A New Edgefield County Land Management Ordinance
Draft Zoning Recommendations Review

February 10, 2020 – Sweetwater Community Center
February 11, 2020 – Edgefield County Council Office
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
The LMO Code Update Process

Phase 1 – Code Issue Identification
What works and doesn’t work with the County’s current development regulations?

Phase 2 – Code Review and Diagnosis
What are the community’s preferences regarding new development and redevelopment and how do they react to initial ideas and solutions?

Phase 3 – Code Drafting
What is the community feedback to the recommended LMO updates?
Edgefield County LMO Proposed Actions

• **Required:** Update Existing Ordinance Zoning categories:
  – Repeal existing districts and replace with new LMO zoning districts to provide greater variety of uses and densities for rural and suburban development.
  – Create specific definitions and expectations for each new zoning district.
  – Create overlay zoning districts to support community plan protection and development objectives.

• **Recommended:** Expand the area of the County covered by Zoning
  – Expand zoning throughout the unincorporated County area.
  – Prepare an updated Official Zoning Map.
Edgefield County LMO Application

- LMO applies to the use or occupancy of all buildings, structures, or land; and requires a change of use to conform to LMO provisions and requirements.
- LMO applies to the erection, construction, reconstruction, movement, enlargement, or structural alterations of all buildings, structures, or parts thereof in conformity with the provisions and requirements of the LMO.
- LMO applies to the subdivision of land.
Edgefield County LMO Timing

- Existing zoning districts will be repealed, new LMO districts will be adopted, and all existing zoning district boundaries will be revised simultaneously.

- Overlay districts will be identified for key development areas to support community plan objectives.

- Existing uses will be allowed to continue as long as there are no substantial changes to the structures. Where properties are identified as non-conforming, a process shall be provided to allow transition from a non-conforming use to a consistent use.
LMO Exemptions and Exceptions

- Legally existing structures or uses approved under prior County regulations that may become non-conforming under the LMO may continue existing uses under the LMO unless there are substantial changes to the structure(s) and/or land use. Other exceptions and exemptions may include:
  - Buildings or structures legally under construction on the date of adoption of the LMO;
  - Buildings or structures for which a building permit has been issued as of the effective date of the LMO;
  - Approved development plans or subdivision plats or proposed uses of property approved prior to the effective date of the LMO.
Edgefield County LMO Zoning Issues

- Existing Ordinance has 5 general zoning districts plus 4 special use and overlay districts:
  - GD / General Agricultural Development
  - RD / Residential Agricultural Development
  - RR / Rural Residential Development
  - LC / Limited Commercial
  - ID / Industrial Development
  - PD / Planned Development
  - FH / Flood Hazard
  - AC / Airport Compatibility
  - HOD / Highway Overlay
Edgefield County
Current Zoning Map
GOAL
Mirror the land development process

Intro/Purpose
Drawn from: Art. 1, Sec. 24-207, & Art. X

STEP 1:
What land uses are allowed on a property?
- Use of Land & Structures
  Drawn from: Art. II and Art. VII

STEP 2:
Are there limitations on how a property can be used & developed?
- Restrictions on Particular Uses
  Drawn from: Art. III

STEP 3:
What other standards guide a property’s use & development?
- Landscaping & Buffers
  Drawn from: Art. IV
- Parking & Loading
  Drawn from: Art. V
- Sign Regulations
  Drawn from: Sec. 24-90
- Natural Resource Protection
  Drawn from: Sec. 24-33, Sec. 24-11
- Project Design & Construction Standards
  Drawn from: Art. VI

STEP 4:
What are the procedures for using & developing a property?
- Procedures & Permits
  Drawn from: Art. VIII
- Administration & Enforcement
  Drawn from: Art. IX, Sec. 24-281
- Interpretation & Definitions
  Drawn from: Sec. 24-288, Various sections
- Appeals
  Drawn from: Various sections
Land Management Ordinance
Draft Future Zoning Categories

• Agricultural
• Residential
• Commercial
• Industrial
• Special Purpose including Design Overlays

NOTE: These categories were initially divided into 20 separate districts as shown on the following pages. The LMO Committee recommended reducing the number of new districts and consolidating into fewer districts as seen on the following pages:
## Land Management Ordinance
### Summary of Draft Zoning Districts

