



Edgefield County Planning Commission

**County Council Chambers
January 27, 2021
Work Session 5:00 PM**

Chair: James Burt – Dist. I

Vice-Chair: Brett McNeill – At Large

Joel Presley – At Large

Rodney Ashcraft – 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 February 11, 2021

Table of Contents

January 27, 2021 Planning Commission Work Session Agenda	1
January 27, 2021 Land Management Ordinance Presentation	3
Land Management Ordinance Draft Chapter 0.1	21
Land Management Ordinance Schedule	23
Land Management Ordinance FAQ	25

**Edgefield County Planning Commission
Work Session Agenda
County Council Chambers
January 27, 2021
5:00 PM**

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

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**
 - a. John Ford the Vice President at Robert and Company and primary consultant to Edgefield County on the Land Management Ordinance (LMO) project.
 - i. Introduction
 - ii. Presentation
- III. Old Business**
 - No Old Business
- IV. New Business**
 - a. LMO Schedule Staff and the Consultants have prepared an outlined schedule for the remainder of the LMO drafting process to discuss and review with the Planning Commission.
 - b. Questions from the Planning Commission on any items covered by the Consultant.
 - c. Open Discussion on the LMO.
- V. Adjourn**

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Land Management Ordinance for Edgefield County

Status Update



Planning Commission, 27 January 2021



What is the LMO?

The purpose and intent of the Land Management Ordinance (LMO) is to guide development in accordance with the existing and future needs of the county and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the county, and other members of the public.

NOTE: The LMO is a working draft and all elements may continue to evolve with additional reviews and editing.

- Kevin Singletary will continue to compile questions and comments and forward to the consultant team for consideration prior to the next meeting of the Planning Commission.



How Will the LMO be Used by Edgefield County?

✦ Objectives

- Facilitate Transparent, Citizen-led Discussion
- Document Collaborative Community Review
- Establish Continuing Communications

✦ Desired Results

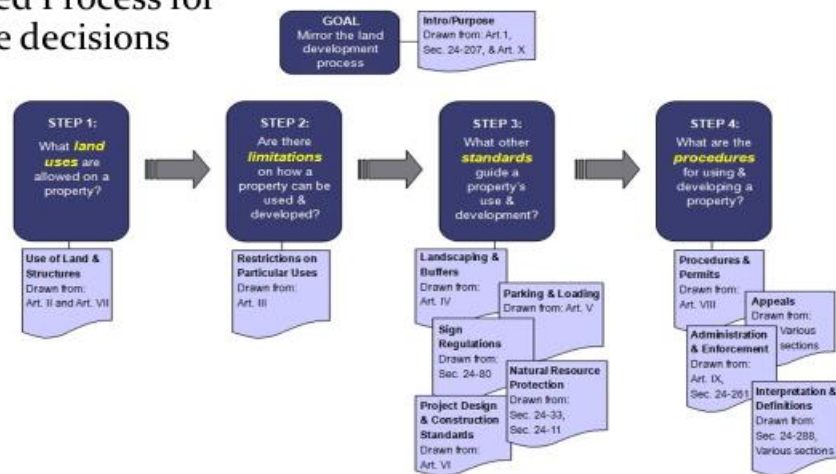
- Implement the County's Strategic Vision
- Include "Big Ideas" and Unique Corridor Overlays
- Add Visual Examples for Better Understanding of Scenarios

3



Edgefield County LMO Recommended Elements

- Continued Process for Land Use decisions



4



What is the Status of the LMO?

- The Land Management Ordinance Steering Committee discussed the requirements of the ordinance, received and read drafts and recommended edits to the draft text and maps and forwarded the draft to the Edgefield County Planning Commission for review and action.
- The Planning Commission will review, hold a public hearing, and make recommendations regarding the draft to County Council for review and action.
- County Council will review the draft in at least three (3) readings, hold a public hearing, approve appropriate edits, determine the dates for implementation with repeal of existing ordinances, and approve adoption of a final ordinance.

5



Edgefield County LMO

Timeline



6



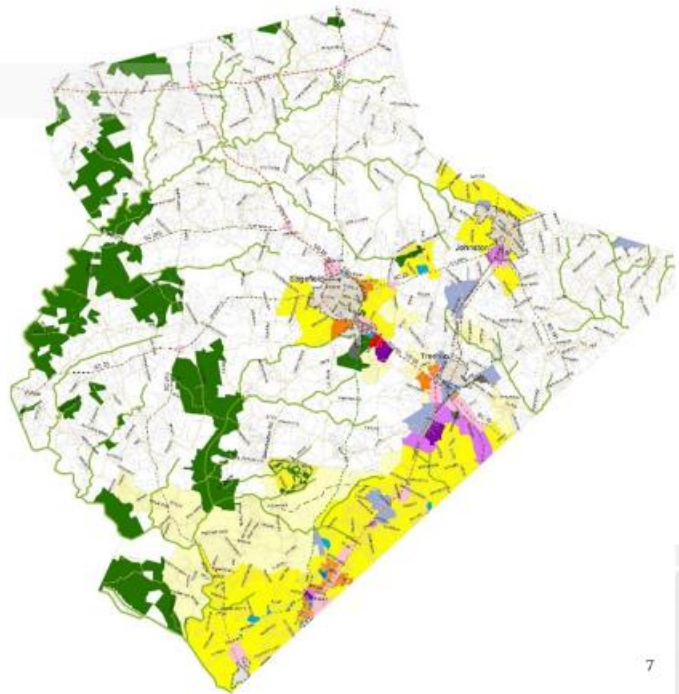
Edgefield County 2019 Comprehensive Plan

