AGENDA

PLANNING COMMISSION

City of Aiken

Tuesday, May 14, 2024

Work Session

Aiken Municipal Building, 111 Chesterfield Street, South
Upstairs, Room 315

5:00 p.m.

Regular Meeting

Aiken Municipal Building, 111 Chesterfield Street, South
City Council Chambers, Upstairs, Room 309

6:00 p.m.

AGENDA
Work Session
City of Aiken Planning Commission
Aiken Municipal Building, 111 Chesterfield Street, South, Upstairs, Room 315

Tuesday, May 14, 2024

5:00 p.m.

Old Business

None

New Business

Brief Review of Items on Regular Agenda.

Application #24-23006 Concept Plan Revision for outparcel development, Whiskey Road and Powderhouse Road, TMP #123-11-01-003, PC (Planned Commercial), by Aiken Powderhouse, LLC.

Application #24-60007 Rezone from GB (General Business) to LI (Light Industrial), University Parkway, TMP #104-07-08-002, by Mikell Development Company, LLC.

Application #24-20020 Annexation, TMP #105-20-05-015, 1208 Whiskey Road, by Chad Meldrum, John Herron & Avery Zeigler.

Application #24-23007 PC (Planned Commercial) Concept Plan for restaurant, TMP #105-20-05-015, 1208 Whiskey Road, by Chad Meldrum, John Herron & Avery Zeigler.

Application #24-91005 PI (Planned Institutional) Concept Plan amendment for signage at 449 Rutland Drive, TMP #120-10-07-001, by Aiken County School District. *Postponed at Applicant's Request*

Application #24-91006 PI (Planned Institutional) Concept Plan amendment for signage at 100 Bears Rock Road, TMP #120-12-05-003, by Aiken County School District.

Adjourn to Regular Meeting

This is a meeting limited to the purposes listed above. There will be no opportunity for public comments, presentations or questions on any matter. Executive Sessions may be entered at any time during the meeting as allowed by law.

Notice to the public of the time, date, place, and agenda of the meeting was given by publishing a legal notice in the April 19, 2024 Aiken Standard. Also, notices of the meeting and agendas were sent on or by May 10, 2024, for posting on the City web page, Channel 4, 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.

GUIDELINES FOR PUBLIC COMMENTS
CITY OF AIKEN PLANNING COMMISSION MEETINGS

Meetings are public forums in which many opinions are expressed and the business of the City must be conducted. As such, disciplined, honorable and professional decorum is paramount. Courteous and respectful communication is required.

During public comment periods of the meeting, all questions and statements from the public shall be directed to the Chairman. If you wish to speak, raise your hand, and the Chairman will recognize you. Please approach the podium and state your name and address.

In order to allow an opportunity for everyone who wishes to address the Commission, speakers should limit their comments to the agenda item or application being discussed. Each speaker will be given five minutes to address an issue and may only address an issue once unless questions from the Commission are posed to the speaker.

AGENDA
Regular Meeting
City of Aiken Planning Commission
Aiken Municipal Building, 111 Chesterfield Street, South
City Council Chambers, Upstairs, Room 309
Tuesday, May 14, 2024
6:00 p.m.

I. Approval of Minutes
Approval of the Work Session and Regular Meeting Minutes of March 12, 2024.

II. Old Business
None

III. New Business

A. Application #24-23006 Concept Plan Revision for outparcel development, Whiskey Road and Powderhouse Road, TMP #123-11-01-003, PC (Planned Commercial), by Aiken Powderhouse, LLC.

B. Application #24-60007 Rezone from GB (General Business) to LI (Light Industrial), University Parkway, TMP #104-07-08-002, by Mikell Development Company, LLC.

C. Application #24-20020 Annexation, TMP #105-20-05-015, 1208 Whiskey Road, by Chad Meldrum, John Herron & Avery Zeigler.

D. Application #24-23007 PC (Planned Commercial) Concept Plan for restaurant, TMP #105-20-05-015, 1208 Whiskey Road, by Chad Meldrum, John Herron & Avery Zeigler.

E. Application #24-91005 PI (Planned Institutional) Concept Plan amendment for signage at 449 Rutland Drive, TMP #120-10-07-001, by Aiken County School District. *Postponed at Applicant's Request*

F. Application #24-91006 PI (Planned Institutional) Concept Plan amendment for signage at 100 Bears Rock Road, TMP #120-12-05-003, by Aiken County School District.

IV. Adjournment

The Regular Meeting consists of this one page. Public Participation will be allowed pursuant to the Planning Commission Bylaws. Executive Sessions may be entered at any time during the meeting as allowed by law.

Notice to the public of the time, date, place, and agenda of the meeting was given by publishing a legal notice in the April 19, 2024 Aiken Standard. Also, notices of the meeting and agendas were sent on or by May 10, 2024, for posting on the City web page, Channel 4, 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.

PLANNING COMMISSION

Minutes March 12, 2024 Aiken, South Carolina

WORK SESSION

Members Present: Chairman Ryan Reynolds, Jason Rabun, Clayton Clarkson, Sam Erb, Charles Matthews, Peter Messina and Steven Simmons.

Others Present: City Council Members Gail Diggs and Ed Girardeau, City Manager Stuart Bedenbaugh, Assistant City Manager Mary Tilton, Planning Director Marya Moultrie, Erica Sanders, Jim Holly, Tilden Hilderbrand, Mark Costner, Linda Johnson, Matthew Christian of the Aiken Standard and other interested parties.

Chairman Reynolds convened the Work Session at 5:03 p.m., in Room 315 of the Municipal Building, 111 Chesterfield St. S. The Chairman began the meeting by asking for comments or questions about the minutes from the last month's meeting. Commissioner Rabun pointed out an error in the minutes and asked that June be changed to January in the first paragraph.

On the first and second agenda items, both requests for annexation, there were no questions. For the third item, a Public Project Review for the proposed downtown construction of the Savannah River National Laboratory (SRNL), the Chairman informed Commissioners there may be a lack of a quorum as Commissioner Clarkson's arrival to the meeting was unknown due to travel delays and three Commissioners were recused. He suggested the application be moved to the end of the meeting to allow more time for Commissioner Clarkson to arrive. It was also decided that in the event he could not attend, the next most senior member of the Commission, Charles Matthews, should chair the meeting for the application as the Chairman and Vice-Chairman would both be recused.

Planning Director Moultrie informed Commissioners that this Public Project Review ***only goes through the Planning Commission and is only reviewed for compliance with the Comprehensive Plan.*** She said the motion will need to state that, as it will not go before the City Council. Discussion continued and concern was noted regarding the number of parking spaces being insufficient. Tilden Hilderbrand of Hass & Hilderbrand explained that he had spoken with SCDOT and St. John's Methodist Church about the provision of additional on-street parking.

The issue of parking was also raised on Agenda Item D. Ms. Moultrie informed Commissioners that the project is workforce housing and the developers have stated that most of their renters usually only have one car. With that being the case, there would be no need for additional parking. The open space requirement was determined to be 40%, and it was noted that the developer cannot use detention ponds to meet this requirement unless they are shallow enough to be planted.

The Commission briefly reviewed Agenda Item E, a City Services request for the City's new water treatment plant, but had no questions regarding the provision of services, and Ms. Moultrie explained that Agenda Item F was additional Capital Improvements from Public Services that was not previously included in the list of projects reviewed during last month's meeting.

Adjournment

The work session was adjourned at 5:27 p.m.

DRAFT

REGULAR MEETING

Members Present: Chairman Ryan Reynolds, Jason Rabun, Clayton Clarkson, Sam Erb, Charles Matthews, Peter Messina and Steven Simmons

Others Present: Planning Director Marya Moultrie, Erica Sanders, Nate Broman-Fulks, Lashaun Ryans, Joel Johnson, Cameron Scott, Richard Foster, Tilden Hilderbrand, Debra & Richard Robbins, Jeff Ross, Matthew Christian of the Aiken Standard, and other interested parties

Chairman Reynolds called the regularly scheduled Planning Commission meeting to order at 6:00 p.m., in the Council Chambers of the Municipal Building, 111 Chesterfield Street S., Aiken, SC. He read the Planning Commission Meeting Guidelines and explained the time limit for public speakers to comment.

MINUTES

The Chairman asked the Commissioners to consider the minutes from the February 13, 2024 Work Session and Regular Meeting.

Commissioner Rabun requested the minutes be amended to correctly reflect the month of January in the first paragraph instead of June.

MOTION: Commissioner Rabun moved and Commissioner Erb seconded a motion to approve the February 13, 2024, Work Session and Regular Meeting Minutes, with the requested change.

The motion was approved by a vote of 6-0.

Chairman Reynolds announced that Agenda Item C, Application #24-91002, would be moved to the end of the meeting in order to ensure a quorum as Commissioner Clarkson is currently in route to the meeting from the airport.

ANNEXATION

Applications: #24-20018
Applicants/Owners: Sunny Kay Somers & Alex Daniel Somers
Location: 115 Vivion Drive
Current County Zoning: RC (Residential Single Family Conservation)
Proposed Zoning: RS-15 (Residential Single Family)
TPN: 105-18-13-001
Size: 0.62 acres
The Applicants are requesting annexation of the subject property, which would be concurrently zoned to RS-15 (Residential Single Family). The site is a single residential lot in the Westwood Hills subdivision and contiguous to another parcel within the municipal City Limits.

The Applicants were not present and there were no public speakers.

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MOTION: Commissioner Simmons moved and Commissioner Matthews seconded a motion to recommend City Council approve Application #24-20018 to Annex TP#105-18-13-001, located at 115 Vivion Drive, to be zoned RS-15 (Residential Single Family).

The motion was approved by a vote of 6-0.

ANNEXATION

Application #24-20019
Applicants/Owners: Cleopatra M. Guerrero and Francisco Baez
Location: 107 Marvin Drive
Proposed City Zoning: Residential Single Family (RS-10)
Current County Zoning: Residential Single Family Conservation (RC)
TPN: 122-09-02-004
Size: 0.23 acre

The Applicants are requesting annexation of the subject property, which would be concurrently rezoned to RS-10 (Residential Single-Family). The site is a single residential lot in the Virginia Acres subdivision and contiguous to other parcels within the municipal city limits.

The Applicants were not present and there were no public speakers.

MOTION: Commissioner Matthews moved and Commissioner Erb seconded a motion to recommend City Council approve Application #24-20019 to Annex TP# 122-09-02-004, located at 107 Marvin Drive, to be zoned RS-10 (Residential Single Family).

The motion was approved by a vote of 6-0.

REZONING & CONCEPT PLAN

Application #24-22005
Applicant: Taft-Mills Group, LLC
Owners: Diane Braswell & Gloria E. Fischer as Trustees u/w of Herman E. Hall and Marion B. Matthews
Location: Gregg Highway & Lokey Drive
Current Zoning: Office (O)
Proposed Zoning: Planned Residential (PR)
TPN: 087-18-08-008
Size: 10.1 acres

Taft-Mills Group, LLC, is requesting a rezoning from Office (O) to Planned Residential (PR) and concept plan approval to build an 80-unit multifamily development with four apartment buildings, a clubhouse and 125 parking spaces on a 10.1-acre lot at Gregg Highway and Lokey Drive.

Nate Broman-Fulks of Taft-Mills Group, LLC, P. O. Box 566, Greenville, NC was present and described the project as workforce housing with amenities. He stated that there are security features in place and that the addition of a fence is possible, if it is required. Additionally he reviewed that there would be a 50-foot buffer between the complex and the nearest neighbor.

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Mr. Broman-Fulks asked that condition number seven be amended to allow 18 months for the transfer of ownership, as they are seeking tax credits, which can be a lengthy process.

Commissioner Messina requested that the developer amend the plan to include additional parking spaces, and stated he would like to have the additional parking added to the conditions. Mr. Broman-Fulks explained that the proposed parking plan has traditionally worked for their demographic, but said he will look at ways to include additional parking spaces.

Commissioner Erb requested that a median entrance be added as a condition as well.

Commissioner Messina suggested the addition of a right turn lane leaving the development for better traffic flow. Mr. Broman-Fulks said he had been in touch with SCDOT and will continue to work with them.

Lashaun Hamilton-Ryans, 719 Washington Circle, representing the local community group "Eyes on Aiken" spoke in favor of the project noting the need for housing in the proposed price point.

Joel Johnson of 3048 Hackamore Drive, Warrenville, SC, identified himself as a neighbor and stated he is opposed to the development. He said he thought that a previous Board of Zoning Appeals meeting denied approval of the proposed development, due to traffic and pedestrian concerns.

MOTION: Commissioner Messina moved and Commissioner Simmons seconded a motion to recommend City Council approve Application #24-22005 for TP# 087-18-08-008, which is generally located at Gregg Avenue and Lokey Drive, to be zoned PR, with the following recommended conditions:

1. that a minimum of half of the required open space is improved for passive or active use by the residents;
2. that the development complies with the City of Aiken tree preservation and landscape requirements;
3. that an encroachment permit is granted by SCDOT for each development entrance;
4. that the entrance sign be a ground-mounted monument sign no more than 32 square feet or 32 square feet total for a double-sided sign, and should be no more than 6 feet high;
5. that the applicant submits a revised concept plan stating the conditions of approval within 180 days;
6. that the applicant signs an agreement stating the conditions of approval within 180 days;
7. that a transfer of ownership occurs within the next 18 months;
8. that the developer include 29 additional parking spaces;
9. that the applicant add a median entrance, at least 10 feet wide; and
10. that a right turn lane be added to the entrance and exit of the development.

Commissioner Rabun asked that the parking be approved administratively to ensure that the additional spaces do not encroach on required green space or water retention areas.

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Chairman Reynolds asked that the transfer of ownership have a specific deadline and June 30, 2025 was decided.

AMENDED MOTION: Commissioner Messina moved and Commissioner Simmons seconded the amended motion recommending City Council approve Application #24-22005 for TP# 087-18-08-008, which is generally located at Gregg Avenue and Lokey Drive, to be zoned PR, with the following recommended conditions:

1. that a minimum of half of the required open space is improved for passive or active use by the residents;
2. that the development complies with the City of Aiken tree preservation and landscape requirements;
3. that an encroachment permit is granted by SCDOT for each development entrance;
4. that the entrance sign be a ground-mounted monument sign no more than 32 square feet or 32 square feet total for a double-sided sign, and should be no more than 6 feet high;
5. that the applicant submits a revised concept plan stating the conditions of approval within 180 days;
6. that the applicant signs an agreement stating the conditions of approval within 180 days;
7. that a transfer of ownership occurs by June 30, 2025;
8. that the developer include up to 29 additional parking spaces, as approved by the Planning Department;
9. that the applicant add a median entrance, at least 10 feet wide;
10. that a right turn lane be added to the entrance and exit of the development, subject to SCDOT approval;
11. that the number of handicapped parking be reduced to five, or as allowed by the ADA requirements or SC Housing Authority.

The motion passed by a vote of 6-0.

CITY SERVICES

Application #24-50004
Applicant/Owner: City of Aiken
Location: 1754 Columbia Highway North
County Zoning: RUD (Rural Development)
TPN: 135-13-01-001
Size: 28.71 acres

The Applicant is requesting City utility services for a new water treatment plant at 1754 Columbia Highway North. The new water treatment plant will replace the existing water treatment plant that has been in operation for almost seventy years. Additionally, the new water treatment plant will feature physiochemical processes to provide high quality potable water, meeting primary drinking water standards and all regulations set forth by the South Carolina Department of Health and Environmental Control.

DRAFT

City Manager Stuart Bedenbaugh, 111 Chesterfield Street S, representing the City of Aiken was present to request the new water treatment plant and he stated the current water treatment plant would be decommissioned when the new facility is opened.

There were no additional public speakers to comment on the request.

MOTION: Commissioner Erb moved and Commissioner Matthews seconded a motion to recommend City Council approve Application #24-50004 to Annex TP# 135-13-01-001, located at 1754 Columbia Highway North, with the following recommended conditions:

1. That an executed "Agreement on the Provision of City Services" listing conditions of approval be recorded within 90 days of approval by City Council at the RMC office;
2. that there be a condition that the agreement to annex the property as soon as it becomes contiguous be executed and recorded;
3. that the City Engineer approve the design of the water and sanitary sewer service;
4. that the site and landscape plan comply with the City of Aiken Tree Preservation and Landscaping regulations;
5. that the site and landscape plan comply with the City of Aiken open space and buffer requirements;
6. that any new sign be a monument sign no larger than 40 square feet or a maximum of 10 feet in height, and that the project comply with the City of Aiken sign requirements; and
7. that the ingress/egress drives receive encroachment permit approvals from SCDOT and Aiken County, as applicable.

