

## Aiken City Council Minutes

February 22, 1993

### Executive Session

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

Absent: Councilmember Clyburn

Others Present: Steve Thompson, Jim Holly, Frances Thomas, and Sara Ridout.

Mayor Cavanaugh called the meeting to order at 6 P.M. Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council go into executive session to receive legal information from the City Attorney regarding election districts for the 4-2-1 Plan. After discussion Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council adjourn the executive session. The executive session adjourned at 6:30 P.M. Council then held a work session regarding cable television and a pre-Council session at 7 P.M. to discuss agenda items. At 7:15 P.M. Councilman Perry moved, seconded by Councilman Anaclerio and unanimously approved, that Council go into executive session to discuss contractual matters with the City Attorney. After discussion Councilman Anaclerio moved, seconded by Councilman Perry and unanimously approved, that the executive session adjourn. The session adjourned at 7:25 P.M.

### Regular Session

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

Absent: Councilmember Clyburn.

Others Present: Steve Thompson, Jim Holly, Frances Thomas, Roger LeDuc, Carrol Busbee, Anita Lilly, Terry Rhinehart, Stanley Quarles, Ed Evans, Sara Ridout, 23 citizens, Philip Lord of the Aiken Standard and John Roberts of the Augusta Chronicle.

Mayor Cavanaugh called the meeting to order at 7:30 P.M. Mr. Thompson led in prayer which was followed by the pledge of allegiance to the flag.

The minutes of the regular meeting of February 8, 1993, were considered for approval. Councilwoman Price moved that the minutes be approved as written. The motion was seconded by Councilwoman Papouchado and unanimously approved.

### BOARDS AND COMMISSIONS

#### Appointments

#### Planning Commission

Hammond, Reilly

West, Ronnie

Mayor Cavanaugh stated Council needed to consider appointments to the Planning Commission and the Zoning Board of Adjustment.

Mr. Thompson stated that Council had accepted the resignations of Richard Sears and Bill McGhee from the Planning Commission. The terms to be filled expire December 1, 1993 and December 1, 1994. He stated Council also needed to make an appointment to the Zoning Board of Adjustment to fill the vacancy created by the resignation of Hastings Wyman whose term would expire December 1, 1994.

Councilwoman Price suggested that Ronnie West be appointed to the Planning Commission.

Councilwoman Papouchado suggested that Reilly Hammond be appointed to the Planning Commission.

Councilwoman Price moved, seconded by Councilman Perry, that Ronnie West and Reilly Hammond be appointed to the Planning Commission with terms expiring December 1, 1994 and December 1, 1993, respectively. The motion was approved by a

majority vote with Councilman Anaclerio opposing because he felt the size of the Planning Commission should remain as seven members rather than nine.

Zoning Board of Adjustment  
Boyleston, Lee

Councilman Radford moved, seconded by Councilman Perry and unanimously approved, that Lee Boyleston be appointed to the Zoning Board of Adjustment to fill the unexpired term of Hastings Wyman which would expire December 1, 1994.

MELROSE PLACE SUBDIVISION

Conceptual Plan  
Master Plan  
Silver Bluff Road  
Woodside Executive Park  
Hidden Haven

Mayor Cavanaugh stated Council needed to review the conceptual plan for Melrose Place.

Mr. Thompson stated Council had received a request for approval of the conceptual master plan for Melrose Place, a proposed 62 unit single family residential development to be located on 9.88 acres on Silver Bluff Road between Hidden Haven and Silver Bluff Road. The developers would like to construct a project similar to Sandstone Town Houses.

The Planning Commission has recommended approval with the following conditions:

1. that the property receive annexation approval by City Council;
2. recording of a plat combining the two lots comprising the property;
3. that, if the property is subdivided, any road comply with the Subdivision Regulations or that a variance be obtained;
4. that the 20 foot wide ingress/egress easement along the northern boundary be eliminated or that the 25 foot wide buffer be established to the south of the easement;
5. that there be a densely planted evergreen screen at least five feet high planted along the entire length of the buffer along the northern boundary as approved by the City Horticulturist; and
6. that there be a tree having at least a 4 inch diameter at breast height, planted every 30 feet in the buffer along Hidden Haven Drive.

