

Colleton County Planning Commission
Regular Meeting Minutes
March 28, 2022

The regular meeting of the Planning Commission was held March 28, 2022 in the County Council Chambers, 3rd Floor, Old Jail House, located at 109 Benson Street, Walterboro, SC.

Members Present Included: (7 of 8 Members) 1 Vacancy

John Rogers-Chair, Ian Saunders-Vice Chair, Ian Padgett, David Smalls, Adam Bishop, Maryann Blake, and Scott Cook.

Members Absent Included: (1 of 8 Members) 1 Vacancy

Jared Fralix.

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 – January 25, 2021

Ms. Blake made the motion, Mr. Bishop seconded the motion, and the motion passed unanimously.

Business Items: Chair Rogers asked Mr. Rowland to present the business items. Mr. Rowland addressed item A, and reintroduced Chapter 13.04, 13.12, 13.16 & 13.20 to allow the members a third opportunity to make any changes to that chapter. Mr. Rowland expressed that additional changes were made in the Flood Management section, and at this time he will allow Ms. Bartley to present this section. Ms. Bartley expressed staff added definitions to this section as well as increased the freeboard height from 1 above BFE to 3 feet. Ms. Bartley also addressed that the length of time a RV can be on a lot has been reduced. This ended the presentation. Vice-Chair Saunders expressed it wasn't long ago the standard was 1 foot and is move to 2 now it is up to 3 from FEMA. Member Cook expressed he feels this will eliminate many of the issues and will help the residents of the County with insurance. Member Padgett expressed this will create consistency for builders and homeowners as well. Chair Rogers called for a motion to recommend approval for County Council action of Chapters 13.04, 13.12, 13.16 & 13.20. Member Blake made the motion to approve and seconded by Member Smalls and the motion was approved unanimously.

Mr. Rowland addressed item B, and reintroduced Chapter 14.04 to allow the members a third opportunity to make any changes to that chapter. Mr. Rowland expressed that the only changes that were made in this section was reverting back to the original language of the ordinance in regards to the number of copies for plats and/or plans, as well as added two additional definitions to this chapter. Chair Rogers asked for a motion to recommend approval for County Council action of Chapter 14.04. Member Bishop made the motion to approve and seconded by Member Smalls, and the motion was approved unanimously.

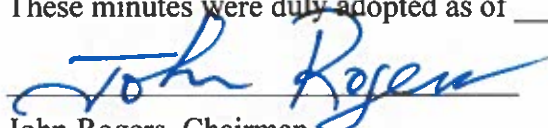
Mr. Rowland addressed item C, and reintroduced Chapter 14.08 to allow members a third opportunity to make any changes to that chapter. Mr. Rowland expressed staff discussed the formatting of the zoning regulations and felt that these changes previously made would create confusion from applicants

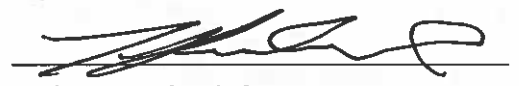
working to understand the sections, and have reverted back to the original formatting. Mr. Rowland also expressed staff has added Commercial Recreation to the code under the Urban Development 1 and Two zoning districts as well as the Light Industrial Zoning. Mr. Rowland stated staff added Heavy Manufacturing as a special exception under the Light Industrial zoning district. Member Blake expressed she feels that by reverting back to the original language of the zoning regulations that this will help the public in understanding. Chair Rogers called for a motion to recommend approval for County Council action for Chapter 14.08. Member Blake made the motion to approve and seconded by Member Cook and the motion was approved unanimously.

Mr. Rowland addressed item D, and introduced zoning maps for the Town of Lodge per Ordinance 20-O-08 and Zoning Map for Colleton County. Mr. Rowland stated that the County needed to address regulations for the Town of Lodge as the County Council approved an ordinance for the County Planning Commission and County Staff to oversee the zoning and development regulations for the Town of Lodge. Mr. Rowland expressed the goal was to allow for development that is compatible this the rural characteristics, and does not restrict any of the current uses of the property owners in Lodge. Mr. Rowland also addressed the county map update to coincide with the 2030 Comprehensive Plan as there were areas outlined for industrial that were not previously addressed. Chair Rogers called for a motion to recommend approval for County Council action of zoning designations for the Town of Lodge and Zoning Map for Colleton County. Member Padgett made the motion to approve and seconded by Member Blake and the motion was approved unanimously.

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 6:26 P.M.

These minutes were duly adopted as of April 25th, 2022


John Rogers, Chairman
Colleton County Planning Commission


Joshua Rowland, Secretary
Colleton County Planning Commission