Future Land Use

- Rural/Agricultural
- Estate Residential
- Suburban Density Residential
- Village Density Residential
- Multi-Family Residential
- Neighborhood Commercial
- Community Mixed Activity Use Center
- Recreation/Open Space/National Forest
- Institutional/Campus
- Agribusiness/Industrial
- Light Industrial/Office-Distribution
- Heavy Industrial
- Public/TCU
- City Limits/Out of Scope
- Railroads

Roads

- Federal Highway
- Major Road
- Possible New Roads
- Bicycle/Pedestrian Trail
- Floodplains



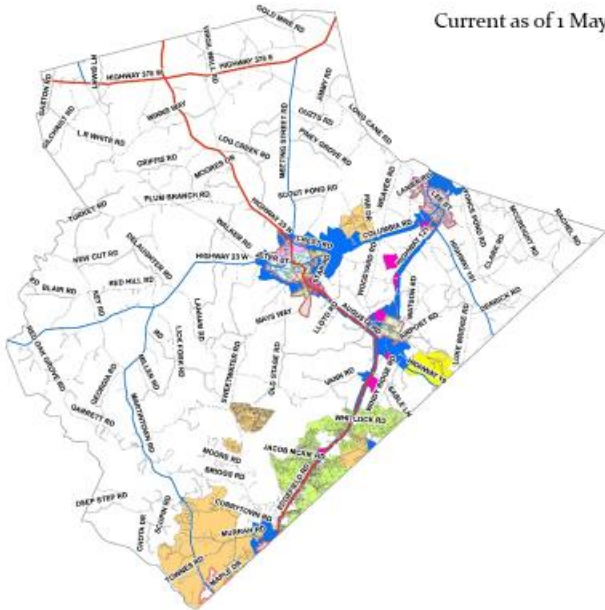
7



Edgefield County Existing Zoning Map

Zoning Class

- GD
- ID
- LC
- RD
- RR
- RRD



Current as of 1 May 2020

8



Edgefield County Existing Ordinance

Current as of 1 May 2020

- Current zoning includes 5 general zoning districts plus 4 special use and overlay districts:
 - GD / General Agricultural Development District
 - RD / Residential Agricultural Development District
 - RR / Rural Residential Development District
 - LC / Limited Commercial District
 - ID / Industrial Development District
 - *PD / Planned Development Special District*
 - *FH / Flood Hazard Overlay*
 - *AC / Airport Compatibility Overlay*
 - *HOD / Highway Overlay*



Comparison of Example Ordinances

Basic Comparison of Zoning Categories

ZONING Description	Edgefield County	McCormick County	Aiken County	Greenwood County
Agricultural Protection	GD - General Agricultural Dev't	FA - Forest Agricultural	AP - Agricultural Preservation	FA - Forest Agricultural
Preserve Rural Agricultural and Residential Use	RD - Residential Agricultural Dev't		RUC - Rural Community	AG1- Agricultural District
			RH5 - Residential Horse	AG2- Agricultural District
			RUD - Rural Urban Development	AG3- Agricultural District
Foster/Sustain/Protect Single Family Residential	RR - Rural Residential Development	RD - Rural Development District	RRC - Residential Rural Commercial	RDD- Rural Development District
		SFR - Single-Family Residential	RC - Residential Single-Family Conservation	R1- Single Family Residential
				R2- Single Family Residential
				R3- Single Family Residential
Maintain Manufactured Housing Options		Manufactured Home District		R7- Mobile Home Residential
Provide Medium Density Housing Options				R4- Two Family Residential
			RD - Residential Multi-Family Dev't	R5- Multifamily Family Residential
Provide Higher Density Housing options				R6 - Multifamily Residential
Support Residential-Mixed Uses		PDD - Planned Dev't District	RM - Residential Limited Mixed Use	
			RH5B - Residential Horse Business	



Comparison of Example Ordinances

Basic Comparison of Zoning Categories				
ZONING Description	Edgefield County	McCormick County	Aiken County	Greenwood County
Set-aside Office and Institutional Uses				RH- Institutional District
*			OR - Office Residential	PP- Office/ Professional District
Support Appropriate Commercial Uses	LC - Limited Commercial District		NC - Neighborhood Commercial	C- Neighborhood Commercial
*			LD - Limited Development	
*		CD - Commercial District	UD - Urban Development	C- General Commercial
Provide for Downtown Urban Uses		Mixed Use District		C- Central Commercial District
Protects industrial from conflicting uses	ID - Industrial Development		IND - Industrial Development	I- Light Industrial District
*				I- Heavy Industrial District



Comparison to Other Area Ordinances

Basic Comparison of Zoning Categories				
ZONING Description	Edgefield County	McCormick County	Aiken County	Greenwood County
Special Development Districts & Overlays				
provide Flexible mixed-use development for larger parcels	PD - Planned Development		PUD - Planned Use	PDD- Planned Development District
Restrict for Institutional Uses			SPI - Special Public Interest	
Restrict to Provide Flood hazard protection	FH - Flood Hazard		FHO - Flood Hazard Overlay	FHA- Flood Hazard Boundary Maps
provide Airport protection & land use compatibility	AC - Airport Compatibility	Airport Protective Areas	AO - Airport Overlay	
Provide a Special District for Unique Resources			WPO - Wellhead Protection Overlay	WD- Waterfront Development District
Support Highway Overlays (Properties w/in 400' of corridors)	HOD - Highway Overlay District		HCO - Highway Corridor Overlay	
Provide Historic District Protection				H- Historic Resources District



Land Management Ordinance Outline

LMO CHAPTERS:

- ARTICLE 1. - Adoption, Purpose and Applicability
- ARTICLE 2. – Zoning Districts Established.
- ARTICLE 3. – Special Development Districts.
- ARTICLE 4. - Restriction on Particular Uses.
- ARTICLE 5. – Environmental Protection.
- ARTICLE 6. – Lot and Building Standards.
- ARTICLE 7. – Signs.
- ARTICLE 8. – Project Design and Construction Standards.
- ARTICLE 9 – Procedures and Permits.
- ARTICLE 10 – Administration and Enforcement.
- ARTICLE 11 – Appeals.
- ARTICLE 12 – Interpretation and Definitions.