Mr. Thompson stated Council had received a request from Mr. Bill Litchfield, the developer of the property, asking that the city consider waiving the requirement of putting 4 inch diameter at breast height trees every 30 feet on the southern boundary. Mr. Litchfield noted that there is a row of crepe myrtles on the development side of Hidden Haven Drive and a green strip of trees between the development and Woodside Executive Park. The developers would like to heavily landscape the area with trees in the 2 to 3 inch size as the 4 inch trees are extremely expensive. Mr. Thompson stated the Planning Commission had been discussing the requirement of 4 inch trees and there is some concern that the 4 inch trees may be too expensive to be justified in that a 3 inch tree may easily meet the city's requirements.

Mr. Bill Litchfield was present and stated he would like a variance to permit the use of 2 to 3 inch trees rather than 4 inch trees which are very expensive. He said he had no problems with the other conditions suggested by the Planning Commission.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council approve the Melrose Subdivision concept plan with the conditions recommended by the Planning Commission with the exception of the requirement for 4 inch diameter trees in the buffer along Hidden Haven Drive and that instead a variance be granted for the use of 3 inch trees in the buffer.

ANNEXATION ORDINANCE 022293

Silver Bluff Road  
Woodside Executive Park  
Hidden Haven  
Marion, Irene  
Greene, Sarah S.  
Melrose Subdivision

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to annex 9.88 acres on Silver Bluff Road.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN TWO ADJOINING TRACTS OF LAND CONSISTING OF 9.88 ACRES, MORE OR LESS, OWNED BY THE ESTATE OF IRENE MARION AND SARAH S. GREENE AND LOCATED SOUTHEAST OF SILVER BLUFF ROAD AND NORTH OF WOODSIDE EXECUTIVE OFFICE PARK AND TO ZONE THE SAME PLANNED UNIT DEVELOPMENT (PUD).

Mr. Thompson stated action on the annexation request had been delayed by Council on January 25 until the Planning Commission had reviewed the proposed subdivision of the property on February 9. He said the Planning Commission had reviewed the plans on February 9 and in the previous item had considered the conceptual plan.

Mr. Thompson stated that Reverend Melvin Robinson had submitted an annexation request for annexation of 9.88 acres along Silver Bluff Road, north of the Woodside Executive Office Park. The site is between Hidden Haven and Silver Bluff Road. The zoning is proposed to be Planned Unit Development. The owners plan to build apartments similar to the Sandstone Town Houses on the property.

The Planning Commission has discussed the request and is concerned about the number of curb cuts along Silver Bluff Road near this property. Also, the PUD zoning requires construction of a landscape buffer at least 25 feet wide along the northern boundary adjacent to the River Bluff and Indian Creek Subdivisions. Presently there is a 20 foot wide driveway along the buffer area. The owners need to either eliminate the driveway easement and install the 25 foot buffer, or install the 25 foot landscape buffer south of the easement. He said he understood the owners will probably eliminate the driveway and install the buffer on the northern side.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the ordinance for annexation of 9.88 acres on Silver Bluff Road be passed on second and final reading to become effective immediately.

SANDSTONE SUBDIVISION - ORDINANCE 022293A

Phase IV  
Dedication  
Streets  
Utilities

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to accept the streets and utilities of Phase IV of Sandstone Subdivision.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DEDICATION OF STREETS AND CERTAIN OTHER UTILITIES LOCATED IN PHASE IV OF SANDSTONE SUBDIVISION.

Mr. Thompson stated that Jerry Waters, of Sandstone Properties, had been working with the Engineering Department to deed the streets and utilities of Sandstone Subdivision, Phase IV, to the City of Aiken. The city does accept utilities and streets after the city is satisfied that they are properly installed and maintained. The request is that the city accept the water, sewer and storm sewer lines in Phase IV of Sandstone Subdivision.

The public hearing was held and no one spoke.

Councilman Radford moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance accepting the streets and utilities of Phase IV of

Sandstone Subdivision be passed on second and final reading to become effective immediately.

CENTRAL BUSINESS DISTRICT

Streetscape

Downtown Development Corporation.

