

AGENDA
EDGEFIELD COUNTY COUNCIL MEETING
County Council Chambers
September 12, 2022
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 – Reverend Roger LeDuc of Living Hope Fellowship Church, Aiken, SC
Pledge of Allegiance

II. APPROVAL OF AGENDA

III. APPROVAL OF THE MINUTES

August 9, 2022 – Regular Meeting Minutes

IV. GUEST SPEAKER

V. 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 2022

Agenda/Minutes of the following Meetings

July 14, 2022 – Edgefield County Planning Commission

July 14, 2022 – Edgefield County Planning Commission Work Session

(SEE DEPARTMENTAL REPORTS)

VII. Public Hearing

1. Ordinance Number 21-22-787, An ordinance to establish a Road User Fee of \$30 per vehicle starting January 1, 2023.
2. Ordinance Number 21-22-788, An ordinance to set new dates for the appointment of Boards and Commissions.

VIII. OLD BUSINESS

1. Consideration of Approval of Third Reading of Ordinance Number 21-22-786, An ordinance to rezone certain properties located in Edgefield County.

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**The zoning map that Council approved in February needs to be corrected for a property along US 25, parcel number 146-00-02-032-000, to change from GR (General Residential) to GC (General Commercial) in order for this parcel to be uniform with contiguous parcels that are currently zoned GC (General Commercial).
Exhibit I.**

2. Consideration of Approval of Second Reading of Ordinance Number 21-22-787 to establish a Road User Fee of \$30 per vehicle starting January 1, 2023.
**Last year the SC Supreme Court stated that Road User Fees were no longer valid. County Council in September decided to institute a 6.9 mill increase to cover most of the revenue lost from the elimination of the \$27/vehicle fee. Council also decided to eliminate the vehicle tax as of January 1, 2022. The SC Governor recently approved a new law allowing local governments to reinstitute a Road User Fee. At the time we added the 6.9 mill tax, we stated the need to increase it again this year to make up the 1.5 mill shortfall or about \$180,000. Additionally, since our last increase in 2017/18 the Consumer Price Index (inflation) has increased nearly 20%. In order to make up the difference in revenue lost and to account for the inflation over the last five years, staff is recommending an increase to \$30. This 11% increase is less than the 20% CPI and may not cover the full cost given the current rate of inflation. However we believe this will satisfy our needs at least through this budget year.
Exhibit II.**

3. Consideration of Approval of Second Reading of Ordinance Number 21-22-788 to set new dates for the appointment of Boards and Commissioners.
**Currently some of our boards and commission members' terms expire in the fall. When a new Council member is elected, they can't select a new member until almost a year into their term. The revised ordinance will set the members new term date for March following an election. This should give the new Council member time to select or reappoint members to the boards and commissions.
Exhibit III.**

4. Consideration of Approval of Second Reading of Ordinance Number 21-22-789 to revise the PD Master Plan for Heritage Place.
Last July the County Council approved Heritage Place as a Planned Development. At the July Planning Commission meeting the developer presented a new master plan with several significant changes. The Planning Commission unanimously recommends its approval as follows:
 - **Allow them to retain the additional 62 townhome lots**
 - **Restore the front parcel to Commercial as initially recommended by the PC**
 - **Remove needed parcels behind the Commercial for needed stormwater detention**
 - **Require a class 4 buffer along the highway 25 corridor (plantings plus fencing)**

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- **Install a bus stop for school buses within the development**
- At the August council meeting you limited the number of housing units to 243 and eliminated the commercial development. The developer has made the changes requested by the council.**
Exhibit IV.

IX. NEW BUSINESS

1. Consideration of Approval of the Tax Millage Rate for FY 2021-2022.
County Auditor Bill Gilchrist has been working with Finance Director Taz Potts, Treasurer Arlene Traxler, Tax Assessor Gerri Coleman, and Administrator Roger LeDuc to determine the County's millage rate for the tax bills to be mailed next month. Last year the County Council increased the millage rate 6.9 mills from 82.9 mills to 89.8 mills to temporarily offset the loss of the Road User Fee. This year the State developed a law to reinstate the Road Fee, which allows the Council to reduce the millage rate to the 2021 level of 82.9 mills. Based on the assessed values of homes, business, vehicles, etc. Edgefield County saw a slight increase in the value of a mill to \$94,000. We are proposing no change in the tax levy from the previous year 82.9 rate.
Exhibit V.

2. Consideration of Approval of First Reading of Ordinance Number 21-22-790 to approve the rezoning of 67.34 acres of property from Residential Rural to Planned Development Sharps Overlook.
The developer P&J LLC would like to build 261 single family housing units with 32.5% open space along with a pool and club house area. Included in the plan are 2.39 acres set aside for future commercial use. Planning Commission at their August meeting voted 5-1 to recommend its approval with the following conditions:
 - **The list of commercial uses be identified as conditional within the area of the development. Said condition being that the master plan alteration is subject to the Planning Commission review and recommendation and the Council approval.**
 - **Language be added in section 6.0 that all street design standards will meet the requirements of the SCDOT.**
 - **That 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 of students.**
 - **That a section be added in Section 5.0 for electrical utilities, specifically that they will be underground.**
 - **Consideration of the Highway 25 Overlay District zoning that blankets the portion of the property boarding Highway 25 corridor.**
 - **That the Planned Development meet the County's Comprehensive Plan. (maximum 135 lots)**

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- That the detached Single Family lots be no less than ½ acre.

The major issue with the development is the Comprehensive Plan calls for this property to be Suburban Residential which allows up to 135 lots. The developer would like the Comprehensive Plan to list the property as Village Suburban (lines up with some of the contiguous development in the area). This would allow additional lots them to build the desired 261 homes in the development. As with any PD, the Council can approve the plan as is, deny the approval or add/delete any special conditions.

Exhibit VI.

3. Approval of bids for foundation renovatons at the Sweetwater Center.
The Sweetwater foundation is settling in several areas and the framing and masonary piers needs repairing. The settlement is causing tripping hazards and if not fixed will cause major structural issues. We received three bids from Blackston at \$23,300, Greystone at \$27,477.90 and Cantney at \$45,708.96. We are recommding awarding the bid to Blackston who's firm is located in Edgefield County. There bid includes repairing the sunken floor,instalton of additional footers and masonary piers, hardwood flooring repairs and the sanding and refinishing of the floors. We suggest using ARPA funds to pay for these repairs.
4. Consideration of Appointment to the Board of Assessment Appeals
Eddie Lyell Appointment

X. COMMENTS FROM THE PUBLIC

All additional comments

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XI. ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

XII. COMMENTS BY THE COUNTY COUNCIL CHAIR

XIII. ADJOURN