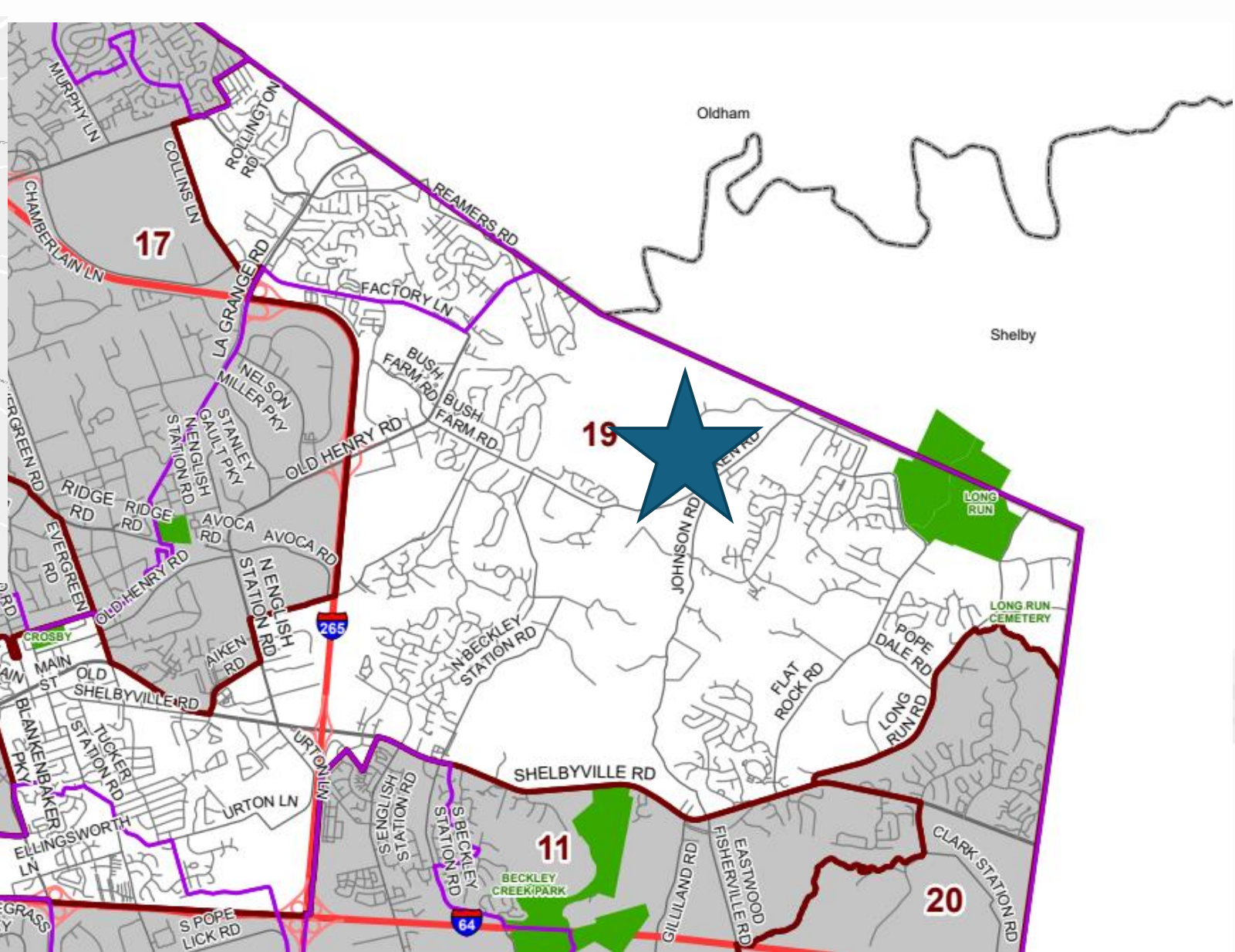
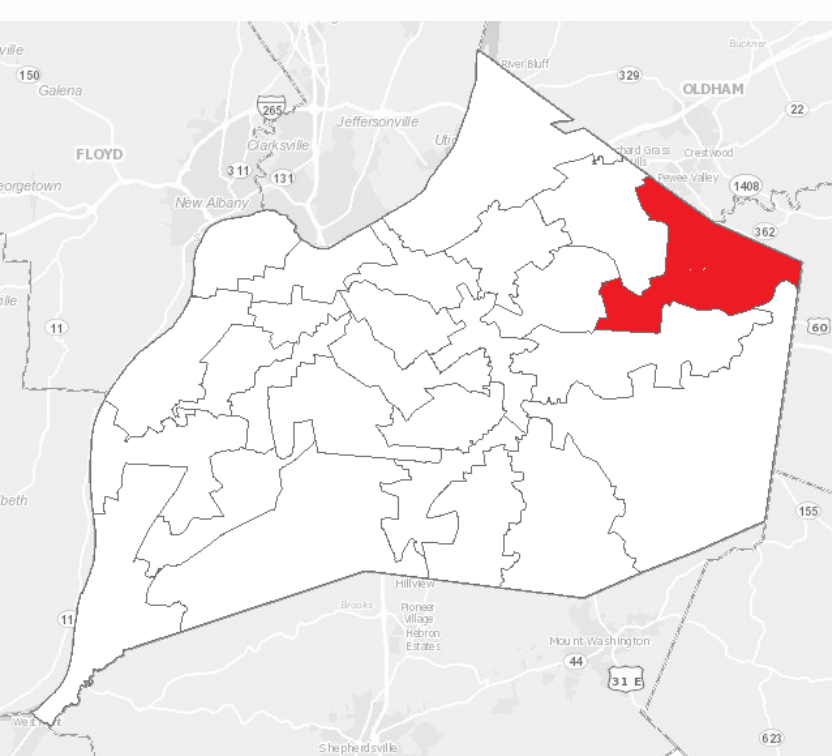