13



LMO Zoning Districts & Land Uses

For the purposes of these regulations, the following zoning districts are proposed for the unincorporated areas of Edgefield County, South Carolina:

RA – Rural Agricultural

RC – Rural Conservation

RE – Rural Estate

RL – Residential Large Lot

RS – Residential Suburban

RV – Residential Village

LSC – Light Service Commercial

GSC – General Service Commercial

LIM – Light Industrial Manufacturing

GIM – General Industrial Manufacturing

Special zoning districts:

PUD – Planned Development District

PRD – Planned Residential District

Overlay districts:

CDP – Corridor Design Protection Overlay District

ACP – Airport Compatibility Protection Overlay District

FHP – Flood Hazard Protection Overlay District

14



Edgefield County Official Zoning Map

Legend

Color Chart

Purple

Pink

Dark Blue

Light Blue

Brown

Orange

Yellow

Light Green

Dark Green

Zoning District

General Industrial

Light Industrial

General Commercial

Light Commercial

Village Residential

Suburban Residential

Large Lot Residential

Estate Rural

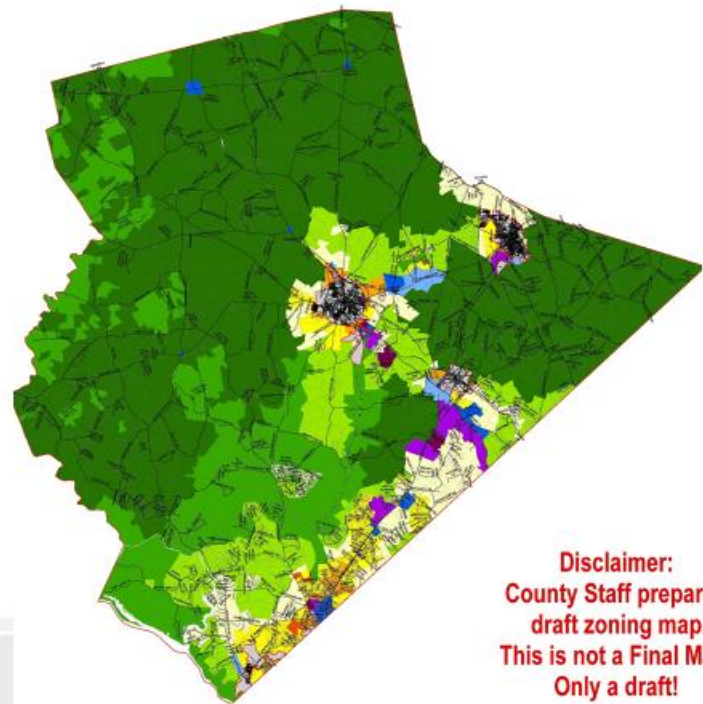
Rural Agricultural /Rural Conservation

15



Draft Zoning Map

Legend	
— SDE, SDE Streets	
Zoning Code	
	RURAL AGRICULTURAL
	RURAL CONSERVATION
	RURAL ESTATE
	RESIDENTIAL LARGE LOT
	RESIDENTIAL SUBURBAN
	RESIDENTIAL VILLAGE
	PLANNED UNIT DEVELOPMENT
	LIGHT SERVICE COMMERCIAL
	GENERAL SERVICE COMMERCIAL
	PLANNED RESIDENTIAL DEVELOPMENT
	LIGHT INDUSTRIAL MANUFACTURING
	GENERAL INDUSTRIAL MANUFACTURING
	NO ZONING



Disclaimer:
County Staff prepared
draft zoning map.
This is not a Final Map.
Only a draft!

LMO Proposed Districts for Review

- The January Presentation is intended to update the status of the LMO draft and assist the Planning Commission in reviewing the draft and text as submitted by the LMO Subcommittee.
- Summary overview slides for each district are provided in the Planning Commissioners' packet to provide further information regarding each proposed new district and may be called up during the presentation at the wishes of the commissioners to review and serve as a starting point for reviewing the Subcommittee's recommendations.

17

Questions and Comments



- Please coordinate and direct questions to Kevin Singletary, at Edgefield County but feel free to copy questions to the consultant team's project manager, John Ford at Robert and Company
j.ford@robertco.com

18



LMO Proposed Districts for Review

- The January Presentation is intended to update the status of the LMO draft and assist the Planning Commission in reviewing the draft and text as submitted by the LMO Subcommittee.
- The following Slides provide a general overview of each proposed new district and are included to assist the Commissioners in the review and may serve as a starting point for reviewing the Subcommittee's recommendations.

