

Colleton County Zoning Board of Appeals

Meeting Minutes – August 19, 2024

A regular meeting of the Zoning Board of Appeals was held on August 19, 2024, at 6:00 P.M., in the Council Chambers of the Colleton Co. Old Jail Building, 3rd Floor.

Member(s) Present: Chairman Douglas Mixson Jr., William “Billy” Drawdy, Austin Rizer and Samuel C. Bethay, and Shane Moody

Member(s) Absent: None

Staff Present: Deidre Bartley, Zoning and Floodplain Administrator
Heather Spade, Zoning Plan Reviewer and Inspector

Call to Order: Chairman Douglas Mixson Jr., called the meeting to order at 6:00 P.M. and asked Ms. Bartley if the FOIA requirements have been met, and if a quorum was present. Ms. Bartley affirmed the requirements had been met, and that a quorum was present.

Invocation: Provided by Member Rizer.

Meeting Minutes: Member Drawdy motioned to approve the Minutes for the Regular Meeting of June 17, 2024. The motion was seconded by Member Moody, and the motion was approved unanimously.

Business Item(s):

Chairman Mixson Jr., addressed item one under Business items, **Case Number ZV-2024-126 Zoning Variance Campground/RV Parks Conditional Regulations**. Applicant, River Rest Family Campground LLC, to allow for long term stay for an expansion of an existing Campground / RV Park on property located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-3.020(H)(3), at property located at 441 River Rest Lane, Round O SC, 29474, TMS 047-00-00-109. The staff report was presented by Ms. Bartley, with a staff recommendation for the board to review all the conditions set forth under the guidelines for a Zoning Variance with the staff recommendations if approved attached. Chairman Mixson Jr., asked staff to expand on the flood ordinance requirements relating to the variance. Ms. Bartley stated that since this property is located within a flood zone they will also have to comply with this ordinance and not just the zoning ordinance. Chairman Mixson Jr., expressed to the applicant that he is still responsible for meeting all county ordinances.

There was no additional public comment and no further questions asked about the case and at 6:09 P.M, Member Rizer motioned to approve **ZV-2024-126 Zoning Variance Campground/RV Parks Conditional Regulations**. Applicant, River Rest Family Campground LLC, to allow for long term stay for an expansion of an existing Campground / RV Park on property located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-3.020(H)(3), the motion was seconded by Member Drawdy, and the motion was approved 5 in favor to include, Chairman Mixson Jr., Member Drawdy, Member Bethay, Member Moody, and Member Rizer.

Chairman Mixson Jr., addressed item two under Business items, **Case Number SE-2024-127 Special Exception to Colleton County Codes Section 14.08-2.090 – Village Commercial (VC) (B)(3)(f) – Outdoor Markets**. Applicant Kisha and Charles Kinard seeks Special Exception approval to allow for an Outdoor Market to be established on property owned by the applicants, located in the VC Zoning District, as required by Colleton County Codes Section 14.08-2.090(B)(3)(f), on property located at 0000 Ace Basin Parkway,