



Edgefield County Planning Commission

County Council Chambers

August 13, 2020

Work Session Meeting 5:00 PM

Regular Meeting 6:00 PM

Chairman James Burt – Dist. I

Vice-Chairman – Brett McNeill – At Large

Joel Presley – At Large

Frank Gabriel – Dist. II

TBD – Dist. III

James Johnson – Dist. IV

James Oliver – Dist. V

Art Biggs – County Council Liaison

The next Planning Commission Meeting is scheduled for September 10, 2020

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Edgefield County Planning Commission Work Session Meeting Agenda

County Council Chambers

August 13, 2020

5:00 PM

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

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. New Business**
 - a. Proposed Major Subdivision (Annison Pointe)**
 - i.** Blue Sky Properties, LLC is proposing the development of a major subdivision, Annison Pointe. This subdivision would be located at the intersection of Currytown Rd. and Mealing Rd., Parcel ID: 126-00-04-004-000. Dave and Stuart Thompson the developers with Blue Sky Properties are here to join the Planning Commission during the work session to discuss the proposed subdivision development.
 - b. Potential Major Subdivision (Murrah Estates)**
 - i.** CLT Land Development is considering proposing the development of a major subdivision, Murrah Estates. This subdivision would be located at the intersection of Murrah Rd. Extension and West Five Notch Rd., Parcel ID: 126-00-03-009-000. Charles Allen of CLT Land Development and a representative of Zel Engineers, the engineers on the project, are here to join the Planning Commission during the work session to discuss the potential subdivision development.
 - c. Potential Land Development (Everyday Investments Auto Sales)**
 - i.** Jeffrey Hughes is considering proposing the development of a motor vehicle retail lot, Everyday Investments Auto Sales. This development would be located at the intersection of Edgefield Rd. and Sandy Hill Ct., 202 Sandy Hill Ct., Parcel ID: 145-00-06-001-000. Jeffrey Hughes is here to join the Planning Commission during the work session to discuss the proposed motor vehicle retail lot.

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

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

IV. Adjournment

Edgefield County Planning Commission

Meeting Agenda

County Council Chambers

August 13, 2020

6:00 PM

Chairman:	James Burt – Dist. I	Members:	Frank Gabriel – Dist. II
Vice-Chairman:	Brett McNeill		TBD – Dist. III
At Large:	Joel Presley		James Johnson – Dist. IV
County Council Liaison:	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. **Approval of Agenda**
 - a. **Approval of August 13, 2020 Meeting Agenda**
- III. **Approval of Minutes**
 - a. **Approval of July 9, 2020 Work Session Meeting Minutes**
 - b. **Approval of July 9, 2020 Meeting Minutes**
- IV. **Reports**
 - a. **Resignation of Buddy Smith from the Planning Commission**
 - i. Buddy Smith has resigned from the Planning Commission where he served as the District III member. Mr. served on the Planning Commission from October 1, 2019 to his resignation August 2, 2020. Staff would like to thank Mr. Smith for the time he has served on the Planning Commission. County Councilman Dean Campbell will nominate an individual for the Planning Commission for County Council approval to occupy the now vacant District III seat for the remainder of the current term (November 1, 2018 – November 1, 2020).
 - b. **LMO Review Postponed by County Council**
 - i. At the July 28, 2020 LMO Steering Committee Meeting the Committee forwarded the LMO to the Planning Commission for further review and public hearing. At the August 5, 2020 County Council Meeting Council voted to have the LMO review process postponed to January 2021. The Planning Commission will pick up the LMO review at that time. Robert and Company, the County’s consultants hired for the LMO process, will continue to work with County Staff in the interim on the draft document for recommended changes to the Planning Commission as well receive public comment. The draft document as proposed by the LMO Steering Committee and draft zoning map have been posted on the County’s website for public review, comment, questions, and recommendation.

