCE

Peninsula at Woods Edge

Zoning

Houndslake North

TPN 00-132.0-01-165

Trail Ridge Road

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone the Peninsula at Woods Edge in Houndslake North.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE KNOWN AS THE PENINSULA AT WOODS EDGE FROM RESIDENTIAL MULTIFAMILY LOW-DENSITY (RML) TO RESIDENTIAL SINGLE-FAMILY (RS-15).

Mr. Huggins stated we recently received a petition from the Peninsula Homeowners Corporation with the signatures of 37 of the 38 property owners. They are requesting that the Peninsula at Woods Edge be rezoned from Residential Multi-Family to Residential Single-Family (RS-15). Two of the lots are vacant and do not meet the RS-15 minimum lot size for this zoning. However, their nonconformity would not prevent constructing houses on them as long as they can meet the setback requirements, which are the same for both the RS-15 and RML zones. The Planning Commission reviewed this request and unanimously approved the rezoning of property to RS-15.

Councilwoman Clyburn moved, seconded by Councilman Cuning and unanimously approved, that Council approve on first reading an ordinance to rezone the Peninsula at Woods Edge from Residential Multi-Family (RML) to Residential Single-Family (RS-15), and that second reading and public hearing be set for next regularly scheduled meeting.

Councilman Cuning expressed concern about the two lots that will not meet the minimum lot size for the RS-15 zoning. He was concerned that the two lots may not be buildable with the new zoning. It was pointed out that the owners signed the petition for rezoning the area and are aware of the requirements. The current zoning has the same setback requirements at the RS-15 zone.

ZONING ORDINANCE – ORDINANCE

Big Boxes

Retail, Large

Commercial Projects

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

Mr. Huggins read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING LARGE RETAIL PROJECTS.

Mr. Huggins stated for the last several months, the Planning Commission has been reviewing the Zoning Ordinance in relationship to large retail projects, which are sometimes referred to as big boxes. The Planning Commission has received a large amount of input on this ordinance from members of the Chamber of Commerce, developers and citizens in finally arriving at these changes. The changes involve all large retail projects and their permanent locations, character design, architectural controls, landscaping, delivery and loading areas, signage, traffic, and other minor requirements. The Planning Commission voted unanimously to recommend the approval of the large retail projects (big box) ordinance.

Councilman Smith moved, seconded by Councilwoman Price and unanimously approved, that Council approve on first reading an ordinance to amend the Zoning Ordinance regarding large retail projects, and that second reading and public hearing will be set for the next regularly scheduled meeting.

ZONING ORDINANCE – ORDINANCE

Planned Commercial Zone

Lighting

Mayor Cavanaugh stated an ordinance had been prepared to amend the Zoning Ordinance regarding lighting in the Planned Commercial Zone.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING LARGE OUTDOOR LIGHTING AT COMMERCIAL DEVELOPMENTS.

Mr. Huggins stated during the discussion of the large retail project (big box), the Commission discussed the need for regulations to control outdoor lighting in commercial developments. The Commission brought together several people who had expertise in lighting to develop this set of regulations. The proposed lighting provisions would be inserted in the section of the Zoning Ordinance dealing with the Planned Commercial zone. This section should assist developers with the appropriate lighting for commercial developments. The Planning Commission voted unanimously to approve the outdoor lighting ordinance.

Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that Council pass on first reading an ordinance to amend the Zoning Ordinance regarding lighting in the Planned Commercial zone, and that second reading and public hearing be set for the next regularly schedule meeting.

WOODSIDE PLANTATION PHASE IIIConcept PlanTPN 00-135.0-01-007Silver Bluff Development, Inc.Silver Bluff RoadRichardson's Lake Road

Mayor Cavanaugh stated an ordinance had been prepared for first reading to amend the Concept Plan for Woodside Plantation Phase III.

Councilman Cuning left the Council Chambers and did not participate in the discussion or voting on this matter, since he could have a potential conflict of interest in the matter since the bank where he is employed is involved with the developer of the project. He submitted a letter of explanation.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR PROPERTY LOCATED
IN WOODSIDE PLANTATION, PHASE III AND OWNED BY SILVER BLUFF
DEVELOPMENT, INC.

