

PUBLIC NOTICE

On Monday, October 26, 2020, the Aiken City Council will meet in Work Session at 6 P.M. and regular session at 7 P.M. at 214 Park Avenue SW in the City Council Chambers.

Due to procedures related to the COVID-19 health concerns, capacity limitations and social distancing requirements will be enforced at the meeting. A limited number of citizens will be allowed in the Council Chambers at one time. We ask that citizens leave the Chambers after speaking so others can speak.

The meeting will be streamed live at <https://www.youtube.com/CityofAikenSC>
Public comment can be emailed to publiccomment@cityofaikensc.gov

Executive Session Notice

After the Work Session, City Council will go into Executive Session pursuant to Section 30-4-70(a)(2) of the South Carolina Code to discuss negotiations incident to a proposed contractual arrangement and proposed sale or purchase of property.

Specifically, City Council will discuss a proposed contractual arrangement with the owners of real estate regarding the possible purchase and/or acquisition of land by the City of Aiken.

City Council may return to Executive Session after the Regular Council meeting if necessary.



Aiken City Council *Agenda*

October 26, 2020

6 P.M. Work Session-Tourism Ordinance – Then Executive Session
7:00 P.M. Regular Meeting of City Council

THE CITY OF AIKEN
6 P.M. WORK SESSION
AFTER WORK SESSION THERE WILL BE AN EXECUTIVE SESSION
CITY COUNCIL AGENDA
OCTOBER 26, 2020
7 P.M.

CALL TO ORDER
INVOCATION AND PLEDGE TO THE FLAG
GUIDELINES
ADDITIONS OR DELETIONS TO THE AGENDA

I. MINUTES:

- (1) Consideration of the Minutes of the Work Session and Regular Meeting of October 12, 2020, and the Special Meeting of October 19, 2020.

II. PRESENTATIONS:

- (1) Proclamation Recognizing "Shop Aiken Month."

III. OLD BUSINESS: Further Consideration of:

- (1) Approval of Appointments and Discussion of Appointees to Various City Boards, Commissions, and Committees.
- (2) Second Reading and Public Hearing of an Ordinance Amending the Charges for Fire Service.

AN ORDINANCE AMENDING THE CHARGES FOR FIRE SERVICE.

IV. NEW BUSINESS: Consideration of:

- (1) First Reading of an Ordinance to Annex a Lot on East Pine Log Road and Zone it Limited Business (LB).

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY LOCATED ON EAST PINE LOG ROAD AND TO ZONE THE SAME LIMITED BUSINESS (LB).

- (2) First Reading of an Ordinance to Revise a Concept Plan for Property at 7000 Woodside Executive Court.

AN ORDINANCE APPROVING A REVISED CONCEPT PLAN FOR PROPERTY LOCATED AT 7000 WOODSIDE EXECUTIVE COURT.

V. PETITIONS AND REQUESTS:

VI. INFORMATION

- (a) Issues and Updates.
- (b) Planning Commission Minutes for September 15, 2020.
- (c) Design Review Board Minutes for September 1, 2020.
- (d) Recreation Commission Minutes for September 15, 2020.
- (e) Human Resources Department Report for September, 2020.
- (f) Municipal Development Commission Minutes for September 15 and October 6, 2020.

VII. ADJOURNMENT

Aiken City Council Minutes

WORK SESSION

October 12, 2020

Present: Mayor Osbon, Councilmembers Brohl, Diggs, Girardeau, Gregory, and Price.

Absent: Councilman Woltz

Others Present: Stuart Bedenbaugh, Gary Smith, Kim Abney, Sara Ridout, Charles Barranco, Gary Meadows, Brian Brazier, Colin Demarest of the Aiken Standard, and 15 citizens.

The work session was held in the Council Chambers at 214 Park Avenue SW; however, the number of citizens that could attend at one time was limited because of the COVID-19 virus and social distancing.

CALL TO ORDER

Mayor Osbon called the work session of October 12, 2020, to order at 5:04 p.m. He stated there were two items on the work session to discuss: suburban fire fees and the Demo 200 Program.

FIRE FEES

Mayor Osbon stated the first item for discussion was the suburban fire fees. He said this discussion was asked for as soon as they saw the first bills that went out because it was realized people got bills that were 400 times what they had been paying. He said he did not think it was the intention of Council to charge anyone a 300% to 400% increase on the fire fee. He said they want to do something equitable. He said they asked staff to have this work session so Council can discuss the matter and get information and give staff a guideline to come back to Council. To change the fee will take approval of an ordinance which requires two readings by Council and will be an amendment to the budget. There will be two public hearings on the matter. At this meeting Council wanted to make a statement that there would be no penalty or late fee on the bills that were sent out. If someone has paid the fee already, the amount will be credited to whatever the new fee is. He said the fees were discussed, but Council did not realize what the increase would look like.

Mr. Bedenbaugh stated since 1994 the City had billed this type of rate structure. There are three types of fire customers—fire customers inside the city, fire customers outside the city and on city water service, and fire customers not in the city and not on city water, but within the City’s fire district. He said there are about 6,316 parcels that are inside the

city's fire district but outside the city limits. Of that number the ones outside the city and not on city water service number 1,873. Those customers are the ones Council is discussing at this meeting. He pointed out that staff had updated our customer list and used the GIS to help identify parcels that are within our service area. We identified a number of parcels that were not getting billed fire service. The number of new ones billed is about 473 parcels with a structure on the property.

Mr. Bedenbaugh stated in June, City Council passed an ordinance adjusting suburban fire fees affecting property owners that own parcels that are located outside the City limits and are NOT on City water. For the average property with improvements, the rate was \$115.00, typically billed at \$28.75 per quarter.

However, staff recognized that all out-of-city fire fee customers were not billed equitably. Out-of-city fire customers who are on City water were paying \$41.00 per month, billed on the monthly water bill.

With the new ordinance, rates were standardized and all the outside the city residential customers are paying \$540 per year. Water customers not in the City have the fee paid over 12 monthly payments of \$45, and customers not in the City and not on City water pay \$135 per quarter.

Mr. Bedenbaugh stated based on comments from Council and from emails and phone calls with property owners, if Council wishes staff can go back and look to make some modifications downward to the rates. From a timing standpoint he felt staff could have this resolved next month. This would give staff time to look at some options for Council and public input. Any change would require an ordinance because the fee rate was approved by an ordinance with two readings, with the first reading in May and the second reading in June.

Mayor Osbon asked several questions. He stated there are homes on city water that pay their fire fee on the monthly water bill. He asked what rate those customers were paying. He said he hoped to accomplish equity for everyone who is outside the city limits, but within the fire district. Mr. Bedenbaugh stated the average residential owner on city water but not in the city limits pays \$45 per month maximum. The fee is based on the value of the residence. The billing structure has been in effect since 1994. There are 6,316 parcels out of the city, but which are inside the city's fire district that are billed for fire fees. Of those 1,873 are not on city water, and 4,443 are on city water. Mayor Osbon pointed out the outside city on city water service have been paying the fire fee monthly for some time on their water bill and are presently paying \$45 per month. Mr. Bedenbaugh pointed out that the \$45 per month went into effect on July 1, 2020. Prior to July 1, 2020, they were paying \$41 per month on their water bill for fire service or \$492 per year. In addition, they pay double water and sewer rates.

Mayor Osbon noted that in 2020 collections for suburban fire rates were \$200,000. Mr. Bedenbaugh stated \$197,500 was the amount billed, and we collected about \$170,000 because not all the bills were collected. There is an average of 16% uncollected.

Councilwoman Brohl stated she echoes what the Mayor has said. She said she apologizes to the citizens as it was not the intent to increase the fees 400%. She noted that the customers on water service increased from \$41 to \$45 per month which was not a huge jump. She said she was trying to figure out how we got to the 300% and 400% increases.

Mr. Bedenbaugh pointed out those with the big increases are property owners who are inside the fire district only. They receive no other city service. We have to bill them for the service, and it is more difficult to have payment rendered if they are hesitant about paying. He pointed out those were part of the fire rate increase which we talked about in May and June and talked about making the fee equitable because of the difference in the fees for the fire service. At the time we were talking about persons being billed but not paying. Parallel to that, staff was doing a review of property within our fire district, and discovered many properties that were not being billed even though they were in the fire district. They have received fire protection, but have not been billed for it. That number is the 473 that we called the “found” properties that fall in the category and had a structure on the property. Not billing them was our mistake and not the property owners mistake. We did not go back and retroactively bill a property owner on our mistake. We just started the billing going forward.

Council then discussed the various rates and categories of fire service and the minimum and maximum rates depending on the value of the property. The city uses the county value of the property to determine the rate of the fee. The maximum fee is capped at \$45 per month. A vacant property with no city services is capped at \$60 per year.

Mayor Osbon pointed out that there are 21 square miles in the City and 58 square miles is the total fire district. The fire district encompasses more area out of the city than what is inside the city. He asked what percentage are we trying to capture from the suburban area for the cost of providing fire service. He pointed out that he hoped we could do that without such a gross jump in the fee. He pointed out that staff presented the proposal to Council, but Council did not ask the right questions. He pointed out when the bills went out they can clearly see that there is an issue. He noted that Council feels this way not because of the phone calls, but because it is the right thing and the City wants to do business the right way. He said he appreciates people giving us the opportunity, when we make a mistake, to fix it.

Mayor Osbon asked that staff look at the properties that should have been billed, but have never been billed for the fire service and see if that can provide some of the funding needed for the fire service. He asked that staff come forward with a plan that would be equitable and fair to the fire customers.

Councilwoman Brohl stated she agreed with the Mayor. She noted that when Council looked at the proposal it was presented to be equitable and that the customers be billed at the same rate. She pointed out the structure is a lot more complicated than what they

originally thought with the different categories. She noted that Council never intended for the fee to be a 400% increase.

Mayor Osbon stated that a work session is not a public hearing, but he was going to give the citizens present a chance to speak if they would like to.

Ms. Carolyn Bazzle, Brookhaven, stated what had been recommended to City Council for increasing the fire service fees was wrong. She discussed the fees and the rates and the variation in the bills for various residents. She pointed out that her bill had gone up to \$540 per year for fire service, a \$425 increase in the fee. She noted that she is on a fixed income and can't afford the increase in the fee. She pointed out that she had checked with her insurance company and by law the City cannot make her pay the fire fee. She pointed out she is outside the city and does not have a vote or a voice because she is in the County. She said she was willing to pay the \$28.75 per quarter, but not the new increased fee. She pointed out those outside the city don't have to pay the fee.

Mayor Osbon pointed out to Ms. Bazzle that Council agreed with what she was saying is right. He said he was not trying to force her to pay the fire fee, but he was telling her not to pay it until she gets a notice of something more in line with what she was paying. He said he knows what Ms. Bazzle is saying, and he agrees with her.

Linda Blake, Sparkleberry Lane, stated she was happy to hear that Council is starting to rethink the matter. She noted that for years she did not pay anything for fire service, and then she started getting a bill for \$28.75 a quarter which she paid and felt was reasonable. She pointed out that the 400% increase really threw her. She said she appreciates what Council is doing to reconsider the amount of the fire fees.

Ms. Sondra Dunphy, Waldo Woods, thanked Council for realizing there is a problem with the fire fees. She said she had recently retired after 26 years and is on a limited budget. She asked when Council may have this matter resolved. Mayor Osbon responded that staff will gather information and come back to Council in early November. He pointed out there will be an ordinance with two public hearings so it will be publicized. He noted that those who had received a bill should not pay it at this time, but wait until the matter is resolved. There will be no late penalty. If a person has paid the fee, the payment will be credited to the customer.

Ms. Laura Slizewsk stated she had been receiving the \$28.75 bill for fire service, and the last bill had increased to \$135 per quarter. She pointed out that she had been told that the bill was based on the value of the house. She said she would like to know how the structure is set up and how the breakdown for the fee is set up. She was asked to leave her name and number with the Clerk so someone could get in touch with her regarding the rate structure.

Ms. Ivy Fogt, Wood Valley, thanked Council for coming to the table and asking people to speak on the matter. She pointed out she does not live in the city so does not vote for Council. She noted that any home over \$130,000 is getting hit with the \$540 per year

fee. It is a large sum of money for many residents. She said she has some concerns as to who is doing the billing and the excessive cost for the fire fee. She pointed out that any home under \$217,000 is paying more for the fire fee than they would pay for city taxes.

Councilwoman Price pointed out that she had talked with several of the individuals who live in the County and have expressed concerns about the increase in fire rates. She noted that several comments came up that they can't vote for any of them, and they probably don't care. Councilwoman Price stated that is not the case. She said Council and City staff do care.

Ed Collins, who lives off of Chukker Creek, stated he used to have New Ellenton as their fire protection. Then the City of Aiken took over and did a great job. He wondered if this was a ploy to incorporate the areas into the city. He pointed out that the new rate is almost like paying city taxes as the fee increased a lot.

Mayor Osbon stated he was sorry the residents had to take their time to come to the meeting to express their opinions. He said there is a Council and a staff who will make it right. He pointed out there will be public meetings when a change is made to the ordinance and that will be publicized. He pointed out the Council meetings are posted on the city's website, and the Aiken Standard does a very good job of covering what will be on the Council agendas.

Mr. Bedenbaugh stated the residents could also phone the City Manager's Office to inquire about the meetings.

DEMO 200 PROGRAM

Mayor Osbon stated the next item was discussion about the Demo 200 Program.

Mr. Bedenbaugh stated the City of Aiken has had a Demolition 200 program for about 20 years. He stated the Demo 200 program has been suspended since April 2019 at the request of City Council. He said the intention was to look at the program. There were a lot of questions about the program. Staff presented an update to Council in September 2019 and convened a group of interested citizens on January 28, 2020 and February 25, 2020. Councilman Girardeau was the Council liaison with the committee. With the pandemic they met virtually for several months. The Committee was ready to come to Council, but the matter was delayed as it was felt this was a matter of public interest so staff delayed having the presentation until after Council started meeting again and moved through some other issues. Staff is ready to have the discussion with Council. Any modifications to the program could potentially require an ordinance change. Some matters could potentially be a separate program from the Demo 200 Program, such as commercial and non-profit structures. Historically the program has mostly been involved with single family, and in some limited cases multi-family structures. The Committee consisted of City staff from Building Inspections, Planning, as well Kim Abney, Assistant City Manager, and interested parties from the community. He said he would ask that Ms. Abney, Mr. Bland, and Councilman Girardeau discuss the recommendations

going forward for Council consideration. He said this is a time to present the information. Should Council want to proceed, staff would bring an ordinance when appropriate if Council wants to go in that direction. He noted one matter that had been talked about before was the cost. He said there is not a recommendation to do that as there are certain properties where demolition is the best option, and we don't want to price it out where the property owners are disincentivized by cost to address the matter. Some structures are hazardous and close to falling down. The non-profit and commercial buildings are something new that Council might want to consider.

Ms. Abney, Assistant City Manager, stated Mr. Bland's memo summarized the Demo 200 Program well. The program has a very good place and purpose to allow people who have had property fall in disrepair and did not have the means to bring it up to code, to allow the City to help them to clean up a neighborhood and leave a green space there. In the time that we have not been meeting, staff did go back to about 12 years of history and did not find that there had been any cases of what people perceived as abuse or people taking advantage of the residential Demo 200 Program. What the committee would like to bring to Council, if there is interest, is to have a parallel program for commercial and non-profit owned properties because commercial properties would cost a lot more and the potential would exist that they would want to turn that over more quickly. To pull out commercial use and have a separate program looking only at commercial properties might want to be considered.

Mr. Bland stated some of the issues brought up regarding the Demo 200 Program were the fact that someone could buy some property, use this program, and flip it. That was a concern that committee members had heard. He said that had not been the case. There have been some occasions when somebody bought property, and then maybe eight years later or so they sold the property. They may have purchased the property when it was close to substandard, and then it got worse. That has been rare. He pointed out that overall probably the easiest administrative thing for staff to look at is a cooling off period from owning the property to when it is eligible for demolition. Depending on the condition of the property, that may be an issue that would conflict with our property maintenance standards as well and possibly bring about some other form of remedy before the two years is up. There was thought about the back-in, like if one uses the Demo 200 Program to demolish the structure and then try to sell that property. It would rarely be a case where the seller is looking at the assessor records of residential property, that a property would escalate in value significantly by tearing down a structure on site. In that case one would probably be looking at the value of the land. But we could enter into an agreement with folks to try to have a recapture program. That recapture program administratively may cost more than we would recoup from it, because you have to enter agreements, have staff monitor those on a regular basis and then try to legally enforce those agreements to recapture funds, like a loan that is forgiven at 20% a year and in five years the 20% goes away. It has a higher administrative cost, but if that is a concern that is something we can put in the plan. There were some concerns looking at the potential of a committee to oversee this, but the way it is written in the ordinance currently, it is a technical assessment by the Building Official. Appealing to a committee kind of opens up a little bit of uncertainty in that process and the potential for inconsistency. We want

to treat everybody fairly and equitably under the program, so while that is a possibility, it is something that probably opens up some scrutiny maybe legally about treating everybody in the same situation the same way. The same goes about whether the property is potentially historic or pseudo historic which is not a category. If we are concerned about that, we need to think about protecting those properties and putting them on the local register. For instance, in our Historic District, the Design Review Board oversees them, and they have to have a Certificate of Demolition. The same way in the Downtown Business or Old Aiken Overlay. Those already have some oversight to them. To treat something similarly, but outside of that also opens up the possibility of not necessarily treating equal properties and equal property owners consistently and fairly. If those are concerns, those do have avenues like expanding the Old Aiken Overlay District, etc.

He said we have to ask questions about the purpose of properties and have to confirm the property is residential. Non-profit owned properties are a big question. The program does not mention commercial properties. That is something that could be addressed. Commercial properties would likely be at a higher cost, and we may want to put a cap on the cost. There was discussion of a means test, about looking at the actual owner and whether they have income or the worth and make the assessment based on the person rather than the property. That starts to raise some legal concerns when you start looking at the person rather than the property. Also, the HUD assisted funds and CBDG funds have to meet a national objective. National objectives are slum and blight, low and moderate income persons or a state of emergency. Once you start looking at a person, then you also have to start looking at the potential of individuals throughout the program, who maintains the property, who is next on the property, etc. which has a higher administration cost. Presently we are doing this under slum and blight which is a fairly straight standard for HUDs purposes.

Mr. Bland stated that he was the person taking notes. Mike Jordan and his crew do the work on this program. Leigh Staggs, Staff Attorney, worked with the Committee on the process to make sure they knew the concerns legally in each of the individual decisions that applies to the program. It is ultimately what Council wants the program to be. Is it a program where you might be able to get rid of the issue of a slum or blight to a neighborhood and allow the property owners or heirs some time to figure out what they want to do with the property. He said he had tried to enumerate the things the committee discussed for Council's information.

Councilman Girardeau stated the Demo 200 Program is a good program. It really does help some neighborhoods and helps some people get the older houses down. The program makes things go more quickly. He pointed out there are people who want to build on these vacant lots, and they don't know what to do with the house if they buy the house and it can't be restored. He pointed out we have staff who go out and look at every one of these houses and approves it. It is not that someone wants to tear a house down, and it is okay. Staff looks at the houses before they are torn down. Staff has a stringent test that they go through, and they have turned people down because the house really was not to the point where it needed to be torn down. There was a concern that possibly

someone may be taking advantage of the situation. He said he did not see that as being the case. He noted that commercial properties are different. There are some commercial properties that people probably do need some help in tearing them down. He pointed out the land value would be a lot more for the commercial properties than for the land value for some of the houses. He pointed out that the County has every house on the northeast side with the lots assessed at \$25,000, and the vacant lot is not worth \$25,000 in most cases. He said vacant lots in the area sell for \$5,000 to \$10,000. He felt the County has the vacant lots over assessed in his opinion. He said residential is not a problem in the Demo 200 Program. He said some commercial buildings do need to be torn down, and the value of the lot would be worth more vacant than with the building on it. He said they discussed making the program the Demo 2,000 rather than Demo 200. He said the committee had some great discussions. He said there were some commercial buildings that were approved to be torn down, and there were some questions. He pointed out that the program was really designed for residential, not for commercial. He felt there should be a separate program for commercial.

Mr. Bedenbaugh stated commercial demolition would be a separate ordinance and separate program. It would be run almost identically to the Demo 200 Program, but it would be treated separately.

Councilwoman Brohl stated in doing a non-residential parallel program, she felt two things should be done which would be very beneficial, with those being, having a program expense limit and a minimum ownership period requirement. That would give some protection for the commercial or non-residential properties and still be able to help them. The residential program is doing pretty well, and we don't want to change that too much. There have not really been any issues of abuse of the residential program. A commercial program would bring up other questions.

Mr. Bland stated he felt the residential and commercial programs would work differently. A commercial program would have some opportunity or some potential for somebody to buy a property in bad condition at a really good corner. That property may be a disincentive to that particular piece of property at that point, and then it may be worth a gain. Then maybe this is more of an economic development tool, and it is more of a loan and we get paid a certain amount over time and we recapture some of the benefit to the city. He noted there could be a cooling off period of time after purchasing property to give someone the opportunity to try do something with what's there first before coming to the City asking for help tearing the building down. He said it depends on how Council wants to view the program.

Councilwoman Gregory stated one thing she recalls from the conversations is that we were trying to make this program "fit all" for the various scenarios, and it was hard. One of the reasons we put it on hold was that we were trying to pull it all together with commercial and residential, which are really two completely separate entities. She said she likes the suggestion to have separate programs for commercial and residential so we don't try to encompass all of the scenarios in one program.

Councilman Girardeau pointed out one thing brought to his attention was that we had zoned a large area as DB, but because it is zoned DB does not mean that it is commercial. He said that needs to be recognized going forward.

Council continued to discuss the committee's finding and recommendations.

Councilwoman Price asked if there were an inventory of houses that have been vacant for decades. She also asked if a person was assigned to the task of vacant properties. Mr. Bland stated he was not sure there is a list. Mr. Mike Jordan, Building Inspector, stated they have a list they are working on, but it is not a timeframe, but is vacant structures that are not habitable. He said there are about 140 to 150 structures on the listing, but there is no timeframe as to how long they have been vacant. Mr. Bland stated the Building Code Division works on the vacant properties, which is primarily Teddy Umsted and Karl Odenthal at this time. He said in the past it has been monitored by anyone in the Building Inspections Division that goes out in the field on a daily basis. Councilwoman Price stated she asked the question for a reason. She pointed out the properties that have been left vacant for a long period of time are a threat to public health and public safety. Those properties need constant attention and constant monitoring. She said if we love our town, the vacant properties should be a priority. She pointed out that her district and Councilwoman Diggs' district have more abandoned properties than any other parts of the community, and they are a threat to public safety and public health.

In response to a question from Councilwoman Gregory regarding monitoring abandoned structures, Mr. Bland stated staff is primarily monitoring unoccupiable structures. That has to do with the ordinance changes which were made about a year and a half ago. That list consists of about 140 properties, and those properties do have a time limit in the Code before stepping up action. There have been some recently on which we have started pursuing some action. Councilwoman Gregory noted there are two groups—those that have completely abandoned the property and we can't find the owners, and people that have abandoned the property but there is still communication and contact but they cannot afford to do anything with the property. Mr. Bland responded that is accurate. He said sometimes there are heirs, and they can't get organized among themselves and they don't have the means to do something with the property. Then there are those who are absentee. They may have purchased the property at a tax sale or somewhere and have not done anything with the property, and they are somewhere else. Then the Inspectors have to work to try to find a means to get to the property owner after some period of time to be able to start the process of notification. The period of time depends on the situation, the condition of the property, how long it been that way, and how easy it is to track down a person. That can be a lengthy and expensive process.

Councilwoman Price asked why other towns are successful with their abandoned properties, and we can't become successful. She felt we need a dedicated person who will stay on top of the issue and pursue. She pointed out there are too many of these properties that are so close to our downtown area, and we need to be concerned about them. She felt we need to be more aggressive with the abandoned properties all over the city and focus on them. She said we may have to create a program and go after grants for

the program to help families. She said there are houses that people have not lived in for 20 years.

Councilman Girardeau stated Councilwoman Price is right about the houses just being there. He said the program is a way and means to an end to try to get the program going. There may be some other ways of looking at it. The potential for development for having a vibrant downtown is in Councilwoman Price's and Diggs' districts. If we can get some of these blighted houses out of the way, people will come. He pointed out that there are people who are interested in houses you might think they would not be interested in. He pointed out that Bill McGhee has a lot to do with that. He has done a great job with rehabilitating some of the old houses.

Mayor Osbon asked what are the next steps and recommendations from staff.

Mr. Bedenbaugh stated from the discussion it seems that Council may be interested in an ordinance for consideration for commercial and non-profit properties and some amendments to the existing Demo 200 Program. He stated staff could bring those matters to Council by the November 9 meeting.

Councilwoman Gregory stated she thought perhaps the commercial and non-profit properties should be separate programs. Mr. Bland stated staff would look at that.

Mayor Osbon stated Council would look forward to staff coming back with recommendations. He thanked Mandy Drumblings for serving on the Committee and giving her input.

Ms. Mandy Drumblings stated she is not against the program, but she would like to come out with a unique way to rebrand the northside if someone was willing to work with her. She pointed out the northside is branded in a negative connotation. She was not sure when that happened. She said she looks at the north-south – east-west Aiken and looks at all the historic districts that are under the Design Review Board and seem to be thriving. She wondered how the northside could get included in that because it is historic. It is part of the story of Aiken. She felt it kind of has been lost. She felt rebranding the northside has tremendous potential. She noted that some communities have become exciting because they draw upon their history and use it. She said there could be the one of a kind experience that you can't get anywhere else with the unique buildings, etc. She said rebranding is something to work on to get a new brand to the northside and having that go hand in hand with the Demo 200 Program. She felt the northside has a fantastic story and a unique one of a kind story. She also felt it should be included in the historic preservation. She felt it may be a different approach to bring up the area.

Councilwoman Price noted that the history is still there. She noted what has happened is the negative incidents that have taken place have become dominant. She pointed out that it all deals with public safety and public health. She said some of these folks are living within a certain wage range and they cannot afford to paint their house and do the things that make it look attractive. She said one thing she is going to propose in the budget is

that we have some amount of money set aside for home improvements. She said perhaps there could be a review committee to determine how some houses could be improved through the program. She said it does take resources to help make some changes and improve the appearance and make the area safer to live in.

Councilwoman Brohl asked if what Councilwoman Price is talking about could be tied in with the Community Development Block Grant Program. She felt Ms. Drummings idea is wonderful to have a story or rebranding and use some of the history that we know is there.

Mayor Osbon stated he felt there may be a lot of interest for a Task Force to take on a rebranding project. He pointed out that we have had some companies that have done some marketing for us to have a great place to start. He pointed out that when Randy Wilson was here with his company, he talked a lot about those same measures. He said he had written Mandy Drummings name down as person number one on the Task Force. Councilwoman Gregory stated she would also like to do something like that.

Councilwoman Gregory thanked Ms. Drummings for coming. She said she personally appreciates Ms. Drummings' passion in the whole restoring, keeping the history, the buildings, etc. She said we need people like Ms. Drummings in the city. She said not every building falls under that realm, but she loves that Ms. Drummings feels that way. She said she could not agree with her more in what she has said about the sentiment of the northside--its history, what it used to be and the rebranding approach. She pointed out that we recently hired Bandwagon as a marketing firm for the City of Aiken. She felt the rebranding was a key conversation for Bandwagon to have with a constituent as Mandy. Councilwoman Gregory said she felt we need to revive, rebrand, reignite that part of town.

Councilman Girardeau stated what Ms. Drummings is saying is that she and Mr. McGhee want to save houses. He noted that some will not be saved, but that is okay too. He said if we get some of these blighted houses out, people will save some of the other houses.

Mayor Osbon stated Council will look for a recommendation from staff on the Demo 200 Program as well as possibly a new program addressing the commercial and the non-profit properties.

Mr. Bedenbaugh stated staff will have something for Council by November 9, 2020. It will be a two reading ordinance. He noted that Leigh Staggs, Staff Attorney, had also worked with the committee on the Demo 200 Program. It was also pointed out that Sam Erb had also worked on the committee.

There being no further business, the work session ended at 6:20 p.m.

EXECUTIVE SESSION

Mayor Osbon stated Council needed to go into Executive Session pursuant to Section 30-4-70(a)(2) of the South Carolina Code to discuss negotiations incident to a proposed contractual arrangement. Specifically, City Council will discuss a proposed contractual arrangement with a third party.

Councilwoman Brohl moved, seconded by Councilwoman Diggs, that Council go into executive session to discuss the matters noted by Mayor Osbon.

Council went into executive session at 6:22 p.m.

After discussion Councilwoman Diggs moved, seconded by Councilwoman Gregory that Council come out of executive session.

Council came out of executive session at 6:50 p.m.

Sara B. Ridout
City Clerk

Aiken City Council Minutes

REGULAR MEETING

October 12, 2020

Present: Mayor Osbon, Councilmembers Brohl, Diggs, Girardeau, Gregory, and Price.

