

Colleton County Zoning Board of Appeals

Meeting Minutes – June 17, 2024

A regular meeting of the Zoning Board of Appeals was held on June 17, 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

Member(s) Absent: Shane Moody

Staff Present: Joshua T. Rowland, Director of Planning and Development
Deidre Bartley, Zoning and Floodplain Administrator

Call to Order: Chairman Douglas Mixson Jr., called the meeting to order at 6:00 P.M. and asked Mr. Rowland if the FOIA requirements have been met, and if a quorum was present. Mr. Rowland 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 May 20, 2024. The motion was seconded by Member Rizer, and the motion was approved unanimously.

Business Item(s):

Chairman Mixson Jr., addressed item one under Business items, **Case Number ZV-2024-124 Zoning Variance for Lumber and Sawmills related to outdoor storage setbacks. Tower.** Applicant Boise Cascade Building Materials Distribution, LLC seeks Variance approval to allow for an encroachment into the required 200 ft. setback for outdoor storage related to lumber and sawmills on property located in the **Light Industrial (LID) Zoning District**, as required by Colleton County Codes **Section 14.08-3.020 (v)**, at property located at 0000 Risher Mountain Road, Walterboro SC, 29488, TMS 079-00-00-120. The staff report was presented by Director Rowland, 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 for approval attached.

Chairman Mixson Jr., swore in the applicant of the project Mr. Rick Halfmann with Boise Cascade. Mr. Halfmann expressed they look forward to move to Colleton County and this is a lumber supply distribution facility and is currently being operated out of Greensboro NC, Orlando and Atlanta. He expressed as part of the design team they worked to be considerate of their neighbors, as the only side they are requested a variance is along the rail line.

There was no additional public comment and no further questions asked about the case and at 6:08 P.M, Member Drawdy motioned to approve **ZV-2024-124 Zoning Variance for Lumber and Sawmills related to outdoor storage setbacks. Tower.** Applicant Boise Cascade Building Materials Distribution, LLC seeks Variance approval to allow for an encroachment into the required 200 ft. setback for outdoor storage related to lumber and sawmills on property located in the **Light Industrial (LID) Zoning District**, as required by Colleton County Codes **Section 14.08-3.020 (v)**, the motion was seconded by Member Rizer, and the motion was approved 4 in favor to include, Chairman Mixson Jr., Member Drawdy, Member Bethay, and Member Rizer.

Chairman Mixson Jr., addressed item two under Business items, **SE-2024-125 Special Exception for a Campground/RV Park** . Applicant Eric Gilbreath seeks Special Exception approval to allow a new campground/rv park to be constructed on property owned by Eric Gilbreath, located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-2.060 (B)(3)(c), on property located at 0000 Jefferies Highway, Walterboro SC 29488, TMS: 080-00-00-044. The staff report was presented by Director Rowland, with a staff recommendation for the board to review all the conditions set forth under the guidelines for a Special Exception with the staff recommendations for approval attached.

Chairman Mixson Jr., swore in the applicant of the project Mr. Eric Gilbreath. Mr. Gilbreath expressed that he is new to the process and wanted to give a quick synopsis of the project. He expressed it will be a small footprint beginning with 10 spaces up to 25 in the future. Mr. Gilbreath expressed that the site of the spaces are three times the code requirements and wants this to be an RV Resort style project. He wanted to have a higher end clientele that can stay for a couple of days and visit the area. He expressed that he owned 70 acres to the north where he lives. Chairman Mixson Jr., asked how long he intended people to stay at the park. Mr. Gilbreath expressed he didn't anticipate longer than a week or so. Director Rowland expressed this was addressed in the code ordinance to make sure it does not extend 30 days with a 7 leave. Chairman Mixson Jr. expressed to the applicant that if the project was approved he would need to coordinate with Staff for all the conditions that need to be met. Member Drawdy asked if this location is near Canady's. Mr. Gilbreath expressed he is roughly 3 miles from Canady's. There was further discussion about the location of the project on the map.

Chairman Mixson Jr., swore in a member of the public Mr. Brent Dalton. Mr. Dalton expressed he is mainly for the project now, and he lives just north of the project. Mr. Dalton expressed that when he first heard about the project he was against it as he moved there because of its rural nature. Mr. Dalton stated that as a neighbor he doesn't want more people or traffic but he believes this project would be an asset to the community and area. He believes that this is a need for the county, but his only concern would be ground water impacts. Director Rowland stated this would all be reviewed and permitted through DHEC and would have to meet there regulations. Director Rowland expressed that with the size and impacts he does not anticipate and negative stormwater impacts but would need to coordinate with DHEC on the matter. Chairman Mixson Jr., expressed they would have the conditions to enforce noise and light impacts. Member Rizer asked how large the front field is. Mr. Gilbreath expressed it is roughly 15-20 acres, he said eventually he would use up that field with spots but not in the beginning.

There was no further public comment and no further questions asked about the case and at 6:28 P.M, Member Bethay motioned to approve **SE-2024-125 Special Exception for a Campground/RV Park** . Applicant Eric Gilbreath seeks Special Exception approval to allow a new campground/rv park to be constructed on property owned by Eric Gilbreath, located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-2.060 (B)(3)(c), the motion was seconded by Member Drawdy, and the motion was approved 4 in favor to include, Chairman Mixson Jr., Member Drawdy, Member Bethay, and Member Rizer.

The third item on the agenda was removed from the agenda at the request of the applicant.

With no further business to conduct, Member Drawdy, called for the question and a motion was made and seconded to adjourn, and hearing no objections, the meeting adjourned at 6:28 P.M.

These minutes are adopted as of 8/19/2024, 2024.


Chairman


Secretary

