



Edgefield County Planning Commission

County Council Chambers

September 10, 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 October 8, 2020

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Edgefield County Planning Commission

Work Session Meeting Agenda

County Council Chambers

September 10, 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. Old Business**
 - a. Potential Major Subdivision (Annison Pointe)**
 - i.** Blue Sky Properties, LLC is considering 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 potential subdivision development.
- IV. New Business**
 - a. Proposal of Land Development (Sam & Alice Auto Sales)**
 - i.** Darrin Angram is proposing the development of a motor vehicle retail lot, Same & Alice Auto Sales. This development would be located at the intersection of Edgefield Rd. and Edwards Dr., 1377 Edgefield Rd., Parcel ID: 126-14-08-001-000. Darrin Angram is here to join the Planning Commission during the work session to discuss the proposed motor vehicle retail lot.
 - b. Potential Land Development (Sportsmans Boat & RV Storage)**
 - i.** Plows and Picketts, LLC is considering 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. Benjamin, Daniel, and Jonathan Bartley the developers with Plows and Picketts are here to join the Planning Commission during the work session to discuss the potential development.

c. Potential Land Development (Rice Tractor Trailer and Tire Repair)

- i.** Penny and James Rice are considering proposing the development of a tractor trailer and tire repair shop. This development would be located off of Bettis Academy Rd., near the intersection with Woodward Lake Rd., Parcel ID: 163-00-01-024-000. Penny and James Rice are here to join the Planning Commission during the work session to discuss the potential development.

d. Potential Land Development (Caddis Solar)

- i.** Caddis Solar, LLC is proposing the development of a solar farm. This development would be located off of Ouzts Rd. Parcel ID: 151-00-00-(011, 013, 016, 020, 026, 036)-000. Ben Manuel, Sr. Project Developer with Cypress Creek Renewables, and Michael Forte, Development Coordinator with Cypress Creek Renewables are here to join the Planning Commission during the work session to discuss the potential development.

V. Adjournment

Edgefield County Planning Commission

Meeting Agenda

County Council Chambers

September 10, 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 September 10, 2020 Meeting Agenda**
- III. Approval of Minutes**
 - a. Approval of August 13, 2020 Work Session Meeting Minutes**
 - b. Approval of August 13, 2020 Meeting Minutes**
- IV. Reports**
 - a. Resignation of James Johnson from the Planning Commission**
 - i.** James Johnson has resigned from the Planning Commission where he served as the District IV member. Mr. Johnson served on the Planning Commission from September 4, 2018 to his resignation August 19, 2020. Staff would like to thank Mr. Johnson for the time he has served on the Planning Commission. County Councilwoman Dr. Kennion will nominate an individual for the Planning Commission for County Council approval to occupy the now vacant District IV seat for the remainder of the current term (November 1, 2018 – November 1, 2020).
- V. Public Hearing**
 - a. Proposal of Land Development (Sam & Alice Auto Sales)**
 - i.** Public comment on the proposed motor vehicle retail lot.
- VI. New Business**
 - a. Swearing in of Tracy Hamilton**
 - i.** Mrs. Hamilton has been nominated by County Councilman Campbell and appointed by County Council to serve on the Planning Commission. Mrs. Hamilton will be taking the District III seat that was previously held by Mr. Buddy Smith until his official resignation.
 - b. Proposal of Land Development (Sam & Alice Auto Sales)**
 - i.** Darrin Angram is proposing the development of a motor vehicle retail lot, Same & Alice Auto Sales. This development would be located at the

intersection of Edgefield Rd. and Edwards Dr., 1377 Edgefield Rd., Parcel ID: 126-14-08-001-000.

c. County Attorney Andrew Marine

- i.** The County Attorney Andrew Marine is present to speak to the Planning Commission about criteria for land development and subdivision review for approval or denial.

VII. Adjournment

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: September 10, 2020
Re: Proposal of Land Development (Sam & Alice Auto Sales)

Applicant: Darrin Ingram
Property Owner: John Carroll
Location: 1377 Edgefield Rd.
Property Size: 1.04 Acres
Zoning: General-Agricultural Development District (GD)
Proposed Use: Motor Vehicle Retail Lot

Land Development Description

Darrin Ingram is proposing the use of existing office space and parking at 1377 Edgefield Rd. as a motor vehicle retail lot. The building is located at the intersection of Edgefield Rd. and Edwards Dr., Parcel ID: 126-14-08-001-000. The applicant will lease the space from the property owner John Carroll. The applicant will have use of the office space, one of the handicap parking spaces, and six parking spaces for customer and product parking.

Compliance with County Land Development Ordinances

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

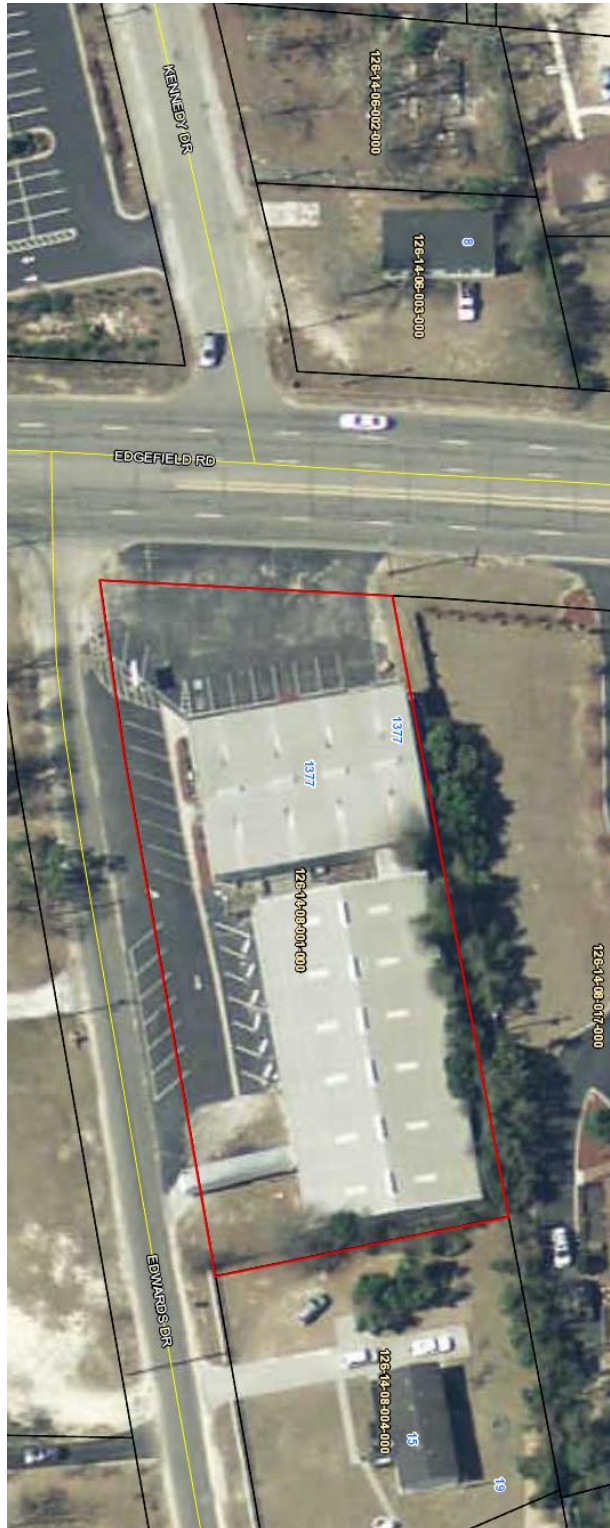
Compliance with County Comprehensive Plan

- Permitted Land Use - Permitted

Needed Action

Following Public Hearing the Planning Commission may vote on the Land Development Application for the proposed motor vehicle retail lot. The proposal will receive automatic approval on October 16, 2020 if no decision is reached by that time unless both the applicant and Planning Commission agree to an extension. As sighted in the Edgefield County Code of Ordinances Sec. 24-252 (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."

Land Development Site



Edgefield County Planning Commission Work Session Meeting Minutes

County Council Chambers

August 13, 2020

5:00 PM

Chairman:	James Burt – Dist. I	Members:	Frank Gabriel – Dist. II
Vice-Chairman:	Brett McNeill – At Large		TBD – Dist. III
At Large:	Joel Presley		James Johnson – Dist. IV
County Council Liaison:	Art Biggs		James Oliver – Dist. V

The Edgefield County Planning Commission Work Session Meeting was held on Thursday August 13, 2020 at the Edgefield County Council Chambers at 225 Jeter Street in Edgefield at 5:00pm. Notice of the time date and agenda of this meeting was provided to The Edgefield Advertiser and others when requested. Any questions regarding the Planning Commission should be directed to the County's Planner Kevin Singletary

ksingletary@edgefieldcounty.sc.gov

Members present: Burt, McNeill, Presley, Gabriel, and Oliver.

