



**Edgefield County Planning Commission
Meeting Agenda
County Council Chambers
September 09, 2021
6:00 PM**

Chair:	James Burt – Dist. I	District Seats:	Rodney Ashcraft – Dist. II
Vice-Chair:	Brett McNeill		Tracy Hamilton – Dist. III
At Large Seats:	Joel Presley		Karlene Butler – Dist. IV
County Council	TBD		Todd Brown – Dist. V
Liaison:			

This agenda may be modified at any time prior to or during the meeting described herein. A vote may be held on all agenda items. The meeting may begin after the advertised start time if a reasonable adjustment to the advertised start time is needed for any reason.

- I. Call to Order**
 - A. Invocation
 - B. Pledge

- II. Approval of Agenda**
 - A. Approval of September 09, 2021 Meeting Agenda

- III. Approval of Minutes**
 - A. Approval of 8/19/2021 Work Session Meeting Minutes
 - B. Approval of 8/19/2021 Meeting Minutes

- IV. Guest Speakers**

No Guest Speakers

- V. Reports**

- VI. Public Hearing**
 - A. Prospective Land Development Application (Cell Tower)
 - B. Prospective Land Development Application (Trailside Drive Self Storage)
 - C. Prospective Subdivision (Fox Springs Subdivision)
 - D. Change to the Edgefield County Conditional Use regulations.
 - E. Changes to Edgefield County Zoning Maps for districts 1 & 3.

- VII. Old Business**
 - A. Prospective Land Development Application (Cell Tower)

David Beniamino with NB+C LLC is here to present the potential Cell tower project on Warren Rd.

VIII. New Business

- A. Prospective Land Development Application (Trailside Drive Self Storage)
Bill Corder with Blue Water engineering is here to present a self-storage facility on the corner of Trailside Dr. and Edgefield Rd.
- B. Prospective Subdivision Application (Fox Springs Subdivision)
Bill Corder with Blue Water engineering is here to present a townhome subdivision on Coronet Drive.
- C. Proposed Changes to the Edgefield County Ordinances
The Planning Commission will vote on proposed changes discussed in the weekly work session meetings. This vote will include the following items.
- D. Proposed Changes to the Edgefield County Zoning Map
The Planning Commission will vote on proposed changes to the County Zoning map in districts 1 & 3.
 - i. Sec. 24-64 through 24-105 Conditional Uses

IX. Executive Session
No Executive Session

X. Comments by the Planning Commission Chair

XI. Adjourn

To watch the Planning Commission Meeting live: Subscribe to our YouTube Account – Edgefield County Government. You can be notified of upcoming live streams. The Planning Commission is scheduled to meet on the second Thursday of each month at 5:00 p.m. for a work session and at 6:00 p.m. for the meeting at the Edgefield County Council Chambers located at 225 Jeter St., Edgefield, SC. These meetings are subject to prior cancelation or change. The public will be notified of any cancelation or change. Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Building & Planning Department 48 hours prior to the meeting at (803) 637 – 4073.