



Joel T. Duke, AICP
Chief Development Officer

AGENDA

**AIKEN COUNTY BOARD OF APPEALS
1930 UNIVERSITY PARKWAY – 1st FLOOR, SANDLAPPER ROOM
6:30 P.M., THURSDAY, APRIL 9, 2026
REGULAR MEETING NO. 01-04-26**

A) CALL TO ORDER

B) RECOGNITION OF VISITORS

C) APPROVAL OF MINUTES

D) APPROVAL OF AGENDA

E) COMMITTEE REPORTS None

F) GENERAL REPORTS None

G) OLD BUSINESS

H) NEW BUSINESS

1. Variance Section 24-8.6(4), Maximum area of accessory structure
Applicant Johnny Brown
Tax Parcel No. 122-17-05-002
Application No. VA26-000007
Address 102 Sharyn Lane, Aiken, SC
Zoning RC
Nature of Request Requesting a 386 square foot variance, to allow for an additional accessory structure to be 768 square feet. The existing accessory structures total 488 square feet. The maximum allowed is 870 square feet.

2. Variance Section 24-2.6, Footnote (E) Streambank Buffer and Section 24-8.6 (6)
Accessory Buildings Greater than 5,000 square feet - Setbacks.
Applicant Robert Black
Tax Parcel No. 010-12-04-004
Application No. VA26-000005
Address 10 Stephens Est
Zoning RD

Nature of Request Requesting a variance from the required fifty (50) foot streambank buffer (Section 24.2.6, Footnote E); maximum encroachment in the required buffer is 20.9 feet. Requesting a variance from the required front (60 feet), rear (50 feet), and side line (40 feet) setbacks for an accessory structure greater than 5,000 square feet; Section 24-8.6 (6) Accessory Buildings Greater than 5,000 square feet maximum encroachment in the required setbacks is 52.2 feet.

3. Variance Section 24-3.5.9(1)
Applicant XCell Towers
Tax Parcel No. 068-10-02-003
Application No. VA26-00008
Address Northwest of Trolley Line Road and Senn Street
Zoning RUD
Nature of Request Requesting a Special Exception for a new one hundred ninety (190) foot monopole telecommunication tower on proposed parcel.

I) NEXT MEETING May 14, 2026

J) EXECUTIVE SESSION (if needed)

K) ADJOURNMENT

MINUTES
AIKEN COUNTY BOARD OF APPEALS
1930 UNIVERSITY PARKWAY, AIKEN, SC – SANDLAPPER ROOM
6:30 P.M., THURSDAY, MARCH 12, 2026
REGULAR MEETING NO. 01-03-26

A. CALL TO ORDER

The regularly scheduled meeting of the Aiken County Board of Appeals was called to order at 6:30 p.m. by Chairman Whinghter, who declared a quorum of the membership was present.

Members Present

Jason Whinghter – Chairman
Doug Engebretson - Vice-Chairman
Tina Bevington
Ronnie Peterson
Don Houck
Jennie Marshall
Jerry Waters

Members Absent

John Zentz
Danny Geddes

Also Present

Amanda Sievers, Planning Staff
Sandra Colvin, Planning Staff
Rylee Hall, Planning Staff
Amy Roberts, Planning Staff

B. RECOGNITION OF VISITORS

Chairman Whinghter welcomed staff and visitors to the meeting.

C. APPROVAL OF MINUTES: Meeting No. 01-02-26

Chairman Whinghter requested a motion regarding the minutes of the March 12, 2026 Board of Appeals meeting. Mr. Engebretson made a motion to approve. Ms. Marshall seconded the motion. The motion was approved by unanimous vote.

D. APPROVAL OF AGENDA:

Chairman Whinghter called for a motion to approve the agenda. Mr. Engebretson made a motion to approve the agenda. The motion was seconded by Ms. Bevington. The motion was approved by unanimous vote.

E. COMMITTEE REPORTS:

None

F. GENERAL REPORTS:

None

G. OLD BUSINESS:**H. NEW BUSINESS:**

1. Variance	Section 24-8.6(4), Maximum area of accessory structure
Applicant	Casey Richardson
Tax Parcel No.	036-07-03-004
Application No.	VA26-000003
Address	188 Mustang Drive, Graniteville, SC
Zoning	RC
Nature of Request	Requesting a 771 square foot variance, to allow for an accessory structure to be 4,226 square feet. The maximum allowed is 3,455 square feet.

Casey Richardson, 188 Mustang Drive, Graniteville, SC addressed the Board requesting a variance on the maximum area for an accessory structure to exceed the maximum area for an accessory structure by 771 square feet. Mr. Richardson explained his desire to build a shop for his extensive collection of cars, motorcycles, a boat, and an RV, consolidating them from multiple rented garages. He emphasized that this was his “forever home” and the proposed shop would match the house with hardy board siding and a shingled roof, rather than being a pole barn. The primary reason for the variance request was the lean-to portion of the shop, which would serve as an open porch area near a future swimming pool. Mr. Richardson also presented letters of support from neighbors, including Mr. and Mrs. Atkinson, who live adjacent to the property, and Ms. Denise Sheehan. He noted the shop would be surrounded by woods and would help block views of new houses being built behind his property.

Terrie Richardson, 188 Mustang Drive, Graniteville, SC, addressed the Board stating that they were unaware of the specific zoning rules and did not intend to be “rebels.” She stated the goal was to enhance their property and protect their valuables, especially after a prior incident of theft during their home’s construction.

After a brief discussion between the Board and staff, Chairman Whinghter closed the public hearing and asked for a motion. Mr. Engebretson made a motion to grant a variance allowing the accessory structure to be up to 85% of the primary residential building, enabling the applicant to design within that square footage. The motion was seconded by Mr. Houck. The motion was approved by unanimous vote.

I. NEXT MEETING April 9, 2026

J. EXECUTIVE SESSION:

K. ADJOURNMENT:

Chairman Whinghter requested a motion to adjourn the meeting. Mr. Engebretson made a motion to adjourn. Mr. Peterson seconded the motion. The motion was unanimously approved. Meeting adjourned at 7:01 p.m.

Respectfully Submitted,

Joel T. Duke, Secretary

Date

Jason Whinghter –Chairman

Date

DRAFT

NEW BUSINESS #1

Aiken County Planning and Development
Staff Report

To: Aiken County Board of Appeals
From: Amanda J. Sievers, Development Official

Date: April 6, 2026
Public Hearing: April 9, 2026
Application No: VA26-000007

PROPERTY OWNER: Johnny & Velma Brown **APPLICANT:** Johnny Brown

LOCATION: 102 Sharyn Ln
Aiken, SC
TPN 122-17-05-002 **PRESENT ZONING:** RC

SIZE OF LOT: 0.33 acres

REQUEST: Relief from Section 24-8.6(4) c.– Maximum area of an accessory building in an RC district. Requesting a variance to exceed the maximum area for an accessory structure by **386** square feet.

SURROUNDING ZONING & LAND USES:

North: Residential (RC)	East: Residential (RC)
South: Residential (RC)	West: Residential (RC)

BACKGROUND & ANALYSIS:

Aiken County Land Management Regulations

Sec. 24-8.6 (4). - Accessory buildings in the RC, RD and RM districts.

- a. The cumulative area of all accessory structures on a parcel shall not exceed the maximum permitted area for an accessory structure.
- b. The area of the principal structure shall be the area on record at the Aiken County Assessor's Office.
- c. On parcels of less than two (2) acres, the area of the accessory buildings shall not exceed fifty (50) percent of the gross floor area of the principal structure to which they are accessory.
- d. For parcels two (2) acres or greater, but less than five (5) acres, the area of the accessory building may increase by ten (10) percent for each whole acre of lot area. In no case shall an accessory building on a parcel with an area less than five (5) acres exceed eighty (80) percent of the principal structure.

As indicated by the variance application, applicant is requesting permission for an accessory structure (24x32 detached storage) on the subject property totaling 768 square feet. The Aiken County Assessor's Office reports that the primary residential building is 1,740 sq. ft. There are two existing accessory structures, one is 12x24 (288 sq. ft.) and the second is 10x20 (200 sq. ft.) totaling 488 sq. ft. This leaves only 382 sq. ft. available. The proposed accessory structure listed on the application has a total area of 768 sq. ft. With the addition of the proposed accessory structure, and including the existing two accessory structures on the property, this would be 72% of the primary building. The variance requested exceeds 50% of the principal structure and the area allowed for accessory buildings by 386 square feet.

