

AGENDA
EDGEFIELD COUNTY COUNCIL MEETING
County Council Chambers
January 4, 2021
6:00 PM

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and Robert's Rules of Order, latest edition, in the event Council's Rules do not cover the procedural issue at hand. This agenda may be modified prior to or during the meeting.

I. CALL TO ORDER

Invocation – Pastor Steve Davis, True North Church, North Augusta, SC
Pledge of Allegiance

II. APPROVAL OF AGENDA

III. ELECTION OF CHAIR AND VICE CHAIR

IV. APPROVAL OF THE MINUTES

October 4, 2021-Regular Meeting

V. GUEST SPEAKERS

COMMENTS FROM THE PUBLIC

Agenda Items other than Public Hearing Matters

Edgefield County Code of Ordinances, Chapter 2, Section 2-52, Rule 23 governs public comments. Any citizens may sign up to speak at any regular meeting of the county council on matters pertaining to county services and operations, but not on personnel matters. Interested citizens may sign an agenda list maintained by the clerk to council prior to each regular meeting. Each citizen shall be eligible to speak for a maximum of 5 minutes. Additionally, the period for citizen comments shall be limited to a total of 30 minutes. All citizens participating in the citizen comment period shall be subject to recognition by the presiding officer and shall address the presiding officer directly. The comment period should not be a debate period between council members and members of the public. Written comments may be submitted to the clerk to council at any time.

VI. REPORTS

Monthly reports for October 2021
(SEE DEPARTMENTAL REPORTS)
Agenda/Minutes of the following meetings:

VII. CONSENT AGENDA

While developing the agenda, routine or noncontroversial items are placed on the consent agenda, which is a part of the regular agenda. If any member objects to including an item on the consent agenda, that item shall be moved to the regular agenda as an action item requiring discussion. The remaining consent items shall be adopted in a single vote without discussion.

Re-appointment GLEAMS-----Louise Kemp Settles

Consent Agenda Ends Here

VIII. PUBLIC HEARING

1. Consideration of Approval of Second Reading of Ordinance Number 20-21-795

“AN ORDINANCE ESTABLISHING NEW ELECTORAL DISTRICTS FOR THE ELECTION OF MEMBERS OF EDGEFIELD COUNTY COUNCIL PURSUANT TO THE UNITED STATES CENSUS OF 2020 AN IN COMPLIANCE WITH SECTION 4-9-90, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.”

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Every ten years the County must redistrict its County Council districts to meet the current requirements of the census population. Edgefield County Council has stated it's committed to redistrict Edgefield County pursuant to the standards and regulations imposed by State and Federal law. The County has requested the State's assistance to assist with the redistricting and we plan to complete this process with third reading of the ordinance in February. The State should be at tonight's meeting to discuss any possible changes to the redistricting plan

**2. Consideration of Approval of Second Reading of Ordinance Number 20-21-796
"AN ORDINANCE TO AMEND CHAPTERS 8 AND 24 OF THE
EDGEFIELD COUNTY CODE OF ORDINANCES BUILDINGS AND
BUILDING REGULATIONS LAND DEVELOPMENT"**

For over three months Edgefield County held small group public meetings throughout all the County districts. At these meetings we received input concerning the former LMO, future development, zoning concerns and various questions concerning our current regulations. Based on this input we held 10 work sessions with the Planning Commission from July to October. At these meetings the Planning Commission reviewed and made revisions to the development regulations in Chapters 8 and 24 and adjustments to the zoning maps. The Planning Commission approved the final regulations and zoning maps at the November Planning Commission meeting. The following week the Planning Commission members and County Council jointly met to discuss all the changes approved by the Planning Commission. This was followed by a public meeting at Parker Elementary school to receive additional comments from county citizens. The revised regulations are ready for Council review and consideration as shown in **Exhibit II.**

**3. Consideration of Approval of Second Reading of Ordinance Number 20-21-797
"AN ORDINANCE TO ZONE AND REZONE CERTAIN PROPERTIES
LOCATED IN EDGEFIELD COUNTY"**

The zoning maps with the revisions voted on by council in December are ready for Council consideration as shown in **Exhibit III.**

OLD BUSINESS

**4. Consideration of Approval of Second Reading of Ordinance Number 20-21-795
"AN ORDINANCE ESTABLISHING NEW ELECTORAL DISTRICTS FOR THE
ELECTION OF MEMBERS OF EDGEFIELD COUNTY COUNCIL PURSUANT TO
THE UNITED STATES CENSUS OF 2020 AN IN COMPLIANCE WITH SECTION 4-
9-90, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED."**

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redistricting and we plan to complete this process before third reading of the ordinance in February. The State should be at tonight's meeting to discuss any possible changes to the redistricting plan

5. Consideration of the STORYWALK project at Bettis Park

At the December meeting council received a presentation concerning a proposal from Edgefield First Steps to construct a StoryWalk at Bettis Park. Books would be selected and presented on displays along the walking path at the park. Funding and installation of the panels would come from community partners and they just need the county's permission to use the area along the walking path. They hope to dedicate the opening this spring. They would like Council's approval to install the StoryWalk at Bettis Park.