O-107-025
24-DDP-0078
Aiken North

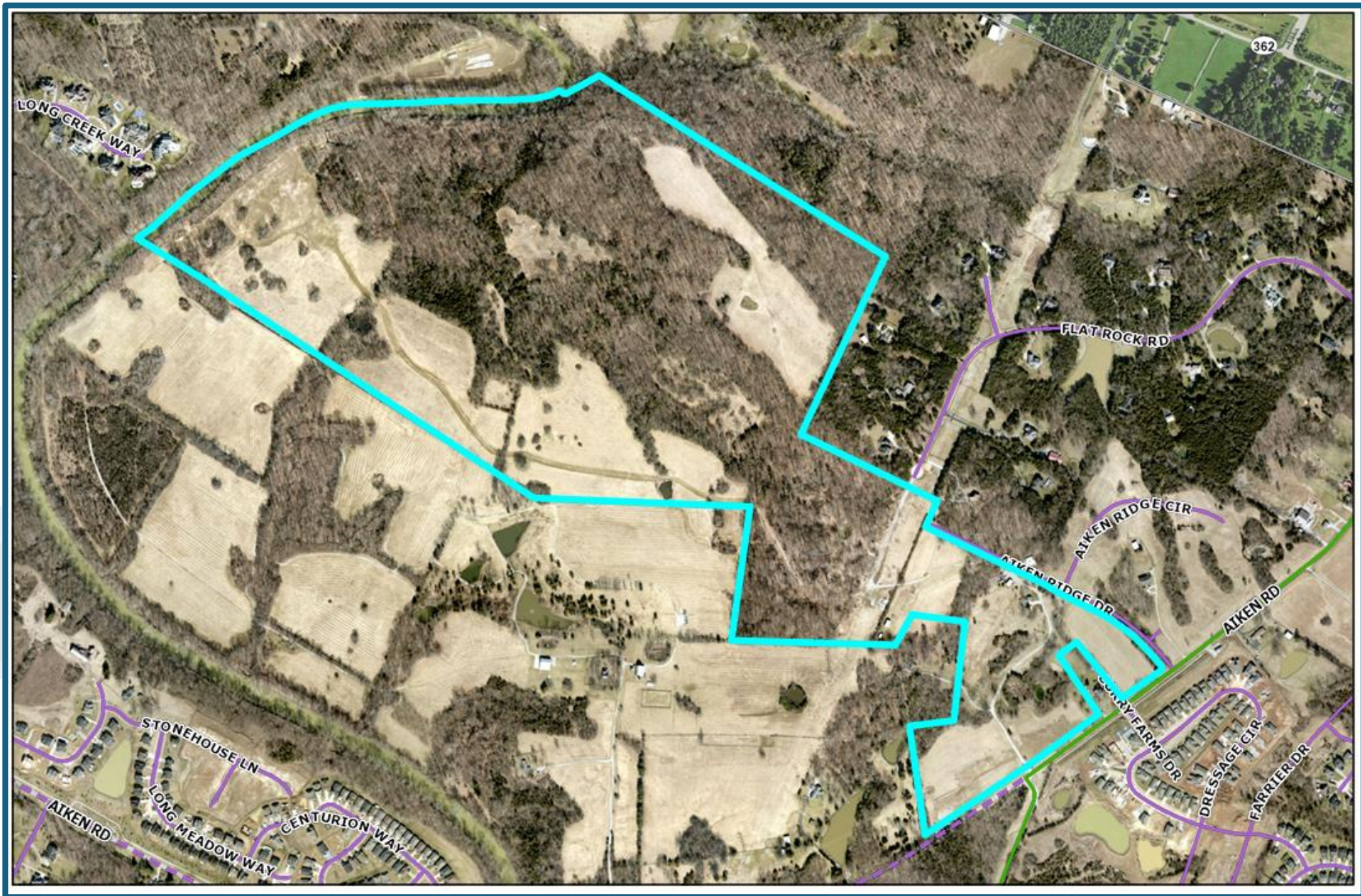
Planning and Zoning Committee
June 3, 2025





