

AGENDA
PLANNING COMMISSION
City of Aiken

Tuesday, October 13, 2020

Work Session

**Aiken Municipal Building, 214 Park Avenue, SW
Upstairs, City Council Chambers**

5:00 p.m.

Regular Meeting

**Aiken Municipal Building, 214 Park Avenue, SW
Upstairs, City Council Chambers**

6:00 p.m.

DUE TO EMERGENCY PROCEDURES RELATED TO THE COVID-19 HEALTH CONCERN, CAPACITY LIMITATIONS AND SOCIAL DISTANCING REQUIREMENTS WILL BE ENFORCED AS PART OF THIS MEETING. WRITTEN COMMENTS ARE ENCOURAGED.

**THE MEETING WILL BE STREAMED LIVE AT <https://www.youtube.com/CityofAikenSC>
PUBLIC COMMENT CAN BE EMAILED TO PCCComment@CityofAikenSC.gov**

AGENDA
Work Session
City of Aiken Planning Commission
Municipal Building, 214 Park Avenue, SW
City Council Chambers

Tuesday, October 13, 2020
5:00 p.m.

Old Business

New Business

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 September 21, 2020 Aiken Standard. Also, notices of the meeting were sent on or by September 23, 2020 for posting on the City web page, and to the City Clerk for posting on the Municipal Building Notice Board at least 24 hours before the meeting. Agenda sheets were mailed or emailed to interested parties.

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

Tuesday, October 13, 2020
6:00 p.m.

I. Approval of Minutes

Approval of the minutes of the September 15, 2020 Work Session and Regular Meeting.

II. Old Business

III. New Business

- A. Application #21-20002 Annexation Request, TMP# 122-06-08-010, East Pine Log Road, by Jared A. Oswalt.

- B. Application #21-91002 Concept Plan Revision, TMP# 107-06-04-001, 7000 Woodside Executive Court, by Pamela Ely.

IV. Adjournment

Notice to the public of the time, date, place, and agenda of the meeting was given by publishing a legal notice in the September 21, 2020 Aiken Standard. Also, notices of the meeting were sent on or by September 23, 2020 for posting on the City web page, and to the City Clerk for posting on the Municipal Building Notice Board at least 24 hours before the meeting. Agenda sheets were mailed or emailed to interested parties.



Handwritten initials "JAO" in the top right corner.

MEMORANDUM

To: Planning Commission
From: Ryan Bland, Planning Director
Date: October 7, 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)

Background

The applicant is requesting annexation of a .39 acre undeveloped property on East Pine Log Road. The applicant intends to develop the property 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.”

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.

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 288, 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: _____

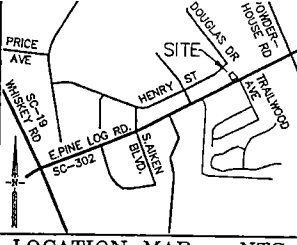
Property Owner: _____

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. 86-6-47.

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 & AE. 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.

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

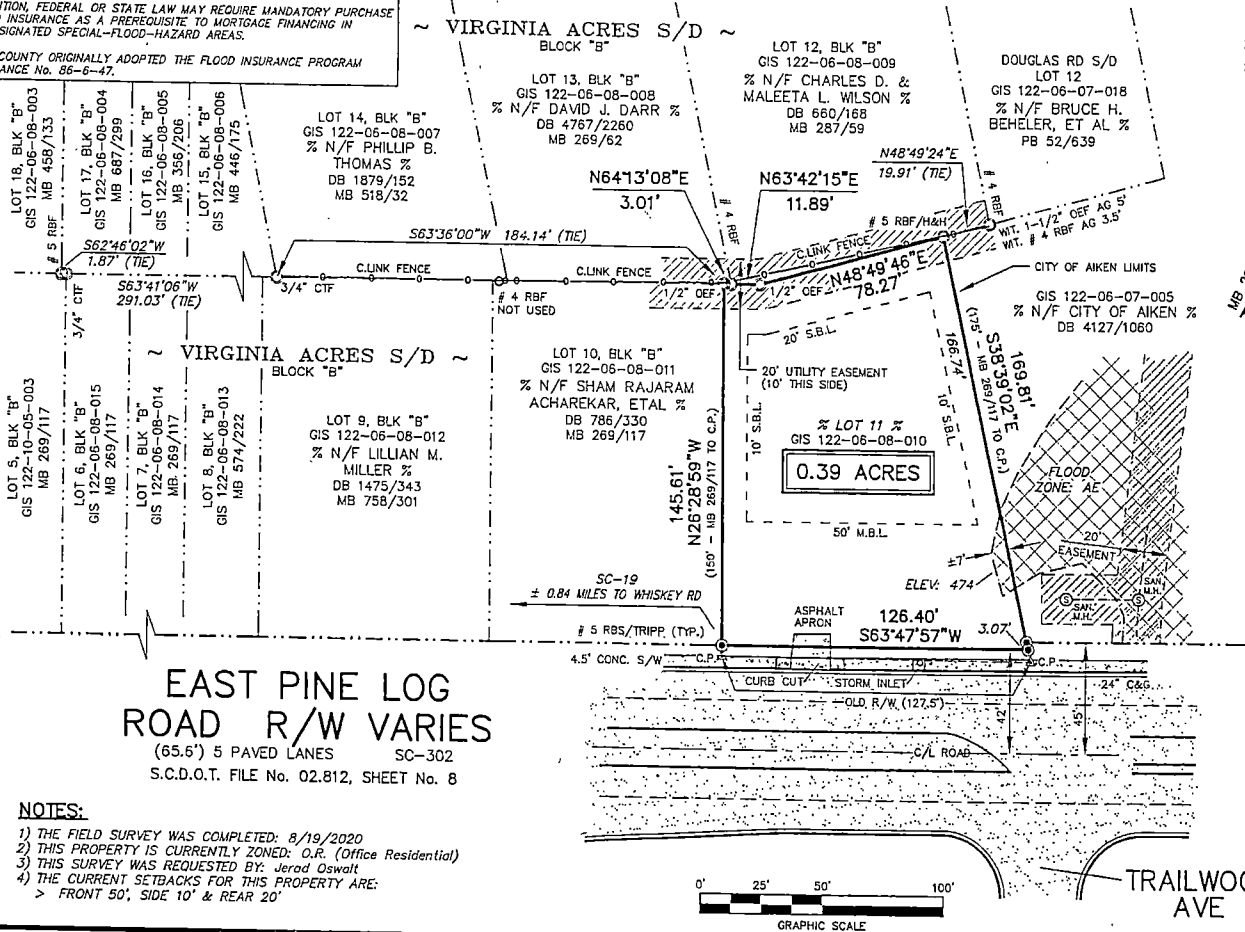
This plat is approved in accordance with Chapter 24 Land Management Regulations of the Aiken County Code of Ordinances for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a Building Permit for the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

