

STATE OF SOUTH CAROLINA

ORDINANCE NO. 20-21-791

COUNTY OF EDGEFIELD

AN ORDINANCE TO REZONE CERTAIN PREVIOUSLY ZONED RESIDENTIAL-AGRICULTURAL DEVELOPMENT DISTRICT (RD) LOCATED AT 293 MURRAH ROAD TO PLANNED DEVELOPMENT (PD) AND TO INCLUDE SAID PARCEL INTO THE EXISTING WINDSOR PLANNED DEVELOPMENT

WHEREAS, the property owner, Windsor Development Group, LLC, (“Owner”) is the owner in fee simple of approximately 1 acre of land located within the unincorporated area of Edgefield County known as Edgefield County TMA 126-00-05-016 (“Property”) and has requested this property to be zoned Planned Development (PD); and,

WHEREAS, the Owner of the Property is developing and owns a Planned Development known as Windsor Subdivision which is immediately adjacent to this parcel; and,

WHEREAS, on August 12, 2019, Council by Ordinance rezoned adjoining property as Planned Development and approved the concept plan for Windsor Subdivision, which through its agent, had submitted a Development Plan in accordance with Section 24-29(3) of the Edgefield County Code; and,

WHEREAS, the Edgefield County Planning Commission has reviewed this current request, and unanimously recommends that the Property be zoned Planned Development (PD) and that the Windsor Subdivision Development Plan be amended to add this property to its subdivision plan subject the terms of the 2019 Development Plan; and,

WHEREAS, the Edgefield County Council has concluded that the adoption of the proposed rezoning is consistent with the County’s Comprehensive Plan; will improve the development of that area, and is in the best interest of the general health, safety, welfare and economic stability of the County; and is in the best interest of its citizens;

NOW, THEREFORE, THE COUNCIL OF THE COUNTY OF EDGEFIELD HEREBY ORDAINS THAT:

Section 1: Windsor Development Group is the owner in fee simple of approximately one acre of land, lying within the unincorporated area of Edgefield County, designated as Edgefield County Tax Parcel #126-00-05-016, and is more particularly described in Exhibit A. The zoning change and development plan submitted to the Edgefield County Planning Commission are approved subject to the following conditions:

- a. Compliance with an amended Development Plan incorporating this parcel into the plan and contingencies as outlined in Exhibit B.
- b. Acceptance of the Owner, or its agents, to the terms of any existing agreement for Windsor Subdivision between the County of Edgefield, the Developer, its

successors and assigns) and the Edgefield Water and Sewer Authority for this parcel.

- c. The listing of the permitted uses within the original Planned Development District Ordinance 19-20-763 shall become a part of the regulations applying to this Property. Thereafter, the uses permitted in the district shall be restricted to those listed, approved and adopted. Any other uses or amendments to the documents currently on file with the Edgefield Planning Department concerning this Planned Development shall have to be approved by ordinance of Council.

Section 2: The aforesaid premises shall be, and are hereby zoned Planned Development (PD). The Comprehensive Plan of the County of Edgefield, the Zoning Map of the County of Edgefield, and all other maps and plans of the County of Edgefield are hereby amended accordingly.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance full force and effect.

Section 4: This ordinance shall become effective upon adoption by the Council of the County of Edgefield.

Exhibit "A"

Property Description

All that certain piece, parcel or tract of land with all improvements thereon, situate, lying and being in the County of Edgefield, State of South Carolina, containing 1 acre, more or less, being shown and designated on that Plat by Besson and Gore dated September 6, 1990, and revised September 28, 1990, and recorded in the Office of the Clerk of Court for Edgefield County in Plat Book 31 at Page 178. Being bounded on the NORTH by Murrah Road; on the EAST by Barbara Hightower, et al; on the SOUTH by Elsie Black; and on the WEST by J.B. Black, Jr., and a dirt road.

Derivation: This being the identical property conveyed to Charles Blackston by deed of Clarence Johnson and Loweta Stevenson-Johnson, dated March 18, 2021, and recorded in the Office of the Clerk of Court for Edgefield County, South Carolina in Record Book 1869 Page 69.

Tax Map and Parcel No.: 126-00-05-016-000