



Edgefield County Planning Commission

County Council Chambers

October 8, 2020

Work Session Meeting 5:00 PM

Regular Meeting 6:00 PM

Chairman James Burt – Dist. I

Vice-Chairman – Brett McNeill – At Large

Joel Presley – At Large

Frank Gabriel – Dist. II

Tracy Hamilton – Dist. III

TBD – Dist. IV

James Oliver – Dist. V

TBD – County Council Liaison

The next Planning Commission Meeting is scheduled for November 12, 2020

Table of Contents

October 8, 2020 Work Session Meeting Agenda	1
October 8, 2020 Meeting Agenda	3
Proposal of Major Subdivision Annison Pointe Memorandum	5
Proposal of Land Development Sportsmans Boat & RV Storage Memorandum	9
Proposal of Major Subdivision Annslee Cove Memorandum	11
Proposal of Major Subdivision Madd Drive Memorandum.....	15

Edgefield County Planning Commission

Work Session Meeting Agenda

County Council Chambers

October 8, 2020

5:00 PM

Chairman:	James Burt – Dist. I	Members:	Frank Gabriel – Dist. II
Vice-Chairman:	Brett McNeill – At Large		Tracy Hamilton – Dist. III
At Large:	Joel Presley		TBD – Dist. IV
County Council Liaison:	TBD		James Oliver – 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. Invocation**
- III. New Business**
 - a. Proposal of Major Subdivision (Annison Pointe)**
 - i. Blue Sky Properties, LLC is proposing the development of a major subdivision, Annison Pointe. This subdivision would be located at the intersection of Currytown Rd. and Mealing Rd., Parcel ID: 126-00-04-004-000. Dave and Stuart Thompson the developers with Blue Sky Properties are here to join the Planning Commission during the work session to discuss the proposed subdivision development.
 - b. Proposal of Land Development (Sportsmans Boat & RV Storage)**
 - i. Plows and Picketts, LLC is proposing the development of an outdoor self-storage facility, Sportsmans Boat & RV Storage. This development would be located off of Martintown Rd., near Sportsmans Corner, Parcel ID: 080-00-01-098-000. Hyte and Ben Bartley the developers with Plows and Picketts are here to join the Planning Commission during the work session to discuss the proposed development.
 - c. Proposal of Major Subdivision (Annslee Cove)**
 - i. JSMG Development, LLC is proposing the development of a major subdivision, Annslee Cove. This subdivision would be located off of Woodward Lake Rd., Parcel ID: 163-00-01-025-000. Gary Thigpen the developer with JSMG Development is here to join the Planning Commission during the work session to discuss the proposed subdivision development.

d. Proposal of Major Subdivision (Madd Drive)

- i.** Aiken Housing Center is proposing the development of a major subdivision, Madd Drive. This subdivision would be located off of Highway 19, Parcel ID: 186-00-00-095-000. Scott Brinson and Jennifer Hurt the developers with Aiken Housing Center, and David Herlong are here to join the Planning Commission during the work session to discuss the proposed subdivision development.

e. Potential Land Development (Corner Boat Storage)

- i.** Corner Boat Storage, LLC is considering proposing the development of an outdoor self-storage facility. This development would be located off of Woodlawn Rd. near the intersection with Martintown Rd., Parcel ID: 080-00-01-057-000. Kyle Kenrick the developer with Corner Boat Storage and Aaron Ingle with Steven's Creek Engineering, LLC, the project engineer, are here to join the Planning Commission during the work session to discuss the potential development.