V. Public Hearing

a. Proposed Major Subdivision (Annison Pointe)

- i. Public comment on the proposed subdivision.

VI. New Business

a. Swearing in of Joel Presley

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

b. Proposed Major Subdivision (Annison Pointe)

- i. Blue Sky Properties, LLC is proposing the development of a major subdivision, Annison Pointe. This subdivision would be located at the intersection of Currytown Rd. and Mealing Rd., Parcel ID: 126-00-04-004-000.

VII. Adjournment

Memorandum

To: Edgefield County Planning Commission
From: Kevin Singletary, Edgefield County Planner
Date: August 13, 2020
Re: Proposal of Major Subdivision (Annison Pointe)

Applicant: Blue Sky Properties and Investments LLC
Property Owner: Blue Sky Properties and Investments LLC
Location: Currytown Rd. and Mealing Rd. Parcel ID: 126-00-04-004-000
Property Size: 51.43
Zoning: Un-zoned (UZ)
Land Use: Residential Estate
Number of Lots: 85
Lot Sizes: .48 acres (Average)
Sewer: Septic
Water: ECWSA

Land Development Description

Blue Sky Properties and Investments LLC is proposing the development of a subdivision. This subdivision would be located at the intersection on Currytonw Rd. and Mealing Rd. The development is on Parcel IDs: 126-00-04-004-000. The developer is proposing 85 lots, the smallest being .26 acres, the largest being 5.04 acres, and the average lot size being .48 acres. The average density of the development is .6 acres per unit. The development will be on septic systems and water provided by ECWSA.

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

Compliance with County Comprehensive Plan

- Permitted Land Use - Compliant

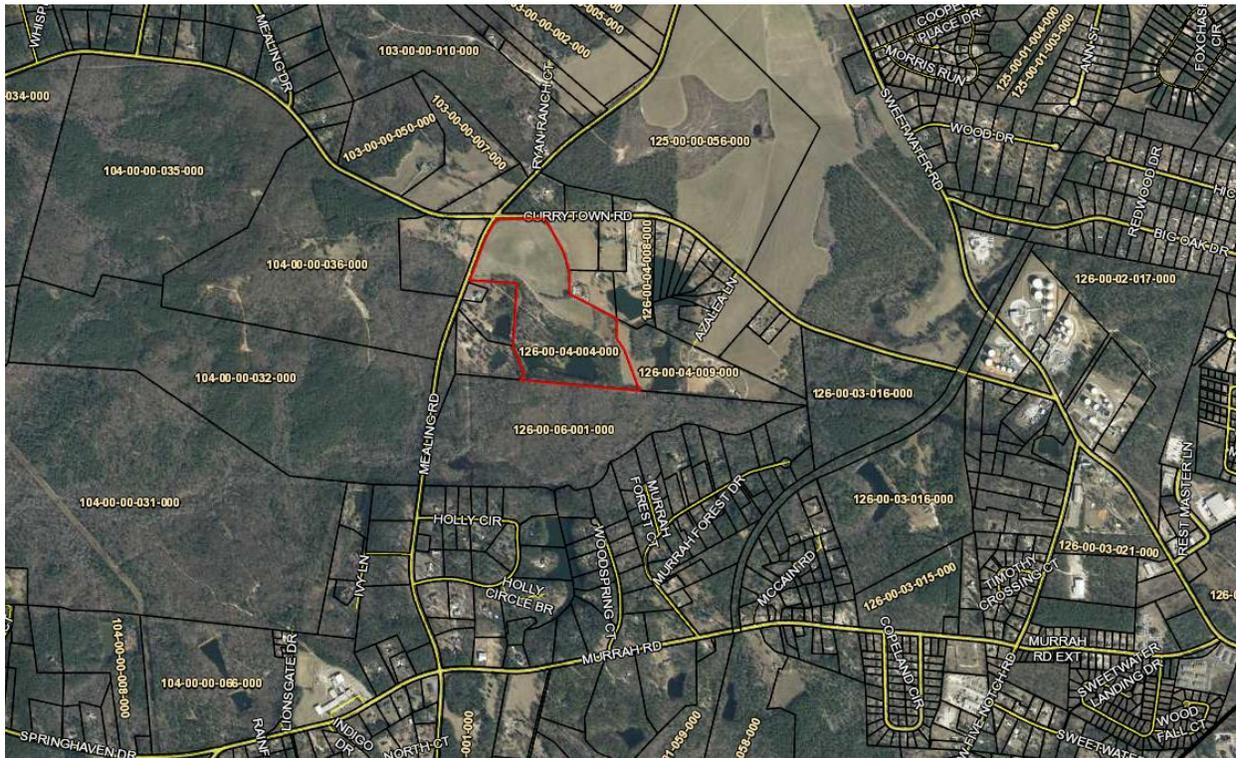
Approval by Other Regulatory Entities

- DHEC Storm Water / Sediment Control - Pending Planning Commission Approval
- DHEC Waste Water Control - Pending Planning Commission Approval
- ECWSA Tap Approval - Pending Planning Commission Approval
- Aiken Electric Cooperative - Pending Planning Commission Approval
- SCDOT Encroachment - Approved

Needed Action

Following Public Hearing the Planning Commission may vote on Preliminary Plat approval for Annison Pointe. The proposal will receive automatic approval on 9/20/2020 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 – Annisone Pointe Preliminary Site Plan

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Edgefield County Planning Commission Work Session Meeting Minutes

County Council Chambers

July 9, 2020

5:00 PM

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

The Edgefield County Planning Commission Work Session Meeting was held on Thursday July 9, 2020 at the Edgefield County Council Chambers at 225 Jeter Street in Edgefield at 5:00pm. Notice of the time date and agenda of this meeting was provided to The Edgefield Advertiser and others when requested. Any questions regarding the Planning Commission should be directed to the County’s Planner Kevin Singletary

ksingletary@edgefieldcounty.sc.gov

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

Members absent: Smith.

Staff present: Clark, Singletary, and Wall.

No votes held during work session.

I. Call to Order

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

II. Invocation

Burt gave the invocation.

III. Old Business

a. Proposed Land Development (Grace United Methodist Church)

- i.** Grace United Methodist Church (UMC) is 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 from Grace UMC are here to join the Planning Commission during the work session to discuss the potential land development.

Oliver asked about the photo rendition in the packet and Hasse explained the location and said they’ve been doing events on that property for a while and have been presented with the opportunity to acquire a free

commercial mobile home, which has been used as a church in the past. He said their plans are to use it as a church until they can build a church there. He went on to say they photoshopped a brick foundation on the picture to give the commissioners a visual of what it will look like. He said they've also been offered a lighted marquee sign.

Oliver brought up the fact that the County is in the middle of changing the zoning and wanted to make sure the sign would fit into the future plans for that area. Singletary said the sign would be grandfathered in if the LMO is adopted with a zoning or overlay district that make it nonconforming if it was erected before LMO adoption. Gabriel asked how many people they were looking to attend the church and Hasse said they've had as many as 125 for Easter but would be very happy with 30 right now. Gabriel mentioned his concern for the fire code compacity in the mobile home and also whether or not it would be in harmony with the LMO and Comprehensive Plan. Clark said it is a commercial structure and the seating compacity is limited to the fire code. Burt added that he was familiar with the building where it is currently located in Saluda County. Oliver asked how long it has been in Saluda county and Hasse said ten years. Gabriel said he was not opposed to a church but was worried about how long it would take them to construct a church. He mentioned putting a time limit on the mobile home. Singletary clarified that the Planning Commission can specify astatic qualities but not put limitations on time the structure is used. Oliver brought up his concern about the parking lot and that it needed to be paved. Clark confirmed that the ADA handicap parking spots would be paved.

