

Shayla Backmon  
219 Thurmond St.  
Edgefield, SC 29824

2/11/2021

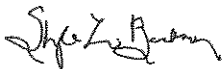
Mr. Kevin Singletary  
County Planner

Mr. Singletary,

I formally request that this letter be read aloud at the meeting on 2/11/2021. I also request that a copy of this letter be given to the planning committee members and that it be made part of the official meeting minutes.

On behalf of myself and my family who will be directly impacted, I am requesting that the planning committee members vote no on presenting this LMO to the County Council. As the draft is currently, it is too restrictive to residents who own and live on their property. In this draft, the land that has belonged to my family for generations, land that they have farmed on, lived on, and passed down is now in a General Service Commercial zoning district. Single family homes are prohibited in this zone. The land is located on HWY 25 so business is and has always been integrated into our community. But to take away our rights, and the rights of future generations, to continue to live on the land that has been provided to us by men and women who had few rights of their own is unacceptable.

If you have your own family land, and can control how it is used, you have options. Without it, if you want to build a new home, the only options are of which of the new, over-priced, high density subdivisions you will have to move into.



Shayla Backmon

219 Thurmond St. Edgefield, SC  
2433 Edgefield Rd. Trenton, SC

## Kevin Singletary

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**From:** Rhonda & Mike [REDACTED]  
**Sent:** Thursday, February 11, 2021 4:08 PM  
**To:** Hart Clark; Kevin Singletary  
**Subject:** copy of email

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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- Rhonda & Mike <rhonda\_nowicki@yahoo.com>

To: Kevin Singletary

Thu, Feb 11 at 11:03 AM

Rhonda and Michael Nowicki

27 Garrett Road

I am requesting this be read at tonight's meeting, and to become a part of the minutes, and for each person on council to receive a copy.

I want to publicly state that we are against this LMO. We moved to the country not to be dictated what we could do with OUR land. We moved to Edgefield 21 years ago to get away from HOA's and neighborhoods. We wanted to be able to raise farm animals and homeschool our kids. We see this LMO as a county-wide HOA, a dictatorship, and a grab for money, power and control by corrupt officials and their buddies.

If I want to split off MY land for a granny pod why do I have to have a 5 acre min lot size imposed. I have two neighbors that have split off their land. One neighbor split off 1.86 acres for a son. The other split off 3 acres for her mom. If this LMO had been in effect in 2016, would the new Garrett Road Fire Dept have been allowed? It was a split of less than 5 acres.

### **Home Occupancy 4.4.2**

Sec. 4.4.2. - Home Occupations.

4.4.2.2 A home occupation shall be carried on wholly within the principal building. The floor area dedicated to such use shall not exceed 25% of the floor area of the principal building, up to 400 square feet.

(You are going to tell me how much of MY house should be used for MY business. No Thanks)

4.4.2.3 No activity shall be conducted outside, nor shall there be any outdoor storage, display, or refuse area in the yard.

(Now you are going to tell me what I can do in MY yard. No Thanks. Not interested in your HOA)

4.4.2.6 Not more than two persons not residing in the residence shall be employed in the home occupation.

(Now you are going to tell me how to run MY business, how many employees I can have in MY house. This is an over reach.)

### **Sec7.9. Flags**

(Here you tell me how many flag poles, their height and distance I can have in MY yard. You tell me how high to hang the flag. This is absurd we live in the country to get away from these HOA rules and now you want to turn the whole county into a HOA.

## **ARTICLE 4.5. - RESTRICTIONS ON TEMPORARY USES AND STRUCTURES**

Sec. 4.5.1. - Type, location, and duration. Except in the residential zoning districts (RL, RS, and RV zoning districts), tents, travel trailers, or other temporary structures are allowed for a period not to exceed 45 days, at intervals of not less than 60 days.

(This leaves me to believe that people will not be allowed to store their RV's on their property. It doesn't say occupied or unoccupied RV's. This might explain the two RV/ boat storage facilities that are going up on Martintown Road. However, MY yard MY RV. I know of two houses with permanent tents in their yards. That is the glory of living in the country.)

I see a lot of Edgefield county can't even have chickens. Really people??? When it says no boarding or rooming houses, how many people have small VRBO on their property? You know how many people have saw mills or nurseries on their property? Oh you tell us it will be okay it will be grandfathered in, but according to **Sec. 1.2.3.** -

**Conflict with other regulations.** 1.2.3.1 Where there is conflict between the regulations of this Ordinance and those in any other regulation, the more restrictive regulation shall govern. In addition, this Ordinance shall abrogate any other regulations previously adopted or issued that are in conflict with any of the

provisions of this Ordinance relating to the use of buildings or land in conflict with this Ordinance.

My question to you is how much of our tax payer dollars have been spent on this LMO? 90K? How much of our tax payer dollars were spent on this comprehensive plan that wasn't due until 2025?? 90K?? How much of our tax payer dollars have been squandered with the new signage to bring in new development? 90K?? How much spent on the railroad consult? 30K??

When our prison is in such a state of disrepair that we had to add a sales tax to get it back into shape, our county police cars are way past their prime with an average of 10+ years and 130K miles. The sheriff's dept 750K bond has matured. Based on this alone I feel our tax dollars have NOT been judiciously spent. And I think Edgefield county government needs to focus on cleaning up their own backyard before telling me what I can do in mine.

You spent all this money to put up these new signs and all around the sign on Sweetwater is litter.

You focus on Joyner Automotives cute recycled tire art on his property. When the street all around him is strewn with litter. His yard is actually the cleanest. Guys clean up your side and leave our property rights alone.

Isn't it a conflict of interest to have planning commission members that are also developers? For Scott Cooper to replace Jim Oliver with Todd Brown (developer) because he didn't agree. We want Jim Oliver back in his position and Todd Brown off.

We want the amendment to ordinance number 18-19-759 to how it was prior to the 3rd reading. Average lot size from 0.5 acre to 2 or 3 acres.

----- Forwarded Message -----

**From:** Rhonda & Mike [REDACTED]

**To:** Kevin Singletary <ksingletary@edgefieldcounty.sc.gov>

**Sent:** Thursday, February 11, 2021, 11:03:30 AM EST

**Subject:** LMO for tonight

Rhonda and Michael Nowicki

27 Garrett Road

I am requesting this be read at tonight's meeting, and to become a part of the minutes, and for each person on council to receive a copy.