Members absent: Johnson.

Staff present: Paradise, Clark, Singletary, and Wall.

No votes held during work session.

I. Call to Order

Burt called the meeting to order at 5:00pm.

II. Invocation

Burt gave the invocation.

III. New Business

a. Proposed 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.

S. Thompson pointed out the adjustments to the plat allowing a minimum of forty feet of space around the trunk of the magnolia tree. He also added sidewalks and an adjustment to the entrance at Mealing road to help the line of sight for traffic. Oliver asked if there was an entrance lane now and

S. Thompson said there's no deceleration or excel lane but its wider and the radius is a little larger.

Oliver said he had received a letter from the Edgefield Clemson Extension service at the three o'clock that day about the magnolia tree that could be the second largest in the state of South Carolina, and that to protect it, one and a half times the length out to the drip line, from the center of the tree out to the drip line (he guessed 60-80 feet) and times that by 1 ½ which draws in all the water and nutrients for the tree. He went on to say that becomes a vital area, especially if they're going to put a sidewalk in that area. S. Thompson said the sidewalk will provide protection from compacting the soil underneath the tree if people use the sidewalk. Oliver asked if they planned to develop the lot with the tree and S. Thompson said no, they've separated that out as a park. Oliver asked if there were plans to restrict people from using the tree. S. Thompson said they were in the process of drafting the convenience now and wording in a protection for the tree. Oliver said the guy from Edgefield Clemson Extension was indicating that finger lots (example lot 138 & 139) drain field could impact the tree if its at the back of the property. He said he also asked about putting a fence around the tree, but was told that then you are impacting the tree roots every time you put in a fence post. He also emphasized his concern for keeping kids out of the tree. Oliver asked if they had an idea which way the septic fields might run. S. Thompson said they will follow contour so they will be running left to right on these lots, not front to back and added they were running them away from the tree.

D. Thompson added that when it comes to the convenience, it can be team work. He said even though they write them they can work with Kevin and the Planning Commission and protect the tree. He said the end results is the county will get that property and said they are very open to that. The Thompspons made it clear they have no intention of parking or driving equipment near the tree and they will protect it.

There was some discussion about the contour and how the water will drain. S. Thompson said anything that gets on to the road will drains towards the retention pond. Oliver asked where the water goes after it leaves the retention basin and S. Thompson said they haven't gotten the complete engineering on the outfall structure but knowing the lay of the land it will fall down behind the dam of the big pond and into the natural spring. Oliver brought up the point that those ponds stay pretty full and with a large rainfall they could overflow. D. Thompson assured them that this is why they go through the process with DHEC and DHEC inspects the work done. Oliver expressed his concern for increasing the amount of paved surfaces not allowing the water to go back into the soil. S. Thompson brought up that that's the intention of the retention pond and the engineers who calculate everything. D. Thompson added that they

developed Sweetwater Landing which recently got 11” of rain and held up fine and the same engineer is designing this one. Oliver went on to ask if there was any green clay in the soil in that area. D. Thompson went down the list of sand types found in the sample, he added that the water table was 80 inches down. Oliver said his land on Currytown had a hard time perking because of the green clay. S. Thompson said they have already dug samples before purchasing.

D. Thompson pointed out that they left a ten feet perimeter of vegetation where trees can grow. Oliver asked if that was a requirement and Singletary said it is recommended but not a requirement. McNeill asked what type of vegetation and Thompson said just natural. McNeill said there's pretty pasture land and according to the Comprehensive Plan new development should be in harmony with the existing area. S. Thompson said they have developed a successful subdivision up the road and plan to do the same here. He added that as far as clearing they clear it lot by lot and take as few trees as the homeowner would like and then they landscape it. McNeill asked what type of entrance they planned to have and S. Thompson said something close to Sweetwater Landing, with a fence for aesthetics, shrubs on each side, and a neighborhood sign.

Oliver asked about an HOA and home owners responsibility. S. Thompson said normally they wait until they get about 75% capacity then turn it over to the neighborhood.

McNeill said that Sweetwater Landing is a completely different area than what Currytown Road is and in his opinion this doesn't fit. He said mini farms and larger lots would be a more in harmony in this area. Gabriel agreed and referred to the Comprehensive Plan where it calls for a more natural preserve in the development and keep it rural and agricultural. He went on to say high density is not in harmony with this area. Oliver brought up Whispering Woods Subdivision and S. Thompson said that the subdivision Ivy is putting in off Murrah Road is 60' lots and is much smaller and Tavern Hill going on Sweetwater Road with similar density to this. Oliver said they have sewer and natural gas. McNeill said that you can't compare Currytown with Murrah Road. Burt brought up that even though he knows DHEC approves the sewer, he feels that's too much density for that much sewer and being a plumber he has seen the problems that get passed to the home owner.

b. Potential Major Subdivision (Murrah Estates)

- i. CLT Land Development is considering proposing the development of a major subdivision, Murrah Estates. This subdivision would be located at the intersection of Murrah Rd. Extension and West Five Notch Rd., Parcel ID: 126-00-03-009-000. Charles Allen of CLT Land Development and a representative of Zel Engineers, the engineers on the project, are here to

join the Planning Commission during the work session to discuss the potential subdivision development.

Charles Allen a representative of Zel Engineers reviewed the application saying the location is at W. Five Notch and Murrah Rd Ext. they are proposing putting in one road with a cul-da-sac and seventeen lots on 7.8 acres. Burt asked what the average size of lots and Allen said about .28 - .3. Oliver said having just one entrance is definitely a positive, there are 38 driveways coming out on that section of road and is a disaster waiting to happen. Burt asked about the sewer and Allen said it will be septic and drains back towards the back of the property. McNeill asked the size of the houses and Allen said 2200-3000 sqft with a price range between \$220,000-\$270,000. Oliver asked the previous applicants for the price range of houses at Annison Pointe and D.Thompson said \$200,000-\$260,000. Gabriel said it's a tough call, there's already traffic issues but he knows development has to come before road expansions and infrastructure. There was some discussion about the location in conjunction with Winsor and the office building they approved recently. Oliver brought up the width of the driveway coming into the subdivision. Clark said the roadway width will be 24' with a 50' easement. They discussed the utilities being underground. Oliver asked if the neighbors were aware of the subdivision going in and Allen said yes. Paradise added that there is a forced main on Murrah Dr now, it may require a lift station which would be more expensive but there may be an option for sewer.

c. Potential Land Development (Everyday Investments Auto Sales)

- i. Jeffrey Hughes is considering proposing the development of a motor vehicle retail lot, Everyday Investments Auto Sales. This development would be located at the intersection of Edgefield Rd. and Sandy Hill Ct., 202 Sandy Hill Ct., Parcel ID: 145-00-06-001-000. Jeffrey Hughes is here to join the Planning Commission during the work session to discuss the proposed motor vehicle retail lot.

Hughes explained that he was interested in opening up a car lot beside Little Folks Day Care. Gabriel asked what the set backs were from Sandy Hill and Hughes said approximately 40 yards. There was some discussion on the entrance into the car lot. Hughes said you would turn off Highway 25 onto Sandy Hill and then take a left into the parking lot. McNeill asked the size of the property and Hughes answered .59 acres and the size of his car lot will be 30 yards by 30 yards. McNeill clarified that the people would be driving through the daycare parking lot to get to his car lot and Hughes said yes. McNeill inquired to the circumstance with the children playing, Hughes said that the children aren't allowed in the front of the daycare, they have a fenced area in the back where the playground is. Oliver asked the size of the daycare and Hughes said roughly 60 children. There was a discussion about signs and the location of them. McNeill

asked about his office and Hughes said he plans to have a utility building which will have a bathroom. Oliver asked how many cars he planned to have and Hughes said 12 cars or less. Burt told Hughes to draw up a scale drawing and then get on the schedule for the next meeting through the Building Department.

d. Potential Land Development (Sam & Alice Auto Sales)

- i. Darrin Angram is considering proposing the development of a motor vehicle retail lot, Same & Alice Auto Sales. This development would be located at the intersection of Edgefield Rd. and Edwards Dr., 1377 Edgefield Rd., Parcel ID: 126-14-08-001-000. Darrin Angram is here to join the Planning Commission during the work session to discuss the proposed motor vehicle retail lot.

Angram explained that he wants to start a small lot on Edgefield road and even though he still works 12 hour shifts he finally convenience his wife to let him borrow some money to try it. He said he will only be there on his off days and will only have four to six cars. He said he's just looking to supplement his income because he's almost at retirement age. There was a discussion about the location and Angram explained he would be at the side of the building where you would turn off of Highway 25. Burt asked Clark if there were any problems and Clark replied no, it's an existing commercial building.

