

STATE OF SOUTH CAROLINA

ORDINANCE NO. 20-21-790

COUNTY OF EDGEFIELD

**AN ORDINANCE TO REZONE CERTAIN PREVIOUSLY ZONED GENERAL-
AGRICULTURAL DEVELOPMENT DISTRICT (GD) AND UNZONED PROPERTY
LOCATED AT EDGEFIELD ROAD AND WILLIAMS ROAD TO PLANNED
DEVELOPMENT (PD) AND APPROVE THE CONCEPT PLAN FOR SAID
PROPERTY'S DEVELOPMENT**

WHEREAS, the property owner, Glenn W. Whitlock, is the owner in fee simple of approximately 77.59 acres of land located within the unincorporated area of Edgefield County and has requested this property to be zoned Planned Development (PD); and,

WHEREAS, the owner of the property, through its agent, has 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 request, and unanimously recommends that the property be zoned Planned Development (PD) and the Development Plan be approved, if the property satisfies several conditions in the Memorandum attached as Exhibit A; and,

WHEREAS, the Edgefield County Council has concluded that the adoption of the proposed rezoning is consistent with the County's Comprehensive Plan; is essential to 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: Glenn W. Whitlock is the owner in fee simple of approximately 77.59 acres, lying within the unincorporated area of Edgefield County, designated as Edgefield County Tax Parcel #163-00-00-001, 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 Planning Commission Recommendations as outlined in Exhibit B.
- b. Acceptance of the Owner, or its agents, to the terms of any Development Agreement to be submitted to Council between the County of Edgefield, the Developer (Crowell and Company, its successors and assigns) and the Edgefield Water and Sewer Authority.
- c. If construction of the initial phase of development of the approved Planned Development District has not begun within two years of its approval date by the

county council, the Planned Development District shall become invalid and the land classification shall revert to its previous zoning classification. The county council must receive an extension request at least six months before the end of the approval period.

- d. A listing of the permitted uses within the Planned Development District application shall become a part of the regulations applying to this district. Thereafter, the uses permitted in the district shall be restricted to those listed, approved and adopted. The adoption of any conditional use requires the compliance with the conditional use requirements of the Edgefield County Code. 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.



Memorandum

To: Edgefield County Council
From: Fab Burt, Edgefield County Planning Commission Chair
Date: May 4, 2021
Re: Planned Development Application (Heritage Place)

Applicant: Crowell and Co., Inc.
Property Owner: Glenn W. Whitlock
Location: Edgefield Rd. & Williams Rd.
Parcel ID: 163-00-00-001-000
Property Size: 77.59 Acres
Land Use: Neighborhood Commercial
Zoning: General-Agricultural Development District (GD) & Un-zoned (UZ)
Number of Lots: 202 Total (146 Single Family Lots & 56 Town Home Lots)
Lot Size: 8,025 sf (Single Family) & 3,660 sf (Town Home) Average
Sewer/Septic: Sewer
Water: ECWSA

Planning Commission Recommendation

Following Public Hearing the Planning Commission evaluated the proposed Planned Development. The Commission unanimously voted (6-0) to recommend the County Council approve the Planned Development application on the following conditions:

- Text below in **Blue** be added to the uses identified as conditional.
- Text below in **Green** are uses identified as permitted be identified specifically as accessory uses.
- The list of commercial uses be identified as conditional within the area of the development designated for Townhouses. Said condition being that the master plan alteration is subject to Planning Commission review and recommendation, and Council approval.
- Somewhere in the development a designated covered bus stop be located for the purpose of facilitating school bus pick up and drop off. This should be done so as to maximize safety and ease of pick up and drop off.
- Language be added in section 10.0 that all street design standards will meet the requirements of the SCDOT.
- A section be added in Section 10 for electrical utilities, specifically that they will be underground.
- The access off of Williams Rd. be designated as an emergency ingress and egress only.

Planned Development Description

Crowell and Co., Inc. is proposing a Planned Development (PD), Heritage Place. This PD would be located off of Edgefield Rd., near the intersection of Edgefield Rd. with Bettis Academy Rd., Parcel ID: 163-00-00-001-000. The developer is proposing 202 lots, 146 single family lots and 56 town home lots. The town home lots are an average size of 3,660 sf, the smallest is 3,360 sf, and the largest is 3,960 sf. The single family lots are an average size of 8,025 sf, the smallest is 6,000 sf, and the largest is 9,750 sf. The table below details minimum lot size and widths as well and their quantity.