I want to publicly state that we are against this LMO. We moved to the country not to be dictated what we could do with OUR land. We moved to Edgefield 21 years ago to get away from HOA's and neighborhoods. We wanted to be able to raise farm animals and homeschool our kids. We see this LMO as a county-wide HOA, a dictatorship, and a grab for money, power and control by corrupt officials and their buddies.

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We want the amendment to ordinance number 18-19-759 to how it was prior to the 3rd reading. Average lot size from 0.5 acre to 2 or 3 acres.

## Kevin Singletary

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**From:** Tammy [REDACTED]  
**Sent:** Thursday, February 11, 2021 4:25 PM  
**To:** fab1835@wctel.net; Rodney Ashcraft; tajjnails@yahoo.com; karlenebutler@yahoo.com; tbrown@browntrusted.com; kdurham@gabn.net; info@terrenceculbreath.com; bmcneill@cowardandmcneill.com; joelpresley@mac.com; ttrenton@comcast.net; Tommy Paradise; Kevin Singletary  
**Subject:** LMO Meeting 2/11/2021  
**Follow Up Flag:** Follow up  
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February 8, 2021

Edgefield County Planning Commission Members

Edgefield County Council Members

124 Courthouse Square

Edgefield, SC 29824

Dear Commission & Council Members:

First, I request the following:

- I formally request that this letter be read aloud or considered at the 2/11/2021 public hearing.
- I request that every member, if not already, be provided with a copy of this letter.
- I request this letter to be made a part of the official hearing/meeting minutes.
- I request that all members vote NO to moving forward with LMO zoning. Chairman Cooper has shown lack of integrity and I do not trust that he will do what is best for Edgefield County nor Edgefield County residents.
- I request that this letter be submitted on behalf of myself and family members who requested to be included in this letter. They are Pat Reese, Jody Reese, and Norman Reese.

Second, the current land management organization zoning goes against what many residents want for the future. I grew up in Edgefield County, graduated from Strom Thurmond, and remained in the county raising my own children here. Most of my ancestors were born, grew up in, and died in Edgefield County. Most of them lived on and farmed land that has been passed down from generations. My grandfather, Norman "Fontaine" Reese, wrote an autobiography in 1943 detailing his future plans for adulthood. He stated he "had always lived in the country, in the peace and quiet, and this was one of the greatest influences in his life." By 1943, his senior year in high school, he had mapped out what he intended to do with his life. His plan was to continue farming family land and raising registered polled Hereford cattle because "there is always a good market for fine beef." He not only made his dream come true, but he had a successful military career as well as a construction business. The one constant in his life was the farmland



and he instilled the importance of the land to his children and grandchildren. He worked hard all of his life to keep the family land that was passed to him and care for his beloved cows until his dying day. His land was then passed to the next generation and we choose to continue the dream he started for us on the land he passed to us.

This LMO plan jeopardizes all that my ancestors lived and died for. Rural land does not need to be managed by anyone other than the owner. I live on the same land I grew up on and changes over time to surrounding land has affected what my grandfather stated was his greatest life influence, the country peace and quiet. Growing up I could ride my horse all day on the dirt roads surrounding our home. In those days my parents did not fear someone would kidnap us or hit us. My children have not had that luxury. Our land is fenced in to not only keep our animals in, but to also keep the unwanted out. My daughter is 8 yrs old and can't even ride her bike to the mailbox without fear. Just a few years ago I could stand on my porch and listen to an ambulance or fire truck and tell you about where it was going. Now those sounds are mixed in with motorcycles using a curvy road as a race track. Pulling out of our dirt road or turning on to it has become more dangerous over the years. Vehicles use Woodlawn Road as a cut through from Evans to North Augusta or going to the lake and traffic has steadily increased over the years. More and more land is cleared for houses which not only cuts in to the country peace and quiet that my grandfather loved but evicts the wildlife that used to consider that area a safe habitat.

Population growth and change go hand in hand and can be a positive thing, but when you start dictating what people do with and on their own land a line is crossed into dictatorship. Another thing instilled in me was work ethic and working hard to pay for what you have. I chose to remain in Edgefield County because I like my personal space and do not like living right next to someone else. I do not like to hear other people's discussions, arguments, or gatherings which are what happens living in neighborhoods or high density areas. I do not care to look out my window into someone else's home. I prefer to look out my window and see birds, trees, and other natural scenes. Not only does high density homes does take away natural habitats, but it causes good things to disappear like clean air. I have worked all my life and pay taxes on what I have so I should be able to do with as I please with what I OWN. Developers and investors do not care what happens to the land or the people living on it. They only care about money and how much of it they can get. My family land is priceless to me and means more than any amount of money some smooth talker can give me. Selling my family's land would be the equivalent of selling my soul to the devil and I will fight for the land that has stayed in my family for more generations than many people can fathom.

All of my life I have watched how government "officials" up in town treated people in Colliers, Sweetwater, and Merriwether communities. I, as well as my cousins, was one of the ones that had to get up and get on a bus at 5:30am that arrived to school by 8am and rode the same bus home in the afternoon getting home around 5pm. Strom Thurmond High School was the only option unless your parents were fortunate enough to be able to afford sending you elsewhere. After school activities or sports, then, was available in or around the town of Edgefield never close for children in Colliers, Merriwether, or Sweetwater areas. The school always passed out flyers of events for kids and family, but those were always in or around the Edgefield. Merriwether has a community center that is rarely utilized for any gatherings or events. So now the government "officials" have decided to profit off of or areas that they once chose to ignore. Martintown Road, for example, is on the map to be zoned as business from beginning to around Murray Road. After the addition of the vet office, landscape office, doctor's office, store, etc. Martintown Road is congested and hazardous. All of the new neighborhood homes that are scheduled to be build will add more vehicles and traffic, but do those developers care. No they will get their money and move on to the next area. Mandating property items means money in taxes, which is why the government wants this. Again I remind you that now they are seeing what the south end of the county can do for them and how their pockets can be lined. America is home of the free not home of dictatorship. Mandating what a person does in their home which they have worked to pay for or on the land that is theirs is wrong and something that many residents do not want.