IV. Adjournment

Burt adjourned the Work Session at 5:56 pm.

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Edgefield County Planning Commission

Meeting Minutes

County Council Chambers

August 13, 2020

6:00 PM

Chairman:	James Burt – Dist. I	Members:	Frank Gabriel – Dist. II
Vice-Chairman:	Brett McNeill – At Large		TBD – Dist. III
At Large:	Joel Presley		James Johnson – Dist. IV
County Council Liaison:	Art Biggs		James Oliver – Dist. V

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Members present: Burt, McNeill, Presley, Gabriel, and Oliver.

Members absent: Johnson.

Staff present: Paradise, Clark, Singletary, and Wall.

I. Call to Order

Burt called the meeting to order at 6:08pm

II. Approval of Agenda

a. Approval of August 13, 2020 Meeting Agenda

Oliver made a motion to approve the August 13, 2020 agenda. McNeill seconded the motion. Burt put the motion to a vote. All voted in favor (4-0). Motion passed.

III. Approval of Minutes

a. Approval of July 9, 2020 Work Session Meeting Minutes

McNeill made a motion to approve the July 9, 2020 Work Session Meeting minutes. Gabriel seconded the motion. Burt put the motion to a vote. All voted in favor (4-0). Motion passed.

b. Approval of July 9, 2020 Meeting Minutes

Oliver made a motion to approve the July 9, 2020 Meeting minutes. McNeill seconded the motion. Burt put the motion to a vote. All voted in favor (4-0). Motion passed.

IV. Reports

a. Resignation of Buddy Smith from the Planning Commission

- i. Buddy Smith has resigned from the Planning Commission where he served as the District III member. Mr. served on the Planning Commission from October 1, 2019 to his resignation August 2, 2020. Staff would like to thank Mr. Smith for the time he has served on the Planning Commission. County Councilman Dean Campbell will nominate an individual for the Planning Commission for County Council approval to occupy the now vacant District III seat for the remainder of the current term (November 1, 2018 – November 1, 2020).

Burt recognized Commissioner Buddy Smith for his time on the Planning Commission.

b. LMO Review Postponed by County Council

- i. At the July 28, 2020 LMO Steering Committee Meeting the Committee forwarded the LMO to the Planning Commission for further review and public hearing. At the August 5, 2020 County Council Meeting Council voted to have the LMO review process postponed to January 2021. The Planning Commission will pick up the LMO review at that time. Robert and Company, the County's consultants hired for the LMO process, will continue to work with County Staff in the interim on the draft document for recommended changes to the Planning Commission as well receive public comment. The draft document as proposed by the LMO Steering Committee and draft zoning map have been posted on the County's website for public review, comment, questions, and recommendation.

Burt went over the postponement of the LMO. Oliver asked about the interactive map and Singletary explained that it was up and will allow the citizens to submit questions, comments and concerns. He said the draft document proposed by the steering committee is also available on the county website. Oliver highly recommended the public to review and participate in the review.

Singletary informed the Chairman that BlueSky had withdrawn their application for Annison Pointe.

V. Public Hearing

a. Proposed Major Subdivision (Annison Pointe)

- i. Public comment on the proposed subdivision.

Burt went to open the public hearing, Singletary noted that the item was mute and the Planning Commission did not have an application to vote on.

There were comments from the public wanting to speak anyway and Singletary stated that it was the discretion of the Chairman weather or not

to have the hearing. He advised that the Commission would be receiving public comment on plans that had been withdrawn, and may not be the same plans possibly submitted in the future. Chairman Burt decided to allow public comments limiting them to three minutes each.

Steven Epps 104-A Franklin Ave. #281 Spartanburg, SC 29301

Epps introduced himself as an attorney representing property owners. He said he recognized the applicant withdrew but stated they can reapply tomorrow. He went on to ask if he could read statements from the residence and have them presented in the record and Burt agreed. He said issue number one would be drainage, sewer, septic and noted the lots were small and feels they're not large enough for septic systems and drain fields. He said they are changing the dynamic of this very large track by including 85 different sewage recepticals that will drain into an area that has a lot of natural springs and ponds that were not man made and there will be roads and paved surfaces that will obstruct the rain from soaking into the ground but instead run into retention ponds. He added that "starting at lot 306 some of these lots are used to make this space bigger but half of them are water." He brought up that they was drinking water and quality of life issues. Singletary noted the three minutes were up and Epps said he would leave the statements with the commissioners.