IV. Adjournment

Edgefield County Planning Commission

Meeting Agenda

County Council Chambers

October 8, 2020

6:00 PM

Chairman:	James Burt – Dist. I	Members:	Frank Gabriel – Dist. II
Vice-Chairman:	Brett McNeill		Tracy Hamilton – Dist. III
At Large:	Joel Presley		TBD – Dist. IV
County Council Liaison:	TBD		James Oliver – 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**
- II. Approval of Agenda**
 - a. Approval of October 8, 2020 Meeting Agenda**
- III. Public Hearing**
 - a. Proposal Major Subdivision (Annison Pointe)**
 - i. Public comment on the proposed major subdivision.
 - b. Proposal of Land Development (Sportsmand Boat & RV Storage)**
 - i. Public comment on the proposed outdoor self-storage facility.
 - c. Proposal Major Subdivision (Annslee Cove)**
 - i. Public comment on the proposed major subdivision.
 - d. Proposal Major Subdivision (Madd Drive)**
 - i. Public comment on the proposed major subdivision.
- IV. New Business**
 - a. Proposal of Major Subdivision (Annison Pointe)**
 - i. Blue Sky Properties, LLC is proposing the development of a major subdivision, Annison Pointe. This subdivision would be located at the intersection of Currytown Rd. and Mealing Rd., Parcel ID: 126-00-04-004-000.
 - b. Proposal of Land Development (Sportsmans Boat & RV Storage)**
 - i. Plows and Picketts, LLC is proposing the development of an outdoor self-storage facility, Sportsmans Boat & RV Storage. This development would be located off of Martintown Rd., near Sportsmans Corner, Parcel ID: 080-00-01-098-000.
 - c. Proposal of Major Subdivision (Annslee Cove)**
 - i. JSMG Development, LLC is proposing the development of a major subdivision, Annslee Cove. This subdivision would be located off of Woodward Lake Rd., Parcel ID: 163-00-01-025-000.

d. Proposal of Major Subdivision (Madd Drive)

- i.** Aiken Housing Center is proposing the development of a major subdivision, Madd Drive. This subdivision would be located off of Highway 19, Parcel ID: 186-00-00-095-000.

V. Adjournment

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: October 8, 2020
Re: Proposal of Major Subdivision (Annison Pointe)

Applicant: Blue Sky Properties and Investments LLC
Property Owner: Blue Sky Properties and Investments LLC
Location: Currytown Rd. and Mealing Rd. Parcel ID: 126-00-04-004-000
Property Size: 51.43
Zoning: Un-zoned (UZ)
Land Use: Suburban Density Residential
Number of Lots: 33
Lot Sizes: 1.12 acres (Average)
Sewer: Septic
Water: ECWSA

Land Development Description

Blue Sky Properties and Investments LLC is proposing the development of a subdivision. This subdivision would be located at the intersection on Currytown Rd. and Mealing Rd. The development is on Parcel ID: 126-00-04-004-000. The developer is proposing 33 lots, the smallest being .85 acres, the largest being 2.65 acres, and the average lot size being 1.12 acres. The average density of the development is 1.55 acres per unit. Streets in the development will be private. The development will be on septic systems and water provided by ECWSA. The lot containing the Magnolia tree will be owned and maintained by the Edgefield County Historical Society.

Compliance with County Land Development Ordinances

- Permitted Use in Zoning District - Compliant
- Minimum Lot area requirements in Zoning District - Compliant
- Application Process for Land Development - Compliant
- Private Road Development Standards - Compliant
- Private Road Maintenance - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Compliant