19



Land Management Ordinance Draft Zoning Districts (Rural Residential)

DISTRICT	PURPOSE	NOTES
Rural Agricultural (RA)	This district is established to protect, conserve, and encourage the retention of suitable areas for common farm and agricultural practices and similar nonfarm uses, preserve open space, manage soil, water, air, game and other natural resources and amenities, and discourage the creation or continuation of conditions which could detract from the function, operation, and appearance of areas to provide food supplies and to prevent or minimize conflicts between common farm practices and nonfarm uses. This district seeks to sustain and protect the rural environment and the right of property owners to conduct owner-based entrepreneurial and agricultural-related businesses.	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) • Agricultural processing, warehousing, office and local commercial sales • Extraction industries with appropriate buffers. • Single Family Detached Residential including Mobile Home • Small Rural-related Commercial (Corner Store) • Non-agricultural accessory buildings as primary use (See Use Table limits TBD) <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • 5-acre min. lot for new development • 1-acre min. lot for associated SF residential (minor subdivision) • Conditional Conservation subdivision <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • Non-Rural-related commercial or office uses • Non-agricultural warehouse/distribution • Non-agricultural manufacturing facilities <p><u>Notes:</u></p> <ul style="list-style-type: none"> • See Article 4 (Restrictions on Particular Uses) for temporary and seasonal commercial uses • This is the most basic zoning category proposed



20

Land Management Ordinance

Draft Zoning Districts (Rural Residential)

Rural Conservation (RC)	This district is intended to protect, conserve, and sustain rural areas and resources including agricultural and forested lands; and is intended to preserve a mixed agricultural and residential character; serve as a transition between rural and suburban land; protect rural areas from premature urban encroachment; and maintain a balanced rural-urban environment.	<p>Allowed Uses:</p> <ul style="list-style-type: none"> Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) Single Family Detached Residential including new mobile homes when conditioned to a site plan, screening, and/or brick or block underpinning as requested by County. <p>Lot minimums:</p> <ul style="list-style-type: none"> 5-acre min. lot for new development Conditional Conservation subdivision <p>Prohibits:</p> <ul style="list-style-type: none"> Specific Agricultural industrial processing uses (See Use Table) Extraction Industries Commercial or office uses as primary use Warehouse/distribution or manufacturing facilities
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21

Land Management Ordinance

Draft Zoning Districts (Rural Residential)

Rural Estate (RE)*	This district is established to provide for large lot, very low-density single-family detached dwellings; and is intended to serve as a transition between rural and suburban land; and sustain existing rural-community values and environments. The district allows limited agricultural uses and is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban land.	<p>Allowed Uses:</p> <ul style="list-style-type: none"> Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) Single Family Residential including mobile homes with conditions (such as brick or block underpinning) as requested by the County Conditional Small Rural-related Commercial (Corner Store) <p>Lot minimums:</p> <ul style="list-style-type: none"> 2-acre min. lot for new development Conditional Conservation subdivision <p>Prohibits:</p> <ul style="list-style-type: none"> Agricultural industrial processing (See Use Table) Extraction Industries Other Commercial uses Office uses as primary use Warehouse/distribution or manufacturing facilities Outdoor storage.
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NOTE: *THIS DISTRICT REVISED FROM RESIDENTIAL ESTATE TO RURAL ESTATE

22

Land Management Ordinance

Draft Zoning Districts (Residential)

Residential Large Lot (RL)	This district is established to provide for large lot, low-density single-family detached dwellings, and is intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses, and to reserve sufficient undeveloped land to meet future single-family housing demands. This district also is intended to encourage infilling and expansion of "like development" consistent with the character of existing development.	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) Single Family Detached Residential including mobile homes with conditions (such as brick or block underpinning) as requested by the County. Conditional Small Rural-related Commercial (Corner Store) <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> 1-acre min. lot for new development Conditional Conservation subdivision <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> Agricultural industrial processing (See Use Table) Extraction industries Other Commercial uses Office uses as primary use Warehouse/distribution or manufacturing facilities Outdoor storage (consider definitions). <p><u>Notes:</u></p> <ul style="list-style-type: none"> Provides a transition density (see Aiken Co. RC district) Considered the most likely "holding" category of residential zoning pending expansion of sewer services to areas harder to reach cost effectively.
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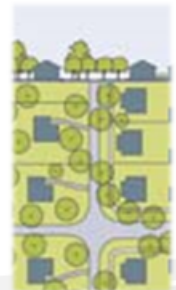


23

Land Management Ordinance

Draft Zoning Districts (Residential)

Residential Suburban (RS)	This district is established to provide for small lot, medium density single family detached dwellings which are served by publicly-owned sanitary sewer systems. Residential uses that are not served by sanitary sewer systems require a sanitary septic system that meets state requirements on the property.	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> Agriculture and accessory uses excluding industrial ag uses due to noise or odor impacts Single Family Detached Residential including mobile homes (such as brick or block underpinning) as requested by the County <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> 9000sf on a sewer line 11,500sf pending soils percolation for septic tank. Yard Buffers (TBD) Conditional Conservation subdivision <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> Agricultural industrial processing Extraction industries Commercial uses Office uses as primary use Warehouse/distribution and/or light manufacturing facilities Outdoor storage as primary use. <p><u>Notes:</u></p> <ul style="list-style-type: none"> Provides small lot size for SF subdivisions Requires dedicated green space (see McCormick Co.) Requires Residential projects to provide a minimum of 100sf of usable open space per unit (may be private yards, courtyards, decks or commonly owned tracts & usable open space in such residential projects may be privately accessible to residents and guests only, without providing public access).
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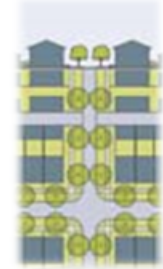


24

Land Management Ordinance

Draft Zoning Districts (Residential)

