



**Edgefield County
Land Management Ordinance
Steering Committee**

County Council Chambers

June 23, 2020

5:00 PM

*Chairman James Burt
Franklin Gabriel
Buddy Smith
James Johnson
James Oliver
Brett McNeill*

*Vice-Chairman George Thornton
Arthur Biggs
Tracy Freeman
John Hare
Kevin O’Gorman
Charles Blackston*

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*James Burt
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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**
- II. **Invocation**
- III. **Approval of Agenda**
 - a. **Approval of June 23, 2020 Steering Committee Meeting Agenda**
- IV. **Approval of Minutes**
 - a. **Approval of May 26, 2020 Steering Committee Meeting Minutes**
- V. **Old Business**
 - a. **Draft Chapter 3 – Special Development Districts**
 - i. The consultant team seeks any Committee discussion, review, or questions regarding the draft Chapter 3 – Special
 - b. **Draft Chapter 5 – Environmental Protection**
 - i. The consultant team seeks any Committee discussion, review, or questions regarding the draft Chapter 5 – Environmental Protection.
 - c. **Draft Chapter 8 – Procedures and Permits**
 - i. The consultant team seeks any Committee discussion, review, or questions regarding the draft of Chapter 8 – Procedures and Permits.
 - d. **Status of Draft – Review of previously discussed chapters.**
 - i. The consultant team seeks any Committee discussion on the current draft of the LMO.
- VI. **New Business**
 - a. **Draft Chapter 9 – Procedures**
 - i. The consultant team has prepared a draft of Chapter 9 – Procedures. The consultant team seeks Committee discussion, review, and of approval of the draft Chapter.
 - b. **Draft Chapter 10 – Administration**
 - i. The consultant team has prepared a draft of Chapter 10 – Administration. The consultant team seeks Committee discussion, review, and of approval of the draft Chapter.

c. Draft Chapter 11 – Appeals

- i.** The consultant team has prepared a draft of Chapter 11 – Appeals. The consultant team seeks Committee discussion, review, and of approval of the draft Chapter.

d. The Path Forward

- i.** The consultant team would like discussion and direction on future meetings of the LMO steering committee.

VII. Adjournment

Edgefield County Land Management Ordinance Steering Committee Meeting Minutes

County Council Chambers
May 26, 2020
5:00 PM

*James Burt
George Thornton
Brett McNeill*

*Franklin Gabriel
Buddy Smith
James Johnson*

*James Oliver
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*John Hare
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The Edgefield County LMO Steering Committee Meeting was held on Tuesday May 26, 2020 on a Zoom call at 5:00pm. Notice of the time date and agenda of this meeting was provided to The Edgefield Advertiser and others when requested. Any questions regarding the Steering Committee should be directed to the County’s Planner Kevin Singletary ksingletary@edgefieldcounty.sc.gov

Members present: Burt, Thornton, Blackston, Johnson, and Freeman.

Members leaving early: Thornton.

Members absent: Gabriel, Smith, O’Gorman, McNeill, Oliver, Biggs, and Hare.

Staff present: Clark, Singletary, Wall, and Paradise

- I. **Call to Order**
Burt called the meeting to order at 5:07 pm.
- II. **Invocation**
Burt gave the invocation.
- III. **Approval of Agenda**
 - a. **Approval of May 7, 2020 Steering Committee Meeting Agenda**
No Quorum to vote.
- IV. **Approval of Minutes**
 - a. **Approval of February 25, 2020 Steering Committee Meeting Minutes**
No Quorum to vote.
- V. **Old Business**
 - a. **Draft Chapter 1 – Adoption, Purpose, and Applicability**
 - i. The consultant team seeks any Committee discussion, review, or questions regarding the draft Chapter 1.

Ford went over the draft of Chapter 1, he mentioned there were not many changes. He said he would make sure to insert the state code and the exempt properties. Paradise commented that it looked good. Ford said they added non-conforming lots to Chapter 12 and then he went over the definitions. Paradise suggested referring to the glossary and Hatley agreed and said the definitions need to be in one place and reference the reader to the glossary. Paradise asked what was decided on 1.5.3.4 and Clark said they are going to change it to similar type dwelling. Burt agreed.

b. Draft Chapter 2 – Zoning Districts and Land Uses

- i. The consultant team has made alterations to the contents of draft Chapter 2. The consultant team will review these alterations and seeks any Committee discussion, review, or questions regarding the draft Chapter 2.