The motion was approved by a vote of 6-0.

FY 2024-2029 CAPITAL IMPROVEMENT PROGRAM

Section 2-140 of the City Code requires the Planning Commission to prioritize a list of Capital Improvements, and make a recommendation to the City Manager at least 90 days prior to a new fiscal year (which starts July 1). Additional items from the Public Services Department were omitted from last month's review of the Capital Improvement Program and have been submitted for approval.

MOTION: Commissioner Matthews moved and Commissioner Erb seconded a motion to recommend City Council approve the Capital Improvement Program, as submitted.

The motion passed unanimously.

Chairman Reynolds explained that the last agenda item could not be discussed, due to the recusal of three Commission members and the lack of a quorum since Commissioner Clarkson had not yet arrived. He suggested continuing the application until April and confirmed with Ms. Moultrie that there would be Design Review Board work sessions regarding the SRNL application that would be open to the public.

DRAFT

MOTION: Commissioner Rabun made a motion to take a 30-minute recess to allow Commissioner Clarkson additional time to travel to the meeting. Commissioner Matthews seconded the motion and the Commission recessed by acclimation at 6:35 p.m.

MOTION: Commissioner Simmons made a motion to resume the meeting, following the arrival of Commissioner Clarkson. Commissioner Matthews seconded the motion and the Planning Commission meeting was reconvened at 6:45 p.m.

PUBLIC PROJECT REVIEW

Application #24-91002
Applicant: City of Aiken
Owners: LED of Aiken, Inc
Location: 141 Newberry Street NW
Zoning: DB (Downtown Business)
TPN's: 122-21-02-001, 121-21-02-002 & 121-21-02-003
Size: 1.01 acres

The City of Aiken has applied for a Public Project Review for the construction of the Savannah River National Laboratory in the 100 block of Newberry Street NW. The subject property, currently undeveloped, is zoned Downtown Business (DB) and in the Old Aiken Overlay District.

The three subject parcels will be combined, and a three-story building and 39-space parking lot will be constructed on the one-acre property. Because the property is located in the Old Aiken Overlay District, any changes visible from right-of-way will require a Certificate of Appropriateness from the City of Aiken Design Review Board for consistency with the Old Aiken Design Guidelines.

State law requires that the Planning Commission review all plans for new public projects, with the exception of utilities, within its jurisdiction and comment on the compatibility of the proposed development with the Comprehensive Plan. The process is described in Section 6.2.12 of the Zoning Ordinance.

Chairman Reynolds announced ***that the proposed development would be reviewed to determine if it is consistent with the Comprehensive Plan*** and comments regarding the design of the building and the location should be reserved for the Design Review Board meeting.

Commissioner Rabun, Commissioner Erb and Chairman Reynolds then recused themselves and left the dais at 6:47 p.m. and Commissioner Matthews took leadership of the meeting.

Cameron Scott, 1009 Murray Court, and Richard Foster, of North Augusta, introduced themselves as the architects of the project. They stated that the original plan had more parking, but they were cautioned by the Planning Department to reduce the number of spaces. Mr. Foster explained that the three story construction would be located as far as possible from the townhomes to avoid crowding them.

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Commissioner Messina addressed the subject of off-street parking and pointed out some areas where additional parking would fit.

Commissioner Clarkson asked about the anticipated number of people that would use the building daily and was told it would be approximately a hundred.

Tilden Hilderbrand, of Hass & Hilderbrand, described his efforts with the SCDOT to add parking spaces on Barnwell Ave., noting he estimated about 100 spaces could be added on the street.

Debra and Richard Robbins, 208 Arbor Terrace, stated they are very much in favor of the project, but have concerns about the light and noise from the parking lot.

Jeff Ross, 212 Arbor Terrace, stated he is in the corner unit and is supportive of the project, but has concerns about the parking situation, adding to the noise and loss of privacy.

Commissioner Matthews explained to the audience that the project will be going before the Design Review Board, but not City Council and he thanked the speakers for their comments.

MOTION: Commissioner Simmons moved and Commissioner Clarkson seconded a motion to approve Application #24-91002, a public project on property located at 141 Newberry Street NW (TPN: 122-21-02-001, 122-21-02-002, & 121-21-02-003), to be zoned DB (Downtown Business), as it is in compliance with the Comprehensive Plan.

Commissioner Clarkson asked the Planning Director, Ms. Moultrie to speak about the parking and open space on the project. She stated that the original parking plan had been reduced to allow more open space, and, since there is on-street parking nearby, there is no requirement for off-street parking within the Central Business District. She does not foresee an issue with parking.

The motion was passed by a vote of 4-0.

At 7:02 p.m. Commissioner Rabun, Commissioner Erb and Chairman Reynolds returned to the dais.

ADJOURNMENT

Having no further agenda items for consideration, the public meeting of the Planning Commission was adjourned at 7:02 p.m.

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Marya Moultrie, Secretary

DRAFT

City of aiken PLANNING

MEMORANDUM

To: Planning Commission
From: Marya Moultrie, Planning Director, AICP
Date: May 14, 2024
Re: Application #24-23006 (Concept Plan Request)
Tax Parcel 123-11-01-003

Applicant: Jeff Strickland (Haines, Gipson & Associates)
Owner: Aiken Powderhouse, LLC
Location: Whiskey Road (The Junction Shopping Center)
Size: 1.63 acres (outparcel)
Zoning: Planned Commercial (PC)
City Council District: 5

Background

At its regular meeting on June 13, 2022, the City Council approved requests for annexation and a Planned Commercial (PC) concept plan for a shopping center to be developed at Whiskey Road and Powderhouse Road. The present request is to revise the shopping center concept plan for proposed development of a restaurant and dental office. These uses would be located in a single building on a 1.63-acre outparcel, adjacent to the Whiskey Road frontage between a shopping center entrance drive and an adjacent gas station. Development of a second proposed outparcel will require another concept plan amendment with further City Council consideration.

Compliance with Planned Commercial Provisions

As noted in Section 4.3.8.A 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 the use, the intensity of use, density, signage, 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 and may waive any provision of the Zoning Ordinance excluding anything in 4.3.8 or the Use Table.

Surrounding Zoning and Land Use

- To the north and east is the rest of The Junction Shopping Center zoned Planned Commercial (PC);
- To the west, across Whiskey Road, is a hotel zoned Planned Commercial (PC); and

- To the south is a convenience store with fuel pumps zoned Planned Commercial (PC).

Current Land Use

The subject property is an undeveloped outparcel of a shopping center currently under construction.

Overview of Proposed Development

The application materials include a narrative description of the proposed development, a Concept Plan, and architectural elevations of the proposed building.

Proposed Uses

The Concept Plan denotes a restaurant and dental office.

Architecture

An 8,000 square foot building would be divided into two equal 4,000 square foot suites. The exterior architecture would consist of brick veneer, stone and stucco. The restaurant would also have an outdoor dining patio.

Staff notes that the City Council approval of the Planned Commercial (PC) zoning in 2022 included a condition that the outparcel developments be considered by City Council, and that zero lot line design would be considered at that time. The proposed outparcel development does not have zero lot line building placement on the submitted site plan, and no ordinance waivers have been requested.

Parking

The Concept Plan denotes that 74 parking spaces are required and are being provided; however, the plan actually shows 76 spaces. Also, while the plan calculations correctly denote a 1:3 seat ratio for the restaurant use, the retail parking ratio of 1:200 SF is noted instead of the correct dental office ratio of 1:250 SF. Therefore, the plan shows four more spaces than required. The spaces are shown as evenly distributed throughout the development. Internal sidewalks from the parking areas are also being provided.

Access and Driveways

The Concept Plan depicts three entrances to the development - one from the primary shopping center off Whiskey Road, one from the shopping center parking lot, and one from the adjacent convenience store property.

Buffers and Open Space

The amount of provided open space is not denoted on the Concept Plan. Since the lot is less than 5 acres in size, 20% of the property acreage is required to be set aside for landscaped open space. <u>There should be a condition that the development comply with the minimum open space requirement of the Zoning Ordinance.</u>

Traffic Study

A traffic study was submitted to SCDOT and the Traffic Consultant for the City of Aiken for the entire shopping center and multifamily development in 2022. Improvements are currently being made to Whiskey Road and Powderhouse Road as a result of that study. The trip generation information provided by the applicant for this request indicates that there will be no appreciable change to the approved 2022 traffic study.

Tree Preservation and Buffers

Prior to issuance of a building permit for a nonresidential or multifamily residential project, a landscape plan must be approved and adequate evergreen screening will be required along any boundary adjacent to property used or zoned for single-family detached use. Additionally, the development will need to comply with the Tree Preservation and Landscape requirements. There should be a condition that the development comply with the City of Aiken Tree Preservation, buffer, and landscape requirements.

Signage

Planned Commercial signage standards are based on a similar district, such as GB (General Business) in this case. Therefore, freestanding signs are restricted to ground-mounted monument signs no more than 60 square feet and 12 feet in height. A condition should be added that commercial signage shall be compliant with the Sign Ordinance.

Compliance with Planned Commercial Zone Criteria

A project in the PC zone must meet the following criteria set forth at Section 4.3.8 to the maximum extent feasible:

1) The proposed arrangement of uses on the site properly considers significant natural features and drainage patterns, roadway access, and surrounding land uses. A tree survey submitted with the shopping center construction plans identified significant trees, but did not indicate that the existing trees on the outparcel were of grand size in 2022. An updated tree survey will be required prior to permitting. The site will be graded, but keep to the natural pattern of stormwater flow from south to north. As previously noted, the Concept Plan depicts three entrances to the development - one from the primary shopping center off Whiskey Road, one from the shopping center parking lot, and one from the adjacent convenience store property. Surrounding uses are the rest of The Junction Shopping Center, a convenience store/gas station, and a hotel across Whiskey Road, all of which are zoned Planned Commercial (PC).

2) A completely interconnected circulation system integrated with surrounding access and circulation patterns is provided. The outparcel will have three interconnected access points through the adjacent shopping center and convenience store parcels. The primary access will be from Whiskey Road via the primary shopping center driveway.

3) Circulation patterns should be designed to minimize conflicts between pedestrian, vehicular and service traffic. The Concept Plan provides for a sidewalk connection to the adjacent shopping center.

4) Streets, drainage and utility systems should be designed to accommodate the overall service demand of the PC. Stormwater will be managed through an underground storage system. The Engineering & Utilities Department has commented that connections to existing water and sanitary sewer mains must comply with City specifications and design standards. New swale, grading and stormwater elements by The Junction Shopping Center project must be properly modified on the north side of the outparcel development. Stormwater runoff must be handled per the City's Stormwater Design Manual. A grease trap will be needed for the restaurant.

5) There must be provision for the ownership and maintenance of common space. A note on the civil plans indicates that the contractor shall provide maintenance of the landscaping and irrigation system until the work has been accepted by the property owner, which is denoted as Aiken Powderhouse, LLC.

Possible Conditions of approval

A motion to recommend approval could include the following conditions:

1) That the development complies with the open space requirements of the Zoning Ordinance;
2) that the development complies with the City of Aiken Tree Preservation, buffer, and landscape requirements;
3) that commercial signage shall be compliant with the Sign Ordinance;
4) that the applicant submits a revised Concept Plan listing the conditions of approval; and
5) that the applicant signs an agreement stating the conditions of approval within 180 days.

cc: Jeff Strickland / Haines Gipson & Associates
John Engler / Aiken Powderhouse, LLC

I:\Applications for Development\Planned Commercial Concept Plan PC\The Junction - Lowe's Foods\Outparcel\Staff Memo

The Junction Shopping Center Outparcel Two (2) Development

This development is situated within The Junction Shopping Center, anchored by Lowes Food at 2940 Whiskey Road, Aiken SC. The property falls within the Planned Development approved by the City of Aiken in July 2022. Enclosed plans provide further details on the proposed development for Outparcel Two, adjacent to the existing Circle K property.

The proposed concept involves an 8,000 square foot building divided into two equal 4,000 square foot premises. One will house a nationally recognized restaurant, while the other will accommodate a nationally recognized dental office. The commercial architecture will primarily consist of modular brick veneer, stone, and stucco. Additionally, the restaurant space is proposed to include a patio for outdoor dining.

The traffic study for this Outparcel were included in the original traffic study completed for the overall Planned Development in 2022.

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Office Land Uses			**64**	**13**	**10**	**3**	**13**	**4**	**9**
720 - Medical-Dental Office Building	4.0	KSF	64	13	10	3	13	4	9
Restaurant Land Uses			**429**	**38**	**21**	**17**	**36**	**22**	**14**
932 - High-Turnover (Sit-Down) Restaurant	4.0	KSF	429	38	21	17	36	22	14
Subtotal			**493**	**51**	**31**	**20**	**49**	**26**	**23**
Internal Capture			**36**	**8**	**4**	**4**	**0**	**0**	**0**
ITE Pass-By			***88***	***0***	***0***	***0***	***12***	***6***	***6***
Adjacent Street Traffic			*0*	*0*			*0*		
10% Adjacent Street Traffic			*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Net New External Trips			**457**	**43**	**27**	**16**	**49**	**26**	**23**

Note: Trip generation was calculated using the following data:

Daily Traffic Generation

Office Land Uses

720 - Medical-Dental Office Building — ITE 720 = T = 42.97 * (X) + (-108.01); (50 % In; 50 % Out)

Restaurant Land Uses

932 - High-Turnover (Sit-Down) Restaurant — ITE 932 = T = 107.2 (X); (50 % In; 50 % Out)

AM Peak-Hour Traffic Generation

Office Land Uses

720 - Medical-Dental Office Building — ITE 720 = LN (T) = 0.9 * LN (X) + (1.34); (79 % In; 21 % Out)

Restaurant Land Uses

932 - High-Turnover (Sit-Down) Restaurant — ITE 932 = T = 9.57 (X); (55 % In; 45 % Out)

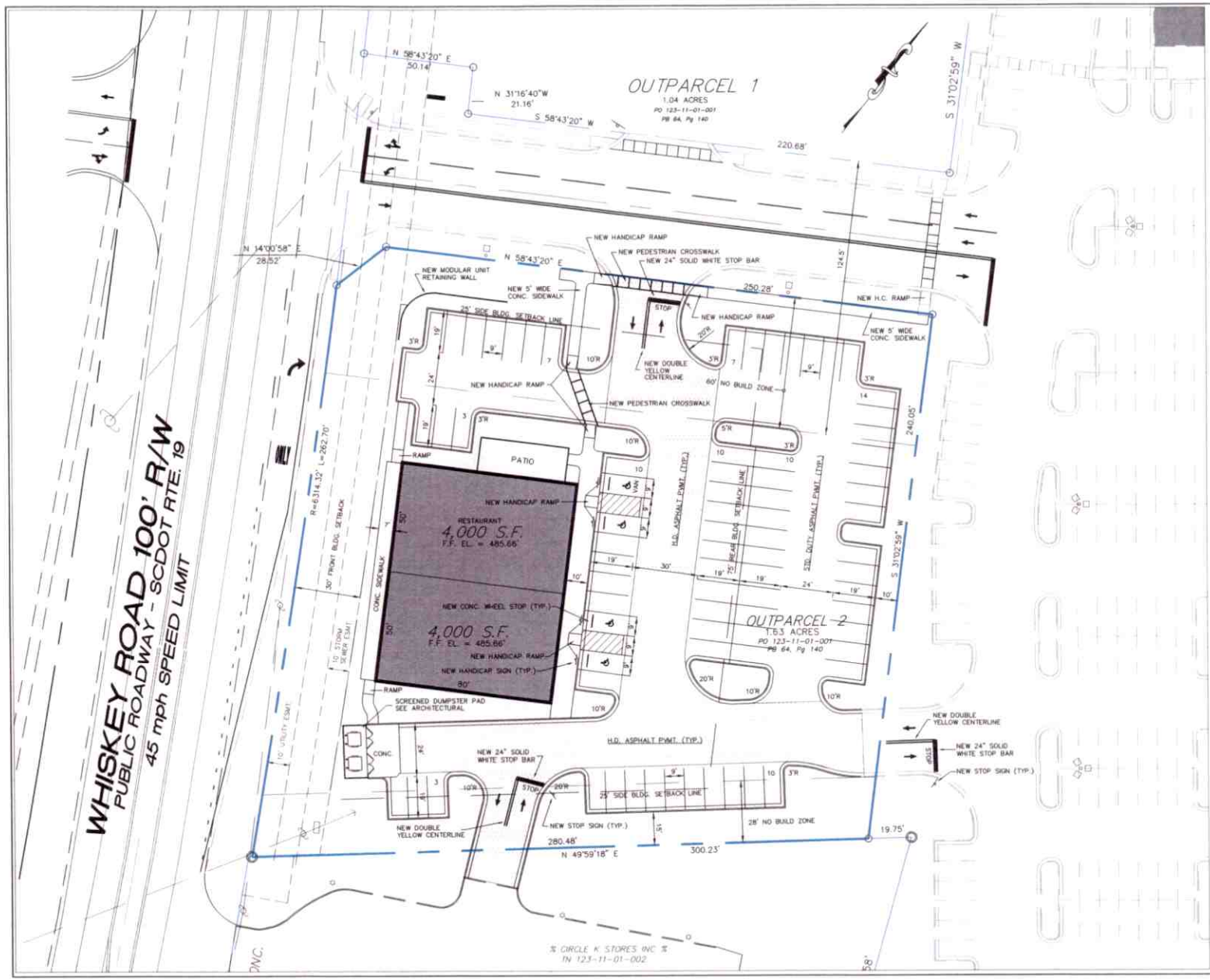
PM Peak-Hour Traffic Generation

Office Land Uses

720 - Medical-Dental Office Building — ITE 720 = T = 4.07 * (X) + (-3.17); (30 % In; 70 % Out)

Restaurant Land Uses

932 - High-Turnover (Sit-Down) Restaurant — ITE 932 = T = 9.05 (X); (61 % In; 39 % Out)



REVISIONS			
NO.	BY	DESCRIPTION	DATE

LEGEND

- PROPOSED 24" CONCRETE CURB & GUTTER
- EXISTING CONCRETE CURB & GUTTER
- PROPOSED SITE LIGHTING POLE

* ALL WORK IN THE RIGHTS OF WAY SHALL MEET CITY OF AIKEN AND S.C. DOT STANDARDS. PROVIDE DETECTABLE WARNING DOMES AT HANDICAP RAMPS AS PER SCDOT STANDARDS.

LIMITS OF DISTURBANCE — LIMITS OF DISTURBANCE

SITE DATA:

CITY OF AIKEN ZONING INFORMATION:

SITE ZONING: PC – PLANNED COMMERCIAL

VEHICLE PARKING REQUIRED:

RETAIL SALES – 1 SPACES PER 200 S.F. OF GROSS LEASABLE AREA

RESTAURANT – 1 SPACE PER 3 SEATS

PARKING REQUIRED = ((1 SPACE/200 S.F. X 4,000 S.F.) + (1 SPACE/3 SEATS X 160 SEATS))
= 74 SPACES

MAX. PARKING ALLOWED = 110% = 81 SPACES

PARKING PROVIDED: 74 SPACES

HANDICAP PARKING REQD. = 3 SPACES
PROVIDED = 4 SPACES

SOUTH CAROLINA HAINES, GIPSON & ASSOCIATES, INC. No. C03908 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 23007 JESSE CLAY LEWIS 4/4/24

SITE LAYOUT PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

C-6

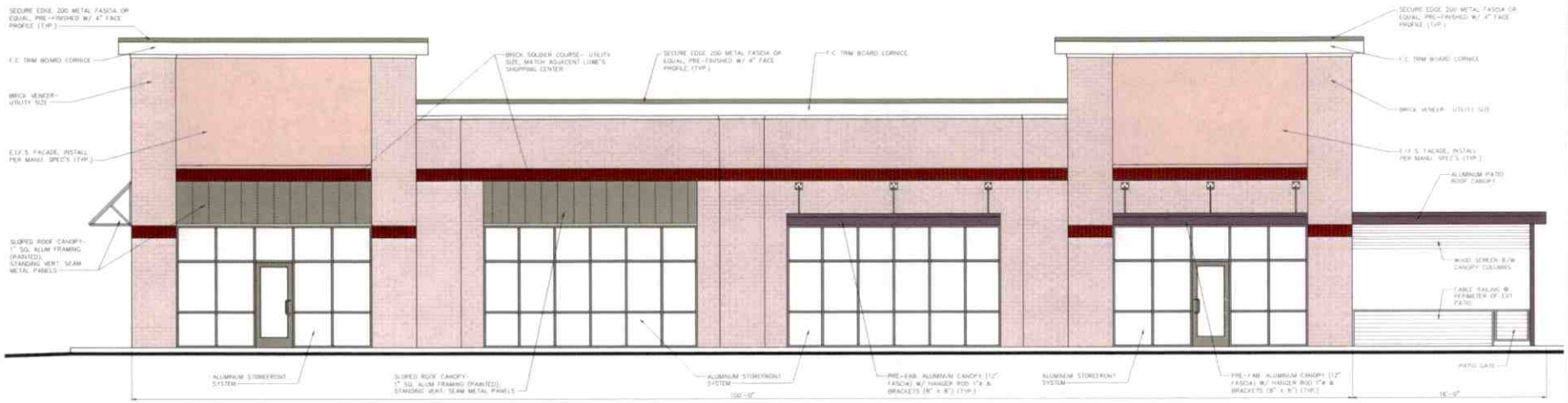
HAINES, GIPSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
1550 NORTH BROWN RD., SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE (770) 491-7550 FAX (770) 491-7760

OUTPARCEL "2"

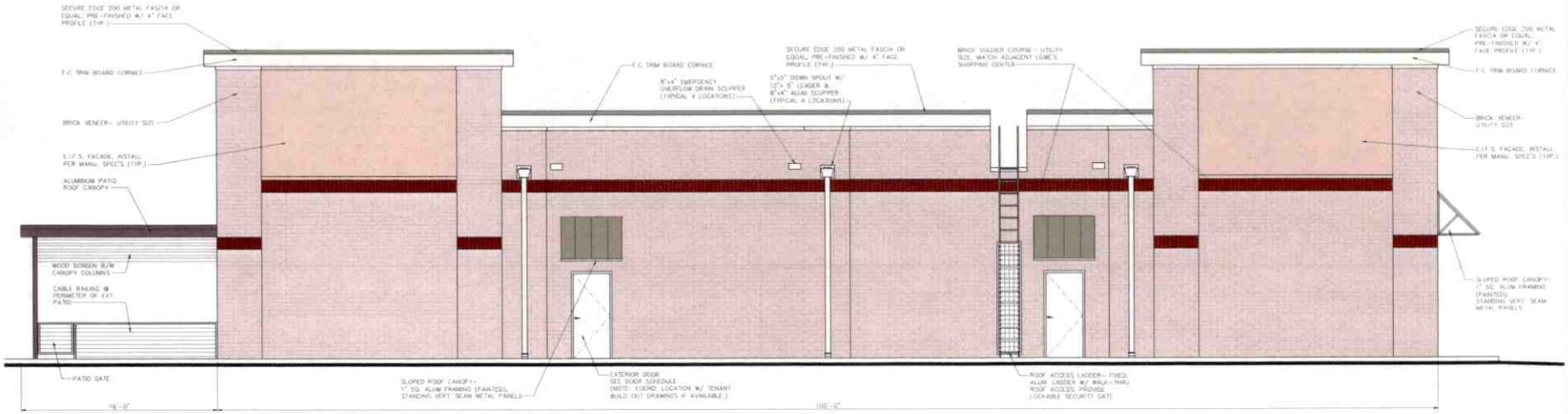
TM 123-11-01-001
THE CITY OF AIKEN - AIKEN COUNTY, SOUTH CAROLINA
WHISKEY RD. AIKEN, SC 29801

Drn. JBS	Des. JBS	Chk. RCL	Date 4/4/24	Sheet 2024-097

EXTERIOR COLORS/FINISHES:	
E.I.F.S. COLOR 1 –	DRYVIT 498 OYSTER SHELL
BRICK VENEER 1 –	TRIANGLE BRICK, CASTLESTONE
BRICK VENEER 2 –	TRIANGLE BRICK, CAMDEN
METAL COPING TRIM –	PATINA GREEN
STANDING SEAM METAL AWNING –	PATINA GREEN
ALUM. STOREFRONT SYSTEM –	TO MATCH PATINA GREEN
FIBER CEMENT TRIM –	PAINT WHITE



1 A3.1 PROPOSED FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.1 PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

BOOKER+VICK ARCHITECTS
670 BROAD STREET, AUGUSTA, GA 30901 | P: (706) 798-6792 | WWW.CBARCHITECTSPC.COM

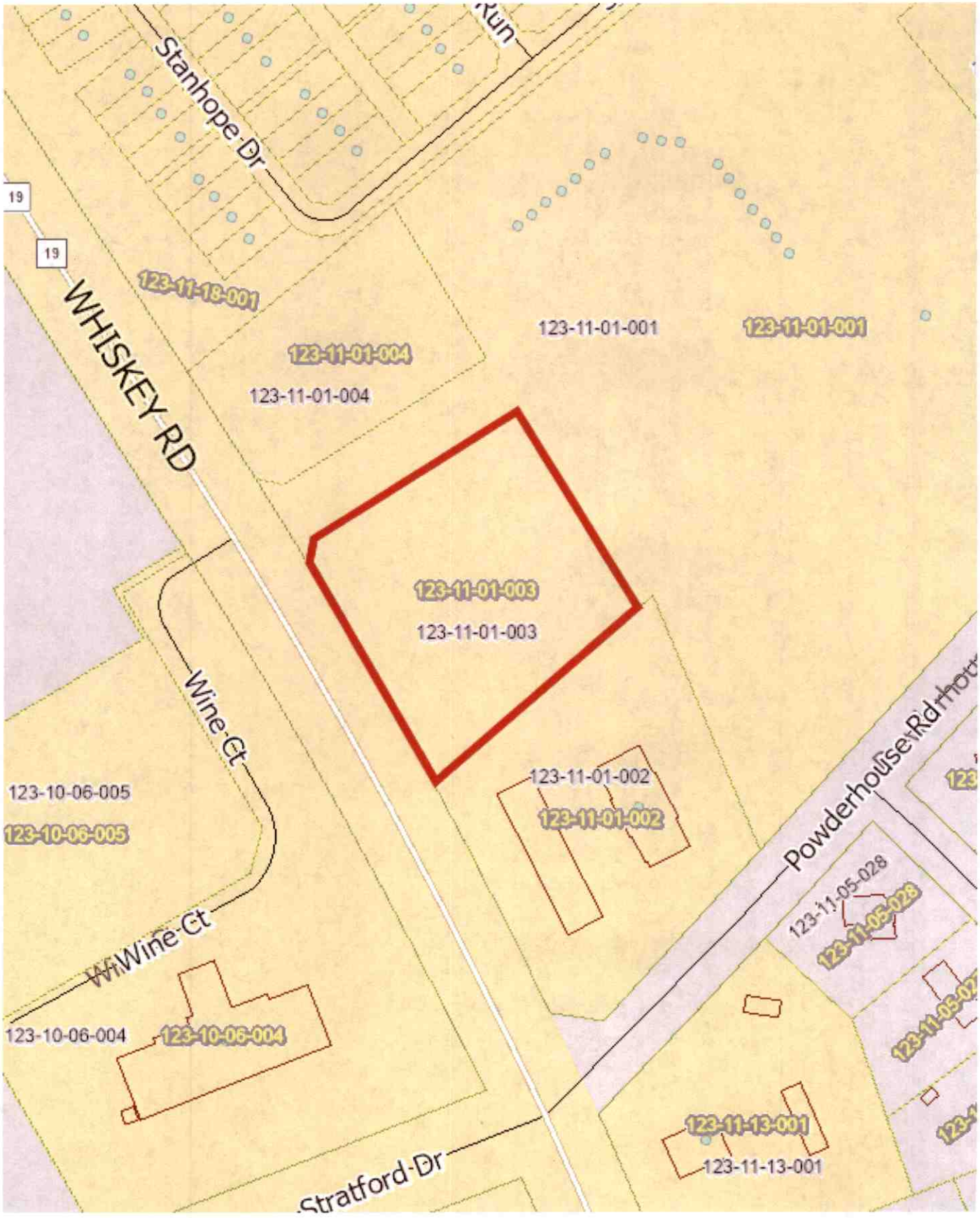
JUNCTION SHOPPING CENTER
MCKNIGHT ENGLER
WHISKEY ROAD
AIKEN, SOUTH CAROLINA

EXTERIOR ELEVATIONS

DRAWN BY: BBBV
CHECK BY:
DATE: APRIL 16, 2014
REVISIONS:

JOB NO. 2411

SHEET NO. A3.1


Stanhope Dr
Run
19
19
WHISKEY RD
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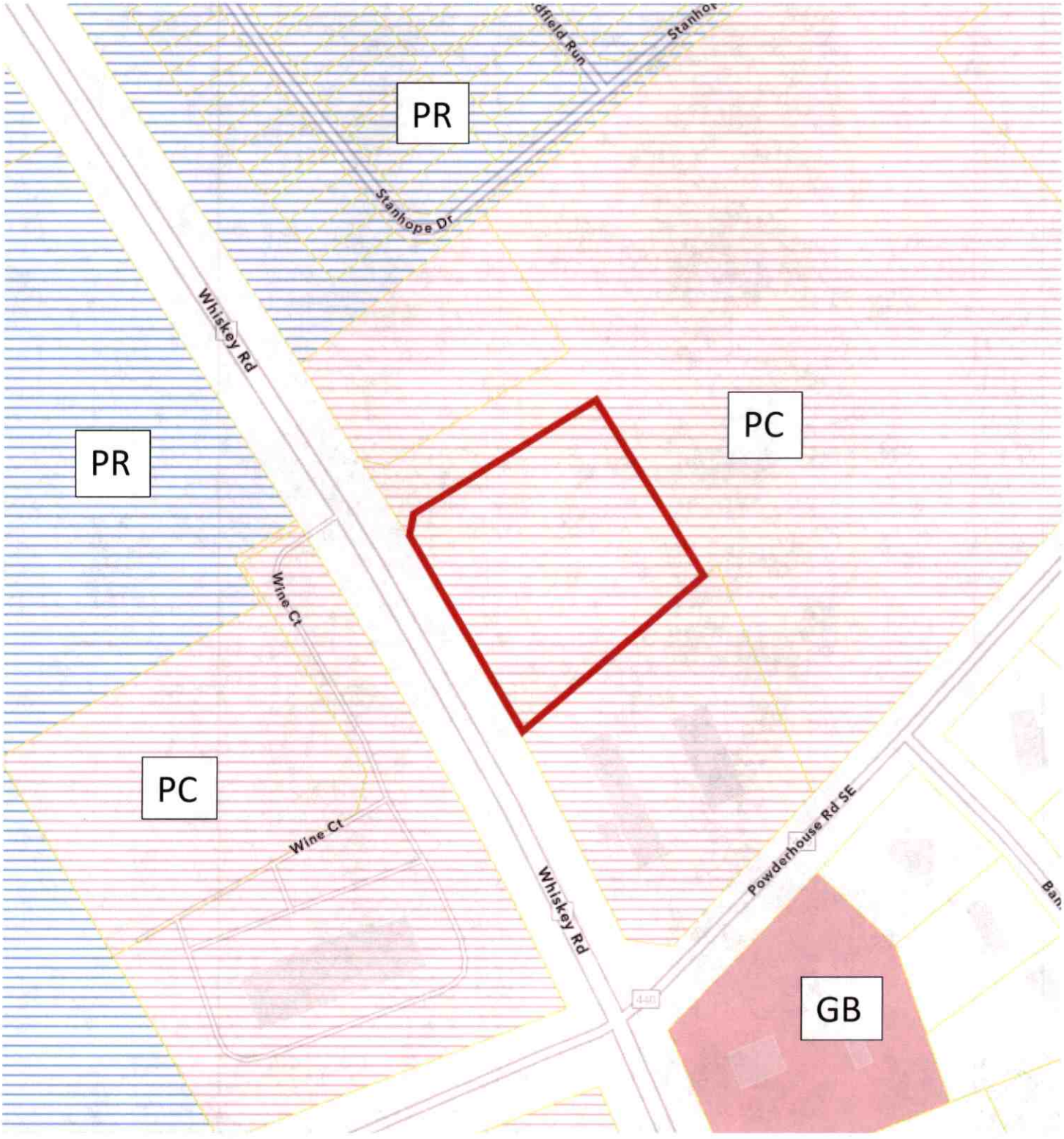
123-11-01-004
123-11-01-004
123-11-01-001
123-11-01-001
123-11-01-003
123-11-01-003
Wine Ct
123-10-06-005
123-10-06-005
123-11-01-002
123-11-01-002
Powderhouse Rd
123-11-05-028
123-11-05-028
Wine Ct
123-10-06-004
123-10-06-004
123-11-13-001
123-11-13-001
Stratford Dr

Stanhope Dr
19
WHISKEY RD
123-11-18-001
123-11-01-004
123-11-01-001
123-11-01-003
Powderhouse Rd
123-11-04-010
123-11-01-002
123-10-06-005
Wine Ct
123-10-06-004
123-11-05-028
123-11-05-027
123-11-05-026
123-11-13-001
Stratford Dr


PR
PR
PC
PC
GB
Stanhope Dr
Whiskey Rd
Whiskey Rd
Wine Ct
Wine Ct
Powderhouse Rd SE

III B

City of aiken PLANNING

MEMORANDUM

To: City of Aiken Planning Commission
From: Marya Moultrie, AICP, Planning Director
Date: May 14, 2024
Re: Application #24-60007 (Rezone Request)
Tax Parcel 104-07-08-002

Applicant: Shanga Ahmad Mikell
Owner: Mikell Development Co., LLC
Location: University Parkway
Size: 5.00 acres
Current Zoning: General Business (GB)
Proposed Zoning: Light Industrial (LI)
City Council District: 2

Background

The applicant is requesting a rezoning of a single 5-acre parcel from General Business (GB) to Light Industrial (LI). The undeveloped parcel is located on the south side of University Parkway across from Arbor Court.

