Colleton County Planning Commission Regular Meeting Minutes October 28, 2024

The regular meeting of the Planning Commission was held October 28, 2024 in the County Council Chambers, 3rd Floor, Old Jail House, located at 109 Benson Street, Walterboro, SC.

Members Present Included: (6 of 9 Members)

John Rogers-Chair, Ian Saunders-Vice Chair, Adam Bishop, Fred Reed, Maryann Blake, and William Ponds.

Members Absent Included: (3 of 9 Members)

Steven Baker, Ian Padgett, and Scott Cook

County Staff & Others Present Included:

Joshua Rowland, Planning & Development Director and Planning Commission Secretary Heather Spade, Zoning 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:

Vice-Chair Ian Saunders gave the invocation.

Approval of the Minutes –June 24, 2024 Meeting Minutes

Member Blake made the motion, Member Ponds seconded the motion, and the motion passed unanimously with all six members voting in favor of approval of the June 24, 2024 meeting minutes.

Business Items: Chairman Rogers, asked for staff to present the staff report for item A on the agenda, regarding a rezoning request from Urban Development-1 (UD-1) to Industrial (ID), located at 3463 Green Pond Highway, TMS 195-00-00-068. Mr. Rowland went through the staff report and addressed the criteria set forth by the planning commission for review of rezoning requests.

Director Rowland expressed under Criteria A, staff believes that an unintended omission of industrial zoning was made in the Future Land Use Map in the Comprehensive Plan by not accounting for the County Landfill and adjacent properties land use. Staff believes that in line with the existing land use of the County landfill, and due to the subject property being used historically, housing industrial uses meets the intent of the Zoning Ordinance and shall be reflected in future changes to the FLUM. The Industrial District in the Comprehensive Plan states, the intent of this district is to accommodate distribution, repair, assembly, and manufacturing or production of durable and nondurable goods and is generally contained within one or more buildings. The ID accommodates infill industrial activities in more urbanized environments that can coexist alongside transitional areas due to modern processes, controls, and equipment that keep nuisance issues at a minimum. This district may also accommodate the provision of municipal or county public services and limited commercial uses and generally requires ease of access and proximity to the Lowcountry Regional Airport and Interstate 95. Such uses are generally controlled operations within confined environments with carefully monitored mitigation of objectionable or hazardous elements, such as smoke, noise, odor or dust. The ID, like the LID, may include open or enclosed storage areas.

Under Criteria B, with the located of this property being located across the street from the existing landfill, traditional residential and retail uses are potentially incompatible with the area due to the impacts of the existing industrial nature of the area. Staff beliefs the proposed rezoning will allow for

more compatible uses to be located at this site. It is also important to note that a buffer will be required for any industrial uses adjacent to any property not zoned industrial to protect the integrity of neighboring districts. Under Criteria C, due to the property historically being occupied as an industrial use staff does not believe it will provide any negative impacts to the County and/or service providers as existing infrastructure is already in place for the site. It will be the responsibility of the property owner to coordinate with outside agencies regarding stormwater, and related improvements requirements. Under Criteria D, Staff does not believe this will create any adverse impacts on the property in the vicinity. This property is currently vacant industrial and is adjacent to two existing industrial zoned areas. The proposed rezoning will support the current uses in the vicinity and protect adjacent property owners as mentioned previously a minimum 50 foot buffer will be required along adjacent not industrial zoned properties. Any industrial use will be required to meet the conditions outlined in the zoning ordinance to limit any environmental impacts that include air, water, noise and stormwater management. Criteria E, the property is 22.20 acres in size, with adequate street frontage that could allow for multiple and sufficient ingress/egress locations along the front property line. As stated previously there are existing industrial uses adjacent and in the general vicinity of the property as well. Any proposed development of the property will have to meet all environmental aspects of the ordinance and comply with all County and outside agency regulations.

Director Rowland expressed that staff supports the proposed rezoning request from Urban Development (UD-1) to Industrial (ID). Staff believes that this will be an overall benefit to the general vicinity, and focuses a development area of similar uses to limit impacts on transportation, and support uses to the existing industry in the area.

Vice-Chairman Saunders asked if the applicant was aware of the rezoning request since this is a county initiated rezoning. Director Rowland, expressed that they are aware and in agreement with the request.

Chairman Rogers called for a motion on the rezoning request to forward a recommendation to County Council, Member Saunders made motion to recommend approval of the rezoning request located at 3463 Green Pond Highway, TMS 195-00-00-068 from Urban Development-1 (UD-1) to Industrial (ID), Member Blake seconded the motion, and the motion passed unanimously, with all six member present voting in favor of the rezoning request.

Director Rowland then, asked Chairman Rogers to open the discussion for the availability of Board Members for the November 25, 2024 meeting due to the close proximity of the holidays members may be traveling. After further discussion the Board elected to maintain the November 25, 2024 meeting date as regularly scheduled.

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 6:50 P.M.

These minutes were duly adopted as of

November 2522

2024

John Rogers, Chairman

Colleton County Planning Commission

Joshua Rowland, Secretary

Colleton County Planning Commission