Fred Peterson 5 Timberland Ln. Trenton, SC 29847

Peterson made points about the old magnolia tree and asked what the set backs were from the road to the front of the property and mentioned that all the lots were going to have septic tanks on them and they would have to figure out a way to have equipment to dig the tanks and bury them. He also asked how many bedrooms the houses would have because that determines how many feet of drain field would be required. He went on to explain the process DHEC took in approving his own drain field and felt that in determining the size of these lots, the septic tank will have to be in the backyard with the drain field and that will be encroaching very close to those trees. He suggested that the Planning Commission look to the community and develop the property for community. He said it would be an ideal place for a small park and it would appeal to people buying property out there. He said he is involved with an issue from storm water off of Brighthop and he doesn't see anywhere on the map addressing drainage easements. He added that there needs to be control measures from the out fall of water from the retention pond against erosion. He then added that the property lines go into the existing pond and asked how was going to be liable for that pond. Burt let him know his three minutes were up.

Todd Adams 1909 Coulter Dr. North Augusta, SC 29841

Adams said he had formal training as a geologist and questioned the statement about the developer digging test pits for the DHEC process and going over the types of soil. He said went on to say the developer said the bottoms of their trenches for their drain field is typically 36" below ground level and the water table is around 80" and he pointed out there's not a lot of distance between that drain field and the water table and the amount of affluent they will produce with this type of density is quite a bit which will run down hill and once it hits the water table it will flow towards those creeks and ponds. He stated his concern about having a discharge in the surface or to the already existing water bodies.

Burt asked for any comments from staff and Oliver added that he would like the letter from Edgefield Clemson Extension be submitted in the official minutes as well.

Singletary said he had one written comment;

Patricia Lee 425 Currytown Rd. North Augusta, SC 29860

"Development at Mealing and Currytown:

(1) The homes on all the roads in this area are on acreage or very large lots. The density in this development would not be in keeping with the area.

(2) I live on the 20 acres across the road from where this subdivision. I run a small horse boarding facility. I would have to worry about trespassers (probably children wanting to pet horses) and additional noise affecting the horses.

(3) This crossroads is very dangerous, both from those running the stop signs and the short line of sight to the curve for those pulling out. Traffic heading towards the Fish Camp fly past my house.....so fast that those pulling out from Mealing are in jeopardy. Accident data that I have seen cannot possibly be accurate as to the number of wrecks at that crossroads....my 40 years at this location knows that. This subdivision would add to the traffic and accidents. An NO, a round-a-bout would not correct this problem.....18 wheelers and vehicles pulling campers are a constant through that intersection and round-a-bouts are not large enough to handle this type of traffic. Plus I am NOT willing to sell any of my property to accomplish that.

(4) What will the effect of the already approved subdivisions have on my future taxes, the need for increased police protection, the need for larger schools, taxes in general?

Land Management Ordinance:

I am opposed to zoning. Zoning walks over all property rights. I moved here 41 years ago for the rural feel, the freedom to do with my land what I wanted, to have horses or any farm animals I chose. Years after moving here the citizens of Merriwether community fought an effort at zoning; even had a citizen meeting at the Fish Camp about it. Somehow zoning

has appeared without my knowledge, to the result that in researching my property (after learning about the subdivision, I found that my property is not only zoned, but is not zoned consistently with the surrounding property.....specifically the Latham property (subdivision) or the County Council Chairman's family property. Those are both “unzoned”. The only difference between my property is the Coopers house is bigger and their acreage is larger. Again, totally opposed to zoning. Thank you,”

Burt closed the public hearing.

VI. New Business

a. Swearing in of Joel Presley

- i. Mr. Joel Presley has been nominated by County Council Chairman Scott Cooper and appointed by County Council to serve on the Planning Commission. Mr. Presley will be taking the At-Large seat that was previously held by Mr. George Thornton until his official resignation.

Jerry Bass 385 Currytown North Augusta, SC 29860

Bass asked if this would be a conflict of interest, and Burt said “no sir, he’s in the real estate business but will excuse himself from any issues he’s involved with.”

Wall swore in Presley. The commissioners welcomed Presley to the Commission.

b. Proposed 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.

Burt said that since the application from Blue Sky has been withdrawn there will be no votes.

VII. Adjournment

McNeill made a motion to adjourn. Oliver seconded the motion. Meeting adjourned at 6:29 pm.