

Colleton County Planning Commission
Regular Meeting Minutes
May 23, 2022

The regular meeting of the Planning Commission was held May 23, 2022 in the County Council Chambers, 3rd Floor, Old Jail House, located at 109 Benson Street, Walterboro, SC.

Members Present Included: (7 of 8 Members) 1 Vacancy

John Rogers-Chair, Ian Saunders-Vice Chair, Ian Padgett, Adam Bishop, David Smalls, Maryann Blake, and Scott Cook.

Members Absent Included: (1 of 8 Members) 1 Vacancy

Jared Fralix

County Staff & Others Present Included:

Joshua Rowland, Planning & Development Director and Planning Commission Secretary
Deidre Bartley, Zoning & Floodplain Administrator and Planning Commission Secretary
E.W. Bennett, Legal Representative Blythe Construction
David Woods, Blythe Construction
Members of the Public

Call To Order:

A Quorum was present and the meeting was called to order at 5:30 P.M. by Chair Rogers.

Invocation:

Vice Chair Ian Saunders gave the invocation.

Approval of the Minutes –April 25, 2022

Ms. Blake made the motion, Mr. Smalls seconded the motion, and the motion passed unanimously.

Business Items: Chair Rogers asked Mr. Rowland to present the business items. Mr. Rowland addressed item A, for a rezoning request from Rural Development-2 to Industrial located at 244 Remount Lane, TMS 096-00-00-054. The applicant's legal representative E.W Bennett expressed the property is already owned by the applicant, and expressed that currently a concrete company uses the site as a staging area but back in 2011 this site was used as a temporary asphalt mixing facility and was approved by the Zoning Board of Appeals as a special exception. Mr. Bennett expressed that Blythe Construction was awarded the contract to repave I-95 from Saint George to Yemassee. Mr. Bennett expressed they wish to operate a mobile asphalt mixing facility at this site again for this project. Mr. Bennett expressed in the application, they showed photos of existing facilities in the region to allow the board members to view what the project would look like. Mr. Bennett expressed the closest neighbors would be approx. 480 feet from the project. He expressed this site would have a surge bin, and these projects are very quiet and much improved standards comparative to past facilities. Mr. Bennett expressed the paving operations would have to be done between 9 pm to 7 am but can vary due to SCDOT requirements. Mr. Bennett expressed there is already a berm in place as well. The applicant David Woods expressed there would be daytime operations as well in bringing in material via trucks. This would be approximately 10-15 trucks and an additional 10-12 trucks at night.

Mr. Bennett expressed the environmental impacts. A representative expressed air quality will be inspected by SCDHEC and they will have to follow regulations and testing for stack testing. The next item for environmental is storm water and no storm water will leave the site. There is an existing pond on the site and there will be no discharge. The last item will be spill plans, and they will have an EPA spill plan signed by an engineer and last time they were at the site they have 0 spills. This will include

contracts as well as policy and procedures. Mr. Bennett also expressed there are additives to add to the smell to mask the smells of the plant as well. Jason, from Blythe Construction expressed there will be a sound mitigation for the site as well, to minimize impacts for the adjacent property owners. David, from Blythe Construction expressed the history of the business, they are a member of NAPA, and they are diamond award winners in regards to noise, traffic impacts, etc. He expressed the sound technology has come along way over the years but a normal conversation can happen at these facilities. In regards to smell there is control to mitigate this. He expressed, we want to work with the community to be neighborly and kind and been beneficial to Colleton county. The completion date for the I-95 project will be August 2025 and if there are no further projects the facility will be closed. Jason, from Blythe expressed a bulk of this is intended to come from the Ridgeland Plant, but with the special nature of the project that SCDOT requires, pushed the need for this site in Colleton. Mr. Bennett asked the board to strongly consider this application for a rezoning request.

Chairman Rogers, addressed public comment from the public. The first was Mr. Howell Beech. He expressed he is the neighbor of the proposed site. He believes there are some inconsistencies is that this is Remount Lane, not Remount Road. Mr. Beech expressed the tax status of the property, feels that some houses have been left off in regards to distances. Mr. Beech then goes through the staff report and is not consistent with the Comprehensive Plan. He also believes these are not compatible with surrounding uses. He expressed there would be significant adverse impacts to adjacent property owners and he believes as the project would fit, it would not be in context with the neighborhood. Mr. Beech expressed the intent of the RD-2 Zoning District through the Comprehensive plan as well as the Industrial district. Mr. Beech read the minutes from the 2011 Zoning Board of Appeals meeting minutes. Mr. Beech stated that out of the staff criteria only three of the items were addressed in the submittal by Blythe Construction. Mr. Beech showed a photo of an existing site, which is in an industrial area and not in a residential neighborhood.