Mr. Huggins stated in June of 2001 City Council approved the concept plan for Woodside Plantation Phase III. The development company would like to revise the concept plan, which the Planning Commission reviewed in December, 2003, and unanimously approved at their April 13, 2004 meeting. The reason the Planning Commission continued the matter from their December meeting was to receive further information from their traffic engineer and to have a more legible concept plan. Both the traffic study and the new concept plan were given to the Planning Commission for their review, and they have approved it based on the following conditions:

1. all the traffic remediation called for in the traffic study would be paid for by the developer, including the traffic signal.
2. that there be sufficient landscaping in the buffer to shield the adjacent properties, and that the landscaping would extend beyond the minimum 25 foot depth as called for by the Planning Director. (The Planning Director recommends a 30 foot buffer in these areas.)
3. that a crash gate is installed behind the golf cart storage area to provide emergency access to lots southwest of Fairways 17 and 18 prior to final plan approval for those lots.
4. that the pond in 100 foot buffer be relocated out of the buffer.
5. that a new concept plan for all of Phase III be submitted removing the word "villas" and replace them with "detached single-family residential," and restating the breakdown of residential units so there are not more than 980 units as approved in 2001.
6. that the revised concept plan for Phase III include a statement that all conditions imposed by City Council on the approval of the annexation in the initial concept plan for Phase III on June 25, 2001 will be met.

Our on-call Traffic Engineer, Roger Dyar, has reviewed the traffic study and agrees with what the traffic remediation calls for in the traffic study.

Included for Council's information was the updated conceptual plan for the revised PUD area outside the gate, along with minutes from the Planning Commission meeting of December 9, 2003, a copy of the traffic study, and comments received in writing from two families.

Councilwoman Price moved, seconded by Councilman Smith, that Council pass on first reading an ordinance to revise the concept plan for Woodside Plantation Phase III, and that second reading and public hearing be set for the next regularly scheduled meeting.

Mayor Cavanaugh stated perhaps the following sentences should be added to the condition regarding traffic measures. "It should be noted that, at the April 13 hearing, Mr. Dyar clarified that the conclusions set forth in the original traffic study from 2001 regarding needed improvements were included by reference in the revised study." He said when looking at the revised study he could not find where they were referenced. He just suggested that these sentences be made a part of the condition so there is no doubt about what was decided in 2001 should also be included in condition 1 regarding traffic.

Mayor Cavanaugh pointed out in condition 2 there is a statement "that the landscaping would extend beyond the minimum 25 foot depth as called for by the Planning Director. (The Planning Director recommends a 30 foot buffer in these areas.)" He said Council should be specific about the buffer and decide what the depth should be. He suggested that the buffer be 30 feet.

It was agreed that the motion be amended to state "that there be sufficient landscaping in the buffer to shield the adjacent properties and that the landscaping would extend beyond the minimum 25 foot depth to a 30 foot depth."

Councilwoman Vaughters stated there was some discussion of green space when the plan was approved in 2001. She asked how much area was green space. It was pointed out there is 69% green space in the plan. She also expressed concern about the multi-family unit traffic all being on Silver Bluff Road.

Mr. Mark Graham stated that was the reason for the traffic study. It was pointed out this was addressed in the Planning Commission memo to Council. In response to Council Mr. Graham stated he would have no problems with the proposed two changes to the conditions suggested by Council.

Mr. Gary Smith asked for clarification in the proposed amendments. He pointed out Condition 2 would require a minimum 30 foot buffer. The second change dealt with Mr. Dyar's comment regarding the traffic study of 2001 regarding needed improvements being included by reference in the revised study. Mr. Smith was concerned about how to word the proposed change.

Councilwoman Price moved, seconded by Councilman Smith, that Council pass on first reading an ordinance to revise the concept plan for Woodside Plantation Phase III, and that second reading and public hearing be set for the next regularly scheduled meeting with Condition 2 amended to require a minimum 30 foot buffer and the comment by Roger Dyar regarding the traffic study of 2001 regarding needed improvements being included by reference in the revised study being added to Condition 1, if necessary. The motion was unanimously approved.

Councilman Cuning returned to the meeting at 8:11 P.M.

ASHETON OAKS

Reynolds, H. G.
Lease/Purchase
Camellia Street
Williamsburg Street
Hampton Avenue

Mayor Cavanaugh stated an ordinance had been prepared to sell property in Asheton Oaks under a lease/purchase sales agreement.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE APPROVING THE LEASE WITH OPTION TO PURCHASE, AND CONVEYANCE OF UP TO THREE YEARS AFTER LEASING, LOTS, OWNED BY THE CITY OF AIKEN, LOCATED ON EDRIE OAKS CIRCLE, IN ASHETON OAKS SUBDIVISION, IN AIKEN, SOUTH CAROLINA, BEING A PORTION OF TAX PARCEL NUMBER 30-083.0-03-002.