Aiken County Planning and Development
Staff Report

The applicant states the intent is for a new storage building, and would not prohibit or restrict utilization of property, nor cause detriment to adjacent property owners. Section 24-8.6 (4) c. limits the amount of square footage for accessory buildings on parcels less than two (2) acres, not to exceed 50% of the gross floor area of the principal structure.

STAFF COMMENTS: According to Chapter 24, Article 9, Section 3.5(2) of the Aiken County Code of Ordinances, the Board may grant a variance in an individual case of unnecessary hardship from the zoning requirements provided certain criteria are satisfied as follows:

- “a. There are extraordinary and exceptional conditions pertaining to the particular piece of property; and*
- and*
- b. These conditions do not generally apply to other property in the vicinity; and*
- c. Because of these conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and*
- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.*

The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance. In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.”

Section 24-8.6 (4) establishes the relationship between primary and accessory buildings in specific districts, and is intended to maintain the residential nature of those zoning districts. Based on specific circumstances and the degree of variance requested, the Board has granted variances for accessory buildings that exceed the applicable percentage area of the primary building historically.



www.aikencountysc.gov

Aiken County
Planning and Development Department
1930 University Parkway, Suite 2800
Aiken, SC 29801
(803) 642-1520

**APPLICATION FOR A VARIANCE
OR AN APPEAL FROM THE DEVELOPMENT DIRECTOR'S DECISION**

A \$100.00 non-refundable administrative fee payable to Aiken County Planning & Development shall accompany this Application to the Aiken County Board of Appeals. Incomplete applications will not be processed.

Applicant's Name: Johnny Brown Phone: 803 ~~8~~ 257-3403
Address: 102 Sharun Lane Aiken SC 29803

The applicant hereby respectfully requests: (check one)

- A variance from the requirements of the Aiken County Code of Laws (Fill in items 1, 2 and 3)
- An appeal of the Development Director's decision/interpretation of the ordinance (Fill in items 1 & 2)

1. Address and tax parcel number of the property for which a variance or an appeal is requested:

Tax Parcel Number: 122-17-05-002 Zone: RC
Address: 102 Sharun Lane

2. Describe the nature of the variance or appeal requested and cite the specific action or provision from which the appeal is taken:

requesting a variance to place structure of 24x32. Existing structure totals 488 - allowed 870 sq ft leaving 388^{sq ft} asking for

3. Describe how this request satisfies each of the four following criteria for granting a variance: 386^{sq ft} variance

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography:

N/A - none

b. These conditions do not generally apply to other property in the vicinity:

N/A - none

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property

would not prohibit or unreasonably restrict the utilization of property

d. The authorization of a variance would not cause substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by granting the variance. No variance may be granted for a use that is prohibited in a given district, to extend physically a nonconforming use, or to change zoning district boundaries:

a variance would not cause detriment to adjacent property or to Public Good and Character of district not harmed

Additional information attached: Yes No

Note: It should be understood by the applicant that while this Application will be carefully reviewed and considered, the burden of proving the need for a variance or an appeal rests with the applicant.

Johnny Brown
Signature

3-4-2026
Date

Aiken County
1930 University Parkway
Aiken, SC 29801
803- 642- 1518

Project Description: RB26- 000648 NEW ACCESSORY
Date: Tuesday, 3 MAR 2026
Project Location: 102 Sharyn Lane

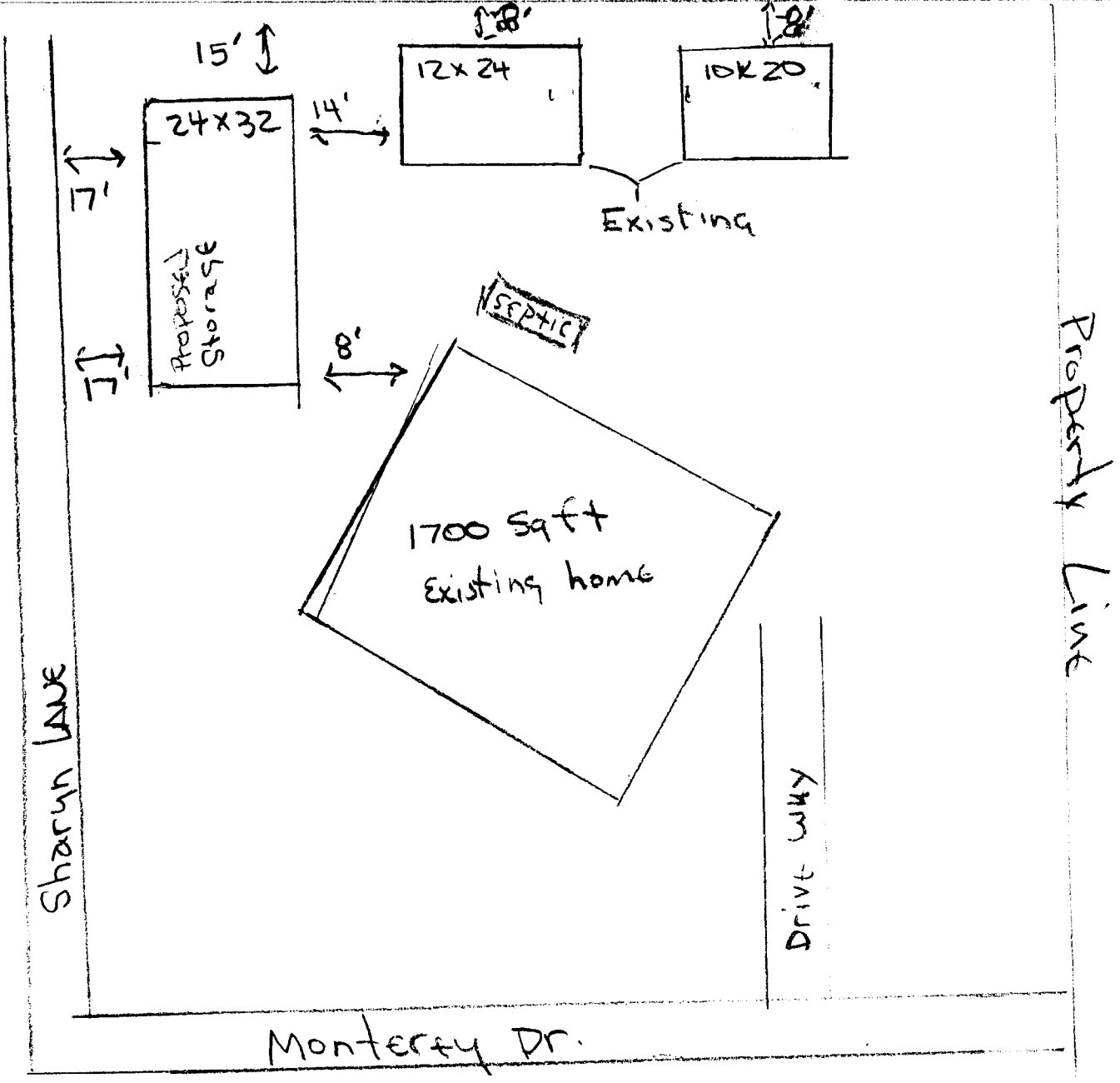
Construction by: Owner
Architect:
Engineer:
Code Study by: Richard Spruce

