

Aiken City Council Minutes

March 27, 1995

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

Others Present: Steve Thompson, Frances Thomas, Jim Holly, Terry Rhinehart, Ed Evans, Anita Lilly, Andy Anderson, Stanley Quarles, Sara Ridout, Carl Langley, of the Aiken Standard, and 10 citizens.

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

The minutes of the March 13, 1995, meeting were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilwoman Price and unanimously approved.

PRESENTATIONCertificates of AppreciationTownsend, BillRedd, LillianMyrick, LeroyLaw, DonRich, Sallye

Mayor Cavanaugh stated Council would like to recognize members of various boards and commissions who had retired from service with the city.

Mr. Thompson stated that Bill Townsend had served on the Airport Committee from January 9, 1989 to December 12, 1994. Ms. Lillian Redd served on the Historic Preservation Commission from June 9, 1990 to December 31, 1994. Mr. Leroy Myrick served on the Historic Preservation Commission from April 26, 1993 to December 31, 1994. Mr. Don Law served on the Historic Preservation Commission from July 9, 1990 to December 12, 1994. Ms. Sallye Rich served on the Planning Commission from January 13, 1992 to December 1, 1994. Mr. Thompson pointed out Council relies on the boards and commissions studies and recommendations to Council on various issues.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council accept with regret the resignations of Bill Townsend from the Airport Committee, Lillian Redd, Leroy Myrick, and Don Law from the Historic Preservation Commission, and Sallye Rich from the Planning Commission.

Mayor Cavanaugh stated Council wanted to thank Bill Townsend, Lillian Redd, Leroy Myrick, Don Law, and Sallye Rich for their service on the various boards and commissions and a Certificate of Appreciation had been prepared for each one. Ms. Sallye Rich was present and Mayor Cavanaugh presented a Certificate of Appreciation for service on the Planning Commission to Ms. Rich.

BOARDS AND COMMISSIONSAppointmentsHousing AuthorityMaurice, StewartAiken County Transit CommissionPatterson, EssieJones, LethaAiken County Human Relations CommissionAllen, Ernie

Mayor Cavanaugh stated Council needed to consider appointments to boards and commissions of the city.

Mr. Thompson stated that Stewart Maurice serves on the Housing Authority and his term expires on May 28, 1995. Mr. Maurice is interested in continuing to serve. Terms on the Housing Authority are for five years.

In December Council appointed Ms. Essie Patterson to the Aiken County Transit Commission to fill the unexpired term of Ms. Ruth Ashe. Ms. Patterson's term expires June 30, 1995, and she is interested in continuing to serve. Mr. Thompson pointed out also that Ms. Letha Jones had resigned from the Transit

Commission and Council needs to fill the vacancy. The terms for this commission are for four years.

Mr. Thompson stated that Ernie Allen's term on the Aiken County Human Relations Committee will expire June 1, 1995. Mr. Allen does not wish to continue to serve. Terms on the Human Relations Committee are for four years.

Councilman Perry moved, seconded by Councilwoman Papouchado and unanimously approved, that Stewart Maurice be reappointed to the Housing Authority for a five year term with the term to expire May 28, 2000.

Councilwoman Clyburn moved, seconded by Councilman Anaclerio and unanimously approved, that Ms. Essie Patterson be reappointed to a four year term on the Aiken County Transit Commission with the term to expire June 30, 1999.

Councilman Anaclerio stated since Mr. Allen did not wish to continue to serve on the Aiken County Human Relations Committee that letters be sent to the industries in the Industrial Park soliciting someone to serve on the committee. He felt it was important that industry be represented on the committee. The motion was seconded by Councilwoman Papouchado and unanimously approved.

Mr. Thompson pointed out Council needed to replace Ms. Letha Jones on the Aiken County Transit Commission. Council asked that this appointment be continued to the next meeting of Council.

VERENES INDUSTRIAL PARK

Airport Industrial Park Industrial Park Restrictive Covenants

Mayor Cavanaugh stated Council needed to consider a resolution to authorize the City Manager to approve exceptions to the deed restrictions for the Verenes Industrial Park concerning development requirements.

Mr. Thompson stated the city has restrictive covenants for the Industrial Park to give the industries guidance on setbacks and other development issues. He said occasionally the city receives requests for exceptions or modifications to the restrictive covenants at the Verenes Industrial Park. A typical request is for an exception to the building height restrictions or the distance requirements between buildings on the same site. He said presently the city has a request for an exception to the height restriction for the Park. The industry has received approval from the FAA to exceed the limit in the Industrial Park restrictions. He said in reviewing the request it was felt the request was more of a building inspector issue rather than a policy issue.

Mr. Thompson stated most of the requests are building code issues more than policy concerns. He said to expedite the process and to assist potential industries, the staff is suggesting that City Council adopt a resolution allowing the City Manager to approve exceptions to the deed restrictions affecting development requirements only. He said City Council would still retain approval authority over the use of any property within the Verenes Industrial Park, the sale or transfer of any property within the Park, and all industries interested in locating in the Park. The proposed resolution will continue City Council's control over the Industrial Park but will eliminate some of the steps necessary during the construction process for the industries.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council approve the resolution authorizing the City Manager to approve exceptions to the deed restrictions affecting development requirements only for the Verenes Industrial Park.