BY: *Rhonda C. Oswald* 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. Oswald* DATE: 8/25/2020
AIKEN COUNTY PLANNING & DEVELOPMENT

APPROVAL STAMPS



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

SOUTH CAROLINA REGISTERED LAND SURVEYOR
 WILLIAM R. TRIPP
 5120

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
 TRIPP LAND SURVEYING, INC.
 No. C00228

REFERENCES:
 DB 2382/272
 MB 269/117

Tripp Land Surveying, Inc.

© Tripp Land Surveying, Inc., All Rights Reserved Not For Use Without Expressed Written Permission

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) 646-5381

Industrial Subdivisions

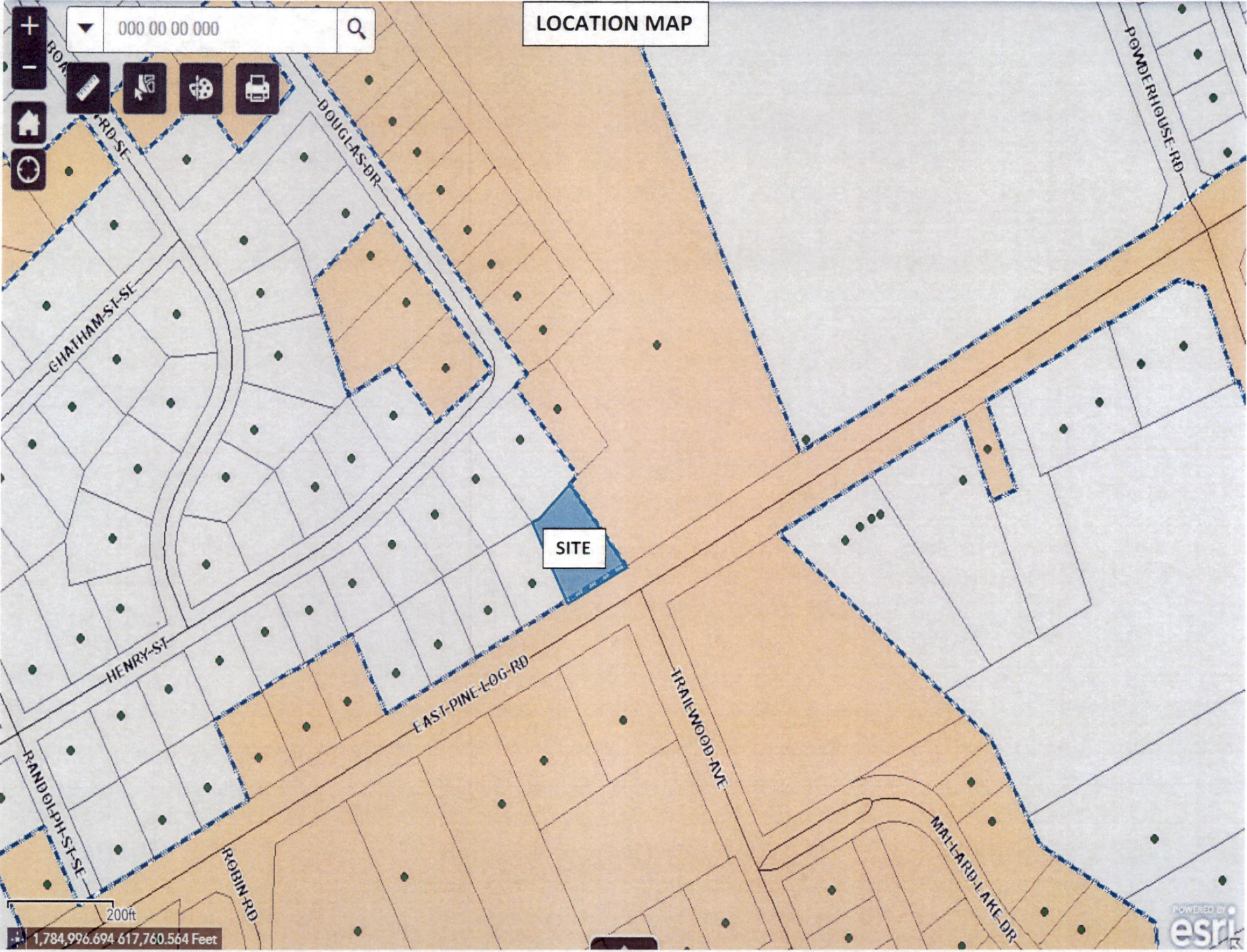
EQUIPMENT USED: GEOMAX ZOOM90; CARLSON SURVEYOR2/SurvCE GIS # 122-06-08-010 JOB PROJ. # 20130	
SCALE: 1" = 50'	FIELD BK: 478/21-22,487/78,488/93
JOB No: 20130A.070	PATH: J:\2020\20130-Oswalt.DWG
DRAFTSMAN: J. WSZ	DATE: 8/20/2020