<table>
<thead>
<tr>
<th>Category Type</th>
<th>Existing</th>
<th>Proposed LMO</th>
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</thead>
<tbody>
<tr>
<td>Rural/Agricultural</td>
<td>3 (GD, RD, RR)</td>
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<td>Corridor Overlay</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>9</strong></td>
<td><strong>20</strong></td>
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</table>
Land Management Ordinance
Proposed Draft Zoning Categories

- Rural Agricultural District (RA)
- Rural Conservation District (RC)
- Residential Estate District (RE)
- Residential Large Lot District (RL)
- Residential Suburban District (RS)
- Residential Village District (RV)
- Light Service Commercial District (LSC)
- General Service Commercial District (GSC)
- Light Transitional Office District (LTO)
- Light Industrial Manufacturing District (LIM)
- General Industrial Manufacturing District (GIM)
- Agricultural Industrial District (AGI)
- Planned Unit Development District (PUD).
- Planned Residential Development District (PRD).
- Flood Hazard Protection District (FHP).
- Airport Compatibility Protection District (ACP).
- Highway-Design Overlay District (OHD).
- Sweetwater Overlay District (OSW).
- Martintown Overlay District (OMT).
- Town Edge Overlay District (OTE).

NOTE: The LMO Committee recommended reducing the number of districts by consolidating categories (see marked through text) into other categories.
Land Management Ordinance
Draft Zoning Districts (Residential)

- Rural Agricultural District (RA)
- Rural Conservation District (RC)
- Residential Estate District (RE)
- Residential Large Lot District (RL)
- Residential Suburban District (RS)
- Residential Village District (RV)
Land Management Ordinance
Draft Zoning Districts (Residential)

**Rural Agricultural (RA)** - This district is established to encourage the retention and development of suitable areas for common farm practices and various nonfarm uses, preservation of open space, the conservation and management of soil, water, air, game and other natural resources and amenities, and to 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.

- **NOTES:** District requires 5-acre min. lot size for new development (Allows conservation subdivisions w/conditions and may permit subdivision into 1-acre lots as allowed by current practice); Allows Agricultural uses with buffer requirements for industrial ag uses due to noise or odor impacts. Allows agricultural processing, warehousing, office and local commercial sales. Allows extraction industries with appropriate conditions and buffers.

- **Proposed Agricultural Industrial uses will be incorporated into this district under conditional approvals.**
Land Management Ordinance
Draft Zoning Districts (Residential)

**Rural Conservation (RC)** - This district is intended to conserve, sustain, and protect 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.

- **NOTES:** Requires 5-acre min. lot size for new development (Allows conservation subdivisions with conditions, but prohibits subdivision into 1-acre lots as allowed by current practice for this zoning category); allows limited Agricultural uses as above; prohibits extraction industries. Conditional requirements for new manufactured housing such as permanent foundations.
Residential 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.

- **NOTES:** Provides large lot size with 2-acre min. lot size (Allows conservation subdivisions w/conditions); allows limited Agricultural uses as above; prohibits extraction industries. Conditional requirements for new manufactured housing such as permanent foundations.
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.

• NOTES: Provides large lot size with 1-acre min. lot size (Allows conservation subdivisions w/conditions); allows Agricultural uses as above w/more restrictions; prohibits extraction industries. Provides a transition density like the RC district in Aiken County. This may be considered the most likely “holding” category of residential zoning pending expansion of sewer services to areas that are harder to reach cost effectively. Conditional requirements for new manufactured housing such as permanent foundations will be required.
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.

- **NOTES:** This district provides a small lot size with 9000sf on a sewer line (but requires at least 11,500sf min. lot size or larger to ensure property percolates for septic tank). Prohibits commercial uses. Requires dedicated green space (assumes similar requirements as look at McCormick County - Residential projects shall provide a minimum of one hundred (100) square feet of usable open space per unit, which may be private yards, courtyards, decks or commonly owned tracts. Usable open space within such residential projects may be privately accessible to residents and guests only, without providing public access).

- Requires conditional approval for new manufactured housing such as permanent foundations to allow in the zoning category.
Residential Village (RV) – This district is established to provide for small lot, high density single family detached or attached (duplex and triplex or multi-family) dwellings which are served by publicly-owned sanitary sewer systems.

- **NOTES:** Allows higher density residential with 5500sf min. lot size (8 units/acre) and required sewer. Requires dedicated green space. Allows Mixed Use including light commercial uses. Residential projects shall provide a minimum of one hundred (100) square feet of usable open space per unit, which may be private yards, courtyards, decks or commonly owned tracts. Usable open space within such residential projects may be privately accessible to residents and guests only, without providing public access). Prohibits manufactured housing.
Land Management Ordinance
Draft Zoning Districts (Non-Residential)

- Light Service Commercial District (LSC)
- General Service Commercial District (GSC)
- Light Transitional Office District (LTO)
- Light Industrial Manufacturing District (LIM)
- General Industrial Manufacturing District (GIM)
- Agricultural Industrial District (AGI)

NOTE: The LMO Committee recommended reducing the number of districts by consolidating the LTO office into LSC and consolidating the AGI district into RA, LIM and/or GIM districts.
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.

• **NOTES:** Permits general commercial uses to service suburban country development. No outdoor storage or sales. The use table will specify what is allowed in this district.
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.

• NOTES: Permits more intensive commercial uses including outdoor storage and sales and drive through window sales. The use table will specify what is allowed in this district.
Light Transitional Office (LTO) – This district is intended to provide for business and professional activities, medical and dental offices, and community and institutional facilities and to accommodate residential uses in areas along and adjacent to areas where land use character is changing, or where such a mix of uses is appropriate. It is designed principally for areas along major road corridors dominated by older houses in transition. In this district, ancillary and directly related services and uses may not be the principal uses on the property. Exterior storage facilities may be allowed in this district as conditionally approved.

• NOTES: Permits office, institutional, and enclosed storage facilities with appropriate site development requirements, setbacks, and buffers to maintain traffic flow and existing residential uses. Allows limited outdoor storage with conditions. Allows residential uses to be maintained or expanded with appropriate site development requirements, setbacks, and buffers to allow continued transitional development opportunities.
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.

- NOTES: Permits office, warehouse/distribution and light manufacturing facilities. Allows limited outdoor storage with conditions including site development, setbacks and buffers. New residential uses are not allowed in this district.
Land Management Ordinance
Draft Zoning Districts (Non-Residential)

General Industrial Manufacturing (GIM) – 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.

- NOTES: Permits office, warehouse/distribution, and process manufacturing and permits outdoor storage with buffers and extraction. Allows outdoor storage with conditions including site development, setbacks and buffers. New residential uses are not allowed in this district.
Agricultural Industrial (AGI) - This district is established to encourage the retention and development of suitable areas for more intensive agricultural uses including commercial farming and processing practices and various nonfarm uses, the conservation and management of soil, water, air, game and other natural resources and amenities, and to 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 commercial farm practices and nonfarm uses. This district permits office, warehouse/distribution and agricultural processing facilities and promotes the creation of appropriate buffers.

- NOTES: Based on Catoosa County A-1 district / Requires 5/acre min. lot size for new development. Allows Agricultural uses with buffer requirements for industrial ag uses due to noise or odor impacts. Allows agricultural processing, warehousing, office and local commercial sales. Allows extraction industries with appropriate buffers.
Land Management Ordinance
Draft Special Zoning Districts

Special purpose zoning districts provide a customized mechanism for the planning commission, the county council and the applicant to agree on the scope of a proposed development

• Planned Unit Development District (PUD).
• Planned Residential Development District (PRD).
• Flood Hazard Protection District (FHP).
• Airport Compatibility Protection District (ACP).
Land Management Ordinance
Draft Special Zoning Districts

Planned Development (PUD) - This district is established to provide 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 uses must be served by a DHEC approved sanitary sewer system or systems. 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, 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. It is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly where large undeveloped tracts are involved.

• NOTES: This category is intended to provide a mixed-use planned development zoning category based on a plan recommended by the planning commission and approved by county council and incorporating any required conditions. In view of the substantial public advantage of “planned use development”, it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly where large undeveloped tracts are involved.
Planned Residential (PRD) - 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.

- **NOTES:** This category provides a mixed density residential planned development zoning category based on a plan recommended by the planning commission and approved by county council and incorporates any required conditions. Commercial uses may be much more limited than in the PUD district.
Land Management Ordinance
Draft Special Zoning Districts

Flood Hazard Protection (FHP) – It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and 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. 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.