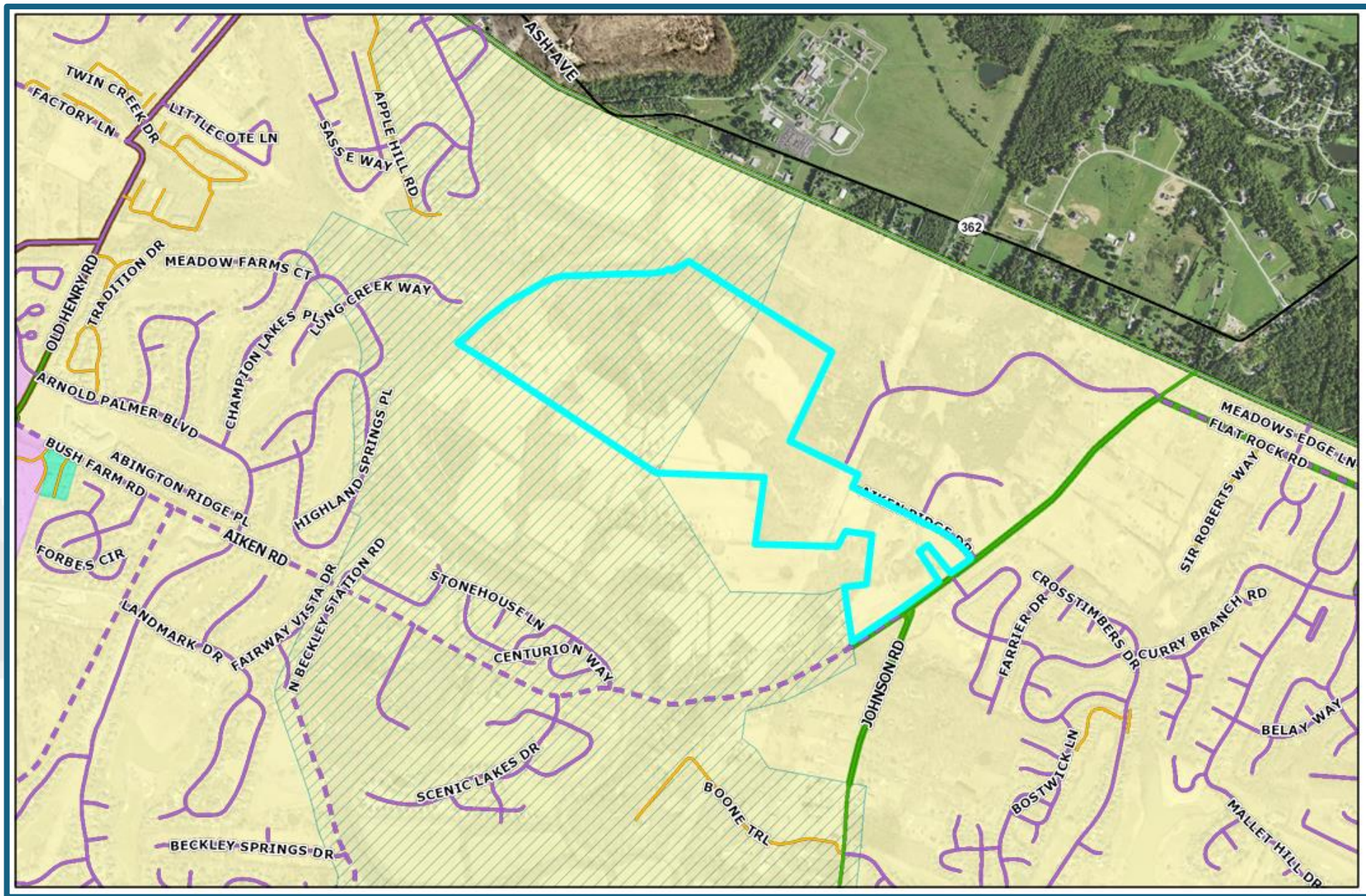
16907 & 16907 R Aiken Road
District 19- Anthony Piagentini