Laurens Street

Richland Avenue

Mayor Cavanaugh stated that Bill Cullum of the Downtown Development Corporation was present to formally ask for Council's approval of the streetscape plan.

Mr. Thompson stated that in January Council received a presentation on the downtown streetscape plan from Bill Cullum, Director of the Downtown Development Corporation. At that time Council asked that Mr. Cullum review the plan with the Historic Preservation Commission and the Park Commission before adoption by Council. He said Mr. Cullum had reviewed the plans with both commissions.

Mr. Thompson stated the Historic Preservation Commission's primary concern with the streetscape plan is the proposed vehicle parking areas to be located within existing parks. He pointed out the Development Corporation has proposed developing the first model parkway on Pendleton Street in front of St. Thaddeus to decide whether or not the concept will work for selected parkways.

The Park Commission has also reviewed the streetscape plan and their concern is about the performing arts stage to be located within the parkway on Park Avenue in front of the Municipal Building. Overall, the Park Commission was satisfied with the streetscape plan.

The Planning Commission has reviewed the plan and unanimously recommended the plan to Council. Both the Park Commission and the Historic Preservation Commission would like to continue to be involved in the project as it develops.

Mr. Cullum stated after presenting the proposed streetscape master plan to Council in January he did revisit both the Historic Preservation Commission and the Park Commission as well as the Historic Aiken Foundation to ask for their input as well. He said there were some areas of concern in parts of the design shown on the drawings. Mr. Cullum reviewed the seven points recommended by the Downtown Development Corporation.

Mr. Cullum stated the proposal is a program that will probably take between three to six years to complete. The mission is to do the program on an incremental basis so as not to disrupt business as well as to ensure the changes being made are those that the community wants.

Mr. Cullum stated the first item of the program is to rebuild and add new parkway space to Richland Avenue from Pendleton Street to Newberry Street where the partial park has been cut, creating three new parkways.

The second item is to create focal points at major intersections which would include adding parkway space at the end of each intersection actually moving the curb cut at the turnaround at the end of each block farther away from the intersection making it safer for pedestrians and vehicles. This would be done by creating with the use of texture, brick or brick-like pavers, more pedestrian crosswalks and narrowing the distance pedestrians have to compete with traffic. By having the parkways in the center pedestrians would only have to cross two levels of traffic rather than 45 feet which pedestrians currently have to cross. The textures would be used as tactile warning systems which would allow the visually impaired to understand when surfaces change and help meet ADA requirements. Adding public art would identify major "Gateways" into the downtown area so people can recognize that they have arrived at a special place - Historic Downtown Aiken.

The third item proposed is to rebuild and add new parkway space to Newberry Street from Park Avenue to Richland which would include paved parking areas, welcome center, public restrooms and loading zone/market area. The parkway space in the central business district cores would be brick paved areas similar to the area in front of the Willcox Inn with tall trees planted in the center. The areas would include some green space on Newberry Street and Richland Avenue but not green space on Laurens Street. There would be a parkway flavor with the heavy caps at the end of each block and plantings to carry it through the city.

The fourth item is use of various textures of paving materials to improve sidewalks similar to the test area already on Park Avenue between Laurens and Bee Lane. This would be done by using various textures of material to identify parking and pedestrian areas and soften the overall feel of the landscape, bringing lighting and signage down to a pedestrian friendly level, bringing all parking areas on grade and adding additional trees, with 15-18 foot bottom canopy to center of paved parking area to create parkway atmosphere in the center of Laurens.