Proposed General Business Zoning

The Light Industrial (LI) District is described in the Zoning Ordinance as providing for low-intensity industrial uses, warehousing, and wholesaling activities that do not overburden the available streets, infrastructure, or public services.

Section 6.2.14.E of the Zoning Ordinance lists the review criteria for a rezone application. The criteria and Staff responses are noted below:

1) Consistency with the Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates the subject property as *undeveloped/agricultural*. Adjacent property to the south and west are identified as *residential*, and a nearby church on the north side of the Parkway is identified as *public/institutional*. While no nearby properties are designated as *commercial/industrial*, the proposed Light Industrial (LI) zoning would be consistent with the current land uses on nearby properties along the Parkway, such as an office, an air conditioning contractor and a storage warehouse.

2) Compatibility with the zoning, conforming uses of nearby property, and character of the surrounding area. A map showing the zoning of the subject property and surrounding property accompanies this narrative.

- To the north across the Parkway are undeveloped parcels zoned by Aiken County as Urban Development (UD), providing for a full range of residential uses, as well as commercial, institutional, and industrial uses.
- To the south is a currently undeveloped tract zoned RSA (Residential Single-Family Attached), which is planned to be developed soon for single-family townhouses.
- To the east is a vacant tract owned by Aiken County and zoned by the County as Urban Development (UD).
- To the west is an office zoned by Aiken County as Urban Development (UD).

3) Suitability of the subject property for uses permitted by the existing zoning.
General Business (GB) zoning allows a broad range of commercial uses. The subject property has adequate size to suit the existing General Business zoning.

4) Suitability of the subject property for uses permitted by the proposed zoning.
As stated above, the Light Industrial (LI) District provides for low-intensity industrial uses, warehousing, and wholesaling activities that do not overburden the available streets, infrastructure, or public services. The rezoning would remove current possible uses as a nursing home, school, office, bank, grocery, shopping center, car wash and fuel sales. The subject property has adequate size to suit the proposed Light Industrial zoning.

5) The need for additional property with the proposed zoning classification within the City limits. As noted above, the subject property is in a diverse area of residential, institutional, commercial and light industrial uses. The subject property is also in an area designated by the City of Aiken as an opportunity zone. The Light Industrial (LI) zoning will reflect existing area uses and the proposed office and warehouse uses.

6) Availability of sanitary sewer, water, stormwater, and transportation facilities.
City water is available along University Parkway. Sanitary sewer will be provided through the installation of a septic tank. The property has direct frontage on an arterial road.

Action by Commission

The Commission should hold a public hearing to determine if the rezoning of the parcel to Light Industrial (LI) is appropriate and make a recommendation to City Council.

cc: Ahmad Mikell

I:\Rezones\Mikell_University Parkway\Staff Memo.doc

S. Ahmad Mikell
S. A. Mikell & Company, LLC
100 Majestic Oak Way
Aiken, SC 29801

April 1, 2024

Planning Department
111 Chesterfield St. S
Aiken, SC, 29801

To the Honorable Director and Planning Commission

Hello I am Ahmad Mikell a local general contractor and developer. In the summer of 2023 we purchased 5 acres on University Parkway, and we are interested in developing it into a small office park to support our operation. Approximately 2.5 acres of the parcel will be developed. The legal description is listed below:

1706 University Parkway
Aiken, SC 29801
Aiken County, South Carolina
TMS# 104-07-08-002

The proposed rezoning is in accordance with the Comprehensive Plan and the district's character. In reference to Chapter 3 of Economic Development, S. A. Mikell & Company anticipates generating an additional seven jobs for the local economy. Construction is a pivotal sector in Aiken's economy, and this rezoning will contribute to the city's tax base. Transitioning from general business zoning to a Limited Industrial designation, the proposed rezoning aligns with suitable property uses. Notably, neighboring establishments such as the SCDOT Maintenance of Way Shop, John Wade Plumbing (directly across the street), and HG Reynolds, within walking distance of the proposed property, complement this initiative.

Presently zoned as General Business (GB), the subject property allows for various uses, except material storage or warehousing. The proposed LI zoning will accommodate an office space to support our operation, parking, and a small scale warehouse (up to 6k square feet). To integrate the warehouse discreetly, we intend to shield it behind a 3-rail custom horse fence equipped with an automatic gate, supplemented by a living fence utilizing trees and greenery (living fence) as a natural buffer. Warehousing and contractor services are allowed uses in LI zoning. Our commitment extends to minimizing site disturbance and leveraging natural barriers to effectively conceal the warehouse and parking areas, ensuring that only the office is visible from the street. We will not disturb the perimeter of the property.

Recognizing the demand for additional property within this zoning, our property is well-positioned to meet this need. We are the last parcel of property of the city on University Parkway. While onsite water resources are available, transportation facilities are currently

absent. However, sanitary sewer provision will be ensured through the installation of a septic tank. Importantly, approval has been secured from the Department of Health and Environmental Control (DHEC), with engineering oversight endorsing the proposal.

The envisioned office park will include:

1. Office space for S. A. Mikell & Company
2. Electric Charging Stations for EVs
3. Storage facilities
4. Fleet parking
5. General contracting and building services

Situated within a HubZone, this project promises to significantly contribute to regional employment, with an expected creation of seven additional jobs, resulting in a total of 12 positions within the organization.

As we aim to alleviate the housing shortage, scaling our business would enable us to address this pressing issue effectively.

Thanks for your time and your generous service,

Ahmad Mikell
S. A. Mikell & Company
100 Majestic Oak Way
Aiken, SC 29801

Rezoning Petition

I am the legal property owner or his agent or the contract purchaser with written permission from the property owner of a tract of land designated as (address) 1706 University Parkway, Aiken, SC 29801

Tax Parcel # 104-07-08-002.

The lot is presently zoned GB.

I am requesting the zoning be changed to Light Industrial.

The property is contiguous to a PR zone on the South boundary.

Justification for the rezoning:

We would like to use the land purchased in summer 2023 as a very small office park with onsite storage and parking. Office will be in front, small storage will be discreetly positined behind a living fence, 3 rail horse inspired fence along with automatic gate. Owner is a developer / GC.

Is this property subject to a recorded restrictive covenant that would prohibit or restrict the activity proposed in the application? _____ Yes ✓ No If yes, attach a certified copy of the restrictive covenants.

Enclosed is an accurate plat of the property showing required information.

A. A. Mikell — 04-02-2024

Applicant's signature — Date

Applicant's name and interest if other than property owner (please print)

Signature of property owner if other than applicant — Date

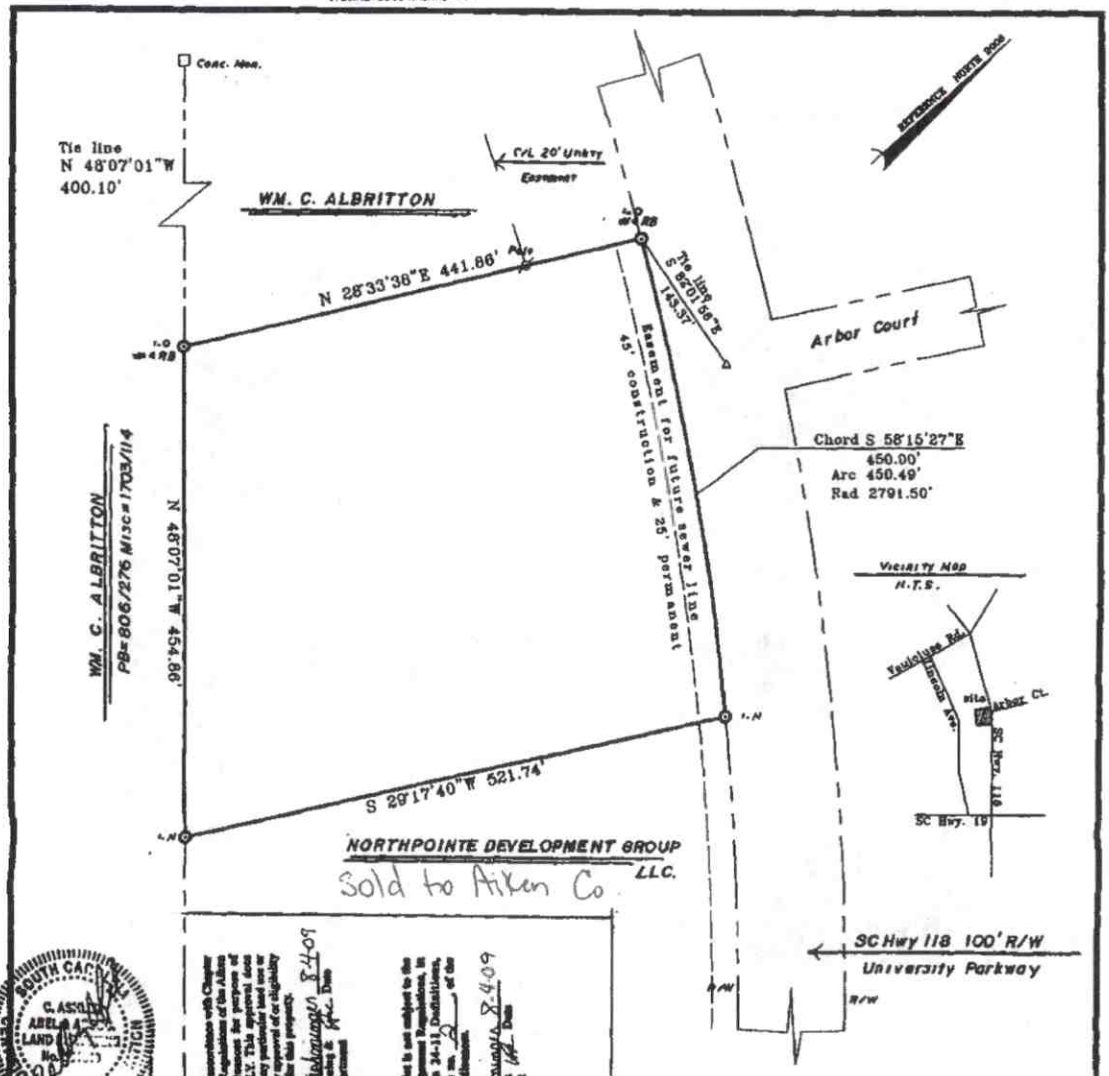
Mikell Development Co, LLC

Owner's name as it appears on the deed

8-07 (f,c)

AIKEN COUNTY GIS
Tax Map:
104-07-08-002

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMIN. FLOOD HAZARD BOUNDARY MAP AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA



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 this property.
By: Stephen Harbaugh 8-4-09
Aiken County Planning & Development Department — Date

This property/subdivision is not subject to the Aiken County Land Management Regulations, in accordance with Section 24-13, Definitions, Subdivision, Exempt, line no. 2 of the Aiken County Code of Ordinances.
By: Stephen Harbaugh 8-4-09
Aiken County Planning & Development Department — Date

2009019854
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED:
08-04-2009 01:35 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
By: JULIE STUTTS DEPUTY RMC
BK:PL 54
PG:753-753

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 B survey as specified therein; also there are no visible encroachments or projections other than shown." Min. Standards Manual of S.C. Code of Reg. Art. 4, Reg 40-490 30 Sept 1991

I-N or I-O Abel=#5RB W/Cap

1" = 100' scale feet

Portion of TMP: 104-07-08-001

△ = CP Computed Point

P.O. Box 277 Johnston, S.C. 29832
Ph. 803-275-2264
Mobile 640-3440
Fax: 803-275-9251

Field Book 420-20
Job # 08203

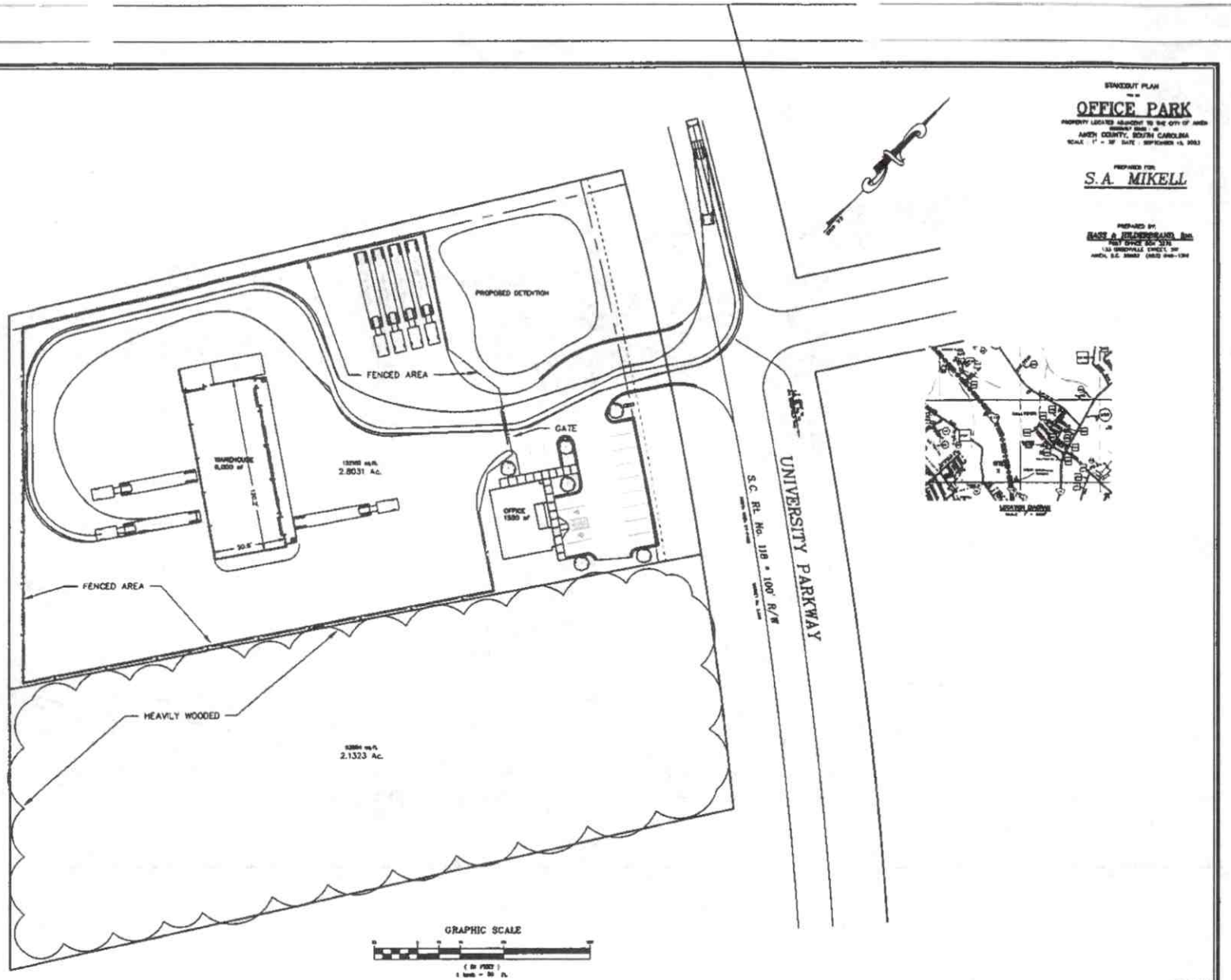
Scale 1" = 100 Feet	Plat Prepared for JAY LACY
Date 4 Dec. 2008	
County Aiken	Gross Acres
City SC	Acres R/W
References Plat By ABEL 2006 For NORTHPOINTE DEVELOPMENT GROUP LLC DB=1703/110	5.00 Net Acres

C. Ashley Abel
C. Ashley Abel & Associate
S.L.S. # 2551
Aubrey R. Jones P.L.S. #19409

Book 54 Page 753

In making recommendations regarding proposed rezoning, the Planning Commission will consider and make findings based on the following. The applicant should address in writing the following questions.