• **NOTES:** This district is retained from the existing ordinance to meet state requirements and local regulations. This district has very similar language to the Aiken County LMO.
Land Management Ordinance
Draft Special Zoning Districts

Airport Compatibility Protection (ACP) - The intent of this overlay district is to protect the dual interests of airports and neighboring land uses, and to:

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

• NOTES: Retained from existing ordinance. May want to consider the subsets as bullets pending discussion. This overlay is applied to areas in the approach and immediate surroundings at and around recognized public access airports
Overlay Zoning districts protect residents, enhance the appearance of developments, and improve the traffic and circulation in areas adjacent to the primary highway corridors and in the unincorporated areas along the main access roads into the municipalities 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.

- Highway Overlay District (OHD).
- Sweetwater Overlay District (OSW).
- Martintown Overlay District (OMT).
- Town Edge Overlay District (OTE)
Highway Overlay District (OHD) - The purpose of this overlay district is to protect residents, enhance the appearance of developments, and improve the traffic flow on the primary highway corridors in Edgefield County. Specific criteria for design and open space requirements for the OHD Overlay district are identified in several distinct Overlays.

- NOTES: This district is retained from the existing ordinance; but expected to be revised to be specific for each overlay area. Where the current ordinance designates specific corridors located within 400’ of public right of way except for property zoned residential, the new overlay districts are expected to identify specific bounds and define the design requirements for each designated overlay area of the zoning district (each corridor segment or land area adjacent to each (albeit some or most of these can be combined to limit being too specific).
Highway 25 Overlays - The Highway 25 corridor is proposed to include two distinct areas. One (identified as the South Highway 25 Overlay) would include the 400’ on either side of the Highway 25 right of way from the North Augusta city limits to the State Highway 19 intersection. The second overlay (Central Highway 25 Overlay) area would extend from the State Highway 19 intersection to the Edgefield Town Limits. Specific criteria for design and open space requirements for the two OHD Overlays would be identified by County Council.

• NOTES: The existing overlay will be revised to allow County Council to specifically identify boundaries and requirements for each overlay area. Where the current ordinance designates specific corridors located within 400’ of public right of way except for property zoned residential, the new overlay districts are expected to identify specific bounds and define the design requirements and conditions for each designated overlay area.
Sweetwater Road Overlays – The Sweetwater Road overlays also enhance the appearance of development and improve the traffic flow Sweetwater Road by creating new site development and design criteria for the Sweetwater Road corridor. Two separate overlays, each with unique requirements are to be designated by County Council. These are the Transitional Sweetwater Overlay south of the old railroad corridor and the Pastoral Sweetwater Overlay to the north of the railroad line.

• **NOTES:** These overlays are expected to require specific design requirements that would affect all properties but underlying uses would remain.
Land Management Ordinance
Draft Overlay Zoning Districts

Martintown Overlay – This overlay is intended to protect residents, enhance the appearance of developments, and improve the traffic flow on the Martintown Road highway corridor between the Colliers intersection and the North Augusta city limits in Edgefield County. Specific boundaries are to be determined by County Council. Specified design criteria are to be identified by County Council.

• NOTES: This overlay is expected to create site development and design criteria requirements for properties located along the Martintown Road corridor per recommendations from the Comprehensive Plan. The requirements are expected to be unique to the corridor. Underlying uses would not be directly affected.
Land Management Ordinance
Draft Overlay Zoning Districts

**Edgefield and Johnston Town Edge Overlays** – These overlays are intended to protect residents, enhance the appearance of developments, and improve the traffic flow in the unincorporated areas adjacent to the existing incorporated towns in Edgefield County. *Specific boundaries are to be determined by County Council*. *Specified design criteria are to be identified by County Council.*

- **NOTES**: This overlay provides controls to support the transitional fringe areas outside established towns. The requirements are expected to be unique to (1) the Edgefield subarea and (2) the Johnston subarea.
## Land Management Ordinance
### Summary of Draft Zoning Districts

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<th>Category Type</th>
<th>Existing</th>
<th>LMO Proposed</th>
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<tbody>
<tr>
<td>Rural/Agricultural</td>
<td>3</td>
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<td>Residential</td>
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What is the community feedback to the recommended LMO updates?

NOTE: The process has moved from review to drafting a new ordinance. Feedback is very important to the County’s consideration of these recommendations. Please provide your feedback to the LMO Committee!
COMMENTS

The Edgefield County Land Management Ordinance draft is in the process of being prepared and these recommendations are preliminary.

• If you have questions or wish to make comments, please ask. All elements still need consideration and editing.

• If you think about a question later, feel free to contact Edgefield County Planner Kevin Singletary at 803-637-2101. He will compile questions and comments for consideration prior to the next meeting of the Committee.