

**Colleton County Planning Commission**  
**Regular Meeting Minutes**  
**February 27, 2023**

The regular meeting of the Planning Commission was held on February 27, 2023 in the County Council Chambers, 3<sup>rd</sup> Floor, Old Jail House, located at 109 Benson Street, Walterboro, SC.

**Members Present Included: (7 of 9 Members)** John Rogers-Chair, Ian Padgett, Adam Bishop, Maryann Blake, Scott Cook, William Ponds, and Fred Reed.

**Members Absent Included: (2 of 9 Members)**  
Ian Saunders-Vice Chair, Steven Baker

**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 5:30 P.M. by Chair Rogers.

**Invocation:**

Chairman John Rogers gave the invocation.

**Approval of the Minutes –January 24, 2023**

Member Padgett made the motion, Member Blake seconded the motion, and the motion passed unanimously.

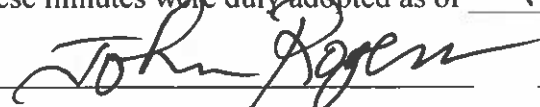
**Business Items:**

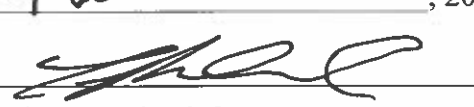
Chairman Rogers addressed the first item on the agenda for a text amendment to establish the Solar Farm Floating Zone under Section 14.08-2.150(C.) Mr. Rowland expressed the need to establish an overlay district for Solar Farms as this is a new development opportunity happening within the County and a need for regulations are needed to protect the County. Mr. Rowland presented the Staff Report and expressed the Text Amendment has met all the criteria under the ordinance and requests the board review for approval. Member Padgett asked how this affects individual property owners having solar panels on their property. Mr. Rowland expressed this would not affect them as solar panels are outlined as accessory structures and this would only address large scale projects, There was further discussion on individual solar panels on personal property. Member Blake asked how this would affect existing solar farms. Mr. Rowland expressed those are existing uses and would be grandfathered in under the current code.

Chairman Rogers asked for a motion for the rezoning request. Member Padgett made the motion to approve the rezoning request from UD-1 to UD-2, Member Bishop seconded the motion, and the motion passed 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 6:48 P.M.

These minutes were duly adopted as of May 22<sup>nd</sup>, 2023

  
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John Rogers, Chairman

  
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Joshua Rowland, Secretary