



## Edgefield County Planning Commission

Zoom Call

June 11, 2020

Work Session Meeting 4:30 PM

Regular Meeting 6:00 PM

*Chairman James Burt – Dist. I*

*Vice-Chairman George Thornton – At Large*

*Brett McNeill – At Large*

*Frank Gabriel – Dist. II*

*Buddy Smith – Dist. III*

*James Johnson – Dist. IV*

*James Oliver – Dist. V*

*Art Biggs – County Council Liaison*

*The next Planning Commission Meeting is scheduled for July 9, 2020*



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# Edgefield County Planning Commission

## Work Session Meeting Agenda

Zoom Call  
June 11, 2020  
4:30 PM

<b>Chairman:</b>	James Burt – Dist. I	<b>Members:</b>	Frank Gabriel – Dist. II
<b>Vice-Chairman:</b>	George Thornton – At Large		Buddy Smith – Dist. III
<b>At Large:</b>	Brett McNeill		James Johnson – Dist. IV
<b>County Council Liaison:</b>	Art Biggs		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. Proposed Major Subdivision (Coronet Dr. Subdivision)**
    - i. Georgia Subcontracting Professionals, LLC is proposing the development of a major subdivision. This subdivision would be located on Coronet Dr. on Parcel IDs: 125-00-07-39, 035, & 036. Bo Knox the developer with Georgia Subcontracting Professionals and Bill Corder the project engineer with Bluewater Engineering Services are here to join the Planning Commission during the Work Session to discuss the proposed subdivision development.
  - b. Potential Land Development (Grace United Methodist Church)**
    - i. Grace United Methodist Church (UMC) is considering proposing the development of a religious organization (Church Trailer). This religious organization would be located at the intersection of Randall Rd. and Sweetwater Rd., Parcel ID: 125-00-00-007. Randall Hasse the Associate Pastor and Thomas Proctor the Chairman of the Administrative Board are here to join the Planning Commission during the Work Session to discuss the potential land development.
- IV. New Business**
  - a. Proposed Land Development (Murrah Rd. Office Building)**
    - i. Richard Miller is proposing the development of an office building. This office building would be located on Murrah Rd., Parcel ID: 126-00-03-007. Richard Miller is here to join the Planning Commission during the Work Session to discuss the proposed land development.

**b. 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 Mealing Rd. and Currytown Rd. on Parcel ID: 126-00-04-004. Dave Thompson and Stuart Thompson the developers with Blue Sky Properties and Dan Rickabaugh the project engineer with Zel are here to join the Planning Commission during the Work Session to discuss the potential subdivision development.

**c. Potential Major Subdivision (Peach Blossom)**

- i. JSMG Development is considering proposing the development of a major subdivision, Peach Blossom. This subdivision would be located on Edgefield Rd. on Parcel ID: 174-00-00-063. Gary Thigpen the developer with JSMG Development is here to join the Planning Commission during the Work Session to discuss the potential subdivision development.

**d. Land Management Ordinance Update**

- i. At the May 26, 2020 Land Management Ordinance (LMO) Steering Committee Meeting the Committee agreed for the Consultants to provide an update on the LMO draft chapters at the June 11, 2020 Planning Commission Work Session meeting. The Commission has invited the other Steering Committee members to join them during this update. John Ford the lead Consultant and Paige Hatley a subconsultant are here to join the Planning Commission during the Work Session to discuss the update. The Draft Chapters to be discussed are Chapters 3,4,6, and 8.

