



## Memorandum

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**To:** Edgefield County Planning Commission  
**From:** Hart Clark, Building and Planning Director  
**Date:** September 09, 2021  
**Re:** Land Development Application (Trailside Dr. Self-Storage)

**Applicant:** Bo Knox  
**Property Owner:** Luther Kelly & Judy Pierce  
**Parcel ID:** 146-04-01-031-000  
**Property Size:** 4.36  
**Land Use:** Neighborhood Commercial  
**Zoning:** General Development (GD)  
**Proposed Use:** Indoor Self Storage/mini-warehouse

### **Land Development Description**

A two-story climate controlled self-storage facility.

### **Compliance with County Land Development Ordinances**

- Permitted Use in Zoning District - Permitted
- Application process for Land Development - Compliant

### **Compliance with County Comprehensive Plan**

- Permitted Land Use - Compliant

### **Approval by Other Regulatory Entities**

- DHEC - Pending PC Approval
- SCDOT Encroachment - Pending PC Approval

### **Planning Commission Action**

Following Public Hearing the Planning Commission may vote on the Land Development Application for the Trail Side Dr. Self-Storage. The proposal will receive automatic approval on October 17, 2021 if no decision is reached by that time unless both the applicant and the Planning Commission agree to an extension. As sighted in the Edgefield County Ordinance Sec. 24-82 (3) "The planning commission shall review and evaluate the application and plans at this hearing. They will either approve the plans as presented, request additional information, approve a modified plan or disapprove the plan."

**Land Development Area**

Land Use:



Zoning:



**Land Development Preliminary Plan:**