Residential Village (RV)	This district is established to provide for small lot, high density single family detached or attached (duplex and triplex) dwellings which are served by publicly-owned sanitary sewer systems. The district also allows mixed uses that are conditioned to a site plan approved by the Planning Commission and the County Council.	<p>Allowed Uses:</p> <ul style="list-style-type: none"> Agriculture and accessory uses excluding industrial ag uses due to noise or odor impacts Single Family Detached or Attached Residential excluding mobile homes Multi-family attached dwellings up to 8 units/structure Conditional Mixed-Use Buildings, Commercial uses, or Office uses <p>Lot minimums:</p> <ul style="list-style-type: none"> Single Family 9000sf on a sewer line + parking & buffers) Multi-Family up to 8 units/acre Yard Buffers (TBD) – Zero Lot Lines (TBD) <p>Prohibits:</p> <ul style="list-style-type: none"> Agricultural industrial processing Extraction Industries Outdoor storage as primary use <p>Notes:</p> <ul style="list-style-type: none"> Provides small lot size for SF subdivisions Requires sewer services. Requires dedicated green space (Residential projects to provide a minimum of 100sf of usable open space per unit (may be private yards, courtyards, decks or commonly owned tracts & usable open space in such residential projects may be privately accessible to residents and guests only, without providing public access).
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25

Land Management Ordinance

Draft Zoning Districts (Non-Residential)

Light Service Commercial (LSC)	This district is established to provide for limited retail services, convenience goods, and personal services to satisfy the common and frequent needs of surrounding residential neighborhoods. Goods and services normally available in this district are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas, existing or proposed. Exterior storage facilities are not allowed in this district as a primary use.	<p>Allowed Uses:</p> <ul style="list-style-type: none"> Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) Agricultural industrial processing Single Family Attached Residential excluding mobile homes Multi-family attached dwellings up to 8 units/structure Commercial uses excluding outdoor sales and/or storage Office uses <p>Lot minimums:</p> <ul style="list-style-type: none"> TBD (9000sf on a sewer line + parking & buffers) 11,500sf pending soils percolation for septic tank. Conditional Conservation subdivision <p>Prohibits:</p> <ul style="list-style-type: none"> Extraction Industries Outdoor storage or sales as a primary use External sound system <p>Notes:</p> <ul style="list-style-type: none"> Building size (TBD) Single Floor Use for Commercial Design standards Service entrance location(s) Permits basic commercial uses to service suburban country development (See use table). See Article 4 (Restrictions on Particular Uses) for temporary and seasonal commercial uses
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26

Land Management Ordinance Draft Zoning Districts (Non-Residential)

General Service Commercial (GSC)	The purpose of this district is to provide for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the county. Exterior storage facilities may be allowed in this district as conditionally approved.	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) • Agricultural industrial processing • Multi-family attached dwellings up to 8 units/structure • Commercial uses including outdoor storage and sales and drive through window sales (See use table). <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • TBD (9000sf on a sewer line + parking & buffers) • 11,500sf pending soils percolation for septic tank. <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • Extraction industries <p><u>Notes:</u></p> <ul style="list-style-type: none"> • Requires DHEC-approved sanitary sewer services. • New residential uses are not allowed in this district • See Article 4 (Restrictions on Particular Uses) for temporary and seasonal commercial uses
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27

Land Management Ordinance Draft Zoning Districts (Non-Residential)

Light Industrial Manufacturing (LIM)	This district is established to provide for light industrial uses such as assembling, wholesaling, warehousing and commercial services. The LIM District shall not permit industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste. Exterior storage facilities may be allowed in this district as conditionally approved.	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) • Agricultural industrial processing • Commercial uses • Office, warehouse/distribution and light manufacturing facilities • Outdoor storage with conditions including site development, setbacks, screening, and buffers. <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • TBD (9000sf on a sewer line + parking & buffers) • 11,500sf pending soils percolation for septic tank. <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • Specific Agricultural industrial processing use (see Use Table) • Extraction industries • Primary use new residential structures <p><u>Notes:</u></p> <ul style="list-style-type: none"> • Requires DHEC-approved sanitary sewer services. • New residential uses are not allowed in this district.
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28

Land Management Ordinance

Draft Zoning Districts (Non-Residential)

General Industrial Manufacturing (GIM)	<p>The intent of this district is to protect and accommodate wholesaling, distribution, warehousing, processing, manufacturing, office and related business uses on individual lots and in business park settings. This district also is intended to protect for future development land with industrial potential. The GIM District shall not permit industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste unless a special use permit has been granted by Edgefield County in accordance with this ordinance.</p>	<p>Allowed Uses:</p> <ul style="list-style-type: none"> Agriculture and accessory uses (w/buffer requirements for industrial ag uses due to noise or odor impacts) Commercial uses including outdoor storage and sales and drive through window sales (See use table). Office, warehouse/distribution, and process manufacturing Outdoor storage with conditions including site development, setbacks and buffers. <p>Lot minimums:</p> <ul style="list-style-type: none"> TBD (9000sf on a sewer line + parking & buffers) 11,500sf pending soils percolation for septic tank. <p>Prohibits:</p> <ul style="list-style-type: none"> Specific Agricultural industrial processing uses (see Use Table) Primary use new residential structures Extraction industries <p>Notes:</p> <ul style="list-style-type: none"> Requires DHEC-approved sanitary sewer services. New residential uses are not allowed in this district. Special permit requirements TBD
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29