**V. Adjournment**

# Edgefield County Planning Commission

## Meeting Agenda

Zoom Call  
June 11, 2020  
6:00 PM

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<b>Chairman:</b>	James Burt – Dist. I	<b>Members:</b>	Frank Gabriel – Dist. II
<b>Vice-Chairman:</b>	George Thornton – At Large		Buddy Smith – Dist. III
<b>At Large:</b>	Brett McNeill		James Johnson – Dist. IV
<b>County Council Liaison:</b>	Art Biggs		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. Invocation**
- III. Approval of Agenda**
  - a. Approval of June 11, 2020 Meeting Agenda**
- IV. Approval of Minutes**
  - a. Approval of May 14, 2020 Work Session Meeting Minutes**
  - b. Approval of May 14, 2020 Meeting Minutes**
- V. Public Hearing**
  - a. Proposed Major Subdivision (Coronet Dr. Subdivision)**
    - i. Reading of submitted public comments on the proposed major subdivision Coronet Dr. Subdivision.**
  - b. Proposed Land Development (Murrah Rd. Office Building)**
    - i. Reading of submitted public comments on the proposed land development Murrah Rd. Office Building.**
- VI. Old Business**
  - a. Proposed Major Subdivision (Coronet Dr. Subdivision)**
    - i. Georgia Subcontracting Professionals, LLC is proposing the development of a major subdivision. This subdivision would be located on Coronet Dr. on Parcel IDs: 125-00-07-39, 035, & 036.**
- VII. New Business**
  - a. Proposed Land Development (Murrah Rd. Office Building)**
    - i. Richard Miller is proposing the development of an office building. This office building would be located on Murrah Rd., Parcel ID: 126-00-03-007.**
- VIII. Adjournment**

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# Memorandum

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**To:** Edgefield County Planning Commission  
**From:** Kevin Singletary, Edgefield County Planner  
**Date:** June 11, 2020  
**Re:** Proposal of Major Subdivision (Coronet Dr. Subdivision)

**Applicant:** Georgia Subcontracting Professionals LLC  
**Property Owner:** Adam Waskavitz  
**Location:** Coronet Dr.  
**Property Size:** 12.75 Acres  
**Zoning:** Un-zoned (UZ)  
**Land Use:** Village Suburban Residential  
**Number of Lots:** 90  
**Lot Sizes:** 2,843 sq. ft. Average  
**Sewer:** ECWSA  
**Water:** ECWSA

## **Land Development Description**

Georgia Subcontracting Professionals LLC is proposing the development of a subdivision. This subdivision would be located on Coronet Dr. The development is on Parcel IDs: 125-00-07-39, 125-00-00-035, & 125-00-00-036. The developer is proposing 90 lots, the smallest being 2,296 sq. ft., the largest being 3,470 sq. ft., and the average lot size being 2,843 sq. ft. Each of the 90 lots would be townhomes, 3 units to a structure, totaling 30 buildings. The development will be on Edgefield County Water and Sewer.

## **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 or Private Road development standards     | - Compliant |
| • Sidewalk development standards                   | - Compliant |
| • Conditions for Townhouses                        | - 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 |
| • Dominion Electric                   | - Pending Planning Commission Approval |
| • SCDOT Encroachment                  | - Pending Planning Commission Approval |

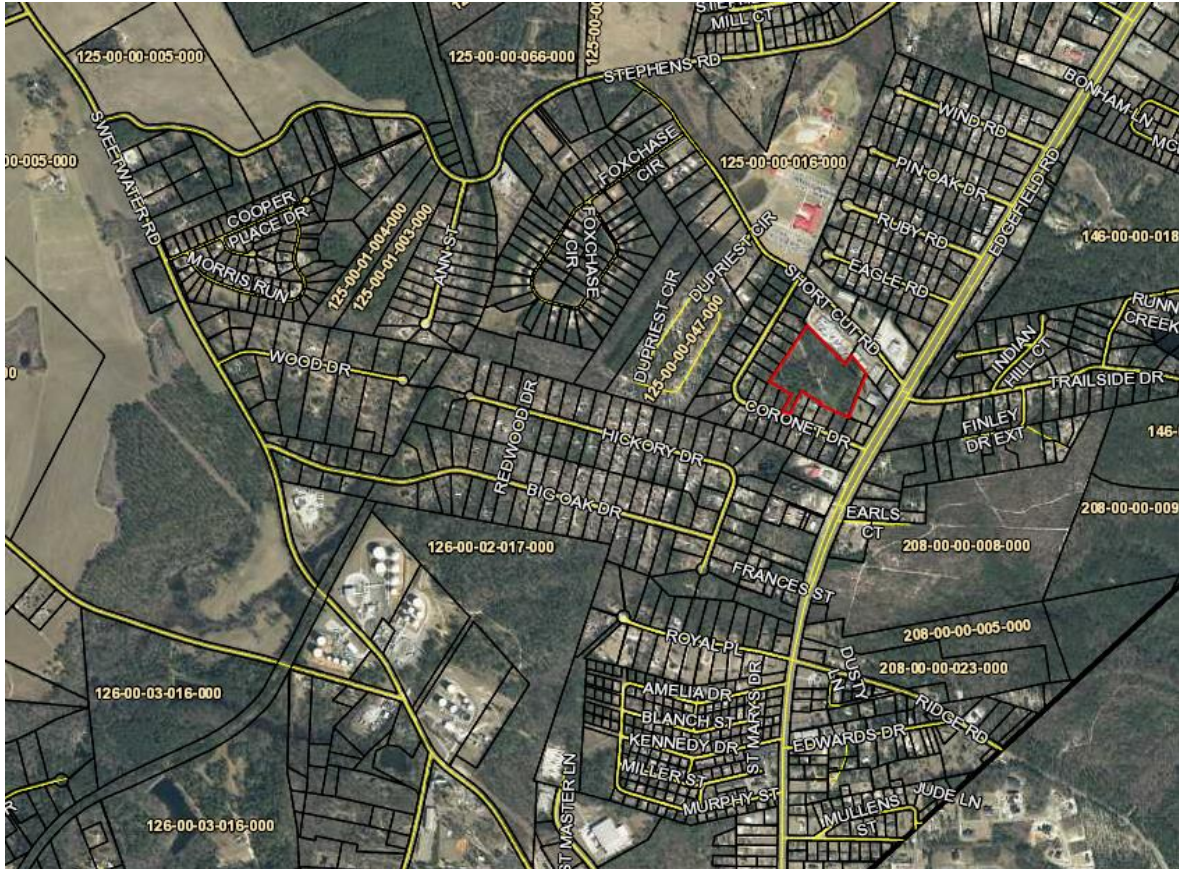
### **Staff Review**

In reviewing the application staff finds it to be compliant with the requirements of Edgefield County Ordinances and the Comprehensive Plan. Staff has found that parcels 125-00-07-035 & 125-00-07-036 may potentially be covered by neighborhood covenants. Staff has informed the applicant of this and notes that any enforcement of covenants or deed restriction would be handled by civil courts, and is not under the purview of the Planning Commission. A body of water sits on the property that is prone to flooding. However, the FEMA flood maps identify this as an “area of minimal flood hazard”. Edgefield County does have ordinances pertaining to flood hazard, but as sighted in Sec. 18-134 “This article shall apply to all areas of special flood hazard within the jurisdiction of the unincorporated county as identified by the Federal Emergency Management Agency in its flood insurance study dated September 14, 2018 with accompanying maps and other supporting data, which are hereby adopted by reference and declared a part of this article.” As such those ordinances do not pertain to these properties. The original subdivision plans of Springcrest identify approval as noted “one acre behind lots 33-36 reserved for detention area”. Staff believes that the stormwater management plan for the proposed development will not only need to serve the new construction, but the existing subdivision. The applicant has been notified of this. If approved by the Planning Commission for Preliminary Plat approval, the applicant will submit their plan to DHEC for review and possible alteration. Final plat approval and building permits will not be issued by staff until the applicant has approval from DHEC, ECWAS, and SCDOT.

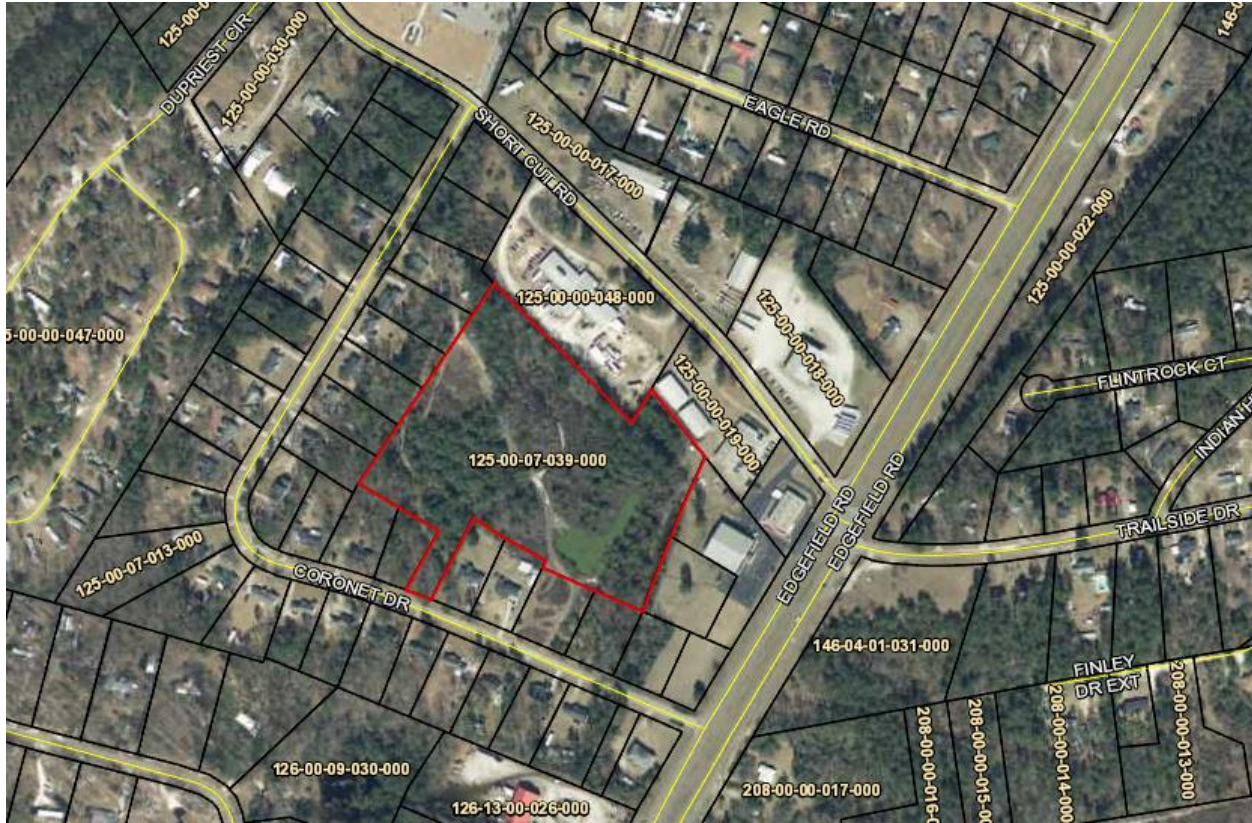
### **Needed Action**

Following Public Hearing the Planning Commission may vote on Preliminary Plat approval for Coronet Dr. Subdivision. The proposal will receive automatic approval on 6/12/2020 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



## Items

Item A – *Coronet Drive Subdivision Plan*

Item B – *Springcrest Subdivision Plat*

Item C – *Springcrest Subdivision Protective Covenants, Restriction and Easements*

# Memorandum

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**To:** Edgefield County Planning Commission  
**From:** Kevin Singletary, Edgefield County Planner  
**Date:** June 11, 2020  
**Re:** Proposal of Land Development (Murrah Rd. Office Building)

**Applicant:** Richard A. Miller  
**Property Owner:** Richard A. Miller  
**Location:** Murrah Rd.  
**Property Size:** 2 Acres  
**Zoning:** LC  
**Land Use:** Village Density Residential  
**Proposed Use:** Office Building  
**Sewer/Septic:** Septic  
**Water:** ECWSA

## **Land Development Description**

Richard Miller is proposing the development of a commercial building, an office building. The site is located on Murrah Rd. near the intersection with West Five Notch Rd., Parcel ID: 126-00-03-007-000. It is a 4.92 acre parcel and is owned by the applicant. The building is 80 Ft. x 50 Ft. with five office spaces and two warehouses. There will be a 15 Ft. landscaped buffer area between the building and adjacent residential property lines.

## **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 |

## **Compliance with County Comprehensive Plan**

- |                      |             |
|----------------------|-------------|
| • Permitted Land Use | - Compliant |
|----------------------|-------------|

