

Aiken City Council Minutes

July 22, 2002

WORKSESSION

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

Absent: Councilmember Price

Others Present: Roger LeDuc, Gary Smith, Ed Evans, Sandra Korbelik, Sara Ridout, Charles and Larry Holley.

Mayor Cavanaugh called the meeting to order at 7 A.M. He stated Council needed to continue their study of the Comprehensive Plan for the south side.

COMPREHENSIVE PLANSouthside

Mayor Cavanaugh stated Council still had questions regarding 2-2 mixed use.

Councilwoman Vaughters stated she also wanted to discuss the PUDs since the consensus was 4-3.

Mayor Cavanaugh stated on Page III-8 that Objective 4-6 curb cuts were discussed and the need for a standard. He felt something still needed to be added to this for future reference. Sandra Korbelik stated we may need to wait to make any changes to see what the county is going to do. It was pointed out usually the state regulations apply.

In 4.11, the title should be "Landscaping Should Be Considered in Major Highway Intersections."

On Page III.9, Item 5.1, add "or City Council."

There was some discussion about the proposed hotel at Hunters Glenn on Whiskey Road. It was stated in the newspaper that a loan had been applied for from the Agriculture Department to finance this construction. It was felt Council should express objection to this loan.

On Page III.11, in 6.4, change the first sentence to "Do not annex or provide city services to land on which a large development would be built which would create an obstacle to public access unless an easement or some other guarantee can be provided that right-of-way for future public roads would be available."

On Page III.72 remove "there are some vacancies."

In the "Office" paragraph, about midway, "100%" needs to be placed in the sentence if it is to be left in the paragraph, since UPS filled up the vacancy.

On Page III-74 1.20, regarding the widening of Silver Bluff Road between Whiskey Road and Silver Bluff Commons shopping, Mayor Cavanaugh stated Silver Bluff is a way of getting off of Whiskey Road and if it is decided to be beneficial the road could be widened. Traffic along this road was discussed.

Mayor Cavanaugh stated the term "low intensity commercial" should be defined.

On Page III-89, under "Appropriate Design" delete "...though it will be difficult to improve the appearance of the street after widening." Also, under "Balanced Transportation System" delete "East Pine Log Road is to be widened beginning in 1998; a pathway for pedestrians and bicyclists is planned to be part of the project."

Councilman Cunning asked if 2.2 could have some flexibility added to it concerning the buffer limit, with a minimum and a maximum. He stated that more time would be needed to discuss this in more detail, as this would determine what Whiskey Road will be in the future.

Councilwoman Vaughters asked if the land discussed in 6.34 was suitable for development or if it was too low. Mr. LeDuc stated that it is low. We have a drainage ditch and sewer lines and detention pond in the area. It is not a flood plain, but it is a valley.

Councilman Cunning asked why this road was put in the plan. Ed Evans stated that the initial idea was to use that road to keep big boxes off of Whiskey Road.

Councilwoman Vaughters stated that she liked 6.34 because it gives the neighborhood another way to get to the plant and to head north without getting on Pine Log Road.

Mayor Cavanaugh requested that "Intense Retail" be defined.

Mayor Cavanaugh stated that there were two conflicting sentences under "Overview" on Page III-94. It was pointed out to him that the two sentences were dealing with different areas.

Councilman Cunning asked how many should be retained as residential, agricultural campus type complexes. He also asked how many agricultural uses there were in Aiken.

Mr. Evans explained that the wording is stating that from Center South going out Silver Bluff Road there will be no retail commercial. Then there would be the Woodside III commercial and from the Woodside III commercial out to Anderson Pond there would be no commercial.

On Page III-95, define "traditional neighborhood."

On Page III-95 under "Appropriate Mixture of Uses" delete "The restrictions on home occupations should be eased."

On Page III-99 under "Park/Open Space," it states there are no parks or open spaces, but South Aiken Baptist Church has a beautiful recreation area.

