

Colleton County Zoning Board of Appeals

Meeting Minutes – May 15, 2023

A regular meeting of the Zoning Board of Appeals was held on May 15, 2023, at 6:00 P.M., in the Council Chambers of the Colleton Co. Old Jail Building, 3rd Floor.

Member(s) Present: Chair Douglas Mixson, Jr., Shane Moody and Phillip Rizer.

Member(s) Absent: William “Billy” Drawdy, and Samuel C. Bethay

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

Call to Order: Chairman Douglas Mixson Jr., 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 Phillip Rizer.

Meeting Minutes: Member Rizer motioned to approve the Minutes for the Regular Meeting of April 17, 2023. The motion was seconded by Member Moody, and the motion was approved unanimously.

Business Item(s):

Chairman Mixson Jr., addressed item one under Business items, **Case Number, ZV-2023-107 Variance to Colleton County Codes Section 14.08-5.030 (A) – General Design provisions for parking lots. Applicant seeks Variance approval to allow for the construction of five rows of Employee Parking on the site at property located at 0000 Joseph Flowers Road, TMS# 097-00-00-067.** 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.

There was no public comment and no further questions asked about the case and at 6:05 P.M, Member Moody motioned to approve the Variance to Colleton County Codes Section 14.08-5.030 (A) – General Design provisions for parking lots, the motion was seconded by Member Rizer, and the motion was approved 3 in favor to include Chairman Mixson Jr., Member Moody, and Member Rizer.

Chairman Mixson Jr., addressed item two under Business items, **Case Number, SE-2023-108 Special Exception for Screened Outdoor Storage. Applicant seeks Special Exception approval for Screened outdoor storage to be allowed on property located in the Light Industrial (LID) Zoning District, as required by Colleton County Codes Section 14.08-2.130 (B)(3)(e)., at property located at 0000 Joseph Flowers Road TMS# 097-00-00-067.** The staff report was presented by Director Rowland, with a staff report that the applicant has met all of the conditions, set forth under the guidelines for a special exception.

There was no public comment and no further questions asked about the case and at 6:10 P.M, Member Moody motioned to approve the Special Exception approval for Screened outdoor storage to be allowed on property located in the Light Industrial (LID) Zoning District, as required by Colleton County Codes Section 14.08-2.130 (B)(3)(e)., the motion was seconded by Member Rizer, and the motion was approved 3 in favor to include Chairman Mixson Jr., Member Moody, and Member Rizer.

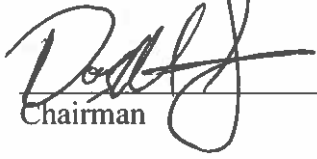
Chairman Mixson Jr., addressed item three under Business items, **Case Number SE-2023-109 Special Exception for a Campground/RV Park . Applicant Matt Trumps seeks Special Exception approval to allow a new campground/rv park to be constructed on property owned by William M. Brunson located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-2.060 (B)(3)(c), at property located at 593 Brunson Lane, TMS# 079-00-00-043.** The staff report was presented by Director Rowland, with a staff recommendation for the board to review the request and determine if this use meets the criteria established for a special exception. If the Board determines an approval for a Campground / RV Park the conditions are set forth below.

Chairman Mixson addressed the first member of the public wishing to speak, the applicant and swore in Mr. John Sanford. Chairman Mixson asked how the applicant felt about the length of time for stay not to exceed 30 days. Mr. Sanford expressed they are open to however the board decides. Mr. Sanford expressed this will be there fourth park and there agreements are one sided documents and allow for them to evict any one for any reason with 1 hour notice. He expressed that the clientele is has a level of responsibility for the property as they have ownership on the RV's, he expressed it is bad business to have junk around and have quite hours established as well. Chairman Mixson asked if the 30 day creates a burden on them. Mr. Stanford expressed they wished it would not be set in stone and can be monitored after a few months but it would not be a deal killer. He expressed their clientele is certain types of workers such as trades workers and traveling nurses. Chairman Mixson read through all of the conditions as well. Mr. Stanford expressed that 70 to 80 percent will be these workers. Member Moody expressed that he sees this issue as this is an issue. Director Rowland expressed a similar need as the County went into an agreement for the I-95 paving project. Chairman Mixson expressed how the condition should be set forth to not allow this to become permanent housing. Director Rowland expressed that he does not recommend allowing it to take place and look at a later date but needs to be addressed now. Chairman Mixson asked how long would be the typical stay for some of these people. Mr. Stanford expressed up to six months. Mr. Stanford expressed they do not have an age limit but do require photos of the camper to meet the aesthetic requirements of the park. Chairman Mixson asked for his opinion on the 6 month stay. Director Rowland expressed the contract submitted is for 30 days and should follow the contracts. Member Moody asked if the stay is 6 months is this individual contract. Mr. Stanford expressed they do not want to get into any landlord tenant laws. Chairman Mixson expressed that contact could not exceed 30 days and cannot be renewed in excess of 6 months. Member Rizer expressed they couldn't just leave and come back. Mr. Stanford expressed a 30 day break would be fair.

At 6:35 P.M, Chairman Mixson Jr., asked for a motion for SE-2023-109. Special Exception Request for allow a new Campground / RV Park to be constructed on property located at 593 Brunson Lane, TMS# 079-00-00-043 to approve the Special Exception to Colleton County Codes Section 14.08-2.060(B)(3)(c), with the conditions outlined in the staff report, with an additional condition that a contract cannot exceed 30 days and cannot be renewed in excess of 6 months and required to have a 30 day break. Chairman Mixson made the motion to approve case SE-2023-109, the motion was seconded by Member Moody, and the motion was approved 3 in favor to include Chairman Mixson Jr., Member Moody, and Member Rizer.

With no further business to conduct, the Chair 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 June 19, 2023.


Chairman


Secretary