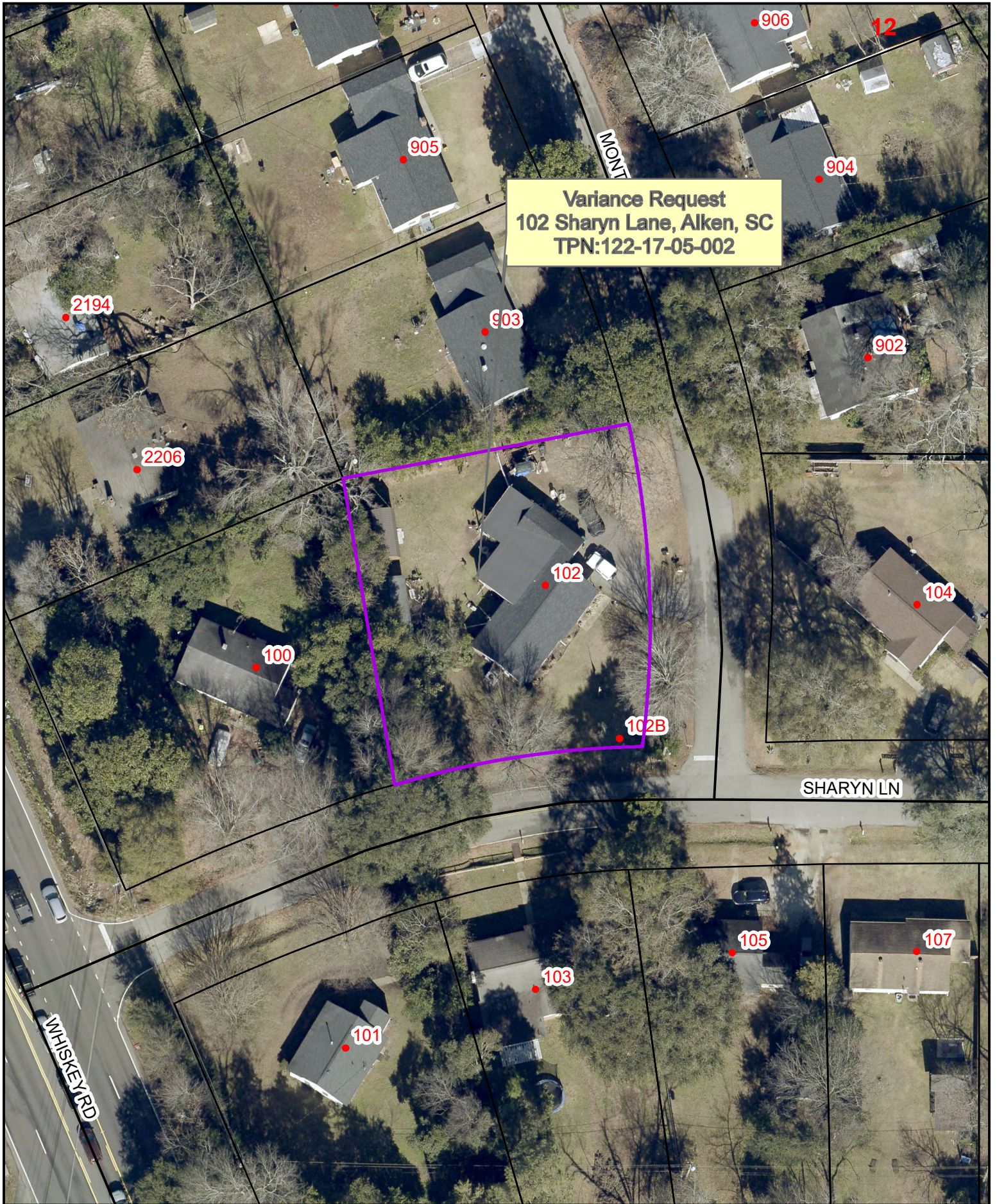
The corrections listed below are required for the plans to comply with the 2021 International Residential Code (IRC) by ICC.

- 1 : : Provide a floor plan showing any windows and/or doors per the International Residential Code (IRC), 2021 edition, section 106.1.1.
- 2 : : It appears that the stem wall is 32- inches high on all sides. Provide the landing and stair details for ingress and egress of this structure.
- 3 : : Provide electrical plans showing all devices for the interior and where the power is coming from and how it is to be run (above or underground) what type wire and size, how deep? Is the a subpanel in this building or is it fed straight from the primary panel?
- 4 : : The roof diagram drawn appears to be stick built but another page appears to be a truss system. Which will it be?
- 5 : : In this zoning district RC the total of all of the accessory structures on property may not be more than 50% of the primary structure in size. The primary is 1740 square feet. There are already two accessory structures, one is 12 x 24, the other is 10 x 20. 50% of the primary is 870 square feet. With the two accessory structures that are existing they equal 488 square feet leaving only 388 square feet available. You are requesting 768 square feet. This structure is too large to be approved.

Footer
Walls
Roof
Shingles

Property Line





Variance Request
102 Sharyn Lane, Alken, SC
TPN:122-17-05-002

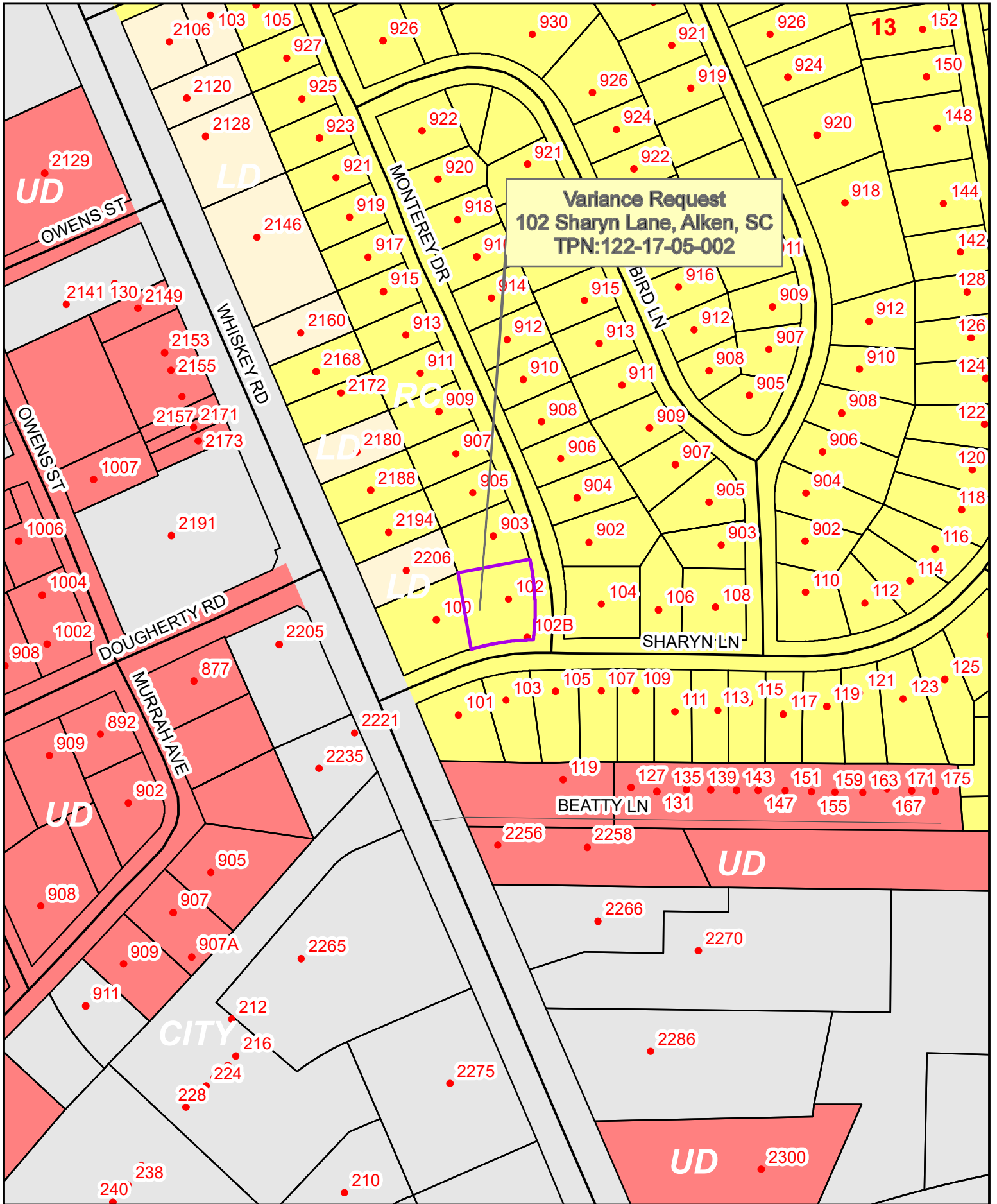
Prepared by:
Aiken County Government
3/24/2026
Scale: 1 inch = 50 feet



Variance Request
102 Sharyn Lane, Alken, SC
TPN:122-17-05-002



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Variance Request
 102 Sharyn Lane, Aiken, SC
 TPN:122-17-05-002

Prepared by:
 Aiken County Government
 3/24/2026
 Scale: 1 inch = 200 feet



Variance Request
 102 Sharyn Lane, Aiken, SC
 TPN:122-17-05-002



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NEW BUSINESS #2

Aiken County Planning and Development
Staff Report

To: Board of Appeals
From: Joel T. Duke, AICP

Date: April 6, 2026
Public Hearing: April 9, 2026
Application No: VA26-000005

PROPERTY OWNER: The Robert W Black Revocable Trust

APPLICANT: Robert Black

LOCATION: 10 Stephens Estate
North Augusta, SC 29860
TPN 010-12-04-004

PRESENT ZONING: Residential Multifamily Development (RD)

REQUEST: Relief from Section 24-2.6, Table 2, Footnote E – Streambank Buffer and Section 24-8.6 (4) Setbacks for Accessory Structures over 5,000 square feet. Requesting a variance for reducing the required streambank buffer and the setback for an accessory structure on five acres or more and exceeding 5,000 sq feet. The maximum encroachment within the required 50-foot streambank buffer is 20.9 feet. The maximum encroachment into the required front (60 feet), rear (50 feet), and side line (40 feet) setbacks for an accessory structure greater than 5,000 square feet is 52.2 feet.

SURROUNDING ZONING & LAND USES:

North: Residential (RD)

East: Residential (RD and UD)

South: Residential (UD)

West: Residential (UD and City of North Augusta)

BACKGROUND & ANALYSIS:

Aiken County Land Management Regulations

Section 24-2.6, Table 2 – Schedule of Lot Area, Setback, Height, Density, and Impervious Surface Ratio, By Zoning Districts.

Footnote (E): A buffer setback not less than fifty (50) feet shall be provided along the banks of all water bodies, streams and rivers. The buffer area shall remain largely undisturbed, except for piers, docks, benches or other outdoor furniture. Landscaping and Best Management Practices (BMPs) for Forestry in Streamside Management Zones, promulgated by the SC Forestry Commission, shall be used to protect the embankment from erosion and prevent stormwater runoff from draining directly into the contiguous water resource. These provisions shall not apply to intermittent streams.

Section 24-8.6. - Accessory buildings and uses

(4) Accessory buildings in the RC, RD and RM districts.

f. The area of accessory structures on parcels of five (5) acres or more in size in the RC, RD, and RM districts is not limited, however, no accessory building which exceeds fifty (50) percent of the gross floor area of the principal structure shall occupy any portion of a required setback area. A parcel of five (5) acres or greater containing an accessory building which, at the time of construction, exceeds fifty (50) percent of the gross floor area of a principal building shall not be reduced in area to less than five (5) acres.

(6) Accessory buildings of five thousand (5,000) square feet of gross floor area or greater in the RC, RD, RM, RH5, and RH5B districts shall be set back an minimum of thirty (30) feet from front property lines, ten (10) feet from side property

lines, and twenty (20) feet from rear property lines. The minimum distance for all setbacks shall be increased by ten (10) feet for each additional one thousand (1,000) square feet of gross floor area over five thousand (5,000) square feet.

As indicated in the application, the applicant seeks relief from the requirements of Aiken County Code, Section 24-2.6, Table 2, Footnote (E), Streambank buffers, and the required setbacks for the greater setbacks required for an accessory greater than 5,000 square feet, as set forth in Section 24-8.6. The subject property is located in the Residential Multifamily Development District (RD). The applicant proposes an 8,359-square-foot garage on a portion of the subject property. Aiken County Code Section 24-2.6, Footnote (E) establishes a 50-foot buffer or setback along the banks of perennial streams. The applicant's property borders a tributary of Little Horse Creek that Aiken County Planning and Development staff have defined as a perennial stream. The maximum requested encroachment into the required streambank buffer is 20.9 feet.

The proposed 8,359-square-foot accessory structure is permitted in an RD district on lots of 5 acres or greater; however, Section 24-2.6(6) requires the structure to meet greater setback requirements if it exceeds 5,000 square feet. The applicant requests a variance from the required greater setbacks. The maximum encroachment requested is 52.2 feet into the required 60-foot front setback.

The applicant states that extraordinary conditions affect the subject property due to its configuration.

STAFF COMMENTS: According to Chapter 24, Article 9, Section 3.5(2) of the Aiken County Code of Ordinances, the Board may grant a variance in an individual case of unnecessary hardship from the zoning requirements provided certain criteria are satisfied as follows:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property; and*
- b. These conditions do not generally apply to other property in the vicinity; and*
- c. Because of these conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and*
- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.*

The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance. In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare."

Dependent on specific circumstances and the degree of variance requested, the Board has granted setback variances in the past. Any impact of the setback variances due to lot size and the location of adjacent properties is minimal. The subject property is not located in a regulated floodplain.



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RECEIVED

FEB 24 2026

Aiken County Planning and Development Department 1930 University Parkway, Suite 2800 Aiken, SC 29801 (803) 642-1520

APPLICATION FOR A VARIANCE OR AN APPEAL FROM THE DEVELOPMENT DIRECTOR'S DECISION

A \$100.00 non-refundable administrative fee payable to Aiken County Planning & Development shall accompany this Application to the Aiken County Board of Appeals. Incomplete applications will not be processed.

Applicant's Name: Robert Black Phone: 706-267-8693 Address: 10 Stephens Est

The applicant hereby respectfully requests: (check one)

- [X] A variance from the requirements of the Aiken County Code of Laws (Fill in Items 1, 2 and 3) [] An appeal of the Development Director's decision/interpretation of the ordinance (Fill in items 1 & 2)

1. Address and tax parcel number of the property for which a variance or an appeal is requested:

Tax Parcel Number: 010-12-04-004 Zone: RD Address: 10 Stephens Est

2. Describe the nature of the variance or appeal requested and cite the specific action or provision from which the appeal is taken:

Requesting a variance from Sec 24-2.36, Table 2, footnote "E" (50' setback from water bodies) in order to construct a garage building. Requesting a variance from Sec 24-8.6 (6) Accessory Buildings and uses.

3. Describe how this request satisfies each of the four following criteria for granting a variance:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography:

Due to the extraordinary shape of the property, this is the best location for accessibility to a garage. The portion of the property that is accessible for RV's and trailers is small and oddly shaped.

b. These conditions do not generally apply to other property in the vicinity:

The surrounding properties are more uniform in shape and are generally more rectangular.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property

Due to the shape and size of this portion of the property, the 50' setback unreasonably restricts the use of this property.

d. The authorization of a variance would not cause substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by granting the variance. No variance may be granted for a use that is prohibited in a given district, to extend physically a nonconforming use, or to change zoning district boundaries:

This variance would not cause substantial detriment to adjacent properties or the public good. Attached is a letter from the neighboring property owner stating no objection to this garage construction.

Additional information attached: [X] Yes [] No

Note: It should be understood by the applicant that while this Application will be carefully reviewed and considered, the burden of proving the need for a variance or an appeal rests with the applicant.

Signature Date 2/19/2026

**Carroll T. (TED) Stephens
20 Stephens Estate
North Augusta, SC 29860**

**Mr. Robert Black
10 Stephens Estate
North Augusta, SC 29860**

January 15, 2026

Dear Robert,

Concerning your proposal for the construction of an equipment building on the portion of your property opposite Mrs. James Summers' home on the lake adjacent to my property, that was received on January 6, 2026.

I have no objections to your construction of the equipment building on the proposed designated location on the map that was attached to your email to me on the above date.

The only request, of which we have discussed, is that a camouflaged "buffer" be maintained between your proposed building and the lake. Frankly, I would consider the present trees to be quite adequate. I personally planted the Magnolia trees there in the late 1950's when I was a teenager. They definitely have a sentimental value to me.

I have spoken with my siblings Donna Stephens and Gerald Stephens, who own adjacent properties to mine, and they both have no objections to your proposal.

Best regards,

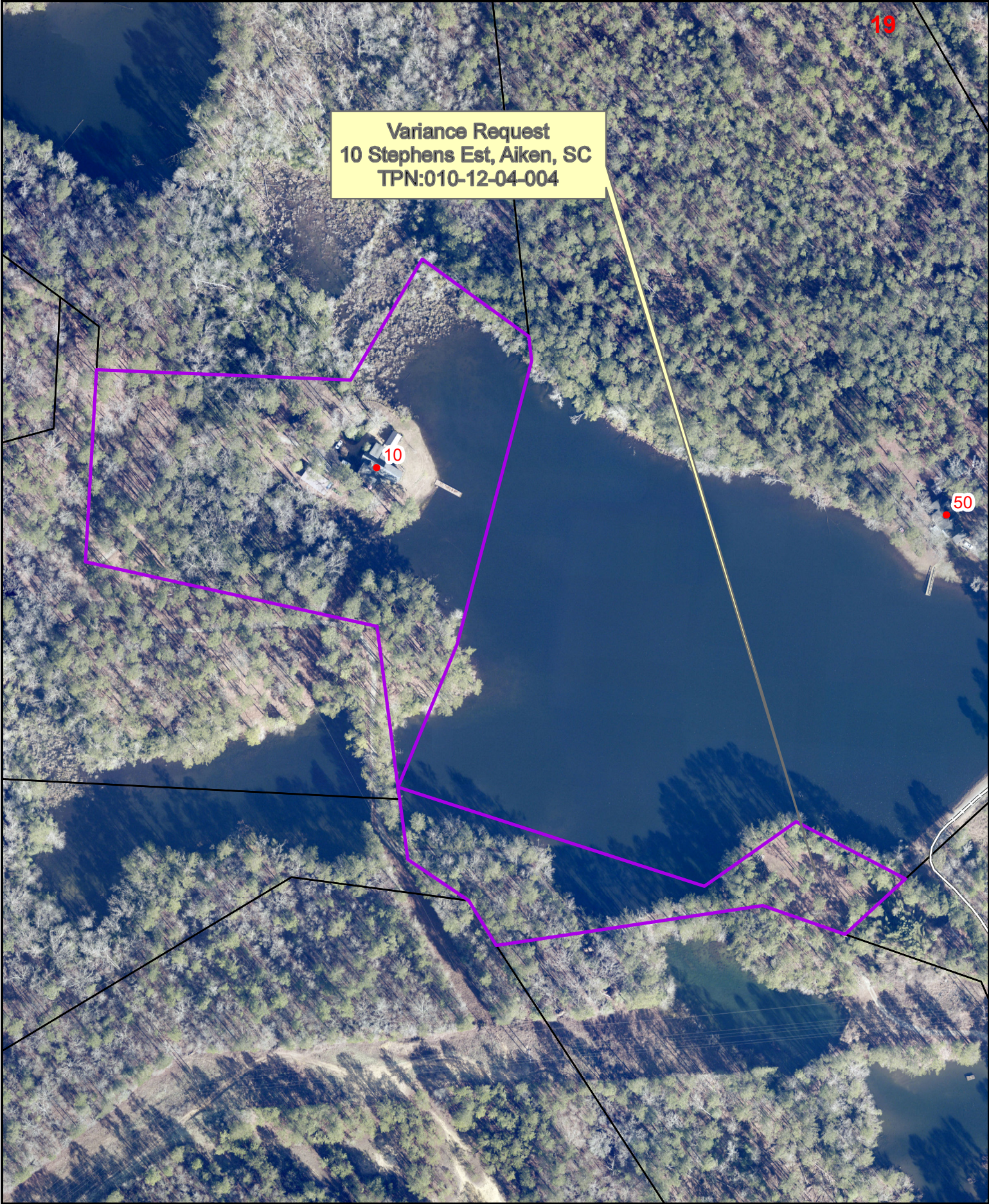

Carroll T. (TED) Stephens

19

Variance Request
10 Stephens Est, Aiken, SC
TPN:010-12-04-004

10

50



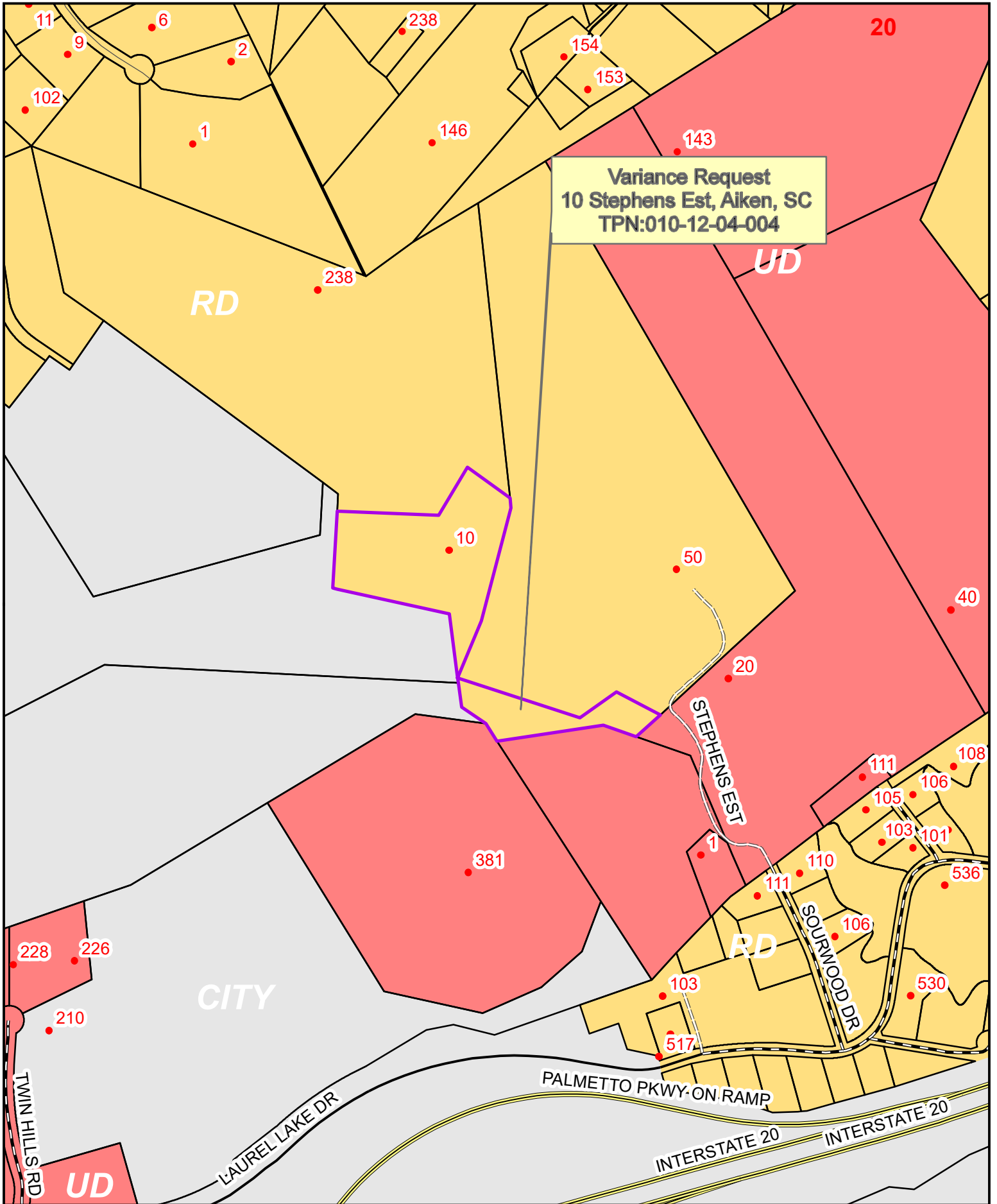
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3/24/2026
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Variance Request
10 Stephens Est, Aiken, SC
TPN:010-12-04-004



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Variance Request
 10 Stephens Est, Aiken, SC
 TPN:010-12-04-004

