

Colleton County Zoning Board of Appeals

Meeting Minutes – May 19, 2025

A regular meeting of the Zoning Board of Appeals was held on May 19, 2025, at 6:00 P.M., in the Council Chambers of the Colleton Co. Old Jail Building, 3rd Floor.

Member(s) Present: Chairman Douglas Mixson Jr., Austin Rizer and Samuel C. Bethay, and Shane Moody

Member(s) Absent: William “Billy” Drawdy

Staff Present: Heather Spade, Zoning Administrator.

Call to Order: Chairman Douglas Mixson Jr., called the meeting to order at 6:00 P.M. and asked Ms. Spade if the FOIA requirements have been met, and if a quorum was present. Ms. Spade affirmed the requirements had been met, and that a quorum was present.

Invocation: Provided by Member Rizer.

Meeting Minutes: Member Moody motioned to approve the Minutes for the Regular Meeting of January 20, 2025. The motion was seconded by Member Bethay, and the motion was approved unanimously.

Election of Officers:

The election of Chairman and Vice Chair were postponed until the next scheduled meeting due to current Chair attending virtually and Vice Chair not in attendance. All members agreed that the postponement was out of necessity.

Business Item(s):

1. Chairman Douglas Mixson Jr., addressed item one under Business items, **Special Exception Case No. SE-2025-132. Applicant, Hazard Family, seeks to request a Special Exception to permit an Event Venue as described in Section 14.08-2.100(B)(3)(e). Located at 301 Abmer Court, Cottageville, SC 29435.** The staff report was presented by Ms. Spade, with a staff recommendation for the board to review all the conditions set forth under the guidelines for a Special Exception with the staff recommendations.

The Board received no public comment. Member Bethay motioned to approve **SE-2025-132 Special Exception to permit an Event Venue as described in Section 14.08-2.100(B)(3)(e). Located at 301 Amber Court, Cottageville, SC 29435, subject to conditions listed in the code and provided in the staff report with the addition of a road maintenance agreement with the surrounding neighbors.** The motion was seconded by Member moody, and the motion was approved 4 in favor to include, Chairman Mixson, Member Bethay, Member Moody, and Member Rizer.

2. Chairman Douglas Mixson Jr., addressed item two under Business items, **Special Exception Case No. SE-2025-133. The Applicant, Believers Church Movement, seeks Special Exception approval to permit a Residential Care Facility as described in Section 14.08-2.100(B)(3)(m). Located at 1705 Barracada Rd, Walterboro, SC.** The staff report was presented by Ms. Spade, with a staff recommendation for the board to review all the conditions

set forth under the guidelines for a Special Exception with the staff recommendations.

The Board received public comment in support from neighboring property owners. Member Rizer motioned to approve **Special Exception Case No. SE-2025-133. approval to permit a Residential Care Facility as described in Section 14.08-2.100(B)(3)(m).subject to conditions listed in the code and provided in the staff report with the addition of a 1 year review of proper use by Staff.** The motion was seconded by Chairman Mixson, and the motion was approved 4 in favor to include, Chairman Mixson, Member Bethay, Member Moody, and Member Rizer.

3. Chairman Douglas Mixson Jr., addressed item three under Business items, **Variance Case No. ZV-2025-134. The applicant, Believers Church Movement, seeks approval of a variance to decrease the setback requirement for residential care facilities as per section 14.08-3.020(HH)(2), from 50' to 25'. This adjustment is intended to accommodate the existing structures placement by previous owners on the property currently owned by the applicant. Located at 1705 Barracada Rd, Walterboro, SC.** The staff report was presented by Ms. Spade, with a staff recommendation for the board to review all the conditions set forth under the guidelines for a variance with the staff recommendations.

The Board received public comment in support from neighboring property owners. Member Rizer motioned to approve **Variance Case No. ZV-2025-134. a variance to decrease the setback requirement for residential care facilities as per section 14.08-3.020(HH)(2), from 50' to 25'. This adjustment is intended to accommodate the existing structures placement by previous owners on the property currently owned by the applicant. Located at 1705 Barracada Rd, Walterboro, SC.** The motion was seconded by Chairman Mixson, and the motion was approved 4 in favor to include, Chairman Mixson, Member Bethay, Member Moody, and Member Rizer.

4. Chairman Douglas Mixson Jr., addressed item four under Business items, **Variance Case No. ZV-2025-135. The applicant, Cypress Engineering on behalf of the owner Rehabilitation Consultants of Charleston, seeks approval of a variance to decrease the setback requirement for residential care facilities. Per section 14.08-3.020(HH)(2) residential care facilities require a 50' as a conditional use requirement. The applicant seeks to reduce the 50' setback requirement to align with the district setback standards for RD-2 zoning designations (Front 25', Side 10', Rear 20'). For property located at 2137 Hope Plantation Lane, Jacksonboro, SC 29452.** The staff report was presented by Ms. Spade, with a staff recommendation for the board to review all the conditions set forth under the guidelines for a variance with the staff recommendations.

The Board received no public comment. Member Moody motioned to approve **Variance Case No. ZV-2025-135. of a variance to decrease the setback requirement for residential care facilities. Per section 14.08-3.020(HH)(2) residential care facilities require a 50' as a conditional use requirement. The applicant seeks to reduce the 50' setback requirement to align with the district setback standards for RD-2 zoning designations (Front 25', Side 10', Rear 20'.** The motion was seconded by Member Bethay, and the motion was approved 4 in favor to include, Chairman Mixson, Member Bethay, Member Moody, and Member Rizer.

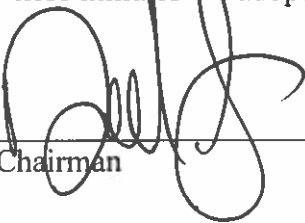
5. Chairman Douglas Mixson Jr., addressed item four under Business items, **Variance Case No. ZV-2025-136. The applicant, Jimmy Frank, seeks approval of a variance to decrease the**

setback requirement as per section 14.08-2.120 - Industrial Zoning District (ID), from 10' to 7.5'. Property owned by AMMCO LLC a NC Limited Liability Company. For property located at 221 Anderson Road, Walterboro, SC 29488. The staff report was presented by Ms. Spade, with a staff recommendation for the board to review all the conditions set forth under the guidelines for a variance with the staff recommendations.

The Board received no public comment. Chairman Mixson motioned to approve **Variance Case No. ZV-2025-136, approval of a variance to decrease the setback requirement as per section 14.08-2.120 - Industrial Zoning District (ID), from 10' to 7.5'. Property owned by AMMCO LLC a NC Limited Liability Company.** The motion was seconded by Member Rizer, and the motion was approved 4 in favor to include, Chairman Mixson, Member Bethay, Member Moody, and Member Rizer.

With no further business to conduct, Chairman Mixson, called for the question and a motion was made by Member Rizer and seconded by Member Moody to adjourn, and hearing no objections, the meeting adjourned at 6:32 P.M.

These minutes are adopted as of July 21st, 2025.


Chairman
Secretary Heather Spade