Many residents have complained that that wording has changed underhandedly and secretly without public knowledge. If this is the case, I request this be investigated. Officials are elected in because voters trust them to do what is right for the residents and the county. Elected officials should also not be able to gain financially by influencing turn of events or event outcome. The country has just gone through an exhausting presidential campaign while in the middle of a pandemic. Do we really need elected officials to be in office financially benefiting from mandates that their constituents do not agree with or want? Again I ask you not to move forward with the current Land Management Organization Zoning.

Sincerely

Tammy Reese-Sayman

Spokesperson for the Reese Family of Pat Reese, Jody Reese, and Norman Reese

c: Listing of members emailed

atalbert@edgefieldcounty.sc.gov; tireland@edgefieldcounty.sc.gov; dcampbell@edgefieldcounty.sc.gov;  
jkennion@edgefieldcounty.sc.gov; scooper@edgefieldcounty.sc.gov; tpotts@edgefieldcounty.sc.gov; fab1835@wctel.net;  
rodneyashcraft@gmail.com; tajjnails@yahoo.com; karlenebutler@yahoo.com; tbrown@browntrusted.com; kdurham@gabn.net;  
info@terrenceculbreath.com; bmcneill@cowardandmcneill.com; joelpresley@mac.com; ttrenton@comcast.net;  
tparadise@edgefieldcounty.sc.gov; ksingleitary@edgefieldcounty.sc.gov

--  
Tammy Reese-Sayman, BSHA, CMBP  
Practice Manager  
Georgia Internal Medicine Partners, LLC  
1203 B George C. Wilson Drive  
Augusta, GA 30909  
Office [REDACTED]  
Fax [REDACTED]

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To: ksingleitary@edgefieldcounty.sc.gov

Message Score: 35

High (60): Pass

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Custom (70): Pass

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## Kevin Singletary

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**From:** April Tomkinson [REDACTED]  
**Sent:** Thursday, February 11, 2021 4:32 PM  
**To:** Kevin Singletary  
**Subject:** LMO and Zoning concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This message originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

I have some serious concerns about the proposed LMO and Zoning. The draft zoning map has me identified as a RL (large residential lot). According to what I am reading, I will be totally prohibited from running a towing business from my home. I also cannot be a tailor, dress maker, refinish furniture for a living, be a notary from my home, have a house cleaning business from my home, run my own landscaping or lawn care business from my home, nor can I be a caterer. However, I can put public recreation courts on my property. I can also have a solar farm, and a golf course. However, I am prohibited from having a miniature golf course.

I have concerns about what livestock I would be able to keep on MY property. It appears I could not have a personal horse stable nor have goats, pigs, or chickens.

This LMO is nothing but an infringement on the freedoms of the citizens of Edgefield County. This does not provide protection of property for anyone. If people want to live in a subdivision with crippling rules then they can have their HOAs. However, the other citizens of this county just want to be left alone to live their lives as is.

Some of the most hurtful things are done with good intentions so keep the good intentions out of our lives.

Thank you,  
April Tomkinson

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## Kevin Singletary

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**From:** Pao Lin [REDACTED]  
**Sent:** Friday, February 12, 2021 8:13 PM  
**To:** Kevin Singletary  
**Subject:** LMO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This message originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

Gentlemen

I wish to raise attention to a solution used by Kent County Maryland to the dilemmas facing Edgefield County.

Kent County is a rural county within commuting distance of WashingtonDC, Baltimore and Philadelphia. As such, it was facing enormous development pressures.

Still wanting to encourage growth while simultaneously maintaining its rural heritage was critical. One thing it did to ensure this goal yet allowing growth (ie village restrictions) is some language re "Typical agricultural practices, sounds, smells, traffic" to be protected.

Thus, during manure spreading time, slow tractors moving from field to field, Diesel engines starting up in the early am and more. These noises and smells were "protected " from assault by developers and homeowners. It was protected activity.

I Hope Edgefield considers something similar!

Sincerely

Pao Lin Hatch  
128 Waterworks Road  
JohnstonSC 29834  
240 274 6180

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To: [ksingletary@edgefieldcounty.sc.gov](mailto:ksingletary@edgefieldcounty.sc.gov)

Message Score: 1

High (60): Pass

My Spam Blocking Level: Custom

Medium (75): Pass

Low (90): Pass

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Custom (70): Pass

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## Kevin Singletary

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**From:** Seth Thomas [REDACTED]  
**Sent:** Friday, February 12, 2021 11:05 PM  
**To:** Kevin Singletary  
**Subject:** LMO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This message originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

My name is Seth Thomas. I live at 117 Ashwood dr. Me and my wife moved here from north Augusta. We bought land in 2019. We cleared our land in august of that year. We dug our basement in November that year. The last week of March we started building our dream house. We did a self build. My parents are general contractors and I and their carpenter. So building our house was in my wheel house. Me and my wife Angela worked 9 months on our house. We both work 40+ hrs a week. So we came to our house everyday after work. Worked well past dark. Worked 7 days a week on our house. No vacation no days off. Every single day. And everyday we would say to each other. I can't wait til we live here. It's so peaceful and so quiet. Everybody is nice to us and folks talk to you offer to help. Not what we were used to. We looked at land all over. Decided on Edgefield county b/c where we lived there were rules. Lots of rules. Where our trash can sit. Where our boat was parked. Where our cars could park. Where the satellite dish could go etc. we hated that. I was raised in the country so I was not used to being told every move I could make. But we did it for 13 years. We chose Edgefield b/c there was none of that. We were so excited. The building process like any other had its ups and downs. But Doc at the planning office was very helpful. I would call and ask him questions. Tell him problems. He would help me come up w/solutions. We had to call the police a few times. Different reasons but mostly trespassing while we were building. Dexter came twice. Very helpful and friendly. A few other officers came same attitude and always helpful. So all this while building. So we knew we made the right choice on where to build. So finally after 9 months of working 7 days a week exhausted and ready to move in. doc gave us a temporary c/o so we could close our bank loan and move in before Christmas 2020. Again very helpful to us. Now a month and a half after moving in we find out abt this LMO. This is not what we signed up for. We moved to get away from this kind of stuff. I know I have not been a resident very long. But I am a resident. I've paid taxes here. I was at the meeting the other night. I wanted to speak but felt I was too new to the county. But I've thought abt this. I have a right to speak my mind. I pay taxes here this is my home. So the LMO is a terrible idea. The more I learn abt it. The more I know it's terrible. We moved here to have space and freedom. The LMO takes that away from us. I can see that some ppl in the planning commission stand to gain a lot of money. So sure they want it. Rodney Ashcroft stood up for the ppl. He heard our frustration and he committed to us to vote no! I'm sure he'll get stares and looks and different treatment now. But he is doing his job. We need more ppl like him in these type of positions. But knowing what I know now. We might not have chose Edgefield county to move too. Sounds like we are getting back into what we left. I don't want this to turn into Columbia county. It starts small and then the next thing you know it's too late. Please take the time to read this and please don't just listen to me but hear me. Scott cooper gave me your email. I don't know if it should go to you. I would rather have sent this to him. He is my district council man. But maybe you drew the short straw and all emails and comments go to you. I don't know. Please make my email public. I want others to know how I feel. How my wife feels. Maybe they feel the same way and don't want to speak up. Maybe we can be their Motivation to speak up. Please make sure Scott cooper sees this. I feel it's his obligation to read this. I'm in his district. Thank you for your time  
Seth Thomas