1. Is the proposed rezoning consistent with the Comprehensive Plan? The proposed rezoning is in accordance with the Comprehensive Plan and the district's character. In reference to Chapter 3 of Economic Development, S. A. Mikell & Company anticipates generating an additional seven jobs for the local economy. Beginning on Page 63, S. A. Mikell will be able to increase the labor participation rate in the area and offer up to 7 additional jobs.
2. Is the proposed rezoning compatible with the zoning, conforming uses of nearby property and the character of the surrounding area? Transitioning from general business zoning to a Limited Industrial designation, the proposed rezoning aligns with suitable property uses. Notably, neighboring establishments such as the SCDOT Maintenance of Way Shop, John Wade Plumbing (directly across the street), and HG Reynolds, within walking distance of the proposed property, complement this initiative. Presently zoned as General Business (GB), the subject property allows for various uses, except material storage or warehousing. The proposed LI zoning will accommodate an office space to support our operation, parking, and a small scale warehouse (up to 6k square feet). To integrate the warehouse discreetly, we intend to shield it behind a 3-rail custom horse fence equipped with an automatic gate, supplemented by a living fence utilizing trees and greenery (living fence) as a natural buffer
3. Is the subject property suitable for uses permitted by the existing zoning? No, Storage Warehouses are not allowed.
4. Is the subject property suitable for uses permitted by the proposed zoning? Yes, the property is located on University Parkway. Neighbors are SCDOT, John Wade Plumbing, County of Aiken, and HG Reynolds all located within a mile of property.
5. Is there a need within the City limits for additional property with the proposed zoning? No
6. Are sanitary sewer, water, stormwater and transportation facilities available to the property? While onsite water resources are available, transportation facilities are currently absent. However, sanitary sewer provision will be ensured through the installation of a septic tank. Importantly, approval has been secured from the Department of Health and Environmental Control (DHEC), with engineering oversight endorsing the proposal.


STAKEOUT PLAN
OFFICE PARK
AIKEN COUNTY, SOUTH CAROLINA
PREPARED FOR:
S.A. MIKELL
PROPOSED DETENTION
FENCED AREA
GATE
WAREHOUSE
2.8031 Ac.
OFFICE
FENCED AREA
HEAVILY WOODED
2.1323 Ac.
S.C. RT. No. 118 - 100' R/W
UNIVERSITY PARKWAY
GRAPHIC SCALE

FRONT ELEVATION
SCALE 1/4" = 1'-0"

LEFT ELEVATION
SCALE 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS, CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/23	[illegible]

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HOUSE PLANS, INC.
CRAIG G. PEEL
P.O. BOX 267 EVANS, GEORGIA 30809 (706) 650-0203 www.craigpeel.com

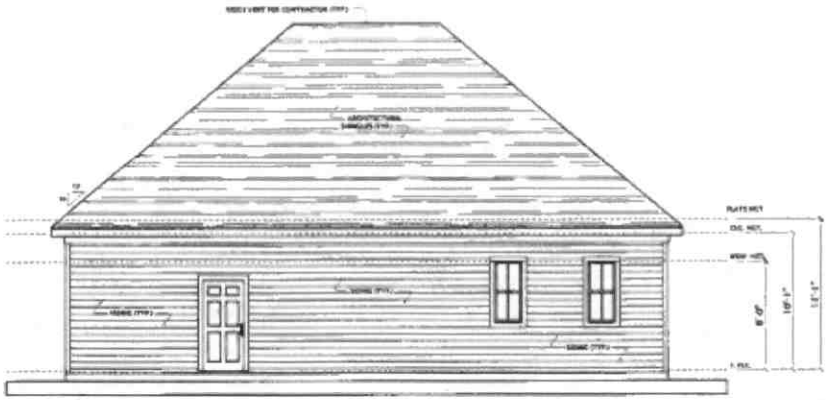
S.A. MIKELL CO.

MAY. 27 2023

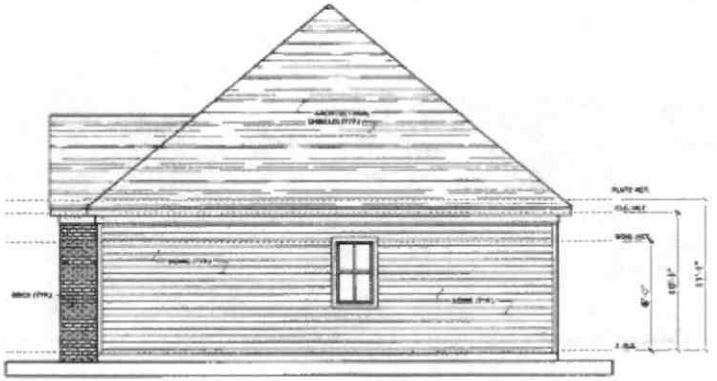
DRAWN BY: CCP
CHECKED BY: CCP

SHEET TITLE: ELEVATIONS

PROJECT NUMBER: 1424
SHEET NUMBER: 1 OF 6



REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION
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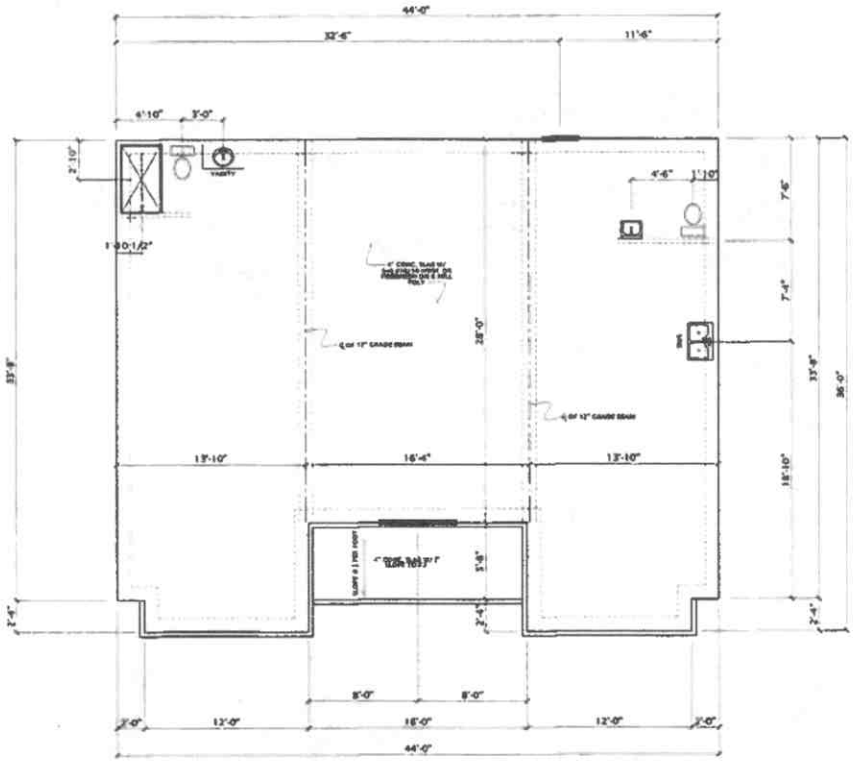
S.A. MIKELL CO.

MAY, 27 2023

CGP CGP

ELEVATIONS

1424 2 OF 6



FLOUNDATION PLAN

SCALE 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"

FOUNDATION LEGEND

- SLAB STEP
- EXTERIOR DOOR LOCATION
- 12" GRADE BEAM
- VANITY
- TOILET
- TUB/SHOWER
- DISH WASHER
- KITCHEN SINK
- REF
- MONOLITHIC SLAB

NOTES:

1. DIMENSIONS TO OUTSIDE OF FOUNDATION.
2. CONTRACTOR TO FIELD DETERMINE FTG. SIZE. (WIDTH & DEPTH) DEPENDING ON SOIL CONDITIONS AND ALL BUILDING CODES.
3. IF TRUSSING ROOF GRADE BEAMS TO BE PLACE PER MANUFACTURE'S REQUIREMENTS.
4. CONTRACTOR TO ADD BRICK/STONE PER ELEVATIONS. ADJUSTMENTS TO BE MADE IN THE FIELD.
5. ELECTRICAL CONDUILT TO BE INSTALLED TO KITCHEN ISLAND.
6. SECOND FLOOR TO BE FRAMED USING TJI OR EQUAL ENGINEERED LUMBER. GRADE BEAMS SHOWN ARE PER THE ENGINEERED FLOOR SYSTEM DESIGN.

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION
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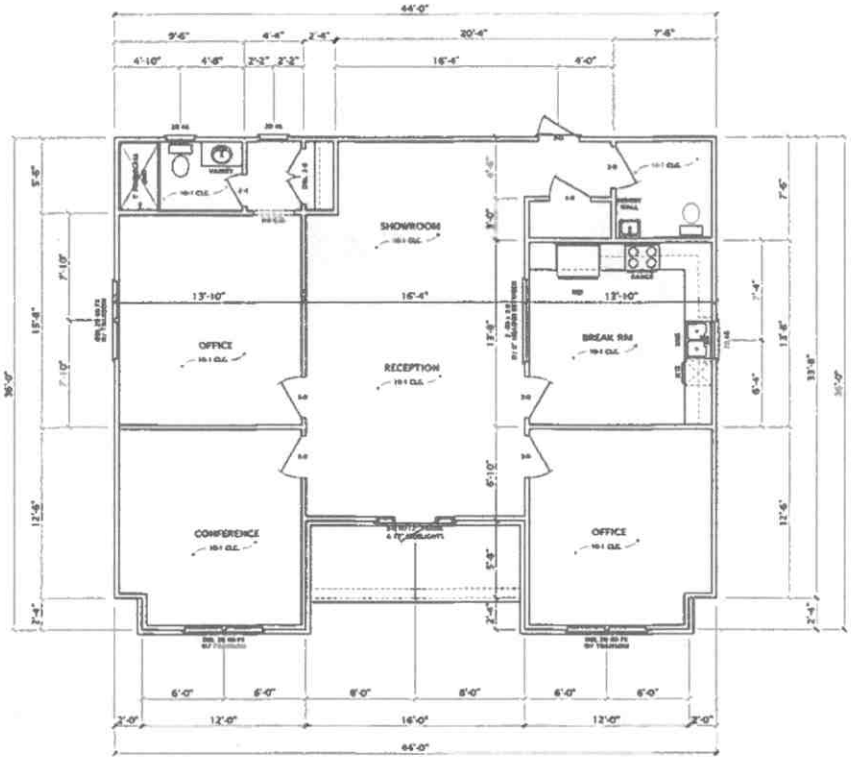
HOUSE PLANS, INC.
CRAIG G. PEEL
P.O. BOX 367 EVANS, GEORGIA 30809 (706) 650-8283 www.craigpeel.com

S.A. MIKELL CO.

DATE: MAY, 27 2023
DRAWN BY: CGP
CHECKED BY: CGP
SHEET TITLE: FOUNDATION
PROJECT NUMBER: 1424
SHEET NUMBER: 3 OF5



FLOOR PLAN

SCALE 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"

ESTIMATED SQUARE FOOTAGE	
TOTAL HTD.	1424 SQ. FT.
FRONT PORCH/STOOP	87 SQ. FT.
TOTAL	1511 SQ. FT.

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION
1	06/13/23	ADD 121

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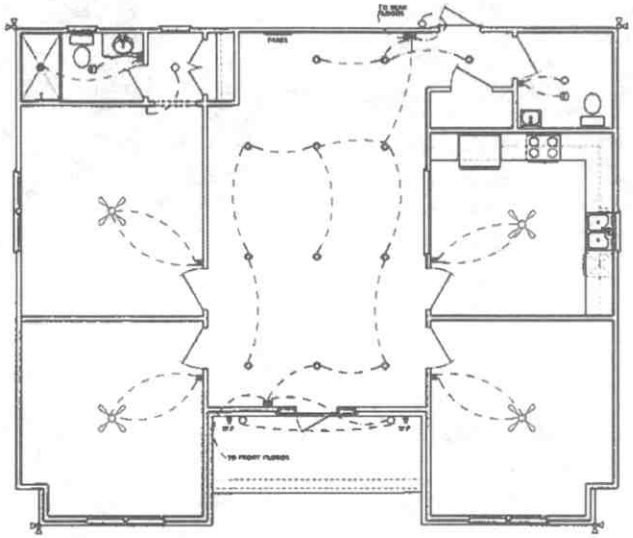
P.O. BOX 357 EVANS, GEORGIA 30809 (706) 650-0253 www.craigpeel.com

S.A. MIKELL CO.

DATE: MAY, 27 2023
DRAWN BY: CCP
CHECKED BY: CCP
SHEET TITLE: FIRST FLOOR PLAN
PROJECT NUMBER: 1424
SHEET NUMBER: 4 OF 6



ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"

NOTE:

1. ALL ELECTRICAL TO BE PLACED PER CODES. CONTRACTOR TO MAKE ADJUSTMENTS IN THE FIELD AS REQ'D.
2. OUTLETS TO BE PER CODE AND PER CONTRACTOR'S SCOPE OF WORK. OUTLETS AS SHOWN ARE REQUIRED LOCATIONS.

ELECTRICAL LEGEND

CEILING FAN W/ LIGHT (PROVIDE ADEQUATE SUPPORT)	
CEILING FAN (PROVIDE ADEQUATE SUPPORT)	
SINGLE CLG MOUNT LIGHT	
RECESSED LIGHT	
DECORATIVE FAN W/ LIGHT	
DECORATIVE FAN	
GARAGE DOOR OPENER	
MOTION DETECTOR	
GARAGE BAR	SWP
DUPLEX OUTLET	
110 DUPLEX OUTLET	110/120
GROUND FAULT DUPLEX OUTLET	GFI
220 VOLT OUTLET	220 V
ELECTRICAL PANEL	PANEL
TELEPHONE OUTLET	TEL
CABLE TV OUTLET	TV
LIGHT SWITCH	
PUSH BUTTON FOR DOOR CHIME	PB
DOOR CHIME	CH
THERMOSTAT	
DOUBLE FLOOD LIGHT	

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/23	[illegible]

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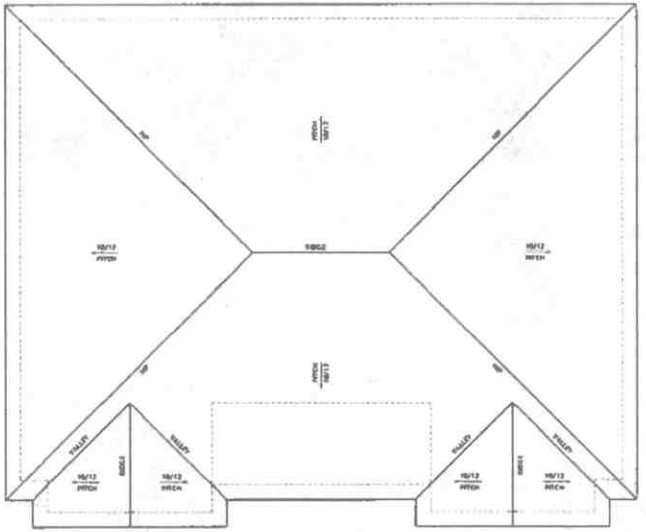
S.A. MIKELL CO.

