

STATE OF SOUTH CAROLINA

ORDINANCE NO. 21-22-786

COUNTY OF EDGEFIELD

**AN ORDINANCE TO REZONE EDGEFIELD COUNTY TAX PARCEL 146-00-02-032
PREVIOUSLY ZONED GENERAL RESIDENTIAL DISTRICT (GR) TO GENERAL
COMMERCIAL DISTRICT (GC)**

WHEREAS, the property owner, Jam Ministries, Inc., is the owner in fee simple of approximately 6.36 acres of land known as Edgefield County Tax Parcel 146-00-02-032 (“Property”) located at 1531 Augusta Road, North Augusta, SC; and,

WHEREAS said property is located within the unincorporated area of Edgefield County which is currently zoned as General Residential (GR); and,

WHEREAS, this Property and the surrounding parcels were all recently rezoned by Edgefield County as part of a major county rezoning; and,

WHEREAS, the property adjoining this property is currently zoned as General Commercial (GC) and the current (grandfathered) use of the property would be considered more consistent with the GC zoning category; and,

WHEREAS, the Edgefield County Planning Commission has reviewed a request from staff to rezone this property, and unanimously recommends that the property be zoned General Commercial (GC); and,

WHEREAS, the Edgefield County Council has concluded that the adoption of the proposed rezoning is consistent with the County’s Comprehensive Plan; is consistent with the zoning of surrounding properties, and is in the best interest of its citizens;

NOW, THEREFORE, THE COUNCIL OF THE COUNTY OF EDGEFIELD HEREBY ORDAINS THAT:

Section 1: Jam Ministries, Inc. is the owner in fee simple of approximately 6.36 acres, lying within the unincorporated area of Edgefield County, designated as Edgefield County Tax Parcel #146-00-02-032. The zoning change request submitted to the Edgefield County Planning Commission is hereby approved.

Section 2: The aforesaid premises shall be, and is hereby zoned General Commercial (GC). 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Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance full force and effect.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.

Edgefield County Council

Dean Campbell, Chairman

ATTEST:

Aretha Eubanks, Clerk to Council

First Reading: _____

Public Reading: _____

Second Reading: _____

Third Reading: _____

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Memorandum

To: Edgefield County Council
From: April Morgan, County Planner
Date: June 17, 2020
Re: Re-Zoning Application

Applicant: Hart “Doc” Clark- Asst. Administrator/ Building & Planning Director
Property Owner: Jam Ministries
Parcel Number: 146-00-02-032-000
Location: 1531 Augusta Rd North Augusta
Current Zoning: GR (General Residential)
Proposed Zoning: GC (General Commercial)
Number of Lots: 1
Sewer/Septic: County Sewer
Water: County Water

Staff Analysis

Recently, a Re-Rezoning Application was submitted on behalf of the owner of this property requesting a change from GR (General Residential) to GC (General Commercial). Mr. Clark feels, after review, this property should have been changed to GC (General Commercial) during recent zoning change therefor he is requesting this change. This action is recommended in order to cause this parcel to be uniform with contiguous parcels that are currently zoned GC (General Commercial).

Property



ZONING



Planning Commission Action

Following Public Hearing held June 9, 2022, the planning Commission evaluated the above-mentioned Re-Zoning Application. The Commission unanimously voted 4-0 to recommend that County Council Approve the Re-zoning of this property.