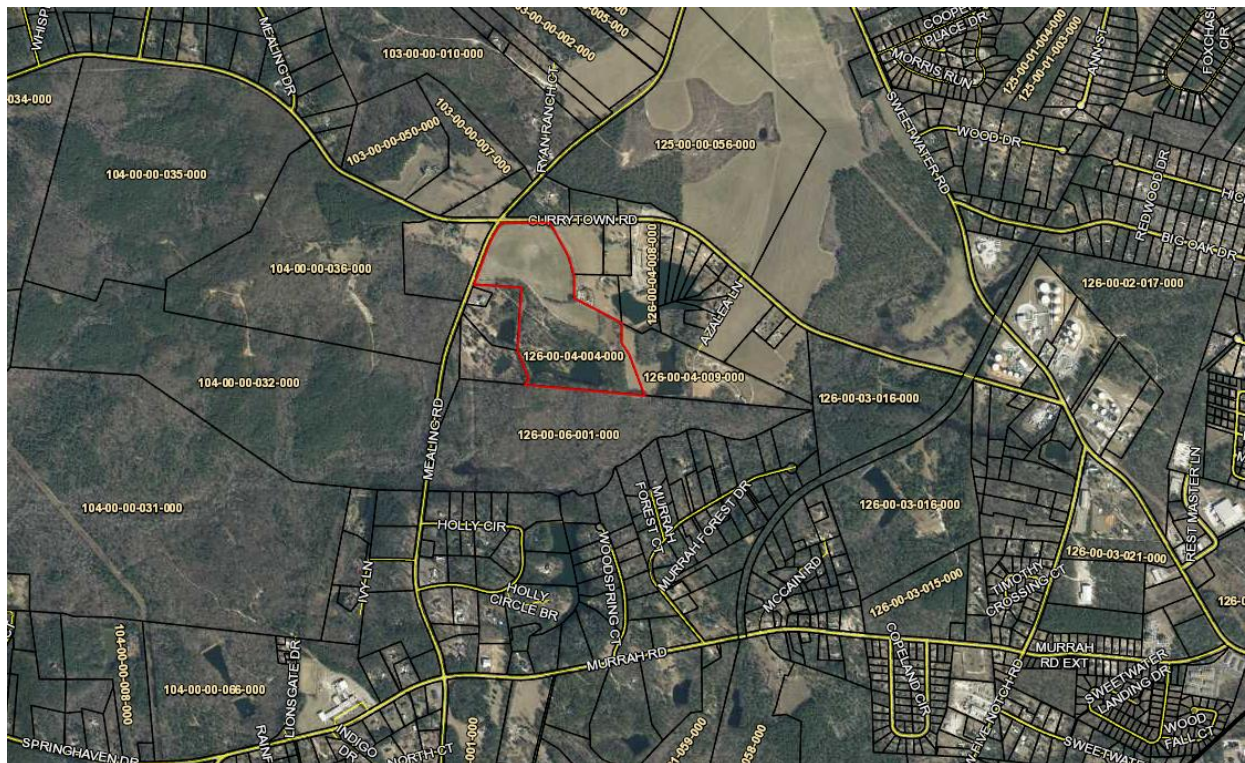
Approval by Other Regulatory Entities

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

Needed Action

Following Public Hearing the Planning Commission may vote on Preliminary Plat approval for Annison Pointe. The proposal will receive automatic approval on 11/14/2020 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. As sighted in the Edgefield County Code of Ordinances Sec. 24-251 “In its deliberation, the planning commission shall approve, approve conditionally, or disapprove the plat. If the preliminary plat is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the comprehensive plan or ordinance or regulation with which the plat does not conform. On conditional approval, the commission may require the applicant to resubmit the preliminary plat with all recommended changes before approving the plat. If the preliminary plat is found to conform to all requirements of this chapter, approval shall be given by the planning commission and shall be noted in writing by the chairperson on at least two copies of the preliminary plat. One copy shall be retained by the planning administrator and one copy given to the applicant.”

Land Development Area



Land Development Site



Exhibits

Exhibit I – *Annisone Pointe Preliminary Plan*

Page intentionally left blank

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: October 8, 2020
Re: Proposal of Land Development (Sportsmans Boat & RV Storage)

Applicant: Plows and Picketts, LLC
Property Owner: Daniel, Jonathan, & Benjamin Bartley
Location: Martintown Rd. Parcel ID: 080-00-01-098-000
Property Size: 25.05 Acres
Zoning: Un-zoned (UZ)
Land Use: Estate Residential
Proposed Use: Outdoor Self-Storage Facility

Land Development Description

Plows and Picketts, LLC is proposing the development of an outdoor self-storage facility. This development would be located off of Martintown Rd., near Sportsmans Corner, Parcel ID: 080-00-01-098-000. The developer is proposing a gravel parking area of 100 storage spaces, with fencing and buffering. Ingress and egress will be off Martintown Rd. via an entrance lane, and left and right turn exit lanes.

Compliance with County Land Development Ordinances

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

Compliance with County Comprehensive Plan

- Permitted Land Use - Compliant

Approval by Other Regulatory Entities

- DHEC Storm Water / Sediment Control - Pending Planning Commission Approval
- Aiken Electric Cooperative - Pending Planning Commission Approval
- SCDOT Encroachment - Pending Planning Commission Approval

Needed Action

Following Public Hearing the Planning Commission may vote on the Land Development Application for Sportsmans Boat & RV Storage. The proposal will receive automatic approval on 11/16/2020 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. As sighted in the Edgefield County Ordinance Sec. 24-82 (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."