The fifth proposal is to rebuild partial parkway at the intersection of Pendleton Street and Hayne Avenue in front of St. Thaddeus Church. Over the years all the parkways along Pendleton Street between Hayne Avenue and Barnwell Avenue have been severely cut away. He said the feeling of the Corporation has been that they would hate to improve the areas and sort of set in stone something that has destroyed parkway space, particularly the parkway between Hayne and Richland. Presently the parkway has been reduced approximately 60%. The parkways were originally designed to be grazing places for the horses when the farmers came to down. Today the "horses" have four wheels. It is suggested to take the parkway between Hayne and Richland, which for all practical purposes has been destroyed, and experiment with the right way to make parkway use and parking spaces compatible. Mr. Cullum stated some of the proposals are radical changes and there have been some objections. He said the objections had been tracked through each presentation. Some of the proposals include putting green space on the outside and some parking in the center. It is felt that various designs should be considered by the Park Commission to try to find a way of making the automobile and the parks compatible. He said many people want to reduce parking by 50% on Laurens Street and put azaleas in the middle of Laurens Street. He said it is felt that when the parkways are completed that they will be parkways and part of the parkway system. He said the Corporation would like to have the assurance that parking and parkways have been addressed properly so that at some point in the future someone will not be removing the brick pavers and putting plants down to change parking.

The sixth proposal is to work with the Park Commission on possible improvements in the parkway in front of City Hall on Park Avenue to create an "Arts Plaza" which may contain a bandstand or gabezo as a focal point at the end of Bee Lane for public pronouncements. This would be very similar to the original design of the parks 80 years ago. All the changes propose to pick up the historical character and make them fit within the modern usage required by the present businesses.

The seventh proposal is the recommendation to evaluate and explore potential arrangements with certain property owners such as the theaters on Laurens Street to explore creative arrangements for off street parking for employees and the merchants.

In response to a question by Councilman Anaclerio regarding parking in the parkways, Mr. Cullum stated the proposal is to create defined parking areas where parkways do not presently exist with paver bricks similar to the area in the Alley. He said the proposal is to test an area to be sure the community likes the way it looks. Mr. Cullum stated he felt three months would be a reasonable test period to be sure the lighting is correct and to get input from the public.

Mr. Cullum also stated the Downtown Committee had looked at the time on construction of the projects. He said finding funding will determine the time and priority on many of the projects. He said some of the projects will be driven by projects the city currently has on schedule such as the computerized traffic signal system which will probably require that intersections be addressed early. He said the Corporation is seeking Council's approval of the proposal to be able to seek grant funding. Mr. Cullum stated the Corporation would probably bring back phases of the proposal to Council on an annual basis, proposing certain projects to be accomplished during the year and seeking Council's approval as well as the boards or commissions which would be involved. Mr. Cullum stated one of the first things to be done would be continuing work in the test strip on Park Avenue between Bee Lane and Laurens Street, testing the street lighting, and the needs that have to be addressed with the computerized signal system. He pointed out the Chamber had already received a grant to help replace the trees on Laurens Street. He said the trees would be carefully placed so they fit within the master plan so they would not have to be moved at a later date.

Mr. Thompson pointed out the city had already started replacing some of the trees downtown. He also stated the computerized traffic system will require that the lights be selected within the next few months since the traffic arms need to be

compatible with the new light system. Also, there will be some utility improvements in the near future.

Councilman Radford asked Mr. Cullum to address the comments by the Historic Preservation Commission regarding parking to be developed within existing parkways on Pendleton, Barnwell and Newberry.

Mr. Cullum pointed out that the comment stated drawings indicate proposed car parking to be developed within existing parks on Pendleton, Barnwell and Newberry. Mr. Cullum stated the drawings referred to were not a part of the recommendation. He stated the drawings were part of some of the original concept and design. He stated the only thing proposed to explore is the partial parkway in the 100 block of Pendleton S.W. but the design had not been determined as there were several concepts that could be used. Mr. Cullum stated that whatever design is chosen, the Corporation's suggestion is that the parking be identified and that curbs be installed as has been done on Park Avenue to protect the parkway.

Mr. Cullum stated the Corporation had been working on the concept for about two years, and he had made presentations to about 200 people. He stated the Corporation wanted to work with the community and felt that the recommendations were in keeping with the historic character of the city. He said the Corporation was seeking Council's approval so they could move ahead with engineering details, such as what color of pavers to use, types of trees, etc. He pointed out the Corporation had established how the original lights poles looked and have found a vendor that can provide lights to provide more light to the traffic and also be easier to maintain. He pointed out the lights can also be equipped with electrical circuits for the hanging of Christmas lights and ornaments. This would give historical character and modern day conveniences.

