

Planning Commission



**Minutes for the Wednesday, April 19, 2023, Study Session
Council Chambers, 100 Georgia Avenue**

Members of the Planning Commission

Dr. Christine Crawford, Chair

Bob Bigger, Vice Chair

Jesse Elliott

Timothy V. Key

Leonard Carter, Jr.

Rett Harbeson

Chelsea Waddell

CITIZEN ASSISTANCE: Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development 48 hours prior to the meeting at 803-441-4221.

1. **Call to Order** – 6:00 p.m.

2. **Discussion** –

Chairman Christine Crawford began session with the edits that were to be made in the Engineering Departments Comments Articles 13.3.1, 13.3.2, 13.3.3, 13.4.2, 13.4.3 and 13.6.1. Mr. Harbeson gave a verbal approval to Chairman Crawford. There were no objections and all recommended changes by engineering were accepted.

Session continued to Jason Whinghter comments for NADC rewrite. Mr. Paradise stated that in his opinion, the current classification of R-14 is an appropriate lot size, Chairman addressed council with the matter and there were no objections. There were no objections to 4.12.2 comment. Mr. Paradise recommended adding verbiage into footnote that states the minimum lot size requirements do not apply to subdivisions, patio homes, duplexes and row houses, in regards to 4.12.3. Chairman Crawford reiterated Mr. Paradise's recommendation to Planning Commission. Chairman states to keep the lot width at 24ft for townhomes and single family attached and to add

exemptions to row houses, single family attached within R-5 and R-7. Chairman Crawford spoke about having a conversation at a later date about adding Planned Residential Development to development code. Mr. Harbeson agreed.

Chairman Crawford asks for Paradise to be consulted with other communities on wording for Food truck operating as a freestanding public business.

The Planning Commission discussed the legality of a food truck being considered a caterer through invite and operating as a freestanding business and selling from the roadway, which is against City Ordinance. The general consensus was to clean up the wording to 5.4.2.1.c.i to ensure commercial doesn't encroach residential. Council decided to keep 5.5.20.3 as is. In 5.5.20.6.a, council decided to specify the need for a major waiver and delete special exception from the option list, as per Paradise's recommendation.

Jason Whinghter of 17578 Atomic Rd in Aiken, came forward to explain his comments on 5.5.38.b in further detail. Planning Commission came to a consensus to leave the current ordinance 5.5.38.b as it is. Planning Commission agreed to change of 6.3.4.6. Planning Commission agreed to leave 6.3.5.2 as it is in the Development Code. 6.4 design standards will only apply to the downtown district. Planning Commission decided to conclude study session due to time restraints and will follow up with an additional meeting.

3. Adjourn 6:52pm

As Approved May 15, 2023

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development