Mr. Huggins stated H. G. Reynolds the builder of the four homes in Asheton Oaks is requesting the city's permission to sell these properties under a lease/purchase contract. In the lease/purchase agreement the city would be receiving the sale price of the property when the final sale of the lease/purchase occurs. During that time, the city would continue to be the land holder of the property and would receive the full payment within a 36 month period. Through this arrangement, city staff and H. G. Reynolds agree that they should be able to find qualified buyers for these houses sooner. Although this would delay the city receiving their funds by up to three years, we would be able to sell this property to qualified buyers who need that period of time to get their finances in order. The builder is still taking the greatest risk, both financially through the construction of the home and through its maintenance during this lease period. Approving this agreement would provide one more tool to the staff in finding new families to move into this development.

Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that Council approve on first reading an ordinance to sell property in Asheton Oaks under lease/purchase agreement, and that second reading and public hearing be set for the next regularly scheduled meeting.

INCENTIVE

Development

Kroger

Pine Log Road

Whiskey Road

Big Box

Heritage Square Shopping Center

Demolition

Mayor Cavanaugh stated Council needed to consider whether to grant an incentive to Kroger to help in the demolition of the former Dillards/J.B. Whites building at Pine Log and Whiskey Road.

Mr. Huggins stated approximately three years ago, City Council asked staff to develop some incentives to assist with the redevelopment of several big boxes in Aiken. At that time, City Council had already authorized a \$200 demolition program to help with removal of derelict residential homes and wanted to have a similar incentive to either fill or demolish empty buildings throughout the city. Some of the incentives discussed were removal of small empty buildings, helping with the removal of larger structures, subdividing buildings into smaller units and providing landscaping.

As there was a variety of suggestions by staff and Council, it was decided that potential buyers would petition Council's help with any redevelopment of these projects. Since then, the City has set aside \$100,000 to help with the revitalization and redevelopment of these properties. Over the last several years, the city has used these funds to help in the demolition of several structures throughout the community. At the last work session, City Council discussed the request to assist Kroger with the removal of the old Dillards/J.B. Whites building, and whether this program should still be valid as an economic incentive. At that meeting, Robert Sunukjian requested help from the city with the redevelopment of the Kroger structure. Since Council was undecided as to what option the city should exercise, we are formally asking Council to give us guidance as to whether or not to continue this program and if so, under what conditions. For consideration at this meeting is a request from Kroger to help in the demolition of the former Dillards/J.B. Whites Building.

Mayor Cavanaugh stated he felt the program was good, but possibly it needs some changes or guidelines. He said he felt the staff should look at the program and make some recommendations to Council. He said in the other requests Council was asked in advance about the city helping with the demolition of the building or hauling away debris. He said Kroger's request was not before the fact. He said they had already bought the property and developed their plan. He said he did not support giving Kroger

money from the incentive program or applying the incentive program to Kroger for demolition or hauling of debris from the site.

Councilman Cunning stated he felt the requests for the incentive should be made in writing, and that there should be some criteria to receive the incentive prior to final approval of a project.

Councilwoman Price pointed out the area where the Kroger is to be constructed is thriving economically, versus the downtown and northside of town. She felt the incentive should be more to encourage development in other areas.

Councilman Sprawls stated he understood that Kroger would demolish the building; they just wanted some help with the landfill fees, and they could actually do the hauling.

Councilwoman Vaughters stated she felt the whole process needed to be reviewed. She felt there should be a moratorium on this program until Council reviews it and establishes guidelines. She said she feels the city needs to give businesses relief and lower the business licenses on existing businesses. She felt we were bending over backwards giving tax breaks for new businesses. She said she would like to see the money go back into the General Fund. She felt there were plenty of incentives in Aiken to encourage development already.

Councilwoman Price stated she was not ready to place a moratorium on the demolition of structures, as she felt there were still a lot of structures that needed attention.

Mr. Morris stated the current issue is commercial buildings. He said the \$200 demolition for homes is still in effect. He said that was the program on which the County had worked with the city, allowing the city to haul debris to the landfill free.

Council continued to discuss the matter at length. It was felt it had been a good program, but the city needed to establish guidelines for the program. It was pointed out that each request already comes to Council for approval. It was suggested that Council discuss the program at the budget work session. It was also suggested that staff provide some recommendations for the program.

Councilwoman Vaughters moved, seconded by Councilman Smith, that Council deny the request from Kroger for demolition or hauling of debris from the former Dillards building at Whiskey and Pine Log Road. The motion was approved by a vote of 6 to 1, with Councilman Sprawls opposing the motion.

SUMMER LAKES SUBDIVISION

U.S. 1 North

Highway 1

Atlantic Coast Properties

Annexation Agreement

Water Service

Holmes Timber Co., Inc.

Bradley Mill Road

TPN 00-176.0-01-005 (PO)

Mayor Cavanaugh stated Council needed to consider a request for a revision to the utility request for Summer Lakes Subdivision located on U.S. 1 North.