Councilwoman Price pointed out comments had been made by the Historic Preservation Commission about proposed car parking in the parkways. She stated she would like to see a consensus on the plan but realized that everyone would not agree with all the recommendations. She said she was sure the Corporation would not want to do anything to threaten the historical value and quality of life in Aiken.

Mr. Cullum stated the Corporation would not want to do anything to jeopardize the nomination of the parkways to the historic register. He said he would support nomination of the parkways to the register if technical details could be worked out as to how they would be managed and the role of the city. He said if any of the proposed designs would endanger the nomination to the historic register, then the Corporation would not recommend the design.

Mrs. Rosamond McDuffie, of Historic Aiken Foundation, stated the Board of Historic Aiken had presented their views that they were very much opposed to any test plan putting parking in the parkways. She said the parkways are Aiken's cultural heritage. She said Aiken was about the only town which has beautiful parkways. She said she knew the parkways were expensive to maintain but she asked that they be protected. She asked that Council not consider any parking in the parkways. She said Historic Aiken would never approve of any parking test plan in the parkways.

Mr. John Greco, of 706 Oriole Street, stated he was impressed with the concern for historic Aiken and for the parkways. He said, however, south Aiken was part of the City of Aiken, but south Aiken had had much expansion with houses, businesses, and roads without regard for drainage. He asked that south Aiken be given the same consideration as historic Aiken.

A lengthy discussion followed on the proposed plan regarding the test parkway on Pendleton between Hayne and Richland Avenues. Mr. Cullum pointed out that presently the parkway on Pendleton between Hayne and Richland has been destroyed with only about a 12 foot strip left. He said the proposal is to rebuild the parkway, using it as a test strip with a design to be determined as far as parkway preservation and establishing compatible parking. He said, however, if there were objections he would be willing to delete item 5 which is using the Pendleton Street parkway as a test strip for parkway and parking. He pointed out the other areas in the streetscape plan are areas which are currently part of the center of the street which are parking areas and not currently parkways. The Corporation is requesting that those areas be made more like parkways with caps at the end as well as plantings in the center of both Newberry Street and Richland Avenue with high trees along Laurens Street. He said the feeling is that the parkway on Pendleton between Hayne and Richland has been destroyed so they would not recommend any beautification in that area as it is felt that would be setting in concrete something that has already been very severely damaged. He said the

proposal was to rebuild the area and reestablish it as a parkway, with the actual design to be determined.

Mrs. McDuffie stated her objections were that there be no parking in any of the parkways. She said to put the parkways back like they used to be, but have no parking spaces in the parks—no angle spaces, no parallel spaces in the parkways. She felt parking would be dangerous for the tree system in the parks. She also felt that if one parkway was established with parking there would be requests to do the same with other parkways. She said she had no objections to rebuilding the parkways as long as they would be like the parks on Park Avenue. She stated she did not want any parking in the interior of the parks.

Mr. Cullum stated rather than have controversy over the partial parkways, the Corporation would do nothing to the parkway. He said they would not want to beautify something that has been destroyed. He said if item 5 on the list is removed that would eliminate the discussion on the partial parkway.

Mayor Cavanaugh pointed out, however, that the proposal is to rebuild the parkway where the parkway has been taken out so this would be improving the area.

Mr. Cullum stated the proposal was to rebuild the parkway on Pendleton. He said there had been several designs for the parkway and one did show interior parking. He said, however, that design would not be the one recommended by the Corporation as many of the members did not want parking in the interior of a parkway. He said the proposed design would be more of rebuilding the parkway and allowing parking at the curbing around the parkway. He did point out that there would be some rebuilding of parkways on Laurens and Richland Avenues but angle parking would be allowed around the trees. He said it was felt that to take parking out of Laurens and Richland Avenues would be a disaster to the downtown business district.

Mr. Cullum stated he would ask that Council approve the concept plan. He said as expenses are incurred for drawings there would be a substantial investment in the program. He said, however, as the Corporation seeks grants for the improvements he would like to be sure the concept is acceptable.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council approve in concept the master streetscape plan for downtown Aiken with development of the phases and final designs to be brought back to Council for approval on an annual basis.