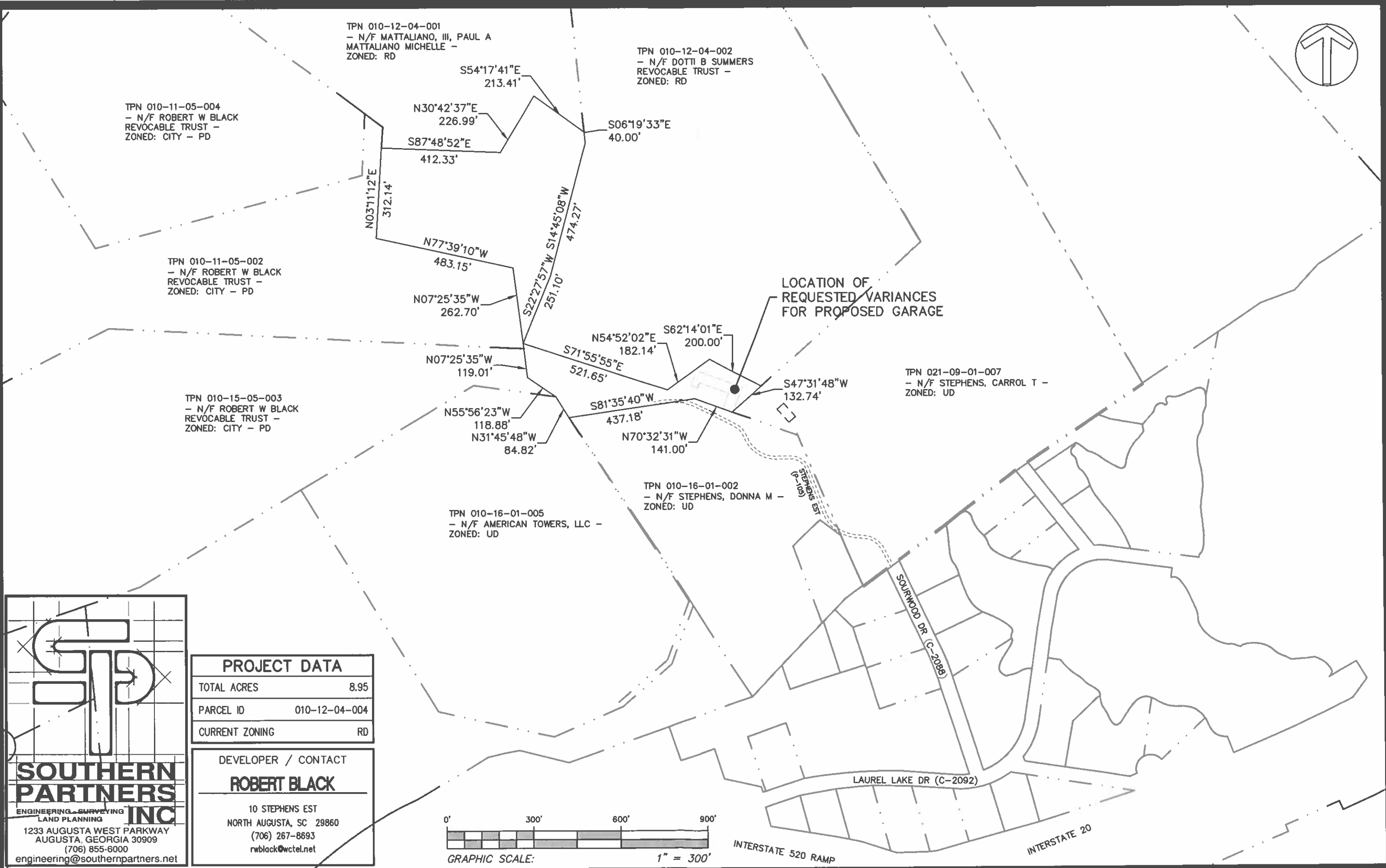
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 3/24/2026
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Variance Request
 10 Stephens Est, Aiken, SC
 TPN:010-12-04-004



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TPN 010-11-05-004
- N/F ROBERT W BLACK
REVOCABLE TRUST -
ZONED: CITY - PD

TPN 010-12-04-001
- N/F MATTALIANO, III, PAUL A
MATTALIANO MICHELLE -
ZONED: RD

TPN 010-12-04-002
- N/F DOTI B SUMMERS
REVOCABLE TRUST -
ZONED: RD

TPN 010-11-05-002
- N/F ROBERT W BLACK
REVOCABLE TRUST -
ZONED: CITY - PD

LOCATION OF
REQUESTED VARIANCES
FOR PROPOSED GARAGE

TPN 010-15-05-003
- N/F ROBERT W BLACK
REVOCABLE TRUST -
ZONED: CITY - PD

TPN 021-09-01-007
- N/F STEPHENS, CARROL T -
ZONED: UD

TPN 010-16-01-005
- N/F AMERICAN TOWERS, LLC -
ZONED: UD

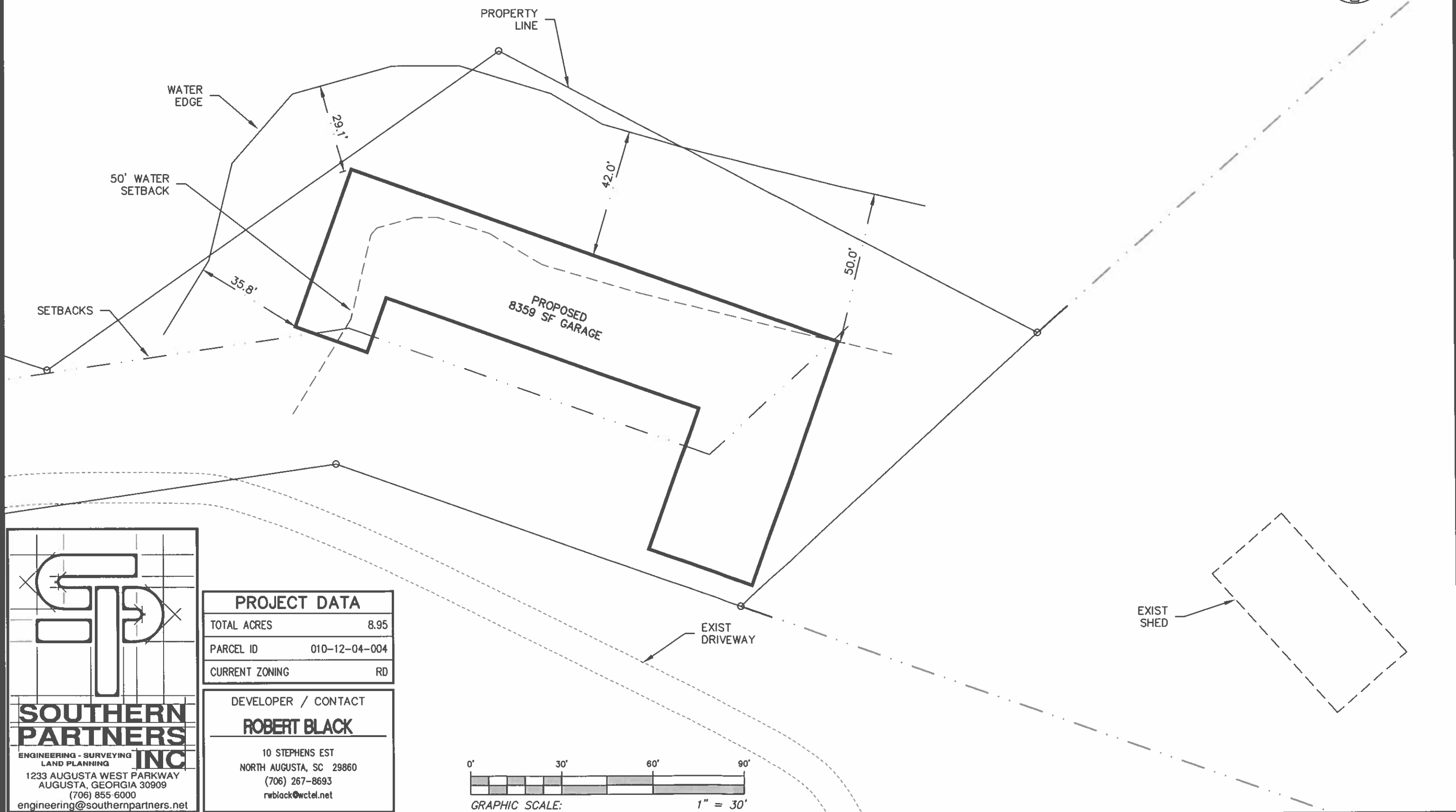
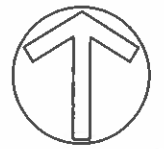
TPN 010-16-01-002
- N/F STEPHENS, DONNA M -
ZONED: UD

PROJECT DATA	
TOTAL ACRES	8.95
PARCEL ID	010-12-04-004
CURRENT ZONING	RD

DEVELOPER / CONTACT	
ROBERT BLACK	
10 STEPHENS EST NORTH AUGUSTA, SC 29860 (706) 267-8693 rwblack@wctel.net	



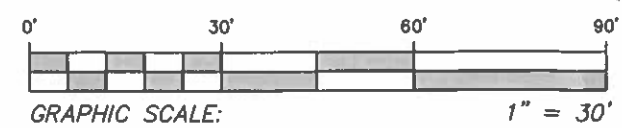
SOUTHERN PARTNERS INC
ENGINEERING SURVEYING
LAND PLANNING
1233 AUGUSTA WEST PARKWAY
AUGUSTA, GEORGIA 30909
(706) 855-6000
engineering@southernpartners.net



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 LAND PLANNING
 1233 AUGUSTA WEST PARKWAY
 AUGUSTA, GEORGIA 30909
 (706) 855 6000
 engineering@southernpartners.net

PROJECT DATA	
TOTAL ACRES	8.95
PARCEL ID	010-12-04-004
CURRENT ZONING	RD

DEVELOPER / CONTACT
ROBERT BLACK
 10 STEPHENS EST
 NORTH AUGUSTA, SC 29860
 (706) 267-8693
 rwblack@wctel.net



Joel Duke

From: Philip Green <pgreen@southernpartners.net>
Sent: Thursday, March 19, 2026 3:31 PM
To: Joel Duke
Subject: Variance drawing
Attachments: Stephens Estate - variance 3-19-26.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

***** Important Notice:** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Joel,

Please find attached the dimensioned exhibit we discussed. If you need anything else, please let me know.