Absent: Councilman Woltz

Others Present: Stuart Bedenbaugh, Gary Smith, Kim Abney, Sara Ridout, Charles Barranco, Mike Przybylowicz, Ryan Bland, Tim O'Briant, Gary Meadows, Daniel Williams, Colin Demarest of the Aiken Standard, and about 35 citizens with only 28 in the Council Chambers at one time.

The meeting was held in the City Council Chambers at 214 Park Avenue SW; however, the number of citizens that could attend at one time was limited because of the COVID-19 virus and the need for social distancing. The meeting was streamed live on the City's YouTube channel for the public to view and to comment by email.

CALL TO ORDER

Mayor Osbon called the regular meeting of October 12, 2020, to order at 7:02 P.M. Mayor Osbon led in prayer. The pledge of allegiance to the flag was led by Chief Charles Barranco.

GUIDELINES

Mayor Osbon reviewed the guidelines for speaking at the Council meeting.

ADDITIONS OR DELETIONS TO AGENDA

Mayor Osbon recognized Mayor Pro Tem Price for any additions or deletions to the agenda. Mayor Pro Tem Price asked if there were any additions or deletions to the agenda. There being no changes, Mayor Pro Tem Price moved, seconded by Councilwoman Brohl, that the agenda be approved as presented. The motion was unanimously approved.

MINUTES

The minutes of the joint Council and Planning Commission meeting of September 21, 2020, and the work session and regular meeting of September 28, 2020, were considered for approval. Councilwoman Diggs moved, seconded by Councilwoman Gregory, that the minutes for the joint Council and Planning Commission meeting of September 21, 2020, and the work session and regular meeting of September 28, 2020, be approved as presented. The motion was unanimously approved.

PRESENTATION

Lessie B. Price

Lessie B. Price Youth and Senior Center

Mayor Osbon recognized Councilwoman Diggs for a special presentation.

Councilwoman Diggs noted that she was contacted a few weeks ago by Eva Finnie Jackson and was told that there had been an event at the Lessie B. Price Center, and Mr. Robert Atkins and his wife had helped cater the event at the Price Center. Mr. Atkins is an artist, and he has done a painting for the Lessie B. Price Center because he felt that when a building is named after someone there is usually a picture of that person somewhere in the building. He took it upon himself to do a portrait of Lessie B. Price. The portrait is to be hung in the Lessie B. Price Center unless Lessie wants to take it home. Mr. Atkins is present and wants to present the portrait that he painted to Councilwoman Price

Mr. Atkins stated he had been at an event at the Lessie B. Price Center. He looked around and did not see a picture of the person for whom the center was named. He said he did some research and found a picture of her. He said the picture was a person with a smile, and when you looked at the eyes and the smile you saw sincerity in the face. He said in his research he looked at all the things that she has done and the person she has been in the community. He pointed out that the building was named after a person who is still alive, and that is a positive thing. He stated that he had been given the gift of drawing, and that he tries to use it every day to give honor to God. The portrait was presented to Councilwoman Price.

Ms. LaRahna Hughes stated the portrait is a gift to Councilwoman Price. She pointed out that Mr. Jackson's art is on display at the Lessie B. Price Center. They are asking Council's permission to hang Lessie B. Price's painting in the Lessie B. Price Center until the end of the year along with Mr. Jackson's display at the Center. She pointed out that the portrait had been gifted to Councilwoman Price and if she wanted the City to place it at the Center or use it in some other way, they would like for her to do that. She pointed out that Mr. Jackson was someone who came and participated in what they were doing and worked with the City to work towards a stable community solution. She pointed out that we talk about that a lot, but unless you have an example of what that looks like in practice, it is just stuff that we say that sounds good. This is someone who saw a need, a need that he felt needed to be addressed. He didn't ask for permission; he did not go ask for resources; he said this is a need that he was able to meet. Whether they need it or not, this was something that he saw was important to have the likeness of this person so that when someone sees this and says this is a person like me and maybe I could do some of those things like Lessie. She said that is what they want. She thanked Councilwoman Diggs for supporting them and coordinating the gift to be able to support artists. She pointed out that the tag line says "art means spirituality." These are people who say their purpose is to create messages through their art. She pointed out that these are people who have come to our community. They do not live in the city limits of Aiken, but there is a need in this community, and they can meet that need, and they are going to do it. She thanked Council for giving them an opportunity to explain the pieces of what a sustainable community looks like. It looks like people finding a need and then doing it.

Councilwoman Price thanked the group for coming and presenting the portrait to her. She said she was so humbled by the gift. She pointed out that since the center had opened they had watched the attendance and participation in activities grow. She said she was grateful to Council for honoring her by naming the Center after her and humbled by the presentation of the portrait of her to be hung in the Price Center.

BOARDS AND COMMISSIONS

Appointments

John Owen

General Aviation Commission

Jerome Ferguson

Building Code Board of Appeals

Mayor Osbon stated Council needed to consider appointments to various city boards, commissions, and committees.

Mr. Bedenbaugh stated Council has 31 pending appointments to fill vacancies on different City boards, commissions, and committees. Two appointments are presented for Council's consideration and vote.

Councilwoman Diggs has recommended the reappointment of John Owen to the General Aviation Commission. If reappointed Mr. Owen's term would expire September 1, 2022. Councilwoman Diggs has also recommended the appointment of Jerome Ferguson to the Building Code Board of Appeals.

For Council consideration is the reappointment of John Owen to the General Aviation Commission and the appointment of Jerome Ferguson to the Building Code Board of Appeals to fill the position of Tim Redd.

Councilwoman Brohl moved, seconded by Councilman Girardeau, that Council approve the reappointment of John Owen to the General Aviation Commission and the appointment of Jerome Ferguson to the Building Code Board of Appeals. The motion was unanimously approved.

Mayor Osbon asked if there were any nominations for appointments at the next Council meeting.

Councilwoman Diggs stated she would like to recommend the appointment of Tiffany Palmer to the Arts Commission to fill the position of Jack Benjamin who has resigned.

CONCEPT PLAN – ORDINANCE 10122020

Village at Woodside

Woodside

Silver Bluff Development LLC

TPN 107-09-06-001

Mayor Osbon stated this was the time advertised for second reading and public hearing of an ordinance to amend the concept plan for the Village at Woodside for the relocation of multifamily apartments.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR PROPERTY LOCATED IN THE VILLAGE AT WOODSIDE.

Councilman Girardeau moved, seconded by Councilwoman Price, that Council pass on second reading an ordinance to amend the concept plan for the Village at Woodside for the relocation of multifamily apartments.

Mr. Bedenbaugh stated Silver Bluff Development LLC is requesting revision of the concept plan for the Village at Woodside. They are proposing to relocate +/- 98 previously planned multifamily apartments to a location generally north of Village Green Boulevard, across from the west green. They are requesting the change to improve the multi-family residential component's access to the park, restaurant, and retail amenities and to improve the parking arrangement for the facility.

For some history of the concept plan, the 2005 Concept Plan for the Village at Woodside included 299 residential dwelling units, with +/- 136 of those units being designated as multi-family/villas. That plan shows two large buildings in the location of the proposed apartments, located on the north side of Village Green Boulevard, across from the west green. The original 2005 plan also noted multi-family/villas to be developed on the north side of Village Green Boulevard at the east end of the Village near the gate. Multiple buildings scattered throughout the development, including the buildings in the requested location, were designated as residential over office/retail.

The Concept Plan was amended in 2014 for the expansion of the assisted living facility and the conversion of the multi-family/villas concept near the gate with multiple office buildings. The 2014 plan continued to show 299 residential dwelling units, with +/- 136 of those units being designated as multi-family/villas. In 2017 the Concept Plan was amended to reflect the final size of the assisted living facility, amenities added to the green spaces, and to show additional single-family development on the south. The 2017 Concept Plan was adjusted to reflect the actual development with total residential units being 318, with +/- 114 units designated as multi-family, villas, apartments or residential over retail. In 2019 the Concept Plan was amended by Council to approve the construction of a maintenance facility near the gate, with the residential unit mix remaining unchanged from the 2017 concept plan.

As the Village at Woodside has developed, a number of the structures that could have been constructed with upper-floor apartments or condominiums were constructed as retail and/or office buildings, leaving a balance of multi-family units from the original plans. The developer now wishes to construct +/- 98 apartments, in a location that was once designated for residential over office/retail.

Any development in the Planned Residential (PR) zone must provide a concept plan for review by the Planning Commission and approval by City Council.

The Planning Commission reviewed this request for Concept Plan revision at their September 15, 2020, meeting. The Planning Commission recommended unanimously to City Council that the Concept Plan revision be approved with the following conditions:

1. That a site and landscape plan be submitted for review to ensure there are no conflicts with the existing streets, drainage, or utility systems;
2. that the development comply with the landscaping, tree preservation, open space, and signage requirements of the Zoning Ordinance;
3. that the applicant sign an agreement stating the conditions of approval within 90 days; and
4. that the developer submit a revised concept plan listing conditions of approval within 90 days.

City Council approved this ordinance on first reading at the September 28, 2020, meeting. For City Council consideration is second reading and public hearing of an ordinance to amend the Concept Plan for the Village at Woodside to allow construction of a +/- 98 unit multi-family development on the north side of Village Green Boulevard, approximately 350 feet east of Silver Bluff Road.

Mayor Osbon asked for comments from the audience and Council.

Ms. Dianne Beatty, 206 Gate Post Lane, stated she wanted to express her concerns about the 98 unit apartment complex. She asked that Council please consider tabling the proposed concept plan change brought by the developer. She said she was not asking that it be rejected as she understands that it is coming. She noted that moving the complex to the front of the neighborhood near the entrance is probably the best place for it. She felt that before any more concept plan changes are approved, that the developer should first finish some of the plans that were proposed to the residents when they invested in his vision and purchased their homes. At a minimum the developer should provide City Council and The Village residents with dates that they will complete what has already been proposed. She asked that Council hold the developer accountable for finishing the plans before moving forward with any new changes in plans. The Development Team keeps referring to the original concept plan when talking about the apartments. She pointed out that on the original plan she was presented with and sold on, they had proposed 26 townhomes to be built on three parcels of land in front of the neighborhood. At this time they have built a total of 12 townhomes, six on the Park View West parcel, and six on the Courtyard parcel, leaving large unfinished open spaces on each end of the land. The third parcel was changed to be single family homes. At the last City Council meeting while discussing the building of the apartments, Mr. Baldwin stated that “the building of multi-family units is vital to the long term success of the sustainability of The Village.” She said she understands that and agrees with what Mr. Baldwin said, but she believes they should start by finishing the already proposed and half built multi-family unit townhomes. She said she was not sure why they never finished building the rest of the townhomes that they proposed or even if they are planning to finish them. She said maybe they were not selling as well as they had planned or they were just not economically viable. That seems to be the case of some of the other proposed components on the original concept plan that she invested in. On the original concept plan they talk about a future Village Inn, a future specialty market, and future Village

shops. It has been 15 years since that concept plan, and they have not been built. She pointed out that The Village currently has one retail shop, and it is a specialized bike store. There are three restaurants—two are open for lunch and two are open for dinner. The concept plan that she was given shows the commercial and professional offices to be located at the front of the neighborhood. Instead, through a concept plan change in 2014 approved by City Council, they were able to build a 75 unit assisted living center and move the commercial and professional offices back into The Village. Again, instead of adding more retail or restaurants, they have filled in much of that section they had labeled as future Village shops with more professional offices. She pointed out that when purchasing her lot in 2016, they were given a concept plan with no mention of the changes that were made in 2014. Her neighbors bought their home in 2018 and were given a different brochure with an updated concept plan with a grocery store and a Village Inn as components of the plan, but no mention of apartments anywhere in The Village. She felt there has been a disconnect when it comes to communication from the Development Team. She pointed out that at the last meeting she had asked that City Council please recommend to the developer that the Development Team meet with all of the residents to discuss the facts and give them a chance to voice their thoughts and opinions on the plan before any decisions were made. She noted that Councilman Girardeau said “his hope would be that the developers and homeowners could get together and communicate.” She pointed out that they have not heard anything since that meeting. She said she had spoken with Kent Baldwin and Diana Peters before this meeting, and they have agreed to meet with the residents. She said they said they were planning to reach out to the residents. She pointed out that so many of the concept plan components that she was told about and invested in when they purchased their home site have not materialized. The developer is asking the residents to trust that they will do a great job with the apartments, but she felt that is difficult at this time. There is too much left on the table that has not been completed for the residents to believe that starting another project at this time is a good idea. She pointed out that is why she is asking Council to please hear their voices and concerns and please table the proposed change to the concept plan at this time.

Ms. Jean Hart, 268 Coach Light Way, stated her reason for being present was to talk about traffic. She pointed out that the intersection of Silver Bluff Road and Village Green is very dangerous. There have been several traffic accidents and a couple of deaths over the years. She noted that Village Green Boulevard is the main entrance into The Village with one road in and one road out of The Village. Both streets are narrow with a planted median between the lanes. There are also parking spaces on Village Green. Several years ago the developer added speed bumps to Village Green to help decrease speeding. She pointed out that at the intersection of Coach Light Way and High Society, the City of Aiken Public Safety Department erected four-way stop signs to control speeding there. She pointed out that several residents have encountered vehicles traveling in the wrong direction on Village Green. Many other streets in The Village are also one way streets. She pointed out that the addition of more retail shops and a grocery store will greatly add to the number of vehicles entering and exiting The Village. She asked that before Council decides to approve the number of apartments planned for The Village, that Council please consider having another traffic study for Silver Bluff Road and please think about reducing the size of the apartment complex.

Ms. Faith Loeb, 306 Gate Post Lane, stated over the past few weeks after being at the Council meeting and meeting with Councilmembers and the Mayor, she has come to realize there is a legitimate need for quality rental units in Aiken. She said she had lived in The Village at

Woodside since 2014 and been thrilled with The Village concept, its ambience and cohesiveness. She noted that she has some concerns. Although the concept plan was approved by the City of Aiken in 2005 and there have been revisions since then, the revisions to the concept plan have not really been disclosed as people bought into The Village and to the concept. Most of the residents are aware of the potential Inn, grocery store, and potential apartments over retail. Those were always mentioned as potential. However, the concept of a 98 unit apartment complex is quite different from the potential of an Inn, a grocery store and some retail. She said she also has concerns about the increased traffic, not so much on Silver Bluff, but within The Village. As people come into The Village to a potential grocery store and the apartment complex, she thought this would create a lot of congestion. She said she would like to propose some thought about the possibility of widening the beginning of Silver Bluff or creating an exit from the apartments and the grocery store onto Silver Bluff Road as they did for Woodside with the ramp to Silver Bluff. She also pointed out the site line for crossing from one side of Village Green Boulevard to the other is poorly designed and very hard to see over the site line. She felt the site line should be improved. There is only room for one car to be in the crossover from one side of Village Green to the other, and she felt this would cause some congestion. She noted that she had mentioned that she had been very happy living in The Village and she felt the developer had done an excellent job with The Village concept. She proposed the developer reconsider a 98 unit apartment complex, and do a 48 unit apartment complex with the architecture on a Charleston and Savannah look that could be folded nicely into The Village community, thus maintaining a sense of pride and safety and ultimately enriching the restaurants and the other businesses in the area. This would enhance The Village concept that they bought into and love. She also expressed concern about sufficient parking. She said she wanted to make sure there were two car parking spaces for people in the apartments plus additional guest parking. That would enhance and ensure that this would be an upscale complex.

Mr. Kent Baldwin, 621 Colleton Avenue, was present representing the developer for The Village. He answered questions from Council regarding the proposed changes to the concept plan for apartments and concerns expressed by the residents of The Village.

Mayor Osbon stated concern had been expressed about the number of parking spaces for the apartments. Mr. Baldwin noted that the city ordinance requires one and one-half parking spaces per dwelling unit. That would be the minimum parking requirement. He said they want to build an apartment facility that would be sufficient in terms of leasing and marketing. He said they would look at the parking requirement, and the need for additional parking could depend on the bedroom mix. He said parking would be an important aspect of the facility to the developer as well.

Councilwoman Brohl stated she had read in the material that the parking plan was submitted with the number of parking spaces in accordance with the requirements of the city ordinance. She said she understood that the parking plan would line up with all the city requirements and the plan was approved with the concept plan according to the standards. She said she also understood that the parking would be behind the apartments to fit in with the Traditional Neighborhood as other parking in The Village which is behind the houses. Mr. Baldwin responded that is correct. He noted that is one of the reasons the location at the front near Silver Bluff Road was chosen for the apartments. It gives sufficient land area to put the parking behind

the buildings, and obscure it from view from the general public with enough area to provide the amount of parking needed.

Councilwoman Brohl stated she understood that the traffic to be generated for the apartments was figured in with the overall plan in 2005. She said she also read that originally there was to be 318 units, but because of the development of Benton House the number was reduced to 225 and now the number has been reduced more. Mr. Baldwin stated regarding the first point about the traffic study that was part of the original design and concept plan approval in 2001 and 2005. The number of units, both in The Village and coming out of Woodside at the Village gate, in addition to all the projected growth and other traffic impacts on Silver Bluff Road and other development growth around Silver Bluff, were factored into DOTs design for Silver Bluff Road and Village Green Boulevard intersection. That traffic light was needed because of those Village Traffic Studies, but it has been inherent in the design and calculations since 2000. Mr. Baldwin stated the developer prefers the location near Silver Bluff Road because it brings the component of The Village up closer to the main intersection at Silver Bluff Road as opposed to being buried back in The Village where to get in and out of the facility they would have to travel the internal road network in The Village putting more traffic on The Village streets. Having this concentration of residents closer to the intersection of Silver Bluff, they feel is far better than farther in The Village. Mr. Baldwin stated regarding the second question, they have not changed the count. The original residential unit counts are basically the same. They have not increased from 2005, except for a jump from 299 to 318 which he thought occurred in 2014, which he said was the assisted living facility. They consumed a certain number of the residential units that were already approved. They have not added units in addition to that. That was all inherent in the original approval plan. The number has not gone up or gone down. The unit counts have remained the same; the density is the same; and they are not asking for any additional units at this time, just defining the location of the apartments.

Councilwoman Brohl stated that someone had mentioned the architecture. She noted that Woodside has an Architectural Review Board. She pointed out that what was presented is not set in stone, but is still being tweaked. Mr. Baldwin stated they have a way to go. The rendering presented was an initial concept done by the architect they engaged and who has done a lot of work for Woodside, such as the Reserve Club expansion. He said they are sensitive to architecture; it is probably one of the most important assets they have—a good touch on the architecture look. There is still work to do as far as the look and the architectural style of the proposed apartments.

Councilman Girardeau stated regarding the idea of building it out beforehand, such as a grocery store, requires a certain number of rooftops before a grocery store will come. He said you can't have one without the other. Mr. Baldwin stated the apartments would be an attractive asset to a grocery store that might consider The Village. They look at unit count, the demographics of the area, how many people are in the area, the radius people will travel to shop. The whole Village concept with Woodside, The Village residents, the other neighborhoods around such as Gem Lakes, Beaver Creek and others help get the numbers up and would be attractive. It is hard to develop a grocery store without having the demand there from a market perspective. He pointed out that The Village was started roughly in 2008 which was not a great time to start a development. It has progressed, and they feel good about things. They have added a lot of amenities and features in The Village that were never on any concept plans. He said they have

evolved, they grow and adapt to the market. He said they have added a park, a pond, a bocce complex, a pavilion for outside residents, and they encourage the broader community to use The Village and its amenities and assets. He said their goal is to create a vibrant, diverse village neighborhood that not only The Village residents, but the broader community around can use and enjoy the restaurants, businesses and shops.

Councilman Girardeau noted that to reduce the number of apartments from 98 to 48 would probably mean that another apartment complex would be built with 50 units somewhere else in The Village to get to the number of apartments that was approved and that would mean there would be more traffic going farther into The Village. Mr. Baldwin stated they like concentrating the apartments. The preliminary plans show the apartments in three buildings. The first building being the largest. The apartments would be done in phases. Some market analysis would need to be done, but they feel putting the apartments together is a more beneficial asset for the broader Village community. Councilman Girardeau asked if the Development Team would be meeting with The Village residents. Mr. Baldwin stated they feel that is important. They will be reaching out to the residents to have a community meeting and go over the plans and try to do a better job of communicating with the residents in the future.

Ms. Carolyn Tribble, 280 Coach Light Way, stated she is probably the most recent resident. They bought their lot in 2019. She pointed out that they never received the updated concept plans, and in the conversations there was no mention of the apartments. The general feeling in The Village is that they were blindsided and kind of betrayed which has led to a lack of trust. She also pointed out that there are several vacant patches of land in The Village. Perhaps those areas could be finished before working on the apartments. She pointed out the + 98 units makes her nervous. The minus units would be much more preferable. She felt the density is a concern.

Mr. Bill Beatty, 206 Gate Post Lane, stated he had a question about the word “density” which was used many times two weeks ago at the Council meeting. He said when the traffic study was conducted 15 to 20 years ago, the number of residents, the concept plan which was tremendously flexible for the developer, and the number of changes over time, were not known at that time. He said he wanted to get an understanding about a traffic study and density. He pointed out that density of 98 units to him is a dense situation versus the other residences throughout the community which is dispersed. He wanted to understand what the traffic study showed and why it was okay for the number of residences, and particularly 98 residences in one spot.

Mr. Ryan Bland, Planning Director, stated as they have looked at this and evaluated the plan over the years, the maximum square footage of retail, maximum square footage of office, maximum number of units, and dwelling types have remained consistent since the 2005 plan, more or less. He pointed out that the assisted living facility grew which actually reduces the traffic count balance. He said the same thing with fewer retail shops and more offices, the traffic count balances. He said the count might actually be shallow from what it was originally anticipated to be. He said in looking at density, they look at density over the balance of the roughly 100 acres encompassed by The Village. The primary thing they look at is major intersections. The major intersection here is Silver Bluff and Village Green which was upgraded. There was some question about this particular development. The development by itself of multi-family of about 100 units, reaches about 50 to 60 trips per peak hour with someone leaving and someone coming in. At maximum capacity it would be about one car a minute at

peak hour. The Silver Bluff intersection has two lanes that hold at least 15 cars per capacity before it reaches the intersection and a third left turn lane which can get about six cars for the distance. We do take those things into account. If it had been something that triggered increases in unit count, retail square footage, etc. to an increment, then it may have been worth additional study. With the consistency of the number of residential units, square footage of retail, and office space to what it has been, then we know the improvements will not significantly change. He noted that one reason the concept plan came to Council is that the units are being concentrated in a single area as opposed to dispersed in multiple areas on the site. Staff felt that probably warranted a significant amendment to come to Council. He said that is how they evaluated the traffic as different things come in The Village.

Councilwoman Brohl stated she was understanding Mr. Bland to say that the traffic count has remained about the same since the original concept plan, and that when the traffic signal was installed at Silver Bluff, the apartments were taken into consideration at the time. Mr. Bland stated that is correct. He said the numbers and the individual build out of the south side of Woodside proper were taken into consideration. He pointed out at the same time as DOT planned for those improvements and held their public meetings, they not only looked at that, but also looked at the counts on Silver Bluff and how they have grown over time as well to try to appropriately size the Silver Bluff-Village Green intersection. DOT also looked at spacing to be sure there would be sufficient backing. The balance of things has not changed and the projected traffic out of the development as a whole have not changed so it did not trigger a new traffic study.

Councilwoman Price noted that from the comments they have heard at this meeting and the previous meeting, was any staff present to hear some of the concerns by the community and did we respond to those concerns. Mr. Bland stated staff did not attend any community meetings. He said due to the noticing requirements, most people received notice via the posted notice on the property and that is the time the office started fielding calls. He said they fielded a high volume of calls and talked through the scenario with different people. He said they did find out that a lot of people did not know all the ends and outs of The Village concept plan.

Ms. Jean Hart, 268 Coach Light Way, asked if it might be possible to change the traffic signal yellow caution arrow to make a left turn into The Village from Silver Bluff Road to a left turn lane. She noted that it is very difficult to see cars coming in the opposite direction when trying to turn left into The Village. She felt that was a concern with the potential increase in traffic turning left into The Village. She said she would like to see the caution light become a left turn green arrow.

Mayor Osbon stated that is something we will watch. He noted that at dusk the turn is particularly difficult with the yield. He said that would probably be a matter for DOT to look at. Mr. Bedenbaugh stated staff could talk to the city's Traffic Engineer, and she could coordinate the issue with DOT.

Councilwoman Price asked the level of investment in The Village market and the build out cost. Mr. Baldwin stated at this point they have invested many, many millions of dollars. For total build out, he would estimate that to be in excess of \$20 million.

Mayor Osbon called for a vote on the motion made by Councilman Girardeau, seconded by Councilwoman Price, that Council approve on second reading an ordinance to amend the concept plan for the Village at Woodside for the relocation of multifamily apartments. The motion was approved unanimously.

ANNEXATION – ORDINANCE 1012202A

4 Parsons Circle
Janet Kabel
TPN 106-07-10-005
TPN 106-07-10-004

Mayor Osbon stated this was the time advertised for second reading and public hearing of an ordinance to annex 4 Parsons Circle and an adjoining lot and zone it Residential Single-Family (RS-15).

Mayor Osbon read the title of the ordinance.

AN ORDINANCE TO ANNEX PROPERTY LOCATED AT 4 PARSONS CIRCLE AND ADJOINING LOT AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-15).

Councilman Girardeau moved, seconded by Councilwoman Diggs, that Council pass on second reading an ordinance to annex 4 Parsons Circle and an adjoining lot and zone it Residential Single-Family (RS-15).

Mr. Bedenbaugh stated Janet Kabel, applicant and owner, has requested annexation of 4 Parsons Circle and the adjoining lot containing 1.902 acres and .569 acres respectively. It is proposed to zone both lots as Residential Single-Family (RS-15) which is consistent with the surrounding uses and zoning. The property is located in Lane Subdivision in the Aiken Estates area.

The Planning Commission reviewed this request for annexation at their September 15, 2020, meeting and unanimously recommended approval of the application for annexation and zoning as Residential Single-Family (RS-15).

City Council approved this ordinance on first reading at the September 28, 2020, meeting. For Council consideration is second reading and public hearing of an ordinance to annex 4 Parsons Circle and the adjoining lot and zone the area Residential Single-Family (RS-15).

Mayor Osbon called for a vote on the motion made by Councilman Girardeau, seconded by Councilwoman Diggs, that Council approve on second reading an ordinance to annex 4 Parsons Circle and an adjoining lot and zone it Residential Single-Family (RS-15). The motion was approved unanimously.

CITY PROPERTY – ORDINANCE 10122020B

625 Aldrich Street NE
Lionel Grier
Debra Grier
Mike Calhoun

TPN 120-11-15-002

Mayor Osbon stated this was the time advertised for second reading and public hearing of an ordinance to transfer property at 625 Aldrich Street NE.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE APPROVING THE SALE OF ONE PROPERTY IN CROSLAND PARK TO DEBRA GRIER.

Councilwoman Diggs moved, seconded by Councilwoman Price, that Council pass on second reading an ordinance to transfer property at 625 Aldrich Street NE to Debra Grier.

Mr. Bedenbaugh stated recently, Council members Price and Diggs, staff and he met with Lionel Grier and Mike Calhoun. Mr. Grier and his wife own a lot at 619 Aldrich Street NE [directly behind the Burger King on York Street]. Mr. Grier and Mike Calhoun have a proposal to construct up to 6 “tiny homes” which would be single family residential homes on the two lots, which together equal 0.70 of an acre. Staff proposes transferring City-owned property at 625 Aldrich Street NE at no cost with a clawback that if work does not begin within 24 months, the property would revert to the City at no cost. This would be new housing construction on the north side of town. The property was most recently used as a community garden.

City Council approved this ordinance on first reading at the September 28, 2020, meeting. For Council consideration is second reading and public hearing of an ordinance to transfer property at 625 Aldrich Street NE.

Mayor Osbon asked for comments from the audience and Council.

Mayor Osbon called for a vote on the motion made by Councilwoman Diggs, seconded by Councilwoman Price, that Council approve on second reading an ordinance to transfer property at 625 Aldrich Street NE to Debra Grier. The motion was approved unanimously.

SALE OF PROPERTY – ORDINANCE 10122020C

Aviation Business Park

Security Federal

WTC Airport LLC

U.S. 1 North

Airport

TPN 133-18-05-006

Mayor Osbon stated this was the time advertised for second reading and public hearing of an ordinance for the sale of a lot in Aviation Business Park from Security Federal to WTC Airport LLC.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO WAIVE ITS RIGHT OF FIRST REFUSAL IN THE PROPERTY OWNED BY SECURITY FEDERAL BANK AND LOCATED IN AVIATION BUSINESS PARK.

Councilwoman Gregory moved, seconded by Councilwoman Price, that Council pass on second reading an ordinance for the sale of a lot in Aviation Business Park from Security Federal to WTC Airport LLC.

Mr. Bedenbaugh stated the City of Aiken sold Lots A and A1 in Aviation Business Park to Security Federal Bank in 2005 with the intention that this would become a processing center for their operations. They would like to sell their rights to these lots to WTC Airport LLC for commercial use. The City has the Right of First Refusal for the property and would need to approve the sale of the property.