## **Approval by Other Regulatory Entities**

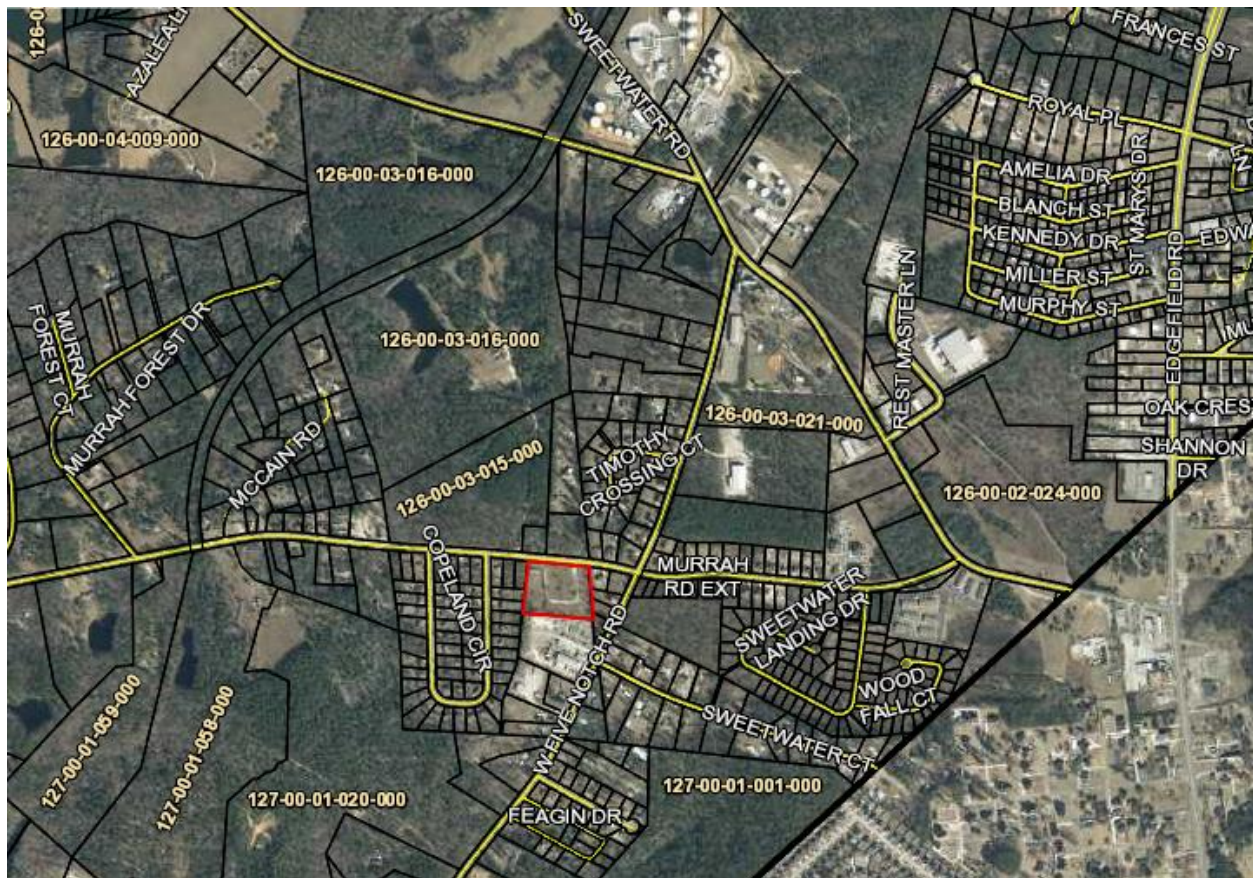
- |                              |  |
|------------------------------|--|
| • DHEC Waste Water Control   | - Pending Planning Commission Approval |
| • ECWSA Tap Approval         | - Pending Planning Commission Approval |
| • Aiken Electric Cooperative | - Pending Planning Commission Approval |
| • SCDOT Encroachment         | - Approved                             |

## **Needed Action**

Following Public Hearing the Planning Commission may vote on the Land Development Application for the proposed office building. The proposal will receive automatic approval on 7/19/2020 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. 24-252 (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 Area**



## Land Development Site



### Items

Item G – Murrah Rd. Office Building Site Plan

Item H – Murrah Rd. Office Building Layout

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# Edgefield County Planning Commission

## Work Session Meeting Minutes

Zoom Call  
May 14, 2020  
5:00 PM

<b>Chairman:</b>	James Burt – Dist. I	<b>Members:</b>	Frank Gabriel – Dist. II
<b>Vice-Chairman:</b>	George Thornton – At Large		Buddy Smith – Dist. III
<b>At Large:</b>	Brett McNeill		James Johnson – Dist. IV
<b>County Council Liaison:</b>	Art Biggs		James Oliver – Dist. V

The Edgefield County Planning Commission Work Session Meeting was held on Thursday May 14, 2020 virtually on a Zoom call 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](mailto:ksingletary@edgefieldcounty.sc.gov)

**Members present:** Burt, Thornton, McNeill, Johnson, and Oliver.

**Members absent:** Smith and Gabriel.

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

*No votes held during work session.*

**I. Call to Order**

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

**II. Invocation**

Burt gave an invocation.