Ford went over the proposed changes in Chapter 2, Planned Residential Development and said the terminology was problematic and used a court case in Charleston as an example. He went over Article 2.4, Zoning Maps and overlay districts. He said they are mainly based on design and are more restrictive. [A Commissioner] asked what the RV mix use allows, and Ford said that Singletary was checking on that. Ford then went over Zoning Districts, Overlays, County Protecting Flood Plans, Principal Use Table and also where PUD and CRD are allowed on the basis of the act that adopts them.

Clark said the Flood Hazard Overlay has been sent to the EMA Director and she is getting with FEMA to see if there's any issues. Paradise added it was on her agenda this week.

c. Draft Chapter 7 – Signs

- i. The consultant team has made alteration to the contents of draft Chapter 7. The consultant team will review these alterations and seeks any Committee discussion, review, or questions regarding the draft Chapter 7.

Ross updated the committee on the draft per the last meetings conversation. He said that a sign in a special purpose district may have more requirements. Paradise said he wanted to include a chart for zoning districts and which signs apply. Ford said there were only three districts but he can do a chart. Burt asked about flag poles on residential use and added that some people might want more than one flag on one pole. Hatley said it is carried over language from the old ordinance and Ford stated that they could ask for a variance for that.

VI. New Business

a. Draft Chapter 3 – Special Development Districts

- i. The consultant team has prepared a draft of Chapter 3 – Special Development Districts. The consultant team seeks Committee discussion, review, and of approval of the draft Chapter.

Ford said they had lots of issues they are working through. He mentioned Section 3.3.3 Chapter 6 needs additional dimension requirements. He also asked if a Plan Unit Development District should be 5 or 10 acres minimum parcel size and Burt said 5 acres is reasonable with a minimum of 300 feet and max 200 feet.

There was a discussion on open space in PUDs and on the maximum height for buildings in a PUD. They went on to discuss CRD and Blackston asked about the internal parking because he had an issue with it being no more than 300 feet apart. Ford said inside to outside parking there are no restrictions on run over parking. Paradise asked if a curb cut is required every 300 feet, because DOT might not approve that. There was a discussion about parking in PUDs and access into streets.

Ford went over the landscaping requirements and Paradise clarified that was requirements on the common areas not individual yards because that would be up to the HOA.

Ford went over the Overlay Districts and it was decided the staff would go back and look at specifics for boundaries in Table 3.4. Ford brought up that Johnston was much less defined as to what is allowed and said a plan study would be done at a later date.

b. Draft Chapter 5 – Environmental Protection

- i. The consultant team has prepared a draft of Chapter 5 – Environmental Protection. The consultant team seeks Committee discussion, review, and of approval of the draft Chapter.

Ford went over Flood Hazard and said they changes section 18.161 but most was in good shape. He moved on to the vested rights (5.3.11) and asked if it was in the appropriate place, he said he would temporarily leave it there.

c. Draft Chapter 8 – Procedures and Permits

- i. The consultant team has prepared a draft of Chapter 8 – Procedures and Permits. The consultant team seeks Committee discussion, review, and of approval of the draft Chapter.

Hatley went over the topics of:
Project Design and Construction Standards
Infrastructure
Development of roads
Curb Cuts
Present as is
Slight reorganization
Water and sewer system

Early discussions about connections to water systems – planner needs to confirm from Edgefield County Water and Sewer as to when it will be required.

Hatley then went over the definitions.

d. Additional LMO review in June

The consultant team would like an opportunity for further review of LMO materials before the June 23, 2020 LMO Steering Committee meeting. One option would be to add an additional LMO Steering Committee meeting to the schedule, staff has identified June 9, 2020 as the best date for that. Another option would be to have review of LMO materials by the Planning Commission at the June 11, 2020 meeting. The consultant teams and staff seek Committee direction on the matter.

Singletary said there are two options for the June meeting. He said they can meet June 9th, but its election day or they could meet June 11th and discuss at the Planning Commission work session. He added that the next meeting is June 23. Everyone agreed that June 11th was the best option.

VII. Adjournment

Burt adjourned the meeting at 6:53pm.