Aviation Business Park was primarily designed for possible airport related operations near the runways and industrial clients elsewhere.

City Council approved this ordinance on first reading at the September 28, 2020, meeting. For City Council consideration is second reading and public hearing of an ordinance for approval of the Waiver of Right of First Refusal for Security Federal Bank to sell Lots A and A1 in Aviation Business Park to WTC Airport LLC.

Mayor Osbon asked for comments from the audience and Council.

Mayor Osbon called for a vote on the motion made by Councilwoman Gregory, seconded by Councilwoman Price, that Council approve on second reading an ordinance for the sale of a lot in Aviation Business Park from Security Federal to WTC Airport LLC with the City not exercising its Right of First Refusal and allowing the sale to WTC Airport LLC. The motion was approved unanimously.

BUDGET – ORDINANCE 10122020D

Woodside Sanitary Sewer Lift Station

Emergency Repairs

Oxygen Injection Project

Tri-Star Contractors

Premier Water, LLC

FY 2020-2021

Mayor Osbon stated this was the time advertised for second reading and public hearing of an ordinance to amend the 2020 - 21 budget for emergency repairs to the Woodside sanitary sewer lift station.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF AIKEN FOR THE FISCAL YEAR BEGINNING JULY 1, 2020, AND ENDING JUNE 30, 2021, FOR EMERGENCY SEWER REPAIR AT WOODSIDE SEWER LIFT STATION.

Councilwoman Gregory moved, seconded by Councilman Girardeau, that Council pass on second reading an ordinance to adjust the budget for an emergency repair to the Woodside sanitary sewer lift station.

Mr. Bedenbaugh stated we have had two emergency repairs happen at the Woodside sanitary sewer lift station. During the Oxygen Injection Project it was found that the plug valve on the incoming force main pipe would not operate. Because of this we have not been able to shut the force main down and replace the worn pump at the lift station. Three contractors were contacted for a cost to replace the plug valve on the force main and Tri-Star Contractors gave us a cost of \$36,500, which was the lowest bid.

During scheduled Wet Well cleaning and inspections at the Woodside sanitary sewer lift station, we found that 2 of the 16" bypass valves and 2 of the 18" wet well valves are marginally operable due to broken teeth on the gears. Several contractors were contacted for a cost to replace the 4 valves. Only Premier Water, LLC carries and installs these valves due to the compact size and special locations. Premier Water LLC gave us a cost of \$34,600 to supply and install the 4 valves needed.

The 2020-21 budget needs to be adjusted to provide funds for these emergency repairs from 002-3182-468-76-02.

Council approved this ordinance on first reading at the September 28, 2020, meeting. For Council consideration is second reading and public hearing of an ordinance to adjust the budget for the emergency repairs to the Woodside sanitary sewer lift station and accept the bids for the repairs for a total cost of \$71,100.

Mayor Osbon asked for comments from the audience and Council.

Mayor Osbon called for a vote on the motion made by Councilwoman Gregory, seconded by Councilman Girardeau, that Council approve on second reading an ordinance to adjust the budget for emergency repairs to the Woodside sanitary sewer lift station and accept the bids for the repairs for a total cost of \$71,100. The motion was approved unanimously.

USE OF PARKWAY

Barnwell Avenue

Laurens Street

Newberry Street

Pumpkin Painting Day

Flanigans Ice Cream Shop

Mayor Osbon stated a request had been received from Renee Markiewicz, owner of Flanigans Ice Cream Parlor, for permission to use the parkway on Barnwell Avenue between Laurens Street and Newberry Street for Pumpkin Painting Day.

Councilwoman Price moved, seconded by Councilwoman Diggs, that Council approve a request from Renee Markiewicz, owner of Flanigans Ice Cream Parlor, for permission to use the parkway on Barnwell Avenue between Laurens Street and Newberry Street for Pumpkin Painting Day.

Mr. Bedenbaugh stated a request has been received from Renee Markiewicz, owner of Flanigans Ice Cream Parlor, for permission to use the parkway on Barnwell Avenue between Laurens Street and Newberry Street for a pumpkin painting day event on October 17, 2020, from 11 a.m. to 4 p.m. with an alternate rain date for October 24, 2020.

Each year Flanigans hosts a pumpkin painting day which is usually held in their backyard with a tent and tables set up and with other materials needed for the event. However, due to COVID and social distancing requirements, they feel they need more space than their backyard will accommodate with the social distancing requirements. Last year they provided approximately 230 pumpkins for people to paint over a three hour timeframe. They plan to have a tent set up and the pumpkins and painting kits at Flanigans for people to pick up and go to the parkway for the pumpkin painting.

For Council consideration is a request to use the parkway on Barnwell Avenue between Laurens Street and Newberry Street for a pumpkin painting day event on October 17, 2020, from 11 a.m. to 4 p.m. with an alternate rain date for October 24, 2020.

Mayor Osbon asked for comments from the audience and Council.

Mayor Osbon called for a vote on the motion made by Councilwoman Price, seconded by Councilwoman Diggs, that Council approve a request from Renee Markiewicz, owner of Flanigans Ice Cream Parlor, for permission to use the parkway on Barnwell Avenue between Laurens Street and Newberry Street for Pumpkin Painting Day. The motion was approved unanimously.

RESOLUTION 10122020E

Deed of Dedication
Centennial Ave, LLC
Photinia Drive
Whiskey Road
South Aiken High School
TPN 122-14-01-001 PO

Mayor Osbon stated Council needed to approve a resolution accepting a Deed of Dedication from Centennial Ave, LLC for Photinia Drive and utilities.

Mayor Osbon read the title of the resolution.

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A DEED OF DEDICATION FOR PHOTINIA DRIVE AND UTILITIES LOCATED THEREIN FROM CENTENNIAL AVE, LLC.

Councilman Girardeau moved, seconded by Councilwoman Diggs, that Council approve the resolution accepting a Deed of Dedication from Centennial Ave, LLC for Photinia Drive and utilities.

Mr. Bedenbaugh stated Centennial Ave, LLC is the owner of Photinia Drive which is located off Whiskey Road near the South Aiken High School. They are requesting that the City accept a deed of dedication which includes Photinia Drive and the utilities, including the water and sewer lines and their associated easements.

Our Engineering and Utilities Department has reviewed this request and are recommending that the City accept this deed of dedication. The inspections of the street and utility lines were completed.

For Council consideration is approval of a resolution accepting the deed of dedication for the street, water and sewer lines, and their associated easements for Photinia Drive.

Mayor Osbon asked if there were any comments from the audience or comments from Council.

Mayor Osbon called for a vote on the motion made by Councilman Girardeau, seconded by Councilwoman Diggs, that Council approve the resolution accepting a Deed of Dedication from Centennial Ave, LLC for Photinia Drive and utilities, including the water and sewer lines and their associated easements. The motion was unanimously approved.

RESOLUTION 10122020F

Deed of Dedication
FCP Aiken, LLC
Foundation Capital Partners Aiken, LLC
Corporate Parkway East
Whiskey Road
South Aiken High School
TPN 122-14-01-005

Mayor Osbon stated Council needed to approve a resolution authorizing acceptance of a Deed of Dedication from FCP Aiken, LLC for Corporate Parkway East and utilities.

Mayor Osbon read the title of the resolution.

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A DEED OF DEDICATION FOR CORPORATE PARKWAY EAST AND UTILITIES LOCATED THEREIN FROM FCP AIKEN, LLC.

Councilwoman Gregory moved, seconded by Councilwoman Price, that Council approve the resolution authorizing acceptance of a Deed of Dedication from FCP Aiken, LLC for Corporate Parkway and utilities.

Mr. Bedenbaugh stated FCP Aiken, LLC is the owner of Corporate Parkway East which is located off Whiskey Road near the South Aiken High School. They are requesting that the City accept a deed of dedication which includes Corporate Parkway East and the utilities, including the water and sewer lines and their associated easements.

Our Engineering and Utilities Department has reviewed this request and are recommending that the City accept this deed of dedication. The inspections of the street and utility lines were completed.

For Council consideration is approval of a resolution accepting the deed of dedication for the street, water and sewer lines, and their associated easements for Corporate Parkway East.

Mayor Osbon asked if there were any comments from the audience or comments from Council.

Mayor Osbon called for a vote on the motion made by Councilwoman Gregory seconded by Councilwoman Price, that Council approve the resolution authorizing acceptance of a Deed of Dedication from FCP Aiken, LLC for Corporate Parkway and utilities, including the water and sewer lines and their associated easements. The motion was unanimously approved.

PLANNING COMMISSION

Action Agenda 2020 FY 2020-21

Mayor Osbon stated Council needed to approve the action agenda items for the Planning Commission for 2020-21.

Councilwoman Brohl moved, seconded by Councilwoman Price, that Council approve the action agenda items for the Planning Commission for 2020-21.

Mr. Bedenbaugh stated Council met on Monday, September 21, 2020, with the Planning Commission. The purpose of the meeting was to jointly develop an Action Agenda for FY 2020-21. After discussion at the meeting, the Planning Commission and City Council agreed on the listed items. We believe that some of these items can be accomplished with the continued cooperation of the Planning Commission and City Council.

PLANNING COMMISSION ACTION AGENDA FOR 2020-21

1. Develop processes to encourage/entice annexation. Consider incentives, waiving or reducing tap fees;
2. Evaluate and enhance references to the Whiskey Road Congestion Relief Program as part of the five-year Comprehensive Plan update;

3. Evaluate and enhance references to sewer expansion projects as part of the five-year Comprehensive Plan update;
4. Work with the Equine Committee to evaluate the need for subdivision regulations for preservation of larger parcels within the Horse District;
5. Evaluate the need for additional Overlay District regulations with a particular focus on the US 1/York Street corridor and the Richland Avenue W and Richland Avenue E corridors.
6. Evaluate landscaping and tree preservation ordinances for the purpose of streamlining;
7. Evaluate home occupation regulations regarding “trunk shows, “product parties,” or similar retail sales events in residentially-zoned properties;
8. Evaluate bed and breakfast regulations for large or historic residentially-zoned properties.

For Council consideration is approval of the Action Agenda for the Planning Commission for FY 2020-21.

Mayor Osbon asked for comments from the audience and Council.

Mayor Osbon called for a vote on the motion made by Councilwoman Brohl moved, seconded by Councilwoman Price, that Council approve the action agenda items for the Planning Commission for 2020-21. The motion was unanimously approved.

ISSUES AND UPDATES

Mr. Bedenbaugh stated that on October 25, 2020, at 2:30 p.m. there will be a ribbon cutting for the Hampton Avenue sidewalk. The sidewalk is almost completed. The Hampton Avenue Church of Christ has a large parking lot which is somewhat centrally located in the 1.1 mile length of the sidewalk, and they have graciously agreed to let us use their parking lot weather permitting for a brief ceremony. We are excited about this project. It has been a long time coming. We want to recognize the opening of the sidewalk since it is something for which the residents have patiently waited for several decades.

Mayor Osbon stated he wanted to express our thoughts and prayers for the family of the young man who was shot and lost his life in Crosland Park. He pointed out this is an issue within our city for the safety of our community. He said he appreciates Chief Barranco and our Public Safety Officers who are doing extra patrols through the neighborhood as we continue to work to eliminate the issue. It is the goal of all Council for our citizens to feel safe. The thoughts and prayers of Council and the City are with those families at this time.

Councilwoman Diggs noted that she understands that the family needs help. They have only been in the house for a couple of weeks and they need any donations.

ADJOURNMENT

There being no further business, Councilman Girardeau moved, seconded by Councilwoman Diggs that the meeting adjourn. The meeting adjourned at 8:20 p.m.

Sara B. Ridout
City Clerk

Aiken City Council Minutes

SPECIAL MEETING

October 19, 2020

Present: Mayor Osbon, Councilmembers Brohl, Diggs, Girardeau, Gregory, Price, and Woltz.

Others Present: Stuart Bedenbaugh, Gary Smith, Kim Abney, Sara Ridout, Charles Barranco, Brian Brazier, Gary Meadows, Tim O'Briant, Kym Rooks, Daniel Williams, Colin Demarest of the Aiken Standard, and 2 citizens.

The special meeting was held in the Council Chambers at 214 Park Avenue SW; however, the number of citizens that could attend at one time was limited because of the COVID-19 virus and social distancing.

CALL TO ORDER

Mayor Osbon called the special meeting of October 19, 2020, to order at 6:04 p.m. Mayor Osbon led in prayer and Chief Barranco led the pledge of allegiance to the flag.

GUIDELINES

Mayor Osbon reviewed the guidelines for speaking at the Council meeting.

FIRE FEES - ORDINANCE

Outside City

Mayor Osbon stated there was one item on the agenda regarding fire fees outside the city. He said this was first reading of an ordinance amending the charges for fire service.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE AMENDING THE CHARGES FOR FIRE SERVICE.

Councilwoman Diggs moved, seconded by Councilwoman Price, that Council approve on first reading an ordinance to amend the charges for fire service outside the city limits.

Mr. Bedenbaugh stated the ordinance proposed would put the fire service fees for non-city residents back to the rate that they were prior to July 1, 2020. Staff recommended to Council a fire service rate amendment. After feedback and comments internally and with Council, it is recommended that we roll the rates back to what they were prior to July 1, 2020. He said in the work session on October 12, 2020, Council had told those who had

received a fire service bill on October 1, 2020, to hold off paying the fee for which they had been billed. He said for second reading staff will have a path for getting those customers rebilled for those who are billed quarterly. He pointed out the proposed ordinance is essentially reinstating the ordinance that was in effect prior to June 8, 2020, which was based on an ordinance passed by City Council in 2017.

Mayor Osbon asked if those customers who may have already paid the amount billed would be given a credit for future billing. Mr. Bedenbaugh stated customers who had already paid the amount billed will be given a credit on future billings. He said the reason for the special meeting is so we can get the ordinance expedited and have second reading at the meeting on October 26, 2020. That would help get the adjusted ordinance in effect in time to keep us on a timely collection pattern.

Mayor Osbon asked if there were any comments from the audience.

Mr. David Rosling stated he lives at 810 Valley View Street which is in the Kalmia Hill section just outside the city limits. He said he has lived there for 18 years and receives both fire and water service from the City. He said he could say very thankfully that neither he nor his neighbors had ever had to call the fire department for their services. He pointed out that being outside the city and receiving water service he pays double what city residents pay for water service. He said he pays his bills and never complains about the double rate, and he was not present to complain about that at this meeting. He pointed out, however, the fire fee controversy that recently erupted was enlightening. He said he did not know that a small minority of people who receive fire services that don't live in the city were charged a flat rate of \$115 per year. He pointed out his fire fee is based on his house assessment. He said he pays the maximum amount of \$45 per month or \$540 per year. He noted that the proposed ordinance would reduce the amount to the pre-July 2020 rate of \$41 per month or \$492 per year which is more than 4.25 times the \$115 flat fee rate. He pointed out that in his research there are approximately 6,000 customers who live outside the city who are receiving fire service from the City of Aiken. About 75% of those customers are in his situation and receive both water and fire service from the City. He pointed out those fees are based on the house assessment. He pointed out about 25% just have fire service, and they are paying a \$115 flat fee per year. He said he did not know how this happened over time or why it happened, but he asked Council what they are going to do to standardize the rates and make them more fair and equitable so they are all paying the same fee for the same service.

Mayor Osbon stated he felt that is the big question and is why Council is rolling the fees back and asking staff to come back with an equitable answer.

Mayor Osbon asked for comments from Council.

Councilwoman Brohl thanked Mr. Bedenbaugh for the information so Council could sort this out. She said to Mr. Rosling's comments that making the fees equitable was what they had attempted to do, but failed. She pointed out in rolling the fees back, as she understands it, with the collection of fees at 85% we will be running a \$246,425 deficit.

Mr. Bedenbaugh stated if the collection fees hold at 85% the deficit would be roughly that amount. Councilwoman Brohl stated we are going to have to come up with a solution to this which she assumed would be done at budget time. Mayor Osbon stated that has been the direction to staff that as we are considering the budget to come forward with a way to make all fire fees more equitable. He pointed out with Public Safety it is more difficult to separate what is police and what is fire protection. He pointed out that staff had come up with the figure close to \$6 million as the cost for fire protection. That is a costly service, and he did not think anyone minds that, but people expect to pay an equitable amount for the fire service. He said he felt that as Council goes into sessions about the budget there will be some options for Council to consider. He pointed out about 20% of property taxes paid probably goes for fire service. Mr. Bedenbaugh stated that is correct based on the analysis that about 45% of the General Fund budget property taxes goes to Public Safety with about 20% of the revenue for fire protection.

Mayor Osbon stated from a city resident's perspective, we don't want to be subsidizing our suburban fire cost either. He said every layer pulled off seems to expose something else. He pointed out that property without a structure on it is charged \$60 per year. He said when you start looking at property without structures, it is not a simple divide. The number was based on assessed value, but the maximum was capped at \$130,000. He said there are a lot of sides to this matter. He said he commends staff for making a recommendation to take the fees back to what they were prior to June 8, 2020. He said we will have to come up with something that will make sense for everybody moving forward.

Mr. Bedenbaugh stated the billing structure that we have has been in place since about 1994. Back then about 41% of parcels that we billed were not in the city. Over time that has changed to where it is about 30%. He pointed out there are a lot of factors. He pointed out that Mr. Rosling had noted that non-city residents pay higher water and sewer rates so there is the expectation that some rate structure should be devised where if you are not in the city, if you cost this out, there should be a little higher amount for someone not in the city. He felt this is something we will have to take a very close look at as part of the budget to get this integrated into the budget next year.

Councilwoman Gregory arrived at the meeting.

Councilman Woltz asked if the city rates were capped. Mr. Bedenbaugh responded that we don't have a city rate as that is part of the millage rate. He said that is something that Council may discuss. He said he did not believe that anyone on Council wants to diminish the level of service, but the way that everything is billed and charged will have to be looked at more closely.

Councilman Girardeau asked if there were a history of the fire fee charges. He pointed out there are some people paying one thing and others paying another amount. He wondered if there were any history as to where this started and how we came to a number. Mr. Bedenbaugh stated the billing structure started about 1994. That has been the guiding ordinance. Obviously the rates have been adjusted via ordinance over the

years, but the philosophy started in 1994 based on the records that we have. Councilman Girardeau asked how we got so inequitable in the rates. Mr. Bedenbaugh stated that is something that became an issue in the minds of the customers in the last few weeks. That is something that will require additional research.

Councilman Girardeau stated he understands coming up with the numbers trying to make the fee equitable but it woke up a problem in the overall scope of things but it has been there for quite some time. He felt we need to go back and figure out what is fair and make it across the board.

Councilwoman Diggs asked how many residents had already paid the fees for the bills that were sent out the first of October. Mr. Bedenbaugh stated he did not have that information, but could get it for Council.

Councilwoman Price pointed out that when things of this nature take place, it is information for Council because none this was intentional. She extended Council's apologies. She said what this has done for her, and perhaps others, is when the city increases fees review the impact that it has on our city and our county residents and look at the percentages to make sure the increases are not so far out of range. She said this is a lesson for all of us. She said we will get it right.

Councilman Woltz stated he agreed with Councilwoman Price, but he was trying to figure out how we would be able to get all the work done to be ready to have a second reading on October 26, 2020. He felt Council needed a work session and more time on this matter.

Mayor Osbon stated he would not assume that Council would have all the information and the issue worked out by second reading. He said adopting the proposed ordinance would be going back to the previous rates before July, 2020. That would give Council time for the next budget process to work through the issues. He felt returning the fees to the previous rates would help in the interim while Council studies the matter during the budget process. He said we would ask staff to make sure Council has work sessions to study this matter. He said he agrees that staff will not be able to provide the information needed in one week.

Councilwoman Gregory pointed out when Council voted for this, the intent was to recoup fees and expenses for service provided. However, after Council voted on it, it became very clear that it was affecting many of the citizens. She said she had spoken to a number of citizens who questioned the fees. She noted that once she saw some of the fees and the jump in the rate, they were astronomical and it affect people's budget. Some people's budget is very limited. She felt it was good that Council listened and brought this back to the table. She said she hoped as we move forward that we will look at the issues and do a thorough audit so the charges across the board make sense. She noted that the numbers she has seen in the community don't make sense. She said we need to do more homework. She said she apologizes for the carelessness. She felt what was done was not intentional, but was careless. She felt tabling or continuing second reading was

appropriate. She said she did not want to vote on the proposed ordinance for second reading until there is more information and study.

Mayor Osbon stated he would like to move forward with the second reading at the next meeting if possible to move the rates back to what they were. Councilwoman Brohl pointed out that adopting the proposed ordinance is to move the rates back to what they were. It would revoke the present ordinance and return the rates to what they were prior to July 1, 2020. The matter could be brought back during the budget discussions as there are a lot of layers to the matter.

Mayor Osbon recapped the discussion. He noted that the proposed ordinance would take the fire rates back to the previous rate structure before July 1, 2020. Then going into next year's budget as we start work sessions, Council can have opportunities to work through the structure with staff to make things equitable. There will be a budget shortfall because of this.

Mr. Gary Smith, City Attorney, stated that the proposed ordinance would be reverting to the original fee structure that was in place at the end of FY 2019-20. He said Council had to pass an ordinance to amend the ordinance adopted on June 8, 2020, which set the new fire service fees. The amended ordinance would revert the fire fees to the rates in effect prior to July 1, 2020. He said Mr. Bedenbaugh is going to come back to Council in work sessions and review the history of the fire fees and make recommendations to Council to make the fees equitable.

Mayor Osbon called for a vote on the motion by Councilwoman Diggs, seconded by Councilwoman Price, that Council pass on first reading an ordinance to amend the fire fees for service outside the city. The motion was unanimously approved.

PUBLIC SAFETY DEPARTMENT

Promotions

Chief Charles Barranco stated he would like to announce that there had been promotions in the Public Safety Department recently, and he would like to inform Council of those promotions. He pointed out that Lt. Aaron Dobbs has been promoted to Captain, and Lt. Brian Key has been promoted to Captain of the Patrol Division.

EVENTS

Mr. Bedenbaugh stated he would like to remind Council that there will be an event on Tuesday, October 20, 2020, at 5:15 p.m. at Winthrop Polo Field about the partnership with the City, Land Conservancy and Bartlett's for the tree nourishment program on South Boundary and Mead Avenue called "Loving the Live Oaks."

Mr. Bedenbaugh also noted that on Sunday, October 25, 2020, at 2:30 p.m. at the Hampton Avenue Church of Christ in their parking lot, there will be a ribbon cutting for the Hampton Avenue Sidewalk Project. The Hampton Avenue sidewalk of 1.1 miles was

recently installed on the north side of Hampton Avenue from around the Second Baptist Church area to the Dollar General.

ADJOURNMENT

There being no further business, Councilwoman Price moved, seconded by Councilman Woltz, that the meeting adjourn. The special meeting ended at 6:29 p.m.

Sara B. Ridout
City Clerk

THE CITY OF AIKEN

Memorandum

Date: 26 Oct 2020
To: City Council
From: Stuart T. Bedenbaugh, City Manager
Subject: Proclamation Recognizing "Shop Aiken Month."

A proclamation has been prepared for the Greater Aiken Chamber of Commerce to recognize November as "Shop Aiken Month."



Stuart T. Bedenbaugh
City Manager

THE CITY OF AIKEN

Memorandum

Date: 26 Oct 2020
To: City Council
From: Stuart T. Bedenbaugh, City Manager
Subject: Approval of Appointments and Discussion of Appointees to Various City Boards, Commissions, and Committees.

Council has 30 pending appointments to fill vacancies on different City boards, commissions, and committees. One appointment is presented for Council's consideration and vote at the meeting tonight.

Councilwoman Diggs has recommended the appointment of Tiffany Palmer to the Arts Commission. If appointed Ms. Palmer would fill the position of Jack Benjamin who has resigned. Ms. Palmer's term would expire April 1, 2022, and she would be eligible for reappointment upon approval of Council.

For Council consideration is the appointment of Tiffany Palmer to the Arts Commission.



Stuart T. Bedenbaugh
City Manager

Sara Ridout

From: Linda Knox McLean <goneway3@me.com>
Sent: Wednesday, October 14, 2020 10:53 AM
To: Sara Ridout
Subject: Equine Committee - FROM OUTSIDE CITY NETWORK

Good morning, Sara,
Regrettably I find that I need to resign from the City's Equine Committee. I am becoming more and more busy with the Hitchcock Woods Foundation and Hopelands & Rye Patch, and I don't have time to do a good job for you.
Thank you for allowing me to serve, Linda Knox McLean

Sent from my iPhone

BOARDS AND COMMISSION APPOINTMENTS

APPOINTMENTS DUE:

Arts Commission

Doris Begley
Joan M. Lacombe (Resigned)
Jack Benjamin (Resigned)

Rick Osbon
Andrea Gregory
Gail Diggs

Accommodations Tax Committee

Peggy Penland
Regena Brackett
Susan Victor (resigned)

Rick Osbon
Andrea Gregory
Ed Woltz

Board of Zoning Appeals

Nancy Dukes

Rick Osbon

Building Code Appeals Committee

Hank Moormann (resigned)
Martin Buckley
James Archibald

Rick Osbon
Andrea Gregory
Kay Brohl

Community Development Committee

Henry E. Craig, Jr.
Trudy Boyd
Bonnie Anne Fulghum
Judy Sennett

Ed Woltz
Andrea Gregory
Rick Osbon
Ed Girardeau

Design Review Board

McDonald Law

Rick Osbon

Energy & Environmental Committee

Brittney Alls

Lessie Price

General Aviation Commission

Larry Morris (Resigned)
Carolyne McPherson

Andrea Gregory
Lessie Price

Housing Authority – (5 Year Terms)

Beverly Clyburn
John Horvath

Kay Brohl
Andrea Gregory

Planning Commission

Jason Rabun

Rick Osbon

AGENDA ITEM #(1)

Recreation Commission

Michael Beckner
Suzanne Haslup
Melissa Viola

Rick Osbon
Ed Woltz
Ed Girardeau

Senior Commission

William Price
Linda Lucas

Rick Osbon
Andrea Gregory

Equine Committee – January 28, 2020

Need to Appoint 4 Members

Rick Osbon 2
Andrea Gregory 1
Ed Woltz 1

City of Aiken Board, Commission and Committee Nomination Form

Name of Board, Commission or Committee * Arts Commission

Name of Nominee * Tifany Palmer

Nominee Vocation * Career Specialist

Nominee Address * Except for the General Aviation Commission and Recreation Commission, all board, commission and committee members must live within the City of Aiken.

Street Address

199 AVONDALE LN

Address Line 2

City

State / Province / Region

Warrenville

SC

Postal / Zip Code

Country

29851

United States

Nominee Phone Number 8032707425

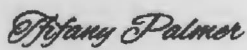
Nominee Email Address t-palmer@hotmail.com

Experience * Experience of nominee that would be of value to this commission
Dance teacher Aiken Co. Public Schools, Licensed Dance Minister, former student at the Alvin Ailey American Dance Center, former Governor's School of the Arts student

Conflicts Would nominee have any potential conflicts of interest by serving on this commission? (If yes, please explain)
No

The State Ethics Act provides that no public official, public member (for example, board or commission member), or public employee may knowingly use his official office, membership, or employment to obtain an economic interest for himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated. If you have any questions regarding this law, please contact the City of Aiken legal counsel.

Signature *



Tfifany Moore Palmer

199 Avondale Lane, Warrenville, SC 29851

t-palmer@hotmail.com

803.270.7425

~Global Career Development Facilitator~

TRAINING/CERTIFICATIONS

Certification: Global Career Development Facilitator, October 2009-Present

Trained on SCOIS, MicroCareerBurst, and Naviance computer based Career Development Programs

RELEVANT WORK EXPERIENCE

Career Specialist

2009-Present

Aiken County Public School District, Aiken, South Carolina

- Facilitate career exploration activities for middle school and high school aged students.
- Organize and implemented annual Career Speaker Day with up to 80 community representatives and over 1000 students participating.
- Schedule and facilitate Individual Graduation Plan meetings for students in grades 8-12 and Individual Learning Plan meetings for students in grades 6-7.
- Develop and lead in-class workshops on career related topics such as resume writing and interview skills.
- Guided students in the process of SAT/ACT registration, scholarship search and applying to college.
- Maintain accurate records and submit reports in timely fashion.

Virtual Dance Instructor

2012-Present

Eagles International Training Institute, Virtual

- Design lesson plans and teach dance technique and dance ministry lessons to adult students via Edmodo, Zoom, Google Classroom, and Vimeo platforms.

Career Specialist

2007-2009

Aiken Technical College, Graniteville, South Carolina

- Promoted and enrolled participants in the Workforce Investment Act program to assist with training and support services to obtain gainful employment.
- Maintained accurate job board, which displayed current job openings in the area.
- Assisted students and community members with career assessments, TABE testing, job search and resume writing.
- Developed and conducted career related workshops such as resume writing, job search techniques, and interviewing skills.
- Organized job fairs and community clothes drive.

