

Colleton County Planning Commission
Regular Meeting Minutes
May 22, 2023

The regular meeting of the Planning Commission was held on May 22, 2023 in the County Council Chambers, 3rd 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, William Ponds, Fred Reed, and Steven Baker.

Members Absent Included: (1 of 9 Members)

Adam Bishop

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 preliminary plat approval. Director Rowland presented the staff report and expressed this request is for a preliminary plat approval for the extension of Joseph Flowers Road. This plat is an existing lot of record due to a previously approved subdivision plat. At this time the applicant wishes to extend Joseph Flowers Road into their property boundaries to support development of the Pomega Energy Storage Technologies, Inc. The property is identified as TMS: 097-00-00-067 and is currently zoned Light Industrial (LID). A road extension is being constructed. The property is located in an Flood Zone X. Director Rowland expressed a previous subdivision plat is filed to establish a new 100 acre parcel. Director Rowland stated, road type is proposed paved and public and the plans conform with/standards. In regards to drainage, it is currently pending SCDHEC Review. The right of way width and turnaround radius conform to standards. The road design is a temporary cul-du-sac length within minimum length. The road name is an existing road Joseph Flowers Road. The City of Walterboro will provide and approved the water and sewer plans. Additionally the Wetlands have been delineated and the easements conforms to the standards in the Land Management Ordinance.

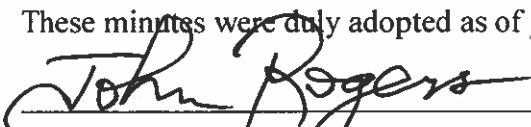
There was no further discussion Member Padgett made the motion, Member Blake seconded the motion, and the motion passed unanimously.

Chairman Rogers address the next item on the amended agenda under public comment time. Mr. Buddy Creech expressed he is here on behalf of the longleaf subdivision and his concerns are the entrances and exits and the traffic concerns this project may bring. He expressed this can create problems for everyone. He expressed the roads are real small and have no sidewalks and the added homes will created issues on the existing neighborhood. He expressed the city, county and state need to

make sure the roads are up to standards for the development and that the project should go the way that it should.

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 6:41 P.M.

These minutes were duly adopted as of August 28th, 2023



John Rogers, Chairman
Colleton County Planning Commission



Joshua Rowland, Secretary
Colleton County Planning Commission