DATE: MAY, 27 2023
DRAWN BY: CCF
CHECKED BY: CCF
SHEET TITLE: ELECTRICAL PLAN
PROJECT NUMBER: 1424
SHEET NUMBER: 5 OF 6



ROOF PLAN

SCALE 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION
1	05/24/23	PER 121

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HOUSE PLANS INC.
CRAIG G. PEEL
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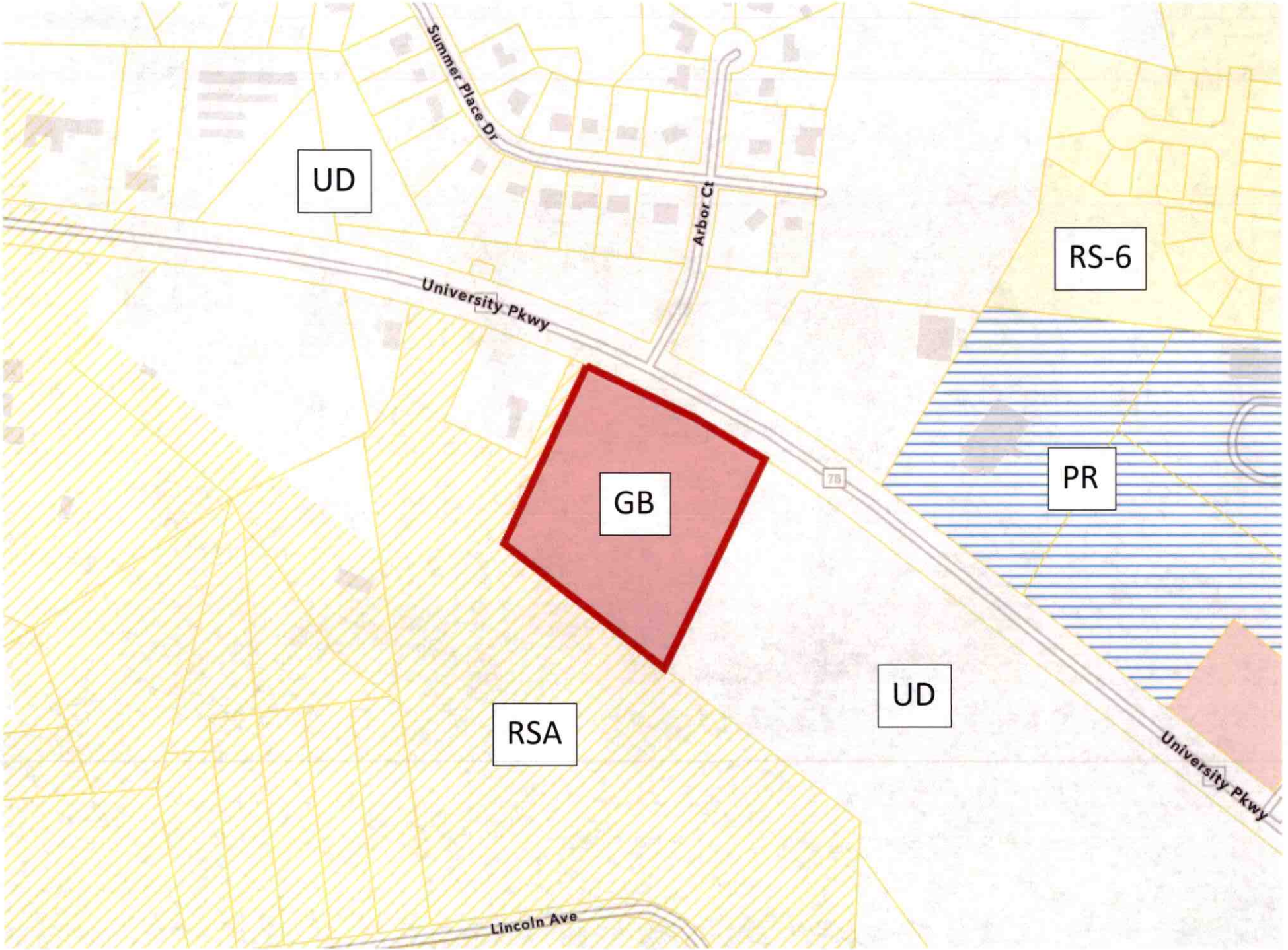
S.A. MIKELL CO.

DATE: MAY, 27 2023
DRAWN BY: CGP
CHECKED BY: CGP
SHEET TITLE: ROOF PLAN
PROJECT NUMBER: 1424
SHEET NUMBER: S.06B

University Pkwy
Summer Place Dr
Arbor Ct
University Pkwy


Summer Place Dr
UD
Arbor Ct
University Pkwy
RS-6
GB
PR
UD
RSA
University Pkwy
Lincoln Ave

104-07-01-016
104-07-04-001
Arbor Ct
104-07-08-015
104-07-06-003
104-07-04-002
104-07-08-002
104-07-06-004
104-07-06-005
104-07-05-001
104-07-08-001

III C & D

City of aiken PLANNING

MEMORANDUM

To: Planning Commission
From: Marya Moultrie, AICP, Planning Director
Date: May 14, 2024
Re: Application #24-20020 (Annexation Request)
Application #24-23007 (Concept Plan Request)
Tax Parcel 105-20-05-015

Applicants: Chad Meldrum, Avery Ziegler & John Herron
Owners: Chad Meldrum, Avery Ziegler & John Herron
Location: 1208 Whiskey Road
Size: 0.3944 acre (17,180 SF)
Zoning: Planned Commercial (PC)
City Council District: 6

Background

The applicant is requesting approval of annexation of the former Harry's Local Bar and Restaurant (renamed The Local Junction) at 1208 Whiskey Road. County tax records indicate that 0.1436 (6,255 SF) of the parcel is already inside the City Limits, so the request would bring the entire parcel into City jurisdiction. Due to its location in the Whiskey Road Overlay, the property is being zoned as PC (Planned Commercial).

Compliance with Planned Commercial Provisions

As noted in Section 4.3.8.A 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 the use, the intensity of use, density, signage, 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 and may waive any provision of the Zoning Ordinance excluding anything in 4.3.8 or the Use Table.

Surrounding Zoning and Land Use

The current City Limits boundary divides the subject property. The City portion is zoned RS-15 (Residential Single-Family), while the County portion is zoned UD (Urban Development).

- To the south, across a County-maintained right-of-way, is a retail use zoned PC (Planned Commercial).
- To the east is an unincorporated undeveloped property zoned by Aiken County as UD (Urban Development);

- To the northeast are residences along Boardman Road zoned RS-15.
- To the north is an office building zoned LP (Limited Professional); and
- To the west, across Whiskey Road, is a golf course zoned RS-15 (Residential Single-Family).

Land Use

The subject property has a restaurant under renovation for re-opening. The application narrative denotes the existing structure has approximately 2,800 SF, has been used commercially for 30 years, and will be re-opened for casual dining.

Parking

The subject property currently has informal gravel parking. The Zoning Ordinance requires one parking space for every three seats for a restaurant use. There should be a condition that the development comply with the parking requirements of the Zoning Ordinance.

Access and Driveways

The subject parcel has a direct access to the State-maintained Whiskey Road via a one-lane driveway, and indirect access to Whiskey Road via the unnamed County right-of-way.

Open Space

Since the lot is less than 5 acres in size, 20% of the property acreage is required to be set aside for landscaped open space. The amount of provided open space is not known for certain, but appears in compliance. There should be a condition that the site comply with the open space requirement of the Zoning Ordinance.

Tree Preservation and Buffers

Any existing tree removed would need compensation by planting new trees. Grand trees are protected from removal without Planning Director approval. Adequate evergreen screening will be required along the rear property line, which is adjacent to property allowed by County zoning to be developed for single-family residential use. Additionally, the parking spaces facing the road will need vegetative screening. There should be a condition that the development comply with the City of Aiken Tree Preservation, buffer, and landscape requirements.

Signage

Planned Commercial signage standards are based on a similar district, such as GB (General Business) in this case. Therefore, freestanding signs are restricted to ground-mounted monument signs no more than 60 square feet and 12 feet in height. Staff has been informed by the applicant that the existing sign structure will be re-used, which will require some alteration to comply with the monument sign requirement. A condition should be added that commercial signage shall be compliant with the Sign Ordinance.

Compliance with Planned Commercial Zone Criteria

A project in the PC zone must meet the following criteria set forth at Section 4.3.8 to the maximum extent feasible:

1) The proposed arrangement of uses on the site properly considers significant natural features and drainage patterns, roadway access, and surrounding land uses. Staff has been informed that no trees will be removed. The topography has a slight fall from south to north. The site is not expected to be improved other than some additional wheel stops, so the existing pattern of stormwater flow will remain. As previously noted, the subject parcel has a direct access to the State-maintained Whiskey Road via a one-lane driveway, and indirect access to Whiskey Road via the unnamed County right-of-way. Surrounding uses are a retail use, an office building, a golf course and an undeveloped parcel.

2) A completely interconnected circulation system integrated with surrounding access and circulation patterns is provided. The office building to the north faces Boardman Road with a rear parking lot that is not conducive to interconnection without loss of parking spaces. The other nearby commercial uses do not directly adjoin the subject parcel. However, this section of Whiskey Road is interconnected by street frontage sidewalk.

3) Circulation patterns should be designed to minimize conflicts between pedestrian, vehicular and service traffic. The limited amount of traffic generation and on-site parking will minimize conflicts between pedestrians and automobiles.

4) Streets, drainage and utility systems should be designed to accommodate the overall service demand of the PC. Due to the small property size and lack of on-site improvements, stormwater management is not required. A public waterline runs along the Whiskey Road frontage. Sanitary sewer will be managed by on-site septic system.

5) There must be provision for the ownership and maintenance of common space. Common open space is not required or being proposed.

Possible Conditions of approval

Annexation:

There are no conditions of approval for the Annexation.

Concept Plan:

A motion to recommend approval of the concept plan could include the following conditions:

1) That the development complies with the parking requirements of the Zoning Ordinance;
2) that the site comply with the open space requirement of the Zoning Ordinance.
3) that the development complies with the City of Aiken Tree Preservation, buffer, and landscape requirements;
4) that commercial signage shall be compliant with the Sign Ordinance;
5) that the applicant submits a revised concept plan listing the conditions of approval; and
6) that the applicant signs an agreement stating the conditions of approval within 180 days.

cc: Chad Meldrum, Avery Ziegler & John Herron

April 2, 2024

RE:

Annexation Petition- Local Junction- Tax Parcel: 105-20-05-015

Address: 1208 Whiskey Road, Aiken, SC 29803

Dear Commission and Council,

Chad Meldrum, Avery Ziegler, and John Herron are submitting this Annexation Petition on 1208 Whiskey Road, Aiken, SC 29803 (Aiken County, SC Parcel id: 105-20-05-015). This property is located in a donut hole in the City of Aiken. We are adjacent to city limits and receive water service. We are requesting the annexation of approximately .3944 acres into the City of Aiken, with a proposed zoning of PC.

This proposed parcel currently has an existing structure of approximately 2800 sf that has been used commercially for the last 30+ years, most recently a restaurant for the past approximately 20 years. We intend to clean and reopen the existing restaurant centered around the local Aiken Community. It will be a place where friends and family can get together for casual dining, watch sporting events, or just get together and hang out. The décor will feature local memorabilia.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Chad Meldrum

cmarendus@gmail.com

803-443-9497

Annexation Petition

TO THE HONORABLE COUNCIL OF THE CITY OF AIKEN:

Your petitioners, Chad Meldrum, Avery Ziegler, and John Herron, respectfully show:

1. That the petitioners are owners 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:

LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT A

Tax Parcel Number: 105-20-05-015

Property Address: 1208 Whiskey Road, Aiken, SC 29803

2. That petitioners hereby requests that the aforesaid tract 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 be annexed under the zoning district classification of PC.

_____ Date: 4/3/24
_____ Date: 4/3/24
_____ Date: 4/3/24

Address: 834 Legare RD SW, Aiken, SC 29803

Exhibit "A"

All those two parcels or lots of land, situate, lying and being in Aiken County, South Carolina, located on the Eastern side of State Highway No. 19 (Whiskey Road), shown and designated as Lot Nos. 2 and No. 3, as shown on that Subdivision Plat of Charles L. O'Neale prepared by Charles M. Jones, RLS dated January 31, 1951, and recorded on March 3, 1952, in the Aiken County Register of Deeds Office in Misc. Book 42, at Page 149.

TMP No. 105-20-05-015

This being a portion of the property conveyed to Eleanor A. Manfredi, as Trustee of the Eleanor A. Manfredi Living Trust U/A Dated June 7, 2016, by deed of Eleanor A. Manfredi dated June 27, 2016, and recorded on June 23, 2016, in the Aiken County Register of Deeds Office in Book 4610, at page 1766.

Grantee Address: 834 Legare Road, Aiken, SC 29803

Lots 2/3
Rezoning
Legal Description

All that certain piece, parcel or tract of land known as Lots 2 & 3 of Westover Subdivision being located adjacent to the current corporate limits for the City of Aiken, County of Aiken, State of South Carolina both lots being shown on a Subdivision Plat prepared for Charles L. O'Neal by Charles M. Jones, R.L.S. dated January 31, 1951 recorded in Misc. Book 42 page 149 and being more particularly described as follows;

Commencing at a #5 rebar iron pin found at the intersection of the eastern Right-of-Way of Whiskey Road (S.C. Rt. No. 19) and the northern Right-of-Way of an Aiken County Roadway (G.I.S. No. 105-20-05-016) known as the Point of Beginning (P.O.B.):

Thence N 14°52'30" E for a distance of 107.81' to a #5 rebar iron pin found;
Thence S 68°53'12" E for a distance of 157.03' to a ½" open top pipe found;
Thence S 13°30'38" W for a distance of 110.82' to a #5 rebar iron pin found;
Thence S 67°55'37" E for a distance of 160.00' to a #5 rebar iron pin found;

Returning to the Point of Beginning

The described tract of land contains:
17,180 sq. ft. / 0.3944 Acres

TOTAL AREA
LOTS 2 & 3
17,180 sq. ft.
0.3944 Ac.

=

LOTS 2/3 NORTH
10,925 sq. ft.
0.2508 Ac.