Dance Instructor

2002-2007; 2011-2014

Aiken County Public School District, Aiken South Carolina

- Taught a variety of dance techniques and core curriculum enhancing movement lessons to students 1st-12th grades at Redcliffe Elementary School (2002-2005), Aiken Performing Arts Academy (2005-2007) and acGATEWAY (2011-2014).
- Directed and choreographed annual performing arts productions.

EDUCATION

Bachelor's Degree: Psychology

Winthrop University

3.1/4.0 GPA

Tiffany Moore Palmer

199 Avondale Lane, Warrenton, SC 29851 (803) 270-7425 (c) T-Palmer@hotmail.com

Education/Licensure

Eagles International Training Institute
Plano, Texas
Dance Ministry Licensure

2011

Alvin Ailey American Dance Center
New York, New York
Summer Intensive
Certificate Program

Summer 1996
1998-1999

Winthrop University
Rock Hill, SC
BA Psychology- Dance Minor

1994-1998

SC Governor's School of the Arts
Greenville, SC
Academy
Honors Program

summer 1992
Summer 1993

Crystal Rangos School of Dance
Aiken, SC

1980-1994

Performance/Ministry Experience

Total Praise Dance Academy
Aiken, SC

2010-present

Ascension Dance Ministry of Friendship Baptist Church, Aiken, SC
Founder/Director

2003-2012

Arena Football Cheerleader, Augusta, GA
Augusta Stallions
Augusta Spartans, Choreographer
Augusta Colts, Choreographer

2001-2002
2004-2006
2007-2008

Praise Motion Dance Company
New York, New York

1999

Choreography/Teaching Experience

Eagles International Technique Centre,
Online Liturgical Ballet & Modern Dance Director/Instructor

2012-present

Total Praise Dance Academy, Aiken, SC
Owner/Instructor

2010-present

The Eagles Network, South Carolina Chapter
Assistant
Biblical Foundations and Dance Instructor

2011
2012-present

AGENDA ITEM #(1)

Aiken County Public Schools, Dance Instructor Aiken, SC	
Kennedy On Stage at Kennedy Middle School	2017-2019
acGATEWAY Summer Arts Program	2011 - 2014
Aiken Performing Arts Academy	2005- 2007
Redcliffe Elementary School	2002-2005
 Ascension Dance Ministry of Friendship Baptist Church Aiken, SC	 2003-2012
 Day Care Dance, Aiken, SC Owner/Instructor	 2003-2007

~References Available Upon Request~

AGENDA ITEM #(1)

ARTS COMMISSION

(Two Year Terms)

(Meets at 5:30 P.M. 1st Tuesday of Every Other Month Beginning February except August)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Catherine Thomas (3) (Chair)		803-648-4271		
Home:	617 Hayne Avenue	803-439-5282	April 11, 2021	Ed Girardeau
Visual Arts	Aiken, SC 29801	gigem_aggies@hotmail.com		
Patricia Andringa (3)				
Home:	205 Northwood Drive	803-257-2420	April 11, 2022	Ed Woltz
Arts Organizations	Aiken, SC 29803	patandringa@aol.com		
Doris Begley (4)				
Home:	101 Red Oak Lane	642-9453	April 11, 2019	Rick Osbon
	Aiken, SC 29803			
Performing Arts		dorisbegley@atlanticbb.net		
Jack Benjamin (5) (Resigned)				
Home:	135 Trailwood Avenue	803-270-1821	April 11, 2022	Gail Diggs
Business:	USC-Aiken Retired			
		jackb@usca.edu		
Education				
Dr. Rose O. Hayes (Fox) (6)				Kay Brohl
Home:	616 Colleton Avenue SE	599-1265	April 11, 2021	
Arts Organizations	Aiken, SC 29801	roseohayes@aol.com		
Dr. Melencia Johnson (4)				
Home:	148 W. Middlebury Ln SW	706-831-1044		
	Aiken, SC 29803-8019		April 11, 2022	Lessie Price
Business:	USC-Aiken			
Business Community		melencia.johnson@gmail.com		
Joan M. Lacombe (5)	(Resigned)		April 11, 2019	Andrea Gregory
Home:	112 Baldcypress Court	803-642-3872		
	Aiken, SC 29803	HARJO112@aol.com		
At Large				

Ad-Hoc Members
Center for the Arts
Aiken Community Playhouse
USCA Etherredge Center

ACCOMMODATIONS TAX COMMITTEE
 (Two Year Terms)
 (Meets as Called)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Kena Black (2)				
Home:	235 Florence St. NW	803-237-8215	March 25, 2021	Kay Brohl
Lodging	Aiken, SC 29801	kenablack@gmail.com		
Angela Key (2)				
Home:	202 Abbeville Ave. NW	443-5189	March 25, 2022	Lessie Price
	Aiken, SC 29801	221-4217 (w)		
Business:		amkey14@aol.com		
At Large		803-642-1557 ext.351		
Peggy Penland (3) Chair				
Business:	897 Houndslake Drive	649-5335	March 25, 2018	Rick Osbon
Home:	Idlewilde Drive	270-7993		
Lodging	Aiken, SC 29803	ppenlandgilligan@gmail.com		
Susan Victor (6) (resigned)				
Home:	638 Magnolia Street SE	292-2241	March 25, 2020	Ed Woltz
	Aiken, SC 29803	svictor@nandinahome.com		
Business:	Nandina Home & Design	649-0616		
At Large				
Regena Brackett (NR)				
Home:	1173 Willow Woods Dr.	803-439-6500	March 25, 2019	Andrea Gregory
Hospitality	Aiken, SC 29803	regenam01@yahoo.com		
Michelle Meriwether (2)				
Home:	709 Brucewood St. NW	803-439-0333	March 25, 2022	Gail Diggs
	Aiken, SC 29801	journeyofjoy2015@gmail.com		
Cultural Interest				
Tina McCarthy (6)				
Home:	3011 Farmer Road	634-0177	March 25, 2021	Ed Girardeau
	Aiken, SC 29805	tmccarthy@thewillcox.com		
Business:	Willcox Hotel	648-1898		
Hospitality	100 Colleton Ave SW	648-6664 (Fax)		

BOARD OF ZONING APPEALS
 (Three Year Terms)
 (Meets 4th Tuesday at 5:30 P.M.)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term expires</u>	<u>Recommended By</u>
Judy Turner (3) Home:	136 Lancaster Street SW Aiken, SC 29801	649-2361 803-221-2361 jturner430@atlanticbb.net	Dec. 1, 2020	Andrea Gregory
Laurence Ogletree (3) Chair Home:	137 Laurel Ridge Circle Aiken, SC 29803	641-9795 646-1292 (Cell) ogletreelarry@bellsouth.net	Dec. 1, 2020	Lessie Price
Karen Daly (1) Home:	138 Cryptomeria Way Aiken, SC 29803	215-1082 kdaly@meybohm.com	Dec. 1, 2021	Ed Girardeau
Nance Dukes (3) Home:	100 Mulberry Court Aiken, SC 29803	530-0921 (c) dukes337@bellsouth.net	Dec. 1, 2017	Rick Osbon
Brendan Doherty (3) Home:	1139 Bellreive Drive Aiken, SC 29803	295-2680 brendan@atlanticbb.net	Dec. 1, 2021	Kay Brohl
John Brecht (3) Home:	743 Chafee Lane SW Aiken, SC 29801	803-648-3893 (h) 803-270-1309 (c) brechtj@bellsouth.net	Dec. 1, 2021	Gail Diggs
Ira E. (Bud) Coward (6) Home:	256 York Street SE Aiken, SC 29801	645-4806 budcoward@bellsouth.net	Dec. 1, 2020	Ed Woltz

**BUILDING CODE APPEALS COMMITTEE
BOARD OF ADJUSTMENTS AND APPEALS**
(Two Year Terms)
(Meets as Called)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Jerome Ferguson (5)				
Home:	115 Raintree Court Aiken, SC 29803	640-2792 jgferguson48@gmail.com	May 12, 2022	Gail Diggs
Business:				
Martin Buckley (6)				
Home:	1141 Two Notch Road Aiken, SC 29803	649-4422 mb.architect@gmail.com	May 12, 2019	Andrea Gregory
James R. Findley (6) Chair				
Home:	1126 South Boundary Ave. Aiken, SC 29801	221-7955	May 12, 2021	Ed Woltz
Business:	108 Taylor St. SW	648-7955 rfindley@findleyconstruction.com		
Hank Moormann (3) (resigned)				
	1404 Woodbine Road Aiken, SC 29803	649-9621 hmoormann@gmail.com	May 12, 2018	Rick Osbon
Phil Haggerty (4)				
Home:	137 E. Pleasant Colony Dr. Aiken, SC 29803	502-0333 haggerty@gforcecable.com	May 12, 2021	Ed Girardeau
Jamane Williams (2)				
Home:	1339 President Drive P. O. Box 80 Aiken, SC 29802	439-3039 jamanewilliams@gmail.com	May 12, 2022	Lessie Price
James Archibald (3)				
Home:	111 Burnham Court Aiken, SC 29803	644-5737 eng211ad28@gmail.com	May 12, 2019	Kay Brohl

COMMUNITY DEVELOPMENT COMMITTEE

(Two Year Terms)

(Meets Quarterly – January, April, July and October on 2nd Monday at 5 P.M.)

	<u>Address</u>	<u>Telephone Number</u>	<u>Term Expires</u>	<u>Recommended By</u>
Henry E. Craig, Jr. (1)				
Home:	416 Marion Street NE Aiken, SC 29801	649-2916 270-2100 (c) hcraig2020@aol.com	Sept. 2, 2013	Ed Woltz
Angela Fleming (NR)				
Home:	3478 Heartwood Pass Aiken, SC 29803	803-522-6722 angelaflaming40@yahoo.com	Sept. 2, 2022	Kay Brohl
BonnieAnne Fulghum (6)				
Home:	807 Park Ave SE Aiken, SC 29801	803-292-3041 bonnie@mha-aiken.org	Sept. 2, 2020	Rick Osbon
Gary Yount (Vice Chair)				
Home:	1162 Alderman St. NE Aiken, SC 29801	648-9712 292-8475 (c) gyount@atlanticbb.net	Sept. 2, 2021	Gail Diggs
Leroy Myrick (6)				
Home:	516 Colleton Avenue SE Aiken, SC 29801	648-9497 221-9999 (c) Leroy5160@gmail.com	Sept. 2, 2021	Lessie Price
Trudy S. Boyd (4)				
Home:	112 Ashepoo Drive Aiken, SC 29803	295-6052 (c) tboyd@securityfederalbank.com	Sept. 2, 2018	Andrea Gregory
Judy L. Sennett (4) (Chair)				
Home:	145 Enclave Drive. Aiken, SC 29803	644-8814 jsennett@gforcecable.com	Sept. 2, 2020	Ed Girardeau

Ex-Officio Member:

DESIGN REVIEW BOARD
 (Two Year Terms)
 (Meets 1st Tuesday at 6:30 P.M.)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Katy Lipscomb (3) Home:	307 Cherbourg Place SW Aiken, SC 29801	215-0702 katylips@aol.com	Dec. 31, 2020	Ed Girardeau
Ben Lott (6) Home:	2063 Lorraine Drive Aiken, SC 29801	645-4733 blott@atlanticbb.net	Dec. 31, 2020	Gail Diggs
Joshua Stewart (3) Home: Construction	818 Laurel Drive SW Aiken, SC 29801	648-4605 josh@stewartbuilders.com	Dec. 31, 2021	Ed Woltz
Lucy Knowles (6) Vice Chair Home: Business: Law	1141 Two Notch Road Aiken, SC 29801 DOE	649-4422 952-7618 lknowles@gforcecable.com	Dec. 31, 2021	Andrea Gregory
Velice Cummings (2) Home: Business:	510 Morgan Street NW Aiken, SC 29801 UPS	439-4144 velicec@yahoo.com	Dec. 31, 2020	Lessie Price
John C. McMichael (3) Home:	1103 Hayne Ave SW Aiken, SC 29801	803-522-5212 jcmcmichael164@gmail.com	Dec. 31, 2021	Kay Brohl
McDonald Law (3) Chair Home: Business: Architect	1023 Westcliff Drive Aiken, SC 29801 1075 Brookhaven Drive	648-9781 mlawhbol@bellsouth.net 648-9612	Dec. 31, 2018	Rick Osbon

ENERGY AND ENVIRONMENTAL COMMITTEE

(Two Year Terms)

(Meets 3rd Monday at 4:00 P.M.)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Todd Lista (3) Home:	309 Park Ave SE Aiken, SC 29801	649-4321 todd@listaphoto.com	Dec. 31, 2020	Rick Osbon
Business	Lista's Photography			
Dr. James Marra (3) Home:	2310 Casaba Drive Aiken, SC 29803	803-215-7946 jimmarra@bellsouth.net	Dec. 31, 2021	Kay Brohl
email:				
Ronald Dellamora (4) Home:	142 Holley Ridge Road Aiken, SC 29803	648-7794 rdellamora@bellsouth.net 847-226-1554	Dec. 31, 2021	Andrea Gregory
John W. Carman (5) Chair Home:	112 Charles Towne PL Aiken, SC 29803	jwcarman1@gmail.com 757-759-2395 (c)	Dec. 31, 2021	Ed Girardeau
Mike Naples (6) Home:	466 York Street SE Aiken, SC 29801	803-262-5229 linda_naples@yahoo.com	Dec. 31, 2020	Ed Woltz
Norman Dunagan (NR) Home:	324 Summer Wind Court Aiken, SC 29801	803-270-6516 ndunagan@dumpsterdepotllc.com	Dec. 31, 2020	Gail Diggs
Brittney Alls (1) (resigned) Home:	152 Pendula Court Aiken, SC 29803	404-387-9371 brittney.d.alls@gmail.com	Dec. 31, 2020	Lessie Price

ex-officio member: Sarah Herring

GENERAL AVIATION COMMISSION
 (Two Year Terms)
 (Meets 1st Tuesday Every Other Month at 5 P.M.)

	<u>Address</u>	<u>Telephone</u> <u>No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Graham Reynolds (6)				
Home:	260 Fairfield St. SW Aiken, SC 29801	843-455-1356 greynolds@hgreynolds.net	Sept. 1, 2021	Ed Girardeau
Business:	H.G. Reynolds	803-641-1401 ext. 218		
Royal Robbins (3) Vice Chair				
Home:	325 Bissell Road SW Aiken, SC 29801	643-8441 640-6004	Sept. 1, 2021	Rick Osbon
Business:		zipper@zandbenterprises.com		
Butch Roberson (NR)				
Home:	1842 Banks Mill Road Aiken, SC 29803	803-215-5678 butch@2sgtech.com	Sept. 1, 2021	Ed Woltz
Carolyne McPherson (4)				
Home:	867 Steeplechase Road Aiken, SC 29803	312-339-9379 Stillageek1@gmail.com	Sept. 1, 2020	Lessie Price
John E. Owen (6)				
Home:	614 Medinah Drive Aiken, SC 29803	644-9795 292-0986 (c) n4714n@gforcecable.com	Sept. 1, 2022	Gail Diggs
Larry Morris (4) (Resigned)				
Home:	635 Sirius Drive Aiken, SC 29803	648-3772 lmorris54@gmail.com	Sept. 1, 2018	Andrea Gregory
Richard Funkhouser				
Home:	933 Houndslake Drive	643-3323 r.funkhouser47@gmail.com	Sept. 1, 2022	Kay Brohl

HOUSING AUTHORITY OF THE CITY OF AIKEN
 (Five Year Terms except for Exec. Dir.)
 (Meets 3rd Tuesday at 5 P.M.)

	<u>Address</u>	<u>Telephone Number</u>	<u>Term Expires</u>	<u>Recommended By</u>
Chanosha Lawton, Chief Exec. Officer (CEO)				
Business:	Aiken Housing Authority 100 Rogers Terrace	649-6673	Indefinite	
Mailing:	P. O. Box 889 Aiken, SC 29802			
Nathaniel Dicks (1)				
Home:	314 Jehossee Drive Aiken, SC 29801	649-4401	May 28, 2023	Gail Diggs
Business:	Dicks Realty & Assoc. 434 Jones Avenue	645-2729		
John J. Lamprecht (4)				
Home:	3800 London Court SW Apt. 101 Aiken, SC 29803	720-1525 jlamprecht@meybohm.com	May 28, 2022	Ed Girardeau
James Gallman (6)				
Home:	607 Oriole Street Aiken, SC 29803	642-2212	May 28, 2024	Lessie Price
John Horvath (5)				
Home:	108 Crane Court Aiken, SC 29803	642-4223	May 28, 2020	Andrea Gregory
Dr. Sean Alford				
Business:	1000 Brookhaven Drive Aiken, SC 29803	761-2269 641-2428 salford@acpsd.net	May 28, 2023	Ed Woltz
Beverly Clyburn (1)				
	664 Edrie Street NE Aiken, SC 29801	649-6167	May 28, 2019	Kay Brohl
Nadira Gary (5) Resident Appointment	446 Greenwich Dr. Aiken, SC 29803	803-979-8177 nadira543@gmail.com	Indefinite	Rick Osbon

PLANNING COMMISSION
 (Two Year Terms)
 (Meets Tuesday after 2nd Monday at 6 P.M.)

	<u>Address</u>	<u>Telephone Number</u>	<u>Term Expires</u>	<u>Recommended By</u>
Dr. Steven F. Simmons (1)				
Home:	60 Greystone Court Aiken, SC 29801	803-552-2441 simmonss72@yahoo.com	Dec. 1, 2021	Gail Diggs
Clayton Clarkson (4)				
Home:	321 Vanderbilt Drive Aiken, SC 29803	clayton.w.clarkson@gmail.com	Dec.1, 2020	Kay Brohl
Ryan Reynolds (3)				
Home:	3 Brookline Drive Aiken, SC 29803	439-6533 rreynolds@hgreynolds.net	Dec. 1, 2022	Ed Woltz
Business:	H.G. Reynolds Co.	803-641-1401 ext. 220		
John Robert Brookshire (5)				
Home:	125 Sugarberry Road Aiken, SC 29803	649-5100	Dec. 1, 2020	Andrea Gregory
Business:		brookshire6@yahoo.com		
Jason Rabun (6)				
Home:	957 Oleander Dr. SE Aiken, SC 29801	292-1261 Jason.Rabun@firstcitizens.com	Dec. 1, 2019	Rick Osbon
Charles Matthews (NR)				
Home:	120 Rolling Rock Road Aiken, SC 29803	642-3991 cyardpro@msn.com	Dec. 1, 2021	Lessie Price
Jack Hunter (NR)				
Home:	367 Plantation Drive Aiken, SC 29803	649-2407 jack_aiken_46@yahoo.com	Dec. 1, 2020	Ed Girardeau

AGENDA ITEM #(1)

RECREATION COMMISSION

(Two Year Terms)

(Meets 3rd Tuesday at 5:30 P.M.- Jan., Feb, Apr, May, Aug, Oct, Dec)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Ricky Brown (NR) Home:	4 Mason Way Aiken, SC 29801	803-507-6027 (c) rbrown62@gmail.com	Sept. 1, 2021	Gail Diggs
Lori Comshaw (3) Home:	1106 Bellreive Drive Aiken, SC 29803	803-443-9771 lori@loricomshaw.com	Sept. 1, 2021	Kay Brohl
Melissa Viola (3) Home:	705 Cardinal Drive Aiken, SC 29803	803-270-6952 melissamviola@gmail.com	Sept. 1, 2020	Ed Girardeau
Business:				
Suzanne Haslup (6) Chair Home:	452 Kershaw Place SE		Sept. 1, 2018	Ed Woltz
Mailing:	P.O. Box 967 Aiken, SC 29802	215-0153 skoakwood@aol.com		
Michael Beckner (NR) Vice Chair Home:	308 Fox Tail Court Aiken, SC 29803	703-732-3074 mikewbeckner@gmail.com	Sept. 1, 2017	Rick Osbon
Susan Schifer (5) Home:	118 Maple Circle Aiken, SC 29803	803-439-4889 leeandsuz@gmail.com	Sept. 1, 2022	Andrea Gregory
John L. Wallace (NR) Home:	131 Midway Circle Aiken, SC 29803	803-979-0756 enterprises1923@gmail.com	Sept. 1, 2021	Lessie Price
YOUTH MEMBERS:				
Bailey Edwards	bedwards@meadhallschool.org	706-830-7890		
Grey Larlee	larleeG2@student.acpsd.net	803-349-5023		

AGENDA ITEM #(1)

SENIOR COMMISSION (Two Year Terms) (Meets 8:00 A.M. Fourth Tuesday)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term Expires</u>	<u>Recommended By</u>
Aimee Hanna (6) Business: (Council on Aging)	159 Morgan St. NW Aiken, SC 29801	803-998-9175 ahanna@aikensenior.org	March 14, 2022	Gail Diggs
William Price (2) Home: (Education)	1550 Redd Street NW Aiken, SC 29801	648-3585 wcarterprice@yahoo.com	March 14, 2018	Rick Osbon
Linda Lucas (6) Chair Home: (At Large)	1448 Canterbury Court Aiken, SC 29801	649-5473 645-1381 linda@daybreakcare.com	March 14, 2019	Andrea Gregory
Karen Papouchado (3) Home: (At Large)	7 Burgundy Road SW Aiken, SC 29801-2893	(803) 270-7089 kpapouchado@gmail.com	March, 14, 2021	Kay Brohl
Mary Beth Fields Business: (LSCOG)	Lower Savannah Council of Governments P. O. Box 850 Aiken, SC 29802	649-7981 270-8130 (c) mfields@lscog.org	March 14, 2022	Ed Girardeau
Karen Poteat (4) Home (medical)	113 Hartwell Drive Aiken, SC 29803	215-6767 karen@aikenactiveseniors.com	March 14, 2021	Ed Woltz
Brenda J. Holman (4) (Aiken County Govt.)	226 E. Middlebury Lane Aiken, SC 29803	226-9805 571-6467 (c)	March 14, 2022	Lessie Price

AGENDA ITEM #(1)

EQUINE COMMITTEE

(Two Year Terms)

(Meets 1st Monday of Each Calendar Quarter at 4 P.M.)

	<u>Address</u>	<u>Telephone No.</u>	<u>Term expires</u>	<u>Recommended By</u>
Tara Bostwick (6) Home:	525 Laurens St. SW Aiken, SC 29801	(803-270-6190) tgsb@me.com	Jan. 28, 2021	Kay Brohl
Deborah Taussig-Boehner (2) Home:	525 Barnwell Ave. NW. Aiken, SC 29801	803-645-2265 debbie.taussig.boehner@gmail.com	Jan. 28, 2021	Kay Brohl
Chad Ingram (6) Home:	807 Two Notch Rd SE Aiken, SC 29801	803-648-8831 chad.ingram803@gmail.com	Jan. 28, 2022	Lessie Price
Lela Wulf Home:	171 Three Runs Plantation Dr. Aiken, SC 29803	404-394-8633 lkwulf@icloud.com	Jan. 28, 2021	Lessie Price
Chan Carman (6) Home: Aiken, SC 29801	338 Dupree Place SW chan@theridingschoolaiken.com	(406) 855-9125	Jan. 28, 2022	Ed Girardeau
Courtney Conger (2) Home:	211 Third Avenue SW Aiken, SC 29801	645-3308 courtneyconger@carolinacompany.com	Jan. 28, 2022	Ed Girardeau
				Rick Osbon
Sarah G. Wildasin (6) Home:	553 Sumter St. SE Aiken, SC 29801	203-536-0888 sarahwildasin@yahoo.com	Jan. 28, 2022	Gail Diggs
Dr. Lisa Handy (3)	951 Powderhouse Rd SE Aiken, SC 29803	803-642-9195 scequinevmd@gbellsouth.net	Jan. 28, 2021	Gail Diggs
Jack Wetzel (3) Home:	494 Powder House Rd. Aiken, SC 29801	803-642-2533 cjwpdh@aol.com	Jan. 28, 2022	Ed Woltz
Linda McLean (3) Home:	135 Berrie Road SW Aiken, SC 29801	803-641-7111	Jan. 28, 2022	Ed Woltz
Brooke Thomas (6) Home:	819 Azalea Place SE Aiken, SC 29801	803-295-8570 corday2@gmail.com	Jan. 28, 2021	Andrea Gregory

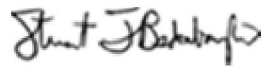
THE CITY OF AIKEN

Memorandum

Date: 26 Oct 2020
To: City Council
From: Stuart T. Bedenbaugh, City Manager
Subject: Second Reading and Public Hearing of an Ordinance Amending the Charges for Fire Service.

On June 8, 2020, City Council amended the charges for non-City residents' fire fees. After feedback from these customers, we are recommending replacing the new fire fees with the old fee scale that was in effect before July 1, 2020. These will see all non-City water customers pay \$115 billed quarterly at \$28.75. All non-City water customers will have their rates replaced with the rates in effect before July 1, 2020, as well.

City Council approved this ordinance on first reading at a special meeting held on October 19, 2020. For Council consideration is second reading and public hearing of an ordinance amending the charges for fire service.



Stuart T. Bedenbaugh
City Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CHARGES FOR FIRE SERVICE.

WHEREAS, Section 16-3 of the Aiken City Code authorizes the city prescribe charges for fire protection service by ordinance for fire customers located outside the City limits; and

WHEREAS, the Council of the City of Aiken has determined that it is necessary to amend the charges presently being made for fire service to its out of City customers; and

WHEREAS, the Council of the City of Aiken has concluded that the adoption of the proposed fire service charges is essential to the general health, safety, welfare and economic stability of the City and is in the best interest of its citizens

NOW, THEREFORE, THE COUNCIL OF THE CITY OF AIKEN HEREBY ORDAINS THAT:

Section 1: Effective December 1, 2020, the charges for residential fire service for out of City customers receiving or connected to city water service shall be as follows:

<u>Appraised Value of Each Structure</u>	<u>Monthly Charge Per Structure</u>
Up to \$20,000	\$11.50
\$20,001 and above	\$11.50 plus 30 cents per thousand dollars of appraised value exceeding \$20,001 with the total monthly charge not to exceed \$41.00.

Effective December 1, 2020, the charges for residential fire service for out of City customers that do not have city water service available or is not connected to city water service, an annual charge of \$115.00. Vacant land (with no structures) will be assessed an annual charge of \$60.00.

[Ordinance continues on following page.]

AGENDA ITEM #(2)

Effective December 1, 2020, the charges for commercial or industrial fire services for out of City customers shall be as follows:

Range		
<u>Minimum Value</u>	<u>Maximum Value</u>	<u>New Rate</u>
\$1.00	\$20,000.00	\$11.50
\$20,001.00	\$30,000.00	\$12.65
\$30,001.00	\$40,000.00	\$13.25
\$40,001.00	\$50,000.00	\$13.80
\$50,001.00	\$75,000.00	\$24.15
\$75,001.00	\$100,000.00	\$35.00
\$100,001.00	\$125,000.00	\$46.00
\$125,001.00	\$150,000.00	\$56.00
\$150,001.00	\$175,000.00	\$66.00
\$175,001.00	\$200,000.00	\$76.50
\$200,001.00	\$250,000.00	\$88.50
\$250,001.00	\$300,000.00	\$101.50
\$300,001.00	\$400,000.00	\$114.00
\$400,001.00	\$500,000.00	\$126.50
\$500,001.00	\$1,000,000.00	\$139.00
\$1,000,001.00	\$2,000,000.00	\$158.50
\$2,000,000.00		\$221.50
\$3,000,000.00		\$253.00
\$5,000,000.00		\$316.50
\$18,000,000.00		\$727.50
\$40,000,000.00		\$1,423.00

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed or amended to the extent necessary to give this ordinance its full force and effect.

Section 3: This ordinance shall become effective upon adoption by the Council of the City of Aiken.

AGENDA ITEM #(2)

ADOPTED by the Council of the City of Aiken at its regular meeting held this ____ day of _
_____, 2020, at which a quorum was present and voting.

INTRODUCTION AND FIRST READING: _____ October 19, 2020 _____

SECOND READING AND ADOPTION: _____

MAYOR

APPROVED:

ATTEST:

CITY ATTORNEY

CITY CLERK

I:\Ordinances\Fire Service Rates 2020-10-19.doc

THE CITY OF AIKEN

Memorandum

Date: 26 Oct 2020
To: City Council
From: Stuart T. Bedenbaugh, City Manager
Subject: First Reading of an Ordinance to Annex a Lot on East Pine Log Road and Zone it Limited Business (LB).

Jared Oswalt, applicant, has requested annexation of a .39 acre undeveloped lot on East Pine Log Road. The applicant intends to develop the property with a residential product that will also serve as his sales office. This lot is part of the Virginia Acres Subdivision III. The applicant is requesting Limited Business (LB) zoning which is consistent with the residential and commercial uses along East Pine Log Road.

The Planning Commission reviewed this request for annexation at their October 13, 2020, meeting and unanimously recommended approval of the application for annexation and zoning as Limited Business (LB).

For City Council consideration is first reading of an ordinance to annex Lot 11, Block B of the Virginia Acres Subdivision III (TPN 122-06-08-010) as requested by Jared Oswalt with the property being zoned Limited Business (LB).