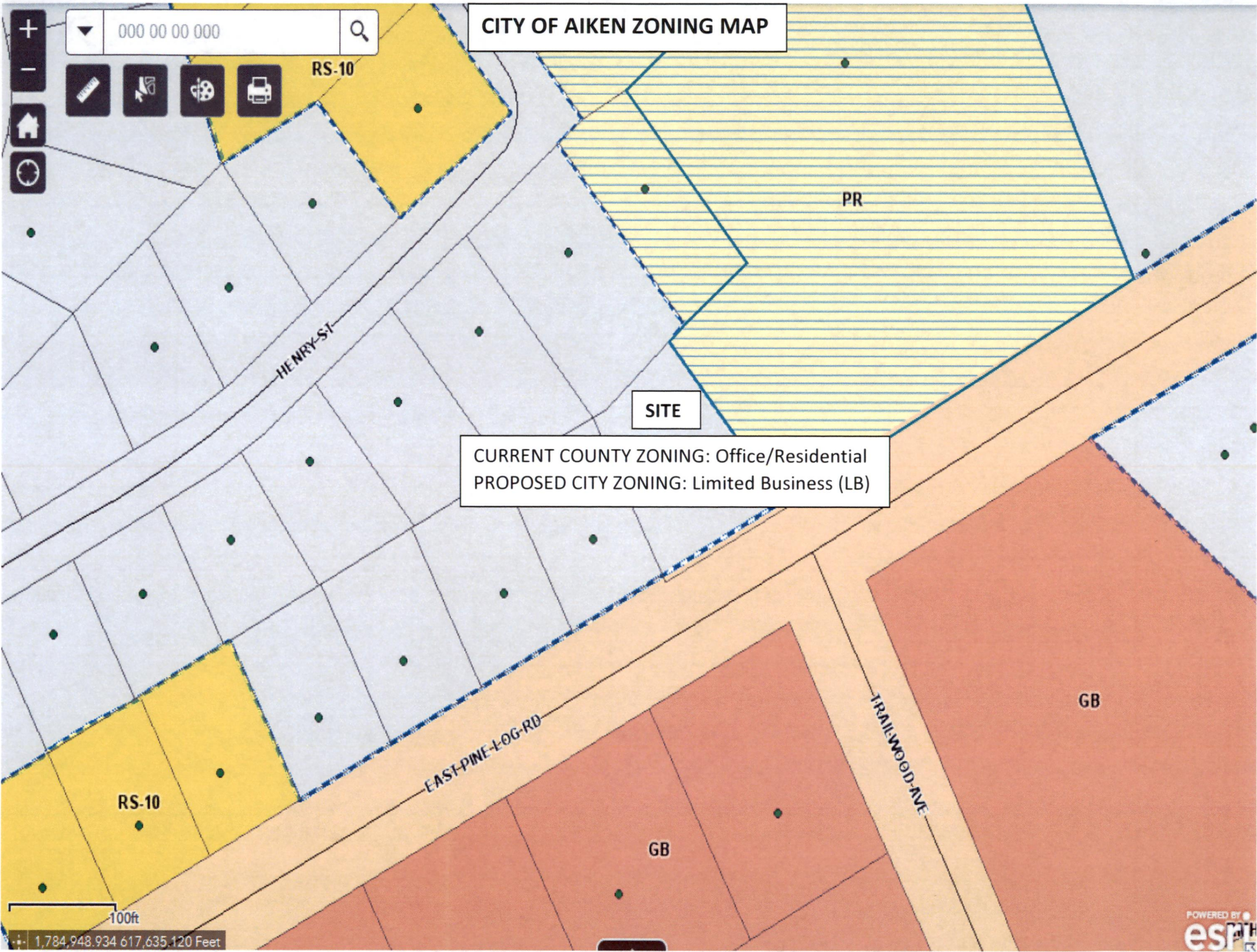
REVISIONS

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.

LOCATION MAP







AERIAL MAP

SITE

EAST PINE LOG RD

TRAILWOOD AVE

000 00 00 000

60ft

1,784,797.395 617,782.997 Feet

Aiken County, City of Aiken, flown by Pictometry

POWERED BY
esri

City of
aiken
PLANNING
MEMORANDUM

III
B

To: Planning Commission
From: Ryan Bland, AICP, Planning Director
Date: October 7, 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)

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.

Possible Conditions

Concept Plan approval could be conditioned on the following:

- 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; and
- 3) that the applicant sign an agreement stating the conditions of approval within 180 days.

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.

