

Colleton County Zoning Board of Appeals

Meeting Minutes – June 19, 2023

A regular meeting of the Zoning Board of Appeals was held on June 19, 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, Samuel C. Bethay and Phillip Rizer.

Member(s) Absent: William “Billy” Drawdy

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 Shane Moody.

Meeting Minutes: Member Bethay motioned to approve the Minutes for the Regular Meeting of May 15, 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-2023-110 Variance to Colleton County Codes Section 14.08-8.030 (B)(b) –Permits Required Applicant seeks Variance approval to for a camper to be placed on property in accordance with Section 13.12-4.020 (E)(F).** The staff report was presented by Director Rowland, with a staff recommendation for Denial as the applicant has met none of the conditions set forth under the guidelines for a zoning variance.

Chairman Mixson addressed the first member of the public wishing to speak, and swore in Ms. Jennie Hunter. Ms. Hunter addressed the board with her reasons to allow for the variance request. Please see attached letter that was submitted to the board.

Chairman Mixson asked Director Rowland to elaborate on the process of the camper permit being denied. Director Rowland expressed the applicant applied for a camper permit at the stated site location and met all of the requirements. Once the Zoning and Flood Plain Administrator Ms. Bartley went to conduct a site visit it was determined that a structure was constructed on the property without a permit and located within a Floodway. Chairman Mixson asked if this non permitted structure came into compliance could the permit for the camper be issued. Director Rowland expressed yes, the camper permit is ready to be issued, but cannot until the structure comes into compliance. The applicant expressed that they do not need a permit for a camper to move in an out. Chairman Mixson expressed that with this existing structure not being permitted, it would run into noncompliance issues.

Chairman Mixson addressed the first member of the public wishing to speak, and swore in Mr. Richard Mussall. He expressed that he has not been involved in the process since the beginning. He expressed that she was taken advantage of by the contractor and expected the contractor was supposed to do what they were supposed to do and he will not return her calls. He expressed that trying to rectify this will

take some time but still wants to enjoy the property. He expressed if there is any way the can proceed until the structure is rectified so they could enjoy the property.

Chairman Mixson asked how many of the conditions have to be met for a variance. Director Rowland expressed they should all be met and an additional note is DNR and FEMA will review this and this could affect the CRS for the entire county. Member Bethay expressed in the code that No building, structure, or land shall be converted, wholly or in part, to any other use until all applicable and appropriate licenses, certificates, and permits have been issued certifying compliance with this chapter. No zoning permit may be issued for any property where a violation of the nuisance ordinance, floodplain prevention ordinance, or building code exists unless the zoning permit is issued as part of the compliance action.

There was no additional public comment and no further questions asked about the case and at 6:30 P.M, Member Moody motioned to approve the Variance to Colleton County Codes Section ZV-2023-110 Variance to Colleton County Codes Section 14.08-8.030 (B)(b) –Permits Required Applicant seeks Variance approval to for a camper to be placed on property in accordance with Section 13.12-4.020 (E)(F). There was no motion to approve the Zoning Variance 2023-110, and the zoning variance was denied.

Chairman Mixson Jr., addressed item two under Business items, Case Number SE-2023-111 Special Exception for a Campground/RV Park. Applicant Bryant Sherrill seeks Special Exception approval to allow a new campground/rv park to be constructed on property owned by Andy Sherrill Sr. located in the Rural Development-2 (RD-2) Zoning District, as required by Colleton County Codes Section 14.08-2.060 (B)(3)(c) . ,

Chairman Mixson swore in the applicant Mr. Bryant Sherrill.

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.

Chairman Mixson asked if the applicant addressed the conditions and that since he is doing full hookup. Chairman Mixson asked the applicant if he was okay with the condition for a 30 day stay with one week away. The applicant expressed that he was okay with that.

There was no public comment and no further questions asked about the case and at 6:45 P.M, Chairman Mixson called for a motion, Member Bethay motioned to approve the **SE-2023-111 Special Exception for a Campground/RV Park** motion was seconded by Member Moody, and the motion was approved all four in favor.

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 6:46 P.M.

These minutes are adopted as of August 21, 2023.


Chairman


Secretary