[illegible]

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: October 8, 2020
Re: Proposal of Major Subdivision (Annslee Cove)

Applicant: JSMG Development LLC
Property Owner: Adams Brothers Properties LLC
Location: Woodward Lake Rd. Parcel ID: 163-00-01-025-000
Property Size: 61 Acres
Zoning: Residential-Agricultural Development District (RD)
Land Use: Suburban Residential
Number of Lots: 46
Lot Sizes: .83 acres (Average)
Sewer/Septic: Septic
Water: Well

Land Development Description

JSMG Development LLC is proposing the development of a subdivision. This subdivision would be located off Woodward Lake Rd. The development is on Parcel ID: 163-00-01-025-000. The developer is proposing 46 lots, the smallest being .41 acres, the largest being 3.14 acres, and the average lot size being .83 acres. The average density of the development is 1.33 acres per unit. The development will be on septic systems and well water.

Compliance with County Land Development Ordinances

- Permitted Use in Zoning District - Compliant
- Minimum Lot area requirements in Zoning District - Compliant
- Application process for Land Development - Compliant
- Public road development standards - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Compliant

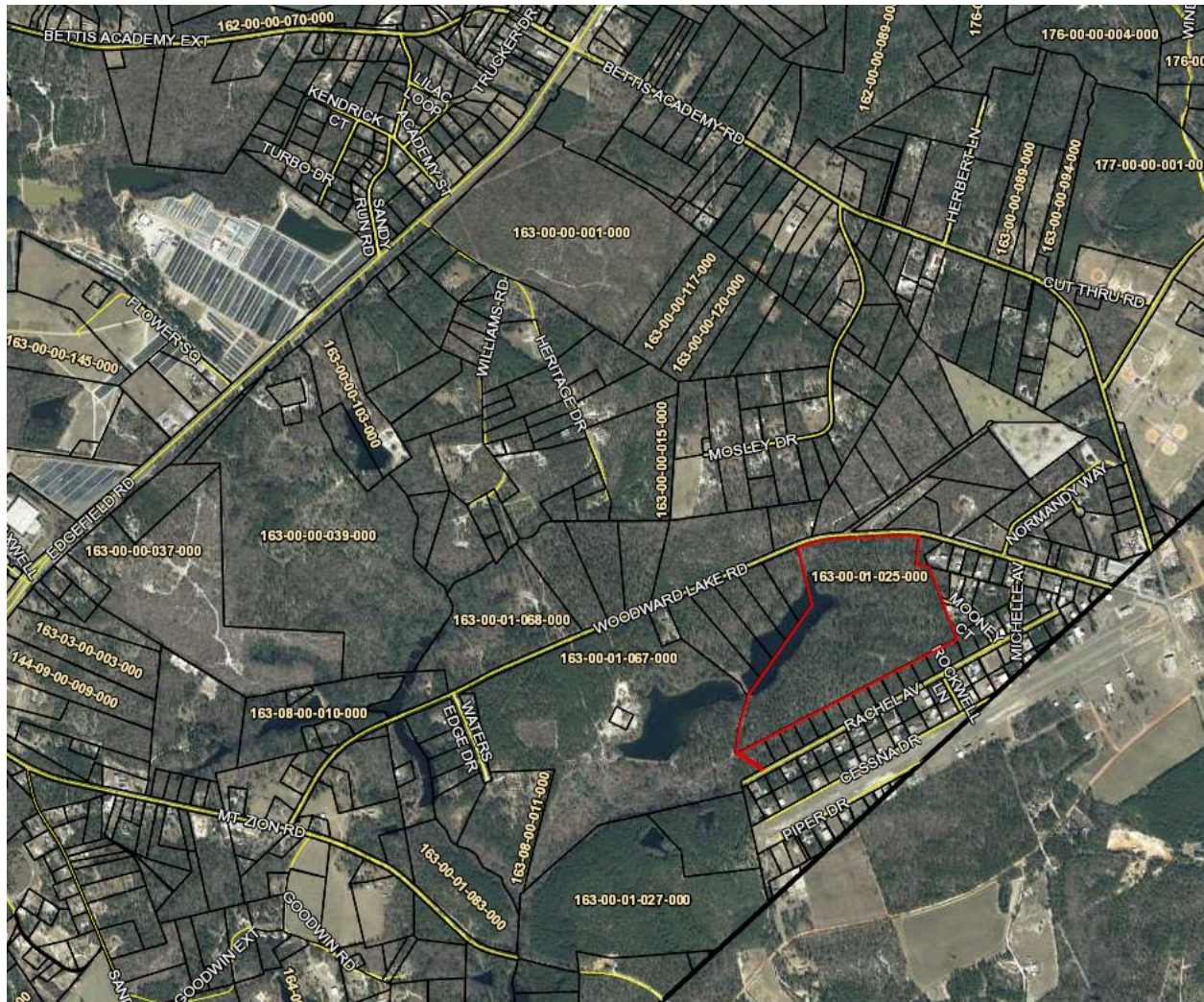
Approval by Other Regulatory Entities

- DHEC Storm Water / Sediment Control - Pending Planning Commission Approval
- DHEC Waste Water Control - Pending Planning Commission Approval
- Aiken Electric Cooperative - Pending Planning Commission Approval
- SCDOT Encroachment - Pending Planning Commission Approval
- SC Aeronautics Commission - Conditional Airport Land Use Compatibility

Needed Action

Following Public Hearing the Planning Commission may vote on Preliminary Plat approval for Annslee Cove. The proposal will receive automatic approval on 11/16/2020 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. As sighted in the Edgefield County Code of Ordinances Sec. 24-251 “In its deliberation, the planning commission shall approve, approve conditionally, or