

**Colleton County Planning Commission**  
**Regular Meeting Minutes**  
**January 24, 2023**

The regular meeting of the Planning Commission was held on January 24, 2023 in the County Council Chambers, 3<sup>rd</sup> Floor, Old Jail House, located at 109 Benson Street, Walterboro, SC.

**Members Present Included: (8 of 9 Members)** John Rogers-Chair, Ian Saunders-Vice Chair, Ian Padgett, Adam Bishop, Maryann Blake, Scott Cook, Steven Baker, and William Ponds.

**Members Absent Included: (1 of 9 Members)**  
Fred Reed

**County Staff & Others Present Included:**

Joshua Rowland, Planning & Development Director and Planning Commission Secretary  
Deidre Bartley, Zoning & Floodplain Administrator and Planning Commission Secretary  
Mark Steedley, Applicant  
Wheeler Steedley, Applicant  
Councilman Bubba Trippe

**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 –May 23, 2022**

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

**Business Items:** Chairman Rogers introduced the new members of the Planning Commission, Mr. Steven Baker and William Ponds. At this time each member gave an introductory background. Chair Rogers asked for a motion to add item G for a text amendment for Building and Construction Codes. Member Padgett made the motion, the motion was seconded by Member Blake, and the motion passed unanimously.

Chairman Rogers addressed the first item on the agenda for a rezoning request from UD-1 to UD-2 located at 2824 Jefferies Highway, TMS 132-00-00-054. Mr. Rowland presented the staff report on item A. Mr. Rowland expressed the applicant has submitted all the required documents for submittal and has met the criteria set forth under the ordinance. Chairman Rogers asked for a motion for the rezoning request. Member Bishop made the motion to approve the rezoning request from UD-1 to UD-2, Member Ponds seconded the motion, and the motion passed unanimously.

Chairman Rogers addressed the second item on the agenda for a text amendment for Health Care Services, Boarding and Rooming Houses, and Residential Care Facilities. Mr. Rowland presented the staff report on item B, and expressed County Council has reviewed this ordinance by title only and referred this back to the planning commission for review and approval. Mr. Rowland expressed the need to move these items into the special exception category to allow for public input on these items. Chairman Rogers asked for a motion, Member Saunders made a motion to approve the text amendment for Health Care Services, Boarding and Rooming Houses, and Residential Care Facilities, Member Padgett seconded the motion, and the motion passed unanimously.

Chairman Rogers addressed the third item on the agenda for a text amendment for Building Materials and Supply. Mr. Rowland presented the staff report and expressed with increase development happening across the county, it is important to allow for support uses of development to happen in the RD-2, UD-1, and LI zoning districts, and establish a definition under the land development regulations. Mr. Rowland expressed additionally that staff requests to add a definition for this use to better define this use for future developments. Mr. Rowland expressed some of the proposed projects would better fall under this use. Member Ponds asked if this has affected any projects in the past. Mr. Rowland expressed in the past most of these uses have fell under Warehousing and Storage, but feel this needs to be better separated throughout the zoning districts. Chairman Rogers asked for a motion, Member Blake made the motion to approve the text amendment for Building Materials and Supply to fall under a conditional use in the RD-2, UD-1 and, LI zoning districts and to establish a definition under the land development regulations, Member Saunders seconded the motion, and the motion passed unanimously.

Chairman Rogers addressed the fourth item on the agenda for a text amendment for Landscaping, Buffering, and Environmental Protection, to amend standards in the LI and ID zoning districts. Mr. Rowland presented the staff report and expressed staff believes special considerations should be addressed for these types of developments as the property size in question are typically significantly larger than the other zoning districts defined in the code. Staff does believe if these uses and/or zoning districts are adjacent to zoning districts other than the LI and ID, screening would still be required to protect the integrity of the adjoining districts. Staff also believes in keeping the Landscaping requirements in other districts regardless of the use or district defined in the referenced code to establish and maintain natural resources for a more appealing site and district. Mr. Rowland expressed that there are not existing landscaping at the Industrial sites. Member Blake asked how the change affects existing trees under the tree protection aspect. Mr. Rowland expressed this does not affect the tree protection aspect. Mr. Ponds asked if there was an existing buffer would they be allowed to clear cut the trees. Mr. Rowland expressed they are currently allowed to, but would be required to replant, and under this change they would not unless it was adjacent to separate zoning or residential uses. Member Ponds asked in regards to the rezoning request from earlier in the meeting, would this still be required? Mr. Rowland stated that it would be. Chairman Rogers asked for a motion, Member Saunders made a motion to approve as presented, Member Cook seconded the motion, and the motion passed unanimously.

Chairman Rogers addressed the fifth item on the agenda for discussion of a text amendment for the number of principle structures on existing lots of record. Mr. Rowland expressed this has been a continuing issue in the rural areas. Mr. Rowland stated any existing lot of record is a property that was established before the current code. Mr. Rowland also expressed that any lot is allowed to have two principle structures on a lot. This leads to density issues and going against the base zoning district requirements. Member Padgett addressed that this was an issue in the past with Heirs Property in the Ace Basin Region. Mr. Rowland expressed he does not want to deny development rights to property. Member Padgett expressed with the new DHEC setback regulations this will address a lot of these concerns. There was further discussion in regards to impacts, and not to restrict this to only being one structure per lot.

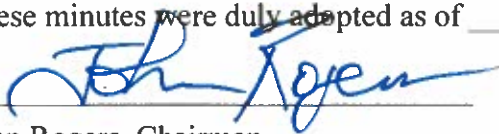
Chairman Rogers addressed the sixth item on the agenda for a discussion of roads without subdivisions. Mr. Rowland expressed that at this time the code defines roads in new subdivisions will require planning commission approval. This is done at the preliminary plat stage and the final plat is done at a staff level. Mr. Rowland stated that staff is requesting insight in regards to planning commission oversight on establishing roads that are not in new subdivisions or if this is reviewed at a staff level. Member Ponds asked if it is up to staff discretion who will own and maintain the road. Mr. Rowland expressed that is established by ordinance as there are different requirements for private

roads and County owned and maintained roads. Member Padgett expressed even if they are private they still have to meet DOT Specs. Mr. Rowland agreed and said the only difference is private can be in an access easement or Dedicated ROW. Mr. Rowland expressed this happens a lot in rural areas in regards to access easements. The concern at this point is existing access and commercial development. Member Padgett believes it should all fall under the Planning Commission purview. Mr. Rowland agreed, along with the rest of the Planning Commission Members.

Chairman Rogers addressed the seventh item on the agenda for a text amendment to the Building and Construction Codes to comply with State Regulations. Mr. Rowland expressed this text amendment is a state mandate for the International Codes adopted, as well as the NFPA. Mr. Rowland went through the code updates through the staff report. Member Cook asked about the need for the NFPA Life Safety Code and the ASCE-7-16. Mr. Rowland expressed that the ASCE-7-16 is not a referenced code in the ordinance. Member Ponds expressed he is concerned to approve without reading all of the codes in regards to the Swimming Pool and Spa Code, NFPA 101 Life Safety Code and ICC 600 update. Mr. Rowland expressed we can review these and not adopt them at this time. Member Blake asked which ones are required by the state mandate. Mr. Rowland stated the codes required to be updated per the LLR Website. Member Padgett made a motion to approve only the state mandated code changes, and allow the board to review the remaining codes, Member Ponds seconded the motion, and the motion passed with all in favor.

**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 February 29, 2023



John Rogers, Chairman  
Colleton County Planning Commission



Joshua Rowland, Secretary  
Colleton County Planning Commission