Sent from my iPhone

## Kevin Singletary

---

**From:** Patti Lee [REDACTED]  
**Sent:** Saturday, February 13, 2021 2:23 PM  
**To:** Kevin Singletary; fab1835@wctel.net; Rodney Ashcraft; tajjnails@yahoo.com; karlenebutler@yahoo.com; tbrown@browntrusted.com; bmcneill@cowardandmcneill.com; joelpresley@mac.com; kdurham@gabn.net; Tommy Paradise  
**Subject:** Re: Planning Meeting 02/11/2021  
**Follow Up Flag:** Follow up  
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02/11 Public Meeting:

1. I do not feel my voice was heard as my comments/questions were not read at the meeting, nor after that decision was made was I allowed to sign up to speak, nor have I received answers to those questions. If this were truly a 'public' meeting, they should have been read aloud. Will I get the questions answered?
2. It was clear at the meeting Thursday that citizens are just now finding out about this 2019 process....at the end! Why is that? If notices in 2018/2019 were only posted on two sites---newspaper and internet, neither are not easily accessible in EC. We are told that often enough by Mr. Cooper. Something this important should have at least been mailed to each PROPERTY owner at the beginning of this process just like tax bills are mailed. I ONLY found out about this entire process after a 'tiny' sign was posted next door to my property about Anniston! Makes it APPEAR that Planning/Council wanted us to stay uninformed. This does not give citizens confidence in our local government.
3. The Commission made it APPEAR they do not know their responsibilities. You CAN choose NOT to recommend the LMO to Council and stop this process.
4. You were asked to make a motion at the meeting to stop this process and declined. I challenge you to determine the legality of declining as the question might be asked again at the next meeting.
5. I am NOT in favor of this LMO or a revised version and request that the Commission NOT recommend any version to Council. That IS my input.
6. I ask that these comments/questions be placed in the official records/minutes of the Planning Commission and/or next meeting.
7. I recognize that some of you are new to the Commission and that you were appointed(not elected) and that you are not paid. However, you accepted this position and in doing so should represent the citizens (not Council) to the best of your ability. I am not a fan of emails as they do not express vocals, but that is how input was requested. Any capitalization of this text is NOT intended as a scream....only to bring emphasis to the words.

Sent from my iPhone

On Feb 11, 2021, at 10:37 AM, Patti Lee [REDACTED]

I plan to attend the above referenced meeting and speak, but recognize that the number of people wanting to speak might prohibit that from happening. SO, please process the attached letter and those asked to respond to me, please do so via email. It is now 10:36 so this should reach you by the deadline specified for comments. Otherwise, I plan to speak.

Thank you,

*Patti Lee-----District 5*

<2021-02-11 Planning Commission.docx>

## Kevin Singletary

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**From:** Amanda Barnes [REDACTED]  
**Sent:** Monday, February 15, 2021 7:37 PM  
**To:** Kevin Singletary  
**Subject:** Proposed LMO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Mr. Singletary,

I would like this email entered into an official public record of the county and read aloud at the next planning meeting.

I am Curt Barnes and I live at 691 Currytown Rd. in District 5 in Edgefield County. I am 58 years old and have lived in Edgefield County

for as long as I can remember. I have volunteered with Merriwether Fire Department for approximately 20 years.

I volunteered as a reserve deputy in Edgefield County for approximately 7 years. The well being of Edgefield County is a big concern of mine.

I am opposed to any of the Corridor overlays in the Merriwether area except for Highway 25. The proposed LMO states

in section 3.7.8 Merriwether Corridors Overlay, purpose and intent: its designed to protect residents, support economic growth, and enhance development. Then right below in section 3.7.8.1.1 it states the Merriwether Corridor Overlay is created to provide an emphasis on maintaining the integrity of the corridor, to facilitate a mixture of uses including residential, commercial and industrial. From what I am reading there are 7 separate overlays being proposed. 1 being Highway 25, which I fully understand

since its that way coming from Aiken County and it is a full 4 lane road. The other 6 from my understanding are Sweetwater Rd,

Five Notch, Murrah Rd, Murrah Rd Ext., Currytown Rd, and Martintown Rd.

If you go to Aiken County or North Augusta zoning maps neither have a single overlay at all.

For example, zoning from Aiken County coming into Edgefield County on Five Notch and Martintown Roads currently show

R-7, R-10, R-14 and others like this.

The Aiken County map is a 2016 or even 2019.

Our Map for Edgefield County is from 2005 and 2014 and doesn't even show the Walmart being built at Highway 25 and

Walnut Lane. I think our maps need to be updated before we start trying to make changes.

With all of these except Highway 25 there is no other need in the Merriwether area for an overlay. If implemented this would change our community in a negative way. There is a county councilman that has family property that attaches to Sweetwater Rd and Currytown Rd and the way this LMO is written it would greatly benefit him personally and financially since he is



trying to start a business on his family property. And with the way this LMO is currently written it allows for agricultural property to be changed to commercial and industrial use. Which is as wrong as wrong can be.

I have a business in Aiken County that I have in a commercially zoned area. I would never try to bring my commercial business into an agricultural area and then have it rezoned commercial. That is why I am ok with having commercial property being zoned along Highway 25 in Edgefield County just like Aiken county.

