

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD)

ORDINANCE NO. 20-21-785

**AN ORDINANCE AMENDING THE COUNTY OF EDGEFIELD COMPREHENSIVE LAND
USE AND TRANSPORTATION PLAN.**

WHEREAS, the County of Edgefield adopted the original Comprehensive Land Use and Transportation Plan by Ordinance Number 109-10-09 in 2009, with a revision by Ordinance Number 14-15-686 in 2014; and

WHEREAS, Section 6- 29- 510(E) of the Code of Laws of South Carolina, 1976 as amended, states the " the comprehensive plan, including all elements of it, must be updated at least every ten years;" and

WHEREAS, the Planning Commission has promulgated the revised Comprehensive Land Use and Transportation Plan, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference and recommends the adoption of this plan by County Council; and

WHEREAS, the Council of the County of Edgefield has concluded that the adoption of the proposed amended Comprehensive Land Use and Transportation 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: The Comprehensive Land Use and Transportation Plan shown in Exhibit " A" which is attached hereto and incorporated herein by reference is hereby adopted by the County of Edgefield.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance full force and effect.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 3: In the event that any provision of this Ordinance, or any part thereof, or any application thereof to any person or circumstance, is for any reason held to be unconstitutional or otherwise invalid or ineffective by any court of competent jurisdiction on its face or as applied, such holding shall not affect the validity or effectiveness or any of the remaining provisions of this Ordinance, or any part thereof, or any application thereof to any person or circumstance or of said provision as applied to any other person or circumstance. It is hereby declared to be the legislative intent of the County that this Ordinance would have been adopted had such unconstitutional, invalid, or ineffective provisions not been included herein.

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

ADOPTED by the Council of the County of Edgefield at regular meeting held this 6th day of July 2021, at which a quorum was present and voting.

Edgefield County Council

H. Scott Cooper, Chair

ATTEST:

Taz M. Potts, Clerk to Council

First Reading	<u>04/13/21</u>
Public Hearing	<u>05/03/21</u>
Second Reading	<u>05/03/21</u>
Third Reading	<u>06/04/21</u> (Continued)
Third Reading	<u>07/06/21</u>

Comprehensive Plan Changes

Below are all the changes made to the Comprehensive Plan by the Edgefield County Council during first, second, and third readings, in meetings held April 2, 2019, May 7, 2019, and June 4, 2019.

Recommendation 1: That County Council on this third reading of a revised Comprehensive Plan at the June 1, 2021, meeting vote to reverse the Comprehensive Plan to the original version of the Plan as given to the County Council by the Planning Commission in February 2021. In other words, reverse all the changes made by County Council during the three readings.

Recommendation 2: That County Council delay voting on this change for one month and take up this recommendation at the July 6, 2021, County Council meeting. This delay gives citizens and Council an opportunity to review these proposed final changes thoroughly. This delay does not impact or delay in any way the work ongoing on the Land Management Ordinance (LMO) or small group meetings.

The following 10 changes were made to the Comprehensive Plan by Council during its three readings. The impacts of changing the Comprehensive Plan back to the original document delivered to County Council by the Planning Commission have been reviewed by Roger LeDuc, Doc Hart, John Ford, and Kevin Singletary. All four agree that reversing all changes to the Comprehensive Plan as described above are very small impacts or no impact at all, and all changes will not impact the County's future in a negative way.

Those changes made by County Council are:

- 1) Brought forward from previous comprehensive plan a bullet that says we'd encourage retail development around existing urban areas.
Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. This kind of development will occur at all places zoning allows it to. If this change is needed, the Planning Commission can take it up and make a specific recommendation.
- 2) Two charts don't reflect multi-family residential in three different zoning areas.
Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. Multi-family residential topic is included in the Planning Commission's version of the Comprehensive Plan and will be included in the LMO. If this change is needed, the Planning Commission can take it up and make a specific recommendation.
- 3) Adds 5 overlay districts
Impact of changing the wording back to the original wording: Removing these 5 new overlay zones has no impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. If this change is needed, the Planning Commission can take it up and make a specific recommendation.

- 4) Renumbering Chapter 9
Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original numbering prior to first reading.

- 5) Change to Estate Residential section, page 7.6, by adding the following language: “However, the minimum lot size in this land use area may vary on the basis of suitable topography and access to utilities. It is assumed that some portions of this area may be developed at 0.5 units per acre (approximately two acres in lot size).”
Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. If this change is needed, the Planning Commission can take it up and make a specific recommendation.

- 6) Change in Table 7.4 on page 7.11 on the Suburban Density Residential line would read straight across as All Single Family Residential/Light-residential-oriented commercial/Commercial and Industrial.
Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. If this change is needed, the Planning Commission can take it up and make a specific recommendation.

- 7) Estate Residential section changed to: This category features very low density single family residential development on large lots. However, the minimum lot size in this land use area may vary on the basis of suitable topography and access to utilities. It is assumed that some portions of this area may be developed at 0.5 units per acre (approximately two acres in lot size) to provide developers with flexibility in creating affordable home sites. Water, power, and communications cables are assumed to be tied to the local dedicated street system with substantive added costs in extending into deep lots. The areas in this land use category are not considered likely to provide adequate densities to support the expansion of extensive public sewer collection systems or wastewater treatment and may require higher costs for other utilities as a trade-off for more land.
Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. If this change is needed, the Planning Commission can take it up and make a specific recommendation.

- 8) Map amended by removing the densities from the map only.
Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original map prior to first reading. If this change is needed, the Planning Commission can take it up and make a specific recommendation.

- 9) Changed language on page 7.9 under the Suburban Residential section to remove “Average lot size may vary from 0.5 acre to 2 or 3-acre lots depending on sewer service or requirements for septic tank fields.” and replace it with “Natural conditions, connectivity to utilities and the market are to determine lot sizes.” This section now reads: “This category indicates single-

family residential land uses and lots in a suburban scale subdivision pattern typical of development from the 1950's to the 1990's. Streets may be curvilinear to fit topography and limits of the original parcel size and shape. Although the pattern of development can be limiting, streets should provide multiple access and egress to reduce length of utility lines and redundancy for access. Natural conditions, connectivity to utilities and the market are to determine lot sizes. Some areas within this category may have deeper lots to ensure building and septic field site development."

Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. If this change is needed, the Planning Commission can take it up and make a specific recommendation. Planning Commission already recommends changing this language back to their original language.

- 10) Change in 7.6 Estate Residential category to: "This category features very low density single family residential development on large lots. However, the minimum lot size in this land use area may vary on the basis of suitable topography and access to utilities. It is assumed that some portions of this area may be developed at 0.5 units per acre (approximately two acres in lot size) or conditional higher densities where appropriate to provide developers with flexibility in creating affordable home sites. Water, power, and communications cables are assumed to be tied to the local dedicated street system with substantive added costs in extending into deep lots. The areas in this land use category are not considered likely to provide adequate densities to support the expansion of extensive public sewer collection systems or wastewater treatment and may require higher costs for other utilities as a trade-off for more land."

Impact of changing the wording back to the original wording: No impact to the Comprehensive Plan or to the County if we revert back to the original language prior to first reading. If this change is needed, the Planning Commission can take it up and make a specific recommendation. Planning Commission already recommends changing this language back to their original language.