

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF EDGEFIELD )

ORDINANCE NO: 21-22-791

**AN ORDINANCE TO REZONE CERTAIN PREVIOUSLY ZONED GENERAL RESIDENTIAL (GR) PROPERTY LOCATED OFF HIGHWAY 25, NORTH AUGUSTA TO BE ZONED GENERAL COMMERCIAL(GC)**

**WHEREAS**, Allen Thomas is the owner of a single parcel of land located off US Highway 25 (Edgefield Road), North Augusta, SC (TMS 145-09-00-044) which is presently is zoned as General Residential (GR) by the County of Edgefield; and,

**WHEREAS**, an application to have the parcel to be zoned General Commercial (GC) has been submitted by the landowner in accordance with Section 24-243 of the Edgefield County Code; and,

**WHEREAS**, the Edgefield County Planning Commission has (1) reviewed this request, and (2) determined that the request is consistent with the Comprehensive Plan and is compatible with the surrounding uses. The Edgefield County Planning Commission adopted by unanimous vote to recommend that County Council approve of the zoning of this property to General Commercial (GC); and,

**WHEREAS**, the Edgefield County Council, in compliance with Section 24-244 of the Edgefield County Code of Ordinances, has held a public hearing on the proposed zoning, said hearing having been duly publicized in a newspaper of general circulation in Edgefield County (and the affected properties posted by sign); and,

**WHEREAS**, the Edgefield County Council has concluded that the adoption of the proposed rezoning is consistent with the County's Comprehensive Plan; is essential to the general health, safety, welfare and economic stability of the County; and is in the best interest of its citizens.

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

**Section 1:** The property owned by Allen Thomas located off US Highway 25, North Augusta, South Carolina (TMS 145-09-00-044) shall be zoned as General Commercial (GC) as outlined in Section 24-29 of the Edgefield County Code of Ordinances.

**Section 2:** 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. All applicants for change shall be notified in writing of final action.

**Section 3:** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance full force and effect.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, Chair

ATTEST:

\_\_\_\_\_  
Aretha Eubanks, Clerk to Council

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_



# Memorandum

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**To:** Edgefield County Council  
**From:** Edgefield County Planning Commission  
**Date:** September 13, 2022  
**Re:** Proposal of Re-Zoning

**Applicant:** Allen Thomas  
**Property:** 145-09-00-044-000  
**Location:** North Augusta  
**Property Size:** 0.9 Acres  
**Land Use:** Suburban Density  
**Zoning:** GR (General Residential)  
**Proposed Zoning:** GC (General Commercial)  
**Sewer/Septic:** Existing Septic  
**Water:** ECWSA

On September 08, 2022 the Edgefield County Planning Commission reviewed and held Public Hearing on a Zoning Application submitted by Mr. Allen Thomas. Mr. Thomas is requesting a rezoning of his property, Parcel ID # 144-09-00-044-000, from GR (General Residential) to GC (General Commercial). Located in North Augusta, this parcel is approximately 3.7 miles on the left after crossing Aiken County/Edgefield County line on Highway 25 headed to Trenton. The purpose for this rezoning is to allow Mr. Thomas the ability to place a proposed Auto Repair Shop on his property in the near future.

## Staff Analysis

The purpose of GC zoning is to provide for a wide variety of retail and service-oriented services used to satisfy the common and frequent needs of residents in large sections of the county. This district supports most commercial uses including uses that include outdoor storage or dispensing systems. Being positioned along the Highway 25 Corridor and having the infrastructure to support commercial uses makes GC (General Commercial) appropriate zoning for this parcel. It should be noted that this parcel is contiguous to a parcel that is already zoned GC (General Commercial).

Site:



Comprehensive Plan: Suburban Density Residential  
Acceptable: All Single Family Residential  
Conditional: Commercial Uses  
Not Allowed: Industrial



Current Zoning: GR (General Residential)