#### EUSTIS PARK

#### Grant Community Development Block Grant Recreation Park

Mayor Cavanaugh stated Council needed to consider approval of a matching grant for renovation of the recreational facilities at Eustis Park.

Mr. Thompson stated that Terry Rhinehart had been working with the Planning and Community Development Department to apply for a grant to renovate Eustis Park for recreational purposes. The grant application would be submitted as a Community Development Block Grant application. Though most CDBG grants require no match, this particular program will require a 25% match. The proposed project is estimated to cost about \$165,000, and the city would need to commit to about 25% of the total, or \$41,250. The city expects to provide about half of this match with in-kind services, or work by city employees, with only about \$20,000 to \$25,000 in actual funding. It is recommended by the staff that the matching funds be provided in the upcoming budget year. He said if Council approves of the project, they need to commit to the funding for the match amount for the CDBG grant to renovate Eustis Park. He said a resolution committing to the 25% match for the funds had been prepared for Council's consideration.

Ms. Valerie Axson, of Community Development, stated the Planning Department had been working on the proposed project for about a year. The project began with the Toole Hill Neighborhood Association suggesting the project. The residents of the area have been interested and enthusiastic about having Eustis Park renovated. Some of the things proposed are correcting the erosion problem in the park, a walking track, playground equipment for older children and toddlers, additional picnic shelter, water fountains, restrooms, resurfacing the tennis courts and the basketball courts, and lights in the basketball area but not around the entire park area.

Reverend Clinton Henderson, 321 Shady Lane, stated he was in favor of the Eustis Park renovation project, however, he was concerned that south Aiken gets the best of everything. He said he was concerned that the west side of Aiken has not gotten anything for a long time. He was concerned that the city was providing recreation for people who could afford their own recreation. He felt the city had been neglecting the people who, because of economics, need help the most.

Councilwoman Papouchado stated she had been working with Councilwoman Price on projects for the west and north side of town. She felt the city had come to the point where as a community it supports all areas of town. She felt this was a time when relationships were being reestablished and all parts of the community were becoming involved.

Councilwoman Price pointed out she was very much in favor of involving citizens in the community. She stated she had helped initiate the Toole Hill Neighborhood Association, and these people had organized and were identifying the problems in their area. Renovation of Eustis Park was one of the needs the Toole Hill Association had identified and was something they wanted for their community.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that the resolution be adopted committing the city to providing a 25% match, of \$41,250 with about half being in-kind services and from \$20,000 to \$25,000 in funds, for a Community Development Block Grant for \$165,000 for renovation of the Eustis Park area contingent upon the city receiving the grant.

#### BOARDS AND COMMISSIONS

##### Recommendations for 1993

##### Airport Committee

##### Annexation Committee

##### Historic Preservation Commission

##### Housing Committee

##### Planning Commission

Mr. Thompson stated that Council had asked each board or commission to review the purpose of the committee to make sure that the original purpose or mission is still valid. He said some of the recommendations from the committees are as follows:

Airport Committee. Mr. Thompson stated the Airport Committee had adopted a mission statement of their role.

Annexation Committee. The Annexation Committee has suggested that a representative of Council attend meetings of the Annexation Committee to provide input on annexation issues and to provide direction on positive growth for the city.

Historic Preservation Commission. The Historic Preservation Commission has recommended that the Park Commission be established as a commission by ordinance and that the jurisdiction of the commission be expanded to cover not only parkways but also all city parks and possibly landscaping and trees on other city property. The Preservation Commission reaffirmed its original mission and goals and will review the strategy for attaining those goals in 1993. The Preservation Commission has also recommended that the city establish guidelines for the trimming of trees by utility companies in historic districts.

Housing Committee. The committee reviewed the Housing Committee's mission statement.

Planning Commission. The Planning Commission felt there was a need for more training for members and that there is need for more representation from the north side of Aiken on the Planning Commission.

Councilman Anaclerio moved, seconded by Councilman Perry and unanimously approved, that the recommendations from the boards and commissions be accepted as information.

#### CONDITIONAL USE

##### Guest House

##### 1535 Forest Hill Drive

##### Tucker, Dr. John W.

Mayor Cavanaugh stated a request had been received for approval of a conditional use at 1535 Forest Drive.