The second member from the public, Mr. Nettles addressed the board and stated they have been in that area since 1775, and this is not just a rural area, but a community. Mr. Nettles expressed that the roads in this area are residential and there is a major asset business in the vicinity that uses bio material and this could impact this business due to air quality concerns. Mr. Nettles expressed the health related concerns to the people that have negative impacts on humans and growth as well as animals. He expressed the concerns of all the trucks and equipment moving down the roads.

Neil Pope expressed his main concern was the waterways in the area, and he has children and grandchildren as well as hunt and fish this area. He expressed the environmental impacts as well as the roads are already damaged and is very curvy. He expressed that these trucks are on contract and Blythe cannot stop the jake brakes or the speeding, and feels there are multiple routes these trucks take and will affect a larger area. He believes these roads are already damaged and will become worse. He expressed that they cannot stop the waste that fall off of these trucks and this can create environmental issues. Mr. Pope expressed there will be more than 15 trucks traveling per day as well.

Charles Byrd expressed that this is the wrong location and should be somewhere where there is nowhere around them. He expressed that they were the only ones in 2011 but look at how many people are hear now. He expressed they did not mention these trucks around round trips. He expressed that in 2011 the pine scent was discussed then but never happened, and all he smelled was asphalt. Mr. Byrd also expressed that the entrance to this site is nothing like the existing ones in other areas.

Ms. Stacy Tyler expressed her concerns with the project as she expressed they currently own a barn that is near the site and could have negative impacts on there business.

At this time Chairman Rogers, asked for to staff to present the staff report. Mr. Rowland went through the staff report and addressed the criteria set forth by the planning commission for review of rezoning requests.

Mr. Bennett expressed the photos the public referenced were permanent asphalt plants and this project will be smaller as it is only a temporary plant. Mr. Bennett also expressed there was no evidence of any past environmental or safety impacts of the site when it was in operation for two years. Mr. Bennett expressed that there is currently a large operation down the road which is currently a commercial operation. David from Blythe Construction expressed in regards to the poster those are permanent locations and this is not a permanent location. This plant will not have vertical tanks but will have horizontal tanks. Mr. Woods expressed that there will not be impacts as some of their existing sites have not had any negative impacts.

In regards to the adjacent commercial structure, the property owner expresses that he owns and HVAC company and that is only a laydown yard for his property.

Member Blake, asked the applicant how many jobs would be created from operations. Mr. Woods expressed currently two at the site but with road crews, office set ups it would be additional job opportunities, and could employ 30-35 employees which would be similar to the Beaufort site, which was closed years ago. Member Blake asked if this would become a permanent plant. The Applicant expressed this site would not be suitable for a permanent site and they would look for other areas. Member Blake asked about the odor of the facility, how often will this be placed? Mr. Woods expressed they would address this as needed.

Member Bishop asked was this used in 2011. Mr. Woods expressed that it was not. Mr. Bishop expressed during the peak of the paving operation, how many trucks will be running. Mr. Woods expressed that there would be doing runs which would average around 60 trucks. Member. Padgett stated in 2011 there was 50 trucks but now for exit 95 project there would only be 15 trucks. The applicant expressed due to the proximity it would be less trucks running as the distance is shorter. Member Padgett asked why this is the best site for this project and is it because you currently own the site. Mr. Woods expressed that was why due to currently owning the property and its proximity to the interstate. Member Padgett asked if there were any other locations for this site. Mr. Padgett asked if the County has not offered property that would be situated away from residences. Mr. Woods expressed that they County did but it was farther away from the project and there would need to be significant site improvements. Member Blake asked if this question was already zoned industrial. Mr. Woods stated that it was.

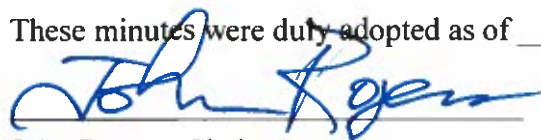
Member Saunders asked what impacts are on the current owner in regards to rail access in regards to a spur. Mr. Rowland expressed that it could not be done under the current zoning and would need to be industrial to access the rail.

Member Padgett stated he is very much pro-business but they have expressed this is for temporary and impacts people that are permanent residents. He expressed if there were no other options it would be a different story but you do have other options. Member Blake agreed in that there are other options and this impacts the residents that live here.

Chairman Rogers called for a motion on the rezoning request to forward to County Council, Member Padgett made motion to recommend denial of the rezoning request located at 244 Remount Lane, TMS 096-00-00-054 from Rural Development 2 to Industrial, Member Blake 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 7:22 P.M.

These minutes were duly adopted as of January 24, 2023



John Rogers, Chairman
Colleton County Planning Commission



Joshua Rowland, Secretary
Colleton County Planning Commission