Stuart T. Bedenbaugh
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY LOCATED ON EAST PINE LOG ROAD AND TO ZONE THE SAME LIMITED BUSINESS (LB).

WHEREAS, the property owner on the attached Petition is the owner in fee simple of approximately .39 acres of land located without but adjacent to the corporate limits of the City of Aiken and has petitioned for annexation pursuant to Section 5-3-150 of the Code of Laws of South Carolina to the City of Aiken and to have it zoned Limited Business (LB); and

WHEREAS, the Planning Commission of the City of Aiken has reviewed this petition, found that the proposed zoning is consistent with the City of Aiken Comprehensive Land Use and Transportation Plan, and recommended unanimously that such annexation and zoning be approved; and

WHEREAS, the Council of the City of Aiken has concluded that the acceptance of the proposed Petition is essential to the general health, safety, welfare and economic stability of the City and is in the best interest of its citizens;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF AIKEN HEREBY ORDAINS THAT:

Section 1: The owner of the aforesaid property has filed this petition, which is attached hereto and is incorporated herein by reference, showing that the aforesaid premises are owned by it and that it is requesting that said premises be annexed to the corporate limits of the City of Aiken, as provided under and by virtue of Section 5-3-150 of the Code of Laws of South Carolina, 1976, authorizing such annexations and that the said premises be zoned LB, Limited Business. This property is also known as Tax Map Number: 122-06-08-010.

Section 2: The aforesaid premises shall be, and hereby are, annexed to and made a part and parcel of the City of Aiken.

Section 3: The aforesaid premises shall be, and the same hereby are zoned LB, Limited Business, and the Comprehensive Zoning Map, the Comprehensive Land Use and Transportation Plan, and all other relevant plans and maps of the City of Aiken are hereby adjusted accordingly.

Section 4: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance full force and effect.

AGENDA ITEM #(1)

Section 5: This ordinance shall become effective upon adoption by the Council of the City of Aiken.

ADOPTED by the Council of the City of Aiken at regular meeting held this ____ day of _____, 2020, at which a quorum was present and voting.

INTRODUCTION AND FIRST READING: October 26, 2020

SECOND READING AND ADOPTION: _____

MAYOR

APPROVED:

ATTEST:

CITY ATTORNEY

CITY CLERK

I:\Ordinances\Annexations\Annex - East Pine Log Road - Oswalt .39 ac. 2020-10-26.doc



MEMORANDUM

To: City Council
From: Jack Hunter, Chairman *J. Hunter*
Planning Commission
Date: October 14, 2020
Re: Application #21-20002 (Annexation Request)
Tax Parcel #122-06-08-010

Applicant: Jared A. Oswalt
Owner: Oswalt Family Real Estate Inc.
Location: Pine Log Road
Size: .39 acres
Current Zoning: Office/Residential (OR)
Proposed Zoning: Limited Business (LB)

At its regular meeting on October 13, 2020, the Planning Commission considered a request for annexation of undeveloped property on East Pine Log Road.

Background

The applicant is requesting annexation of a .39 acre undeveloped property on East Pine Log Road which the applicant intends to develop with a residential product that will also serve as his sales office. The applicant is requesting the zoning designation of Limited Business (LB), which is consistent with the residential and commercial uses along East Pine Log Road.

Current Zoning

The subject property is currently unincorporated and zoned Office/Residential (OR). According to the Aiken County Land Management Ordinance, this district is:

“Intended to accommodate office, institutional, and residential uses whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use in transitioning from residential to commercial or business use, and along major streets dominated by older houses in transition.”

Memo to City Council
Oswalt-Pine Log Road
Annexation #21-20002
October 14, 2020
Page 2

Proposed Zoning

The proposed Limited Business (LB) zoning is consistent with the surrounding residential and commercial land uses and zoning, and with the development pattern along this portion of road.

Surrounding Zoning and Land Use

- to the north and west of the subject property is unincorporated property zoned Residential Conservation (RC) comprised of single-family dwelling units.
- to the east is incorporated property zoned Planned Residential (PR), which is the site of City of Aiken water utility structures.
- to the south is incorporated property, with various commercial uses, zoned General Business (GB).

Consistency with the Comprehensive Plan

The future land use map in the Comprehensive Plan depicts this area as residential in use. However, the surrounding land uses are both commercial and residential in nature, so a Limited Business (LB) zoning would be an appropriate transitional zoning. A Limited Business zoning is typically employed in areas that border residential uses.

Possible Conditions of Approval

A motion to recommend approval could include the following conditions to be met prior to the annexation becoming effective:

There are no conditions of approval.

Recommendation

The Planning Commission voted unanimously to recommend approval of this application.

I:\Planning Commission\Memos to City Council\2020\20-10-06\Lot 11-Block B-Virginia Acres-Oswalt.doc

Annexation Petition

TO THE HONORABLE COUNCIL OF THE CITY OF AIKEN:

Your petitioner(s), Oswalt Family Real Estate, INC
(names of property owners)

respectfully show:

1. That the petitioner(s) is/are owner(s) of and vested with fee simple title in and to certain lands which lie without but adjacent and contiguous to the City Limits of the City of Aiken, described as follows:

A tract of land, designated as Lot 11, Block "B", Virginia Acres, containing
(Tract/ name of subdivision, if applicable)
.39 acres as shown on the plat, attached hereto, prepared Tripp Land Surveying by
(date)
William R. Tripp, the eastern
(Name of Engineer or Surveyor) (direction, ie.northern)
boundary of which being contiguous to the present corporate limits of the City of Aiken.

LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT A

Tax Parcel Number 122-06-08-010

Property Address, if applicable _____

2. That petitioner(s) hereby requests that the aforesaid tract(s) of land be annexed to the corporate limits of the City of Aiken, as is provided under and by virtue of the Code of Laws of South Carolina Section 5-3-150 entitled "Alternate Methods where Petition signed by All or Seventy-Five Percent of Landowners".

3. It is requested that the tract(s) be annexed under the zoning district classification of LB.

Jerry E. Oswalt date _____
David G. Oswalt date _____
Signature of Property Owner(s)

1531 Chinquapin Church Rd., Batesburg, SC 29006
Address of Property Owner(s)

EXHIBIT A
LEGAL DESCRIPTION

All that certain piece, parcel or lot of land located in Aiken County, South Carolina, containing .39 acres, more or less, and measured and bounded as follows:

All that certain piece, parcel or lot of land, situate, lying and being Located just Southwest of the City of Aiken, Aiken County, South Carolina, shown and designated as Lot No. 11, Block B, Virginia Acres Subdivision III, upon the redivision plat of said lots made by Charles M. Jones, Registered Land Surveyor, dated March 22, 1978, and recorded on February 27, 1979, in Misc. Book 269, Page 117, records of Aiken County, South Carolina, According to said plat, Lot 11 measures and is bounded as follows: Northeast by lands owned by the City of Aiken, 175.0 feet; Southeast by the right of way of Pine Log Road, 127.5 feet; Southwest by Lot 10, said plat, 150.0 feet; and Northwest by a portion of Lots 12 and 13, said plat, a total distance of 93.4 feet.

This being the identical property conveyed to Grantor by Deed of Stephen R. Morris dated August 29, 1989, and recorded in the RMC Office for Aiken County in Deed Book 1120 at Page 110 on August 29, 1989.

TMS No. 30-077.0-04-015

Racial Composition Form

The Voting Rights Act of 1965, as amended, requires cities in certain states to report to the United States Department of Justice all annexations including the number and race of people residing on property annexed or, if undeveloped, an estimate of the number who will reside there.

Please fill in the appropriate space:

Property Location: _____

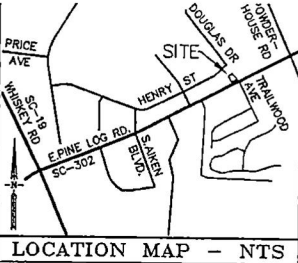
Property Owner: _____

Number of Residents: _____

Race of Residents: _____

If Undeveloped, Anticipated Number of Residents: _____

N/A



FLOOD DISCLOSURE STATEMENT:

> THE AREAS INDICATED ON THIS PLAT AS SPECIAL-FLOOD-HAZARD AREAS HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE (1) PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING WATERS. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE COVENANTS AND DEED RESTRICTIONS OF THIS DEVELOPMENT AND THE REQUIREMENTS OF THE AIKEN COUNTY BUILDING CODES.

> IN ADDITION, FEDERAL OR STATE LAW MAY REQUIRE MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO MORTGAGE FINANCING IN THESE DESIGNATED SPECIAL-FLOOD-HAZARD AREAS.

> AIKEN COUNTY ORIGINALLY ADOPTED THE FLOOD INSURANCE PROGRAM BY ORDINANCE NO. 86-8-47.

THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE USE OF THE NAMES LISTED HEREON, ANY OTHER USE IS STRICTLY PROHIBITED

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL MAP 4500300364E, EFFECTIVE DATE 6/19/2012 AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE X & XE. THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS, NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE, OR R.M.C. OFFICE.

WILLIAM R. TRIPP, Registered Land Surveyor
 SOUTH CAROLINA #5120 - GEORGIA #1860



REFERENCES:
 DB 2382/272
 MB 269/117

LEGEND

(All Prop. Corners Measured Inside Dia.)

⊙ #5 RBS	5/8" REINF. BAR SET/CAP
⊙ #5 RBF	5/8" REINF. BAR FOUND
⊙ P.P.	POWER POLE
⊙ P/L	PROPERTY LINE
⊙ CMF	CONC. MONUMENT FOUND
⊙ OEF	OPEN END PIPE FOUND
⊙ CTF	CRIMPED TOP PIPE FOUND
---	NOT TO SCALE
---	ADJ. PROPERTY LINE
---	CENTERLINE
D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B. OR VOL.	MISCELLANEOUS BOOK
⊙ F.H.	FIRE HYDRANT
⊙ C.P.	COMPUTED POINT
M.B.L./S.B.L.	MIN. BLDG./SETBACK LINE
S/W / D/W	SIDEWALK / DRIVEWAY
SAN. M.H.	SANITARY MANHOLE
C&G	CURB & GUTTER

2020020646
 PLAT
 RECORDING FEES \$25.00
 PRESENTED & RECORDED
 08-25-2020 04:42 PM
 JUDITH WARNER
 REGISTER OF DEEDS CONVEYANCE
 AIKEN COUNTY, SC
 BY: JENNIFER YOUNG DEPUTY
 BK: PL 62
 PG: 338 - 338

RECORDING STAMP

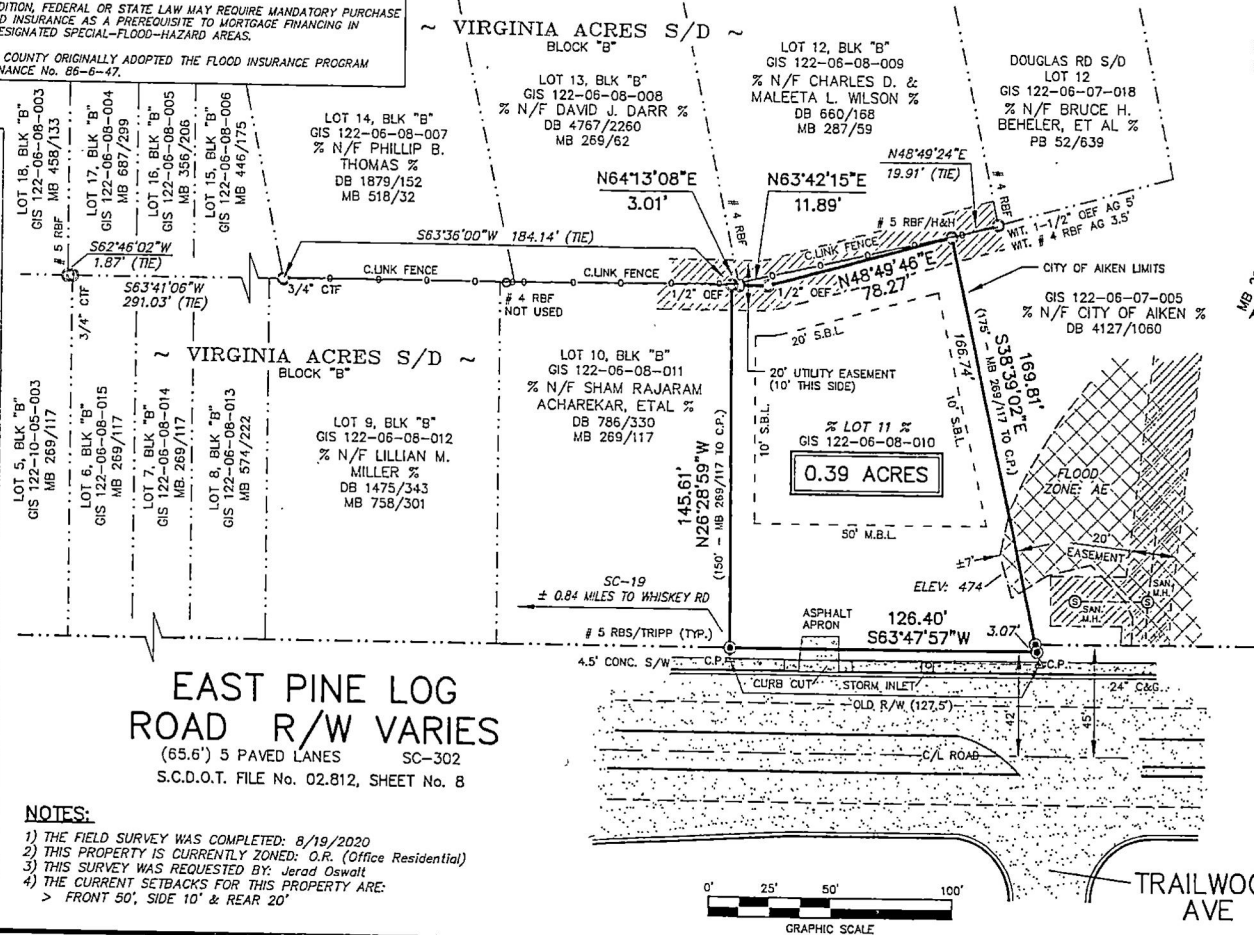
This plat is approved in accordance with Chapter 24 Land Management Regulations of the Aiken County Code of Ordinances for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a Building Permit for the property.

BY: *Rhonda C. Connolly* Date: 8/25/2020
 Aiken County Planning & Development Department

THIS PLAT IS APPROVED FOR RE-CORDATION BECAUSE NO RESUB-DIVISION OR NEW SUBDIVISION OF PROPERTY IS INVOLVED.

BY: *Rhonda C. Connolly* Date: 8/25/2020
 AIKEN COUNTY
 PLANNING & DEVELOPMENT

APPROVAL STAMPS



Tripp Land Surveying, Inc.

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REGISTERED LAND SURVEYOR

SOUTH CAROLINA #5120 "Surveying since 1964" GEORGIA #1860

Commercial Residential
 1916 DOUGHERTY ROAD
 AIKEN, SOUTH CAROLINA 29803-6515
 VISIT OUR WEBSITE AT: www.TrippLandSurveying.com
 BUS: (803) 642-5778 EMAIL: btripp@tripp.com FAX: (803) 648-5381

Industrial Subdivisions

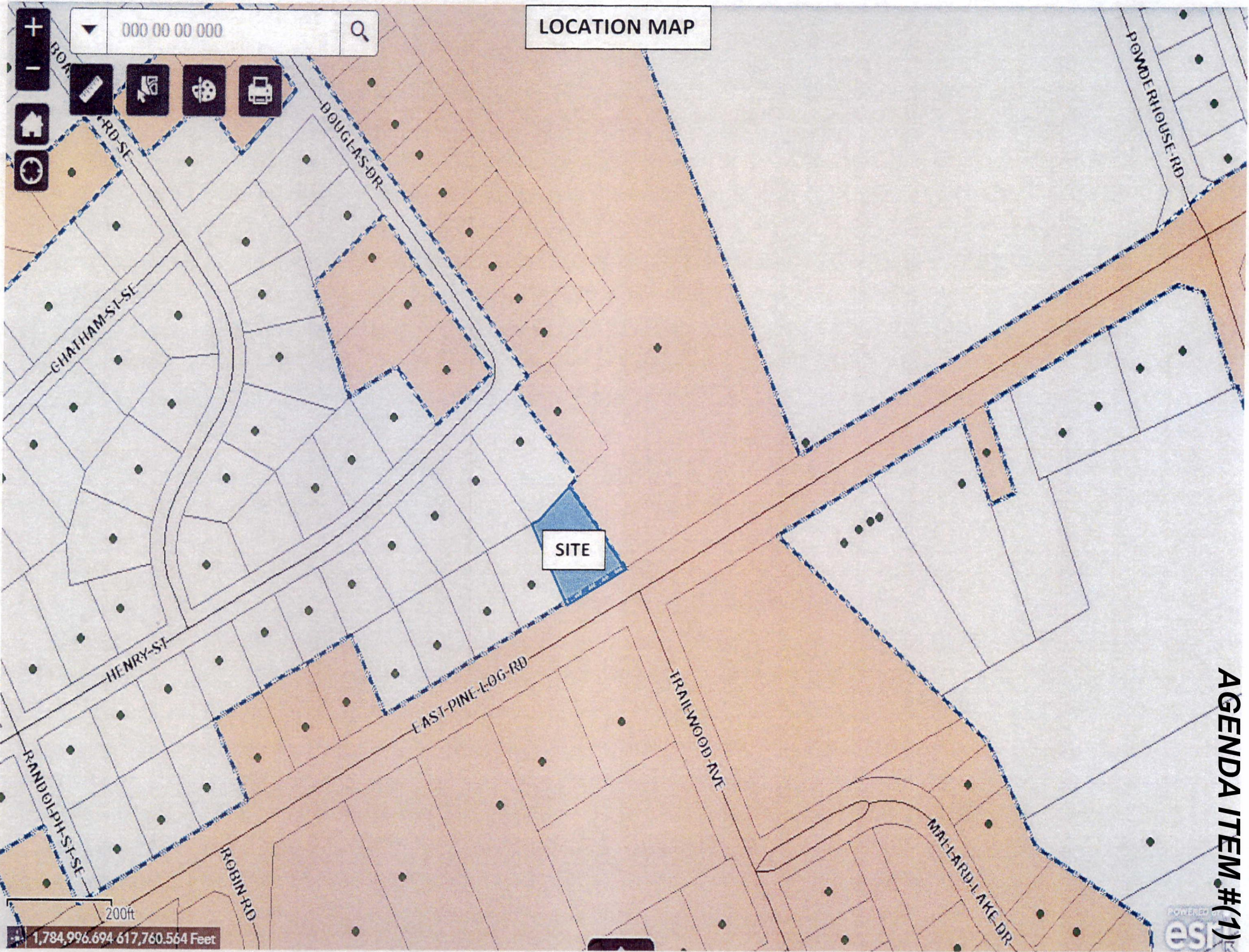
EQUIPMENT USED: GEOMAX ZOOM90; CARLSON SURVEYOR2/SurvCE GIS # 122-06-08-010 JOB PROJ. # 20130	
SCALE: 1" = 50'	FIELD BK: 478/21-22,487/78,488/93
JOB No: 20130A.070	PATH: J:\2020\20130-Oswalt.DWG
DRAFTSMAN: J. WSZ	DATE: 8/20/2020

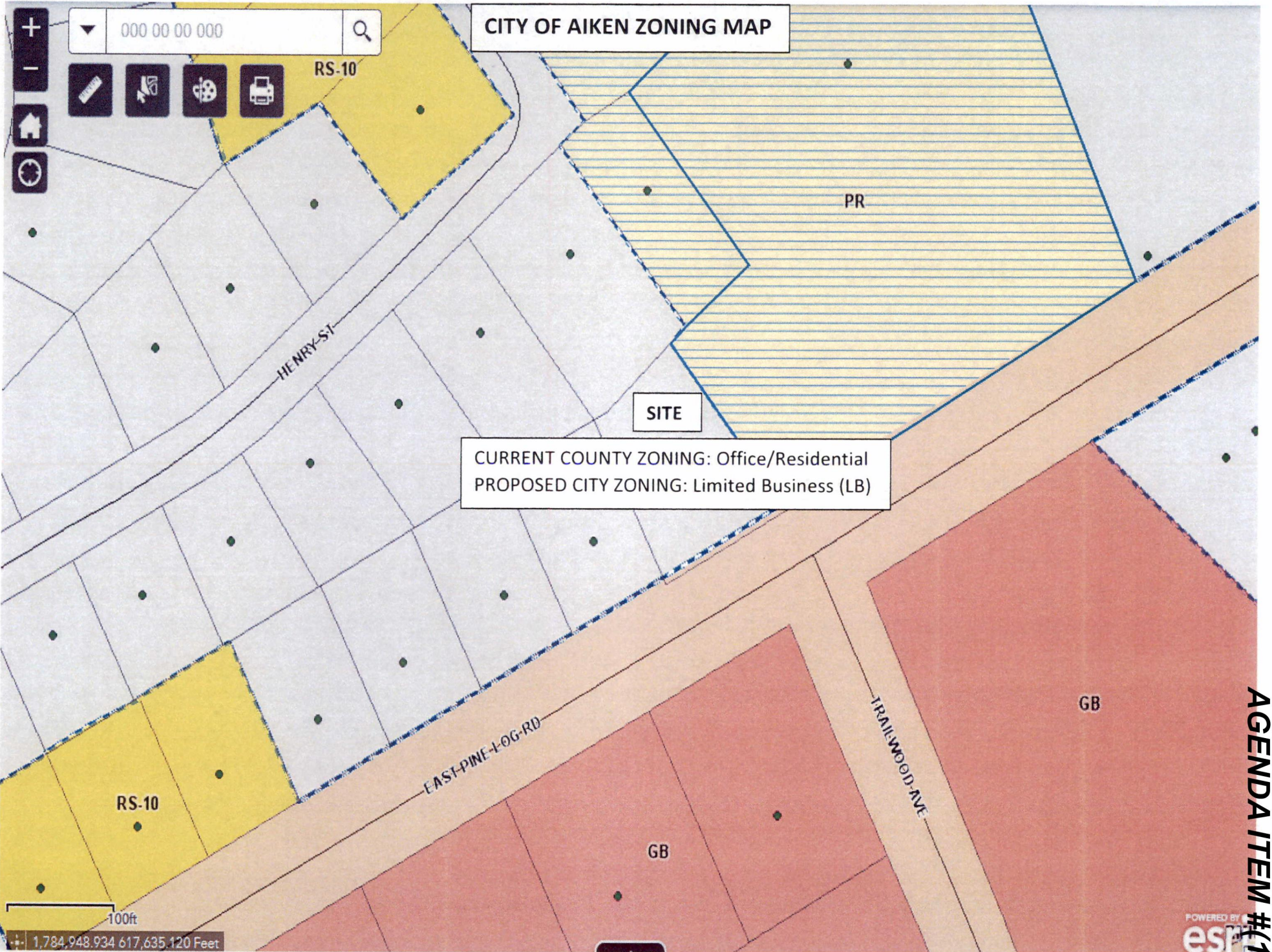
REVISIONS

SHOWING LOT 11, BLOCK "B", OF VIRGINIA ACRES SUBDIVISION (0.39 AC.); LOCATED ACROSS FROM THE INTERSECTION OF EAST PINE LOG ROAD & TRAILWOOD AVENUE; GIS # 122-06-08-010 AIKEN COUNTY SOUTH CAROLINA

**PLAT OF BOUNDARY SURVEY
 PREPARED FOR:**

**OSWALT FAMILY
 REAL ESTATE, INC.**







THE CITY OF AIKEN

Memorandum

Date: 26 Oct 2020
To: City Council
From: Stuart T. Bedenbaugh, City Manager
Subject: First Reading of an Ordinance to Revise a Concept Plan for Property at 7000 Woodside Executive Court.

Pamela Ely, applicant and owner, of property at 7000 Woodside Executive Court consisting of 2 acres, more or less, has requested a revised concept plan approval. The property is currently under development as Woods Farm Market based on a previously approved concept plan by Ordinance 12092019C. Ms. Ely is proposing to add a 16 x 12 foot removable stage, an 8 foot fence on the Woodside Executive Park side, and a fenced play area for children. Some of these additional elements will be located within the 100 foot well protection circle of the City of Aiken's water well. The removable stage and fenced play area will be constructed of untreated wood.

Any development in the Planned Residential zone requires review of a concept plan by the Planning Commission and approval by City Council.

The Planning Commission reviewed the request for concept plan revision approval at their October 13, 2020, meeting. The Planning Commission unanimously recommended approval of the revised concept plan with the following conditions:

1. That all elements within the 100 foot well protection circle comply with all South Carolina Department of Health and Environmental Control (SCDHEC) rules.
2. That no grand or significant trees shall be removed to install any of the proposed site elements.
3. That if and when the stage or play area fencing were to need to be relocated for well operations, then the cost of relocation shall be the responsibility of the property owner.
4. That the applicant sign an agreement stating the conditions of approval within 180 days.

For City Council consideration is first reading of an ordinance to amend the concept plan for 7000 Woodside Executive Court to allow a removable stage and fencing with the conditions as recommended by the Planning Commission.



Stuart T. Bedenbaugh

City Manager

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REVISED CONCEPT PLAN FOR PROPERTY LOCATED AT 7000 WOODSIDE EXECUTIVE COURT.

WHEREAS, in 2019, the City Council approved a concept plan for property located at 7000 Woodside Executive Court; and

WHEREAS, the Applicant seeks a revision to the approved concept plan as more particularly described in the Planning Commission Memorandum marked Exhibit "A" which is attached hereto and incorporated herein by reference; and

WHEREAS, the City of Aiken Planning Commission has reviewed the Applicant's request and voted unanimously that the requested amendments to the concept plan should be approved subject to certain conditions as set forth hereinbelow; and

WHEREAS, City Council has considered the recommendation of the Planning Commission and determined that it would be appropriate to approve the requested amendments to the concept plan; and

WHEREAS, the Council of the City of Aiken has considered the recommendation of the Planning Commission and has concluded that the adoption of this Ordinance is essential to the general health, safety, welfare and economic stability of the City and is in the best interest of its citizens;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF AIKEN HEREBY ORDAINS THAT:

Section 1: The revised concept plan for this property as more particularly set forth in Exhibit "A" is approved subject to the satisfaction of certain conditions set forth in Section 2 below. Except as specifically amended by this ordinance, the approved concept plan shall remain in full force and effect. This property is also known as TMS: 107-06-04-001.

Section 2: The Applicant must satisfy the following conditions:

1. That all elements within the 100 foot well protection circle comply with all South Carolina Department of Health and Environmental Control (SCDHEC) rules.
2. That no grand or significant trees shall be removed to install any of the proposed site elements.
3. That if and when the stage or play area fencing were to need to be relocated for well operations, then the cost of relocation be the responsibility of the property owner.
4. That the applicant sign an agreement stating the conditions of approval within 180 days.

AGENDA ITEM #(2)

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance its full force and effect.

Section 4: This ordinance shall become effective upon adoption by the Council of the City of Aiken.

ADOPTED by the Council of the City of Aiken at regular meeting held this ____ day of _____, 2020, at which a quorum was present and voting.

INTRODUCTION AND FIRST READING: October 26, 2020

SECOND READING AND ADOPTION: _____

MAYOR

APPROVED:

ATTEST:

CITY ATTORNEY

CITY CLERK

I:\Ordinances\Concept Plan-Revised-Woodside Executive Park-Woods Farm Market-Pamela Ely 2020-10-26.doc


City of
aiken
PLANNING
MEMORANDUM

To: City Council
From: Jack Hunter, Chairman *JH*
Planning Commission
Date: October 14, 2020
Re: Applications #21-91002
Revised Concept Plan Request
Tax Parcel #107-06-04-001

Applicant: Pamela Ely
Owner: Pamela Ely
Location: 7000 Woodside Executive Court
Size: ~ 2 acres
Current Zoning: Planned Residential (PR)

At its regular meeting on October 13, 2020, the Planning Commission considered a request for revision of the previously approved Woods Farm Market concept plan.

Background

The applicant, P & S Property Holdings LLC, DBA Woods Farm Market, is requesting a revised concept plan approval for approximately two acres of property that is currently under development based on the previously approved Woods Farm Market concept plan (Ordinance No. 12092019C). They are proposing to add a 16 x 12 removable stage, 8 foot fencing on the Woodside Executive Park side, and a fenced play area for children. Since some of the additional elements will be located within the 100 foot well protection circle, the removable stage and fenced play area will be constructed of untreated wood.

Compliance with Planned Residential Provisions

For any development in the PR zone, a concept plan must be reviewed by the Planning Commission and approved by City Council. As shown at Section 4.2.6.B.4 of the Zoning Ordinance, Council has complete discretion over the concept plan:

Each concept plan is subject to detailed review by City Council, and there shall be no entitlement to either the minimum permitted density or minimum required open space. City Council may require additional special conditions to ensure compatibility with surrounding development, preservation of natural or historic features, provision of

adequate infrastructure, and creativity of design. Where a use permitted in a PR project is considered a conditional or special use, City Council shall consider the specific standards in Chapter 3, Article 3.