<u>40 ft. x 150 ft. Single Family Lot</u>	<i>44 lots</i>
Minimum Lot Size:	6,000 sf
Minimum Lot Width:	40 ft. at front setback line
House Size Range:	1,200 sf to 2,200 sf
<u>57 ft. x 150 ft. Single Family Lot</u>	<i>73 lots</i>
Minimum Lot Size:	8,550 sf
Minimum Lot Width:	57 ft. at front setback line
House Size Range:	1,500 sf to 2,700 sf
<u>65 ft. x 150 ft. Single Family Lot</u>	<i>29 lots</i>
Minimum Lot Size:	9,750 sf
Minimum Lot Width:	65 ft. at front setback line
House Size Range:	2,300 sf to 3,300 sf

Per the submitted PD Narrative approximately 20 acres will remain as greenspace, or 25% of the property. 1.6 acres in the southwest corner are reserved for commercial development. The concept plan identifies two locations for stormwater detention, one shared with a sewer lift station. The concept plan also identifies an area for a dog park, an area for a park/playground, and walking trail connecting the two through the greenspace, that is also interconnected to the road network. 5 ft. wide sidewalks set back from the back of the curb with a 2 ft. grass strip are proposed to be installed on one side of the street, with handicap ramps and painted and signed crosswalks. Street trees are proposed for planting in common areas and/or along fronting lots. The development is identified into 5 separate phases.

Heritage Place PD Zoning Requirements

Per the submitted PD Narrative the following are the zoning district requirements for the proposed PD District.

Single family detach lots

Setbacks:	Front 25 ft. minimum from front property line Side 5 ft. minimum from property line Rear 10 ft. minimum from property line
Structure Height:	2.5 stories plus basement, maximum
Driveways:	25 ft. minimum depth from back of sidewalk to front of garage

Town home lots

Setbacks: Front 25 ft. minimum from front property line
 Side 0 ft. between units in the same building
 Side 20 ft. between buildings
 Rear 10 ft. minimum from property line

Structure Height: 2.5 stories plus basement, maximum

Driveways: 25 ft. minimum depth between the sidewalk and the street, or the sidewalk and the front of garage, depending on the final location of the sidewalk

Permitted Uses

Buildings, structure	Fire protection
Satellite dishes, and the like	Police protection
Horticulture, gardening	Historical sites
Home Occupation	Ambulatory health care services
Auxiliary shed, workshop	Tutoring and in-home instructions
Swimming pool, tennis courts	Sewage collection
Storage buildings	Water supply transmission
Private garage and carport	Natural gas distribution
Noncommercial greenhouses	Electrical transmission
Domestic animal shelters	Forestry
Bathhouses and cabanas	Forestry and logging
Single-family detached	

<u>Conditional Uses</u>	
Solar electric generation	As defined by Edgefield County Ordinance Sec. 24-84
Communication towers and antennas	As defined by Edgefield County Ordinance Sec. 24-75
Townhouses	As defined by Edgefield County Ordinance Sec. 24-66
Warehousing and storage	<ul style="list-style-type: none"> • Must be screened from public view by an opaque fence or wall or vegetative material, excluding points of ingress or egress, at least eight feet in height. • Is not located in any required setback area. • No material shall be placed in open storage in such a manner that it is capable of being transferred out by wind, water or other causes. Otherwise it shall be enclosed. • Enclosed storage buildings shall be of a like architectural character of nearby residential buildings.

Family day care home	<ul style="list-style-type: none"> • Not more than two persons not residing in the residence shall be engaged in family day care provision. • No traffic shall be generated in an amount above that normally expected in a residential neighborhood. • No parking is needed above that required by the principal residential use. • There is no alteration whatsoever of the residential character of the building and/or premises.
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Compliance with County Land Development Ordinances

- Planned Development eligibility requirements - Compliant
- Application process for Planned Development - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Compliant

Approval by Other Regulatory Entities

The preparation of engineering documents for DHEC, ECWSA, and SCDOT are pending Planning Commission recommendation and County Council approval of the PD.

Staff Analysis

The major aspects to the proposed Planned Development that staff has identified are:

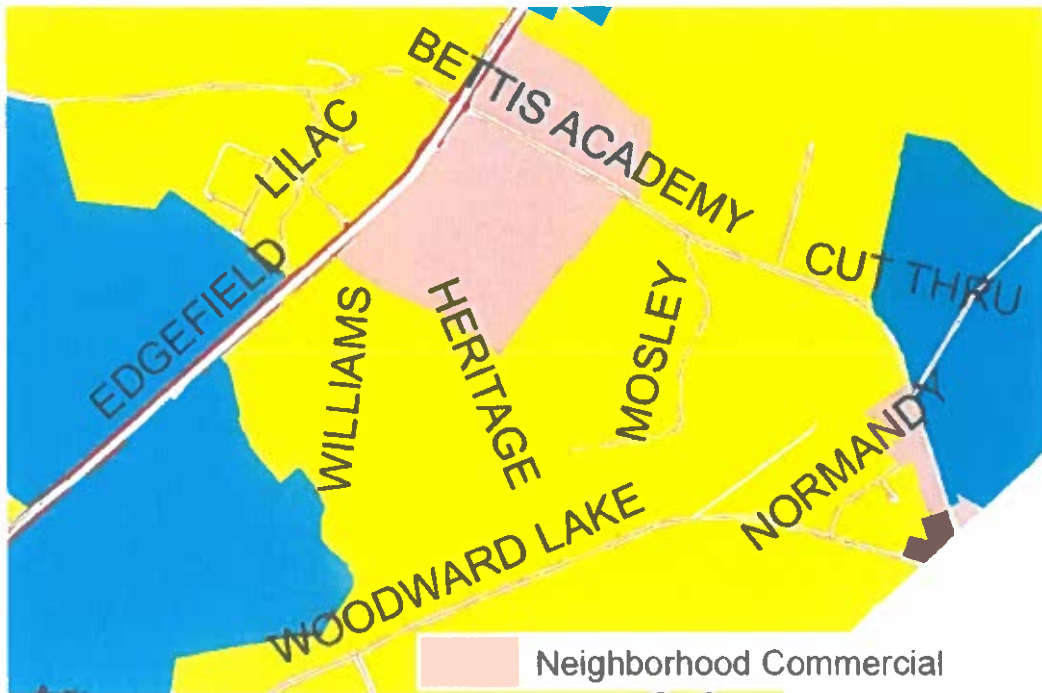
- Appropriate location for the sitting of high density residential due to the available infrastructure and ability to provide setbacks and buffers.
- Varied housing types and lot sizes to meet market needs and generate a visually diverse residential development.
- Provision of homes for growing local and regional population.
- Allocation for commercial development, infrastructure to support commercial growth, and possibility for commercial redevelopment in future.
- Preservation of open space along with communal areas and trails.
- Project is estimated to generate an additional 1,722 trips per day based on estimates generated by the Institute of Traffic Engineers Trip Generation Rates, 8th Edition. This is based on 10 trips per day for 1 singlet family detached dwelling, and 6 trips per day for 1 Townhouse. This does not account for traffic potentially generated by the commercial property.

Planned Development Area

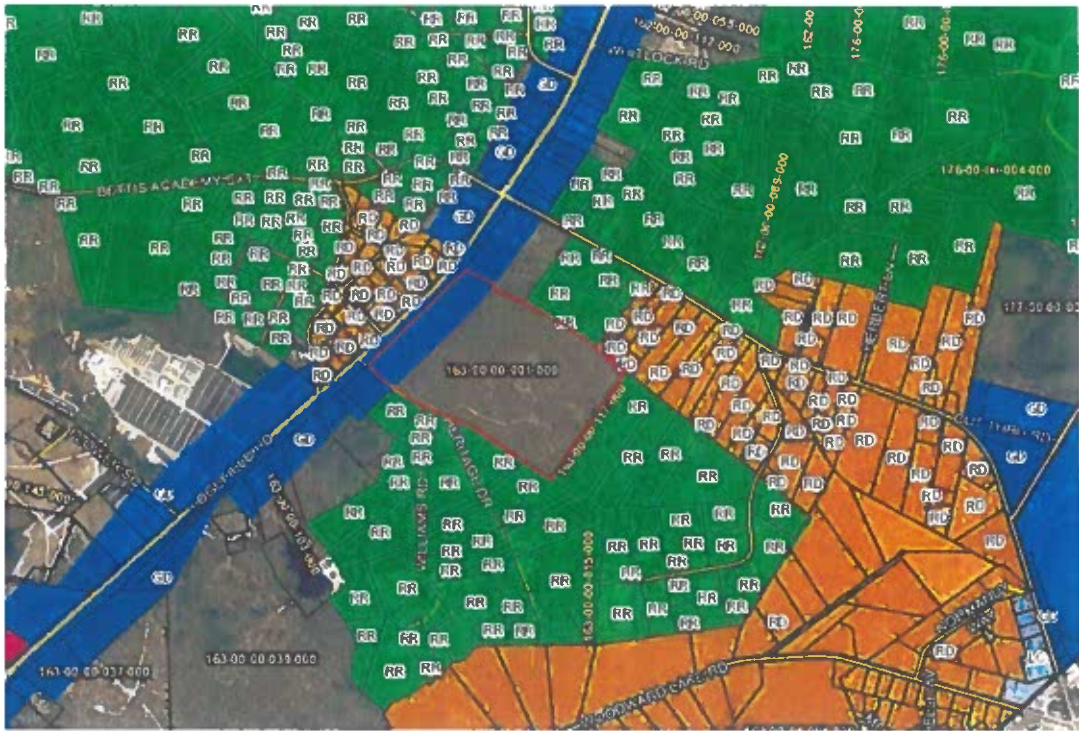
Aerial:



Land Use:



Zoning:



Planned Development Property



Planned Development Master Plan



James Burt, Planning Commission Chairman: *James F. Burt*