



Joel T. Duke, AICP
Chief Development Officer

023Clearwater Preserve Section 3WORKSESSION

AIKEN COUNTY PLANNING COMMISSION

1930 UNIVERSITY PARKWAY – 1ST FLOOR – SANDLAPPER ROOM

5:30 P.M., THURSDAY, FEBRUARY 19, 2026

MEETING NO. 26-02-01

1. Review of February 19, 2026 agenda
2. Planning Commission Reminder Dates:
 - **Thursday, March 19, 2026 – Worksession**

AGENDA

AIKEN COUNTY PLANNING COMMISSION

1930 UNIVERSITY PARKWAY – 1ST FLOOR – SANDLAPPER ROOM

6:00 P.M., THURSDAY, FEBRUARY 19, 2026

MEETING NO. 26-02-01

A) CALL TO ORDER

B) RECOGNITION OF VISITORS

C) APPROVAL OF MINUTES: Meeting No. 26-01-01

D) APPROVAL OF AGENDA

E) PRESENTATIONS:

1. Clearwater Preserve Section 3 – Preliminary Plat Approval – Public Hearing

Applicant: Beazley Development Co., Inc.

Application No.: SUB25-000043

Engineer: Southern Partners, Inc.

Location: Off Jefferson Davis Highway (Hwy 1)

Total Acreage: 205.61

Total Number of Lots: 109

Tax Parcel: 023-16-03-001, 023-20-01-006, & 023-20-08-003

Zoning: RD

County Council District: 3 – Danny Feagin

2. Proposed Zoning Map Amendment from AP to RD – Public Hearing

Applicant: Donald G. Davidson Jr.

Application No.: RZN25-000011

Location: 295 Glenwood Drive, Warrentonville, SC

Total Acreage: 3.04

Tax Parcel: 071-12-02-001

Current Zoning: AP – Agricultural Preservation District
Proposed Zoning: RD – Residential Multifamily Development District
County Council District: 7 – Andrew Siders

F) OLD BUSINESS:

1. Holly Meadows Section II Subdivision – Preliminary Plat Approval

Applicant: Holley Meadows Development, LLC
Application No.: SUB25-000040
Engineer: Civil Design Solutions, LLC
Location: Holly Meadows Drive/Raiford Loop Road
Total Acreage: 34.32
Total Number of Lots: 119
Tax Parcel: 048-00-02-008
Zoning: RUD
County Council District: 6 – Phil Napier

2. Swallow Lake Townhomes – Preliminary Plat Approval

Applicant: The Lakes, LLC
Application No.: SUB25-000041
Engineer: Southern Partners, Inc.
Location: Off Old Sudlow Road
Total Acreage: 24
Total Number of Lots: 79
Tax Parcel: 022-19-01-002 & 022-19-01-015
Zoning: City of North Augusta
County Council District: 5 – Sandy Haskell

G) NEW BUSINESS

H) NEXT REGULAR MEETING: March 19, 2026

I) EXECUTIVE SESSION (if needed)

J) ADJOURNMENT: