



Joel T. Duke, AICP
Chief Development Officer

WORKSESSION

**AIKEN COUNTY PLANNING COMMISSION
1930 UNIVERSITY PARKWAY – 1ST FLOOR – SANDLAPPER ROOM
5:30 P.M., THURSDAY, AUGUST 21, 2025
MEETING NO. 25-08-01**

1. Review of August 21, 2025 agenda
 2. Planning Commission Reminder Dates:
 - **Thursday, September 18, 2025 – Worksession**
-

AGENDA

**AIKEN COUNTY PLANNING COMMISSION
1930 UNIVERSITY PARKWAY – 1ST FLOOR – SANDLAPPER ROOM
6:00 P.M., THURSDAY, AUGUST 21, 2025
MEETING NO. 25-08-01**

A) CALL TO ORDER

B) RECOGNITION OF VISITORS

C) APPROVAL OF MINUTES: Meeting No. 25-07-01

D) APPROVAL OF AGENDA

E) PRESENTATIONS:

1. Springdale Trail Section 1 – Preliminary Plat Extension

Applicant: Beazley Development Company, Inc.

Location: Springdale Road (C-2583)

Total Acreage: 207.52/65.4

Total Number of Lots: 122

Tax Parcel: 033-00-06-001 & 033-00-06-004

Zoning: RUD – Rural Development

County Council District: 6 – Phil Napier

2. Proposed Road Name Change – Public Hearing

Applicant: Aiken County GeoServices Addressing Division

Current Name: Hull Lane (S-203)

Proposed Name: Grandy's Mill Road (S-203)

Location: Off Old Barnwell Road (S-113)

County Council District: 1 – Ron Felder

3. New Wireless Telecommunication Tower – Public Hearing

Applicant: Verizon Wireless

Application No: TWR25-000014

Location: Luke Bridge Road

Tax Parcel: 082-00-10-001

Zoning: RUD

Proposed Tower: 255' Self-Supporting telecommunications tower

County Council District: 6 – Phil Napier

F) OLD BUSINESS:

1. Proposed Zoning Map Amendment from RC to RD

Applicant: Nex Ventures Realty, Inc.

Application No.: RZN25-000005

Location: 510 Sinclair Drive, North Augusta, SC

Total Acreage: 0.051

Tax Parcel: 011-17-02-039

Current Zoning: RC

Proposed Zoning: RD

County Council District: 5 – Sandy Haskell

2. Amendments to Aiken County Code of Ordinances, Article II, Section 24-2.6, Table 1, Vape Shops, NAICS 453991; Article XI, Definitions; and Article III, Section 24-3.27 Vape Shops

3. Hawthorne at Trolley Run Station - Preliminary Plat Approval

Applicant: Sage Mill Residential, Ltd

Engineer: Hass & Hilderbrand, Inc.

Location: Keagen Blvd (C-2849)

Total Acreage: 82.09

Total Number of Lots: 102

Tax Parcel Number: 087-00-01-004(portion of), 068-00-02-001(portion of)

Zoning: PUD A - Trolley Run Station

County Council District: 8 – PK Hightower

G) NEW BUSINESS:

H) NEXT REGULAR MEETING: September 18, 2025

I) EXECUTIVE SESSION (if needed)

J) ADJOURNMENT: