



Edgefield County Planning Commission

County Council Chambers

December 10, 2020

Work Session Meeting 5:00 PM

Regular Meeting 6:00 PM

Vice-Chair: Brett McNeill – At Large

Joel Presley – At Large

James Burt – Dist. I

Frank Gabriel – Dist. II

Tracy Hamilton – Dist. III

Karlene Butler – Dist. IV

Todd Brown – Dist. V

TBD – County Council Liaison

The next Planning Commission Meeting is scheduled for January 14, 2021

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**Edgefield County Planning Commission
Work Session Meeting Agenda
County Council Chambers
December 10, 2020
5:00 PM**

Chair:	TBD	District Seats:	James Burt – Dist. I
Vice-Chair:	Brett McNeill – At Large		Frank Gabriel – Dist. II
At Large Seats:	Joel Presley		Tracy Hamilton – Dist. III
County Council Liaison:	TBD		Karlene Butler – Dist. IV
			Todd Brown – Dist. V

This agenda may be modified at any time prior to or during the meeting described herein.
The meeting may begin after the advertised start time if a reasonable adjustment to the
advertised start time is needed for any reason.

- I. Call to Order**
- II. Guest Speakers**
 - No Guest Speakers
- III. Old Business**
 - No Old Business
- IV. New Business**
 - a. Land Development Application (Coastal Carriers Company, LLC)** Parcel ID: 126-00-03-067-000, Sweetwater Rd., by Coastal Carriers Company, LLC. Eric Russo and Misty Russo the developers are here to join the Planning Commission during the work session.
 - b. Land Development Application (The Tree House Project)** Parcel ID: 019-00-00-007-000, Sprouse Rd., by Patriot Construction, Inc. Anthony Misuraca the property owner and Chad Tracy the project General Contractor with Patriot Construction, Inc. are here to join the Planning Commission during the work session.
 - c. Land Development Application (Michelle's RV Park)** Parcel ID: 145-00-00-(065, 140, 145)-000, Edgefield Rd. and Hayes Dr., by Derek Floyd. Derek Floyd the developer and Mark Green the project P.E. with James G. Swift & Associates are here to join the Planning Commission during the work session.
 - d. Rezoning Application Industrial Development (ID) to General-Agricultural Development (GD)** Parcel ID: 138-00-01-027-000, 35 Rabbit Tr. by Stanley Jackson. Billy Benton the Real Estate Broker with Fox And Hound Realty, Inc. is here to join the Planning Commission during the work session.
- V. Adjourn**

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**Edgefield County Planning Commission
Meeting Agenda
County Council Chambers
December 10, 2020
6:00 PM**

Chair:	TBD	District Seats:	James Burt – Dist. I
Vice-Chair:	Brett McNeill – At Large		Frank Gabriel – Dist. II
At Large Seats:	Joel Presley		Tracy Hamilton – Dist. III
County Council	TBD		Karlene Butler – Dist. IV
Liaison:			Todd Brown – Dist. V

This agenda may be modified at any time prior to or during the meeting described herein. A vote may be held on all agenda items. The meeting may begin after the advertised start time if a reasonable adjustment to the advertised start time is needed for any reason.

I. Call to Order

a. Invocation

i. Given by Commissioner Burt

b. Pledge

c. Swearing in of new Planning Commissioners Karlene Butler and Todd Brown. Commissioner Butler was nominated by County Councilor Kennion and appointed by County Council to serve on the Planning Commission in the District IV seat that has been vacant since the resignation of James Johnson. Commissioner Brown was nominated by County Council Chair Cooper and appointed by County Council to serve on the Planning Commission in the District V seat that was previously held by James Oliver.

d. Election of Planning Commission Chair who will assume the position immediately until the end of the term on November 1, 2021. Staff will distribute voting cards. Once all voting cards have been completed staff will collect them, tally the vote, and announce the elected Chair.

e. Election of Planning Commission Vice-Chair, if Commissioner McNeill is elected Chair, who will assume the position immediately until the end of the term on November 1, 2021. Staff will distribute voting cards. Once all voting cards have been completed staff will collect them, tally the vote, and announce the elected Vice-Chair.

II. Approval of Agenda

a. Approval of December 10, 2020 Meeting Agenda

III. Approval of Minutes

a. Approval of November 12, 2020 Work Session Meeting Minutes

b. Approval of November 12, 2020 Meeting Minutes

IV. Guest Speakers

No Guest Speakers

V. Reports

- a. Completion of James Oliver Term on Planning Commission James Oliver's appointed term as the District V Planning Commissioner concluded on November 1, 2020. James Oliver served on the Planning Commission from February 7, 2019 until a new appointment was made December 1, 2020. James Oliver also served on the Planning Commission from 2000 to 2006. Staff would like to thank James Oliver for the time he has served on the Planning Commission.

VI. Old Business

No Old Business

VII. New Business

- a. Land Development Application (Coastal Carriers Company, LLC) Parcel ID: 126-00-03-067-000, Sweetwater Rd., by Coastal Carriers Company, LLC.
 - i. Public Hearing
 - ii. Planning Commission Review
- b. Land Development Application (The Tree House Project) Parcel ID: 019-00-00-007-000, Sprouse Rd., by Patriot Construction, Inc.
 - i. Public Hearing
 - ii. Planning Commission Review
- c. Land Development Application (Michelle's RV Park) Parcel ID: 145-00-00-(065, 140, 145)-000, Edgefield Rd. and Hayes Dr., by Derek Floyd.
 - i. Public Hearing
 - ii. Planning Commission Review
- d. Multiple Planning Commission Work Sessions a Month When Needed In order to facilitate the timely review of prospective developments, applied developments, and the draft Land Management Ordinance, the Planning Commission may consider having an additional work session meeting in a month when needed.
 - i. Planning Commission Discussion

VIII. Executive Session

No Executive Sessions

IX. Comments by the Planning Commission Chair

X. Adjourn

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: December 10, 2020
Re: Land Development Application (Coastal Carriers Company, LLC)

Applicant: Misty Russo / Coastal Carriers Company, LLC
Property Owner: Misty Russo
Property Location: Sweetwater Rd. near Rest Masters Ln. Intersection
Parcel ID: 126-00-03-067-000
Property Size: 3.59 Acres
Land Use: Neighborhood Commercial
Zoning: General-Agricultural Development District (GD)
Proposed Use: Heavy Equipment Repair & Truck Transportation
Sewer/Septic: Septic
Water: ECWSA

Land Development Description

Misty Russo / Coastal Carriers Company, LLC is proposing the development of a heavy equipment repair and truck transportation facility, Coastal Carriers Company. This development would be located off of Sweetwater Rd. Parcel ID: 126-00-03-067-000. The developer is proposing a 5,000 square foot building for the repair shop, a gravel parking surface of 10 spaces, 2 of which are handicap accessible. The detention pond area is proposed to be at the front of the property, and a proposed drain field at the rear of the property.

Compliance with County Land Development Ordinances

- Permitted Use in Zoning District
 - Heavy Equipment Repair - Permitted
 - Truck Transportation - Conditional
 - Traffic Impact Study - Condition Not Met
- Application process for Land Development - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Permitted

Approval by Other Regulatory Entities

- DHEC Storm Water / Sediment Control - Pending PC Approval
- DHEC Waste Water Control - Pending PC Approval
- ECWSA Tap Approval - Pending PC Approval
- Dominion Energy - Pending PC Approval
- SCDOT Encroachment - Preliminarily Approved

Planning Commission Action

Following Public Hearing the Planning Commission may vote on the Land Development Application for Coastal Carriers Company, LLC. The proposal will receive automatic approval on 1/15/2021 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. Per Edgefield County Ordinance Sec. 24-252 – Land development other than a subdivision (b) (c)

“(b) The planning commission shall hear and evaluate the application in relation to the following design and improvement criteria.

- (1) Ingress and egress to the project site shall be designed to maximize automotive and pedestrian safety and facilitate traffic flow.
- (2) Off-street parking, off-street loading, refuse, and service areas shall be designed to minimize their visual and physical impact on neighboring property.
- (3) Street right-of-way and pavement construction shall be adequate to accommodate the type and volume of traffic anticipated.
- (4) The project shall be designed in harmony with its physical surroundings and in such a manner as to ensure land use compatibility.

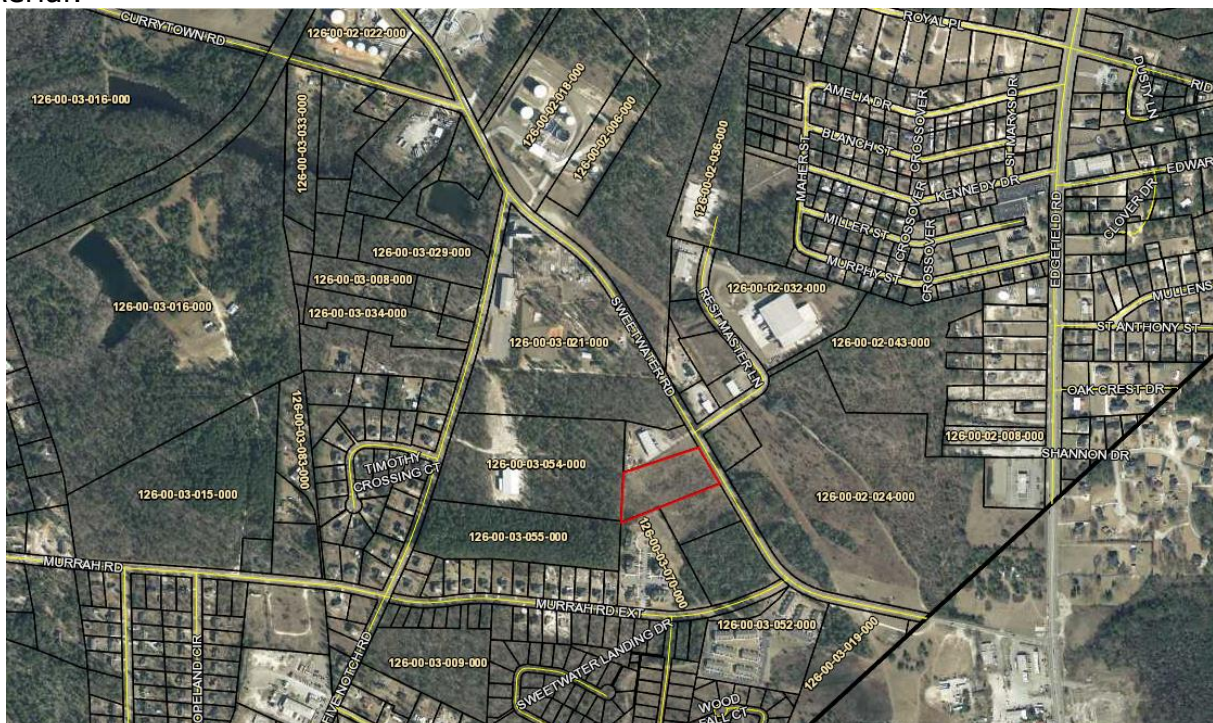
(c) If, upon review of these standards, the project is determined to be in compliance, the planning commission shall approve the land development application and cause the issuance of a building permit.”

Per Edgefield County Ordinance Sec. 24-82 – Truck transportation (3)

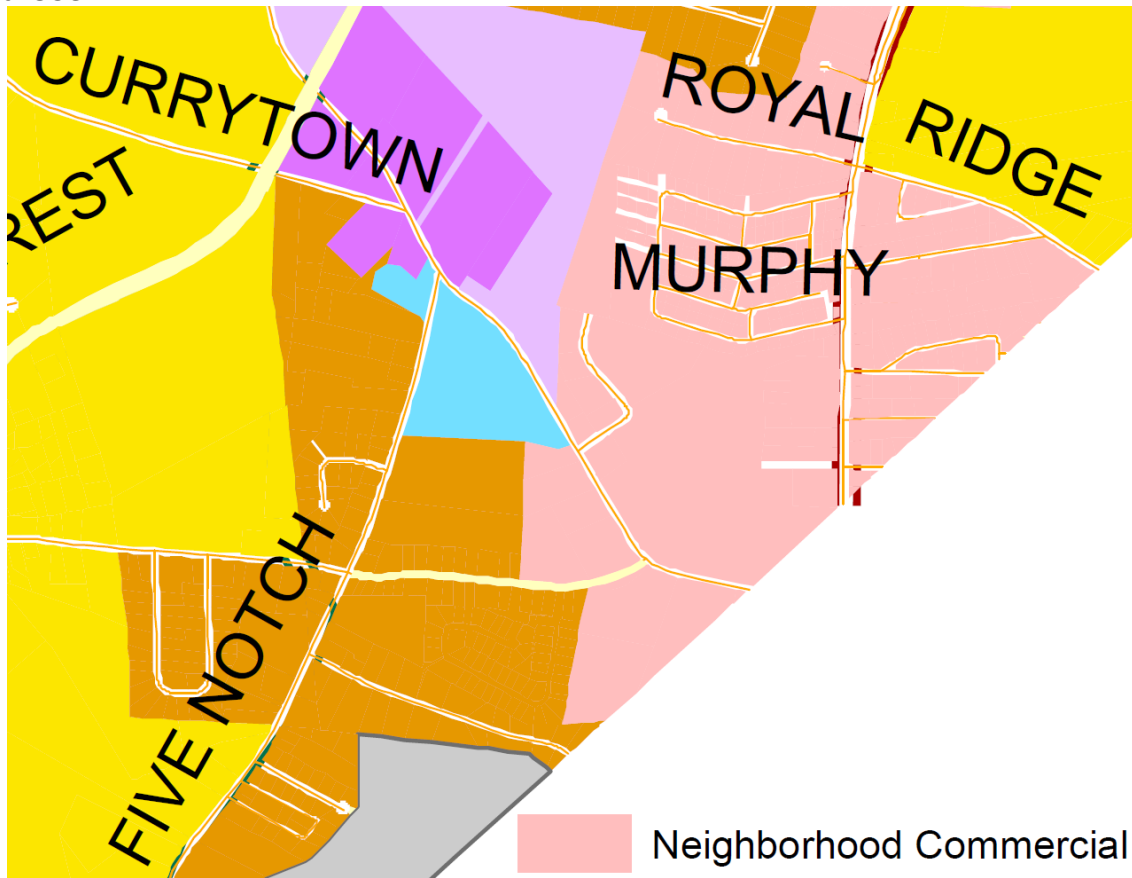
“The planning commission shall review and evaluate the application and plans at this hearing. They will either approve the plans as presented, request additional information, approve a modified plan or disapprove the plan.”

Land Development Area

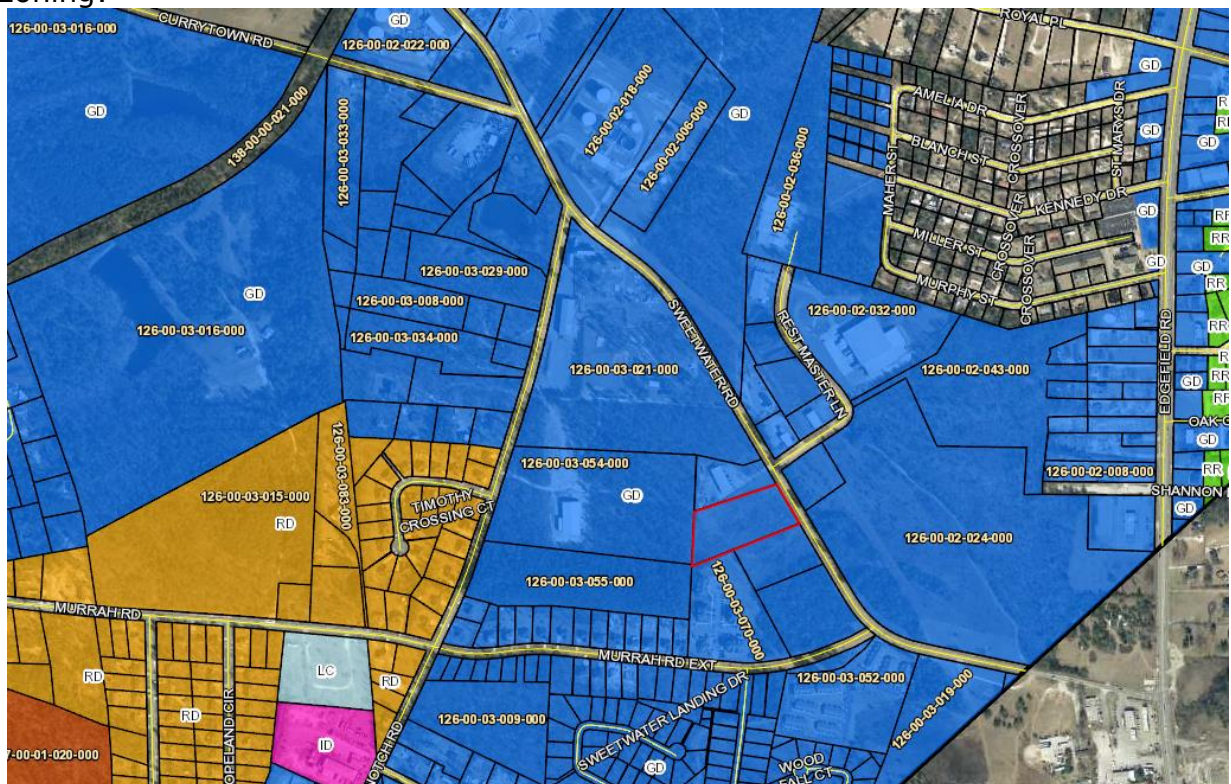
Aerial:



Land Use:



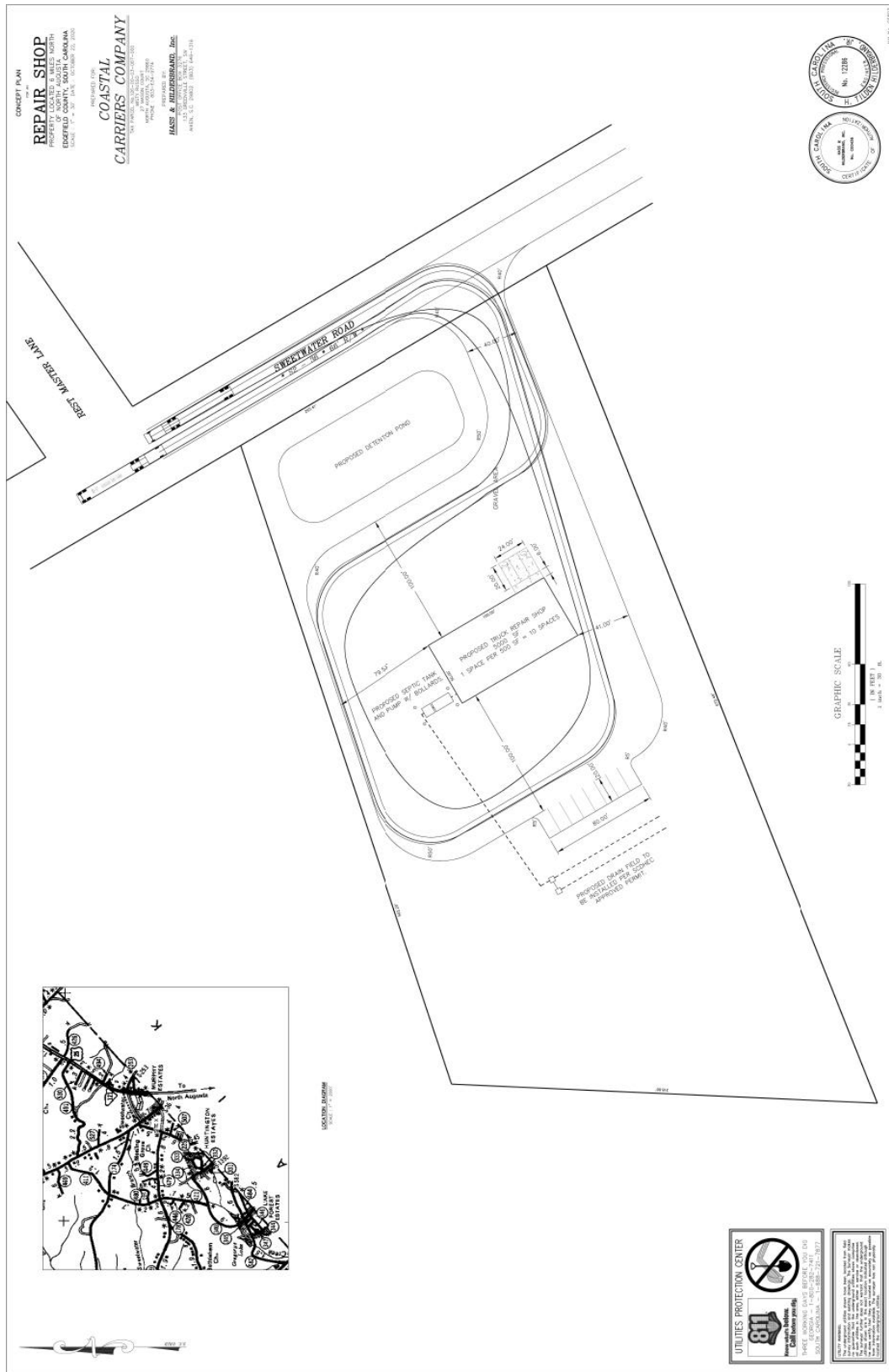
Zoning:



Land Development Property



Land Development Preliminary Plan



Traffic Impact Study
Not submitted

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: December 10, 2020
Re: Land Development Application (The Tree House Project)

Applicant: Patriot Construction, Inc
Property Owner: Anthony Misuraca
Property Address: 421 Sprouse Rd.
Parcel ID: 019-00-00-007-000
Property Size: 10.6 Acres
Land Use: Rural/Agricultural
Zoning: Un-zoned (UZ)
Proposed Use: Short-Term Leasing/Rental
Sewer/Septic: Septic
Water: Well

Land Development Description

Patriot Construction, Inc is proposing the development of a short-term leasing/rental project, The Tree House Project. This development would be located off of Sprouse Rd. Parcel ID: 019-00-00-007-000. The developer is proposing 2 buildings, each as a two-unit structure connected by decking. The buildings and decking are raised, with the decking built around existing tree trunks. There is a gravel parking surface of 7 spaces, one of which is handicap accessible. A ramp leads from the handicap parking to one of the buildings, the other is accessed via a footpath from the parking surface.

Compliance with County Land Development Ordinances

- Permitted Use in Zoning District - Permitted
- Application process for Land Development - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Permitted

Approval by Other Regulatory Entities

- DHEC Storm Water / Sediment Control - Pending PC Approval
- DHEC Waste Water Control - Pending PC Approval
- Aiken Electric Cooperative - Pending PC Approval

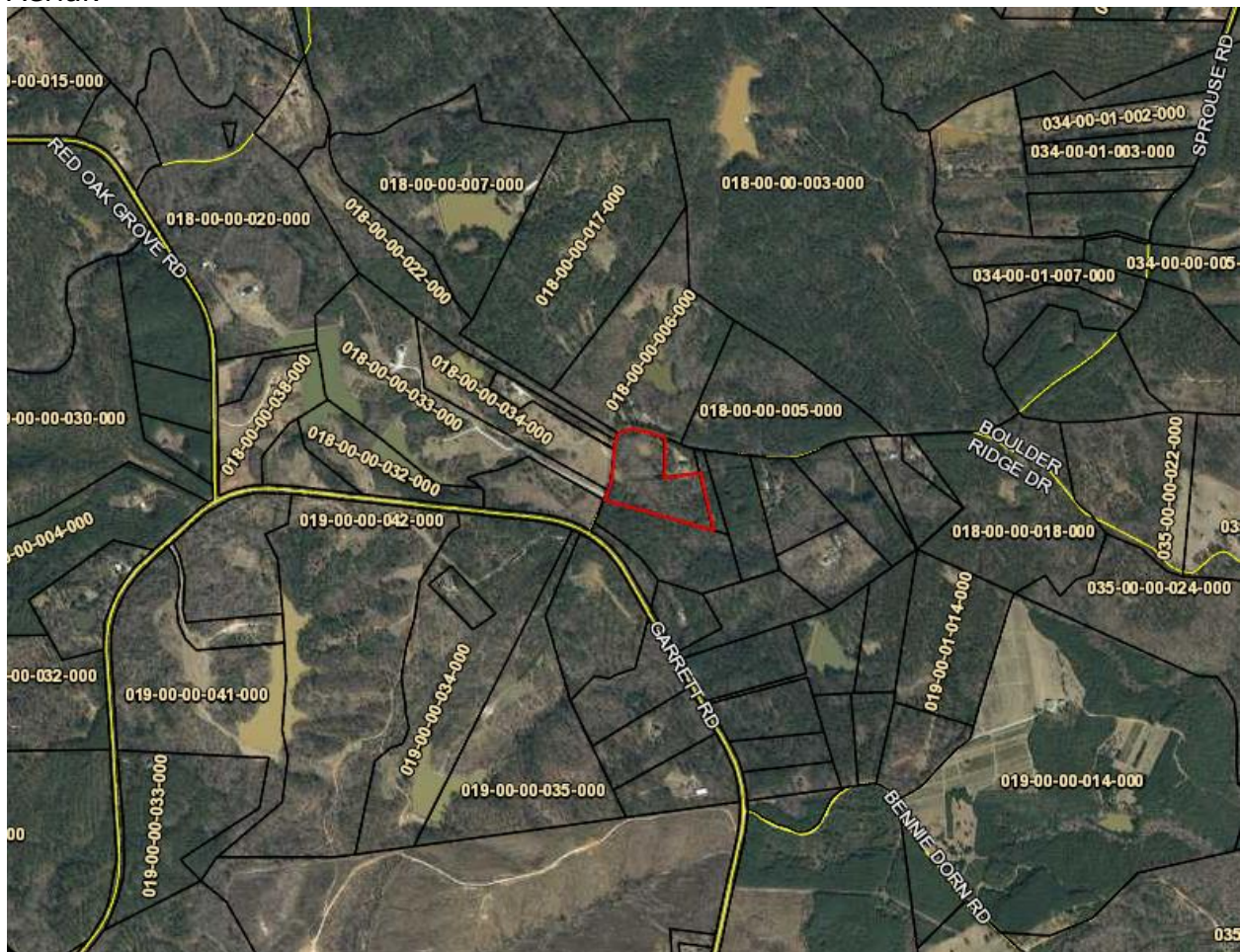
Planning Commission Action

Following Public Hearing the Planning Commission may vote on the Land Development Application for The Tree House Project. The proposal will receive automatic approval on 1/26/2021 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. Per Edgefield County Ordinance Sec. 24-252 – Land development other than a subdivision (b) (c)

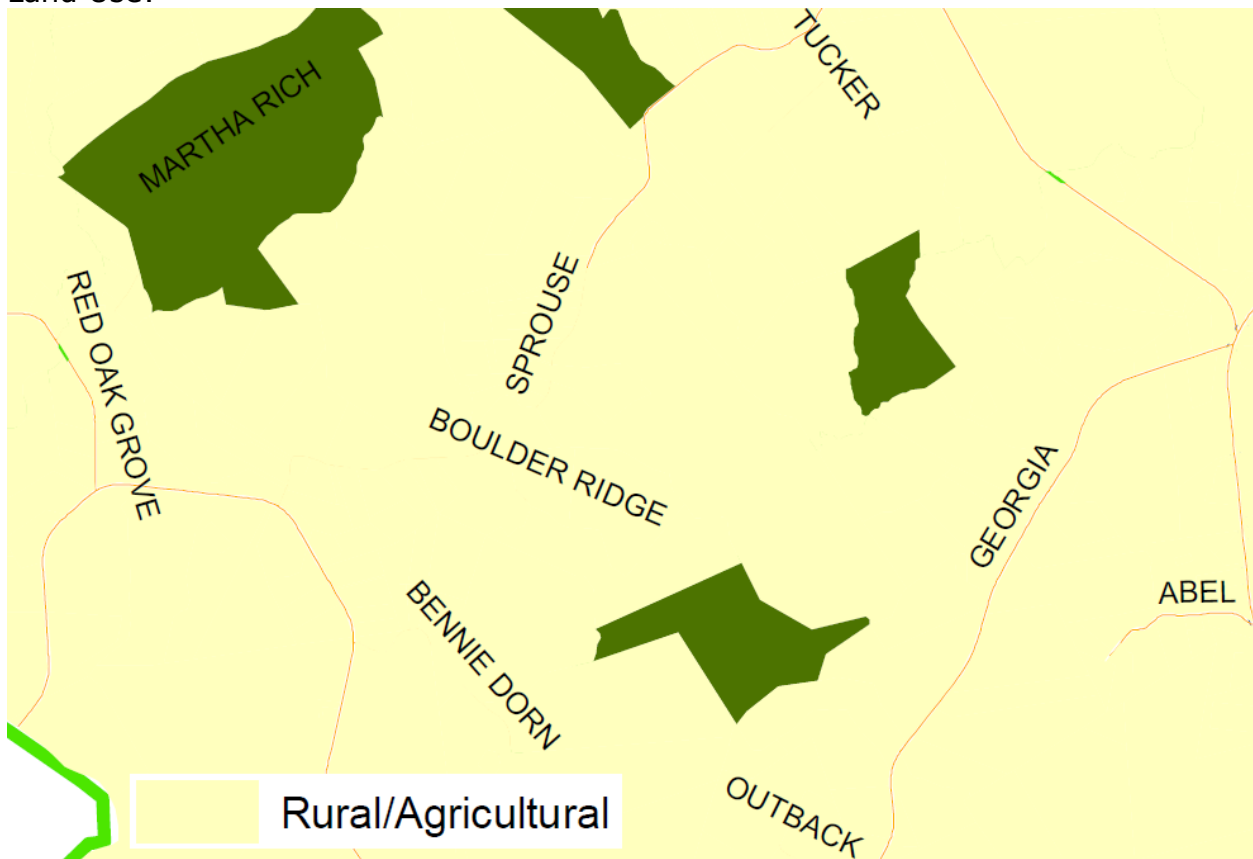
- (1) Ingress and egress to the project site shall be designed to maximize automotive and pedestrian safety and facilitate traffic flow.
- (2) Off-street parking, off-street loading, refuse, and service areas shall be designed to minimize their visual and physical impact on neighboring property.
- (3) Street right-of-way and pavement construction shall be adequate to accommodate the type and volume of traffic anticipated.
- (4) The project shall be designed in harmony with its physical surroundings and in such a manner as to ensure land use compatibility.