I know recently there were 2 gentlemen on the planning and zoning committee during 2020, one of which was just voted on as chair during the meeting I was in attendance. They were told to vote a certain way on land development. They were both promptly fired because they did not vote the way they were told to by Scott Cooper. And now county council has put in two other men that their primary business is land development and real estate. One of which stated in the last meeting that he is part of the new development on Sweetwater Road. This again benefits individuals directly on the Planning and Zoning committee. So this will allow two more votes for development that could possibly have a greater negative impact just for their financial gain. I am very surprised that either one of these fine men would take the position as its a major conflict of interest. It certainly shows the character of these men and the influence of the county commissioner over them. Hopefully after the past meeting they will all do the right thing and step down with integrity.

I strongly suggest that county council revise the comprehensive plan to include lot sizes for various residential lots.

I am strongly against high density developments in the Merriwether area as this has a negative impact on our schools, our roads, law enforcement, emergency service and much more. That is why I am in support of large lot development where 2-5 acres should be the minimum size.

If your property currently shows RD what would it change to and who decides these changes? There are 3 different Rural zoning codes it could go into. That's what is causing a lot of confusion for the community.

When you look at the zoning maps right now they have a zoning of GD, which I think is very offensive and should never have been put into anything that has to do with Edgefield County. I know that's not what it stands for but in todays language it is commonly used that way.

This LMO is certainly not something that needs to be rushed just because our council wants it implemented ASAP. It needs the ENTIRE county to come to agreements even if it takes a long period of time. We also deserve questions to be answered for everyone's concerns. Not just given two minutes to try to rush all concerns and not get any response from anyone that is

on the LMO board. We have yet to have a meeting that the public can ask questions and get a response right then. I'm against any developments until the Land Management Ordinance has been approved.

Please consider all of the above. Thank you for your time.

Sincerely,

Curt Barnes

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## Kevin Singletary

---

**From:** James Oliver [REDACTED]  
**Sent:** Monday, February 15, 2021 8:20 PM  
**To:** Kevin Singletary  
**Cc:** Fab Burt (fab1835@wctel.net); Hart Clark; Brett McNeill (bmcneill@cowardandmcneill.com); Rodney Ashcraft; tajjnails@yahoo.com; karlenebutler@yahoo.com; tbrown@browntrusted.com; Joel Presley (joelpresley@mac.com)  
**Subject:** James Oliver Comments on LMO Edgefield County  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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James Oliver Comments Regarding Proposed Land Management Ordinance  
February 11, 2021  
Sweatwater Baptist Church Gymnasium

My name is James Oliver, and I reside at 693 Currytown Road in Edgefield County. I am speaking this evening to provide my input on the proposed Land Management Ordinance (i.e., zoning) for Edgefield County. Let me state that before I get into my comments, that due to time constraints, I will most likely not be able to get through my entire written comments before my allotted time has expired. Therefore, I am providing these comments to Kevin Singletary of the Planning Department and members of the Planning Commission and request that these entire written comments be included in the official transcript of this meeting.

First, I want to thank Chairman Burt of the Planning Commission for moving this public meeting from County Council Chambers in Edgefield to the Sweatwater Baptist Church Gym to support a larger crowd. I would also like to thank Sweatwater Baptist Church for allowing this important meeting to be held in their facility. This church has been a strong supporter of the Merriwether Community and local schools for a long time and it is greatly appreciated.

I would like to provide a little background on my experience in South Carolina and specifically in Edgefield County. I moved to Clemson, SC in May 1972 after graduating from college to work for the U.S. Fish and Wildlife Service as a Fishery Biologist in a cooperative agreement with Clemson University, S. C. Wildlife and Marine Resources, and Duke Power to conduct research on the environmental impacts of the three-unit Oconee Nuclear Station and the Jocassee Pumped Storage Hydroelectric Station. In 1984 I resigned from the USFWS and moved to Aiken, SC to work for an Environmental Consulting Company (Tetra Tech) and worked for that company for the next 30 years until I retired in 2014.

In 1990 my wife Joyce and I bought 30 acres of land along Currytown Road and built a barn in 1995 and a house in 1999 (BTW, I sold my house on Five Notch Road in North Augusta to Todd Brown, who had just moved back to the Merriwether Area to work with his Dad, Ray Brown, the owner of RDB Contractors. I was appointed to the Edgefield County Planning Commission in 2000 and served until I resigned in 2006. I was asked by Scott Cooper to fill a seat in 2019 and reluctantly agreed to serve starting in early 2019 until December

2020 when I was removed by County Council Chairman, Cooper. As many of you may remember, I was the Commissioner who made the motion on November 12, 2020 to NOT approve the Annison Pointe high density development at the intersection of Currytown and Mealing Roads due to factors, in my opinion that were not in compliance with Edgefield County's Comprehensive Plan. A copy of my motion can be obtained from Kevin Singletary.

Prior to the Planning Commission vote (November 12, 2020) on Annison Pointe, Chairman Cooper called me and suggested that we have lunch. Our lunch meeting was held at Pablos Mexican Restaurant at Exit 5 at the Walmart Shopping Center on November 5, 2020. During our meeting Chairman Cooper became very agitated with me regarding to my concerns about the high density of the proposed Annison Pointe development and its potential impacts on the groundwater as well as the potential damage that could be done to the 2<sup>nd</sup> largest Magnolia Tree in South Carolina. Chairman Cooper became agitated the more I discussed the negative impacts and began to raise his voice and yell at me to NOT get Edgefield County into a lawsuit by not approving this development. I had to tell Chairman Cooper to stop yelling at me and to get control of his emotions. After a short cool down, Chairman Cooper became agitated again and left the restaurant in a big hurry. After he left the restaurant several people came by and asked if there was anything wrong with that man (i.e., Chairman Cooper). I said he was having a bad day and not happy with what I told him about residential developments in Edgefield County. One person said, "looks like that man needs Anger Management Training".

My lunch meeting with Chairman Cooper was quite an eye-opening meeting for me and based on that meeting I prepared detailed notes from that meeting, since the outrage from Chairman Cooper to me was so dramatic by him insisting that I dare not disapprove the Annison Pointe development. Therefore, immediately after driving home I prepared my notes and typed them and dated them.