### Highway 25 Overlay

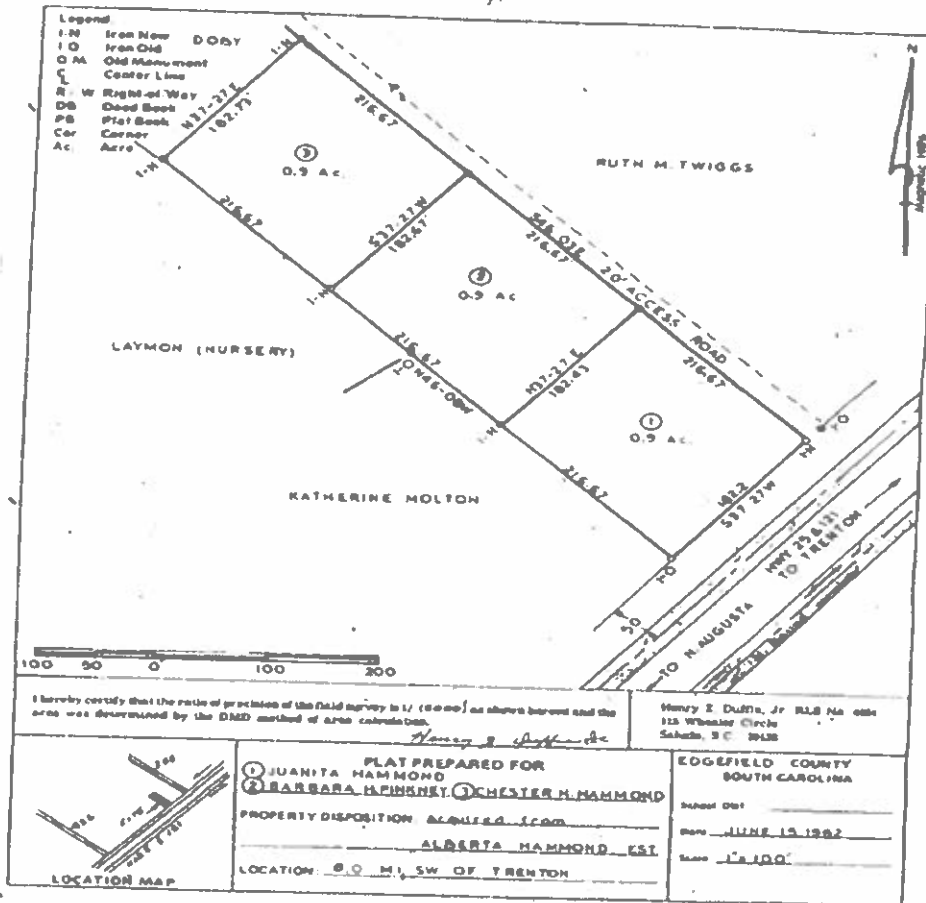
– This overlay would require appropriate setbacks and sign controls along the Highway and may include some architectural regulations to give the corridor a consistent sense of place, and prevent it from becoming disjointed, ugly, and looking unplanned. A special zoning district for automobile sales may define and designate an area for car dealerships and auto services to ensure adequate depth and buffers to adjacent residential areas. This is intended to prevent major loss of highway frontage real-estate to car sales and limit car dealerships to a specified area rather than a continually transitioning strip (an example is the Highway 17 corridor in the West Ashley area of Charleston County). The Highway 25 Corridor also would identify service and heavy traffic commercial zoning at or near intersections with more varied commercial zoning in-between. North of Rainbow Falls the overlay may specify more residential zoning along the highway, including some higher density, small lots, multifamily housing developments, etc. Some service commercial may be allowed where appropriate, but heavy industry should be focused into the industrial park and exclude areas adjacent to natural resources. Zoning for lighter industry and office development around the park and agricultural (agribusiness uses) should be located on the north side of the corridor across the street from the industrial park



**Access Easement**

Access easement is granted via Parcel ID 145-09-00-042-000 recorded in the Edgefield County Clerk of Courts Office and referenced as Plat Book 25 Page 140.

25/140



*Filed 5:30 P.M. November 16, 1992*



**Planning Commission Recommendation**

Following Public Hearing, the commission evaluated the proposed amendment relative to the following:

1. How it relates to and affects the comprehensive plan.
2. Changes in conditions since the adoption of the plan or ordinance.
3. The need to correct an error or deficiency in the ordinance or the plan.
4. Any benefits which would be derived from the amendment.
5. The relationship of the proposed amendment to surrounding land uses.

On this matter, a motion to approve was made by Commissioner Whitaker and seconded by Commissioner Butler. No further discussion was had. All present voted in favor (5-0) to approve the re-zoning application for Parcel ID:145-09-00-044-000 and recommend to Council that zoning be changed from GR (General Residential) to GC (General Commercial). Motion to approve was passed. Commissioners Brown and McNeill were not present for voting.

At this time, the Edgefield County Planning Commission wishes to forward this recommendation of approval to Edgefield County Council and respectfully ask for consideration and final action.

\_\_\_\_\_  
Chairman- James "Fab" Burt

Date \_\_\_\_\_