

**AGENDA**  
**PLANNING COMMISSION**  
**City of Aiken**

**Tuesday, August 13, 2019**

**Work Session - 5:00 p.m.**

**Room 204 (Upstairs)**

**Regular Meeting - 6:00 p.m.**

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

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

**Tuesday, August 13, 2019**  
**5:00 p.m.**

**Old Business**

Discussion of Gateway Overlay Districts

**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 July 22, 2019 Aiken Standard. Also, notices of the meeting were sent on or by August 9, 2019 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.



## MEMORANDUM

### WORKSESSION ONLY

**To:** Planning Commission  
**From:** Ryan Bland, AICP Planning Director  
**Date:** 8 August 2019  
**Re:** Gateway Overlay District

Over the past few months, and as part of the City Council/Planning Commission's Action Agenda, the Commission has been discussing a "gateway" or "corridor" overlay which would focus on improving the aesthetic appearance of properties along major transportation corridors leading into the historic Aiken grid system.

At the previous Planning Commission worksessions, staff was requested to present an example of how an overlay could be incorporated into the existing ordinance. There are essentially two primary means of incorporating overlay district regulations. The first is inclusion of process into the Overlay chapter of the Zoning Ordinance, and reference to a stand-alone policy document. This is the method used for the Old Aiken and Historic Overlay Districts. Alternatively, a second option would be to include the guidance regulations directly into the Zoning Ordinance rather than a stand-alone document.

Staff will be prepared at the meeting to discuss the process of considering an overlay district.

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

**Tuesday, August 13, 2019**  
**6:00 p.m.**

**I. Approval of Minutes**

Approval of the minutes of the June 11, 2019 Work Session and Regular Meeting.

**II. Old Business**

**III. New Business**

- A. Application #20-20001 Annexation Request, TMP#122-10-03-005, 504 Henry Street, by Rocky Johnson Rhodes.
  
- B. Application #20-60001 Rezoning Request, Residential Single-Family (RS-8) to Limited Professional (LP), TMP#106-12-06-002 & 003, 127 and 129 Silver Bluff Road, by CEM Real Estate, LLC.
  
- C. Application #20-91001 Road Name Change, Aiken Middle School, 101 Gator Lane, Aiken County School District.

**IV. Adjournment**

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