After the vote on Annison Pointe on November 12, 2020, I received a call from Chairman Cooper on December 2, 2020. Chairman Cooper once again started yelling at me on the phone and it was impossible to talk to him and therefore, I had to hang up on him because I could not get in a single word. He subsequently called back and told me that I was being replaced on the Planning Commission because of my actions on Annison Pointe were not what he directed me to do. Immediately after I hung up the phone, I once again prepared notes on this phone conversation with Chairman Cooper.

It became very apparent, in my opinion, that Chairman Cooper becomes a different person when he cannot push someone around and get his way. I am certain that others may have had similar encounters with Scott Cooper during his short time here as a resident of Edgefield County. My mother-in-law, who grew up in Pickens and Oconee County SC gave me this advise: "The truth will stand when the world's on fire" and I believe that is true and something is just not right with the management of Edgefield County right now.

In addition to experience on the Planning Commission, I was also on the Board of Directors for the startup of the first Charter School in Edgefield County, Fox Creek High School from 2003 – 2010. This school was started and operates today with no increases in taxes for the citizens of Edgefield County and operates entirely on the same per pupil allotments provided to all students in public schools in SC. The school makes monthly loan payments for construction and operation based on these per pupil allotments and maintains a healthy surplus from the latest reports I saw.

I am providing this detailed information to provide a background for activities that are currently planned that will change Edgefield County forever and I am not sure we have the correct people leading this effort that have the best interest of the citizens in mind with this proposed land management (i.e., zoning) ordinance. Specifically, my comments on this proposed LMO are detailed in the following items.

### **Item 1: Comprehensive Plan**

The Comprehensive Plan (CP) should be the overall document used by Edgefield County for land management and controlled growth of our county. I strongly suggest that the County Council revise the CP to include lot sizes for various residential lots. A petition is currently being circulated to bring that issue up for a vote. In my opinion, land management and zoning allowing high density development in rural areas of the Merriwether Community and other parts of the county will destroy the uniqueness of our wonderful county. That is why I support large lot development where 2 to 5 acres should be the minimum size. Those size limits will provide a greater chance of maintaining the rural integrity of the area. Too many slow gradations from one zoning area to the next only encourages more development and before you know it the entire county looks just like Columbia County, GA along Washington Road and that is not what residents want.

### **Item 2: Land Management Ordinance Moratorium**

Why was the Land Management Ordinance put on hold in August 2020 and the Planning Commission continued to meet and approve developments that should have been delayed until the LMO went through public hearings process? A moratorium on approval of developments while the details of the LMO were ironed out via public hearings and public workshops should have been implemented. Instead, the Planning Commission was told that all these proposed new developments were “legal” and therefore should be approved by the Planning Commission. In other words, the Planning Commission had no solid grounds to stand on since all lot sizes were removed from the Comprehensive Plan. In my opinion, that is why nearly every proposed development was approved and why my motion to not approve Annison Pointe failed. In other words, the Planning Commission has no real power to stop high density developments and has become a rubber stamp for approvals.

### **Item 3: Complexity of LMO and Citizen Interaction**

The proposed LMO is extremely difficult for many citizens to comprehend due to its complexity and size (over 350 pages). This hearing we are having on February 11, 2021 is the first and only one additional hearing is identified for February 25. In my opinion, this proposed ordinance needs to take a modified approach and explain each zoning category and what can and cannot be done or allowed in that designation by holding public workshops where the Planning Department can work side by side with county residents to discuss various scenarios in detail in an informal manner. As it stands now, the citizens have way too much information that it is extremely difficult to digest resulting in limited comments on how to improve. We need a lot more interaction with the citizens and detailed “what if” examples need to be discussed openly with county residents. I have talked with numerous residents and they are totally confused by the complexity of the LMO and they really want to be involved but are intimidated by the current proposed ordinance. When I hear that type of comment, I believe that either the documents were intentionally made complex or the planners have not done a good job of presenting the information.

### **Item 4: Solar Farms**

Table 2-1 Principal Use and zoning map needs a major revision. Need to show differences for home solar systems and commercial solar operations. Currently they are all the same and are approved for all zoning categories. Extremely large solar farms are not in harmony with the RA, RC, RE, RL, or RS designations and must be modified.

### **Item 5: Miscellaneous Items**

There are several other specific items listed in Table 2-1 that would benefit by a major scrub for things like flag poles, hunting, fishing, horse training, boat and RV storage, etc.

**Bottom Line:** Based on what I have seen from this draft and if I had to vote yes or no for zoning, I would vote no and that would be my recommendation to my District 5 Planning Commissioner.

--

James (Jim) Oliver  
Graystone Farm  
Cell: [REDACTED]

## Kevin Singletary

---

**From:** D Paz [REDACTED]  
**Sent:** Tuesday, February 16, 2021 3:53 PM  
**To:** Kevin Singletary  
**Subject:** Re: Edgefield County Website Comment

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Although lifting the deadline is awesome we do not want smaller meetings since this impacts the entire county

On Fri, Feb 5, 2021, 06:01 D Paz [REDACTED] wrote:  
and this:

Your rural freedoms are on the verge of being greatly impeded.

Example: want to repair your old shed that a tree fell on? If that shed was grandfathered in as a structure not in compliance with these new LMO (zoning) ordinances you are NOT ALLOWED to fix it.

Fencing? Build the kids a treehouse? Driveway?

Barn? Like working on tractors or old cars? Why do we live in the country anyway?

It's right in front of you – written in black and white.

This LMO management document is truly nothing more than an HOA for the entirety of rural county residents.

-----> No matter what area of the county your property is located, be it out in the 'real' country or not, this set of regulations gives the planning department and county council FULL control of every aspect of what you do on your own rural property.

Add to it the fact that developers get their own "custom" zoning districts, meaning they get to work with the county to bring in whatever they please, regardless of the zoning in place at the time and you can see that this set of regulations offers residents zero protection from anything, tis a ruse. A LIE.

Tis just a legal way for those in charge to push through with development most rural residents are against and had full protection from (high density) until these changes were initiated by Mr. Cooper.

On Fri, Feb 5, 2021 at 6:00 AM D Paz [REDACTED] wrote:  
pls read this and respond:

Just read a very interesting article in our little town paper.

Was I shocked? Nope. That article details THE very reason people in real estate and development should NOT be in office.

Title 6 Chapter 29 give developers and those in real estate precedence over smaller landowners and rural people.

That law grants developers their OWN zoning districts that they use anywhere, regardless of zoning in place, while the existing property owners are restricted to control the mess said developers make.

Is that why we vote?

Edgefield is not the only county dealing with this. There are groups across the state trying to stop this corruption from happening.

It's funny how everyone talks about how we need to preserve our rural communities yet a law exists that is being exploited and being used to run over rural country people such as I, that only want to hold on to what we have.

Even our county comprehensive plan is full of talk about how important rural land and agriculture are, yet the people that are supposed to protect the things that their constituents value... are not.

We vote these people into office based on what they say before they get there and once in office it is legal for them to utilize this law and ignore our wishes. Not only that, they can take away property rights and every aspect of rural living that we value and choose to live here for in the first place. ZONING. LMO...

Developers can exploit this law and ruin our way of life. They are actively doing so, across the state.

Title 6 Chapter 29 gives ample room for self interest and corruption. This law encourages such action.

Laws meant to protect We The People are being exploited for self gain.

If we are going to allow developers to come in and place small lot residential housing (High density) in the middle of completely rural areas, pastures, and hay fields with rural people that don't want this then at the very least those people should get the same rules those developers get. You don't take away my right to own a chicken, or have a garden, or plant what the heck I want on my own land in order for that to happen.

THERE IS YOUR EQUAL PROPERTY RIGHTS.

You don't restrict the disadvantaged to give the one with more resources the power to ruin your way of living.

I just watched a video in which someone in a Builders Association is bragging because he sued a county for trying to stop him from running over everybody in the rural area he was trying to build a subdivision in. He utilized that law and won his case. Little people restricted, rich people bulldoze.

Enough is enough.

State law needs a major revamp, and We need to stand up now.



What we are watching play out here in little old country Edgefield is NOT about property rights at all.

It is a case of rich man wants the land and to heck with whomever he has to run over to get it.

On Wed, Feb 3, 2021 at 10:50 AM Kevin Singletary <[KSingletary@edgefieldcounty.sc.gov](mailto:KSingletary@edgefieldcounty.sc.gov)> wrote:

Mrs. Pazdalski,

Thank you for responding to my email. I wanted to provide some additional information in response to your comments. The reason I stated that the LMO would not be like a County wide HOA is because many of the restrictions that HOA's have in place are not the types of restrictions zoning applies. For example you mentioned outbuildings, their appearance, and the possession of chickens. The zoning that is proposed in the LMO varies from property to property, as their a multiple zoning categories, but in all the rural and residential zoning categories in the LMO there are no restrictions on accessor buildings, domestic animal shelters, livestock as an accessor use, or building appearance. Our rural zonings also allow these as principal uses as well. Zoning restrictions are primarily focused on the development of property such as permitted uses such as solar farms, factories, commercial centers, and lot size in subdivisions. If you have the time I would really appreciate an opportunity to speak with you and/or your husband Louis on the phone and identify parts of the LMO that are of specific concern to you, so as to be able to give the Planning Commission specific feedback as they draft the LMO and prepare a recommendation to County Council.

Regards,

Kevin D. Singletary Jr.

Edgefield County Planner

210 Penn St.

Edgefield, SC 29824

E-mail: [ksingletary@edgefieldcounty.sc.gov](mailto:ksingletary@edgefieldcounty.sc.gov)

Office: (803) 637-2101

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**From:** D Paz [REDACTED]  
**Sent:** Wednesday, February 3, 2021 7:19 AM  
**To:** Kevin Singletary <[KSingletary@edgefieldcounty.sc.gov](mailto:KSingletary@edgefieldcounty.sc.gov)>  
**Subject:** Re: Edgefield County Website Comment

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Mr. Singletary

We moved to the country for one specific reason. That is to be left alone and live our lives in peace. We gladly accept the inconveniences of living out of town in order to achieve this. We have lived under HOA rules and no thank you. Telling us how to live is never the solution. We keep our place orderly and are responsible people who again, just want to be left alone.

Saying that the proposed rules are not like HOA is disingenuous. Any rules placed on PRIVATE PROPERTY owners in particular in the country, is specious. Pls stop this proposal. I don't to be told how to live my life or whether I can have chickens, or how many outbuildings are on my property or what they look like.

Also, the constant overdevelopment is becoming invasive. Packing people into tiny lots while not expanding resources is asinine. Bring in some industry before overdevelopment takes place.

We do not want Edgefield County to look like N Augusta.

Thank you for your time

Kind regards

Louis and Desdemona Pazdalski

On Tue, Feb 2, 2021, 12:11 Kevin Singletary <[KSingletary@edgefieldcounty.sc.gov](mailto:KSingletary@edgefieldcounty.sc.gov)> wrote:

Good Afternoon Mr. & Mrs. Pazdalski,

Thank you for providing your comment on the draft LMO. My name is Kevin Singletary, and I am the Edgefield County Planner. I wanted to reach out to you and see if you have the time to discuss the LMO. You mentioned your concern with private property rights, and your motive for moving. You also mentioned not wanting an HOA county wide. The LMO would not be a county wide HOA and in discussion we might be able to focus on your specific concerns and hopefully produce some constructive input for the Planning Commission to consider as they draft the LMO. You may email me, or better feel free to call. My phone number is in the email signature below.

Regards,

Kevin D. Singletary Jr.  
Edgefield County Planner  
210 Penn St.  
Edgefield, SC 29824

E-mail: [ksingletary@edgefieldcounty.sc.gov](mailto:ksingletary@edgefieldcounty.sc.gov)

Office: (803) 637-2101

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To: [ksingletary@edgefieldcounty.sc.gov](mailto:ksingletary@edgefieldcounty.sc.gov) [Remove](#) this sender from my allow list

From: 

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I'm not against growth in our county, but I am against uncontrolled growth (let the market control it), and I'm against this crony capitalism that picks winners and losers on who may do what they want on their land and who may not.

County Council picked wealthy developers as the winners in the Comprehensive Plan, and told the citizens, whose lifestyles and quality of life are being negatively affected, that their wants don't matter. The argument has been made that it is an American principle to protect private property rights, and therefore, the County cannot tell a developer what they may do on the land they own. But those same private property rights are denied to the citizens by ignoring what those citizens stated they wanted surrounding their homes and acreage.

