

Colleton County Planning Commission
Regular Meeting Minutes
November 25, 2024

The regular meeting of the Planning Commission was held November 25, 2024 in the County Council Chambers, 3rd Floor, Old Jail House, located at 109 Benson Street, Walterboro, SC.

Members Present Included: (6 of 9 Members)

John Rogers-Chair, Ian Saunders-Vice Chair, Adam Bishop, Scott Cook, Maryann Blake, and William Ponds.

Members Absent Included: (3 of 9 Members)

Steven Baker, Ian Padgett, and Fred Reed

County Staff & Others Present Included:

Joshua Rowland, Planning & Development Director and Planning Commission Secretary

Call To Order:

A Quorum was present, and the meeting was called to order at 5:30 P.M. by Chair Rogers.

Invocation:

Vice-Chair Ian Saunders gave the invocation.

Approval of the Minutes –October 28, 2024 Meeting Minutes

Member Blake made the motion, Member Ponds seconded the motion, and the motion passed unanimously with all six members voting in favor of approval of the October 28, 2024 meeting minutes.

Business Items: Chairman Rogers, asked for staff to present the staff report for item A on the agenda, regarding a Text Amendment – Distribution Yard (Outdoor) Establish Distribution Yard (Outdoor), as a Conditional Use under sections 14.08-2.130 Industrial Zoning District (B)(2)(d) and Section 14.08-2.135 Heavy Industrial District (B)(2)(b) of the Colleton County Zoning Ordinance, and establishing conditions for said use under Section 14.08-3.020 (L) of the Colleton County Zoning Ordinance.

Director Rowland expressed under Criteria A, the proposed text amendment is compatible with the Comprehensive Plan. The Industrial District in the Comprehensive Plan states, the intent of this district is to accommodate distribution, repair, assembly, and manufacturing or production of durable and nondurable goods and is generally contained within one or more buildings. The ID accommodates infill industrial activities in more urbanized environments that can coexist alongside transitional areas due to modern processes, controls, and equipment that keep nuisance issues at a minimum. This district may also accommodate the provision of municipal or county public services and limited commercial uses and generally requires ease of access and proximity to the Lowcountry Regional Airport and Interstate 95. Such uses are generally controlled operations within confined environments with carefully monitored mitigation of objectionable or hazardous elements, such as smoke, noise, odor or dust. The ID, like the LID, may include open or enclosed storage areas.

The intent of the HID district is to accommodate intensive industrial uses generally involving large land consumption, large or tall buildings, large non-habitable structures or equipment, and high barriers to entry, all for the manufacture of large products or large quantities of products. The HID generally accommodates uses that manipulate raw materials and chemicals for supply chain products, energy production, and/or the manufacture of heavy machines and equipment. Activities in the HID include those that require significant outdoor storage and generate heavy truck and/or rail traffic.

Under Criteria B, regarding changes in conditions since the adoption of the Comprehensive Plan and Zoning Ordinance. Periodically reviews and updates have been implemented over the previous years. With new manufacturing uses reopening the operation of the Palmetto Railway, outdoor distribution uses should be addressed to account for rail services and support uses along this corridor to industrial zoned properties.

Under Criteria C, In highlighting the components outlined in Criteria B, staff wishes to also address that similar uses do allow for outdoor storage such as lumber, saw, and pellet mills as well as outdoor storage is currently limited to 20 percent of the property as an accessory use. Staff wishes to bring outdoor distribution yards as a conditional use in the ID and HID zoning districts.

Under Criteria D, Staff believes that the proposed update will establish current development standards resulting in orderly development and oversight for Industrial Uses throughout the county.

Under Criteria E, Staff does not believe this amendment would cause an increase in cost to the government in terms of expenditures for public improvements, facilities, and services.


Vice-Chairman Saunders asked Staff why it was not necessary to add outdoor distribution yard to the Light Industrial zoning. Director Rowland, expressed that the intent of Light Industrial is to limit outdoor activities. Director Rowland also said much of the Light Industrial land has other restrictions placed upon them that would not allow for outdoor storage.

Chairman Rogers called for a motion request to forward a recommendation to County Council on the Text Amendment to establish distribution yard (Outdoor), as a Conditional Use under sections 14.08-2.130 Industrial Zoning District (B)(2)(d) and Section 14.08-2.135 Heavy Industrial District (B)(2)(b) of the Colleton County Zoning Ordinance, and establishing a conditions for said use under Section 14.08-3.020 (L) of the Colleton County Zoning Ordinance. Follow the guidance of the conditional use regulations for lumber, saw and pellet mills but to lower the buffer requirements to 100 feet around property lines to protect adjacent property owners that are not zoned industrial. Member Blake made motion to recommend approval of the Text Amendment, Member Saunders seconded the motion, and the motion passed unanimously, with all six member present voting in favor of the Text Amendment.

Adjournment: With no further business to attend to, a motion was made to adjourn the meeting, and hearing no objection, the meeting was adjourned at 5:43 P.M.

These minutes were duly adopted as of , 2025


John Rogers, Chairman
Colleton County Planning Commission


Heather M. Spade, Zoning Administrator
Meeting Minutes Prepared from Audio
Recording of the November 25, 2024 Meeting