



Memorandum

To: Edgefield County Planning Commission
From: Hart Clark, Building and Planning Director
Date: September 09, 2021
Re: Subdivision Application (Fox Springs)

Applicant: Bo Knox
Property Owner: Adam Waskavitz
Parcel ID: 125-00-07-039-000, 125-00-07-035-000, 125-00-07-036-000
Property Size: 11.39
Land Use: Village Density Residential
Zoning: Un-Zoned
Proposed Use: Townhouse Subdivision

Subdivision Description

A 68-unit townhouse subdivision with detached storage. Units average 1200 Sq Ft. with price points averaging 165,000.00.

Compliance with County Land Development Ordinances

- Permitted Use in Zoning District - Permitted
- Application process for Land Development - Compliant
- Minimum of one acre. - Compliant
- Not fewer than three townhouses may be joined. - Compliant
- Building separation not less than 20 ft. - Compliant
- Minimum lot with shall be 18 ft. - Compliant
- Sidewalks not less than 4ft. - Compliant
- Not less than 20 % open space. - Compliant

Compliance with County Comprehensive Plan

- Permitted Land Use - Compliant
- "Village Density Residential - This land use category includes single family and multi-family development at 2 to 6 units per acre. Single-family lots may be developed in a "new urbanist" traditional (or historic grid) pattern and scale. The category assumes smaller lots and higher area densities for residential development. The pattern of street development tends to be more grid-like and should be laid out to provide multiple access and egress points, and redundancy and reduced lengths for utility lines and services. The land use category may include some attached housing at the appropriate density and also may include some small commercial or employment uses to service the area and promote "walkability" for residents."

Approval by Other Regulatory Entities

- DHEC
- ECW&S

- Pending PC Approval
- Pending PC Approval

Planning Commission Action

Following Public Hearing the Planning Commission may vote on the Subdivision Application for the Fox Springs Subdivision. The proposal will receive automatic approval on October 24, 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. 24-251 (2-3):

"2. Upon completion of these reviews, the administrator shall forward the preliminary plat to the planning commission, together with all staff and agency comments and recommendations. The planning commission shall act on the application within 60 days of receipt of the application. In its deliberation, the planning commission shall approve, approve conditionally, or disapprove the plat. If the preliminary plat is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the comprehensive plan or ordinance or regulation with which the plat does not conform. On conditional approval, the commission may require the applicant to resubmit the preliminary plat with all recommended changes before approving the plat.

3. If the preliminary plat is found to conform to all requirements of this chapter, approval shall be given by the planning commission and shall be noted in writing by the chairperson on at least two copies of the preliminary plat. One copy shall be retained by the planning administrator and one copy given to the applicant."

Land Development Area

Land Use:



Zoning:



Land Development Preliminary Plan:

