

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD)

ORDINANCE NO. 21-22-789

**AN ORDINANCE TO AMEND THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT KNOWN AS HERITAGE PLACE SUBDIVISION**

WHEREAS, on July 6, 2021, County Council approved the rezoning of a parcel of land owned by Glenn W. Whitlock (“Owner”) from General Agricultural District to Planned Development (PD) for development of Heritage Place Subdivision (“Subdivision”); and,

WHEREAS, at the same time, County Council approved a Development Plan for the Subdivision; and,

WHEREAS, the Owner and Crowell and Company (“Developer”) have found it necessary to revise the previously approved Development Plan for the Subdivision which are outlined in a Memorandum from the Edgefield County Planning Commission dated July 22, 2022 (See Attached Exhibit A); and,

WHEREAS, the Edgefield County Planning Commission has reviewed this current request, and unanimously recommends changes outlined below be made to the Development Plan for the Heritage Place Subdivision; and,

WHEREAS, the Edgefield County Council has concluded that the adoption of the proposed changes to the Development Plan will provide appropriate location for sitting of high-density residential development, varied housing types to meet market needs, allocation of commercial development to support commercial growth and preservation of open spaces;

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

Section 1: The Development Agreement approved by Edgefield County Council on July 6, 2021 (Ordinance 20-21-790) is hereby amended with contingencies as follows:

- A. Develop an additional 62 townhouse lots according to the revised Development Plan submitted to the Planning Commission, maximum 243 total units.
- B. Require a Class 4 buffer along U.S. Highway 25.
- C. Install a bus stop for school buses within the community.
- D. Acceptance of the Owner, or its agents, to the terms of any existing agreement for Heritage Place Subdivision between the County of Edgefield, the Developer, its successors and assigns, and the Edgefield Water and Sewer Authority for this Development.

Section 2: All other terms of the Development Agreement for Heritage Place Subdivision as approved by County Council on July 6, 2021 (Ordinance 20-21-790) shall remain in force and considered a part of this Ordinance.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance full force and effect.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: If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect the 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.

Section 5: 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: _____

Second Reading: _____

Third Reading: _____

Public Reading: _____



HERITAGE PLACE

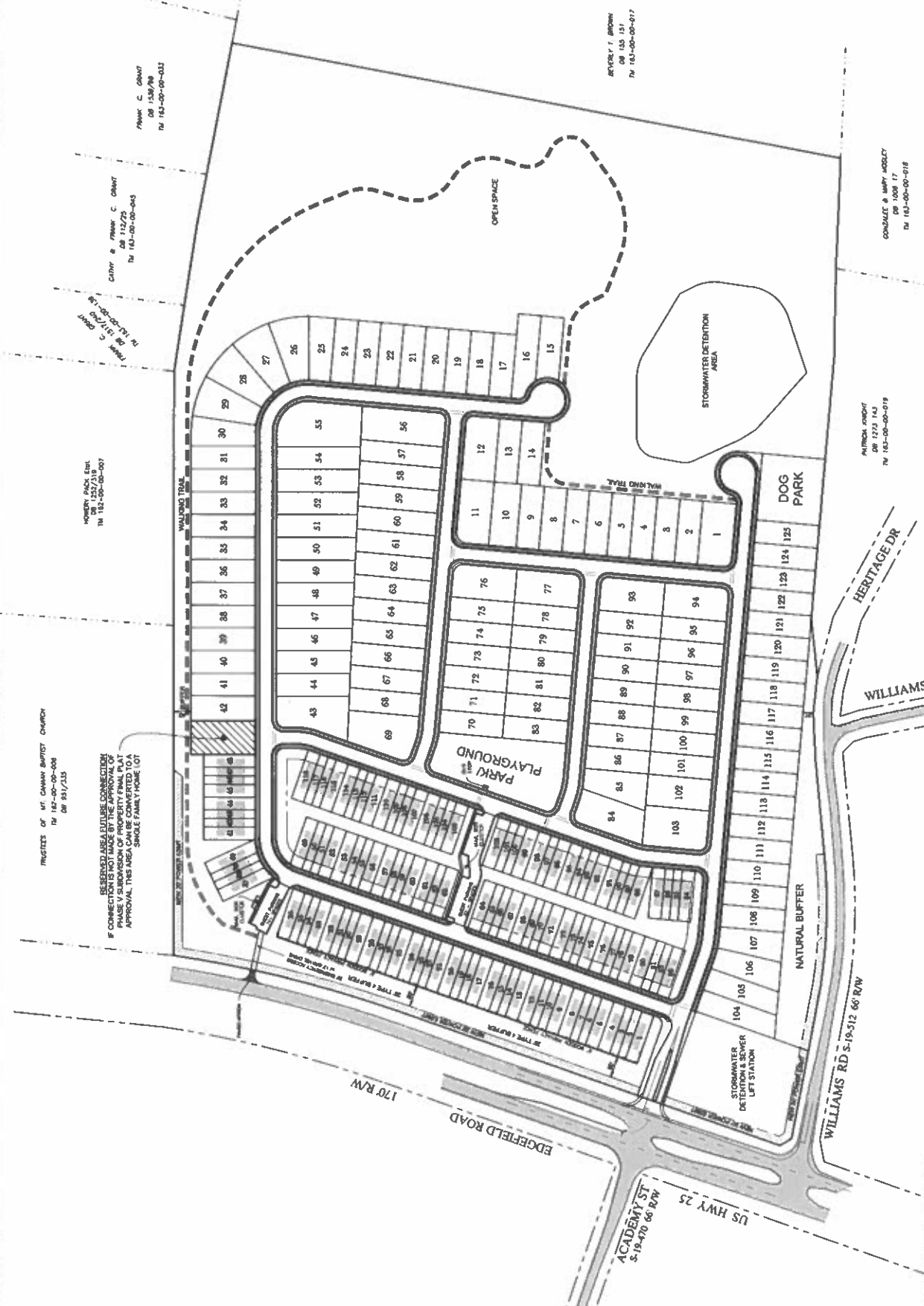
PROJECT LOCATED WITHIN HERITAGE PLACE SUBDIVISION
RECORDING NUMBER: 183-00-00-018

PROJECT DATA	
PROJECT NO.	183-00-00-017
DATE	08/15/17
PROJECT NAME	HERITAGE PLACE
OWNER	CONSOLE & COMPANY
DESIGNER	CONSOLE & COMPANY
DATE	08/15/17
PROJECT NO.	183-00-00-017
DATE	08/15/17
PROJECT NAME	HERITAGE PLACE
OWNER	CONSOLE & COMPANY
DESIGNER	CONSOLE & COMPANY
DATE	08/15/17

SHEET INDEX	
SHEET NO.	1
TOTAL SHEETS	1
DATE	08/15/17
PROJECT NO.	183-00-00-018
PROJECT NAME	HERITAGE PLACE
OWNER	CONSOLE & COMPANY
DESIGNER	CONSOLE & COMPANY
DATE	08/15/17

Concept plan

Revised: 6/20/2022



REVISIONS	
NO.	DATE
1	08/15/17
2	08/15/17
3	08/15/17
4	08/15/17
5	08/15/17
6	08/15/17
7	08/15/17
8	08/15/17
9	08/15/17
10	08/15/17