

**Colleton County Planning Commission**  
**Regular Meeting Minutes**  
**June 24, 2024**

The regular meeting of the Planning Commission was held June 24, 2024 in the County Council Chambers, 3<sup>rd</sup> 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, Ian Padgett, Maryann Blake, Scott Cook and William Ponds.

**Members Absent Included: (3 of 9 Members)**

Adam Bishop, Steven Baker, 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 5:32 P.M. by Chair Rogers.

**Invocation:**

Chair John Rogers gave the invocation.

**Approval of the Minutes –August 28, 2023**

Mr. Padgett made the motion, Mr. Cook seconded the motion, and the motion passed unanimously with all six members voting in favor of approval of the August 28, 2023 meeting minutes.

**Business Items:** Chairman Rogers, asked for staff to present the staff report for item A on the agenda, regarding a rezoning request from Suburban Residential (RS) to urban Development-1 (UD-1), located at 0 Buford Place, TMS 131-16-00-114. Mr. Rowland went through the staff report and addressed the criteria set forth by the planning commission for review of rezoning requests.

Director Rowland expressed under Criteria A, this request is consistent with the Comprehensive Plan and the character of the underlying zoning district. The current Comprehensive Plan recognizes this area on the future land use map as Urban Development. By rezoning this property, the reduction in the strict residential footprint would not undermine the Plan's treatment of this area and serve to maintain this corridors nature as a commercial corridor supporting residential uses. Please note the proposed district still allows for residential uses. Under Criteria B, The current zoning on the adjacent properties are both RS and UD-1. The urban development district is compatible alongside the RS district with both allowing for residential uses. Additionally the UD-1 district allows for supporting uses that align with future development patterns and accommodate for both residential and commercial uses. The current uses of the properties located to the South, West and North of the mentioned site is currently being used as residential structures with the parcels to the East being used as commercial. Under Criteria C, Yes, the proposed district will allow for and support increased services as existing water and sewer has been addressed on the property. The request would not create any hardships to any adjacent property owners or diminish public facilities and services. Under Criteria D, Yes, the UD-1 Zoning District is intended to accommodate urban growth in areas outside of municipalities. The UD-1 is an appropriate transition district between the RS and UD-2 Districts. The UD-1 district accommodates lower intensity uses than the more intense UD-2 district. The applicant wishes to rezone the property to allow for commercial greenhouses and nurseries. Staff feels this use is in line with the area and actually lowers the previous development impacts as this was previously a platted



subdivision. Under Criteria E, this property totals approx. 12.1 acres. This property exceeds the minimum lot width requirements and lot size, and is situated along a paved road with adequate access for various uses on the property. The proposed zoning will be in line with adjacent property owners and uses and will allow for minor site impacts in relationship to the current zoning designation.

Director Rowland expressed that staff supports the proposed rezoning request from Suburban Residential (RS) to Urban Development (UD-1). Staff believes that this will be an overall benefit to the residents and visitors in the general vicinity, and protect the natural resources and environment of the community.

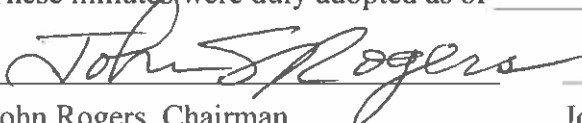
Member Blake, asked the applicant how many jobs would be created from operations. Mr. Woods expressed currently two at the site but with road crews, office set ups it would be additional job opportunities, and could employ 30-35 employees which would be similar to the Beaufort site, which was closed years ago. Member Blake asked if this would become a permanent plant. The Applicant expressed this site would not be suitable for a permanent site and they would look for other areas. Member Blake asked about the odor of the facility, how often will this be placed? Mr. Woods expressed they would address this as needed.

Member Padgett asked if he is rezoning the property outlined as 131-00-00-267. Director Rowland expressed no, this property was not apart of the plat recombination and will maintain RS and only allow for Single Family Residential.

Chairman Rogers called for a motion on the rezoning request to forward a recommendation to County Council, Member Padgett made motion to recommend approval of the rezoning request located at 0 Buford Place, TMS 131-16-00-114 from Suburban Residential (RS) to Urban Development-1 (UD-1), Member Blake seconded the motion, and the motion passed unanimously, with all six member present voting in favor of the rezoning request.

**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 7:42 P.M.

These minutes were duly adopted as of October 28<sup>th</sup>, 2024



John Rogers, Chairman  
Colleton County Planning Commission



Joshua Rowland, Secretary  
Colleton County Planning Commission

1000

11