**III. Old Business**

**a. Potential Land Development (RV Park)**

- i.** Derek Floyd is considering proposing the development of a recreational vehicle park. This development would be located on Edgefield Rd. on Parcel IDs: 145-00-00-065 & 140. Derek Floyd the applicant and Mark Green of P.E. with James G. Swift & Associates are here to join the Planning Commission during the Work Session to discuss the potential land development.

Floyd explained that he has already owned a Mobile Home Park for 25 years and now wants to have an RV Park. Burt asked if the road was private and Singletary said that it's an existing drive on the front 2.1 acres that interconnects with back 3.10 acres, and the developer must complete a private road agreement in order to apply. He said the minimum size for

RV parks is 5 acres, so the developer will have to combine his properties and will need a variance from the BZA for the 50' setback from the property line.

McNeill asked if his intent was short-term or long-term RV Parking and Floyd said long term with no amenities included. Thornton asked about the dumping tanks for sewage and Clark stated that an approved DHEC system would be installed. Singletary mentioned the option of interconnection with the sewer line and Clark said either option would have to be approved by the Building and Planning Department.

**b. Proposed Major Subdivision (Rachel Ave. Subdivision)**

- i. Adams Brothers Properties LLC is proposing the development of a major subdivision. This subdivision would be located on Rachel Ave. on Parcel ID: 163-00-01-025. Don Adams of Adams Brothers Properties, LLC is here to join the Planning Commission during the Work Session to discuss the proposed land development

Burt asked Adams if he owns Rachel Avenue and he said he does up to a point and made an agreement with the HOA and he owns Michelle Avenue.

There was a discussion about the location. McNeill said the subdivision seems to be in harmony with the existing area and zoning. Oliver asked if it would be on septic and Adams said yes.

**IV. New Business**

**c. Proposed Land Development (Steve Arthur Orchids)**

- i. HNF Enterprises, LLC is proposing the development of a specialty store, Steve Arthur Orchids. This store would be located at 1286 Augusta Rd. on Parcel ID: 159-00-00-002. Travis and Chris Fincher of HNF Enterprises, LLC, are here to join the Planning Commission during the Work Session to discuss the potential land development

Oliver asked if this was off Highway 25 and Singletary said yes. There was some discussion about the location and an old building on the property. Fincher said the existing building will be removed and the owner plans to build his house there in the future. The commissioners all agreed it was desirable for Edgefield county.

**d. Proposed Major Subdivision (Tavern Hill I)**

- i. Tavern Hill, LLC is proposing the development of a major subdivision. This subdivision would be located on Stephens Rd., on Parcel ID: 125-00-00-012. Todd Brown of Tavern Hill, LLC, is here to join the Planning Commission during the Work Session to discuss the proposed land development.

Brown opened the discussion by saying that everything follows the plan presented to the Planning Commission and County Council. Oliver asked about the largest sections on the map being green space and Brown said that would be the second phase. Oliver asked if there would be signs at the entrances off Sweetwater Road and Stephens Road and Brown said yes. Oliver asked about the latest update on the Railroad and Brown said he didn't know, he doesn't own them. Clark said the Railroad still owns that property. Oliver asked about the agreement between Tavern Hill and the existing houses that Welsh built and Brown said they offered Welsh to join Tavern Hill and use their amenities. Oliver asked about the concern for school traffic and Brown said they are trying to give space and a lot of line of sight. He said once development starts, it should slow them down. Oliver asked if the planned to complete phase 1 before coming back for phase 2 and 3. Brown said it depends on the sales. Singletary stated that typically developers would apply for the next phase when ready for infrastructure. There was a discussion about the sidewalks and Thornton asked about crosswalks, Singletary said there would be two. Then there was discussion on the entrances. Brown said they would be similar to Hammonds Ferry. Thornton asked if the lot lines would be zero and Brown said no, there will be five foot lot lines. There was a discussion about lot size and Singletary said the average lot size is 15,349 sq.ft. Thornton asked the price point and brown said \$275,000-\$285,000. Clark confirmed they are in line with the planned development in the LMO.

**V. Adjournment**

Burt adjourned the Work Session at 5:42 pm.