+

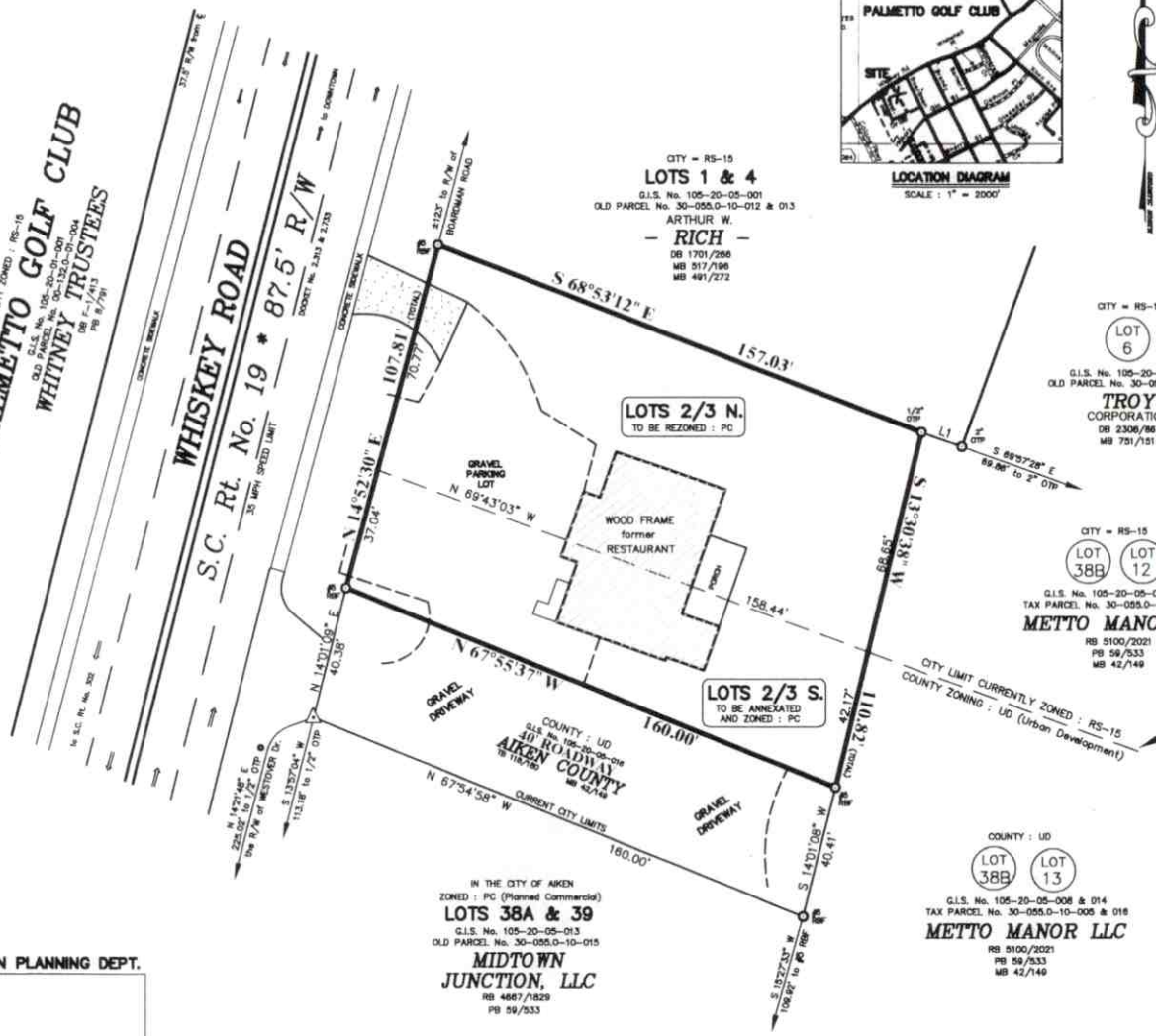
LOTS 2/3 SOUTH
6,255 sq. ft.
0.1436 Ac.

ROD STAMP AREA

SOUTH CAROLINA
HASS & HILDERBRAND, INC.
No. C00436
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
12640
MICHAEL TODD HASS

CITY of AIKEN PLANNING DEPT.



LOCATION DIAGRAM
SCALE : 1" = 2000'

ANNEXATION & REZONING PLAT
FOR

LOTS No. 2 & 3
CHARLES L. ONEAL SUB'D
WESTOVER SUBDIVISION

PROPERTY LOCATED IN A DOUGHNUT HOLE SURROUNDED BY THE CITY OF AIKEN
TOTAL AREA TO BE ZONED : PC (Planned Commercial)
AIKEN COUNTY, SOUTH CAROLINA
SCALE : 1" = 30' DATE : APRIL 5, 2024

PREPARED FOR:

CHAD H. MELDRUM
AVERY S. ZIEGLER
JOHN E. HERRON
1208 WHISKEY ROAD
G.I.S. No. 105-20-05-015
OLD PARCEL No. 30-055.0-10-014
c/o CHAD MELDRUM
834 LEGARE ROAD
AIKEN, S.C. 29803 (803) 443-9497

PREPARED BY:

HASS & HILDERBRAND, Inc.
POST OFFICE BOX 3276
133 GREENVILLE STREET, SW
AIKEN, S.C. 29802 (803) 649-1316

DEED REFERENCE
RECORD BOOK 5129/702

PLAT REFERENCE
RECORD PLAT OF WESTOVER SUB'D BY CHARLES M. JONES, R.L.S. DATED JAN. 31, 1951 & FOUND IN MISC. BOOK 42 PAGE 149.

REFERENCE PLAT OF LOTS 38A/39 BY HASS & HILDERBRAND, Inc. DATED APRIL 12, 2016 & FOUND IN PLAT BOOK 59 PAGE 533.

NOTE:
LINE PER AIKEN COUNTY & CITY OF AIKEN G.I.S. WEBSITE MAPS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 78°19'09" E	12.92

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOW HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- COMPUTED POINT
- COTTON SPINDLE SET
- REBAR IRON PIN
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- WATER METER
- UTILITY POLE
- FIRE HYDRANT

ALL PROPERTY CORNERS FOUND

NOTE
According to the national flood insurance program MAP No. 45003C0361E w/ an effective date of JUNE 19, 2012 this property is found to be located in a ZONE "X".

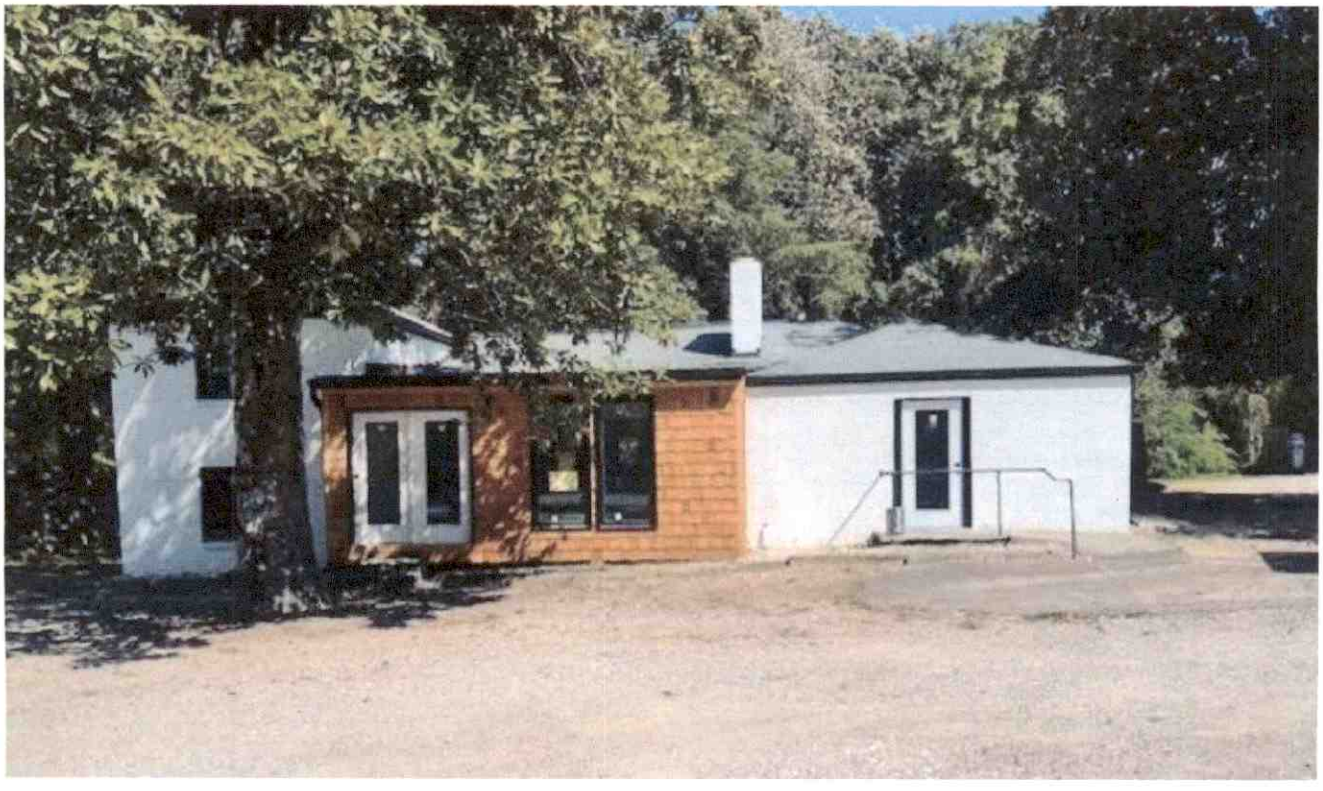
"I hereby state to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no encroachments, projections, or setbacks affecting the property other than those shown."

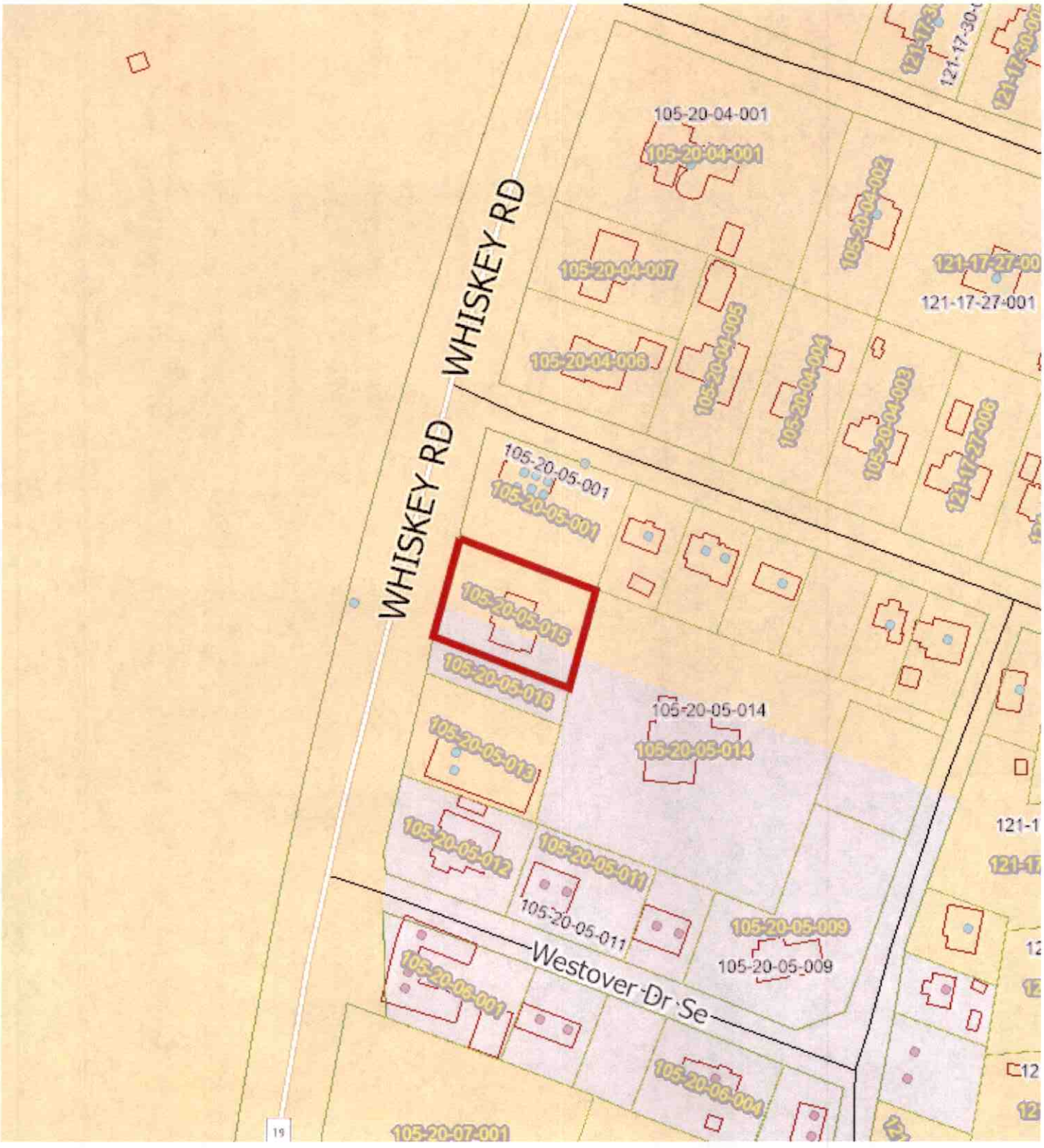
M. TODD HASS
S.C. Professional Land Surveyor #12640
EMAIL : todd@oneandhilderbrand.com

HH No. 07184--annex

1208 Whiskey Road,

Aiken, SC 29803

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Westover Dr Se
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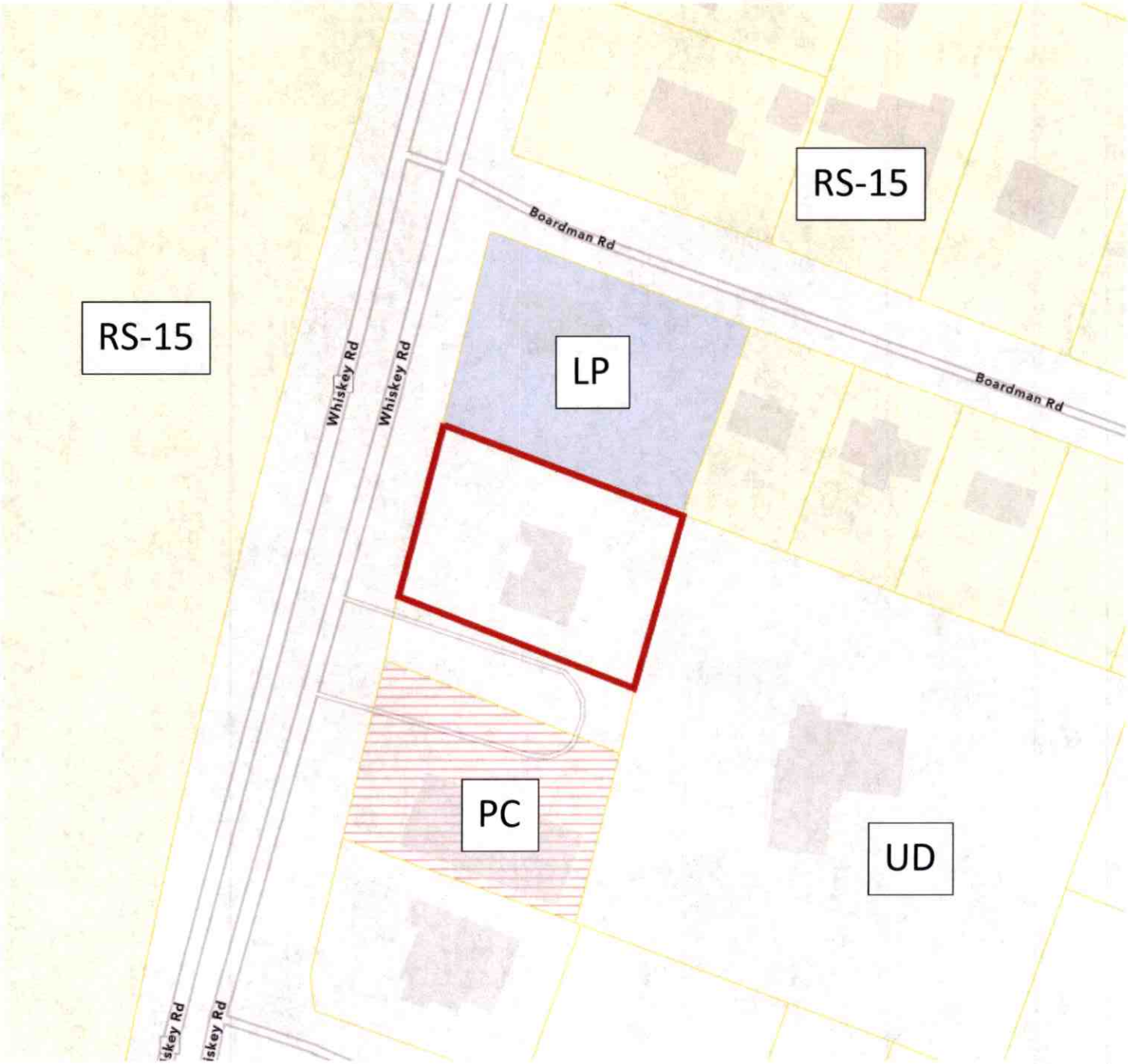

RS-15
RS-15
Boardman Rd
Boardman Rd
LP
Whiskey Rd
Whiskey Rd
PC
UD
skey Rd
iskey Rd

III E

Application #24-91005 PI (Planned Institutional) Concept Plan amendment for signage at 449 Rutland Drive, TMP #120-10-07-001, by Aiken County School District.