Thanks,

Philip

Philip Green, PE

Southern Partners, Inc.

1233 Augusta West Parkway

Augusta, Georgia 30909

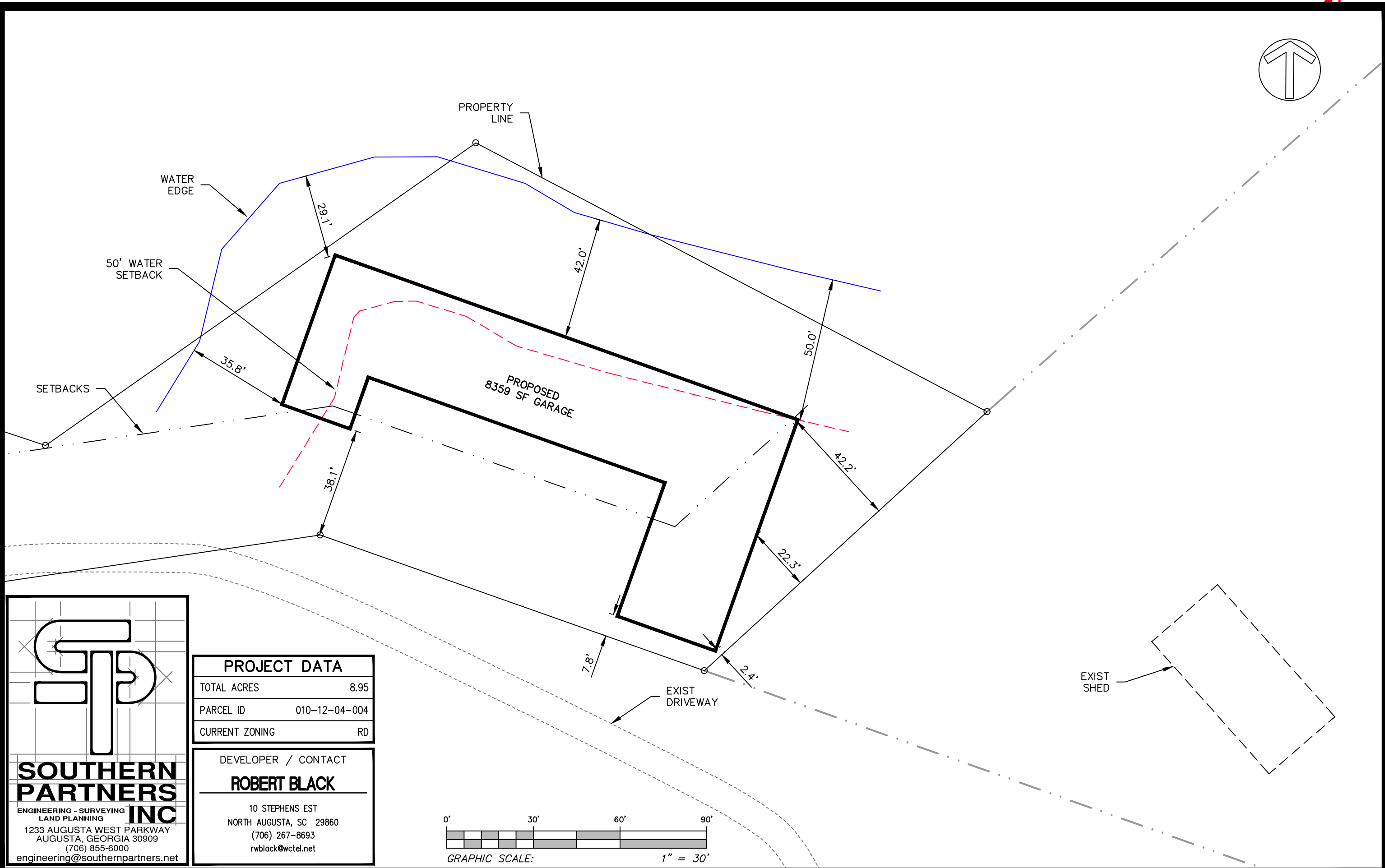
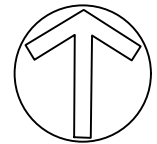
(706) 855-6000 x 207 (Augusta)

(803) 278-3110 x 207 (Aiken)

(706) 877-2551 (mobile)

(706) 869-9847 (fax)

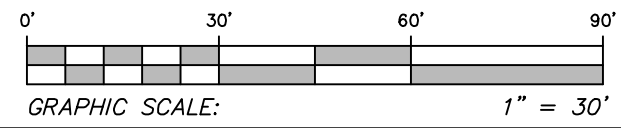
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NEW BUSINESS

#3

Staff Report

Telecommunication Tower Special Exception Application

To: Aiken Board of Appeals
 From: Rhonda C Connelly
 Planner II

Date: March 19, 2026
 Public Hearing: April 9, 2026
 Permit #: VA26-000008

PROPERTY OWNER: GAC Vaocluse LLC

APPLICANT: XCell Towers III, LLC
 for Verizon Wireless

LOCATION: Old Graniteville Highway
 Aiken, SC 29801

PRESENT ZONING: RUD

TAX PARCEL NUMBER: 068-10-02-003

MAXIMUM HEIGHT ALLOWED BY LMR: A rural site (RUD, RUC) that is less than one (1) mile from existing RC zoning district allows for: monopole, self-supporting, lattice, or guyed towers with a height not to exceed one hundred (100) feet. Monopole, self-supporting, lattice or guyed towers within one mile of an existing RC zoning may be approved up to a height of two hundred fifty (250) feet by the Board of Appeals upon the granting of a Special Exception.

PROPOSAL: After unsuccessfully attempting to find a tower to co-locate on within a one-mile radius, the applicant has applied for a new one hundred ninety (190) foot monopole telecommunication tower on the proposed parcel.

SURROUNDING ZONING & LAND USES:

North: Vacant/Agricultural (RUD)

East: Vacant/Agricultural (RUD)

South: Vacant/Agricultural (RUD)

West: Vacant/Agricultural (RUD)

ANALYSIS: Based on the documentation submitted by the applicant, the proposed one hundred ninety (190) foot monopole tower is to be constructed in accordance with all applicable federal, State, and Aiken County regulations. The tower will provide additional cellular communication services to its customers within the surrounding area. FAA registrations and a one-mile study indicate that there are no telecommunication facilities or other suitable structures currently within a one (1) mile radius of the subject site to co-locate and support their equipment.

Due to the height specifications for the tower's coverage and capacity demand, the one hundred ninety (190) foot proposed tower is necessary for delivering an adequate signal within a certain area. The proposed tower has been structurally designed to accommodate at least four (4) antenna arrays and will be set back approximately one thousand nine hundred seventy (1970) feet from the existing RC zoning.

BOARD OF APPEALS REVIEW: According to Chapter 24, Article 3, Section 5.9(1) of the Aiken County Code of Ordinances, in making a determination to grant a Special Exception, the Board of Appeals must find each of the following:

(i) *“The proposed tower will be set back a distance equal to at least two (2) times the height of the proposed tower from an existing RC zoning district.”*

The proposed tower will be set back more than two (2) times the height of the proposed tower from an existing RC zoning district.