(c) If, upon review of these standards, the project is determined to be in compliance, the planning commission shall approve the land development application and cause the issuance of a building permit."

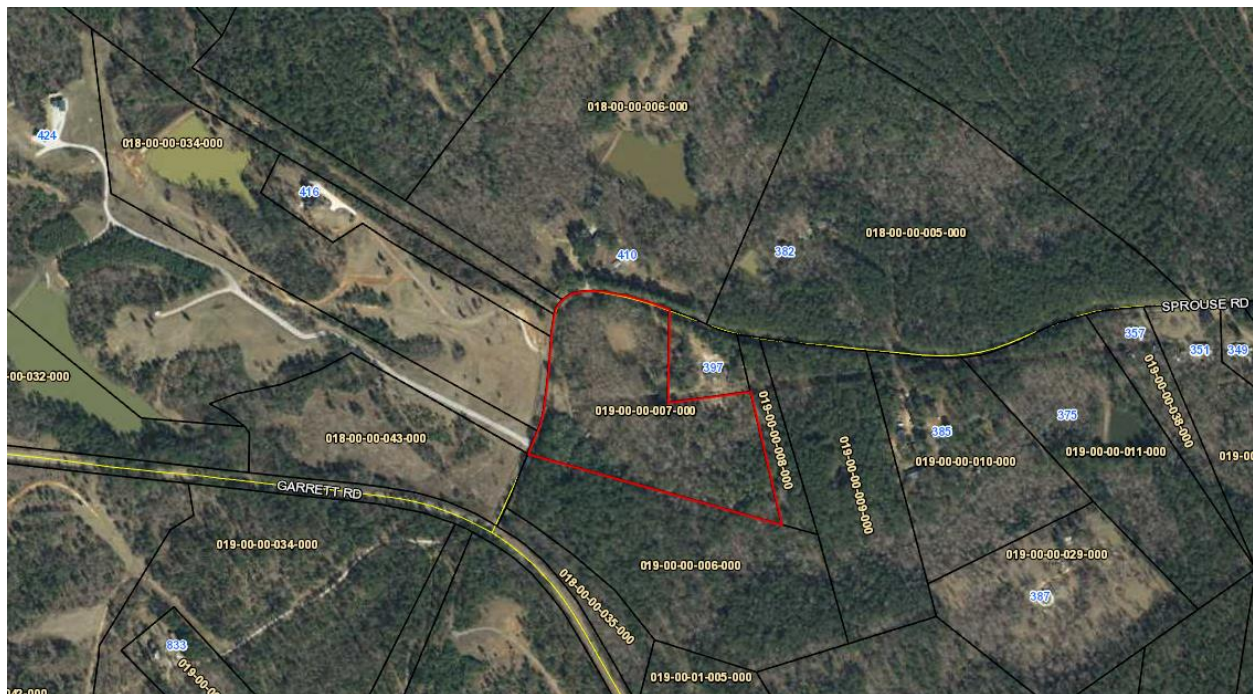
Aerial:



Land Use:



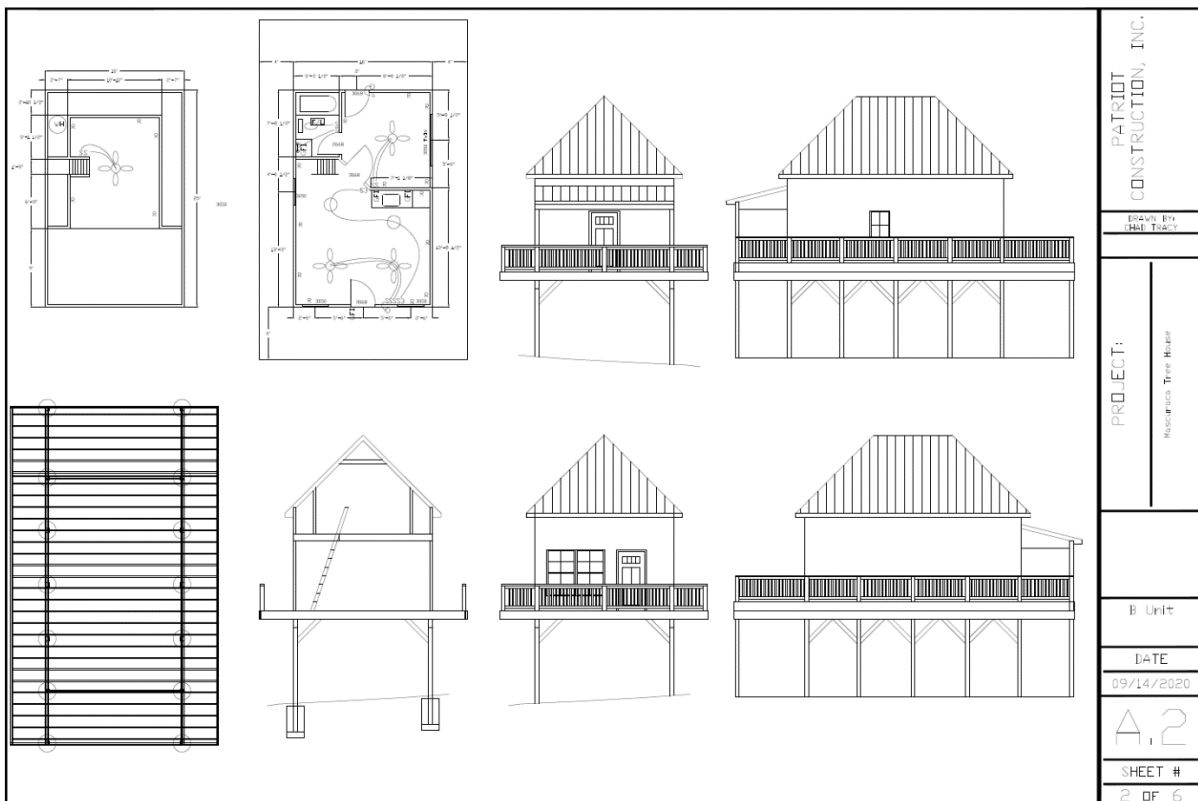
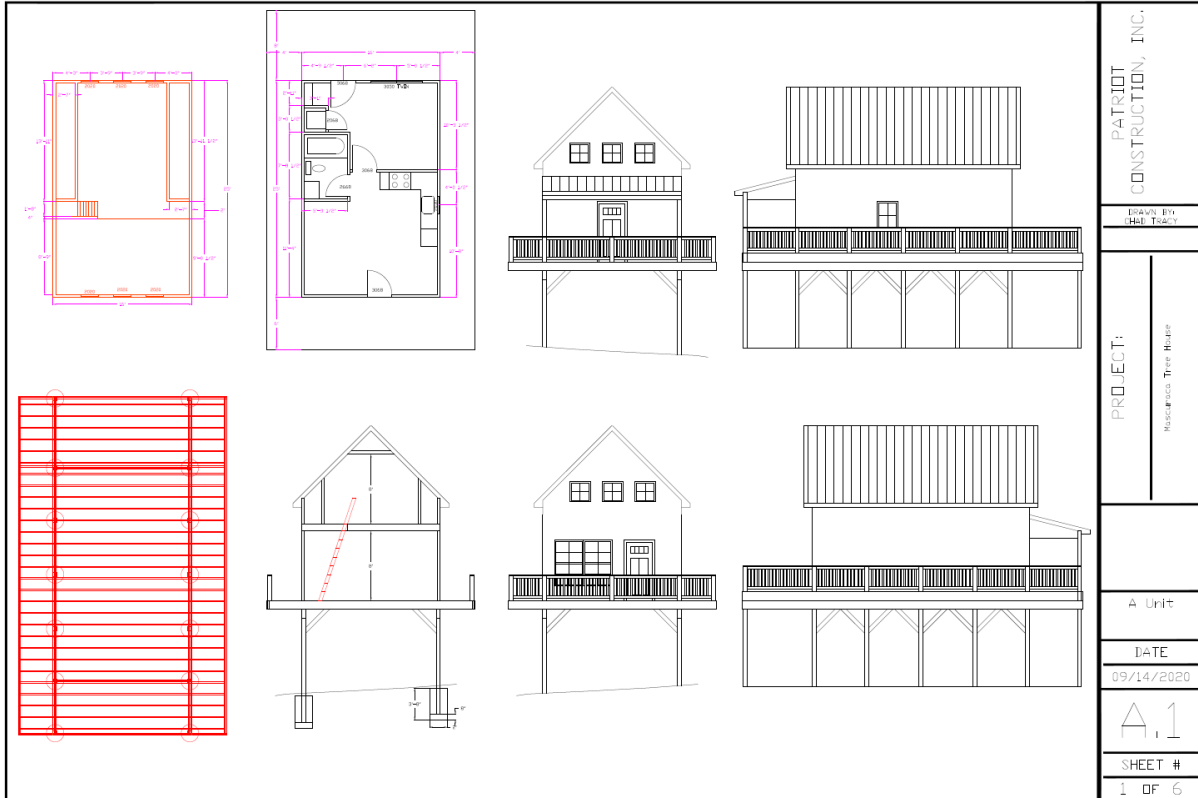
Land Development Property



