

Colleton County Zoning Board of Appeals

Meeting Minutes – May 20, 2024

A regular meeting of the Zoning Board of Appeals was held on May 20, 2024, at 6:00 P.M., in the Council Chambers of the Colleton Co. Old Jail Building, 3rd Floor.

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

Member(s) Absent: Chairman Douglas Mixson Jr.,

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

Call to Order: Member Drawdy, 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 Moody.

Meeting Minutes: Member Bethay motioned to approve the Minutes for the Regular Meeting of April 15, 2024. The motion was seconded by Member Moody, and the motion was approved unanimously.

Business Item(s):

Member Drawdy, addressed item one under Business items, **Case Number SE-2024-121 Special Exception for a New Telecommunications Tower.** Applicant David Stanfield seeks Special Exception approval to allow a New Radio Tower to be constructed on property located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-2.060 (B)(3)(d), at property located at 41 Pumpkin Girl Lane, Cottageville, SC 29435, Walterboro SC, TMS 066-00-00-028. 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.

Member Moody asked how far the applicant got without receiving a permit. Director Rowland expressed the total height was erected without permits and was then caught by staff. Member Drawdy asked if this was a for profit radio station. Director Rowland expressed he thought it was nonprofit was not completely sure. Member Drawdy asked what the penalty fee is for construction without a permit. Director Rowland expressed that all permit fees will be doubled.

There was no public comment and no further questions asked about the case and at 6:09 P.M, Member Rizer motioned to approve Special Exception approval to allow a New Radio Tower to be constructed on property located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-2.060 (B)(3)(d). the motion was seconded by Member Moody, and the motion was approved 4 in favor to include, Member Drawdy, Member Bethay, Member Rizer and Member Moody.

Member Drawdy, addressed item two under Business items, **Case Number ZV-2024-122 Zoning Variance for an Agricultural Structure located within the flood zone.** Applicant Trey McMillan seeks Zoning Variance approval to allow an Agricultural Structure to be wet flood proofed on property located in the Community Commercial (CC) Zoning District, as required by Colleton County Codes

Section 13.12-5.050, at property located at 0000 Bennetts Point Road/ 000 Island Fats Lane, Green Pond, SC 29446, TMS 339-00-00-080. The staff report was presented by Zoning and Floodplain Administrator Ms. Bartley, with a staff recommendation for the board to review all the conditions set forth under the guidelines for a Variance with the staff recommendations for approval attached.

Mr. Rizer asked if they will be using the adjacent property for road access, Ms. Bartley confirmed that they would be. Director Rowland expressed that additionally the County Economic Department worked with the Applicant to receive between one to two million dollar grant through the department of agriculture. Member Drawdy asked where this site is located in relation to B & B Seafood. Director Rowland expressed it across the street from that location and has been operation on the property of B & B Seafood. Director Rowland expressed they are still at somewhat at a holding pattern as they are awaiting guidance from DHEC on Stormwater and land disturbance. Member Bethay asked about the slab is at 8 and finished floor is at 12 and why they are going up to 12. Mr. Bartley expressed this is required by code as we require 3 foot freeboard. There was further discussion on free board height in regards to past code updates.

There was no public comment and no further questions asked about the case and at 6:28 P.M, Member Moody motioned to approve Zoning Variance approval to allow an Agricultural Structure to be wet flood proofed on property located in the Community Commercial (CC) Zoning District, as required by Colleton County Codes Section 13.12-5.050, the motion was seconded by Member Rizer, and the motion was approved 4 in favor to include, Member Drawdy, Member Bethay, Member Rizer and Member Moody.

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 6:29 P.M.

These minutes are adopted as of JUNE 17, 2024.


Chairman


Secretary