Land Management Ordinance

Draft Special Zoning Districts

Planned Development (PUD)	<p>This district is established to encourage flexibility in the development of land to promote appropriate uses and do so in a manner that will enhance public health, safety, morals, and general welfare, and to allow residential, commercial, industrial, or institutional uses, or certain combinations thereof, to be developed as a unit. The unified planning and development regulations within the PUD are intended to accomplish the purpose of zoning and other applicable regulations to an equal or higher degree than where regulations are designed to control unscheduled development on individual lots or tracts, and to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce an enhanced environment.</p>	<p>Allowed Uses:</p> <ul style="list-style-type: none"> The district is specifically intended for development of different types of housing and densities and compatible commercial uses, office parks, shopping centers, or mixed-use development characterized by a unified site development plan for mixed-use development. A PUD List of Uses will be established to identify the types of uses, type and number of dwelling units, and planned square footage of non-residential uses within the district as part of the adopting ordinance. <p>Lot minimums:</p> <ul style="list-style-type: none"> PUD minimum area for zoning is 10 acres or larger. Individual lot minimum size is determined by conditional plan as approved by the County. <p>Prohibits:</p> <ul style="list-style-type: none"> Agricultural industrial processing Extraction industries <p>Notes:</p> <ul style="list-style-type: none"> Submission Materials TBD (Similar to existing) Requires DHEC-approved sanitary sewer services. Site must be in single (or joint) ownership or control Requires adoption of both zoning and a general development plan Planned Development regulations promote, encourage or require development in this form where appropriate in character, timing, and location, particularly where large undeveloped tracts are involved per State requirements. Approval of a mixed-use planned development zoning category must be based on a plan recommended by the planning commission and approved by county council and incorporating any required conditions.
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30

Land Management Ordinance Draft Special Zoning Districts

Planned Residential (PRD)	<p>This district is established to provide for a variety of planned residential uses including single family detached, single family attached, triplexes, quadraplexes and multi-family dwellings (apartments) with four or more units which are served by a DHEC approved sanitary sewer systems. Limited institutional or commercial uses are permissible within the principal building.</p>	<p>Allowed Uses:</p> <ul style="list-style-type: none"> This district is specifically intended for development of different types of housing and densities and compatible commercial or office uses characterized by a unified site development plan for mixed-use development. A PRD List of Uses will be established to identify the types of uses, type and number of dwelling units, and planned square footage of non-residential uses within the district as part of the adopting ordinance. <p>Lot minimums:</p> <ul style="list-style-type: none"> PRD minimum area for zoning is 10 acres or larger. Individual lot minimum size is determined by conditional plan as approved by the County. <p>Prohibits:</p> <ul style="list-style-type: none"> Agricultural industrial processing Extraction industries <p>Notes:</p> <ul style="list-style-type: none"> Submission Materials TBD (Similar to existing) Requires DHEC-approved sanitary sewer services. Provides a residential planned development zoning category based on a plan recommended by the planning commission and approved by county council and incorporates any required conditions. Approval of a planned mixed density residential development zoning category must be based on a plan recommended by the planning commission and approved by county council and incorporating any required conditions.
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31

Land Management Ordinance Draft Special Zoning Districts

Flood Hazard Protection (FHP) Overlay District	<p>It is the intent of this overlay district to protect (1) human life and health, (2) minimize property damage, (3) encourage appropriate construction practices, and (4) minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.</p> <p>Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.</p>	<p>Allowed Uses:</p> <ul style="list-style-type: none"> This district is specifically intended for to protect flood prone areas from development of uses vulnerable to flooding. As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions. <p>Lot minimums:</p> <ul style="list-style-type: none"> Not applicable <p>Prohibits:</p> <ul style="list-style-type: none"> Uses that would be vulnerable to flooding. Extraction industries <p>Notes:</p> <ul style="list-style-type: none"> Retained from existing ordinance to meet state requirements and local regulations. Establishment or expansion of the Flood Hazard Protection Overlay District shall be by County Council ordinance. This overlay district is identified by the Flood Insurance Rate Maps prepared by FEMA that are current at the time of application. Before a Building Permit or a Development Permit may be issued, applicants must demonstrate that new structures cannot be located outside the Flood Hazard Protection District. Where there is no alternative to a location in a flood Hazard Protection Overlay District, development shall be regulated by the requirements of this district.
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32



Land Management Ordinance Draft Special Zoning Districts

Airport Compatibility Protection (ACP) Overlay District

It is the intent of this overlay district is to protect the dual interests of airports and neighboring land uses, and to:

- (1) Protect and promote the general health, safety, economy, and welfare of airport environs;
- (2) Prevent the impairment and promote the utility and safety of airports;
- (3) Promote land use compatibility between airports and surrounding development;
- (4) Protect the character and stability of existing land uses; and
- (5) Enhance environmental conditions in areas affected by airports and airport operations.



Allowed Uses:

- This district is specifically intended for to protect airport operations and development of aviation-related uses in the vicinity of an existing or proposed airfield or heliport. Compatibility may vary due to the proximity of different airport protective surfaces.
- As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions.

Lot minimums:

- Not applicable

Prohibits:

- Uses that create electrical interference with navigational signals or radio communications between the airport and aircraft.
- Uses that would diminish the ability of pilots to distinguish between airport lights and other lights.
- Uses that result in glare in the eyes of the pilots using the airport or impair visibility in the vicinity of the airport.
- Uses that would create bird strike hazards or otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.
- Extraction industries

Notes:

- Retained from existing ordinance to meet FAA requirements and local regulations.
- Establishment or expansion of the Airport Compatibility Protection Overlay District shall be by County Council ordinance to include all areas lying beneath the primary zones, approach zones, horizontal zones, heliport approach zones, heliport transitional zones, and conical zones as defined and applicable to an existing or proposed airport or heliport.

33



Land Management Ordinance Draft Overlay Zoning Districts

Corridor Design Protection (CDP) Overlay District

It is the intent of the design overlay district to protect residents, enhance the appearance of developments, and improve the traffic and circulation in areas adjacent to the primary highway corridors in the unincorporated areas and along the main entrance roads into the municipalities of Edgefield County by identifying additional requirements for design and development. The requirements of the overlay zoning district are considered additional to the requirements of the underlying zoning district and are to be considered cumulative.