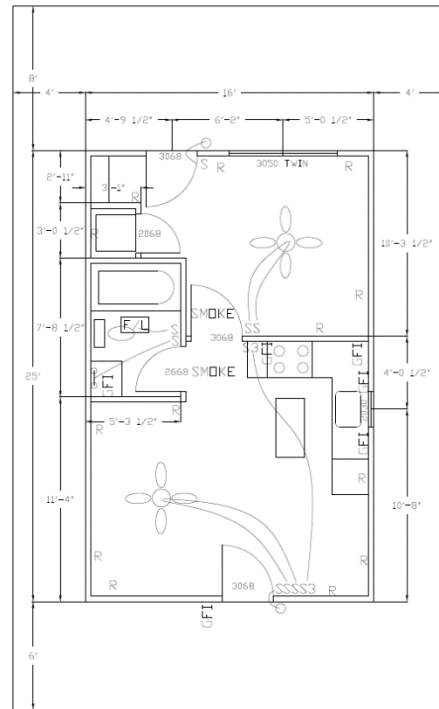
Land Development Preliminary Plan



Buildings Preliminary Plans







PATRIOT
CONSTRUCTION, INC.

DRAWN BY:
CHAD TRACY

PROJECT:

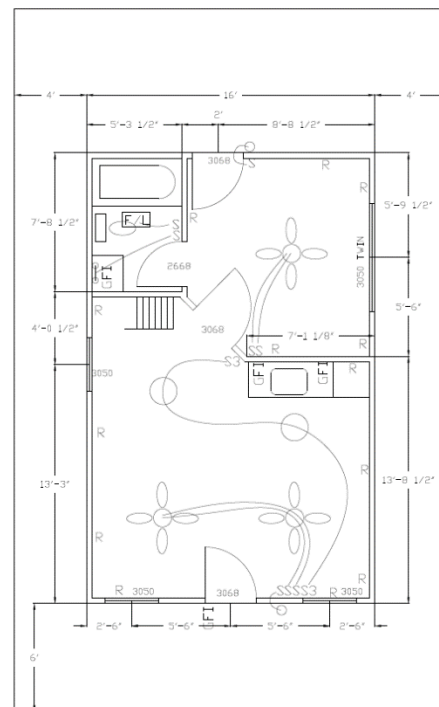
Mascuraca Tree House

ELECTRICAL
PLAN A Unit

DATE
09/14/2020

E.1

SHEET #
5 OF 6



PATRIOT
CONSTRUCTION, INC.

DRAWN BY:
CHAD TRACY

PROJECT:

Moscú. Tree House

ELECTRICAL
PLAN B Unit

DATE
09/14/2020

E.2

SHEET #
6 OF 6

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Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: December 10, 2020
Re: Land Development Application (Michelle's RV Park)

Applicant: Derek Floyd
Property Owners: Derek Floyd and Leon Floyd
Property Address: 1657 & 1661 Edgefield Rd.
Parcel IDs: 145-00-00-(065, 139, 140)-000
Property Size: 7.36 Acres
Land Use: Suburban Density Residential
Zoning: General-Agricultural Development (GD) and Rural-Residential Development (RR)
Proposed Use: Recreational Vehicle Park
Sewer/Septic: Septic
Water: ECWSA

Land Development Description

Derek Floyd is proposing the development of a recreational vehicle park, Michelle's RV Park. This development would be located off of Edgefield Rd. and Hayes Dr. Parcel ID: 145-00-00-(065, 139, 140)-000. The developer is proposing a 55 space RV park, 18 spaces approximately 1,500 square feet, 13 spaces approximately 2,220 square feet, and 24 spaces approximately 1,200 square feet. An addition of a new private road is also proposed. The property is currently utilized as a mobile home park.

Compliance with County Land Development Ordinances

- Permitted Use in Zoning District - Conditional (Conditions Met)
- Application process for Land Development - Compliant
- Private Road Standards - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Conditional

Approval by Other Regulatory Entities

- DHEC Storm Water / Sediment Control - Pending PC Approval
- DHEC Waste Water Control - Pending PC Approval
- ECWSA Tap Approval - Pending PC Approval
- Aiken Electric Cooperative - Pending PC Approval
- SCDOT Encroachment - Pending PC Approval

Planning Commission Action

Following Public Hearing the Planning Commission may vote on the Land Development Application for Michelle's RV Park. The proposal will receive automatic approval on 1/18/2021 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. Per Edgefield County Ordinance Sec. 24-252 – Land development other than a subdivision (b) (c)