Also, under "Roads," is there any way to connect Sandstone to River Bluff to try to keep traffic off some of the other roads?

On Page III-100, delete the last sentence on the page, "Restrictions on home occupations should be eased."

On Page III-102, change "Widen" to "Improve" in the sentence "Widen Dougherty Road to serve as a good alternate to Pine Log Road for traffic between Whiskey and Silver Bluff Roads."

On Page III-105, Councilwoman Vaughters inquired as to whether the terminology "... is healthier than it has ever been." It was decided to change this sentence to "The Mall has gained some new tenants, including Dillard's."

On Page III-105, under "Commercial, Retail," delete "not only in the district, but in western South Carolina between Anderson and the Charleston area." Add "in Aiken" in its place.

On Page III-106, under "Office," change "most important" to "most significant". Also, delete "but decreased activity at SRS has resulted in significant vacancies at the Office Park." Add, in its place, "but now has diverse tenants."

On Page III-107, under "Overview," Delete "Low-density residential uses should be developed on undeveloped land along Whiskey Road, including the tracts near Stratford

Hall subdivision; dense buffers can be used to protect such development from the roads." Delete the word "Commercial." Also delete "mixed use." Change "January of 2003" to "spring of 2003."

On Page III-107, under "Appropriate Mixture of Uses" delete the last sentence "The restrictions on home occupations should be eased."

Councilwoman Vaughters stated that she would like to make buffers whenever possible. The buffers she is interested in are the ones between residential and commercial development.

Councilman Cunning stated his thoughts were to have a statement in 2.2 that makes the buffers an objective.

Councilwoman Vaughters asked what could be done to prevent from happening again what happened to the backside of Woodside.

Councilman Cunning stated he feels the problem is when the property is already zoned and the builders adhere to this particular zoning. The Planned Commercial or the areas that give the Planning staff more oversight as far as what the design is can be stopped easier. When it is already zoned, builders come in and do as they want.

Ms. Sandra Korbelik stated a change that Councilwoman Vaughters had recommended had been made in "General Goals." She stated that any additional changes could also be made under this same area.

Mayor Cavanaugh agreed Council should expand on buffers as much as possible.

Council discussed at length buffers between commercial and residential and between different residential areas. Council decided to place their concerns about the buffers under goals.

Councilman Cunning asked if it was true that by Spring 2003 the study to select the best route for the road will be completed. Mr. LeDuc confirmed this and stated that it could be as early as February.

On Page III-109, 6.37 add "or other solutions as determined by a traffic study engineer" to the end of the last sentence.

Council discussed a letter that was received from Barbara Nelson and decided they needed to study the letter in more detail.

On Page III-112, under "Existing Land Use, Medium – Density," delete "However, in November of 2001, City Council approved City services for a proposed development by C.P. Properties between Whiskey and Powderhouse Roads immediately south of Elmwood Park subdivision, which would include almost 20 acres of land occupied by dwellings at a maximum of 10 units per acre."

Also on Page III-112, under "Commercial, Retail," delete "The proposed C.P. Properties project for which City services were approved in November of 2001 would include a shopping center with a grocery store and 10-12 shops plus four businesses in out-parcels along the Whiskey Road frontage."

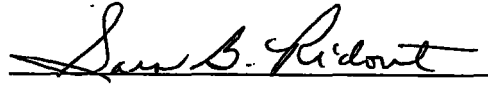
On Page III-113, under "Overview" delete "mixed use" in the last sentence in the first paragraph.

On Page III-115, under "Recreational Opportunities," delete "new" and insert "or near."

Council discussed what the Whiskey Road corridor consisted of.

Council agreed to have a work session after the regular Council meeting on July 22, 2002.

The meeting adjourned around 9:30 A.M.

A handwritten signature in cursive script, reading "Sara B. Ridout", written over a horizontal line.

Sara B. Ridout  
City Clerk