Postponed at Applicant's Request

City of aiken PLANNING

III F

MEMORANDUM

To: Planning Commission
From: Marya Moultrie, AICP, Planning Director
Date: May 14, 2024
Re: Application #24-91006 – Sign Ordinance Waiver

Signs Unlimited of SC, LLC, representing the Aiken County Board of Education, is requesting a waiver for signage at North Aiken Elementary School at 100 Bears Rock Road (tax parcel #120-12-05-003). Specifically, the applicant is requesting a waiver to the sign ordinance restrictions in Sec. 4.4.11(C), limiting free standing sign size, and Sec. 4.4.7(B), limiting the number of free standing signs.

The applicant is proposing to place a monument sign on the north side of Bears Rock Road, on the eastern approach to the elementary school. Three other existing monument signs are located on the property. One is a new monument sign by the nearby Aiken Intermediate School of the same type and size as the proposed sign, a second sign is a channel letter sign for the elementary school at the intersection of Bears Rock Road and Gator Lane, and the third existing sign with both school names is located at the corner of Gator Lane and Wire Road. The sign ordinance limits free standing signs to one per lot, so a waiver is required to add the proposed fourth freestanding sign.

The submitted sign illustrations denote a proposed size of 37.88 SF. The sign ordinance calls for signs in a PI (Planned Institutional) zoning district to be permitted as in a similar district, such as O (Office) zoning in this instance. Office zoning limits sign size to 32 SF, so the proposed sign size requires another waiver.

No elements of the previously approved concept plan are changing since last considered by the City Council.

cc: Signs Unlimited of SC, LLC

I:\Applications for Development\Planned Institutional Concept Plan PI\North Aiken Elementary\Staff Memo.doc

March 8, 2024

Signs Unlimited of South Carolina, LLC. is the acting agent for North Aiken Elementary School and Aiken County School board. We are requesting a variance for the proposed sign to be accepted as is. Signs Unlimited of South Carolina has already installed five signs (with approved permits from the City of Aiken) at Chucker Creek Elementary, Schofield Middle School, Aiken Elementary (2), Aiken Intermediate School, and over thirty in Aiken County overall. All the signs have been the same size and configuration. All request from different municipalities have accepted this configuration like the City of Aiken has also done.

The goal that the School District is trying to achieve, is for better communication with students, parents, and the public. One effective way is the use of LED Message Centers. Messages Centers can be updated quickly, hold numerous messages, improve communications to all. This is vital in a very different world today. This configuration seems to be the best size, for readability of messages. The Signs are not 60/40 configuration. The school's name sign is 24" X 88" or 14.66 sq. ft. and the Electronic Message Center is 38" x 88" or 23.22 sq. ft. for a total square footage of 37.44 sq. ft. 38 / 62. This configuration is what has been used at the schools since they are not in a business for profit, but need the message center to inform the students, parents and public about the school activities and alerts.

We are asking that you continue with the acceptance of the proposed configuration.

Best regards

Ron Wade

Ron Wade

Signs Unlimited of South Carolina, LLC

803-315-3755 Cell

803-438-1200 Office

raskw@bellsouth.net

signss@gmail.com

SIGNS unlimited
Full Color LED Signs, Scoreboards & Displays
Lugoff, SC 803-438-1200

HEADER, School Name and Logo

2'-0" x 7'-4" Header ID sign Double-Sided, Acrylic faces, full-color digital print with name and logos UV protection. Backlit with white LEDs. All aluminum construction cabinet with retainers.

MediaVisionLED

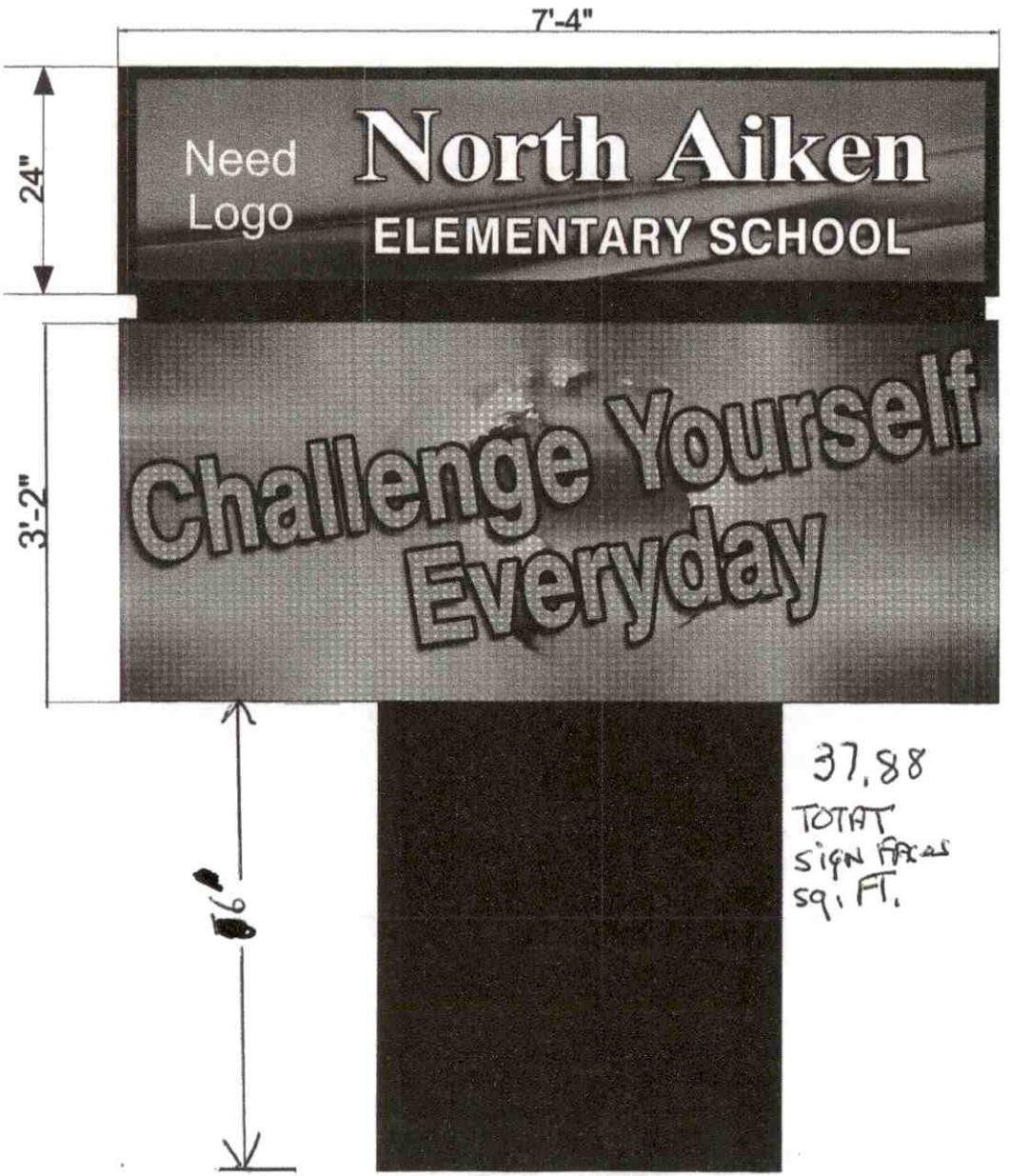
Full Color Video 10mm SMD
224x96 Real Pixel Matrix
Ultra Resolutioin

Full-Color LED with Video
Time and Temp Probe
Auto Dimming Sensors
Computer with Cloud Based Software
HD Wireless/Wifi Communication Line of Site
Double Sided Display 3-2" X 7'-4" Cabinet Size
Front/ Rear Access LED Modules

On-Site training of computer operation and software
Standard Warranty 3 year parts, 1 year on labor.

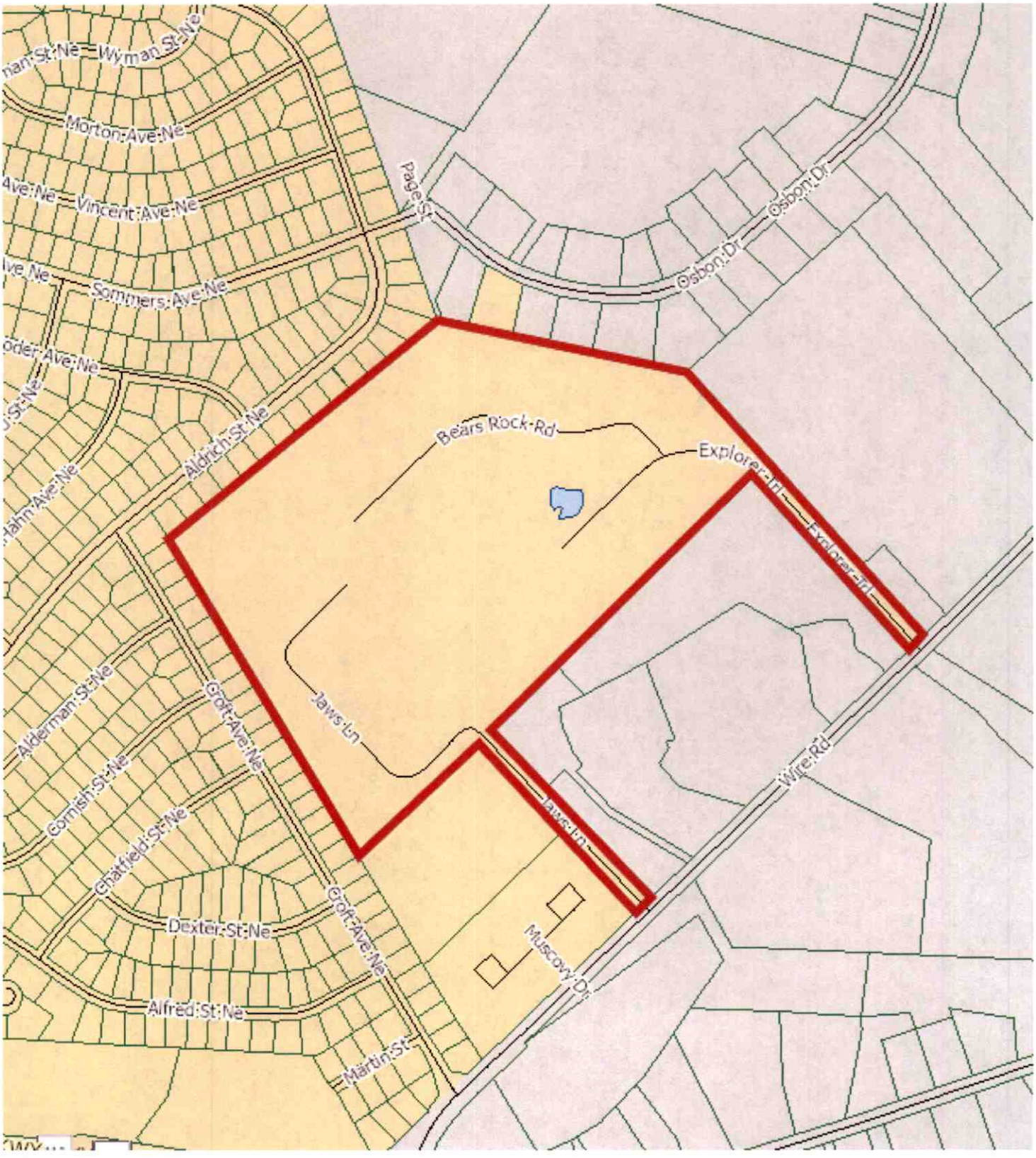
Power to sign connection box supplied by others.
Requires (1) Circuit 30amp service

Face Colors, Logos, and artwork to be decided by officials at school

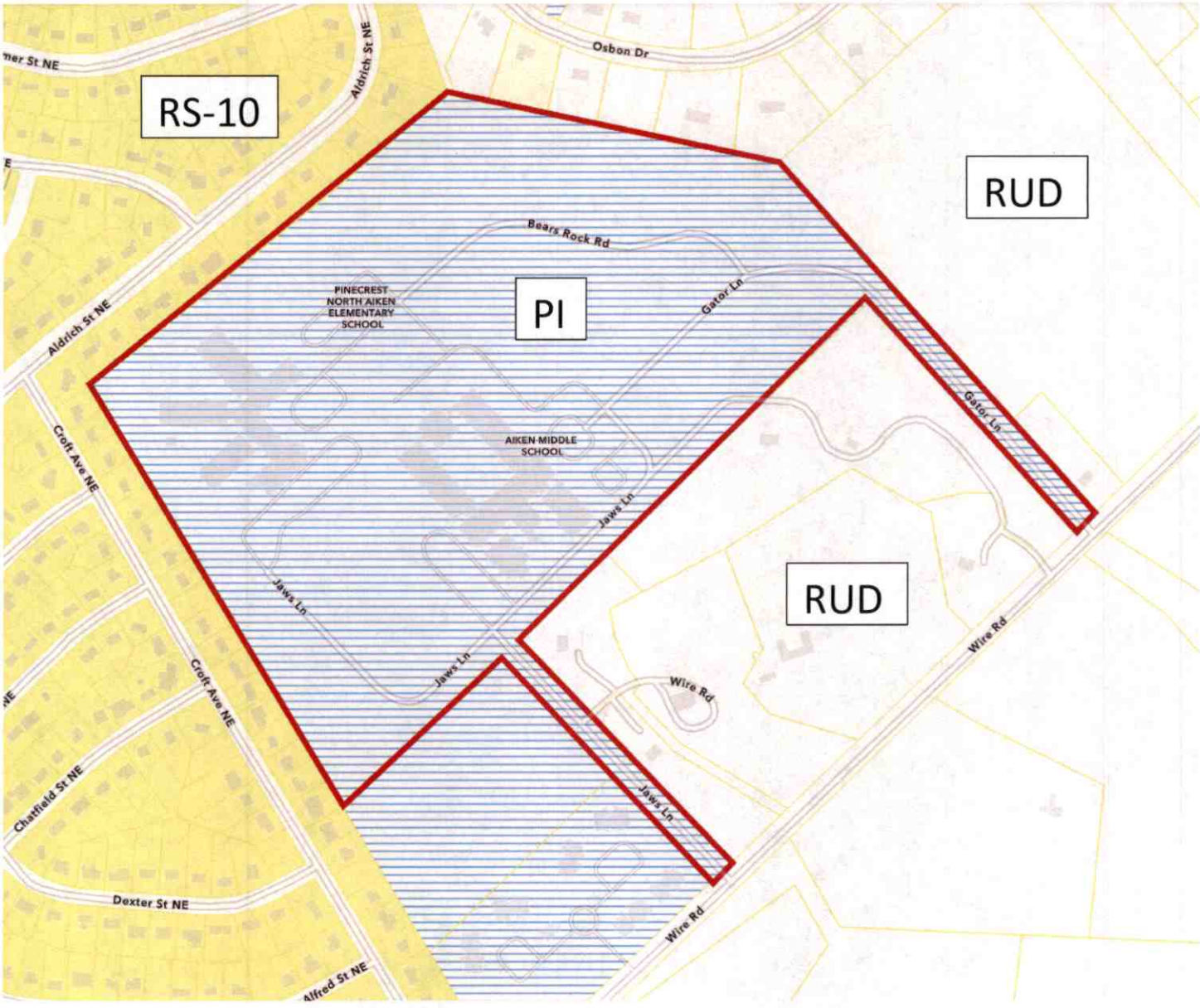


37.88
TOTAL
SIGN FACES
SQ. FT.

NORTH AIKEN


Wyman St Ne
Morton Ave Ne
Vincent Ave Ne
Sommers Ave Ne
Page St
Osbon Dr
Aldrich St Ne
Bears Rock Rd
Explorer Trl
Jaws Ln
Alderman St Ne
Croft Ave Ne
Cornish St Ne
Chatfield St Ne
Dexter St Ne
Alfred St Ne
Martin St
Muscovy Dr
Wire Rd

Summers Ave Ne
Osborn Dr
Aldrich St Ne
Beard Rock Rd
Empire Ln
Orchard Ave Ne
Jayne Ln
Gorham St Ne
Chatfield St Ne
Dexter St Ne


RS-10
RUD
PI
RUD
Osbon Dr
Aldrich St NE
Aldrich St NE
Bears Rock Rd
PINECREST NORTH AIKEN ELEMENTARY SCHOOL
Gator Ln
Gator Ln
AIKEN MIDDLE SCHOOL
Jaws Ln
Jaws Ln
Jaws Ln
Jaws Ln
Croft Ave NE
Croft Ave NE
Wire Rd
Wire Rd
Wire Rd
Chatfield St NE
Dexter St NE
Alfred St NE