Existing: Residential
Proposed: Residential





Existing: PRD/N



REQUESTS

- **Floyds Fork Waiver**
- **Floyds Fork Overlay District Review**
- **Revised Detailed District Development Plan with existing binding elements**



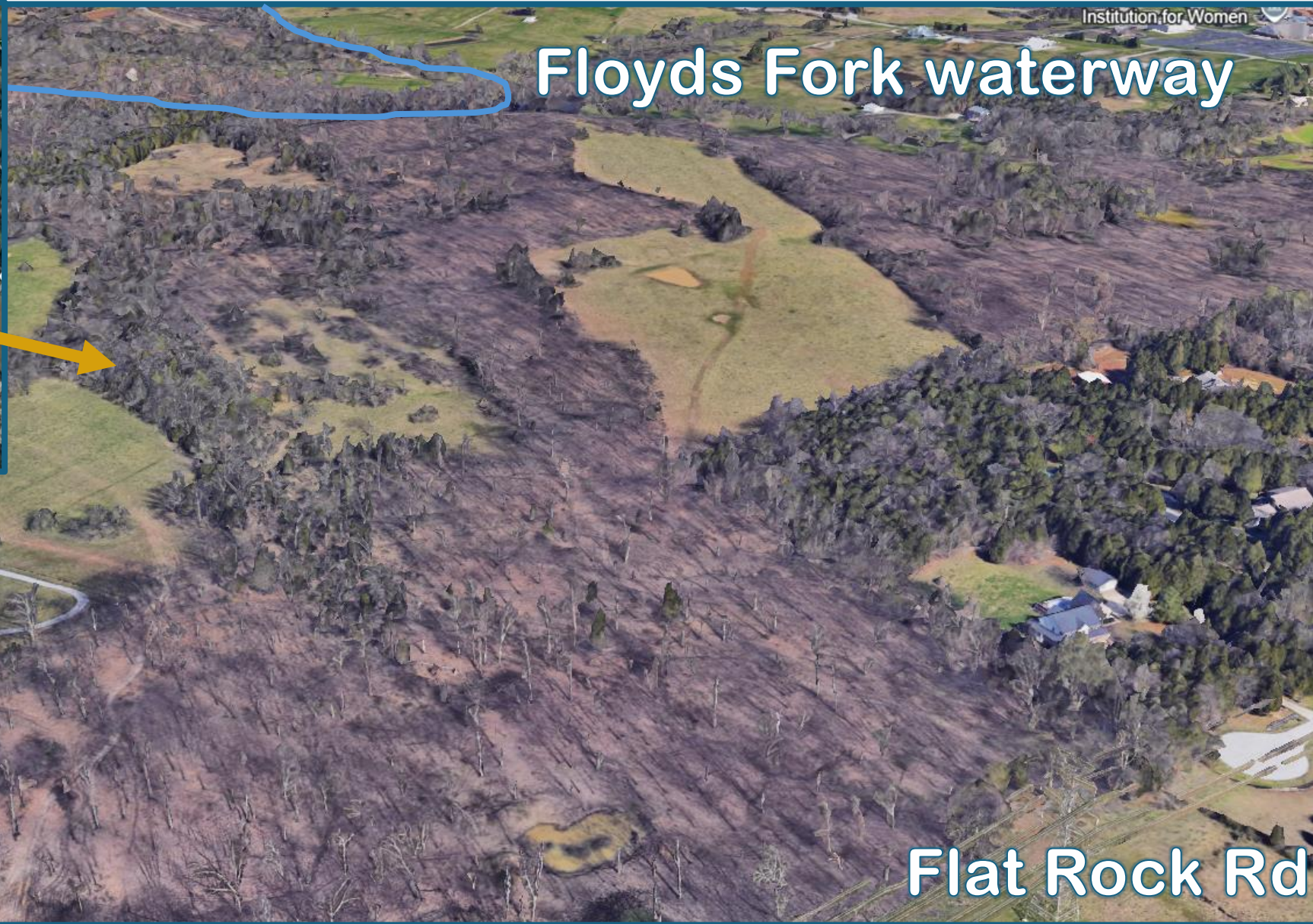
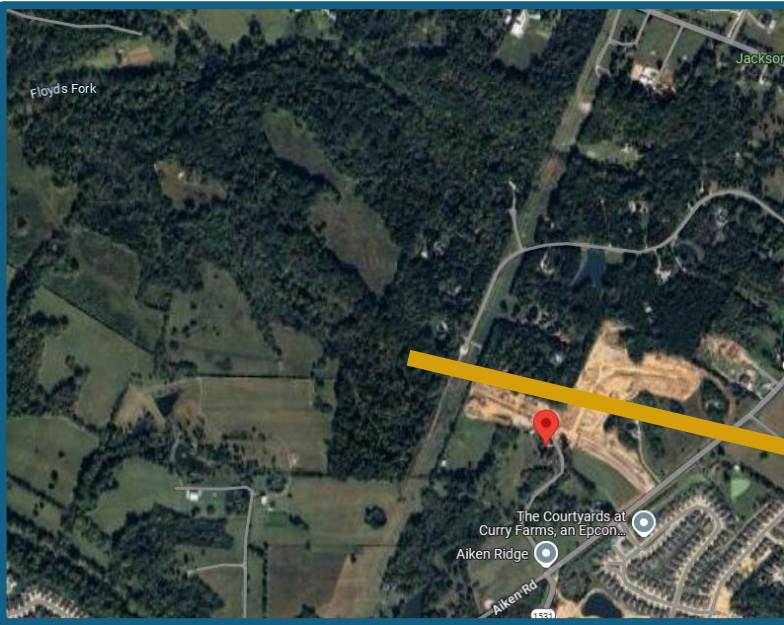
CASE SUMMARY

