

AGENDA
Work Session
City of Aiken Planning Commission
Municipal Building, 214 Park Avenue, SW
Upstairs, Room 204

Tuesday, March 10, 2020
5:00 p.m.

Old Business

New Business

Zoning Ordinance Text Amendment request from Kathie James and Robert Stencavage regarding hours of solid waste collection in the vicinity of residential properties.

Review of Items on Regular Agenda.

Adjourn to Regular Meeting

Notice to the public of the time, date, place, and agenda of the meeting was given by publishing a legal notice in the February 17, 2020 Aiken Standard. Also, notices of the meeting were sent on or by March 6, 2020 for posting on the City web page, and to the City Clerk for posting on the Finance/Administration Notice Board and the Municipal Building Notice Board at least 24 hours before the meeting. Agenda sheets were mailed or emailed to interested parties.



WORKSESSION ONLY

To: Planning Commission
From: Ryan Bland, AICP, Planning Director
Date: 5 March 2020
Re: Petition for Text Amendment regarding servicing of non-residential dumpsters

Section 6.2.15 permits any citizen to propose text amendments to the Zoning Ordinance. Pursuant to that Section, the Planning Commission has received such a petition via letter from Kathie James and Robert Stencavage.

Ms. James and Mr. Stencavage reside at 918 Colleton Avenue in proximity to a light industrial rebar fabrication facility that the petitioners assert regularly has its commercial dumpster serviced during early morning hours. Currently, refuse collection is exempted from the City of Aiken noise ordinance, so the petitioners are seeking a solution via amendment to the zoning ordinance.

The petition letter is attached with additional details.

As part of the worksession, staff requests direction from the Commission regarding whether to pursue drafting such an ordinance.

We are requesting that the Planning Commission enact a regulation barring refuse and solid waste collection before 7:00 am or after 10:00 pm from businesses that are within 500 feet of residences. Businesses that are not within 500 feet of residences would be unaffected.

The City of Aiken currently has a Noise Ordinance that exempts refuse and solid waste collection. Because this issue deals with the transition between businesses and residential zones, we feel it is most appropriately dealt with through the Planning Commission.

The noise of dumpster collection wakes us and other neighbors up every week. Because sleep disruption causes a myriad of health problems, it is necessary that the City of Aiken address this issue greatly affecting residents' quality of life.

Dumpster collection is a particularly noisy operation. We currently live across the street from a Light Industrial business that has their dumpster emptied every Friday morning at 4:40 am, and the sound is loud enough to wake up the entire household. I describe the sound as "two car crashes outside my window", my husband describes the sound as "gunshots." I wear earplugs to bed the night before, but am still awakened by this every week. I have no doubt that the sleep disturbance affects our health, as the ability to sleep on a regular schedule is disrupted for several days after each occurrence.

The effects of sleep disturbance are well documented and include heart disease, high blood pressure, diabetes and obesity. Sleep loss causes both lost productivity and accidents. Symptoms of sleep loss include fatigue, irritability, depressed mood, anxiety, difficulty learning new concepts, and forgetfulness. Additionally, it has been shown that children who suffer sleep disturbance are more vulnerable to the symptom-, their ability to concentrate and learn new concepts are particularly affected. Children also exhibit more behavioral problems during the day and have a higher incidence of both depression and anxiety. There is new research that links the sleeptime 'flushing' of toxins in our brains to regular and plentiful sleep, showing that there may be links to the plaques that build up in our brains causing dementia and alzheimers. (Medical information provided by National Institutes of Health nih.gov, WebMd.com, MedicalNewsToday.com, and SleepFoundation.org.)

Thank you for your consideration regarding this quality of life issue.

Kathie James
Robert Stencavage
918 Colleton Ave. SE
Aiken, SC

AGENDA
Regular Meeting
City of Aiken Planning Commission
Municipal Building, 214 Park Avenue, SW
Upstairs, Council Chambers

Tuesday, March 10, 2020
6:00 p.m.

I. Approval of Minutes

Approval of the minutes of the February 11, 2020 Work Session and Regular Meeting.

II. Old Business

III. New Business

- A. Application #20-20013 Annexation Request, TMP# 104-12-11-004, 857 Lincoln Avenue, by Bessie Funchess.
- B. Application #20-20010 Annexation Request, TMP# 104-12-11-001, 875 Lincoln Avenue, by Lizzie Wakefield.
- C. Application #20-50002 City Services Request, TMP# 138-07-02-002, 1200 Toolebeck Road, by Horse Creek Academy.
- D. Application #20-22004 Concept Plan Approval, TMP# 106-18-014, 508 Grier Court, by Leon C. and Elizabeth L. Green.
- E. Application #20-23002 Concept Plan Approval, TMP# 122-17-08-002, 123-05-02-003, 123-05-02-004, 122-17-08-003 & 004, 122-18-08-004, 122-18-07-002, & 123-06-01-015, 2441 Whiskey Road, by SE Aiken, LLC.
- F. Recommendation of Capital Improvements Program.

IV. Adjournment

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