The County Council may establish additional overlay districts by ordinance including the boundaries and conditions for the overlay.

Allowed Uses:

- This district is specifically intended to protect the design appearance of structures and improve traffic operations in areas adjacent to highways, road corridors, and the approaches to local municipalities.
- As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions.

Lot minimums:

- 9000sf on a sewer line
- 11,500sf pending soils percolation for septic tank.
- Conditional Conservation subdivision

Prohibits:

- Agricultural industrial processing
- Extraction industries

Notes:

- Submission Materials TBD (Initiated by
- Based on HOD district retained from existing ordinance; but modified specific to each zoning district. Current ordinance designates specific corridor areas located within 400' of public right of way except for property zoned residential.
- The conditional design requirements vary for each Overlay based on the requirements established by County Council when the Overlay is adopted or amended.

34



Approval Chart – Notice Requirements

Application	Reviewing Agency	Publication	Mail	Internet	Sign	Public Hearing
Rezoning and Conditional Rezoning	PC & CC	Yes	Yes	Yes	Yes	Yes
PD General Development Plan	PC & CC	Yes	Yes	Yes	Yes	Yes
Text Amendment	PC & CC	Yes	No	Yes	No	Yes
Appeal from an Administrative Decision	BZA	Yes	Yes	Yes	Yes	Yes
Variance	BZA	Yes	Yes	Yes	Yes	Yes
Special Exception	BZA	Yes	Yes	Yes	Yes	Yes
Waiver of Setback Requirement – Major Error	BZA	Yes	Yes	Yes	Yes	Yes
Waiver of Setback Requirement – Minor Error	Admin	No	No	No	No	No
Major Subdivision (Preliminary Plat)	PC	Yes	No	Yes	Yes	Yes
Final Subdivision Plat (Major, Minor, and exempt)	Admin	No	No	No	No	No
Major Site Plan	PC	Yes	No	Yes	Yes	Yes
Minor Site Plan	Admin	No	No	No	No	No
Planning Commission Waiver of Development Standard	PC	No	No	No	No	No
Conditional Use	Admin	No	No	No	No	No
Street Abandonment	CC	Yes	Yes	Yes	Yes	Yes
Certificate of Zoning Compliance	Admin	No	No	No	No	No
Building Permit	Admin	No	No	No	No	No
Certificate of Occupancy	Admin	No	No	No	No	No

35



Questions and Comments



- Please coordinate and direct questions to Kevin Singletary, at Edgefield County but feel free to copy questions to the consultant team's project manager, John Ford at Robert and Company
j.ford@robertco.com

**EDGEFIELD COUNTY
LAND MANAGEMENT ORDINANCE
Organization of the Ordinance**

Article 1. Adoption, Purpose and Applicability

Chapter 1 provides for the adoption of the Land Management Ordinance, sets out its purpose and intent, describes the lands and development to which the Ordinance applies, shelters approved permits from changes in the regulations, and provides for the continuation of preexisting uses, structures, lots and signs that are not in conformity with the provisions of this Ordinance.

Article 2. Zoning Districts and Land Uses

Chapter 2 defines the zoning districts in the County and identifies the specific uses to which land and structures may be put in the various zoning districts. This Article also identifies specific uses within each zoning district to which restrictions may apply, which are presented in Article 3 of this Ordinance.

Article 3. Special Development Districts

This Chapter sets out the special standards and associated review processes that apply to the design of certain developments and to designated areas in the county. The purpose of Article 5 is to provide mechanisms for the protection and enhancement of special areas or resources within Edgefield County, including designated overlay districts.

Article 4. Restrictions on Particular Uses

Chapter 4 provides land use and development regulations for specific uses that are applicable to sites throughout Edgefield County. Unless otherwise noted, these standards are intended to be applied within all zoning districts where the particular uses are allowed.

Article 5. Environmental Protection

Chapter 5 sets out the minimum requirements and standards for the protection of the natural environment within the County, including restrictions to protect lands and waters from the effects of excessive soil erosion and sedimentation and to prevent the alteration of natural floodplains and stream channels.

Article 6. Building and Site Design

Chapter 6 sets out the standards that control the size of lots, the placement and size of buildings and structures on a lot, and the intensity of development on a lot. This Article also addresses additional details of site planning and project design, including off-street parking and loading, buffers and landscaping, and signs.

Article 7. Signs

Chapter 7 creates a general ordinance to regulate the placement and design of sign

Article 8. Project Design and Construction Standards

Chapter 8 sets out the minimum requirements and standards for construction of subdivisions and other land development projects, including general principals of design and layout and requirements for such public facilities as streets and utilities.

Article 9. Procedures and Permits

Chapter 9 describes the process through which a rezoning may be approved on a property, the approval process for construction of subdivisions and other land development projects, and the approval process for other permits required by this Ordinance.

Article 10. Administration and Enforcement

Chapter 10 sets out the structure, procedures and responsibilities of the various administrative officers and boards for administering, amending and enforcing this Ordinance, and set out penalties for violations.

Article 11. Appeals

Chapter 11 describes the process for addressing unusual situations or unique problems that may arise from the strict interpretation or enforcement of this Development Ordinance, including appeals from an administrative decision, and for unique hardships restricting reasonable use of a property.

Article 12. Interpretation and Definitions

Chapter 12 describes how figures, words and phrases used in this Ordinance are to be interpreted and provides a glossary of all definitions specifically used in the text of this Ordinance.

Land Management Ordinance (LMO) Schedule

Prepared by: Building & Planning Staff and the Consultants

January 27, 2021

Planning Commission Work Session

Re-introduce the LMO and Consultant team, review the LMO process, discuss the LMO schedule, and answer any Planning Commission questions.

