

Colleton County Zoning Board of Appeals

Meeting Minutes – November 20, 2023

A regular meeting of the Zoning Board of Appeals was held on November 20, 2023, 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, Samuel C. Bethay and Phillip Rizer.

Member(s) Absent: Chairman Douglas Mixson Jr.

Staff Present: Joshua T. Rowland, ZBA Secretary and Planning & Development Director

Call to Order: Member Drawdy called the meeting to order at 6:00 P.M. and asked Director Rowland if the FOIA requirements have been met, and if a quorum was present. Director Rowland affirmed the requirements had been met, and that a quorum was present.

Invocation: Provided by Member Moody.

Meeting Minutes: Member Rizer motioned to approve the Minutes for the Regular Meeting of the October 16, 2023. The motion was seconded by Member Bethay, and the motion was approved unanimously.

Business Item(s):

Member Drawdy, addressed item one under Business items, **Case Number, ZV-2023-114 Variance to Colleton County Codes Section 14.04-5.070 (K) (2) – Minimum construction standards for private roads. Applicant Lawrence Savage seeks Variance approval to reduce the minimum private road right-of-way width from 50 feet to 30 feet on property owned by Fraternal Properties, Inc located in a PDD Zoning District, as required by Colleton County Codes Section 14.04-5.070 (K) (2).** The staff report was presented by Director Rowland, with a staff recommendation for approval as the applicant has met all the conditions set forth under the guidelines for a zoning variance.

Member Drawdy, asked if any of the board members had any questions, and there was none. Member Drawdy asked if there was anyone from the public that would wish to comment on this item. Member Drawdy then sworn in the applicant, Mr. Lawrence Savage. Mr. Savage expressed that with the road, we are only at a conceptual stage, and with his existing subdivisions in the area his goal is to match the area in curving the road and protecting the trees. If the 50 foot ROW was required it would affect the impacts of the land further than the proposed 30 foot ROW.

There was no further questions asked about the case and at 6:09 P.M., Member Rizer made a motion to approve ZV-2023-114 Variance to Colleton County Codes Section 14.04-5.070 (K) (2) – Minimum construction standards for private roads for approval to reduce the minimum private road right-of-way width from 50 feet to 30 feet, the motion was seconded by Member Moody, and the motion was approved with all in favor to include Member Drawdy, Member Bethay, Member Moody, and Member Rizer.

Member Drawdy, addressed item two under Business items, **Case Number, ZV-2023-115 Variance to Colleton County Codes Section 14.04-5.070 (B)(E)(1) – Road Standards – General Provisions – Cul-de-sac. Applicant Lawrence Savage seeks Variance approval to extend the minimum turn**

around point of 800 feet on property owned by Fraternal Properties, Inc located in a PDD Zoning District, as required by Colleton County Codes Section 14.04-5.070 (B)(E)(1).The staff report was presented by Director Rowland, with a staff recommendation for approval as the applicant has met all the conditions set forth under the guidelines for a zoning variance.

Member Drawdy, asked if any of the board members had any questions, and there was none. Member Drawdy asked Mr. Savage if he wished to add anything, Mr. Savage expressed that this would again affect nice trees and he is not sure why that distance is established other than for emergency vehicles, and with the road only being 900 feet long this would provide a secondary cul-de-sac at 100 feet past the code requirement. Mr. Savage expressed the sign notice went up a couple of weeks ago but he spoke with a lot of the adjacent neighborhoods about what was actually going on.

There was no further questions asked about the case and at 6:15 P.M., Member Rizer made a motion to approve Case Number, ZV-2023-115 Variance to Colleton County Codes Section 14.04-5.070 (B)(E)(1) – Road Standards – General Provisions – Cul-de-sac. Applicant Lawrence Savage seeks Variance approval to extend the minimum turn around point of 800 feet on property owned by Fraternal Properties, Inc located in a PDD Zoning District, as required by Colleton County Codes Section 14.04-5.070 (B)(E)(1), the motion was seconded by Member Moody, and the motion was approved with all in favor to include Member Drawdy, Member Bethay, Member Moody, and Member Rizer.

Member Drawdy, addressed item three under Business items, **Case Number, SE-2023-116 Special Exception for a Campground/RV Park. Applicant William Palmer seeks Special Exception approval to allow a new campground/RV park to be constructed on property owned by TMTJ Acres, LLC 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 staff report was presented by Director Rowland, with a staff recommendation for approval as the applicant has met all the conditions set forth under the guidelines for a zoning special exception.

Member Drawdy, asked if any of the board members had any questions, and there was none. Member Drawdy asked if there was anyone from the public that would wish to comment on this item. Member Drawdy then sworn in the applicant, William Palmer. Mr. Palmer thanked the board for the opportunity to speak before the board. He expressed they planned for this to be small, boutique style, and family oriented operation. There will be 26 total units, with 15 being Park Model recreational units, that will be 400 sq. ft. homes, with 5 RV pads with full hook ups, and 6 glamping tents with full amenities, that will all be available for nightly rentals. Their goal is for the people to enjoy the agricultural amenities, and this site will be run like a traditional RV/Campground and not as a STR, with strict guidelines and full staff, to be a positive neighbor to the community.

There was no further questions asked about the case and at 6:26 P.M., Member Rizer made a motion to approve Case Number, SE-2023-116 Special Exception for a Campground/RV Park. Applicant William Palmer seeks Special Exception approval to allow a new campground/RV park to be constructed on property owned by TMTJ Acres, LLC 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 Moody, and the motion was approved with all in favor to include Member Drawdy, Member Bethay, Member Moody, and Member Rizer.

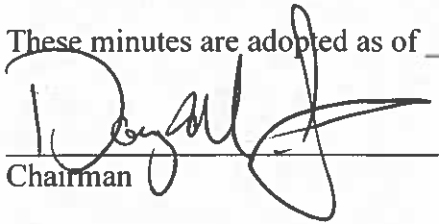
Member Drawdy, addressed item four under Business items, **Case Number, SE-2023-117 Special Exception for Event Venues. Applicant seeks Special Exception approval for an Event Venue to be allowed on property located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-2.060 (B)(3)(f).** The staff report was presented by Director Rowland, with a staff recommendation for approval as the applicant has met all the conditions set forth under the guidelines for a zoning special exception.

Member Rizer asked when the last event took place on the property. Director Rowland expressed that he has been with the County for two years now and an event has not taken place since then on the property. Member Drawdy asked if there was anyone from the public that would wish to comment on this item. The applicant, Mr. Palmer expressed that this would be operated in the same manner for events and would comply with the conditions set forth.

There was no further questions asked about the case and at 6:34 P.M., Member Moody made a motion to approve Case Number, SE-2023-117 Special Exception for Event Venues. Applicant seeks Special Exception approval for an Event Venue to be allowed 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)(f)., the motion was seconded by Member Rizer, and the motion was approved with all in favor to include Member Drawdy, Member Bethay, Member Moody, and Member Rizer.

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 6:37 P.M.

These minutes are adopted as of February 20, 2023.


Chairman


Secretary

