

# Colleton County Zoning Board of Appeals

## Meeting Minutes – June 20, 2022

*A regular meeting of the Zoning Board of Appeals was held on June 20, 2022, at 6:00 P.M., in the Council Chambers of the Colleton Co. Old Jail Building, 3<sup>rd</sup> Floor.*

**Member(s) Present:** Chair Douglas Mixson, Jr., Phillip Rizer, Samuel C. Bethay and William “Billy” Drawdy.

**Member(s) Absent:**

**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 Secretary Rowland if the FOIA requirements have been met, and if a quorum was present. Mr. Rowland affirmed the requirements had been met, and that a quorum was present.

**Invocation:** Provided by Phillip Rizer.

**Meeting Minutes:** Mr. Drawdy motioned to approve the Minutes for the Regular Meeting of May 16, 2022. The motion was seconded by Mr. Bethay, and the motion was approved unanimously.

### **Business Item(s):**

Chairman Mixson Jr., addressed item one under Business items that Member, Samuel Bethay has recused himself from the discussion and voting due to potential contractual matters. **Case Number, SE-2022-96 Special Exception for a Heavy Construction Contractor (Williams Brothers Trucking-Property Owner). Applicant seeks Special Exception approval to allow a for a Heavy Construction Contractor to be allowed on property located in the Urban Development-1 (UD-1) Zoning District, as required by Colleton County Codes Section 14.08-2.100 (B)(3)(e)., was presented by Director of Planning and Development Joshua Rowland, with a staff recommendation for approval with the Conditions for Approval.**

Member Rizer asked staff why DHEC was requesting the use of Heavy Construction Contractor and not Lumber/Saw Mill. Director Rowland expressed that Ms. Bartley was handling this case initially and would refer this to her. At this time the applicant wished to respond to Member Rizer’s question. Chairman Mixson swore in the applicant Ms. Rebecca Crosby and she expressed, the request was due to the requirements set forth by the use in which the Lumber/Saw Mill requirements would not allow the site to be utilized due to the setback requirements and the Heavy Construction Contractor would allow for the same use on site with reduced setback requirements. She expressed that in the past it was not managed properly and permitted through DHEC. At this time, it will be run on a two week operation, operating roughly a half a day every two weeks. Mr. Rizer asked if a buffer will be in place along Upchurch Lane. The applicant expressed there are a few trees currently on site but they would like to ditch the area for drainage and place buffering and trees along this road to minimize dust.

Chairmen Mixson stated to clarify the buffer will be located on the map as submitted to minimize impacts from existing structures across the street, and to plant landscaping along that property line. Director Rowland expressed that street screening will be required but feels the requirements will not directly minimize the effects of dust and noise. Chairman Mixson asked Mr. Rowland if additional requirements will need to be added to the staff recommended conditions. Mr. Rowland stated that yes

additional conditions will need to be added in regards to buffering along Upchurch Lane. Chairman Mixson expressed this can be addressed at a staff level for final approval once the site plan is submitted for permitting.

There was no further questions asked about the case and at 6:16 P.M, Mr. Rizer motioned to approve the case, with the Staff recommended Conditions for Approval, with an amendment to the conditions outlined in the staff report to add a landscape buffer along Upchurch Lane to mitigate noise and dust for staff approval, the motion was seconded by Mr. Drawdy, and the motion was approved unanimously, with Member Bethay recusing himself.

**Appointment of Chairman of Zoning Board of Appeals.**

Chairman Mixson expressed he would like to open up discussions or recommendations for the appointment of a new Chairman, as he would be willing to serve as the Chairmen again but is open to anyone else. Member Rizer made a motion to reappoint Mr. Mixson as Chairman, and Mr. Drawdy as Vice Chairman of the Board, and the motion was seconded by Mr. Bethay and the motion was approved unanimously.

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 6:21 P.M.

These minutes are adopted as of July 18<sup>th</sup>, 2022.

  
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Chairman

  
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Secretary