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., Parcel ID: 126-00-04-004. Dave Thompson and Stuart Thompson the developers from Blue Sky Properties are here to join the Planning Commission during the work session to discuss the potential subdivision development.

Oliver expressed his concern about accidents in that intersection and that 300 more cars are a lot more traffic. He said the density is intense and he doesn't know if this is what they have envisioned for that area. He was also concerned about the septic in that area and questioned whether or not it would even perk. He said he knows developers cannot control accidents but he would like to see a round-a-bout at the intersection of Currytown and Mealing.

McNeill expressed his concern for the traffic and septic.

Stewart said they are working on permits with DOT for the traffic control and working with DHEC on the perk ability.

Oliver asked if they had spoken to the neighbors and Stewart said they had spoken to Jerry Bass during the earlier phases. Dave added that the density meets all the requirements for Edgefield County. Singletary said that DOT is the governing authority on state roads and traffic, and DHEC has the final say on septic approval. He said they will not be issued a building permit if they do not have a Permit to Construct from DHEC. He said the subdivision meets the requirements of the land use area of having an average of 2 acres per unit in the land use and added that the property is un-zoned.

Oliver asked if it would be similar to Copperfield and Stewart said that Copperfield is denser. Gabriel said he needed to review the language in the Comprehensive Plan about residential areas and farms. Singletary said if Greystone officially applies, he would send the commissioners his full report.

Oliver went on to say there is a magnolia tree on that property that Clemson Extension is researching the possibility of it being the second largest magnolia tree in the state of South Carolina. He went on to say he doesn't like the idea of having a lot that close to the tree and its roots.

Dave said Edgefield County Historical Society has showed interest in the tree and we can control the protection of the tree. He said their concern is if someone takes responsibility of the tree and while they will do everything, they can to preserve the tree they still cannot control neighboring lots. He said best case scenario would be the Historical Society take control of it. Oliver wanted to see more on the protection of the tree. Dave said they will come back in August and work out future plans. He added that the density is 1.7 units an acre and Copperfield is 3.5 units an acre. Oliver brought up the three phases and if they could go from phase one to phase three in order to bypass the tree and Dave said the way the engineer has designed the retention ponds it has to be built in the order it was designed.

IV. New Business

a. Potential Major Subdivision (Springhaven Dr. Subdivision)

- i.** Robert and Kathy Norman are considering proposing a major subdivision. This subdivision would be located near the intersection of Springhaven Dr. and Spring lake Ct., Parcel ID: 105-00-00-003. Robert and Kathy Norman the property owners are her to join the Planning Commission during the work session to discuss the potential subdivision.

Oliver asked if there was a driveway and Mr. Norman said they share one with one other person. Singletary explained the definition for a major subdivision.

McNeill asked if they would be able to subdivide and sell more lots in the future and Singletary said yes if approved. Gabriel asked about the zoning and Singletary said it is un-zoned. McNeill asked about the water and Mrs. Norman said it was on county water. Singletary said the taps will come up when someone purchases the lot to build. Oliver said it sounds compatible. Singletary went over the approval and said the commissioners would be approving a creation of a private road with the potential for more lots but clarified this is not the intent of these applicants. He said the private road would need to meet the requirements of 50' easement with 20' riding surface and private road owners are responsible for the maintenance of the road.

b. Potential Land Development (Wedding Complex)

- i. Wazoo Events is considering proposing the development of a wedding complex. This development would be located off of Mill Creek Dr., Parcel ID: 078-00-00-005. Tommy Wafford and Andrew Duke, the Co-founders and Business Partners from Wazoo Events are here to join the Planning Commission during the work session to discuss the potential land development.

Duke explained the plans for the wedding venue on 140 acres off of Mill Creek Drive. He said it would be a pole building and the possibility of cabins. Oliver mentioned that the road just washed out during the last rain this past week and asked for more information about the 28 cabins. Duke said it would be a gravel road. There was a discussion on the location and the commissioners expressed that they liked the idea.