disapprove the plat. If the preliminary plat is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the comprehensive plan or ordinance or regulation with which the plat does not conform. On conditional approval, the commission may require the applicant to resubmit the preliminary plat with all recommended changes before approving the plat. If the preliminary plat is found to conform to all requirements of this chapter, approval shall be given by the planning commission and shall be noted in writing by the chairperson on at least two copies of the preliminary plat. One copy shall be retained by the planning administrator and one copy given to the applicant.”

Land Development Area



Land Development Site



Exhibits

Exhibit III – Annslee Cove Preliminary Plan

Page intentionally left blank

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: October 8, 2020
Re: Proposal of Major Subdivision (Madd Drive)

Applicant: Aiken Housing Center
Property Owner: Dianna Negron ETAL
Location: Highway 19 Parcel ID: 186-00-00-095-000
Property Size: 6.32 Acres
Zoning: Rural-Residential Development District (RR)
Land Use: Suburban Density Residential
Number of Lots: 1
Lot Size: 2 Acres
Sewer/Septic: Septic
Water: Well

Land Development Description

Aiken Housing Center is proposing the development of a major subdivision. This subdivision would be located off of Highway 19. The development is on Parcel ID: 186-00-00-095-000. The developer is proposing 1 lot, that is 2 acres in size. The creation of this lot necessitates the creation of a private street. The existing driveway will be brought up to private road standards and the existing 3 residences off of the driveway will be readdressed.

Compliance with County Land Development Ordinances

- Permitted Use in Zoning District - Compliant
- Minimum Lot area requirements in Zoning District - Compliant
- Application process for Land Development - Compliant
- Private Road Development Standards - Compliant
- Private Road Maintenance - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Compliant

