

AGENDA
EDGEFIELD COUNTY COUNCIL MEETING
County Council Chambers
August 4, 2021
6:00 PM

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and Robert's Rules of Order, latest edition, in the event Council's Rules do not cover the procedural issue at hand. This agenda may be modified prior to or during the meeting.

I. CALL TO ORDER

Invocation – Clerk to Council, Taz Potts
Pledge of Allegiance

II. APPROVAL OF AGENDA

III. APPROVAL OF THE MINUTES

1. June 1, 2021 Regular Meeting of Council
2. June 15, 2021 Special Call Meeting of Council
3. June 29, 2021 Special Call Meeting of Council

IV. GUEST SPEAKERS

George Thornton, Chairman, Heritage Preservation Land Trust

V. COMMENTS FROM THE PUBLIC

Agenda Items other than Public Hearing Matters

Edgefield County Code of Ordinances, Chapter 2, Section 2-52, Rule 23 governs public comments. Any citizens may sign up to speak at any regular meeting of the county council on matters pertaining to county services and operations, but not on personnel matters. Interested citizens may sign an agenda list maintained by the clerk to council prior to each regular meeting. Each citizen shall be eligible to speak for a maximum of 5 minutes. Additionally, the period for citizen comments shall be limited to a total of 30 minutes. All citizens participating in the citizen comment period shall be subject to recognition by the presiding officer and shall address the presiding officer directly. The comment period should not be a debate period between council members and members of the public. Written comments may be submitted to the clerk to council at any time.

VI. REPORTS

Monthly reports for June 2021
(SEE DEPARTMENTAL REPORTS)

VII. CONSENT AGENDA

While developing the agenda, routine or noncontroversial items are placed on the consent agenda, which is a part of the regular agenda. If any member objects to including an item on the consent agenda, that item shall be moved to the regular agenda as an action item requiring discussion. The remaining consent items shall be adopted in a single vote without discussion.

Consent Agenda Ends Here

VIII. PUBLIC HEARING

- 1. Consideration of Approval of Public Hearing of Ordinance Number 20-21-792
“An Ordinance to Amend Chapter 24-32 of the Edgefield County Land Ordinance”.**
The current minimum lot size for RR and RD zones is 12,000 square feet. We believe the minimum size lot in these zones should be larger than 12,000 S.F. We recommend increasing the size to ½ acre or 21,780 S.F. If council approves this ordinance on first

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reading it will be sent to the Planning Commission for their consideration and advise at the July meeting.

IX. OLD BUSINESS

1. **Consideration of Approval of Third Reading of Ordinance Number 20-21-791, “An Ordinance to Rezone Certain Previously Zoned General-Agricultural Development District (GD) and Unzoned Property Located at 293 Murrah Road to Planned Development (PD) and to include said Parcel into the existing Windsor Planned Development” (Windsor Place)** On Murrah Road, west of Five Notch Road is an abandoned trailer on a lot zoned GD. The developers of Windsor Place would like to incorporate this property into their development as PD. The Planning Commission unanimously voted to approve this zoning change. The driveway for this lot would be off an interior road within the development.

(Exhibit I)

2. **Consideration of Approval of Second Reading of Ordinance Number 20-21-792, “An Ordinance to Amend Chapter 24-32 of the Edgefield County Land Ordinance”.** The current minimum lot size for RR and RD zones is 12,000 square feet. We believe the minimum size lot in these zones should be larger than 12,000 S.F. We recommend increasing the size to ½ acre or 21,780 S.F.. If council approves this ordinance on first reading it will be sent to the Planning Commission for their consideration and advise at the July meeting.

(Exhibit II)

X. NEW BUSINESS

1. **Consideration of Approval of First Reading of an Ordinance Number 21-22-793 “AN ORDINANCE TO AMEND CHAPTER 24-29 (a)(1), CHAPTER 24-29(c) and 24-29(d)(3) OF THE EDGEFIELD COUNTY LAND ORDINANCE”**

The Planned Development (PD) regulations don’t require a minimum amount of land for open or a maximum amount of impervious development within a subdivision. We are recommending these changes to all future PD’s along with a condition that they follow the comprehensive plan, an increase minimum parcel size to 15 acres. The Planning Commission will review these changes and we will present any recommended changes to council prior to third reading.

(Exhibit III)

2. **Acceptance of roads and infrastructure within the Sweetwater Landing Subdivision.** The develop of Sweetwater Landing has petitioned Edgefield County to accept Sweetwater Landing Road, Wood Fall Court and all stormwater facilities and

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easements in to the County system. We have inspected the streets and facilities and found them in good condition. Additionally they have provided us with the necessary bond and the subdivision is over 60% occupied. We recommend acceptance of the roads and storm water infrastructure

3. **(Exhibit IV)**

4. **Approval of Architectural contract with Moseley to design our Law Enforcement Center (LEC).** The LEC subcommittee choose Moseley Architects to design the future Law Enforcement. We have reviewed the standard AIA agreement with some defined items and recommend its approval. There fees are lump sum for the design, bidding and inspection for the LEC and therefore there are no hidden fees for the project.
(Exhibit V)

5. **Discussion concerning Supreme Court ruling concerning County user fees.**
The SC Supreme Court ruled that the Greenville County two user fees were invalid. The court held that the two county ordinances in this case did not appear to provide the payers of the fee any particular benefit that was greater than the general public. The road maintenance fee was paid by all vehicle owners in the county. However, the court held that any person using the county's roads benefited from the road improvements whether they were fee payers or not. The court held that that alone was not enough to satisfy the requirements of Section 6-1-300(6). We reviewed Edgefield County's user fees for solid waste and road fees. We feel the road maintenance fees are similar to those in Greenville and we may to substitute these funds by increasing our millage rate. However the solid waste fees fit the definition that they serve all those that pay for this service. Those that don't pay the fee should not be able to use the convenience centers. In June we installed signs at all the centers notifying the public that the Centers are for Edgefield County residents only. The code enforcement officer is spot checking to ascertain that the center is being used by Edgefield County residents only. The only other possible step the county could take is to reissue stickers to all county resident. This would show that the service is for resident of Edgefield County only.

COMMENTS FROM PUBLIC

All additional comments

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EXECUTIVE SESSION

Two Legal Briefings from the County Attorney and Personnel matter by the Administrator

ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

1. **COMMENTS BY THE COUNTY COUNCIL CHAIR**
2. **ADJOURN**