STREET NAME

Walton Court Tea Olive Court Centre South Office Park Silver Bluff Road

Mayor Cavanaugh stated Council needed to consider a street name change.

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Mr. Thompson stated that the name of Walton Court, a street in the Centre South Office Park located off Silver Bluff Road, was never approved by the Aiken County 911 System. Due to an oversight the road name Walton Court was approved in conjunction with a subdivision at the Centre South Office Park in 1990 but was never approved by Aiken County 911. The 911 System has stated Walton Court is a duplication of another street in Aiken County and must be changed. The Planning Commission has reviewed the matter and has recommended that the road name be changed from Walton Court to Tea Olive Court. The property owners are satisfied with the proposed name.

Councilwoman Papouchado moved, seconded by Councilwoman Price and unanimously approved, that the road named Walton Court in the Centre South Office Park be changed to Tea Olive Court.

Councilwoman Price asked how street names were chosen, and Mr. Thompson responded that the developer usually suggests names they would like to have in the subdivision, and the names must be approved by Aiken County 911 to be sure there are no duplications. Councilwoman Price suggested that there are many citizens that have made contributions to the city. She suggested that streets could be named for these citizens. She suggested that a profile sheet could be compiled on the individuals and a name drawn from the list when a street name is needed. She felt this would be a great way to honor citizens who had contributed much to the community. She made this suggestion for Council to study and consider.

TREE PROTECTION AND LANDSCAPING ORDINANCE

Athletic Fields

Schools

Aiken County School District

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to amend the Tree Protection and Landscaping Ordinance regarding landscaping on athletic fields.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING SECTION 3.2.2.B(ii) OF THE TREE PROTECTION AND LANDSCAPING ORDINANCE SO AS TO EXEMPT THE CONSTRUCTION OF ATHLETIC FIELDS REQUIRED BY THE SOUTH CAROLINA STATE DEPARTMENT OF EDUCATION OR OTHER LICENSING OR ACCREDITING ORGANIZATIONS FOR PUBLIC OR PRIVATE SCHOOLS FROM THE TREE REPLACEMENT REQUIREMENT THEREOF.

Mr. Thompson stated the city has received several requests from the Aiken County School District asking that the city adopt changes to the Tree Protection and Landscaping Ordinance to address the unique needs of the School District.

Mr. Thompson pointed out the site acreage requirement for public schools is based upon guidelines in the South Carolina Facilities Planning and Construction Guide. Due to the large acreage requirement for the schools, the School District of Aiken County feels the current Tree Protection and Landscaping Ordinance is excessive and a financial burden to the District. The School District pointed out that numerous trees may have to be cut down and removed at a site due to the requirement for school playgrounds, practice fields and athletic fields by the State. The School District has asked the city to consider changes to the Landscaping Ordinance to exempt the School District from the tree replacement portions of the Landscaping Ordinance if the trees are located in an area intended for construction of athletic fields as required by the State Board of Education or other licensing or accrediting organizations.

The School District pointed out school sites should not be considered under the present commercial development standards since most commercial developments do not require as much acreage as school sites and schools are not commercial developments and are not in the business of making a profit. Funds required to build and maintain the schools are obtained from the taxpayers of the community and should be spent on the education of the students not on landscaping school grounds. The School District stated if the large tracts are landscaped they must be maintained which is very expensive and time consuming.

Mr. Thompson stated the proposed ordinance addresses the unique needs of the schools and would exempt the schools from the tree replacement portions of

the Landscape Ordinance if the trees are located in an area intended for athletic fields. The ordinance would exempt trees removed for both public and private schools.

Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on first reading an ordinance to amend the Tree Protection and Landscaping Ordinance to address the landscaping on athletic fields for both public and private schools.

UTILITY REQUEST

Water

Sewer

U. S. 1

I-20

Motel

East Frontage Road

Mayor Cavanaugh stated a request had been received for water and sewer service for a motel at I-20 and U.S. 1 North.

Mr. Thompson stated the city has received a request from Ramesh Shah asking the city to provide water and sewer services for a 60-room motel site on East Frontage Road at I-20 and U.S. 1 North. The property contains 1.59 acres and is presently undeveloped. The property is adjacent to an existing motel, to the Racetrac convenience store, to the Beaulieu Carpet Factory, and to other undeveloped property.

The Planning Commission has reviewed the utility request and has recommended extension of water and sewer services to the proposed motel with the following conditions:

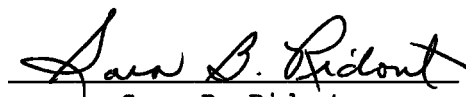
1. that the developers revise the plans to address the City Engineer's requirements and comments;
2. that the owners submit an annexation agreement;
3. that a landscape plan complying with the Tree Protection and Landscaping Ordinance be approved and that the Sign Ordinance be complied with; and
4. that a copy of the deed transferring the property be submitted to the Planning Department.

Mr. Thompson stated the property owners are willing to sign the annexation agreement and have indicated that they are willing to comply with the Landscaping and Sign Ordinances.

Councilwoman Clyburn moved, seconded by Councilwoman Papouchado and unanimously approved, that water and sewer services be provided to a proposed motel to be constructed on East Frontage Road at U.S. 1 and I-20 by Ramesh Shah with the conditions as recommended by the Planning Commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:55 P.M.


Sara B. Ridout
City Clerk