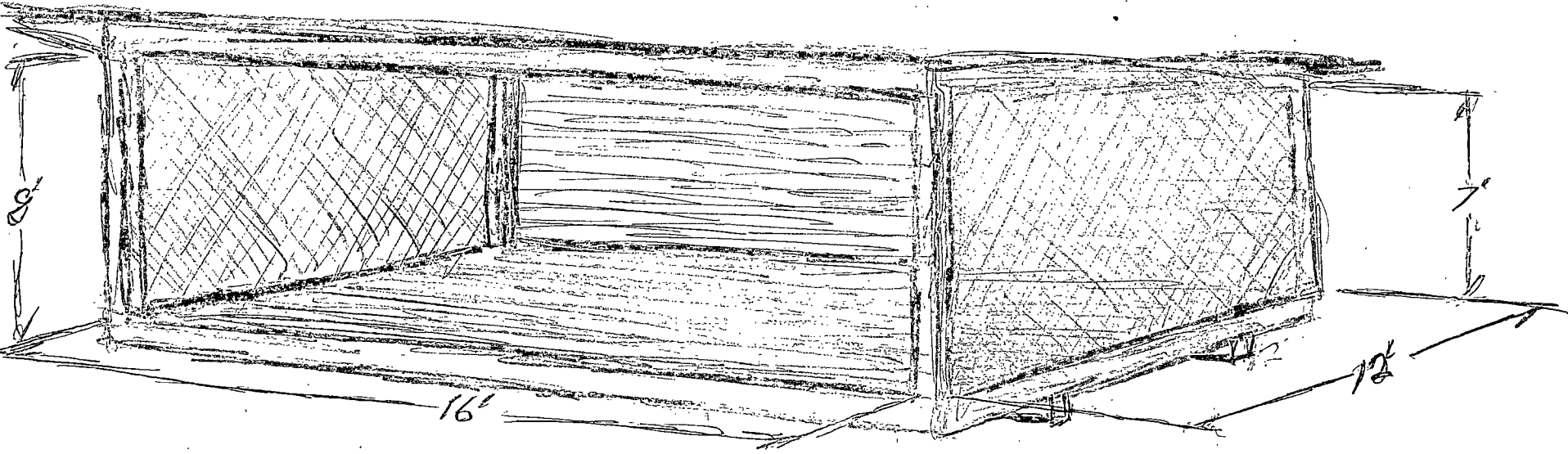
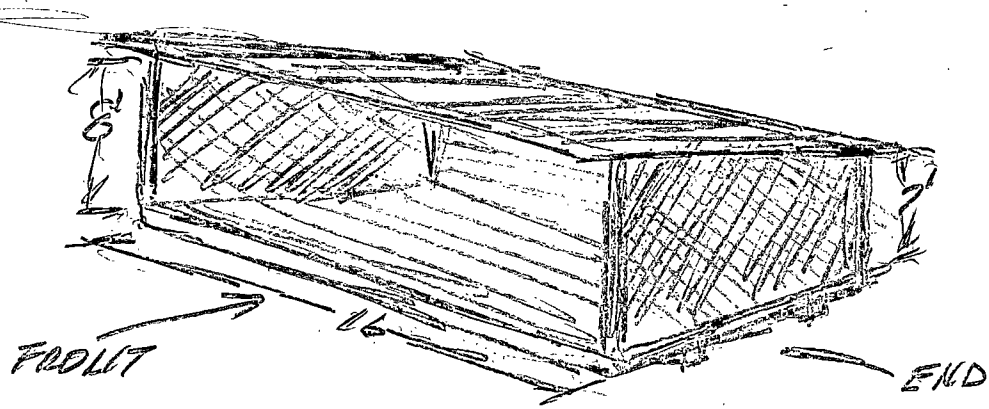
Please let me know if I need to come to your office for additional paperwork.

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.

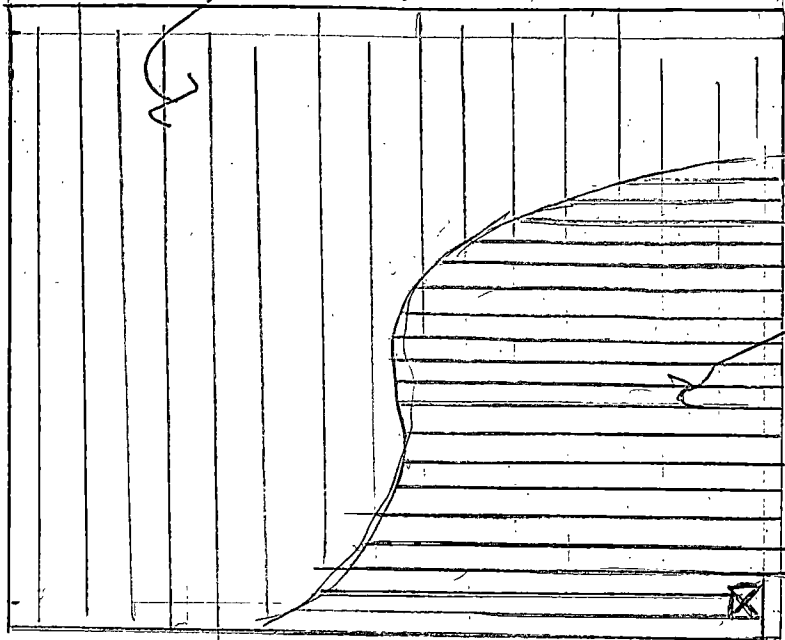
Let me know if you have any questions. Many thanks Pamela