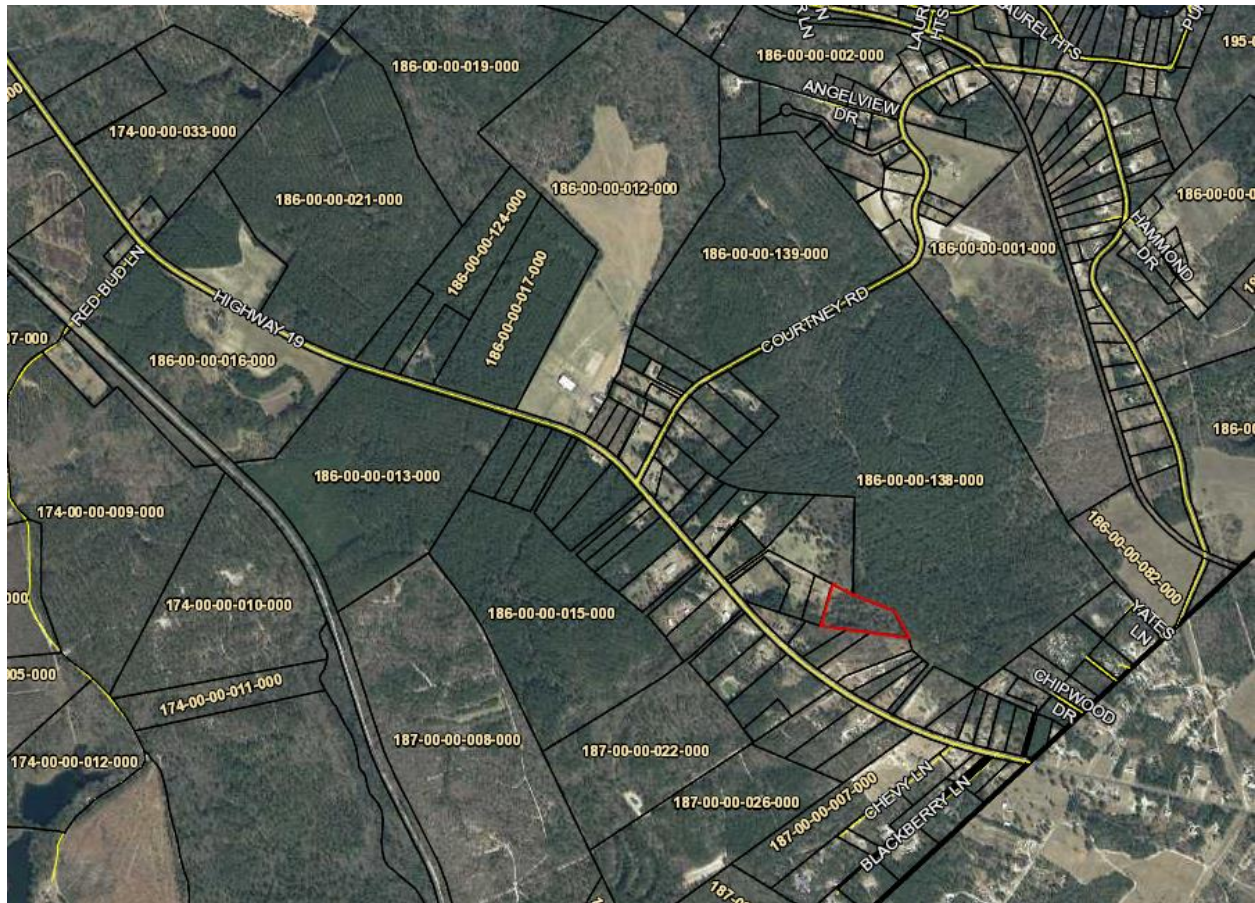
Approval by Other Regulatory Entities

- DHEC Waste Water Control - Pending Planning Commission Approval
- ECWSA Tap Approval - Pending Planning Commission Approval
- Dominion Electric - Pending Planning Commission Approval

Needed Action

Following Public Hearing the Planning Commission may vote on Preliminary Plat approval for Madd Drive. The proposal will receive automatic approval on 11/14/2020 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. As sighted in the Edgefield County Code of Ordinances Sec. 24-251 “In its deliberation, the planning commission shall approve, approve conditionally, or disapprove the plat. If the preliminary plat is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the comprehensive plan or ordinance or regulation with which the plat does not conform. On conditional approval, the commission may require the applicant to resubmit the preliminary plat with all recommended changes before approving the plat. If the preliminary plat is found to conform to all requirements of this chapter, approval shall be given by the planning commission and shall be noted in writing by the chairperson on at least two copies of the preliminary plat. One copy shall be retained by the planning administrator and one copy given to the applicant.”

Land Development Area



Land Development Site



Exhibits

Exhibit IV: *Madd Drive Preliminary Plan*