February 11, 2021

Regularly scheduled Planning Commission Work Session and Meeting

Public Hearing on LMO draft and zoning map draft recommended by Steering Committee. Planning Commission discussion and direction on LMO draft and zoning map draft.

February 25, 2021

Called Planning Commission Meeting

Demonstration of direction from Planning Commission on 2/11/21. Presentation of staff and consultant recommended changes. Planning Commission discussion and direction on LMO draft and zoning map draft.

March 11, 2021

Regularly scheduled Planning Commission Work Session and Meeting

Demonstration of direction from Planning Commission on 2/25/21. Public Hearing on LMO draft and zoning map draft as edited per Planning Commission direction. Planning Commission discussion and direction on LMO draft and zoning map draft.

March 25, 2021

Called Planning Commission Meeting

Demonstration of direction from Planning Commission on 3/11/21. Public Hearing on LMO draft and zoning map draft as edited per Planning Commission direction. Planning Commission discussion and recommendation to County Council on LMO draft and zoning map draft.

April 6, 2021

Regularly scheduled County Council Meeting

Presentation of LMO as recommended by Planning Commission to County Council. 1st reading of LMO draft and zoning map draft. Presentation of any LMO adjacent items anticipated to need adoption by County Council. County Council discussion and direction on LMO adjacent items.

May 4, 2021

Demonstration of any changes from 1st reading of LMO draft and zoning map draft. Public Hearing on LMO draft and zoning map draft. 2nd reading of LMO draft and zoning map draft. Demonstration of any changes to any LMO adjacent items anticipated to need adoption by County Council. County Council discussion and direction on LMO adjacent items.

June 1, 2021

Demonstration of any changes from 2nd reading of LMO draft and zoning map draft. 3rd reading of LMO draft and zoning map draft. Demonstration of any changes to any LMO adjacent items anticipated to need adoption by County Council. County Council adoption of any LMO adjacent items.

July 1, 2021

LMO goes into effect

Land Management Ordinance FAQ

The Land Management Ordinance (LMO) is the consolidation of Edgefield County ordinances pertaining to the building and development of land. It includes the administrative processes, development requirements, zoning, permitted uses, Planning Commission review, and much more for Edgefield County.

The Edgefield County Planning Commission is currently in the process of developing the Land Management Ordinance in a form to be recommended to County Council for adoption. Input to the Planning Commission can be provided in writing to Kevin Singletary at ksingletary@edgefieldcounty.sc.gov or attending the Planning Commission's public hearing to be scheduled at a future date. This input will provide the County Staff and the Consultant team the ability to identify and prepare recommendations.

Once the Planning Commission makes a recommendation to County Council, Council will hold a public hearing and have three readings of the ordinance for consideration of adoption.

Q: Does the County currently have a Land Management Ordinance?

A: The County does currently have ordinances regulating the same issues; however, it is not a Land Management Ordinance. The Land Management Ordinance will be a condensing, organizing, updating, and revising of the current ordinances. The consolidation of these ordinance in an orderly manner in one document should provide the public better access to all the related information.

Q: Didn't the County already do a Land Management Ordinance?

A: The County, before beginning the Land Management Ordinance process adopted a Comprehensive Plan. While there are similarities between the Comprehensive Planning process and Land Management Ordinance process, and they relate to similar aspects of County Government, they are not the same. They are however related. As the Comprehensive plan is a vision for the County going forward for the next 10 years it is not regulatory in nature, the Land Management Ordinance is the regulatory ordinance that implements the Comprehensive Plan.

Q: Who will this effect?

A: The Land Management Ordinance will apply to all of unincorporated Edgefield County. Properties within the cities of Edgefield, Johnston, Trenton, and North Augusta will not be affected by the Land Management Ordinance. For many Edgefield County residence, the adoption of the Land Management Ordinance will have little to no impact. Those who develop land in Edgefield County will notice the greatest impact of the adoption of the Land Management Ordinance.

Q: Is the Land Management Ordinance basically zoning?

A: Zoning is only one aspect to the Land Management Ordinance. In regards to zoning, the Land Management Ordinance will identify the County's zoning districts, what is allowed in those districts, what the requirements for development are within those districts, and what individual pieces of property are zoned. This should aid in preventing incompatible uses from adversely affecting property owners.

Q: Will my property be zoned?

A: Currently only a small portion of unincorporated Edgefield County is zoned. The current draft zoning map that is part of the Land Management Ordinance zones the entire County. For most parts of Edgefield County that are currently un-zoned the zoning that will be put in place will be very basic and have few restrictions, but enough to provide some protection for current property owners from impactful development. Currently available on the County's website is an interactive draft zoning map

Q: Will zoning increase my property taxes?

A: Zoning is not related to property taxes, and will not change a property owner's taxes. Many think that what a property is zoned determines what taxes a property owner pays, and confuse tax property class for zoning. If a property is currently taxed Agricultural-Farm, Owner occupied, or Commercial, zoning will not change that.

Q: Will the Land Management Ordinance change what I can do on/with my property?

A: The Land Management Ordinance will establish permitted uses, conditional uses, special exceptions, and prohibited uses by district. Any new uses will need to comply with these. The Land Management Ordinance will also establish setback requirements, buffering requirements, land development application requirements, minimum lot size requirements, and other aspects of regulation for development. Current property uses will be "grandfathered in" and will be allowed to continue as previous to the adoption to the Land Management Ordinance unless the operation ceases for a period of time exceeding 6 months.

If you have any questions about the Land Management Ordinance please contact the County Planner Kevin Singletary at (803) 637 – 2101 or

ksingletary@edgefieldcounty.sc.gov