6. Consideration of Approval of Second Reading of Ordinance Number 20-21-796

“AN ORDINANCE TO AMEND CHAPTERS 8 AND 24 OF THE EDGEFIELD COUNTY CODE OF ORDINANCES BUILDINGS AND BUILDING REGULATIONS LAND DEVELOPMENT”

For over three months we held small group public meetings throughout all the districts in the County. At these meetings we received input concerning the LMO, future development, zoning concerns and various questions concerning our current regulations. Based on this input we held 10 work sessions with the Planning Commission from July to October. At these meetings the Planning Commission reviewed and made revisions to the development regulations; Chapters 8, 24, 30 and 44 and adjustments to the zoning maps. The Planning Commission approved the final regulations and zoning maps at the November Planning Commission meeting. The following week the Planning Commission members and County Council jointly met to discuss all the changes approved by the Planning Commission. This was followed by a public meeting at Parker Elementary school to receive additional comments from county citizens. The revised regulations are ready for Council review and consideration as shown in **Exhibit II**.

7. Consideration of Approval of Second Reading of Ordinance Number 20-21-797

“AN ORDINANCE TO ZONE AND REZONE CERTAIN PROPERTIES LOCATED IN EDGEFIELD COUNTY”

The revised zoning maps with the changes suggested by Council in December are ready for Council review and consideration as shown in **Exhibit III**. Changes can be made by a majority vote of council any time before 3rd and final reading.

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IX. NEW BUSINESS

**8. Consideration of Approval of First Reading of Ordinance Number 21-22-798
FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 24 OF THE
EDGEFIELD COUNTY CODE OF ORDINANCES QUARRIES AND MINES**

At the December Planning Commission meeting they were concerned about a possible new mine on the Northern side of the County and our lack of any regulations. Currently at least one active quarry is located outside the Town of Edgefield off of US 25. Several other mines and quarries are abandoned in the County. Although they are fenced they present a safety hazard and leave their surrounding area unusable for any further development. The County Planning Commission wants to develop regulations that would help protect the properties surrounding any future mines or quarries. The proposed ordinance and regulations are shown in **Exhibit IV**. They include regulations involving easements, environmental concerns, roadways, signage and reclamation of the site. The Planning Commission will review these regulations at their January meeting. If they suggest any changes to the proposed regulations they will be given to Council before the second reading.

**9. UPDATE CONCERNING THE PURCHASE OF PROPERTY FOR THE COUNTY'S
LAW ENFORCEMENT CENTER ON STAR ROAD AND RABBIT TRAIL ROAD.**

In 2020 the Edgefield County voters authorized the County to establish a Capital Project Sales Tax to build a Law Enforcement Center that will include new offices for the Sheriff and Magistrate along with a new jail. In July the County Council approved the contract with Moseley Architect to design the facility and help with the site selection. The Sheriff identified two sites with the preferred site on Star Road at Rabbit Trail Road. Due to potential environmental concerns from adjacent properties we asked the site engineer to conduct a phase I and II Environmental Study. In early December several soil borings were taken. The environmental engineer found traces of gasoline in the groundwater. They believe this is not a problem and the site does not pose a health risk as long as we use public water for drinking and irrigation. Therefore if we do not disturb or touch the groundwater there should not be any problems. The harmful chemicals from the former Federal Pacific property were not found. Had they found these chemicals our recommendation would have been to not purchase the property. The consultants believe that after many decades it would be highly unlikely that these chemicals would show up anytime in the future. We have asked a commercial appraiser to complete an appraisal of the property for council. This along with a boundary survey should be completed before council vote on the Resolution to purchase the property in February.

COMMENTS FROM PUBLIC

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All additional comments

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EXECUTIVE SESSION

ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

1. **COMMENTS BY THE COUNTY COUNCIL CHAIR**
2. **ADJOURN**