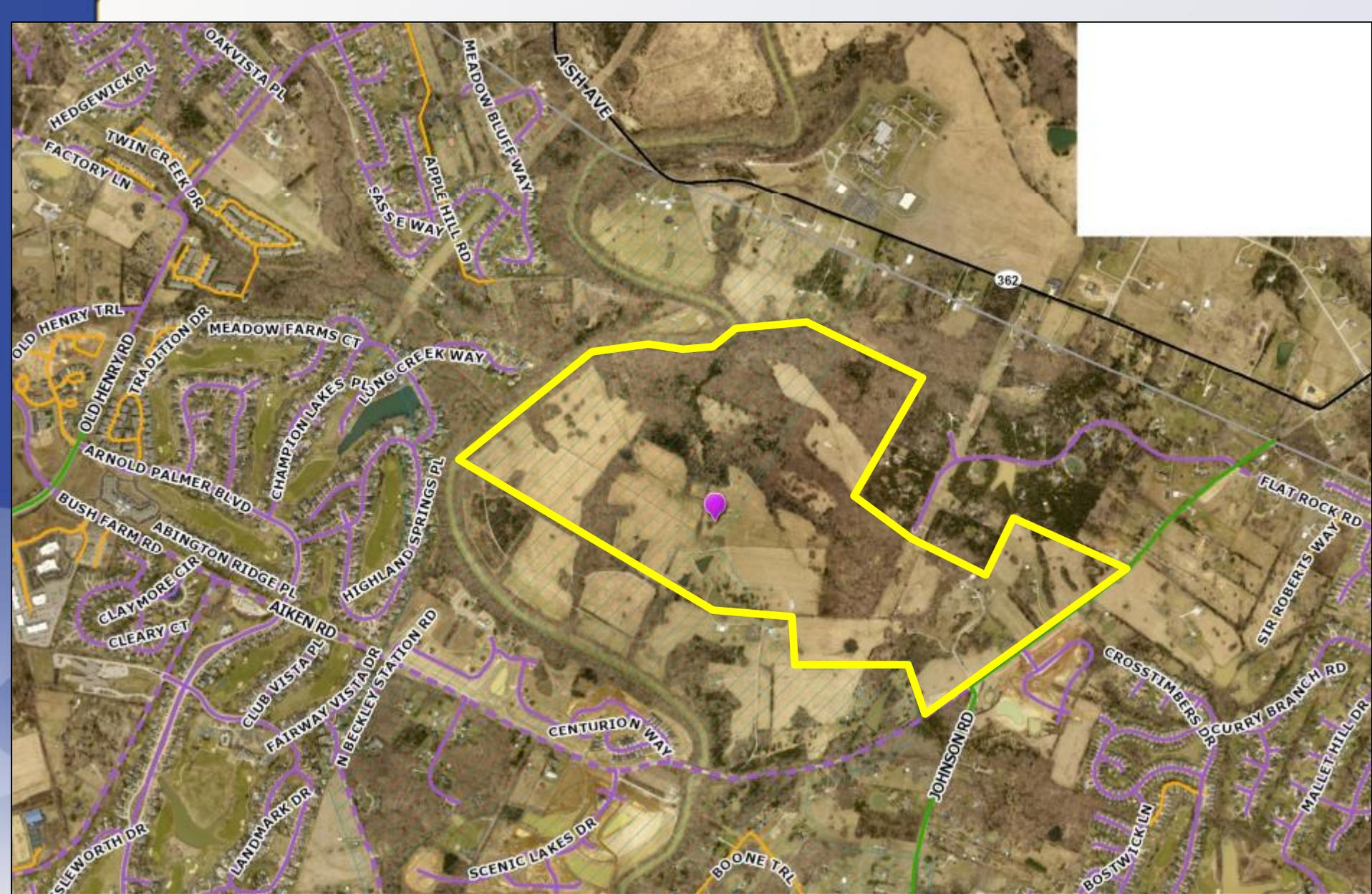


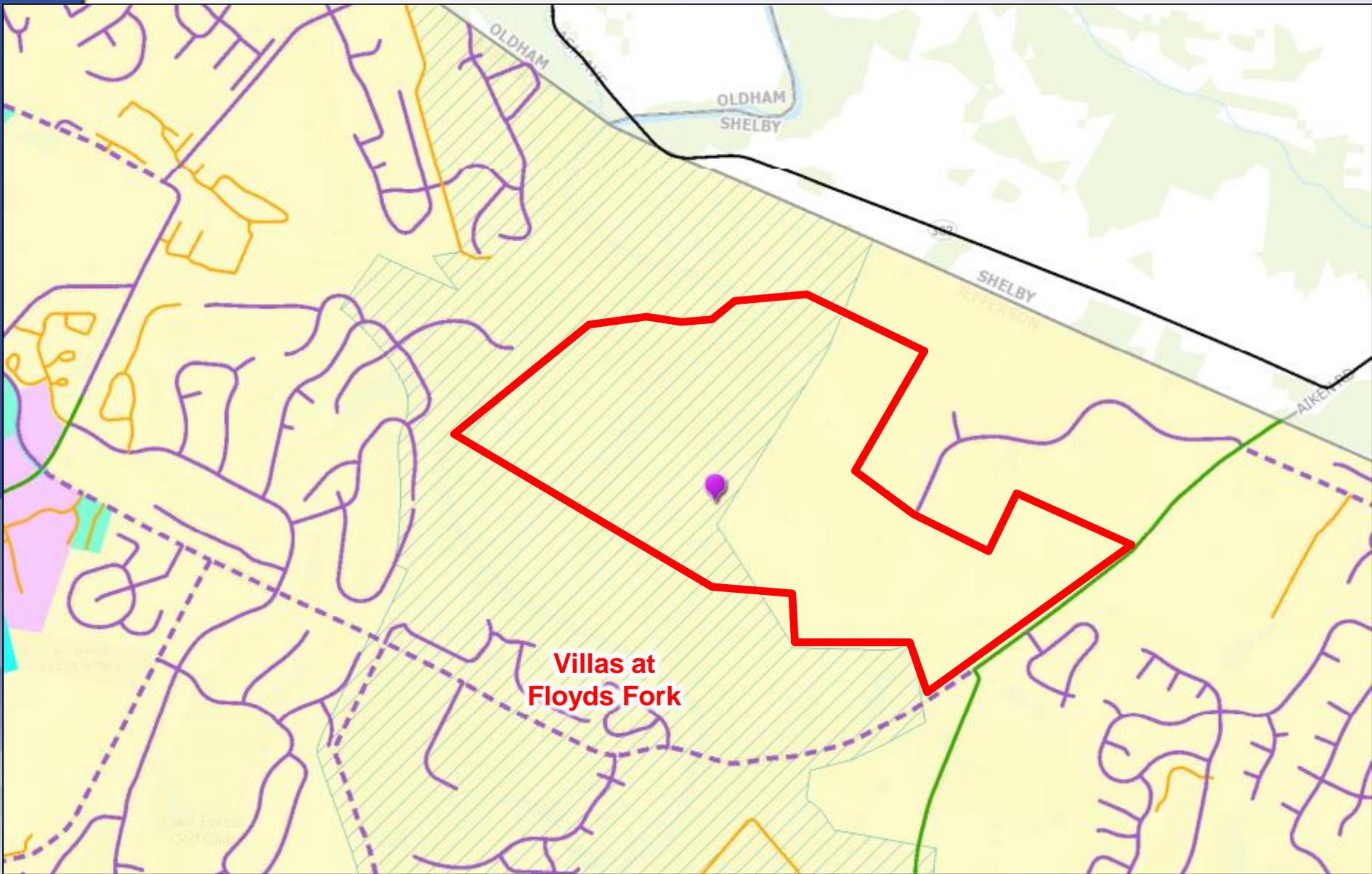
21-ZONE-0001

AIKEN NORTH



Planning & Zoning Committee
August 31, 2021





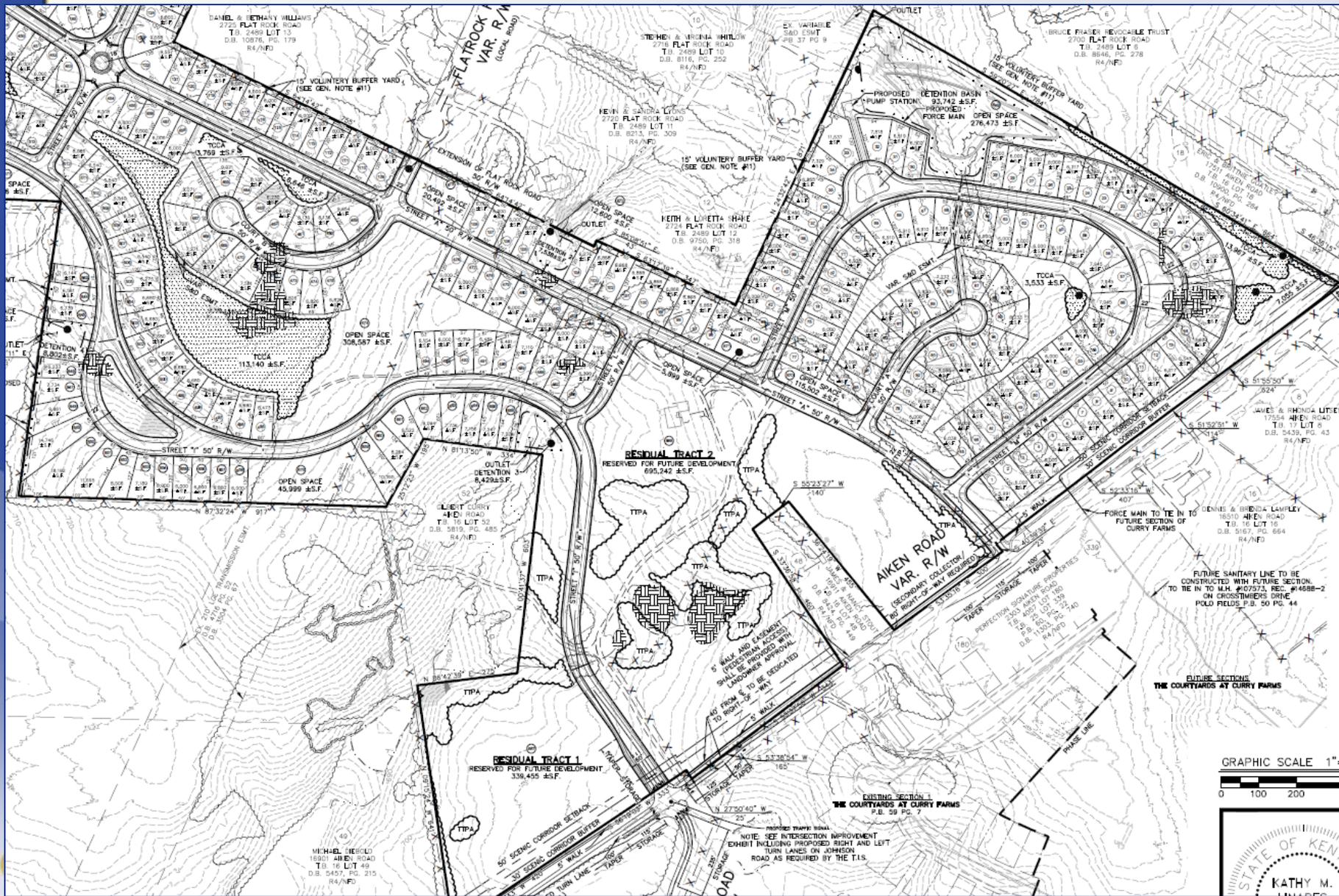
Requests

- Change in Zoning from R-4 Single-Family Residential to PRD Planned Residential Development
- Detailed District Development/Major Preliminary Subdivision Plan (21-MSUB-0001)

Case Summary

- 866 lots on 254.31 acres
- 2 miles from Old Henry Road activity center
- Public sidewalks and stub connections provided
- Environmental or archaeological reports have been provided with this application and published with the public hearing material.