16' x 12' STAGE - PORTABLE
WOODS MARKET

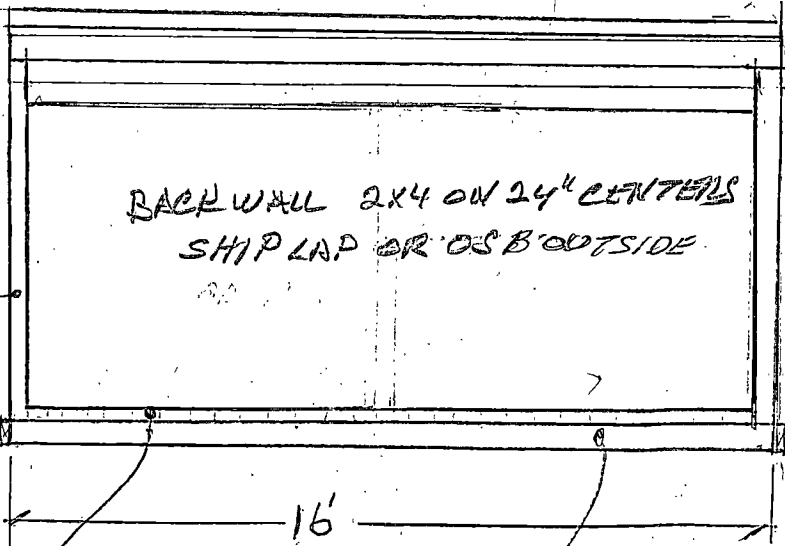
METAL ROOF

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



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

TOP VIEW



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

2x4
CORNER
POST

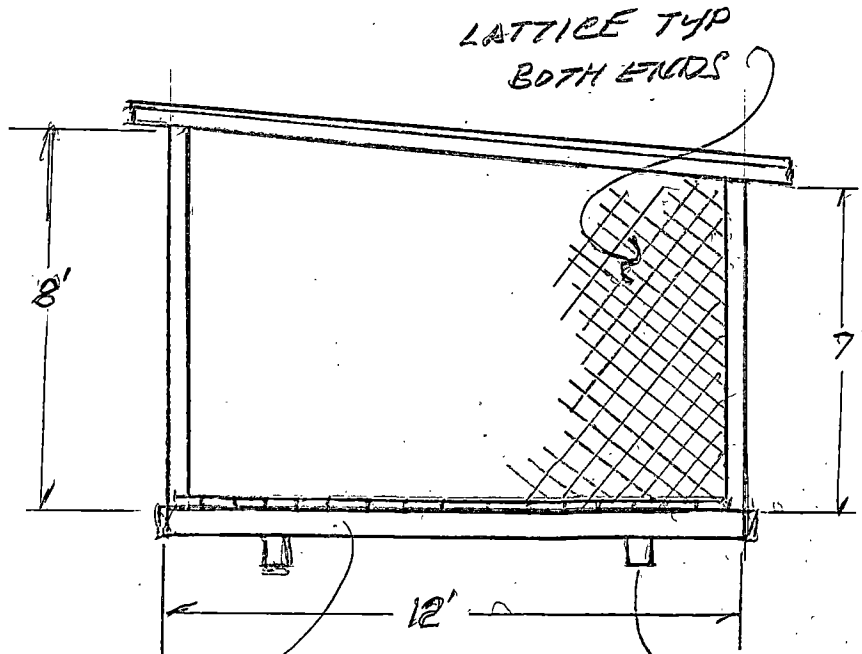
16'

2x4 FLOORING

2x6

PERIMETER

FRONT VIEW



LATTICE TYP
BOTH ENDS

8'

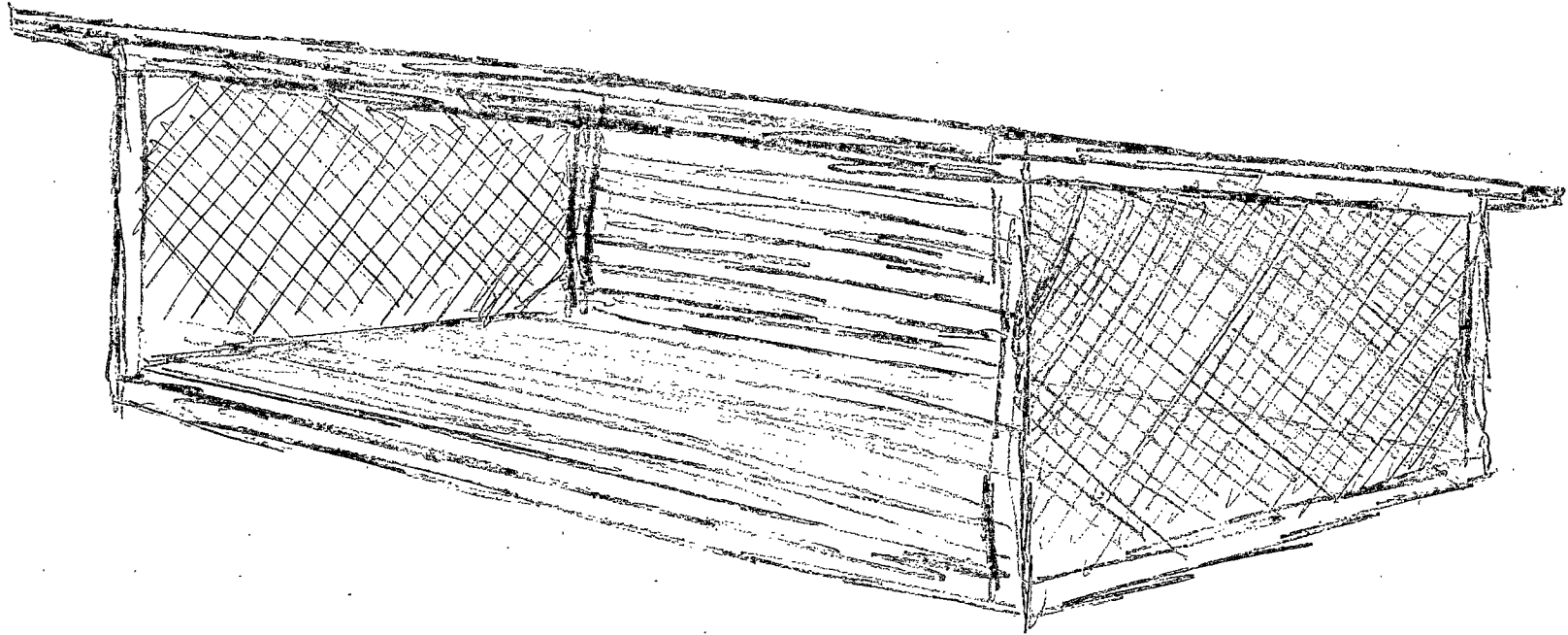
7'

12'

2x6 ON 16" CENTERS

4" x 6"
SKID BEAMS
TYP 2 PLACES

END VIEW



WOODS FARM MARKET

PROPERTY LOCATED IN THE CITY OF AMHERST, ARKENS COUNTY, SOUTH CAROLINA
 2021 FEBRUARY 25, 2020
 2021 FEBRUARY 25, 2020

P & S PROPERTY HOLDINGS, LLC
 117 COUNTRY CLUB DRIVE, SUITE 101
 GREENVILLE, SOUTH CAROLINA 29615

HASS & HUBBARD, INC.
 117 COUNTRY CLUB DRIVE, SUITE 101
 GREENVILLE, SOUTH CAROLINA 29615

As shown indicated, every construction with the proposed grading to the following specifications:
 PLAN 2
 PLAN 1
 PLAN 14
 PLAN 15
 PLAN 16
 PLAN 17
 PLAN 18
 PLAN 19
 PLAN 20
 PLAN 21
 PLAN 22
 PLAN 23
 PLAN 24
 PLAN 25
 PLAN 26
 PLAN 27
 PLAN 28
 PLAN 29
 PLAN 30
 PLAN 31
 PLAN 32
 PLAN 33
 PLAN 34
 PLAN 35
 PLAN 36
 PLAN 37
 PLAN 38
 PLAN 39
 PLAN 40
 PLAN 41
 PLAN 42
 PLAN 43
 PLAN 44
 PLAN 45
 PLAN 46
 PLAN 47
 PLAN 48
 PLAN 49
 PLAN 50
 PLAN 51
 PLAN 52
 PLAN 53
 PLAN 54
 PLAN 55
 PLAN 56
 PLAN 57
 PLAN 58
 PLAN 59
 PLAN 60
 PLAN 61
 PLAN 62
 PLAN 63
 PLAN 64
 PLAN 65
 PLAN 66
 PLAN 67
 PLAN 68
 PLAN 69
 PLAN 70
 PLAN 71
 PLAN 72
 PLAN 73
 PLAN 74
 PLAN 75
 PLAN 76
 PLAN 77
 PLAN 78
 PLAN 79
 PLAN 80
 PLAN 81
 PLAN 82
 PLAN 83
 PLAN 84
 PLAN 85
 PLAN 86
 PLAN 87
 PLAN 88
 PLAN 89
 PLAN 90
 PLAN 91
 PLAN 92
 PLAN 93
 PLAN 94
 PLAN 95
 PLAN 96
 PLAN 97
 PLAN 98
 PLAN 99
 PLAN 100

CONSTRUCTION SCHEDULE
 COMMENCEMENT DATE: January 2020
 FINISH DATE: February 2020
 PROJECT MANAGER: [Name]
 CONTRACTOR: [Name]

CONSTRUCTION SERVICE REPRESENTATIVE
 Any questions from this plan shall be answered by the most S.O.D.
 The S.O.D. shall be the authority for all questions relating to the plan.
 The S.O.D. shall be the authority for all questions relating to the plan.
 The S.O.D. shall be the authority for all questions relating to the plan.