Surrounding Zoning and Land Use

- To the north across Hidden Haven Drive is incorporated property zoned Planned Residential (PR), which is populated with single-family duplex units.
- To the east is incorporated property zoned Planned Residential (PR), which is the site of an Office Park.
- To the west across Silver Bluff Road is incorporated property zoned Residential Single-Family (RS-15) with single-family dwelling units.
- To the south is vacant incorporated property zoned Planned Residential (PR).

Current Land Uses

Along with the existing well site, the property is also currently under construction with the previously approved Woods Farm Market.

Overview of Proposed Development and Staff Comments

A description, including exhibits, are attached that provides an overview of the concept plan revisions.

Proposed Removable Stage

The applicant proposes a 16 X 12 wood removable stage as shown on the attach exhibit. The removable stage will be within the well protection site, but will be built of untreated wood and have a metal roof.

The stage is an accessory building pursuant to Section 3.4.2 the Zoning Ordinance, which only allows such structures to be placed in the rear and side yards. The subject property fronts three streets, and Section 4.1.1 of the Zoning Ordinance defines any yard abutting a street to be treated as a "front" yard. Therefore, the location of accessory buildings on this site is extremely limited. Therefore, consideration of the stage location is only permissible through approval of a concept plan.

Fenced Play Area

A fenced play area, that is also within the 100 foot well protection area, is proposed on the revised concept plan. The applicant states that the play area will have a wire fence on three sides, while the front entrance to the play area will be untreated picket fence or untreated 2-board untreated horse fence. The applicant is also proposing an organic mulch layer within the play area.

Privacy Fence

The applicant is also proposing an 8 foot privacy fence along the Woodside Executive Park entrance constructed of untreated wood to be painted black or left natural. The fence will not be within the 100 foot well protection area.

Compliance with Planned Residential Zone Criteria

A project in the PR zone must meet the following criteria set forth at Section 4.2.6.G to the maximum extent feasible:

- 1) An arrangement of proposed uses on the site that properly considers significant natural features and drainage patterns, roadway access, and surrounding land uses. The concept plan appears to adequately address these issues. The proposed site elements should not adversely affect natural features, drainage, roadway access, or surrounding land uses.
- 2) Clustering of development sites so as to preserve natural or historic features and provide usable common open space. The proposed structures should not adversely affect common space or natural features. Any elements constructed must adhere to the Tree Protection and Landscape Ordinance, which requires the protection of all grand or significant trees on-site. There should be a condition that no grand or significant trees should be removed to install any of the proposed site elements.
- 3) Design and sizing of streets, drainage, and utility systems to accommodate the overall service demand of the Planned Residential project. The proposed site structures will not adversely affect streets, drainage, or utility systems.
- 4) Design of buildings and structures that is appropriate and compatible with surrounding development. The concept plan appears to adequately address these issues. The architectural style of the structures is consistent with the previously approved building currently under construction.

Recommendation

The Planning Commission voted unanimously to recommend approval of this application for revision to the concept plan with the following conditions:

1. That all elements within the 100 foot well protection circle comply with all South Carolina Department of Health and Environmental Control (SCDHEC) rules.
2. That no grand or significant trees shall be removed to install any of the proposed site elements.
3. That if and when the stage or play area fencing were to need to be relocated for well operations, then the cost of relocation be the responsibility of the property owner.
4. That the applicant sign an agreement stating the conditions of approval within 180 days.

The approved concept plan shall remain in full force and effect, except as specifically amended above.

cc: Pamela Ely

Marya Moultrie

From: Woods Market <woodsmarketandgarden@gmail.com>
Sent: Thursday, September 24, 2020 9:33 AM
To: Ryan Bland; Marya Moultrie
Subject: City Hearing in october - FROM OUTSIDE CITY NETWORK

Hi. I submitted plans for music stage. Need to change dimension from 16x10 to 16x12. Also, want to put a privacy fence up on the side of building closest to the WSEP entrance. I believe it's measurement are 50x75.

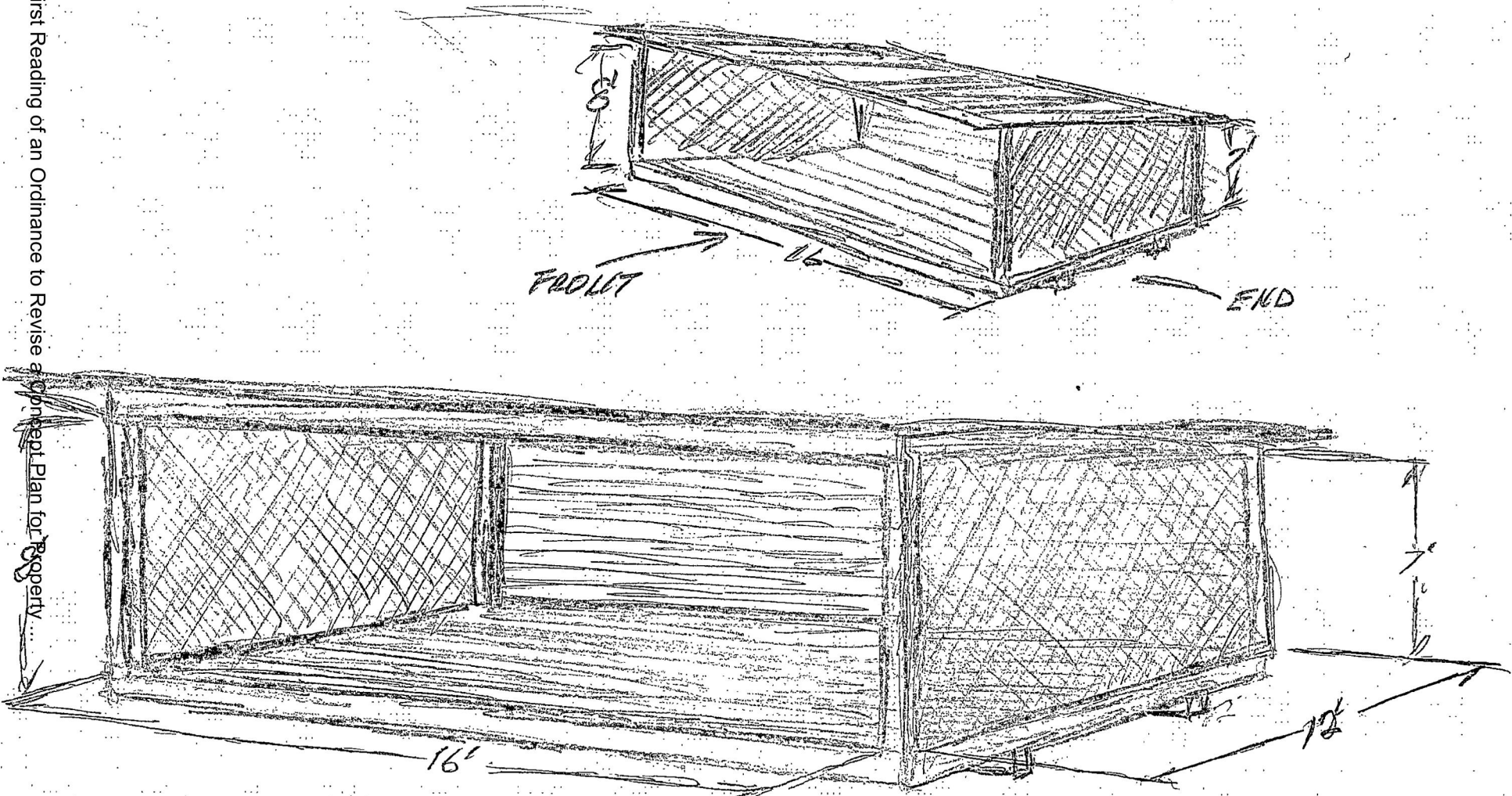
Please let me know if I need to come to your office for additional paperwork.

Materials on stage: untreated 2x4 and 2x6. Metal roof.

Materials on privacy fence. 8ft untreated wood (this is not in 100 ft radius) probably will paint black or leave natural color.

Materials in children's play area. Wire fence around 3 sides. Front entrance to play area will be untreated picket fence or 2 wood piece, untreated horse fence. Probably will lay organic mulch as ground cover in the area.

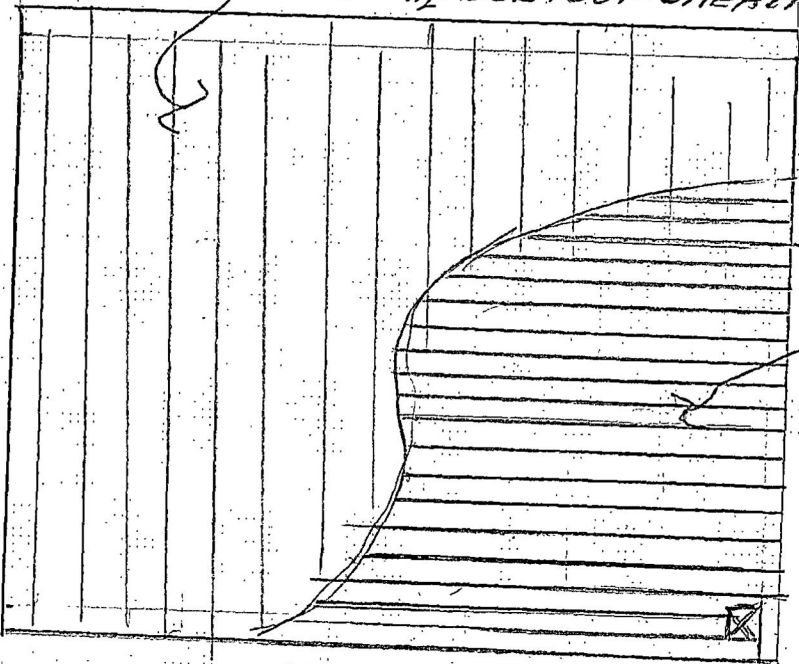
Let me know if you have any questions. Many thanks Pamela



16' x 12' STORAGE - PORTABLE
WOODS MARKET

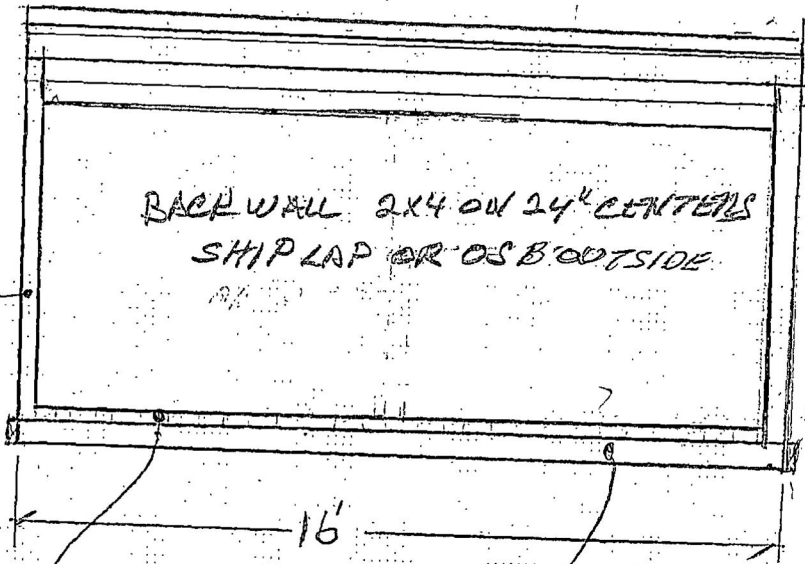
METAL ROOF

CEILING RAFTERS 2x4 ON 16" CENTER
1/2" OSB ROOF SHEATHING



TOP VIEW

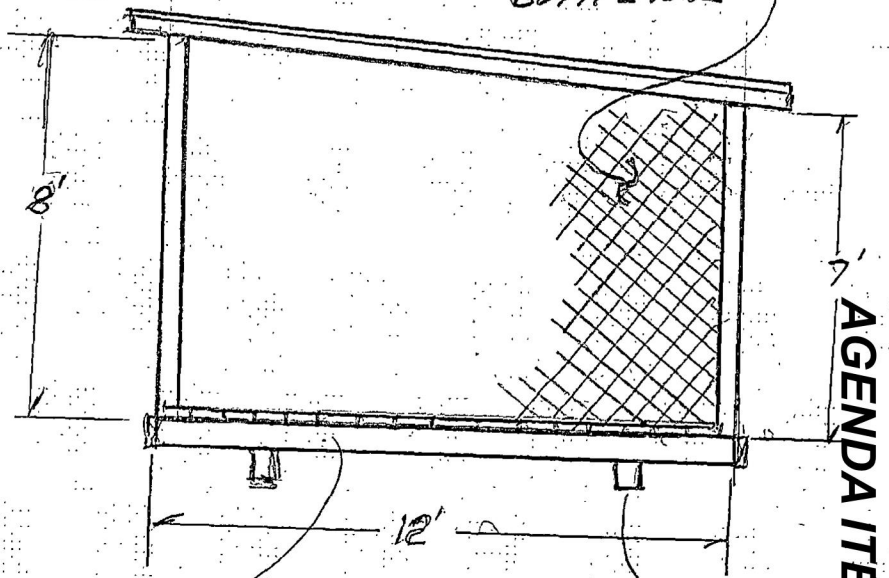
2x4 FLOORING
ON 2x6 ON 16" CENTER
FLOOR JOIST



FRONT VIEW

2x6 PERIMETER

LATTICE TYP
BOTH ENDS



END VIEW

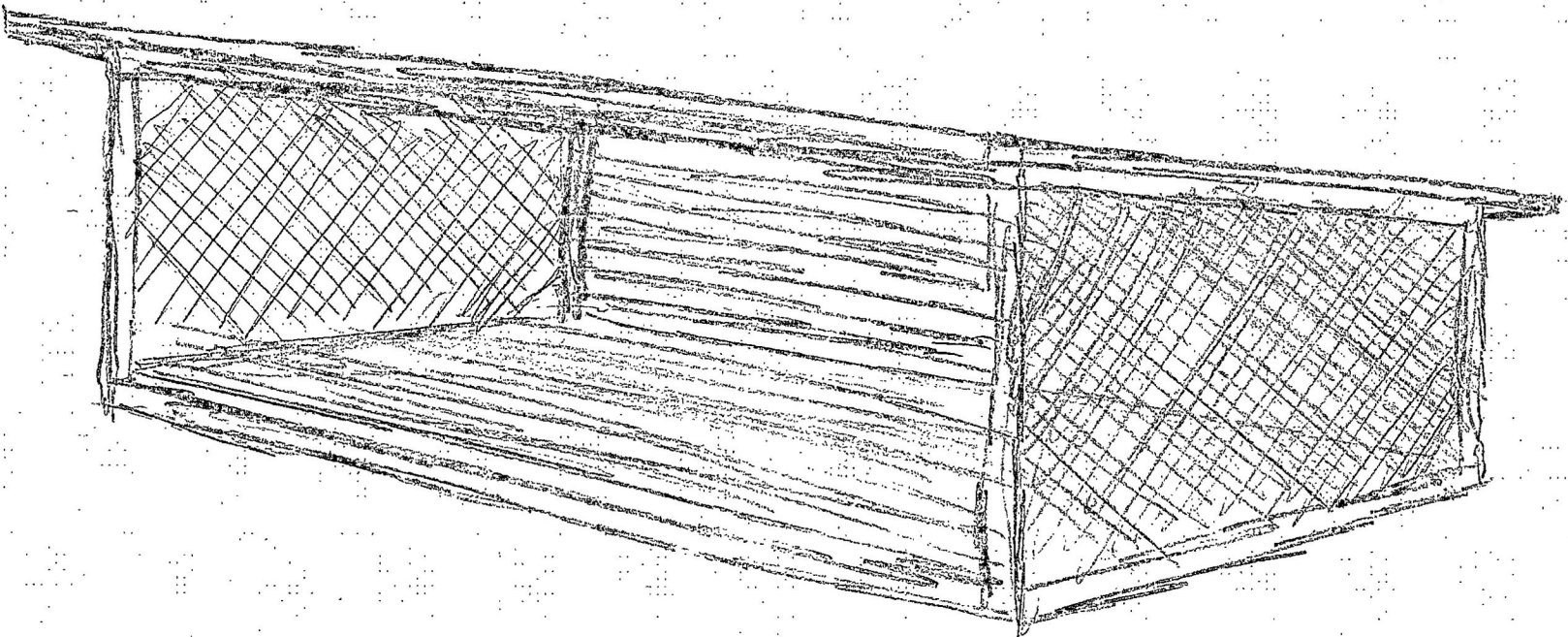
4" x 6" SKID BEAMS
TYP 2 PLACES

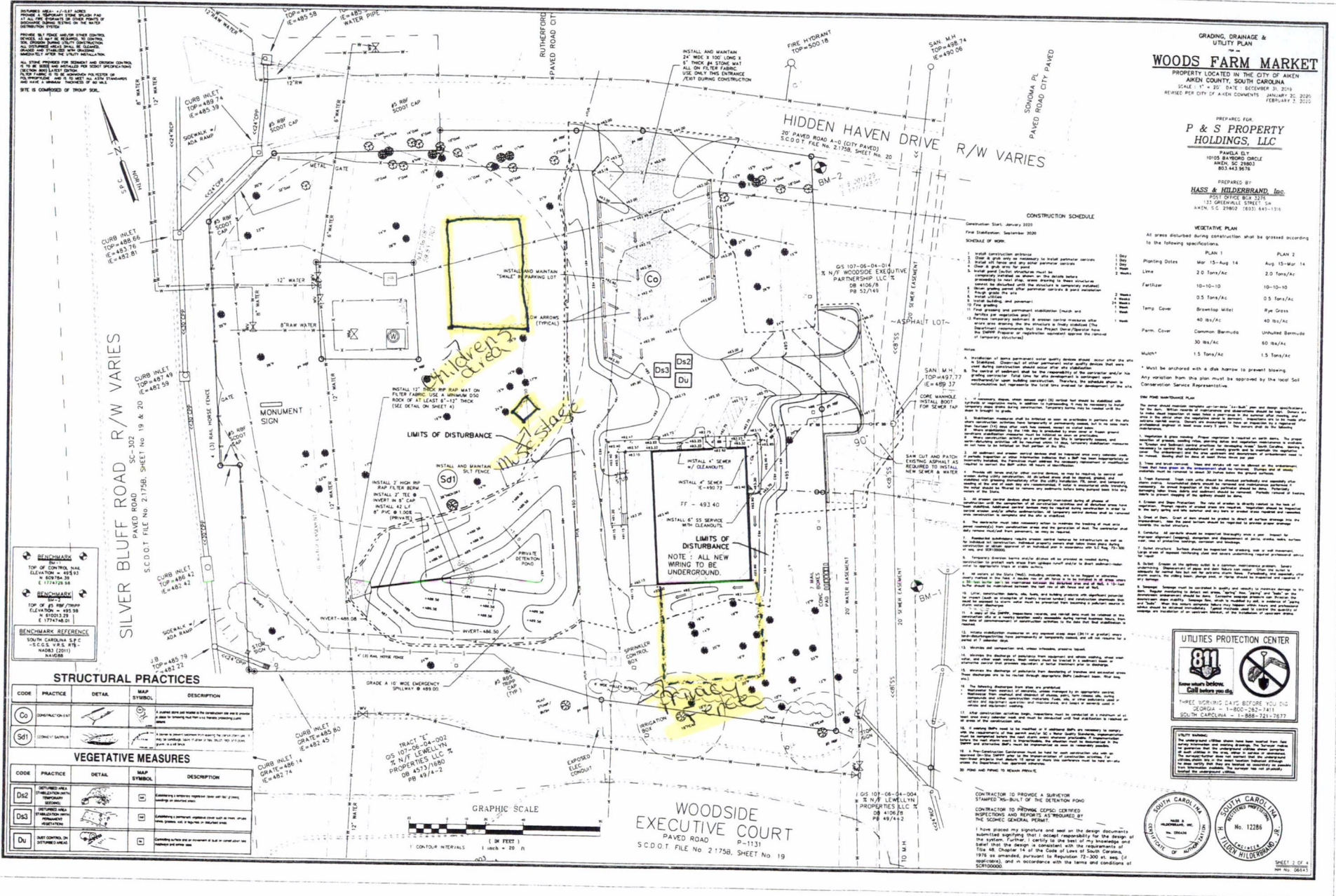
AGENDA ITEM # (2)

4x4 CORNER POST

BACK WALL 2x4 ON 24" CENTERS
SHIP LAP OR OSB OUTSIDE

2x4 FLOORING





WOODS FARM MARKET
PROPERTY LOCATED IN THE CITY OF Aiken
Aiken County, South Carolina
SCALE: 1" = 30' DATE: DECEMBER 31, 2019
REVISED PER CITY OF Aiken COMMENTS: JANUARY 21, 2020
FEBRUARY 2, 2020

PREPARED FOR
P & S PROPERTY HOLDINGS, LLC
PANDLA ELY
10105 BARNWOOD DRIVE
SCHEFFERSVILLE, SC 29683
803.443.9876

PREPARED BY
HASS & HILDEBRAND, Inc.
2051 OFFICE BLDG 3330
131 GREENVILLE STREET, SW
Aiken, SC 29602 (803) 641-1116

CONSTRUCTION SCHEDULE

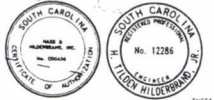
Construction Start: January 2020
Final Stationing: September 2020

SCHEDULE OF WORK

- 1. Clear construction entrance
- 2. Clear all utility lines to be installed to final permanent location
- 3. Clear all other utility lines to be installed to final permanent location
- 4. Clear all other utility lines to be installed to final permanent location
- 5. Clear all other utility lines to be installed to final permanent location
- 6. Clear all other utility lines to be installed to final permanent location
- 7. Clear all other utility lines to be installed to final permanent location
- 8. Clear all other utility lines to be installed to final permanent location
- 9. Clear all other utility lines to be installed to final permanent location
- 10. Clear all other utility lines to be installed to final permanent location

VEGETATIVE PLAN

Planting Dates	Plant 1	Plant 2
Mar 15-Aug 14	Aug 15-Mar 14	
Line	2.0 Tons/Ac	2.0 Tons/Ac
Fertilizer	10-10-10	10-10-10
Temp Cover	Bromegrass Midsil	Pine Grass
	40 lbs/Ac	40 lbs/Ac
Perm. Cover	Common Bermudagrass	Unimproved Bermudagrass
	30 lbs/Ac	60 lbs/Ac
Mulch*	1.5 Tons/Ac	

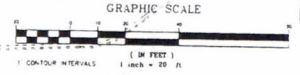


- 1. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).
- 2. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).
- 3. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).
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- 10. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).

DESCRIPTION	ELEVATION
BENCHMARK 1 TOP OF CONCRETE WALK ELEVATION = 482.92 N 82°59'28.58 E 177°47'28.58	482.92
BENCHMARK 2 TOP OF 6" RIP/RAMP ELEVATION = 482.98 S 85°03'29.29 E 177°47'28.58	482.98
BENCHMARK REFERENCE SOUTH CAROLINA S.P.C. "CECILIA" VAS 48 NAD83 (2011) NAD83	

STRUCTURAL PRACTICES			
CODE	PRACTICE	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION	[Symbol]	1. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).
So	CONCRETE	[Symbol]	1. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).

VEGETATIVE MEASURES			
CODE	PRACTICE	MAP SYMBOL	DESCRIPTION
Ds2	DEFERRED AREA	[Symbol]	1. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).
Ds1	DEFERRED AREA	[Symbol]	1. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).
Du	DEFERRED AREA	[Symbol]	1. All work shall be done in accordance with the specifications and standards of the South Carolina Department of Transportation (S.C. DOT) and the American Road & Builders Builders Association (ARBA).



WOODSIDE EXECUTIVE COURT
PAVED ROAD P-1131
S.C.D.O.T. FILE No. 2175B, SHEET No. 19

CONTRACTOR TO PROVIDE A SURVEYOR
STAMPED AND SIGNED BY THE SURVEYOR
CONTRACTOR TO PROVIDE CEMSI CERTIFIED
INSPECTIONS AND REPORT AS PRODUCED BY
THE SCHEM GENERAL PRACTICE

I have prepared my signature and seal on the design documents
and warranting that I accept responsibility for the design of the
system. Further, I certify to the best of my knowledge and
belief that the design is consistent with the requirements of
Section 16, Chapter 14 of the Code of Laws of South Carolina,
as amended, pursuant to Regulation 72-300 of the Code of
Regulations and in accordance with the terms and conditions of
SCEM00000





THE CITY OF AIKEN

Memorandum

Date : October 26, 2020
To : City Council
From : Stuart T. Bedenbaugh, City Manager
Subject: Issues and Updates

This *Issues and Updates* memo represents my efforts to avoid inundating City Council members with individual memos. Several significant or potentially critical issues are presented here. Please feel free to let me know if you have any further questions or concerns about any of the items I have included in this most recent edition.

1. **City Events:**

Tuesday, October 27, at 6:00 p.m.: The Board of Zoning Appeals will hold its regular monthly meeting in Council Chambers, Second Floor of the Municipal Building, 214 Park Ave., SW.

Tuesday, November 3 at 6:30 p.m.: The Design Review Board will hold its regular monthly meeting in Council Chambers, Second Floor of the Municipal Building, 214 Park Ave., SW.

Monday, November 9 at 7:00 p.m.: The next City Council meeting will be held in Council Chambers, Second Floor of the Municipal Building, 214 Park Avenue SW.

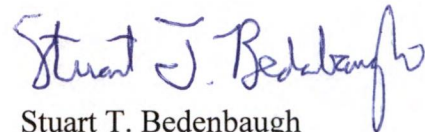
2. **South Boundary Live Oaks:** Bartlett Tree Experts will have staff in Aiken beginning November 2nd to prune the Live Oaks along South Boundary. The work will be performed on South Boundary between Williamsburg Street and Banks Mill Road. They expect to complete the pruning by November 13th. This will require vehicular traffic to be redirected at times. Now that the electric lines in this area have been placed underground the arborist will be able to focus on the health of the trees and maintaining the proper clearance over the roadway. Both Aiken Streetscapes and the Aiken Land Conservancy have been involved in making this project possible.

Issues and Updates
October 26, 2020
Page 2

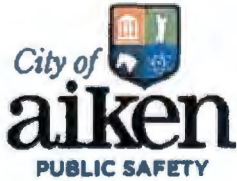
3. **Aiken ranked among South Carolina's 50 Top Cities for Fit Lifestyles 2020:** Public parks and recreation are the gateways to a healthier, more livable community. In addition to our parks, trails, indoor and outdoor recreation facilities, Aiken offers a myriad of recreation programs and cultural activities for all ages and social backgrounds. The City of Aiken was nationally recognized on BarBend's 2020 list of South Carolina's 50 Top Cities for Fit Lifestyles. Fit Lifestyles scores are based on exercise opportunities, access to healthy foods, obesity rate and other factors. Information to evaluate these categories was collected by the Center for Disease Control and Prevention, U.S. Census Bureau, and Country Health Rankings and Roadmaps. BarBend is a national health and fitness organization. For a complete list of South Carolina's Top Cities for a Fit Lifestyle, visit <https://barbend.com/fit-cities-south-carolina>.

4. **Commendations:** Ms. Jewell Bradley, of Bradley Heating and Plumbing, called and wanted to thank the City for repairing the water lines near her business. She stated they replaced the lines and did a wonderful job. Everyone was very nice.

Lt. Jake Mahoney recently graduated from the Risk Management Institute at the Municipal Association of South Carolina. He is the first Public Safety employee to graduate from this institute.




Stuart T. Bedenbaugh
City Manager



Public Safety
P.O Box 1177
Aiken, South Carolina 29802
803-642-7620

834 Beaufort Street NE
Aiken, South Carolina 29801
Fax: 803-293-7866
311@cityofaikensc.gov

MEMORANDUM

TO: Stuart Bedenbaugh, City Manager
FROM: Charles D. Barranco, Public Safety Director 
DATE: October 20, 2020
RE: Risk Management Institute Graduation – Lt. Jake Mahoney

Lt. Jake Mahoney recently graduated from the Risk Management Institute at the Municipal Association of South Carolina. Individuals must attend eight classes (four core courses and four electives).

The Institute provides leaders with the opportunity to gain an extensive understanding of their responsibilities, broaden their skill set, expand their peer network and identify resources to help solve local challenges.

As far as we can tell, Lt. Mahoney is the first Public Safety employee to graduate from this Institute.

PLANNING COMMISSION

Minutes

September 15, 2020

Aiken, South Carolina

WORK SESSION

Members Present: Chairman Jack Hunter, Bob Brookshire, Clayton Clarkson, Charles Matthews, Jason Rabun, Ryan Reynolds and Steven Simmons

Others Present: Planning Director Ryan Bland, Paula Jones, Kent Baldwin, Landon Stamper with the Aiken Standard, and other interested parties

Chairman Jack Hunter convened the work session at 5:00 pm, in the City Council Chambers of the Municipal Building at 214 Park Avenue SW.