Mr. Thompson stated a request had been received from Dr. John W. Tucker of 1535 Forest Hill Drive, asking for approval of a guest house as a conditional use in the R-1 Zone. He said a conditional use requires approval of City Council.

Dr. Tucker is planning to build a new home at 1535 Forest Drive. The existing home will be moved to the rear of the property to serve as a guest house. The Planning Commission has reviewed the request and unanimously recommended approval to City Council conditioned on the main dwelling being completed within one year from time of approval. If the main dwelling is not completed, the owner must obtain a variance from the Zoning Board of Adjustment for building setbacks and any other applicable provisions of the Zoning Ordinance.

The public hearing was held and no one spoke.

Councilman Perry moved, seconded by Councilman Radford and unanimously approved, that the guest house for Dr. Tucker at 1535 Forest Hill Drive be approved as recommended by the Planning Commission with the condition that the main dwelling be completed within one year from time of approval; if the main dwelling is not completed, the owner must obtain a variance from the Zoning Board of Adjustment for building setbacks and any other applicable provisions of the Zoning Ordinance.

#### COALITION TO ASSIST ABUSED PERSONS

Safe House

CAAP

1010 Barnwell Avenue N.E.

Offices

Mayor Cavanaugh stated a request had been received from the Coalition to Assist Abused Persons to locate a safe house at 1010 Barnwell Avenue.

Mr. Thompson stated the Planning Commission had received a request from the Coalition to Assist Abused Persons for approval to allow an existing house to be used as a safe house for victims of domestic violence and sexual assault as well as administrative offices at 1010 Barnwell Avenue N.E. The property is zoned R-2 Multi-Family residential, and the zoning does not automatically allow a safe house or administrative offices in the zone. The site has previously been used as a resident home for mentally retarded adults. A safe house is not specifically listed in the Zoning Ordinance as an allowed use, but Section VII.A.5 of the Zoning Ordinance states that any use not specifically covered by the ordinance may be permitted in any zone if approved by the Planning Commission and City Council. The Comprehensive Plan recommends that the site be used for commercial purposes.

Councilman Perry moved, seconded by Councilman Anaclerio, that approval be given to the Coalition for Abused Persons, Inc. for a safe house and administrative offices at 1010 Barnwell Avenue as recommended by the Planning Commission. The motion was approved by a majority vote with Councilwoman Price opposing because of the particular use being located in the northeast section of town.

#### AIKEN'S MAKIN'

Chamber of Commerce

Parkways

Streets

Mayor Cavanaugh stated a request had been received for use of the parkways and streets for Aiken's Makin' to be held on Friday and Saturday, September 10 and 11.

Mr. Thompson stated the Chamber has asked for permission to use the parkways and streets for Aiken's Makin' again this year. They are requesting permission to hold Aiken's Makin' on Friday and Saturday, September 10 and 11. The Chamber has worked with different alternatives to reduce the negative impact of Aiken's Makin' on downtown merchants. Last year they experimented with a Saturday-Sunday schedule. However, many of the churches and vendors were upset with the Sunday hours.

The Chamber would like to use the parkways in the downtown and is asking for use of The Alley for the Waiters Race and for entertainment on Saturday.

Councilman Anaclerio suggested that the parkways to be used for Aiken's Makin' not be designated as certain parkways so the event could be spread out among the parkways to lessen the impact on the downtown area.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the Chamber be allowed to use the parkways for Aiken's Makin' as

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requested with the provision that the event not be limited to use only the parkways previously used.

SIDEWALK SALE


Downtown Development Corporation

Mr. Thompson stated the city had received a request from the Downtown Aiken Development Corporation and the Downtown Merchants asking for permission to hold their semi-annual sidewalk sale on February 24-28 and a final sale the weekend of March 4-6, 1993.

Councilwoman Price moved, seconded by Mayor Cavanaugh and unanimously approved, that the merchants be allowed to hold their semi-annual sidewalk sale on the dates requested.

ADJOURNMENT

There being no further business, Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the meeting adjourn. The meeting adjourned at 8:55 P.M.

  
Sara B. Ridout  
City Clerk