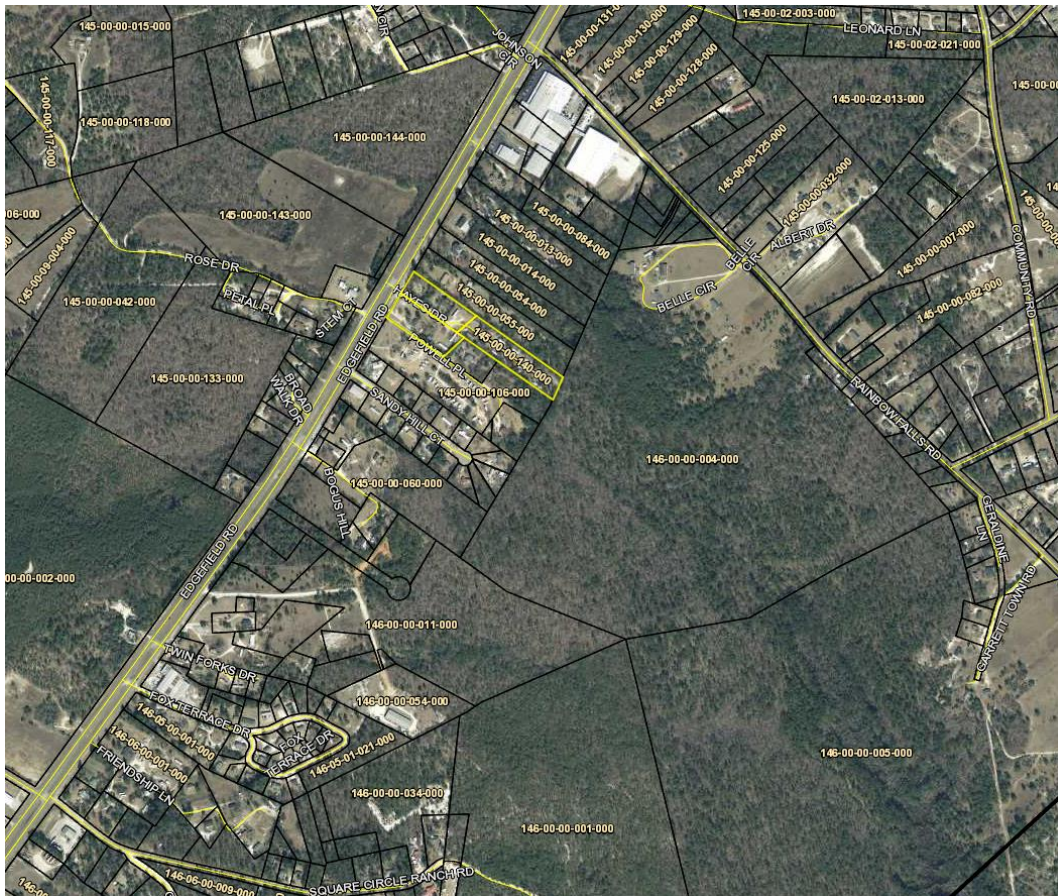
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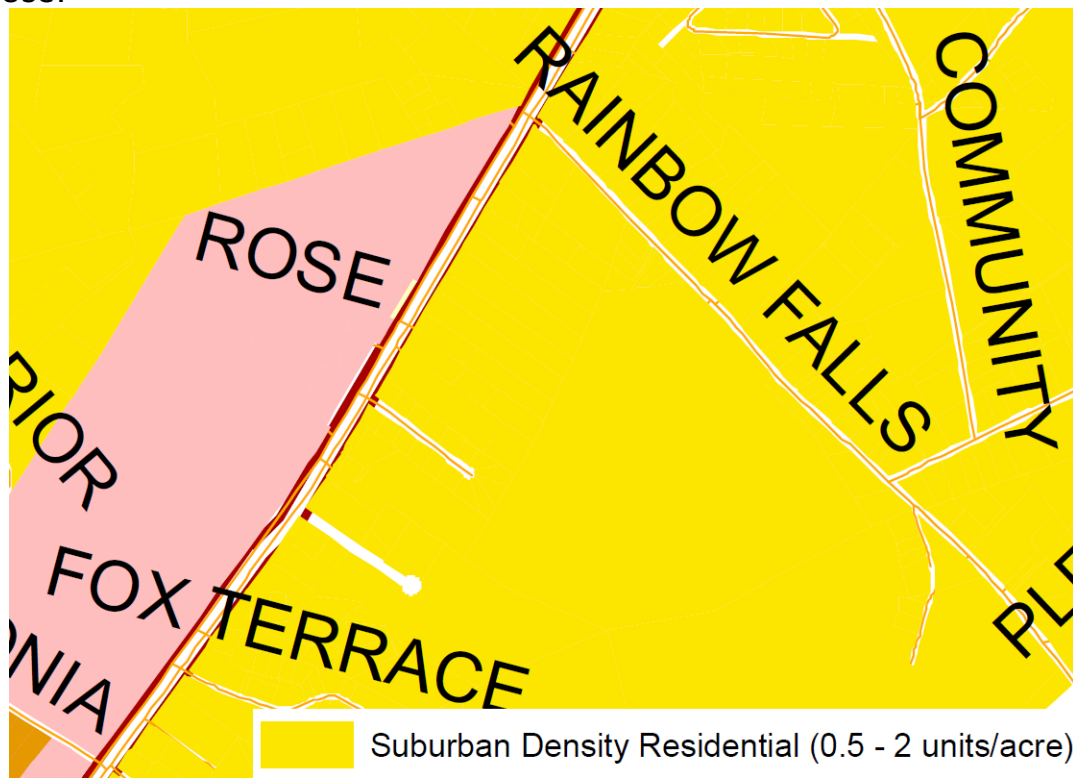
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Land Development Area

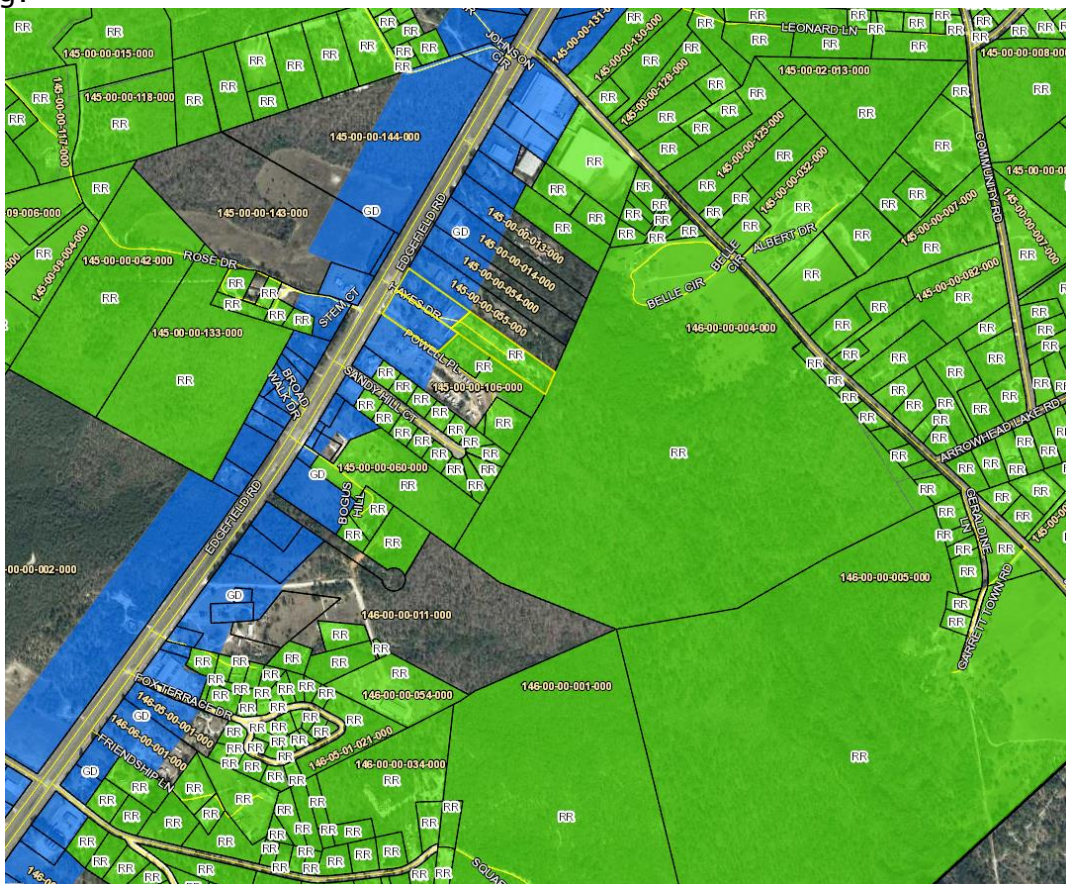
Aerial:



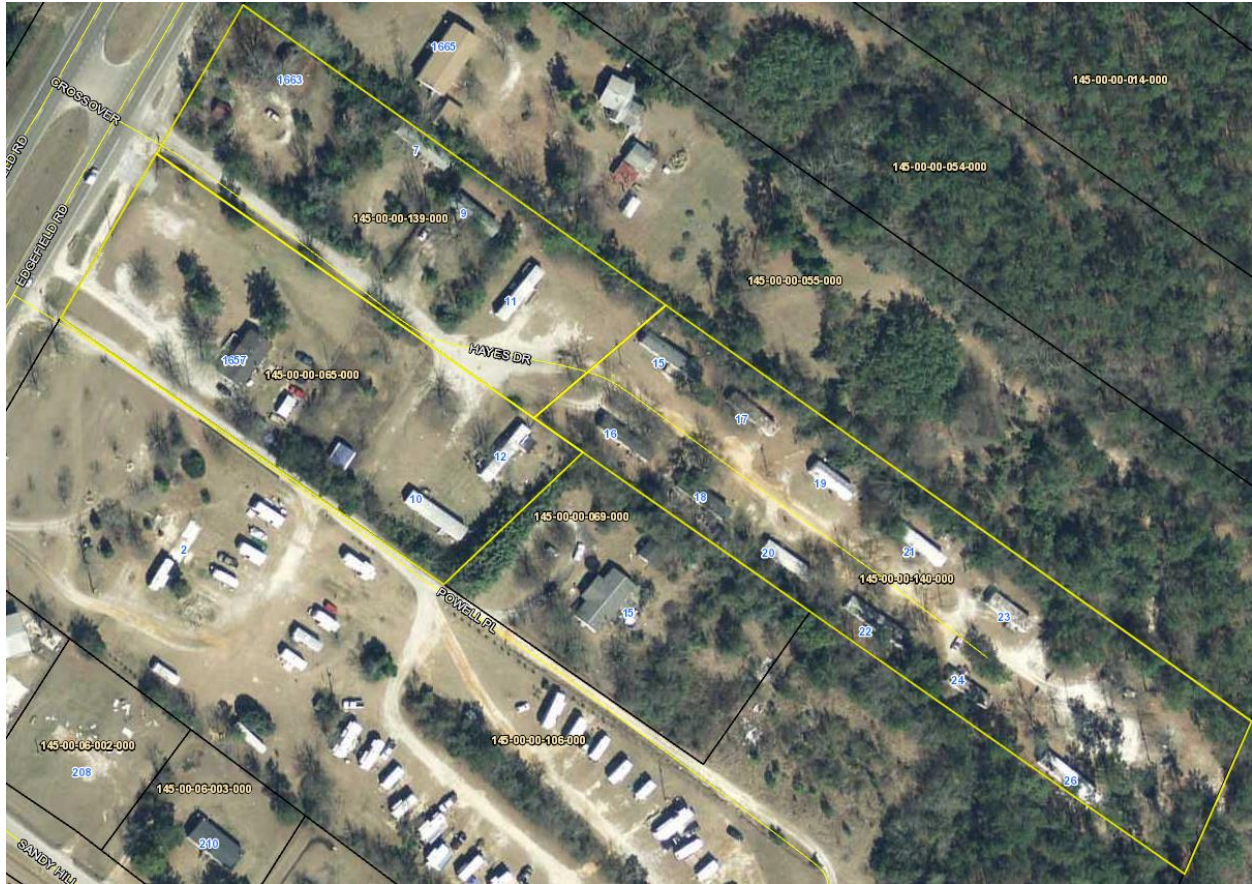
Land Use:



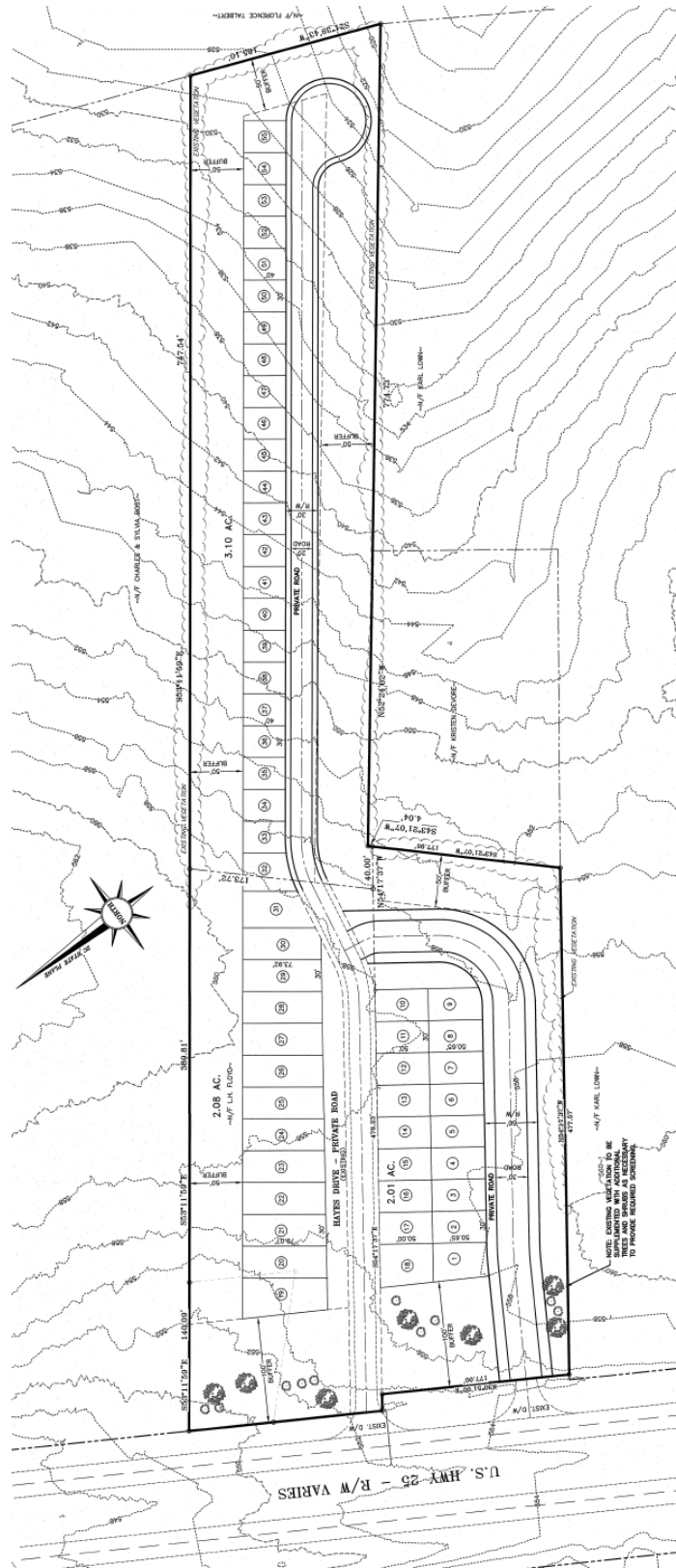
Zoning:



Land Development Property



Land Development Preliminary Plan



PROPOSED RV PARK
 TOTAL AREA= 7.19 AC.
 TOTAL RV SPACES= 50
 IMPERVIOUS AREA= (10'x25')x55 SPACES
 = 0.32 AC (4.4%)

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November 12, 2020 Planning Commission Work Session & Meeting Minutes to be inserted here once complete