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# Edgefield County Planning Commission

## Meeting Minutes

Zoom Call  
May 14, 2020  
6:00 PM

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<b>Chairman:</b>	James Burt – Dist. I	<b>Members:</b>	Frank Gabriel – Dist. II
<b>Vice-Chairman:</b>	George Thornton – At Large		Buddy Smith – Dist. III
<b>At Large:</b>	Brett McNeill		James Johnson – Dist. IV
<b>County Council Liaison:</b>	Art Biggs		James Oliver – Dist. V

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**Members present:** Burt, Thornton, McNeill, Johnson, and Oliver.

**Members absent:** Gabriel and Smith

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

**I. Call to Order**

Burt called the meeting to order at 6:05pm.

**II. Approval of Agenda**

**a. Approval of May 14, 2020 Planning Commission Meeting Agenda**

Johnson made a motion to approve the May 14, 2020 agenda. Thornton seconded the motion. Burt put the motion to a vote. 5 voted in favor (5-0). Motion passed.

**III. Approval of Minutes**

**a. Approval of March 12, 2020 Work Session Meeting Minutes**

McNeill made a motion to approve the March 12, 2020 Work Session Meeting minutes. Johnson seconded the motion. Burt put the motion to a vote. 5 voted in favor (5-0). Motion passed.

**b. Approval of March 12, 2020 Meeting Minutes**

Johnson made a motion to approve the March 12, 2020 Meeting minutes. McNeill seconded the motion. Burt put the motion to a vote. 5 voted in favor (5-0). Motion passed.

#### **IV. Public Hearing**

##### **e. Proposed Major Subdivision (Rachel Ave. Subdivision)**

- i.** Reading of submitted public comment on the proposed Major Subdivision Rachel Ave. Subdivision.

Burt asked if there were any comments, there were none.

##### **f. Proposed Land Development (Steve Arthur Orchids)**

- i.** Reading of submitted public comment on the proposed Land Development Steve Arthur Orchids.

Burt asked if there were any comments, there were none.

##### **g. Proposed Major Subdivision (Tavern Hill I)**

- i.** Reading of submitted public comment on the proposed Major Subdivision Tavern Hill I.

Burt asked if there were any comments, Singletary stated that there was one. Singletary read a statement from Linda Anderson, 541 Stephens Mill Drive, North Augusta, SC 29860.

Burt closed the Public Hearing.

#### **V. New Business**

##### **a. Proposed Major Subdivision (Rachel Ave. Subdivision)**

- i.** Adams Brothers Properties, LLC is proposing the development of a major subdivision. This subdivision would be located on Rachel Ave. on Parcel ID: 163-00-01-025.

Burt said Rachel Avenue subdivision meets the criteria necessary, the utilities approval is pending the Planning Commissions approval. There were no further comments.

McNeill made the motion to approve proposal of development of a major subdivision on Rachel Avenue. Johnson seconded it. Burt put the motion to a vote. 5 voted in favor (5-0). Motion passed.

##### **b. Proposed Land Development (Steve Arthur Orchids)**

- i.** HNF Enterprises, LLC is proposing the development of a specialty store, Steve Arthur Orchids. This store would be located at 1286 Augusta Rd. on Parcel ID: 159-00-00-002.

Burt said Orchid specialty store meets the criteria necessary, the utilities approval is pending the Planning Commission approval. There were no further comments.

Oliver made the motion to approve proposal of development of a specialty store at 1286 Augusta Road. Thornton seconded it. Burt put the motion to a vote. 5 voted in favor (5-0). Motion passed.

**c. Proposed Major Subdivision (Tavern Hill I)**

- i. Tavern Hill LLC is proposing the development of a major subdivision, Tavern Hill I. This subdivision would be located on Stephens Rd. on Parcel ID: 125-00-00-012.

Burt said the proposal of Tavern Hill subdivision meets the criteria necessary, the utilities approval is pending the Planning Commission approval. He asked for any further comments and Oliver wanted it noted that he is concerned about the school kid traffic but thinks the developers have it figured out.

Oliver made the motion to approve proposal of development of a major subdivision on Tavern Hill. Johnson seconded it. Burt put the motion to a vote. 5 voted in favor (5-0). Motion passed.

Singletary mentioned that next months meeting may be in person, they will follow the state and federal recommendations and do what is best for the health and safety of the public, commissioners, staff, and applicants. Oliver added he hopes so for public involvement.

**VI. Adjournment**

Oliver made a motion to adjourn. Johnson seconded the motion. Burt put the motion to a vote. 5 voted in favor (5-0). Motion passed. Meeting adjourned at 6:11 pm.