- Revised portion of approved plan 21-ZONE-0001 / 21-MSUB-0001 west of Flat Rock Rd
- Reduced buildable lots from 286 to 215 lots
- Increased open space from 237,595 sf to 559,850 sf
- Clubhouse and amenities
- DRC approved the Floyds Fork Waiver and Floyds Fork Overlay District review on 3/19/25
- DRC forwarded the Revised Development Plan to Planning Commission
- DRC's decision appealed to Planning Commission





SUBJECT PROPERTY

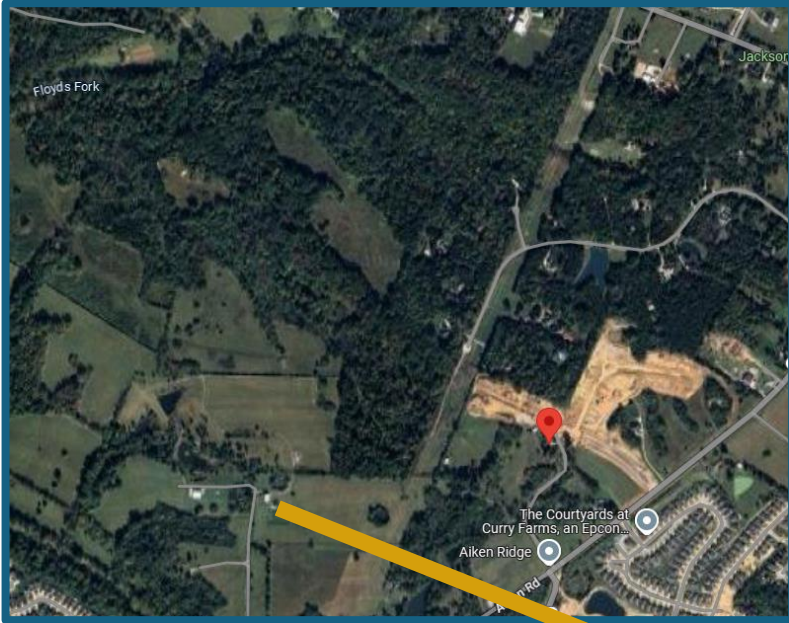
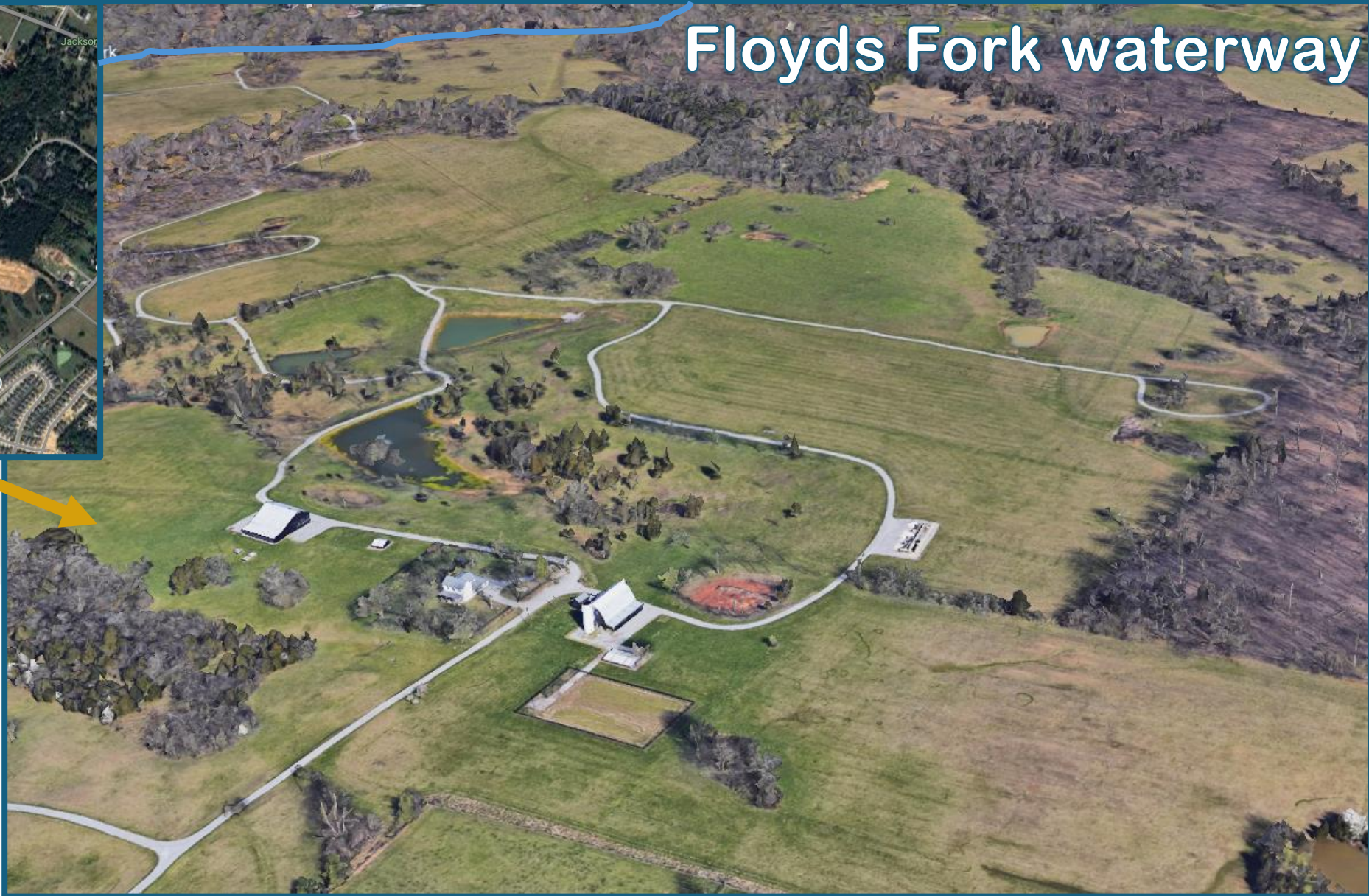


UNDEVELOPED
PROPERTY
via GOOGLE EARTH

ADJACENT PROPERTY

Floyds Fork waterway

TO THE
SOUTH



PUBLIC MEETINGS

- ❖ Planning Commission Public Hearing on April 10, 2025 and April 24, 2025
- ❖ Approved the Floyd's Fork reviews
- ❖ Motion to recommend approval of the development plan passed by a vote of 7-2

