

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF EDGEFIELD )

ORDINANCE NO: 21-22-793

**AN ORDINANCE TO AMEND CHAPTER 24-29 (a)(1), CHAPTER 24-29(c), and 24-29(d)(3) OF THE EDGEFIELD COUNTY LAND ORDINANCE**

WHEREAS, the Edgefield County Planning Commission, based upon the recommendations from the citizens of Edgefield County, reviewed proposed changes to Chapters 24-29 of the Edgefield County Land Development Ordinance, and;

WHEREAS, the Edgefield County Planning Commission adopted a motion to recommend that the County Council approve these changes to the Edgefield County Land Development Ordinance; and;

WHEREAS, Council desires to amend the code to reflect these changes which clarify zoning districts, design criteria and traffic studies into the Code of Ordinances,

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

1. Chapter 24, Article II, Sections 24-29 (a)(1), 24-29(c) and 24-29(d)(3) of the Edgefield County Land Development Ordinance are amended by making the changes as shown on Exhibit A.
2. Under the pending ordinance doctrine, this ordinance will be effective after advertisement for the public hearing.
3. All provisions in other County Ordinances in conflict with this Ordinance are hereby repealed.
4. 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.
5. This Ordinance shall become effective upon adoption on third reading by Council.

**Edgefield County Council**

\_\_\_\_\_  
Scott Cooper, Chair

ATTEST:

\_\_\_\_\_  
Taz Potts, , Clerk to Council

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

**EXHIBIT A**  
**PLANNED DEVELOPMENT (PD)**

Change the following:

24-29 (3) b. 2. Minimum parcel size ~~five~~ fifteen acres.

24-29 (3) d. 2. Change maximum of one detached unit per acre from ~~2,500 SF~~ to 6,500 SF or 6 units per acre.

24-29 (3) d. 4. Open Space. ~~As determined as needed by the planning commission and the county council.~~ The development will have a minimum of 30% open space which shall be set aside in perpetuity and cannot be built upon with residential structures.

24-29 (3) e. 2. Time limitation. If 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. The county council ~~shall~~ may grant only one extension per project.

**ADD**

24-29 (3) a. 5. Shall follow the Comprehensive Plan.

24-29 (3) d. 6. Impervious area. There shall be a maximum of 30% impervious area in the PD.

24-29 (3) f. 9. A traffic study by a licensed engineer shall be completed for the PD. The study will analyze the traffic volumes at the intersection of the PD roads and all intersecting roads. The engineer will determine what if any improvements are required on the adjoining roads. The study will measure the current level of service (LOS) on these roads both prior to development and after full development of the PD.