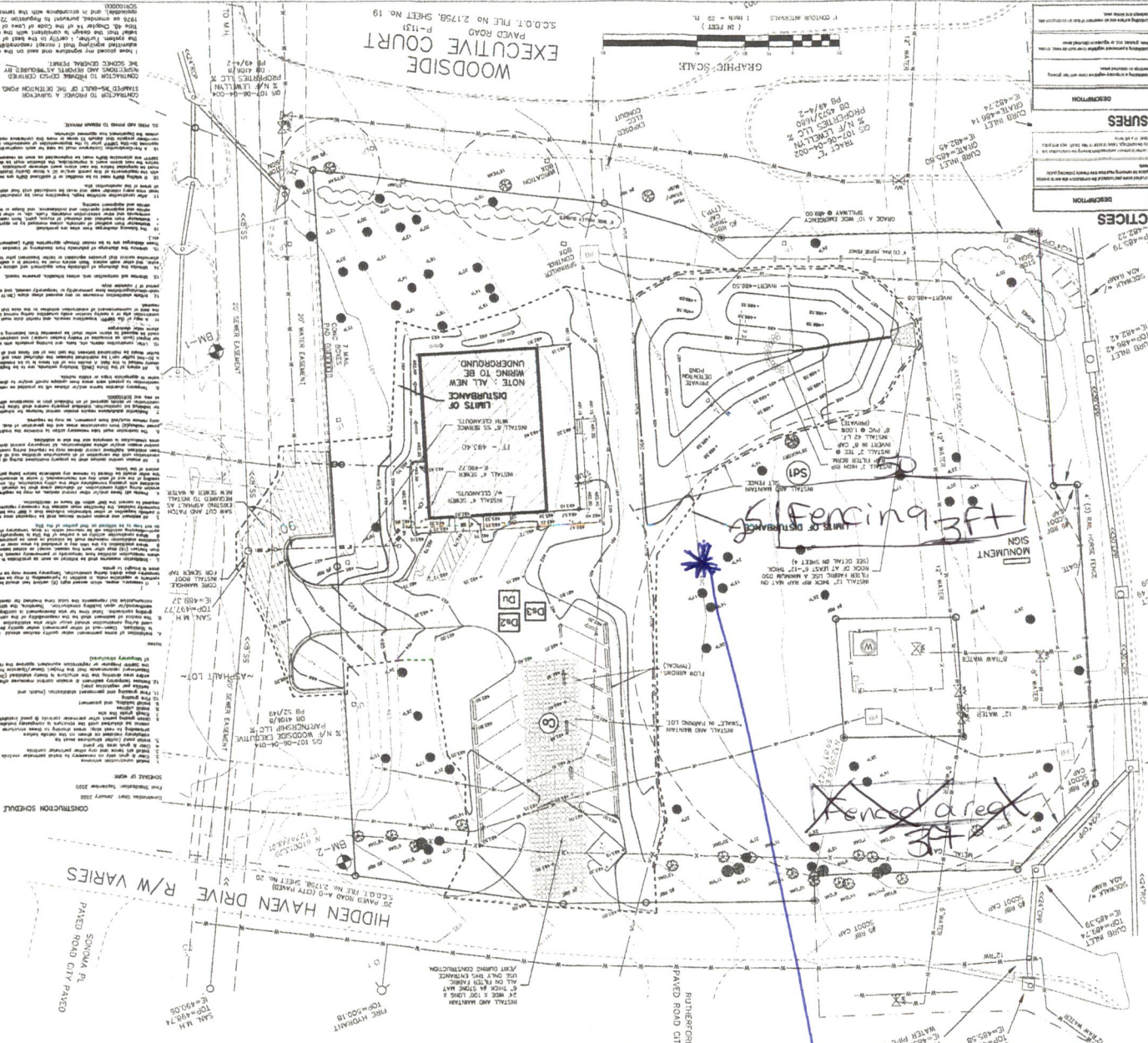
THE SCHEDULED DISTANCES AND THE DISTANCES TO THE NEAREST ADJACENT PROPERTY ARE AS SHOWN ON THIS PLAN. THE DISTANCES TO THE NEAREST ADJACENT PROPERTY ARE AS SHOWN ON THIS PLAN.