Mr. Huggins stated in June 2003 City Council approved water for the Summer Lakes Subdivision off of Highway 1. One of the approved conditions stated that all signage would comply with city regulations. During a recent inspection, Tommy Paradise, our Zoning Official, found that the entrance signs to the subdivision were out of compliance due to their size. According to our Zoning Ordinance, the size limit for a subdivision sign can be up to 24 feet in area and 8 feet in height for a single sign, or 12 square feet and 8 feet in height for a double sign. The signs at Summer Lakes Subdivision include a sign on either side of the entrance approximately 21 feet by 8 feet in height or 168 square feet, whereas the inset for the sign stating the name of the subdivision appears to be less

than 32 square feet in size. When the contractor applied to Aiken County for a building permit, they were also issued one for the sign, and they felt they were in compliance with the proper ordinances.

The developer, Lindsey Younts, apologizes for the circumstance that has been created and would like to request Council's permission to reconsider their position concerning the sign as a provision to providing water service to Summer Lakes Subdivision. One of the reasons given for the larger sign is the fact that the speed limit along this section of Highway 1 is 55 mph. A picture of the sign was provided to Council for review.

Council discussed the signs at length. It was pointed out the signs do meet the County regulations; the signs are attractive signs; and traffic in this area is moving at about 55 mph, so the signs may need to be larger to be noticed by motorists.

Councilwoman Clyburn pointed out that the subdivision is not near the city limits, but a good distance from the city; the sign is an attractive sign, and the sign is on U.S. 1 North where traffic is moving fast and the road is very wide. She said the purpose of the sign is so they will be in compliance should the city annex the property. She said perhaps as the city limits moves out to that area of the county the traffic will be slower, and they could replace the sign with a smaller sign at a later date. It was pointed out a fence could have been built around the property, and the sign could have been placed on the fence.

Councilman Cuning moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve a revision to the agreement for water service to Atlantic Coast Properties for Summer Lakes Subdivision by deleting condition number 5 that all signage comply with city regulations.

MEETING SCHEDULE

Meeting Time

City Council

May, 2004

June, 2004

Mayor Cavanaugh stated Council needed to decide on the meeting schedule for May and June 2004.

Mr. Huggins stated over the last several weeks, City Council has held several special meetings to deal with important subjects within our community. City Council typically does not schedule a second meeting in May due to Memorial Day. This year however, there are five Mondays in May and Memorial Day falls on the fifth Monday, and we could either hold a second meeting in May or cancel it. At this time, there are no important issues that would need a second meeting. If Council decides to cancel it, a special called meeting could be held if something important comes up. As we approach summer, we typically cancel our second meetings in July and August. Assuming the budget gets approved at the first meeting in June, Council may want to consider also canceling their second meeting in June this year.

Mayor Cavanaugh stated if Council cancels the second regular meeting in May Council may want to use that time to meet with the Planning Commission to review their Action Agenda.

Councilwoman Price moved, seconded by Councilman Sprawls and unanimously approved, that Council cancel the second meeting in May.

FARMERS MARKET

Councilwoman Clyburn pointed out that Ms. Colleen Reed had brought some strawberries from the Farmers Market to Council. She pointed out that the Aiken Farmers Market is one of the oldest Farmers Markets in continuous operation at the same site. She suggested that perhaps Council could have some special recognition for the Farmers Market.

Ms. Colleen Reed, representing the Aiken County Farmers Market, stated she had done some research on the history of the Aiken Farmers Market. She said she had visited all the county Farmers Markets in South Carolina. She said she interviewed anyone who would talk with her and give her information about the Farmers Market that she was visiting. She said she found that the Aiken County Farmers Market is the oldest county Farmers Market in South Carolina and it has been in continuous operation at the same location since 1951. She said she would appreciate Council recognizing the Farmers Market.

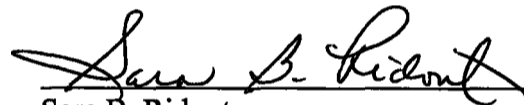
Ms. Reed also stated that the Coward-Corley Seed Company building has been sold and is in the process of being renovated. She said there was a very large sign that had been on that building since about 1947. She said the sign is at the Farmers Market. She asked for permission to put the sign up at the Farmers Market, because Coward-Corley Seed Company was always affiliated with the Farmers Market. She said the sign would keep the theme and the history of the area together. She said it had been suggested that the sign be on the Williamsburg Street side. Staff was asked to look at this matter.

TOURISM

Councilman Cuning asked that staff make a report to Council on where the city stands on taking over the tourism duties from the Chamber of Commerce.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:52 P.M.


Sara B. Ridout
City Clerk