This is the opposite of Americanism: trampling the little guy in the favor of the rich and powerful. We have a republican form of government that is designed to protect the minority, which in this case is the citizens of Edgefield County. But Chairman Cooper violated his campaign promises by choosing the powerful and wealthy over the citizens when he changed the Comprehensive Plan on the 3rd reading when there was no more time for debate or discussion. He has opened up the destruction of our county, our surroundings, our lifestyles, and our freedoms.

My second point is that I am not against zoning all together. I do believe that to protect the citizens, their lifestyles, their quality of life, their private property rights, and the quiet enjoyment of their largest investment, there does need to be some zoning.

I do believe that we need zoning that designates agricultural areas, residential areas, commercial areas, and industrial areas. Most importantly the agricultural areas and residential areas must be protected from commercial and industrial encroachments. I believe that this can be achieved with broad and simple language that does not restrict the private property rights of citizens on their agricultural or residential land.

We are a rural county and we should preserve that special difference from the surrounding counties. The current Land Management Draft encroaches on and violates the private property rights of the citizens. It reads more like an HOA Restrictive Covenant than a government document that protects its citizen's private property rights. It is far too overreaching. It restricts the private citizen, but not the developers that are out to destroy our lifestyles to makes themselves rich.

Again, the county government is engaging in crony capitalism by picking the powerful wealthy developers as winners, and the private citizen as the losers. The county government is violating the purest of American principles – all men are created equal and have unalienable rights. These are individual rights, not business rights to destroy people's lifestyles and private property rights.

## Kevin Singletary

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**From:** Tanya Simpson [REDACTED]  
**Sent:** Wednesday, February 17, 2021 2:57 PM  
**To:** fab1835@wctel.net; Rodney Ashcraft; tajjalils@yahoo.com; karlenebutler@yahoo.com; tbrown@browntrusted.com; kdurham@gabn.net; info@terrenceculbreath.com; bmcneill@cowardandmcneill.com; joelpresley@mac.com  
**Cc:** Kevin Singletary; Tommy Paradise; Scott Cooper; suzanne@edgefieldadvertiser.com  
**Subject:** LMO

**Follow Up Flag:** Follow up  
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Dear Planning Commission,

I am writing to request a stay on recommending the proposed LMO to the County Council until such time that every Edgefield County citizen and property owner has been informed and has had time to sufficiently review it, ask questions and submit concerns. Several more public meetings are in order.

I attempted to attend the informational meeting last week but was denied entrance, as were many, many others, due to space limitations. I heard from multiple sources that the meeting was a waste of time. My impression is that no real information was provided because residents are upset with the way things are being handled and the time was spent trying to diffuse the anger.

I have been a resident of Edgefield County the majority of my life. I love the rurality, open, uncrowded, minimal subdivision way of life. As a property owner and tax paying citizen, I should be informed of major changes that can impact my property, my rights and my way of life BEFORE it is too late to give input. I can say from experience that EC has never made a concerted effort to make sure that I am aware of major changes being considered or taking place. Instead, I find out by accident or in a random conversation, making it seem like the powers that be don't want the citizens to know what is happening until it is too late to affect change. Currently, there is unrest and an overall opinion that EC, especially County Council, is pushing their agenda with blatant disregard for what constituents want.

I, personally, am not opposed to growth but cramming cracker jack, cookie cutter rooftops in subdivisions with no trees on small parcels of land is not my idea of growth and it is certainly not conducive to my rural lifestyle. Sure, encourage industry. Allow houses on rural sized lots for those interested, but don't turn us into a suburb. If we wanted suburb we would live in North Augusta or Aiken or Columbia County. The increased growth we have seen in just the last five years is wreaking havoc on our roads. Right now, Martintown Road from Gregory Lake Road to Murrah Road is one giant string of pot holes from the resurfacing "patch" last year. Our roads need paving properly. We need schools to educate the increase in students we have right now. We need proper recycling centers and water and high speed internet. What we don't need is thousands of rooftops.

Intentions are certainly suspect and it feels like we are being left in the dark on purpose. As citizens start to get informed, questions are met with defensiveness and condescending responses or are

being avoided by rushing to a vote. People with potential conflict of interest are planning and making decisions that stand to benefit them more than others.

Zoning ordinances and growth will affect our county for generations to come. We need to understand the implications! Let's slow down.... inform citizens... consider input and do this together.

Concerned in EC,  
*Tanya Simpson*

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## Kevin Singletary

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**From:** Samantha Worthy  
**Sent:** Tuesday, February 23, 2021, 7:23 AM  
**To:** Albert Talbert; bmcneill@cowardandmcneill.com; Dean Campbell; fab1835@wctel.net; joelpresley@mac.com; karlenebutler@yahoo.com; Kevin Singletary; Rodney Ashcraft; Scott Cooper; tajjnails@yahoo.com; tbrown@browntrusted.com; Tiffani Ireland  
**Subject:** Edgefield County  
**Follow Up Flag:** Follow up  
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To Edgefield county,

Good morning. I pray you all are well. I wanted to voice my concern regarding the LMO. I am first co corned that all citizens are not aware of this. I for one have only just learned of it through social media at the end of 2020. What I read says it has been going on since 2019. As a Edgefield county citizen that is very perplexing, considering that I had not known about this from the beginning. I feel it is the county of Edgefield's duty to inform its citizens when things such as the LMO or being thought of. It affects the entire county not just a handful of citizens. I am positive that my neighbors are not even aware of this being talked about. Many are not on social media and we shouldn't have to depend on social media to get such big news as this. Could it not have been sent out with everyone's tax bill? I feel that would have been a simple solution. I for one am against this LMO for the zoning completely disrupts how I can or can't use my property . I have a mobile home and there has been a mobile home on my property since the 80's when it was my moms property. All of my neighbors as well. So with your new zoning saying we can't have a mobile home, please help me to understand how we process this. I am open to suggestions. Also how is my 87 year old grandmother supposed to find new housing because her home is a mobile home as well right behind my property that is also zoned that no mobile home can be there yet we could have a hookah lounge, an airport, a pool hall , but not our homes!? So please I would like someone to reach out and explain to me how this is supposed to be "good" for my neighbors, myself, and the rest of the county. Than you for your time.

Sincerely,

Samantha Lynn Clark(Worthy)

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