UTLITIES PROTECTION CENTER
 THREE MONTHS ADVANCE NOTICE
 THREE MONTHS ADVANCE NOTICE
 THREE MONTHS ADVANCE NOTICE

UTLITIES PROTECTION CENTER
 THREE MONTHS ADVANCE NOTICE
 THREE MONTHS ADVANCE NOTICE
 THREE MONTHS ADVANCE NOTICE

SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 17228

WOODSIDE EXECUTIVE COURT
 PAVED ROAD
 S.C.D.P. FILE NO. 21789, SHEET NO. 19
 P-1131



CODE	SYMBOL	DESCRIPTION
DC	[Symbol]	CONSTRUCTION DETAIL
D1	[Symbol]	CONSTRUCTION DETAIL
D2	[Symbol]	CONSTRUCTION DETAIL
D3	[Symbol]	CONSTRUCTION DETAIL
D4	[Symbol]	CONSTRUCTION DETAIL
D5	[Symbol]	CONSTRUCTION DETAIL
D6	[Symbol]	CONSTRUCTION DETAIL
D7	[Symbol]	CONSTRUCTION DETAIL
D8	[Symbol]	CONSTRUCTION DETAIL
D9	[Symbol]	CONSTRUCTION DETAIL
D10	[Symbol]	CONSTRUCTION DETAIL
D11	[Symbol]	CONSTRUCTION DETAIL
D12	[Symbol]	CONSTRUCTION DETAIL
D13	[Symbol]	CONSTRUCTION DETAIL
D14	[Symbol]	CONSTRUCTION DETAIL
D15	[Symbol]	CONSTRUCTION DETAIL
D16	[Symbol]	CONSTRUCTION DETAIL
D17	[Symbol]	CONSTRUCTION DETAIL
D18	[Symbol]	CONSTRUCTION DETAIL
D19	[Symbol]	CONSTRUCTION DETAIL
D20	[Symbol]	CONSTRUCTION DETAIL
D21	[Symbol]	CONSTRUCTION DETAIL
D22	[Symbol]	CONSTRUCTION DETAIL
D23	[Symbol]	CONSTRUCTION DETAIL
D24	[Symbol]	CONSTRUCTION DETAIL
D25	[Symbol]	CONSTRUCTION DETAIL
D26	[Symbol]	CONSTRUCTION DETAIL
D27	[Symbol]	CONSTRUCTION DETAIL
D28	[Symbol]	CONSTRUCTION DETAIL
D29	[Symbol]	CONSTRUCTION DETAIL
D30	[Symbol]	CONSTRUCTION DETAIL
D31	[Symbol]	CONSTRUCTION DETAIL
D32	[Symbol]	CONSTRUCTION DETAIL
D33	[Symbol]	CONSTRUCTION DETAIL
D34	[Symbol]	CONSTRUCTION DETAIL
D35	[Symbol]	CONSTRUCTION DETAIL
D36	[Symbol]	CONSTRUCTION DETAIL
D37	[Symbol]	CONSTRUCTION DETAIL
D38	[Symbol]	CONSTRUCTION DETAIL
D39	[Symbol]	CONSTRUCTION DETAIL
D40	[Symbol]	CONSTRUCTION DETAIL
D41	[Symbol]	CONSTRUCTION DETAIL
D42	[Symbol]	CONSTRUCTION DETAIL
D43	[Symbol]	CONSTRUCTION DETAIL
D44	[Symbol]	CONSTRUCTION DETAIL
D45	[Symbol]	CONSTRUCTION DETAIL
D46	[Symbol]	CONSTRUCTION DETAIL
D47	[Symbol]	CONSTRUCTION DETAIL
D48	[Symbol]	CONSTRUCTION DETAIL
D49	[Symbol]	CONSTRUCTION DETAIL
D50	[Symbol]	CONSTRUCTION DETAIL
D51	[Symbol]	CONSTRUCTION DETAIL
D52	[Symbol]	CONSTRUCTION DETAIL
D53	[Symbol]	CONSTRUCTION DETAIL
D54	[Symbol]	CONSTRUCTION DETAIL
D55	[Symbol]	CONSTRUCTION DETAIL
D56	[Symbol]	CONSTRUCTION DETAIL
D57	[Symbol]	CONSTRUCTION DETAIL
D58	[Symbol]	CONSTRUCTION DETAIL
D59	[Symbol]	CONSTRUCTION DETAIL
D60	[Symbol]	CONSTRUCTION DETAIL
D61	[Symbol]	CONSTRUCTION DETAIL
D62	[Symbol]	CONSTRUCTION DETAIL
D63	[Symbol]	CONSTRUCTION DETAIL
D64	[Symbol]	CONSTRUCTION DETAIL
D65	[Symbol]	CONSTRUCTION DETAIL
D66	[Symbol]	CONSTRUCTION DETAIL
D67	[Symbol]	CONSTRUCTION DETAIL
D68	[Symbol]	CONSTRUCTION DETAIL
D69	[Symbol]	CONSTRUCTION DETAIL
D70	[Symbol]	CONSTRUCTION DETAIL
D71	[Symbol]	CONSTRUCTION DETAIL
D72	[Symbol]	CONSTRUCTION DETAIL
D73	[Symbol]	CONSTRUCTION DETAIL
D74	[Symbol]	CONSTRUCTION DETAIL
D75	[Symbol]	CONSTRUCTION DETAIL
D76	[Symbol]	CONSTRUCTION DETAIL
D77	[Symbol]	CONSTRUCTION DETAIL
D78	[Symbol]	CONSTRUCTION DETAIL
D79	[Symbol]	CONSTRUCTION DETAIL
D80	[Symbol]	CONSTRUCTION DETAIL
D81	[Symbol]	CONSTRUCTION DETAIL
D82	[Symbol]	CONSTRUCTION DETAIL
D83	[Symbol]	CONSTRUCTION DETAIL
D84	[Symbol]	CONSTRUCTION DETAIL
D85	[Symbol]	CONSTRUCTION DETAIL
D86	[Symbol]	CONSTRUCTION DETAIL
D87	[Symbol]	CONSTRUCTION DETAIL
D88	[Symbol]	CONSTRUCTION DETAIL
D89	[Symbol]	CONSTRUCTION DETAIL
D90	[Symbol]	CONSTRUCTION DETAIL
D91	[Symbol]	CONSTRUCTION DETAIL
D92	[Symbol]	CONSTRUCTION DETAIL
D93	[Symbol]	CONSTRUCTION DETAIL
D94	[Symbol]	CONSTRUCTION DETAIL
D95	[Symbol]	CONSTRUCTION DETAIL
D96	[Symbol]	CONSTRUCTION DETAIL
D97	[Symbol]	CONSTRUCTION DETAIL
D98	[Symbol]	CONSTRUCTION DETAIL
D99	[Symbol]	CONSTRUCTION DETAIL
D100	[Symbol]	CONSTRUCTION DETAIL

VEGETATIVE MEASURES
 STRUCTURAL PRACTICES
 SILVER BUFF ROAD R/W VARIES
 S.C.D.P. FILE NO. 21789, SHEET NO. 19 & 20
 P-1131

3rd plan



LOCATION MAP

000 00 00 000

WHIPPOORWILL CT

SILVER BLUFF RD

HARTWELL DR SW

HARTWELL DR SW

CHESTNUT CT SW

RUTHERFORD PL

SONOMA PL

MERLOT PL

HIDDEN HAVEN DR SW

TRACEWOOD PL

INDIAN CREEK TRL

SUFFOLK DR

BOXWOOD RD

200ft

1,775,068.392 610,192.839 Feet

Aiken County, City of Aiken, flown by Pictometry

POWERED BY
esri



CITY OF AIKEN ZONING MAP

SITE

CITY OF AIKEN ZONING: Planned Residential

RS-15

RS-15

PR

PR

PR

PR

PR

PR



Aiken County, City of Aiken, flown by Pictometry