New Business

Review of items on the regular agenda

Chairman Hunter opened the discussion with the first agenda item, an annexation request for 4 Parsons Circle. He inquired if the two lots had only one house, and if there was a conservation easement.

Staff advised that the property which is located on a cul-de-sac where City water, sewer, and storm sewer are present, does not have a conservation easement and has only has one home although there are two lots.

Commissioner Brookshire questioned the racial composition form on page seven of the annexation petition. Mr. Bland explained this is a State requirement primarily having to do with districting which allows tracking of inhabited annexations between census years.

Chairman Hunter moved discussion to the second agenda item, the Concept Plan Revision for the Village at Woodside, and requested that Staff review the request.

Mr. Bland distributed hard copies of comments which were received after the deadline and emailed to Commissioners, but had missed the memorandum package. He first clarified that although the Village has its own concept plan, it is developed under the greater Woodside Planned Residential Zone district (includes Woodside and Woodside Executive Park) which is used when assessing components such as commercial and open space. Mr. Bland noted the Village concept started in 2001, but 2005 was the first detailed concept plan, and he reviewed the changes for each concept plan revision focusing on the ongoing tally of overall square footage for the residential uses comprised of multi-family/villa's, townhomes, patio homes, residential lots and residential over retail. He pointed out the significant change in 2014 where the larger assisted living facility was added, and the +/-63 2-3 story multifamily/villa component was removed as a location, but its balances and categories were broadened. Mr. Bland said shortly after he joined the City in 2017 when the Village was starting their pond, he requested a new concept plan revision to capture the assisted living facility's design alterations and a number of smaller changes done administratively through building permit process. This was followed by a

revision in 2019 when the maintenance building was added, but copies of this are not present. He explained due to the change in location and use, as well as lack of guidance from prior plans regarding architectural appearance of multi-family buildings, the change was considered significant enough for Staff to require another concept plan revision for review by the Commission and City Council in lieu of the administrative site plan review and issuance of a building permit which could have been done if the new building had retained its first floor retail and added one or two stories of apartments above.

The following additional information was shared during this discussion;

- A change in residential units of 10% or less typically does not require a City Council concept plan revision.
- Previous concept plans show buildings indicating residential mixed uses with residential over retail, but not single use residential apartment buildings, with the exception of lots near the gate at the west end of Village Green Boulevard.
- The original concept plan showed a site for multi-family residential, but no building elevations and this site was later moved to a location behind the townhomes.
- The 2005 plan shows a location for 136 multifamily/villas which can signify apartments or condos, and after that the multifamily was diluted to the balance of the property.
- In 2014 the description changes to multi-family/villas, apartments, or residential over retail with a balance of approximately 90 units.
- In the City there are three different types of residential categorized in the Village at Woodside concept plan: Multifamily which is multiple attached units in a single building (apartments/condo's), townhomes which are attached single-family units, and single-family homes.
- There are two locations behind the Woodside gate that have been designated for multifamily/villas showing two to three stories on all of the concept plans.
- The 2005 plan showed 136 units allocated to multifamily while the current plan is showing +/-98 multifamily apartment units.
- For the subsequent buildings shown on the current site plan layout, the exact size and number of units has not yet been determined, but 32 is currently estimated.
- In the area off Silver Bluff on the North side of Village Green the 2017 plan shows a split mixed-use building with office over office, or office over retail with other small buildings, but in the new plan it shows a single-use multi-story building with a couple of satellite buildings.

Information

Mr. Bland announced the Planning Commission's annual joint work session with City Council will be held on Monday September 21st at 5pm in the Lessie Price Conference Center to discuss the goals for next year's annual plan. He also reminded Commissioners that the Comprehensive Land Use and Transportation plan will be coming up soon for its 5-year review and the current annual continuing education training opportunities have been made available.

Adjournment

The work session was adjourned at 5:44 p.m.

REGULAR MEETING

Members Present: Chairman Jack Hunter, Bob Brookshire, Clayton Clarkson, Charles Matthews, Jason Rabun, Ryan Reynolds and Steven Simmons

Others Present: Planning Director Ryan Bland, Paula Jones, I. Lehr Brisbin Jr., Kent Baldwin, Rick Steele, Darrell Finney, Dianne Beatty, Carla Tucker, Faith Leob, Mary Vaarwerk, Bob Erikson, Carolyn Tribble, Teresa Roberts, Landon Stamper with the Aiken Standard, and other interested citizens

Chairman Jack Hunter called the regularly scheduled Planning Commission meeting to order at 5:57 p.m. and asked Commissioners to consider the minutes from the August 11, 2020 work session and regular meeting.

MOTION: Commissioner Reynolds moved and Commissioner Matthews seconded a motion to approve the August 11, 2020 work session and regular meeting minutes as written.

The motion was approved unanimously.

ANNEXATION

Application #21-20001

Owner/Applicant: Janet Kabel

Location: 4 Parsons Circle & Adjoining Lot

Current Zoning: Residential Conservation (RC)

Proposed Zoning: Residential Single-Family (RS-15)

Tax Parcel #106-07-10-005 & 004

Size: 1.92 & .569 acres

The Applicant is requesting annexation into the City of Aiken. The subject property is located in the Lane Subdivision and is adjacent to the Aiken corporate limits.

I. Lehr Brisbin Jr. of 1220 Evans Road stated his parcel shares a common boundary with the Applicant's rear parcel and he would like to know for the record what interest the City has in seeing this annexation take place.

Planning Director Bland responded that when a property is contiguous to the City and has direct access to water and sewer it meets the City's annexation criteria and, in a case like this where there are other residents in the cul-de-sac already in the City, annexation makes services more consistent. For example, homes in the City receive City services such as water, sewer, trash, yard debris pick-up and Public Safety for emergencies, however homes in the County are serviced by the County Sheriff for emergencies and must privately contract for trash service.

MOTION: Commissioner Rabun moved and Commissioner Simmons seconded a motion for Application #21-20001 recommending City Council approve the Annexation request for TP#'s 106-07-10-005 & 004, located at 4 Parsons Circle and adjoining lot, to be zoned Residential Single-family (RS15) which is consistent with surrounding land uses and zoning.

The motion was approved unanimously.

CONCEPT PLAN REVISION

Application #21-91001

Owner/Applicant: Silver Bluff Development LLC

Location: North side of Village Green Boulevard

Current Zoning: Planned Residential (PR)

Tax Parcel # 107-09-06-001

Size: 3.8 acres

The Silver Bluff Development Company is requesting a concept plan revision for the Village at Woodside in order to relocate +/-98 previously planned multi-family apartments to a location generally north of Village Green Boulevard, across from the west green. They are requesting the change to improve the multi-family residential component's access to the park, restaurant, and retail amenities, and to improve the parking arrangement for the facility.

Kent Baldwin of 621 Colleton Ave. SE stated he represented Silver Bluff Development and was present to clarify the location of many of the remaining Multi-family apartment residences proposed in the Village. He noted the original plans for the Village were approved in 2005 with the fundamental design and vision of creating a vibrant community by combining a diverse mixture of housing, commercial, retail and open recreational space for a walkable village environment. Mr. Baldwin attested to this plans inclusion of at a mixture of single-family homes, townhomes, cottages, and attached multi-family units including rental apartments, and its purpose for offering close proximity to recreational, business and restaurant amenities to a diverse community of residents with differing economic strata. He contended this proposed location is best compared to the previously considered locations which were adjacent to single-family residences, because it significantly reduces internal traffic while retaining its convenient walkability to amenities. Mr. Baldwin emphasized the intent of the application is to define a location for the previously approved multi-family apartments and not to increase density or the amount of units. He said the three buildings proposed will be built in phases consistent with the development and architectural design of the rest of the Village, and will be priced at the high end of the Aiken market. Parking, which will be primarily in the rear of the apartments, is compliant with the City's requirements and will have limited viewing from parks and residences. Mr. Baldwin stressed that volume and peak traffic impacts have been studied and were fundamental in the design of the internal roads and the Silver Bluff Road intersection and its improvements. He shared that the vision and expectations are for the apartments to accommodate young families, professionals, empty nesters, and those wishing to downsize, reduce maintenance, or need interim housing.

Jack Hunter commented favorably on the location of the apartments and questioned why this proposal, as opposed to most other well received aspects of Village development, is being met so negatively. Mr. Baldwin admitted to being puzzled stating the concept plan and intentions have been the same from the beginning.

Commissioner Brookshire asked if market research was done which indicated a need for high end apartments as opposed to single and multi-family homes. Mr. Baldwin affirmed market research indicated the need for higher end apartments in Aiken. Mr. Brookshire commented on the perception that residents were not aware of this plan. Mr. Baldwin contended there are many others in support such as the businesses which relied on this level on development in making their decision to locate in the Village.

Commissioner Clarkson noting there is no specific apartment zoning, just multifamily which classifies multiple things such as condo's, apartments, duplexes, etc. and acknowledging that apartments have always been a part of the concept plan for the Village, questioned why the word "apartments" did not appear in the concept plan until 2014. Mr. Baldwin speculated it was a semantic thing because from their development perspective, multifamily has always included the combined higher density residential living such as apartments, condo's, townhomes, etc., and in 2014 maybe it was just clarified better.

Commissioner Simmons for clarification asked if it was always designed to be an apartment unit or was the idea before always to be above a retail store. Mr. Baldwin responded that the residence over retail was a component of it, but there were locations within the concept plan that have were always going to have this concentration of multifamily.

Rick Steele of 127 Balfour Court introduced himself as the Developer and stated he has been with the Village since its initial concept was approved. He noted that this concept, which is highly regarded today, was not initially well received because it was different. Mr. Steele speculated because this multifamily component is also different, it is not being well received even though it has always been both a part of this plan, and of traditional neighborhood design. He pointed out that just as the residents recognize how essential the businesses, services, shops, and restaurants are to the Village, the apartment/multifamily component is just as essential to the business owners who are in favor of and relying on the apartments as part of their business plan. Mr. Steele attested to the quality and consistency of the architectural design planned for the apartments as well as their location as it relates to previous concept plan versions.

Darrell Finney of 283 Coach Light Way complimented both the Village and Aiken as being the best place he has ever lived and noted he was the third resident to move to the Village. He commented favorably about its family environment which is comprised of 90% retirees. Mr. Finney stated traffic is a major concern citing five major accidents and four deaths in his nine years of residence. He also cited congestion from parking issues where people park on the main road and speculated it would increase with the 98 new apartment residents. Mr. Finney expressed additional concern with the close proximity of the Village entrance to the proposed apartment entrance suggesting an alternative apartment entrance be considered further down Silver Bluff Road. He concluded that the addition of apartments would increase noise and traffic, and decrease property values because renters typically do not have the same mentality as owners.

Mr. Finney was very distressed that the HOA Board Members, who have to vote on any changes homeowners wish to make, did not know anything about the plans for an apartments complex and that his understanding was any apartments would be on the other side of the Woodside gate. He asked Commissioners if they would want a 98-unit multi-family rental property 200 yards from their house. Mr. Finney thanked Commissioners for their time and suggested some sort of compromise must be reached so both the developers and residents can be happy.

Dianne Beatty of 206 Gate Post Lane thanked the Commission for their time and consideration. She referenced the previous days Aiken Standard article about the 256-unit luxury apartment complex being built by the Mall and questioned the need for 98 more in the Village. Mrs. Beatty stated most of the residents are upset because they bought and fell in love with the village because of the mixed use community concept, but were never told about the potential for an apartment complex. She said they were told about a Village Inn and a grocery store, and the concept board showed residence over retail which still aligns with the quaintness of the community, but it is very different from a dense apartment complex. She expressed frustration with not informed about the apartments at the January homeowners meeting and questioned the need for its density. Mrs. Beatty also noted her concerns about the difficult sight lines when coming out of any cross streets in the village and the effects of additional traffic.

Carla Tucker of 108 Tremont said she lives right next to the nursing home and can see the apartments from her home. She expressed her concern about the plan for apartments not being communicated and the misleading information about Woodside and the Village being 55 plus communities. Ms. Tucker argued that the feeling of community will be lost with the addition of 98 apartments and suggested at least restricting them to 55 plus.

Faith Leob of 306 Gate Post Lane referred to a recent brochure given to a new resident that says "Wave hello from the front porch and goodbye to traffic" which she argued does not signify apartment dwelling. She also questioned why the apartments were never disclosed to the HOA Board or recent buyers especially given the developers belief that they will enhance the Village. Ms. Leob contends that serious vandalism has recently taken place in the village because of these apartments. She recommends a new impact study be done if one has not been done within the last 24 months and a review by Commissioners of ordinance sections 4.2.6 and 4.3.8 regarding noise, traffic and environment. Ms. Leob alleged that rentals are not high end and suggested if approved the complex size be adjusted, 50% owner occupancy be required, and short term rentals not be allowed. She maintained if the density is to be kept, the complex should be moved beyond the Woodside gates into the vacant greenspace in order to alleviate congestion on Silver Bluff Rd.

Mary Vaarwerk of 123 Society Hill Drive stated based on her review of the drawings that parking for the apartments seems insufficient. She asked if the 16 proposed multifamily units shown at the intersection of Brass Lantern and Society Hill were part of this hearing. Mr. Bland responded that they were not and would have to come back for concept plan approval. Ms. Vaarwerk also questioned what affect the apartments would have on the school's zone districts.

Bob Erikson of 231 Coach Light Way stated he lives in a cottage and enjoys the community. He said the amenities in the Village are geared to older people and draw the same from all over the

area, but apartments will draw people looking for different amenities such as a playground which will be too noisy. Mr. Erikson pointed out the apartment residents will have a long distance to carry their groceries from the car. He asserted that renters are not likely to be compliant with the covenants, but if owned, the owner can be held liable if he chooses to rent. Mr. Erikson contends that businesses located in the Village should be drawing business from all over and not be reliant on Village residents. He also is in favor of moving the apartment complex inside the Woodside gates so those residents have multiple options for ingress and egress and do not add to the congestion on Silver Bluff Road.

Carolyn Tribble of 280 Coach Light Way stated the density of the Apartment complex is too great and its parking is insufficient. She suggested if built, the Apartments should have a separate entrance, eliminate the pool for more parking, and be heavily screened from the rest of the Village. Ms. Tribble voiced her concern about who would bear the cost for their amenities.

Teresa Roberts of 212 Gate Post Lane stated she refers to the Village as Mayberry because it is safe, but the residents of the Benton House are concerned about how these apartments, which will be located next door to them, will affect their quality of life.

MOTION: Commissioner Rabun moved and Commissioner Reynolds seconded a motion on Application #21-91001 to recommend City Council approve the Concept Plan Revision request for TP#107-09-06-001, located on the North side of Village Green Boulevard, with the following recommended conditions of approval:

- 1) That a site and landscape plan be submitted for review to ensure there are no conflicts with the existing streets, drainage, or utility systems,
- 2) that the development comply with the landscaping, tree preservation, open space, and signage requirements of the Zoning Ordinance;
- 3) that the applicant sign an agreement stating the conditions of approval within 90 days; and
- 4) that the developer submit a revised concept plan listing conditions of approval within 90 days.

Commissioner Rabun commented that he took issue with statements made toward his demographic, and noted that young professionals with kids may not be welcome in this community. Mr. Rabun suggested viewing the Village as a retirement-only community is a misconception. He stressed that traditional neighborhood development is not unusual and is designed around walkability and mixed use.

Commissioner Matthews acknowledged the consensus that people felt misinformed and uninformed and shared his agreement that the HOA should have been informed so discussion could have taken place in those meetings and should be considered moving forward.

Commissioner Simmons noted comments made regarding traffic and parking and asked for confirmation that a traffic study is not required. Mr. Bland responded that the apartment complex itself would not have triggered a traffic study and explained that because the unit count has stayed within the thresholds of what was included in the original traffic study, the additional

traffic was accounted for and accommodated in the sizing of the Village roads and the intersection renovation at Silver Bluff Road by the Department of Transportation. He also explained parking will be evaluated for compliance in the site planning stage after the concept plan has been approved.

The motion was passed unanimously.

ADJOURNMENT

Commissioner Matthews moved and Commissioner Reynolds seconded a motion to adjourn the public meeting at 7:13 p.m.

Ryan Bland, Secretary

DESIGN REVIEW BOARD

Minutes

September 1, 2020

Aiken, South Carolina

WORK SESSION

Members Present: Vice-Chairman Lucy Knowles, Velice Cummings, Katy Lipscomb, John McMichael and Josh Stewart

Members Absent: McDonald Law and Ben Lott

Others Present: Planning Director Ryan Bland, Charles Barranco, Brian Brazier, Mike Jordan, Paula Jones, Patrick Wray, Rev. Francisco Oñate-Vargas, Joe Harrison, W. Chris Ravenel, and Dr. Stephen Enns

Vice Chairman Lucy Knowles called the work session to order at 5:30 p.m. in Council Chambers on the second floor of the Municipal Building (214 Park Avenue SW).

Old Business

Petitions and Requests

Vice-Chairman Lucy Knowles initiated discussion on the Demolition by Neglect petition for Hotel Aiken which was continued from last month's work session. She asked if a representative from Historic Hospitality (Hotel Aiken) was present.

Mr. Bland informed the Board no representative for the hotel would be present, but the information previously requested from them, which was received after the delivery of the Memorandum packages, has been copied and distributed for reference. He noted in addition, that the City's Public Safety Director Charles Barranco, Fire Chief Brian Brazier, and Building Official Mike Jordan, were present to address questions and concerns raised during the previous work session.

Vice-Chairman Knowles sought confirmation of the absence of requested context material for the Architect that was quoted in the information provided by the attorney representing Historic Hospitality. Mr. Bland confirmed nothing was submitted pertaining to this request and also shared Staff's inability to confirm the referenced State Historic Preservation submission.

During the meeting the Board discussed:

- The Hotel's previously submitted exterior concept elevations;
- The Hotel's exploration work to determine new foundation construction;
- Other vacant downtown structures without fire suppression systems and not listed on the local register;
- Avenues and jurisdiction for regulating unmaintained properties;
- The previous designation and renovation of the Wilcox;
- The potential that degradation of exterior elements may justify Demolition by Neglect;
- Pursuing with City Council the life safety issues from fire to neighboring properties in lieu of the historically focused Demolition by Neglect; and
- Consideration by the Board on the direction of the next appropriate course of action.

The following information was obtained from Staff and City Officials during discussion:

- In order to qualify for tax credits for the rehabilitation of an historic property, the structure must either be listed on the National Historic Register or be a Contributing property (or higher) within a local registered district;
- The Hotel Aiken was last inspected by City Officials in March of 2020 and determined at that time to be sound, secure and weather tight;
- Only targeted demolition has been performed thus far on Hotel Aiken in order to determine its structure for remodel purposes since limited information is available regarding construction;
- Due to the age of the hotel's fire suppression system, its Owners negotiated permission from Building Officials to disconnect it during the targeted demolition to prevent possible damage from flooding;
- The disconnection of the fire suppression system was agreed upon by Building Officials with the expectation that a timely progression from demolition research to submittal of new building plans would take place;
- Monitored heat detectors were installed in Hotel Aiken which, if activated, automatically notify the City's Public Safety division;
- A structure built prior to current code requirements is considered "existing non-conforming" (Grandfathered) and would require a change of use to trigger compliance with current building codes;
- The Building Code addresses life safety issues for the purpose of building occupancy and does not specifically govern fire suppression in unoccupied buildings;
- Building Official Mike Jordan stated Hotel Aiken has not reached the point of Demolition by Neglect with regard to structural damage or water intrusion;
- The City's adopted International Property Maintenance Code evaluates both residential and commercial properties, but does not address aesthetics unless they become a hazard;
- Any new changes to aesthetics in an overlay zone require approval for consistency with the overlay guidelines;
- There are no established minimum maintenance standards for the City's overlay zones;
- The City's residential property maintenance code was recently rewritten to be more aggressive specifically for vacant properties, but the Commercial maintenance code has not been updated;
- Even with the current heat monitoring system, the biggest concern for the City's Fire Division is the rapid spread of fire because of the hotels size and its lack of fire breaks and sprinklers due to the demolition;
- Public Safety has only received one call for the Hotel Aiken in the last year, but they have received 39 calls for the same owned adjacent Holley House Inn;
- Repairing some of the previously demolished interior with sheetrock may help reduce some of the buildings open chases, but not all, since there are no remaining doors;
- Fire Marshall Brian Brazier stated he sent a letter to the hotel owners requesting a meeting and an inspection, as one has not been done since March, but has not yet received a reply;
- City Fire Fighters have received additional training, specifically for the Hotel Aiken;
- Other hazardous materials such as asbestos are known to exist in the Hotel Aiken; and

- At the previous work session, the Board requested a verbal update and review of the most recent version of drawings for the Hotel's proposed renovation and addition.

Board members Knowles and Lipscomb requested that staff place the Demolition by Neglect item on a future upcoming agenda. Additionally, staff and the Board discussed the possibility of receiving direction from the City Attorney regarding the Demolition by Neglect process.

New Business

Pre-Application Conferences

Mr. Joe Harrison was present to discuss his future application for the construction of a residence at 234 Sumter St. SE. The Board was informed of the existence of a previous Certificate of Appropriateness for a new residence at this location, which expired due to the absence of construction beyond the partially built foundation for a period which exceeded two years.

Mr. Harrison explained he is scheduled to close on the property on September 18th and would like to pursue the plans he was given for the two-story residence.

Board Member Lipscomb indicated the plans were acceptable and suggested submittal of the proposed colors would be the only other necessary item to include in the future application.

Board Member McMichael inquired about the square-footage of the proposed home and if Hardi-Plank siding was to be used. Mr. Harrison affirmed plans for Hardi-Plank siding and said the home is approximately 1700 square feet on the first floor and 700 on the second.

Mr. Harrison asked if a garage with an apartment could also be built on this lot. Mr. Bland explained it was permissible in this zone district, but would be contingent on the amount of available open space once the residence was complete.

Review of Items on the Regular Agenda

Due to time constraints, no regular agenda items were discussed.

Adjournment

The work session adjourned at approximately 6:27 p.m.

REGULAR MEETING

Members Present: Vice Chairman Lucy Knowles, Velice Cummings, Katy Lipscomb, John McMichael and Josh Stewart

Members Absent: McDonald Law and Ben Lott

Others Present: Planning Director Ryan Bland, Paula Jones, Patrick Wray, Dr. Stephen J. Enns, W. Chris Ravenel, Carol Lynn Richards and other interested parties

Vice Chairman Knowles called the regular meeting of the Design Review Board to order at 6:32 p.m.

MINUTES

The Board Members were asked to review the minutes from the August 4, 2020 work session and regular meeting.

MOTION: Board Member McMichael moved and Board Member Stewart seconded a motion to approve the minutes from the August 4, 2020 work session and regular meeting as written.

The motion was approved 4-to-0. Board Member Lipscomb was not present in chambers during the vote on the minutes.

CERTIFICATE OF APPROPRIATENESS

Application# CERD21-001005

Applicant: St. Mary's HOCCC / Patrick Wray

Owner: Bishop of Charleston, A Corporation Sole

Location: 118 York Street SE

Request: Additions and Alterations

Tax Parcel: #121-30-01-002

Mr. Bland introduced the Applicant's request for approval for covering in brown stucco a 400-square-foot section of breeze block wall located on the western façade of the northern most building on the St. Mary Help of Christians School Campus. It is speculated that this wall was not part of the original building built in the 1950's but was added sometime later. The building is located in the Old Aiken Overlay District, but is not included in the Historic Resource Survey or listed on either the Aiken or National Historic Registers.

Patrick Wray, Administrator for St. Mary's Help of Christian's School, 118 York St. SE. Mr. Wray explained this project was being considered by the school at the same time the Certificate of Appropriateness for the school's fencing was issued, but he was awaiting his committee's color decision before submitting the COA request for the wall. Unfortunately, while he was out of town on bereavement leave, the School's Contractor and volunteers mistakenly completed it. Mr. Wray offered his apology for the work being completed prior to receiving approval.

Board Member Knowles asked what the purpose was for changing the wall to stucco. Mr. Wray responded that the Principal and Parishioners thought the breeze wall looked out of place and wanted to change its look. He noted their next project will be to redesign the school sign currently on the brick wall above the stucco and put it on the stucco portion. Mrs. Knowles affirmed the change was not found to be contrary to design guidelines.

Board Member Stewart suggested the sign addition will enhance the stucco wall.

At 6:35 p.m. Board Member Lipscomb returned to chambers and her seat on the dais.

MOTION: Board Member Stewart moved and Board Member Cummings seconded a motion to approve the completed stucco wall requested on Application #CERD21-001005.

The motion was approved 5-to-0.

CERTIFICATE OF APPROPRIATENESS

Application #CERH21-004

Owner/Applicant: Stephen J. Enns, MD

Location: 224 Greenville St. NW

Request: New Metal Roof

Tax Parcel: #104-84-03-012

Mr. Bland introduced this request to replace an existing deteriorated shingle roof on the small residence converted to office at 224 Greenville St. NW, adjacent to Rose Hill. The home was constructed in 1938 and is listed as contributing property located in the Historic Overlay District. Mr. Bland explained the applicant approached Staff with an urgent request for roof replacement due to leakage just prior to the previous meeting, but due to noticing requirements he could not be added to that agenda and emergency administrative approval would only permit replacement with like material and color. He said the applicant would like to go with a hunter green metal roof to improve durability and resistance to the elements which requires Board approval based on the matrix for contributing properties.

Board Member Knowles asked if the ramp was also being considered for approval by the Board. Mr. Bland stated it was eligible for administrative approval and was necessary due to Covid requirements in order to distance patients visiting the office.

Dr. Stephen J. Enns of 224 Greenville St. NW spoke favorably about his 32 years of residence in Aiken and his neighbors. He explained this home, which previously served as a mother-in-law's bungalow, has been his medical office for the past 21 years. Dr. Enns stated it is on Greenville Street and he would like a (hunter) green metal roof to match his green door because of its durability, longevity and aesthetic appeal.

MOTION: Board Member Cummings moved and Board Member Stewart seconded a motion to approve Application #CERH21-004 as submitted.

Vice-Chair Knowles acknowledged the roofs appropriateness for the building and its compliance with Historic Design Review guidelines.

The motion was approved 5-to-0.

CERTIFICATE OF APPROPRIATENESS

Application #CERH21-006

Applicant: William C. Ravenel

Owner: Thomas J. Ravenel

Location: 836 Whiskey Road

Request: Replace Roof & Paint Facade

Tax Parcel: #121-13-13-002

Mr. Bland introduced the application for the home located at 836 Whiskey Road which is known as "The Balcony" and constructed in 1909. Currently the home is unpainted brick with a slate roof and the Applicant is requesting to paint the brick an off white color which it appears to have been originally painted based on evidence found and paint traces around old façade fixtures. In addition, for the long-term structural integrity of the home and durability, the Applicant is requesting to replace the existing slate roof with a synthetic slate roof. Mr. Bland referred to Seton Hall which is an example noted by Vice-Chairman Knowles that is found on the DaVinci Slate corporate website which speaks to the applicability of synthetic slate in Historic rehabilitation.

Staff passed the material sample of the proposed roof to the Board Members.

W. Chris Ravenel of 1051 Johnnie Dodds Blvd, Ste. H, Mount Pleasant, introduced himself as the builder and stated he has worked on two other historic renovations within the State with similar foundation/structural load issues where he used another synthetic slate product that worked well but was not as authentic looking as the DaVinci product chosen for this. Mr. Ravenel explained that in addition to repairing the damage from the leaking roof, they will also be repairing the extensive attic damage from a fire in the 1930's and repointing a fair amount of mortar on the chimneys.

Board Member McMichael asked what the life expectancy is for the DaVinci slate. Mr. Ravenel speculated it to be 60 or 70 years, but stated it carries a lifetime warranty. Mr. McMichael also asked about the installation of the slate and what appears to be domes in the roof. Mr. Ravenel explained the installation is similar to slate and done by a Master Installer and the domes are actually attic windows which are covered in copper and will be repaired as such. Mr. McMichael asked if the valleys will also be copper and Mr. Ravenel confirmed they would be.

Vice-Chairman Knowles asked how the color proposed for the house compares with the color of the stables. Mr. Ravenel described the color on the stables and guest house as more of a yellow compared to the off white color chosen for the house. Mrs. Knowles speculated the proposed color would be the same as when the home was owned by the Knox's. Mr. Ravenel affirmed it would be based on the remnants of color found around the fixtures.

Mr. Bland noted for context that the shutters appear to be a version of black which is likely a Charleston or Aiken green in contrast to the paint, but it is hard to tell in the old pictures. Mr. Ravenel suggested it was more likely Charleston green, but was unsure yet what plans the designer has for their future. He said they would return for approval when it is known.

Vice Chairman Knowles asked for clarification on the Boards jurisdiction on painting. Mr. Bland clarified that with regards to restoring a historically established element, Board review is not typically required; however, due to the significant lapse of time in which this house has been painted, most people around today would have viewed this house as “unpainted”. With that said, Board approval is typically required for the painting of unpainted brick and it must comply with the historically approved color palette. Mrs. Knowles also questioned if the synthetic slate roofs have been approved in Charleston. Mr. Bland replied that although it is a fairly new product, approval has been granted for use by some other architectural or design boards, but he was unable to reference specific instances in Charleston.