(ii) *“The applicant demonstrates the purpose and need for the height of the proposed tower based on coverage and/or capacity need or requirements of the applicant’s telecommunication system for Aiken County (Aiken County reserves the right to secure a third-party wireless telecommunication facility engineer at the applicant’s expense to verify that the requested height is required to provide service).”*

The applicant has provided documentation showing the purpose and need for the height of the proposed tower.

(iii) *“The proposed tower shall be structurally designed to accommodate at least four (4) additional antenna arrays equal to those of the applicant.”*

The applicant’s site plan shows the proposed tower is structurally designed to accommodate four (4) four additional antenna arrays equal to those of the applicant.

(iv) *“Sufficient natural vegetation exists on the subject property or adequate landscaping will be provided to shield the view of the ground equipment associated with the proposed tower from any public right-of-way or adjacent property used for residential purposes.”*

The proposed site has dense, mature vegetation. The applicant has requested a relief from landscaping requirements due to existing vegetation providing shield from the adjacent property and the public right-of-way.

(v) *“The proposed tower will be made available to Aiken County for emergency services and government use at no cost.”*

The applicant has acknowledged that the proposed tower will be made available to Aiken County for emergency services and government use at no cost.

The Aiken County telecommunication tower regulations are intended to protect the County’s health, safety, public welfare, environmental features, and nature and character of the community.



WIRELESS COMMUNICATIONS TOWER SPECIAL EXCEPTION

A \$100.00 non-refundable administrative fee payable to Aiken County Planning & Development shall accompany this Application to the Aiken County Board of Appeals. Incomplete applications will not be processed.

Applicant's Name: Xcell Towers III, LLC Phone: 618-303-5357

Address: PO Box 1620, Adairsville, GA 30103/8000 Avalon Blvd., Ste. 100, Alpharetta, GA 30009

1. Address and tax parcel number of the property for which a variance or an appeal is requested:

Tax Parcel Number: 068-10-02-003 Zone: RUD

Address: SC191, Graniteville, SC 29829

2. Describe the nature of the special exception request: Construct a 190' monopole for communication purposes.

3. Describe how this request satisfies each of the five following criteria for granting a special exception:

a. The proposed tower will be set back a distance equal to at least two times the height of the proposed tower from an existing RC zoning district: The tower will be designed to meet the fall zone radius and will be contained within that radius.

b. The applicant demonstrates the purpose and need for the height of the proposed tower based on the coverage and/or capacity needs or requirements of the applicant's telecommunication system for Aiken County (Aiken County reserves the right to secure a third party wireless telecommunication facility engineer at the applicant's expense to verify that the requested height is required to provide service): The current height is needed for the carrier to communicate with existing towers within the County. No towers within 1 mile to collocate on.

c. The proposed tower shall be structurally designed to accommodate at least four (4) additional antenna arrays equal to those of the applicant: The tower will be designed to accommodate (4) carriers

d. Sufficient natural vegetation exists on the subject property or adequate landscaping will be provided to shield the view of the ground equipment associated with the proposed tower from any public right of way or adjacent property used for residential purpose; and The existing vegetation will shield tower from adjacent property and public ROW.
Request for landscaping to be waived due to existing vegetation.

e. The proposed tower will be made available to Aiken County for emergency services and government use at no cost. Xcell will allow Aiken County on tower at no cost if space is available.

Additional information attached: Yes No

Note: It should be understood by the applicant that while this Application will be carefully reviewed and considered, the burden of proving the need for a special exception rests with the applicant.

Dwight H. ... 02/23/2026
Signature Date

Variance Request
Northwest of Trolley Line Road/Senn Street
TPN:068-10-02-003

OLD GRANITEVILLE HWY



Prepared by:
Aiken County Government
3/24/2026
Scale: 1 inch = 100 feet

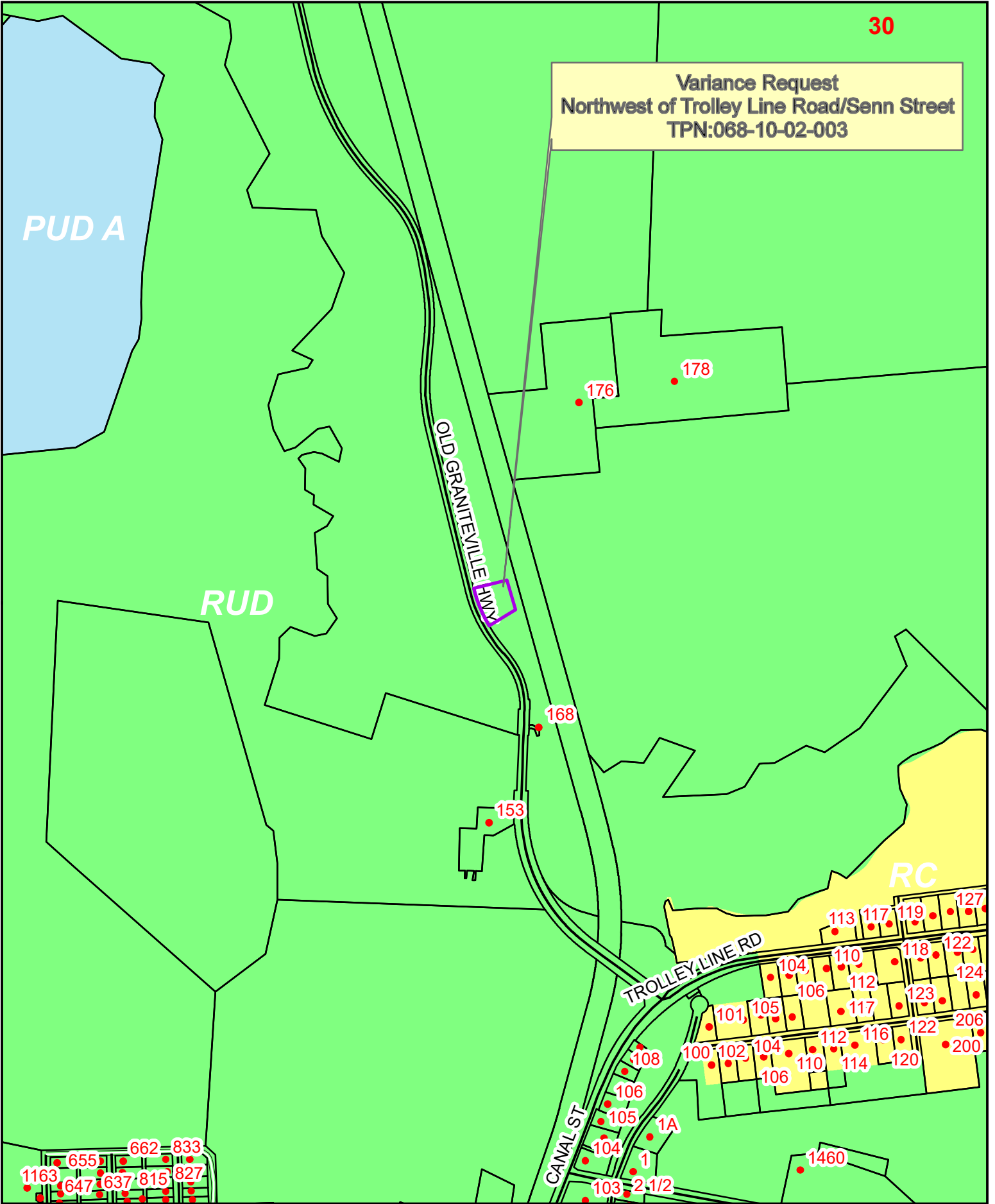


Variance Request
Northwest of Trolley Line Road/Senn Street
TPN:068-10-02-003



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Variance Request
Northwest of Trolley Line Road/Senn Street
TPN:068-10-02-003



Prepared by:
Aiken County Government
3/24/2026
Scale: 1 inch = 700 feet



Variance Request
Northwest of Trolley Line Road/Senn Street
TPN:068-10-02-003



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Aiken County Monthly Travel-Mileage Record for 2026



I certify that the record below represents a true and actual accounting of necessary, authorized miles traveled in my personal vehicle in the performance of my official duties for Aiken County for the period: _____ Acct# _____

Employee # and Printed Name _____ Employee's Signature _____ Date _____ Purchase Order # _____

Date	Odometer Depart	Odometer Return	Miles		Trip Starting Point	Destination	Purpose of Travel
TOTAL						X \$0.72.5/per mile = \$ 0.00	Due to Employee

Planning & Development
Department _____

Department Head Signature _____

Date _____