- Required buffers have been provided on the proposed development plan for Floyds Fork and each cemetery.
- Steep slopes have generally been avoided and any remediation necessary for disturbance of slope or karst features will be provided as described in the karst and slope reports.
- Open space is being provided as required by the Planned Residential Development District for a total of 1.2 million sq. ft. of natural resource open space.





MICHAEL HEROLD
1800 AIKEN ROAD
T.B. 16 LOT 49
D.B. 5457, PG. 215
R4/NFD

EXISTING SECTION 1
THE COURTYARDS AT CURRY FARMS
P.B. 59 PG. 7

FUTURE SANITARY LINE TO BE
CONSTRUCTED WITH FUTURE SECTION
TO BE IN TO MAH #107373, RES. #1488B-2
ON CROSSTIMBERS DRIVE
POLO FIELDS P.B. 50 PG. 44

NOTE: SEE INTERSECTION IMPROVEMENT
EXHIBIT INCLUDING PROPOSED RIGHT AND LEFT
TURN LANES ON JOHNSON
ROAD AS REQUIRED BY THE T.I.S.

RESIDUAL TRACT 2
RESERVED FOR FUTURE DEVELOPMENT
690,542 ±S.F.

RESIDUAL TRACT 1
RESERVED FOR FUTURE DEVELOPMENT
338,455 ±S.F.

FUTURE SECTIONS
THE COURTYARDS AT CURRY FARMS

KATHY M.
HANES

Public Meetings

- Neighborhood Meeting held 8/24/2019
- LD&T meeting on 7/8/2021
- Planning Commission public hearing on 8/5/2021
 - Two people spoke as neutral.
 - Motion to recommend approval of the change in zoning from R-4 to PRD by a vote of 5-0.