MOTION: Board Member McMichael moved and Board Member Stewart seconded a motion to approve Application #CERH21-006 because it meets the design guidelines.

Board Member Knowles shared that while she still has reservations about the synthetic slate, the justification given based on the condition of the attic was more than adequate.

The motion was approved 5-to-0.

CERTIFICATE OF APPROPRIATENESS

Application #CERH21-007

Owner/Applicant: Carol Lynn Richards

Location: 339 Marion St. SE

Request: Replace Window and Extend Sunroom

Tax Parcel: #121-10-23-003

Mr. Bland introduced the application for 339 Marion Street SE and referenced its sunroom expansion recently approved by the Board. He explained the Applicant is requesting to expand the footprint of the previously approved sunroom to look more like an extension of the house rather than a sunroom addition. The Applicant is also requesting approval to replace the existing window at the far left of the front façade of the home with a bay window consistent with the design and materials of that installed on the garage façade as approved by the Board.

Carol Lynn Richards of 339 Marion St. SE introduced herself as the owner of the property and explained how she originally planned an addition on the back of the home to follow the approved sunroom expansion, but she determined it would be more aesthetically and financially feasible to just make the sunroom addition more substantial. Ms. Richards also explained the need for modification to the kitchen window due to its new interior configuration and requested approval for a bay window, or if not, a window consistent with the other windows on the front of the house.

Board Member Lipscomb asked about the distance between the proposed sunroom addition and the garage. Ms. Richards responded that the sunroom once extended will be approximately three feet from the edge of the driveway.

Vice Chairman Knowles asked to clarify if another window was to be added to the sunroom. Ms. Richards responded that another window will be added to the front of the sunroom and the sunroom roofline will be redone to match the rest of the house.

Board Member McMichael asked for confirmation that the chimney would stay intact. Ms. Richards affirmed it would.

MOTION: Board Member Stewart moved and Board Member McMichael seconded a motion to approve Application #CERH21-007 as submitted.

The motion was approved 5-to-0.

ADJOURNMENT

Having no further business to come before the Board, Board Member Stewart moved and Board Member McMichael seconded a motion to adjourn the public meeting at 7:13 p.m.

Ryan Bland, Acting Secretary

Present: Chairperson Suzy Haslup, Commissioners Lori Comshaw, Melissa Viola, Susan Schifer, and Youth Commissioner Grey Larlee.

Others Present: City Staff Rasheka Gaines, Amber Coffey, Alison Cribb, and Fellow Sarah Przywara.

Absent: Vice-Chairperson Mike Beckner, Commissioners Rick Brown, John Wallace, and Youth Commissioner Bailey Edwards

Chairperson Haslup called the Zoom meeting to order at 5:36 p.m. and asked for any changes to the agenda. Ms. Gaines stated to add Fellow Sarah Przywara under Welcome & Introductions.

Under Welcome and Introductions, Mrs. Amber Coffey as the Recreation Coordinator at Rye Patch/Hopelands Gardens, Mrs. Alison Cribb as the Recreation Program Coordinator at the Odell Weeks, and Ms. Sarah Przywara as the Fellow to assist with the CAPRA Accreditation. All staff introductions provided details of specific events and programs they oversee. Commissioner Lori Comshaw asked for additional information on the outdoor policies and procedures for Christmas in Hopelands. Mrs. Coffey explained changes to this year's program, in light of the pandemic, will include no use of shuttles, limiting open on-site facilities to the Hall of Fame and restrooms only, photos with Santa will not be provided and refreshments will not be served. Parking will be available at Rye Patch, the Green Boundary Club and Hopelands (handicap only).

Chairperson Suzy Haslup stated consideration of minutes for the May 19, 2020 meeting. Motion to approve Commissioner Susan Schifer and seconded by, Commissioner Lori Comshaw. The May 19, 2020 minutes were approved 4-0.

Under New Business, Ms. Gaines introduced Mrs. Joanne Cadotte, Co-President Aiken Mid-Day Lions Club. Mrs. Cadotte would like to reinstall the Born Learning Trail from Virginia Acres Park to another location. Mrs. Cadotte explained the Aiken Mid-Day Lions Club was given a Centennial Project that they could continue for years. With the cooperation of United Way and the City of Aiken, ten signs were purchased to display at the Virginia Acres Park playground area. Construction of the new 2020 playground resulted in removal of the Born Learning Trail at that location. Chairperson Suzy Haslup stated many of the Recreation Commission members assisted with this project by painting the sidewalks at the Virginia Acres Park, Smith-Hazel Park and Aiken Library Park locations. Commissioner Comshaw suggested Citizens Park as an ideal location for the Born Learning Trail. Ms. Cadotte stated she would be grateful for whatever location designated for the Born Learning Trail. Ms. Gaines stated that she would share this information and the PRT Department would locate a desired area for replacing the Born Learning Trail and bring it back to the Commission for review.

Also, Under New Business, CAPRA Accreditation. Fellow Sarah Przywara will assist PRT staff in the CAPRA Accreditation process Commissioners were briefed on the accreditation process. Discussion followed to include how the Commission could assist with accreditation, what the recertification process entailed once accredited and what the benefits of would be.

Under Old Business, Ms. Gaines brought up the strategic plan. Chairperson Haslup asked to discuss this particular agenda item at the next meeting. Ms. Gaines updated the commissioners on the promotional videos for the 50th anniversary of the Friends of Hopelands and Rye Patch and the upcoming Halloween event, the Boo Bash Drive-Thru. She encouraged Commissioners to follow the Department's social media outlets to remain informed and to help promote activities.

Also, Under Old Business, Mrs. Gaines updated the Commissioners of the VAP Walking Trail barricade reflectors, requested by Commissioner Ricky Brown. The barricade now has reflectors for easier visibility at night. There was discussion on the placement of stop signs at the trail. The stop signs have improved pedestrian safety and have not caused any incidents. The stop signs have been well received by the community.

Under Issues, Comments, Staff Updates and Announcements, Mrs. Gaines stated Jessica Campbell, PRT Director, was selected as the Vice President of the SCRPA board for the 2021-2023 term. In addition, Mrs. Gaines reviewed the Recreation, Athletics, and Tourism programs and events that have continued since the May meeting. Commissioner Comshaw stated many of her contacts had reached out to question the safety of PRT facilities and she informed them of the safety precautions being taken. She also encouraged other Commissioners to share the same information with their contacts so they can experience the mental health and socialization benefits of parks and recreation. Mrs. Gaines shared the ways the Department has been in contact with seniors and regular program participants to inform them of programs and events that are taking place as scheduled.

Chairperson Haslup was glad to know we are offering so many programs. Commissioner Comshaw stated that she appreciates the new programs and creativity to make all the others happen.

With no further business, the meeting was adjourned.

(at 6:34 p.m.)

Human Resources Report

9/1/2020

Department	Job Title	Retirement	Dismissal	Voluntary Resignation	Seasonal/Summer Worker	End of Seasonal Work	Promotion/Tranfer	Other	Hired
City Manager's Office	Assistant Clerk of Court			1					
Building Inspections									
Community Affairs									
Engineering and Utilities	Supervisor	1							
Finance									
Information Technology									
Parks, Recreation & Tourism	Maintenance Worker			1					3
	Temporary Worker				1				
	Facilities Assistant			1					2
Planning									
Public Services	Maintenance Worker								6
	Heavy Equipment Operator								
Public Safety	Public Safety Officer I			1					1
	Electronic System Administrator						1		
	P.S. Fire Apparatus Operator								1
TOTAL		1	0	4	1	0	1	0	13

Promotions		
Name	Job Title	Department
Gabriel Ruelas	Utilities Team Leader	Engineering and Utilities
Michael Druzak	Utilities Team Leader	Engineering and Utilities

Human Resources Report
Fiscal YTD July 1, 2020 - June 30, 2021

Department	Job Title	Retirement	Dismissal	Voluntary Resignation	Seasonal/Summer Worker	End of Seasonal Work	Promotion/Transfer	Other	Hired
City Manager's Office	Assistant Clerk of Court			1					
Building Inspections									
Community Affairs									
Engineering and Utilities	Utilities Worker		1						1
	Utilities Manager	1							
	Supervisor	1							
Finance	Accounting Clerk	1							
	Accountant			1					1
Information Technology									
Parks, Recreation & Tourism	Maintenance Worker		2	2					3
	Facilities Assistant			2					4
	Summer Worker		2			17			1
	Recreation Program Coordinator								1
	Temporary Worker				1				
Public Services	Maintenance Worker		2						10
	Heavy Equipment Operator			1					1
Planning									
Public Safety	Public Safety Officer I	1		2					2
	P.S. Fire Apparatus Operator			1					1
	Communication Operator								1
	Electronic System Administrator						1		
TOTAL		4	7	10	1	17	1	0	26

Tracy Lott, Human Resources Administrator

Aiken Municipal Development Commission Minutes

Lessie B. Price Senior & Youth Center
September 15, 2020

Present: Keith Wood, Marty Gillam, David Jameson, Philip Merry, Doug Slaughter, Chris Verenes, and Tom Williams.

Absent: Stuart MacVean

Others Present: Stuart Bedenbaugh, Tim O'Briant, Sabina Craig, Ryan Bland, Diana Floyd, Sara Ridout, Mayor Osbon, and Colin Demarest, of the Aiken Standard.

Mr. Wood, Vice Chair, called the meeting to order at 3:35 p.m.

The first item of business was approval of the agenda for September 15, 2020. A motion was made and seconded that the agenda for September 15, 2020, be approved.

Mr. Wood asked for approval of the minutes for the August 18, 2020, meeting. Mr. Williams moved, seconded by Mr. Gilliam, that the minutes be approved as submitted. The motion was unanimously approved.

Mr. Wood noted that several changes had occurred since the Commission's last meeting. He pointed out that Tim Dangerfield serves as an appellate panelist for the South Carolina Department of Employment & Workforce for the State of South Carolina, and it has been ruled that because of that he would not be able to serve on the Municipal Development Commission so Mr. Dangerfield has resigned. He noted Mr. Dangerfield's letter of resignation was included in the agenda packet.

Mr. Wood stated he would like to report to the Commission the decision made at the City Council meeting on Monday, September 14, 2020. City Council has decided to appoint David Jameson to the Commission. Mr. Jameson was formerly an ex-officio member of the Commission, but will now be a voting member of the Commission. Also, Council appointed Philip Merry and Doug Slaughter to the Commission as voting members. Mr. Wood welcomed the new members and noted that the Commission is a very active group and meets the first and third Tuesdays of each month. He said the Commission wants to be aggressive and help the City.

Mr. Wood asked the new members to tell the group about themselves as far as their background.

Reverend Slaughter stated he is pastor of the Second Baptist Church and has just started his 29th year in Aiken as pastor of Second Baptist. He said the church had been very active in the community, particularly regarding education and housing. He said their Community Development Commission is about to finish their 100+ house on the northside. They recently purchased the old Bi-Lo building on York Street and that will be the new site for Second Baptist Church event center. The building should be finished in about a month. They will be able to seat about 350 for an event. He said when we can get around COVID he would like for the

Commission members to come and see what they are doing and how they can help Aiken grow economically.

Mr. Merry stated he had grown up in Aiken and had been a Councilmember. He said he was happy to be able to serve on the Commission as he felt economic development was a critical issue for the city.

Mr. Wood noted that David Jameson is President of the Chamber of Commerce, and he has been appointed as a voting member of the Commission. He has a strong background for economic development and represents a lot of businesses in Aiken through the Chamber of Commerce.

Mr. Wood noted there is one more position on the Commission to fill the nine positions. He said he understood City Council is looking for someone to fill that position. He pointed out that Mr. Dangerfield had asked that the Commission members submit some names in an email at the Commission's last meeting. Those names were submitted. He asked that Commission members look at the names and possibly discuss those at the next meeting. He noted he was not suggesting discussing them at this meeting as there was no biographic information on the names submitted. He thought there were three names on the list, and he would like to ask the group to look at the names and discuss the listing at the next meeting before submitting a suggestion to City Council. He said Council was looking for the Commission to make a recommendation.

Mr. Wood stated the Commission needs to appoint a new Chair. He asked for recommendations from the Commission. Mr. Verenes moved that Mr. Wood be elected Chair. The motion was seconded by Mr. Gillam. Mr. Wood noted that in his job he travels a good bit and that may affect his attendance at meetings. He said he would be willing to serve with that being known and the Commission would need to appoint a Vice Chair. The motion was unanimously approved to elect Mr. Wood as Chair.

Mr. Wood stated the Commission needed to elect a Vice Chair. Mr. Gilliam moved, seconded by Mr. Williams that Mr. Verenes be elected Vice Chair of the Commission. The motion was unanimously approved.

Mr. Tim O'Briant gave an update on the AECOM Economic Development Master Plan. He noted that the Project Leader Marsha Tobin had been stalled by COVID 19 and it had stalled the redevelopment plan for some months. Also, a couple of her team members had left the firm. Ms. Tobin has called upon a couple of very senior people in AECOM to help complete the plan. The original agreement was the plan would be complete by the end of September and now he understands it will be November before the plan is complete. He said he would be working with AECOM to get a definite date for completion of the plan. He said he wants to be sure we are getting a good plan.

In response to a question regarding the plan being presented at the Chamber's annual State of the Community, Mr. Jameson responded that had changed because of not knowing the completion date. Mayor Osbon is now to be the speaker and will report on the state of the community on September 30, 2020.

Mr. Jameson stated his concern is that COVID may have changed the reality of the things that may be able to happen or may have delayed them. He said it seems that the timing of bringing this out has to be a time when our community thinks it is realistic to follow the plan. He said

other factors have to go into the plan because the community will have to have confidence that this is a new plan for the community.

The Commission members then discussed the plan, the status of the plan, and the timing of the plan considering the economy because of COVID. The Commission wondered if they could be of help in some way in getting the plan completed. It was pointed out that at some point we will come out of COVID, and we need to be ready to go forward with our economic development plan and changes for the community. Mr. Jameson stated in talking about action, he hoped the private sector would be inspired and that developers can find projects that they want to go forward with.

Mr. O'Briant stated he felt we have a good working relationship with Ms. Tobin, and the issue of a deadline not being set is understandable. He said he would try to get the deadline set in the next week. If by the next meeting we do not have confidence that we have a definite date for completion, then maybe we could move to a more official notice regarding the contract that we have and formally issue a notice with AECOM that we have some concern about the performance and what the contract calls for.

Commission members asked if there were any idea of where AECOM is in the plan—whether it is 50% or 75% complete. Mr. O'Briant stated based on the feedback that he had received, he felt Ms. Tobin had characterized the plan as being about 40% complete with the initial collection of information and data. It was also pointed out that if the plan schedule had been met, it would have come out in March or April in the middle of the shutdown for COVID and that probably would not have been a good time for the plan to be presented.

Mr. Wood asked that the status of the Economic Development Master Plan be put on the agenda for discussion at the next meeting.

Mr. Wood asked that the Commission discuss the \$600 million DOE Plutonium settlement distribution to the State of South Carolina. As background there has been an ongoing suit between the State of South Carolina and DOE for some time regarding making the determination as to what DOE is going to do with the material that was sent to the Savannah River Site years ago. There is language in place that will require the DOE to pay the State if the material is not removed during a certain timeframe. According to the stories in the Aiken Standard there was a settlement that took place a couple of weeks ago between the United States Department of Energy and the State of South Carolina and the Attorney General's Office to the tune of \$600 million that will be forthcoming to the State. A sizeable portion of that will pay for attorney's fees. Probably about \$525 million or so will be forthcoming. From our understanding the funds will be going to the Attorney General's Office and then will be moved over to the General Fund and the General Assembly will make a determination as to where the funds will be allocated. He said that is a lot of money. There are many within this community who feel that most of those funds should be forthcoming to the communities that are impacted around the Savannah River Site. Many people and organizations are saying funds should go to various places. Mr. Wood stated the reason this matter is on the agenda is there has been some discussion with Aiken County and the City of Aiken and members of the Municipal Development Commission to start trying to put together information on why Aiken County needs to get our fair share of the funds. Meetings have taken place. A foundation is being built to make sure that our General Assembly and our State Delegation understand that, and that we are having those discussions with the right persons. He said he was sure that Barnwell and Allendale Counties and other counties in the

area will also be asking for the funds. There is a major concern that the State of South Carolina may not think of Aiken, Barnwell and those surrounding the Savannah River Site. They may think that the money may need to go for State purposes. We want to make sure we have voices at the table. He said he would ask that Mr. Jameson, Mr. Verenes and others who were at the meeting make any comments regarding the matter.

Mr. Jameson stated the Attorney General has made it clear and our Congressmen have made it that Aiken County, Barnwell County, and Allendale County should be the recipients of a "setaside" of the funds. He said the question in his mind is what is the right amount. What should we have in our minds to pursue. He said a couple of the meetings in which he had been, the local thought is 100% of the funds, with the logic being that if Boeing were having a settlement with the State of South Carolina that money would go to Charleston County and Aiken would not be entitled to the funds. If B&W were having a big settlement with the State of South Carolina, he did not feel that Aiken County would expect any of the funds. It was felt the same should apply here. He said trying to understand the process and trying to figure out who is going to make the ultimate decision is real important so we can get organized. One of the things that came out of one meeting he was in is that if the issue is a Savannah River Site issue, then maybe the projects that are proposed should be the kind of things that positively impact the Savannah River Site. He said something that comes to his mind is the City and County are working together very closely on the Whiskey Road Corridor Study and the engineering on the drainage piece of it now. He said fund that project with \$30 million as it is the main flow of traffic to the Site. The University is working with the AMC and the National Guard Dream Port for \$15 million for the Dream Port. The University says they need another \$10 million on the AMC which would make \$25 million. He said no one knows what is the logical amount to have of the funds. We don't know if the State is going to keep the funds, put it in the General Fund and try to balance everything they lost through COVID.

Mr. Wood stated the belief is that Aiken County and the City of Aiken really need to be making sure we educate our leaders and those who are going to be decision makers because 50% of the workforce of SRS lives in Aiken County and half of that number lives within the city limits of Aiken. There is a strong feeling that Aiken County and the City of Aiken needs to be at the table. Mr. O'Briant pointed out that 76% of the SRS South Carolina workforce live in Aiken County.

The Commission members then discussed the matter regarding who they should talk with and contact regarding the funds. It was felt that it is a State issue, but all officials, state, federal and county should be contacted regarding the matter.

Mayor Osbon was present and stated that a meeting had been held with Senator Tom Young regarding the matter as well as the County, and it was felt that we should form a coalition with the other entities, such as Barnwell and other areas that have been impacted because of the MOX not being done. He said there are some key things that make sense to focus on such as economic development and environment for a portion of the funds. He stated they had been working with the Delegation. He said in the settlement there was no designation of the funds. The funds are unrestricted. Designation of the funds is up to the General Assembly.

The Commission members felt that funds could be used for infrastructure, especially along Whiskey Road for water lines, sewer lines, stormwater, sidewalks, etc. It was noted that the vast majority of the workforce of SRS live in Aiken and improvements in the infrastructure from the

SRS to downtown Aiken would help the SRS and benefit the city tremendously. It was noted that what would be a fair allocation should be considered first.

The Commission members continued to discuss the matter, discussing who should be contacted, how much money would be a fair allocation, who should get the funds, what would be the best way to go about seeking some of the funds, what projects we would want to request funds for, a recovery fund for the risks that have been incurred by having plutonium in our community, and forming a coalition to work with others to request funds so we are not divided and fighting against each other.

Mr. Wood stated he felt the Commission's task is to determine what they think is the right thing to do and reasons why funding should come to the city. He felt this is a huge opportunity for this community, and the Commission should work with the city staff, Mayor and others to help build a case. He asked that if Commission members had additional thoughts and ideas to send him an email or give him a phone call. He said the ideas would be put together as we send the Commission's information to the city. As needed the matter will be put back on the agenda for further discussion.

Mr. Wood asked if there were any comments from Commission members about any matters. Mr. Gillam asked if there were any more discussion on the land around the Shaws Creek area surrounding the City's water supply. Mr. Wood stated the Commission did not take any action. The matter was received as information.

Mr. O'Briant noted that the Commission could not take action as the land is outside the city limits. The Commission's purview is within the city limits. He said the Commission may receive information like that, and if the Commission wants they can give advice to City Council. He said the Commission is an advisory group and can take no action related to that item.

It was noted that information previously sent to the Commission members should be sent to the three new Commission members to give them some information on previous matters discussed.

Mr. Wood pointed out that the Commission does not have bylaws. He felt a subcommittee should be formed to work on bylaws for the Commission. The formation of a subcommittee will be discussed at the next meeting.

Mayor Osbon welcomed the new members of the Commission and thanked them for being willing to serve. He noted regarding bylaws, City Council felt the Commission should have the autonomy to create their own bylaws. He noted there are models from other Commissions that can be used as a starting point for the group. He said they want the Commission to be able to move and operate.

EXECUTIVE SESSION

Mr. Wood stated the Commission needed to go into Executive Session pursuant to Section 30-4-70(2) of the South Carolina Code to discuss matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body. Specifically, the Aiken Municipal Development Commission will discuss matters regarding property in the downtown area.

AGENDA ITEM #(f)

Mr. Merry moved, seconded by Mr. Gillam, that the Commission go into executive session to discuss matters noted by Mr. Wood. The motion was unanimously approved.

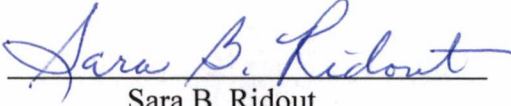
The Commission went into executive session at 4:25 P.M.

After discussion, Mr. Merry moved, seconded by Mr. Williams, that the Commission come out of executive session. The motion was unanimously approved.

The Commission came out of executive session at 5:25 P.M.

ADJOURNMENT

There being no further business, Mr. Verenes moved, seconded by Mr. Merry, that the meeting adjourn. The meeting adjourned at 5:25 p.m.



Sara B. Ridout
City Clerk

Aiken Municipal Development Commission Minutes

Lessie B. Price Senior & Youth Center
October 6, 2020

Present: Keith Wood (via phone), Marty Gillam, David Jameson, Philip Merry, Doug Slaughter, and Chris Verenes.

Absent: Stuart MacVean and Tom Williams

Others Present: Stuart Bedenbaugh, Tim O'Briant, Sabina Craig, Sara Ridout, Mayor Osbon, and Councilmember Price.

Mr. Wood, Chair, called the meeting to order at 3:35 p.m.

The first item of business was approval of the agenda for October 6, 2020. Mr. Wood stated that he would like to suggest that the Executive Session scheduled at the end of the regular meeting be moved to the beginning of the meeting. Mr. Jameson made a motion, seconded by Mr. Gillam that the agenda for October 6, 2020, be approved with moving the Executive Session to the beginning of the meeting and that the Commission go into executive session pursuant to Section 30-4-70(2) of the South Carolina Code to receive legal advice where the legal advice relates to a pending, threatened or potential claim or other matters covered by the attorney client privilege. The motion was unanimously approved.

The Commission went into executive session at 3:36 p.m.

After discussion, Mr. Gillam moved, seconded by Mr. Jameson, that the Commission come out of Executive Session. The Commission came out of Executive Session at 4:50 p.m.

MUNICIPAL DEVELOPMENT COMMISSION

Vacant Position

Recommendation to Council

Mr. Wood noted that three names had been suggested for appointment to fill the vacant position on the Municipal Development Commission.

The Commission members discussed the names submitted. There was a recommendation that the Commission submit the three names to City Council for their consideration to fill the one vacant position on the Commission. It was noted that City Council has the authority to make the appointments to the Municipal Development Commission. Some Commission members felt the Commission should move forward with some recommendations to City Council since the position has been vacant for some time. Some Commission members felt that they should delay a recommendation and take more time to consider the recommendation to Council.

After discussion it was decided that the Commission would discuss appointment of a person to fill the vacant position further and submit names for consideration at a future meeting of the Commission.

MINUTES

Mr. Wood asked for approval of the minutes for the September 15, 2020, meeting. Mr. Merry moved, seconded by Mr. Gilliam, that the minutes be approved as submitted. The motion was unanimously approved.

ECONOMIC DEVELOPMENT MASTER PLAN

AECOM

Mr. Tim O'Briant gave an update on the AECOM Economic Development Master Plan. He stated there will be two upcoming conference calls with Marcia Tobin and her team regarding the master plan with one being on Thursday, October 8, 2020, from 3:30 to 5 p.m. Items to be discussed are market analysis, demographics, existing physical conditions, trends and opportunities, designated focus areas in and around USCAiken and downtown, northside and discuss potential locations and available parcels for development. The second conference call will be on October 27, 2020, from 1 p.m. to 2:30 p.m. He noted that all Commission members are invited to join in the discussions. There is a commitment from Ms. Tobin and AECOM to deliver the final report on November 12, 2020.

Mr. Wood stated he hoped the Commission members would participate. He pointed out that the Master Plan would be important for the city. The Commission members' feedback, recommendations and comments would be helpful to Ms. Tobin to ensure that she will deliver a very superb product to the City.

There was a question as to whether the report would be delivered to the Municipal Development Commission or to others in the City and whether the Commission would review and discuss the report before it becomes public.

Mr. O'Briant stated it would be similar to the way the Redevelopment Plan One was handled. The Commission would review the draft after November 12, 2020, when the report will be submitted to the City. The Commission members will need to review and study the report and make a recommendation to City Council. City Council will then review the report and adopt the report. When Council accepts the report, they will charge the Commission to carry out the adopted master plan.

Mr. Wood stated one thing he hoped that may be in the plan is some recommendation for funding in some fashion to the Commission for the Commission to be able to enact their mission.

BYLAWS

Mr. Wood stated the next item on the agenda was discussion regarding bylaws for the Municipal Development Commission. He noted that at the last meeting the Commission decided they need

some bylaws. He pointed out that Tim O'Briant had sent the Commission members some bylaws from other Commissions. One was from the Columbia Development Corporation and the other from the Aiken Corporation. He noted that the Columbia Development Corporation bylaws seemed to be more in line with what he feels the Aiken Municipal Development Commission's mission is. He said the Commission needs to develop a path forward to develop bylaws for the Commission.

Mr. O'Briant pointed out that several other Commissions around the state are kind of modeled after the Columbia Development Corporation. He noted that the Columbia Development Corporation has a different origin and a different makeup from Aiken's Development Commission so there would be some rewording to fit the Aiken Development Commission. Mr. O'Briant stated some of the Commission members might like to be involved in a subcommittee to review the Columbia bylaws and see what needs to be changed.

Mr. Wood asked if any Committee members would like to chair a subcommittee to review and recommend some bylaws for the Commission. They could work with City staff and use the Columbia bylaws and tweak them to fit our Commission and bring a recommendation to the Commission for review and adoption. Mr. Merry stated he would be glad to work with someone on review of some bylaws for the Commission, but not chair the subcommittee. Mr. Wood stated he would chair the subcommittee if no one else would volunteer. The subcommittee to work on review of bylaws for the Aiken Municipal Development Commission is Keith Wood, Chair, and Philip Merry and a staff representative.

COMMENTS BY COMMISSION MEMBERS

Mr. Merry stated he wanted to make a few comments for thought. One of his objectives when he was on City Council was to take a look at some of the things in the Zoning Ordinance that were an impediment to economic development and development as a whole. He thought the vehicle of the AECOM Economic Development Plan might be a good place to give credence to those concerns. He noted one example is the city's mandate for stormwater detention. He pointed out that he thought Aiken has the highest stormwater detention requirements of anyone in the state. He pointed out this requires the developer to buy more land in order to do their project, or do the project smaller, or not do the project at all. He felt there could be a reasonable and fair consideration for some alternative for a city-wide mandate that ultimately negatively impacts what happens economically in our town. He noted that was one example, and there are many others. He said he was wondering if we should be encouraging or suggesting that some of the things be part of the economic development study.

Mr. Bedenbaugh stated that on November 9, 2020, there will be a City Council work session on the stormwater ordinance. We are working with a firm to make the stormwater ordinance more user friendly.

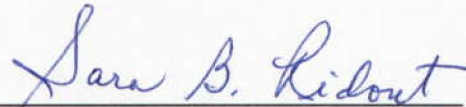
SUBCOMMITTEE –SETTLEMENT FUNDS

Mr. Gilliam asked if the Commission wanted to go ahead and form a subcommittee to work on the matter of the DOE settlement funds.

Mr. Gilliam, Mr. Jameson, Mr. Slaughter, and Mr. Wood volunteered to serve on the subcommittee regarding the DOE settlement funds. Mr. Wood stated he would contact those who volunteered in a few days and start discussion and put something on paper for the Mayor.

ADJOURNMENT

There being no further business, Mr. Gillam moved, seconded by Mr. Merry, that the meeting adjourn. The meeting adjourned at 5:15 p.m.

A handwritten signature in blue ink that reads "Sara B. Ridout". The signature is written in a cursive style and is positioned above a horizontal line.

Sara B. Ridout
City Clerk