

Aiken City Council MinutesSpecial Meeting

December 15, 1997

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

Others Present: Steve Thompson, Bill Huggins, Gary Smith, Roger LeDuc, Ed Evans, Sara Ridout, Chasiti Kirkland of the Augusta Chronicle, and 6 citizens.

Mayor Cavanaugh called the special meeting to order at 5:30 P.M. for consideration of two items.

STREETS - ORDINANCE 121597DeedDedicationGiven StreetTrade CourtVerenes Industrial ParkU.S. 1 NorthAiken County

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance authorizing a deed of dedication for Given Street and Trade Court to Aiken County.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO TRANSFER ALL OF ITS RIGHT, TITLE AND INTEREST IN THE PROPERTY KNOWN AS GIVEN STREET AND TRADE COURT, LOCATED IN THE VERENES INDUSTRIAL PARK, TO AIKEN COUNTY, SOUTH CAROLINA, A PORTION OF TAX MAP PARCEL NO. 00-174-01-033.

Mr. Thompson stated City Council had been discussing the need to transfer ownership of the streets in the Verenes Industrial Park to Aiken County so clear permits can be obtained on properties in the Park. He said the Verenes Industrial Park is located outside of the city limits of the City of Aiken, and the city operates the park and sells lots to prospective industries. New industries need access to a public street, and to ease some of the permit problems that industries have faced on the streets owned by the city, the staff is recommending that City Council execute a deed of dedication on both Trade Court and Given Street, giving these streets to Aiken County for maintenance and ownership.

Mr. Thompson stated there had been some problems involving permitting of prospective industries in the Verenes Industrial Park because of problems with compliance with County requirements on subdivision regulations, particularly involving access to and frontage on a public road. He stated the staff had worked with Aiken County to try to resolve the issue. The proposed ordinance is in keeping with the discussions and the city would transfer ownership of these two streets to Aiken County. The city would also pay \$1,400 to the County to help bring these streets up to County standards. This arrangement is the result of several weeks of discussion with Aiken County, and should help both Aiken County and the City of Aiken with further economic development in the Verenes Industrial Park.

Mr. Gary Smith, City Attorney, stated he had received a fax from the County Attorney with some comments from the County Administrator to be added to the proposed ordinance. He read the proposed comments for Council's consideration. He said he felt the proposed wording did not change the intent of the agreement, and he would recommend that the wording be incorporated into the ordinance.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that the ordinance be amended adding the wording suggested by Aiken County regarding payment of \$1,400 for upgrading of Trade Court and Given Street.

A public hearing was held on the amended ordinance and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading the ordinance as amended dedicating Given Street and Trade Court in the Verenes Industrial Park to Aiken County with the payment of \$1,400 to Aiken County with the ordinance to become effective immediately.

#### ZONING ORDINANCE

Revision  
Consultant  
Duncan, James & Associates

Mayor Cavanaugh stated Council needed to consider selection of a consultant for preparation of a revised Zoning Ordinance.

Mr. Thompson stated the Planning Commission and the Planning staff have been interviewing consultants to develop a new Zoning Ordinance for the city. The Planning Commission asked City Council very early in this process to approve the use of a consultant for the update of the Zoning Ordinance, due to the complexities and comprehensive nature of the Zoning Ordinance. Under the 1994 Planning Legislation, the Zoning Ordinance and other Land Use Regulations in Aiken have to be brought into compliance with the State's new law by May, 1999. He pointed out the city's Zoning Ordinance has not been updated in ten years, and this would be a major update of the Zoning Ordinance.

During the first stage of the process, the members of the Planning Commission and city staff narrowed the list of candidates who had submitted a statement of qualifications to two qualified firms. These include the firms of James Duncan & Associates and Lane Kendig, Inc. We asked that these firms submit proposals based on an approximate budget of \$75,000, and both firms generally met this requirement. These companies would also review the ordinance with nationally recognized land use attorneys, and both would put the ordinance in a computer based format. The Planning Commission reviewed these proposals and has recommended selection of the firm of James Duncan & Associates. This recommendation is based on a series of factors outlined in a memo from Ronald B. Bolton, Chairman of the Planning Commission, and includes the firm's experience with two jurisdictions in South Carolina and the firm's familiarity and background with the State enabling legislation.

Council discussed the proposal briefly asking questions about the proposed work. Council wanted to be sure the work would include having the Zoning Ordinance available on the computer.

Councilman Perry moved, seconded by Councilwoman Papouchado and unanimously approved, that Council accept the recommendation of the Planning Commission and that the firm of James Duncan and Associates be selected to update the city's Zoning Ordinance.

#### ADDITION TO AGENDA

Councilwoman Papouchado moved, seconded by Councilwoman Clyburn and unanimously approved, that Council add the appointment of two city representatives to the Aiken 20/20 Corporation to the agenda.

#### AIKEN 20/20 Corporation

Appointments  
City Appointments  
Thompson, Steve  
Papouchado, Karen

Councilwoman Papouchado stated Aiken 20/20 had asked that she ask Council to make their appointments for the two city representatives for the Aiken 20/20 Corporation. She stated they needed the appointments as soon as possible. She asked that Council consider the appointments at this meeting. The terms of the appointments are for two years.

Councilwoman Papouchado moved, seconded by Councilwoman Clyburn and unanimously approved, that the City Manager be reappointed as one city representative to the Aiken 20/20 Corporation for a two year term.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Councilwoman Papouchado be reappointed to a two year term on the Aiken 20/20 Corporation as a city representative.

EXECUTIVE SESSION

Mayor Cavanaugh stated Council needed to go into executive session to discuss a contractual matter.

Councilman Anaclerio moved, seconded by Mayor Cavanaugh and unanimously approved, that Council go into executive session to discuss a contractual matter. Council went into executive session at 5:50 P.M.

After discussion Councilwoman Clyburn moved, seconded by Councilwoman Papouchado and unanimously approved, that the executive session end.

ADJOURNMENT

There being no further business the meeting adjourned at 6:30 P.M.



Sara B. Ridout  
City Clerk