V. Adjournment

Burt adjourned the Work Session at 5:50 pm.

Edgefield County Planning Commission Meeting Minutes

County Council Chambers

July 09, 2020

6:00 PM

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

The Edgefield County Planning Commission Meeting was held on Thursday July 09, 2020 at the Edgefield County Council Chambers at 225 Jeter Street in Edgefield at 6:00pm. Notice of the time date and agenda of this meeting was provided to The Edgefield Advertiser and others when requested. Any questions regarding the Planning Commission should be directed to the County's Planner Kevin Singletary ksingletary@edgefieldcounty.sc.gov

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

Members absent: Johnson, and Smith.

Staff present: Clark, Singletary, and Wall.

I. Call to Order

II. Approval of Agenda

a. Approval of July 9, 2020 Meeting Agenda

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

III. Approval of Minutes

a. Approval of June 11, 2020 Work Session Meeting Minutes

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

b. Approval of June 11, 2020 Meeting Minutes

McNeill made a motion to approve the June 11, 2020 Meeting minutes. Gabriel seconded the motion. Burt put the motion to a vote. All voted in favor (4-0). Motion passed.

IV. Reports

a. Resignation of George Thornton from the Planning Commission

- i.** George Thornton has resigned from the Planning Commission where he served as an At-Large member. Mr. Thornton served on the Planning Commission from January 3, 2017 to his resignation June 29, 2020. Mr. Thornton stated in his resignation his “heartfelt appreciation for the opportunity to serve on the Edgefield County Planning Commission.” He extended his respect and best wishes to the other members of the Commission and to staff. Staff would like to thank Mr. Thornton for the time he has served on the Planning Commission. County Council Chairman Scott Cooper will nominate an individual for the Planning Commission for County Council approval to occupy the now vacant At-Large seat for the remainder of the current term (November 1, 2019 – November 1, 2021).

Burt went over the report for Thornton’s resignation and expressed his and the committee’s appreciation for his serve on the committee.

V. Public Hearing

a. Proposed Land Development (Grace United Methodist Church)

- i.** Public comment on the proposed land development Grace United Methodist Church.

Monty Stinley said he would like to see a church there but wants clarification on the design of the mobile home. Singletary explained the design and Burt added that it looks good in Saluda where it currently sits.

There were no more comments so Burt closed the public hearing.

VI. New Business

a. Proposed Land Development (Grace United Methodist Church)

- i.** Grace United Methodist Church (UMC) is 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.

Oliver said the only concern he had was with the parking lot but as long as they meet all the requirements, he was ok with it.

McNeill made a motion to conditionally approve the development of the religious organization located at the intersection of Randall Rd and Sweetwater Road pending they install hardy board siding, a covered porch/deck and they meet all the ADA requirements for the parking lot. Oliver seconded the motion. Burt put the motion to a vote. 4 voted in favor (4-0). Motion passed.

b. Election of Planning Commission Interim Vice-Chairman

- i.** The Planning Commission needs to elect a Vice-Chairman who will assume the position immediately for the remainder of this term (November 1, 2020). Staff will distribute voting cards. Once all voting cards have been completed staff will collect them, tally the vote, and announce the elected Vice-Chairman.

Singletary stated that he received Commissioner Johnson's voted via email.

The first vote was a tie (2) votes for Oliver and (2) votes for McNeill.

Run-off vote concluded with McNeill as the winner

Burt asked about Commissioner Smith and his absences. Singletary said that County Council was aware of it.

Councilman Cooper thanked the commissioners for their work and there was a discussion about the next LMO steering committee meeting. Singletary said they were working to schedule small group meetings, he was waiting to hear everyone's availability.

VII. Adjournment

Oliver made a motion to adjourn. McNeill seconded the motion. Burt put the motion to a vote. 4 voted in favor (4-0). Motion passed. Meeting adjourned at 6:16 pm.