

**Colleton County Planning Commission**  
**Regular Meeting Minutes**  
**August 28, 2023**

The regular meeting of the Planning Commission was held on August 28, 2023 in the County Council Chambers, 3<sup>rd</sup> Floor, Old Jail House, located at 109 Benson Street, Walterboro, SC.

**Members Present Included: (7 of 9 Members)** John Rogers-Chair, Ian Saunders-Vice Chair, Adam Bishop, Maryann Blake, Scott Cook, William Ponds, and Steven Baker.

**Members Absent Included: (2 of 9 Members)**  
Ian Padgett, and Fred Reed

**County Staff & Others Present Included:**

Joshua Rowland, Planning & Development Director and Planning Commission Secretary  
Deidre Bartley, Zoning & Floodplain Administrator 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 Chairman, Ian Saunders gave the invocation.

**Approval of the Minutes – May 22, 2023**

Member Padgett made the motion, Member Blake seconded the motion, and the motion passed unanimously.

**Business Items:**

Chairman Rogers addressed the first item on the agenda for a **Comprehensive Plan Amendment – Zoning Districts**. *Establish the Heavy Industrial Zoning District under Element G. Land Use.*  
*Establish the Solar Farm Floating Zone under Element G. Land Use*

Director Rowland presented the staff report and expressed the proposed request is to amend the purpose statements of the existing industrial districts, and establish a new industrial district. In the staff report Director Rowland stated for the Light Industrial District, The intent of this district is to accommodate the storage, distribution, wholesaling, processing, light manufacturing, provision of municipal or county public services, and general commercial uses in fully enclosed buildings. Generally, the LID may include open or enclosed storage and significant truck traffic requiring relatively short distances and ease of travel to major transportation corridors, such as Interstate 95. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust.

For the Industrial District, 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.

For the proposed Heavy Industrial District, The intent of this 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.

Director Rowland expressed there are currently no exact property boundaries that will see a map amendment with this change, but there are potential large scale development projects currently under code names that could benefit from the proposed changes.

Director Rowland expressed for the previously approved Solar Farm Floating Zone the purpose statement is It is the intent of the Solar Farm Floating Zone (SFFZ) is to promote the use of solar energy as a source of electricity and facilitate the construction, installation, and operation of Solar Energy Systems (SES) in Colleton County in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands. The SFFZ adds an extra layer of land use regulation over the underlying zoning which adds safeguards to ensure the proper development of facilities that generate electricity by means of solar power. This ordinance is not intended to supersede regulations from local, state, or federal agencies. Some important examples of such regulations include, but are not limited to: International Building Code, International Fire Code, National Electric Code, South Carolina Department of Health and Environmental Control, and Colleton County Flood Damage Prevention Ordinance.

Chairman Rogers, addressed if there are any questions from the board member. Member Saunders asked what are the disadvantages of just redefining the existing industrial zoning designations, instead of establishing a third industrial district? Director Rowland expressed the biggest concerns was the setback requirements and height requirements. Mr. Rowland expressed the purpose of this district is that it does not have the same infrastructure and location of the existing districts as this proposed district will be removed. Director Rowland stated that under the Comprehensive Plan it only addressed the future land use map which only addresses one industrial district and not the breakdown of multiple industrial districts. Member Padgett asked was this why the table was not amended/ Director Rowland expressed that he is correct. There was no further discussion Member Saunders made the motion, to approve the Comprehensive Plan amendment as written, Member Blake seconded the motion, and the motion passed unanimously.

Chairman Rogers address the next item on the amended agenda under new business for **Text Amendment – Section 14.08 Zoning**. Amend Section 14.08-2. To establish the Heavy Industrial District (HID). Amend Section 14.08-3. To establish new uses and amend existing uses under the conditional use regulations. Amend Section 14.08-4. Landscaping, Buffering, and Environmental Protection, to include HID zoning district. Amend Section 14.08-6. Signs, to include HID zoning district. Director Rowland expressed to also add to amend Section 14.08-2 to add Event Venues in the RD-1, RD-2, UD-1 and UD-2 under special exceptions.

Chairman Rogers asked if there was any discussions on the proposed changes. With no further discussions, Member Ponds made the motion to approve the Zoning Text Amendment as written, Member Rogers seconded the motion, and the motion passed unanimously.

Chairman Rogers addressed the next item on the agenda for discussion of Conceptual Plan- Edisto PDD. Major Subdivision along Jan Savage Way located at tax map 358-00-00-004.

Director Rowland presented the staff report and expressed there is no action to be taken. Director Rowland stated Mr. Savage met with staff on this proposed subdivision, as this property is located within an existing PDD. Director Rowland expressed that the PDD only addressed setbacks and building height requirements. The previous subdivisions were built before the establishment of the PDD and falls under the 2000 zoning ordinance. Director Rowland expressed the code requires 50 feet right of way and Mr. Savage would like to follow the existing road infrastructure and subdivisions of 30 feet. Director Rowland expressed staff believed it would be beneficial for the Planning Commission to review and address any concerns as they are the review authority but the Zoning Board of Appeals will be the one to review the variance request from 50 feet to 30 feet.

Member Saunders recused himself of any discussions due to previous contractual matters. Mr. Savage addressed the board and presented the conceptual plan to the Planning Commission. Mr. Savage expressed he will have to have proper setbacks from the marsh and lagoons. Mr. Savage stated he developed the hammocks subdivision and hideaways subdivision. He expressed that codes have changed but that the road is not a part of the PDD. There was further discussion about the overall plan of the subdivision.

With no comments from the Planning Commission, Chairman Rogers expressed to follow staff's guidance, and they will assist in the process before the Planning Commission.

A member from the public, Mr. Howell Beach asked is the Heavy Industrial District is located on any maps? Director Rowland expressed that it is not at this time. Mr. expressed that their concern from the neighbors was with previous asphalt plant location on Remount Lane and if this site was being considered for a rezoning. Director Rowland expressed that it was not, as no map amendments are proposed at this time.

**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 6:03 P.M.

These minutes were duly adopted as of June 24<sup>th</sup>, 2024



John Rogers, Chairman  
Colleton County Planning Commission



Joshua Rowland, Secretary  
Colleton County Planning Commission

