

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD)

ORDINANCE NO: 20-21-789

**AN ORDINANCE TO AMEND CHAPTER 24-174 OF THE EDGEFIELD COUNTY
LAND ORDINANCE**

WHEREAS, the Edgefield County Planning Commission, based upon the recommendations of the Building and Planning Department staff, reviewed proposed changes to Chapter 24-174 of the Edgefield County Land Development Ordinance, and;

WHEREAS, the current Edgefield County Ordinances fail to provide that subdivision of land on public or private roadways may impact groundwater and sewer availability on surrounding properties; and,

WHEREAS, it is in best interest of the current and future citizen of Edgefield County, that all homeowners and businesses have access to water and sewer which does not impact their neighbor's rights to access of water and sewer,

NOW THEREFORE BE IT ENACTED BY THE EDGEFIELD COUNTY COUNCIL THAT:

1. Subparagraph 6 is added to Chapter 24-174 (c) as follows:

(6) Lot size on paved roads in zoned and un-zoned areas. Where the placement of a dwelling unit is proposed on a paved road, in either a zoned or un-zoned area, the availability of community water and sewer shall determine the minimum lot size according to the table below. Lots on paved roads in the zoned areas shall meet the density/lot size standards in this subsection, notwithstanding section 24-32, table 2. This provision shall terminate one year after enactment.

<u>Community water and community sewer availability</u>	<u>Minimum lot size</u>
<u>Lots with community water and community sewer</u>	<u>12,000 Square Feet</u>
<u>Lots with community water and without community sewer</u>	<u>One half acre</u>
<u>Lots without community water or community sewer</u>	<u>One acre</u>

2. This ordinance shall be enforceable for the term of one year from its final enactment.

3. Under the pending ordinance doctrine, this ordinance will be effective after advertisement for the public hearing.
4. All provisions in other County Ordinances in conflict with this Ordinance are hereby repealed.
5. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.
6. This Ordinance shall become effective upon adoption on third reading by Council and shall terminate one year from the enactment.

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<u>Lots with community water and without community sewer</u>	One half acre One Acre
<u>Lots without community water or community sewer</u>	One acre Two- and one-half Acres

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James Burt, Planning Commission Chairman: James F. Burt

