

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
February 27, 2019
6:00 PM

1. **DETERMINE QUORUM**

Present: Mr. Dwight
Mr. Sammie Reeves
Mr. Dehay
Ms. Harper
Mr. Wayne Reeves

Absent: Mr. Mercer
Mr. Segelken

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION**

Mr. Dehay gave the invocation.

3. **MINUTES**

Adoption of Minutes from the November 27, 2018, Board of Zoning Appeals Meeting
Ms. Harper made a motion to approve the minutes as written. Mr. Sammie Reeves seconded the motion and the vote was unanimous (5-0) to approve.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

5. **OLD BUSINESS**

6. **NEW BUSINESS**

A. Nomination and Election of Chairman

Chairman Dwight made a motion to defer the nomination until they can obtain legal advice from the County Attorney about their bylaws.

Chairman Dwight's motion was not seconded and died.

Ms. Harper made a motion to elect Mr. Dehay as the Board Chairman and Mr. Sammie Reeves seconded the motion. The vote was 4 to 1, with Mr. Dwight opposed to approve Mr. Dehay as the new Board Chairman.

B. Nomination and Election of Vice-Chairman

Ms. Harper made a motion to elect Mr. Wayne Reeves as the Vice Chairman and Mr. Dehay seconded the motion. The vote was 4 to 1, with Mr. Dwight opposed, to approve Mr. Wayne Reeves as the new Board Vice Chairman.

C. Adoption of 2019 Board of Zoning Appeals Schedule

Mr. Wayne Reeves made a motion to adopt the 2019 schedule, Schedule was adopted.

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

Ms. Carol Lott stepped to the podium and stated she wanted to become more involved with her County. Ms. Lott was there to dispute a development being built on Mentor Road. Mr. Dwight directed her to staff and recommended she attended the County Council meetings.

Mr. Wayne Reeves, Mr. Dehay and Mr. Sammie Reeves thanked Mr. Dwight for his service to the County and the Board.

10. **ADJOURNMENT**

Mr. Dwight made a motion to adjourn and Mr. Wayne Reeves seconded the motion. The meeting adjourned at 6:15 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
KENNETH F WAGGONER SERVICES CENTER
COUNTY COUNCIL CHAMBERS, ST. GEORGE, SC
March 27, 2019
6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Dehay
Mr. Wayne Reeves
Mr. Sammie Reeves
Ms. Harper
Mr. Segelken

Absent: Mr. Dwight

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Wayne Reeves gave the invocation.

3. **MINUTES**

Adoption of Minutes from the February 27, 2019, Board of Zoning Appeals Meeting

Mr. S. Reeves made a motion to approve the minutes as written and Ms. Harper seconded the motion. The vote was unanimous (5-0) to approve the minutes.

Mr. Sammie Reeves made a motion to move item E in front of item A on the agenda. Mr. Wayne Reeves seconded the motion and the vote was unanimous (5-0) to move the item up.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

E. Variance from Section 13.2.5 to eliminate the 15' setback requirement for a buffer reduction privacy fence.

Applicant:	Craig A. Schneider
Owner:	O'Reilly Automotive Stores, Inc
Address:	1622 Central Avenue Summerville, SC 29483 TMS# 135-12-00-070

The applicant, Mr. Bobby Laird with Anderson Engineering, asked if they could defer their request until the April meeting. They want to see if they can get the adjacent property owners' permission.

Mr. Sammie Reeves made a motion to defer the request until the April meeting. Mr. Wayne Reeves seconded the motion and the vote was unanimous (5-0) to defer.

A. Special Exception for a Sand Mine in an Absence of Controls District (AC).

Applicant:	Landco Developers, LLC
Property Owners:	Wire Acres, LLC & Landco Developers, LLC
Address:	563 Sandridge Road Dorchester, SC 29437 TMS# 084-00-00-002

Chairman Dehay recused himself due to a conflict of interest and stepped down from the dais.

Ms. Reinertsen presented the staff report with these finding of facts:

1. Mining requires a Special Exception in the Absence of Controls zoning district.
2. The applicant must demonstrate compliance with four mining conditions as provided in the Zoning and Land Development standards prior to the issuance of a Zoning Permit.
3. DHEC oversees environmental review and compliance.
4. The applicant has not received DHEC approval.
5. Sandridge Road is partially County maintained and partially State maintained and is not within the roadway classification system as a collector, arterial, or freeway.
6. Proposed hours of operation are weekdays, 7am to 5pm, some Saturdays 9am to 12pm.
7. This portion of Sandridge Road is predominantly characterized by large tracts of land with limited residential development. A 100' Type D buffer is required where adjacent to residential lots.

Based on these facts, staff recommends conditional approval of the request with the conditions being the 100' Type D Buffer adjacent to residential parcels, satisfactorily addressing the easement comment, coordinating with Public Works regarding maintaining the road, and noting that submittal of all required DHEC approvals must occur prior to initiating operations on the site.

Mr. Robert Strange, representative for the applicant, stepped to the podium and stated the mine in 2014 has been closed out. Mr. Strange explained that the easement had been

recorded and the applicant is trying to purchase the adjacent property for overflow of water/pond. Mr. Strange stated that when they were done mining they would leave a pleasing area. Mr. Strange agreed to the 100' ft buffer and agreed to speak with public works about bonding the road.

Mr. Tim Lewis, from Harleyville, stepped to the podium and spoke about a need for balance between business and community. Mr. Lewis asked for the Board to grant a moratorium on mining.

Mr. Norm Thrower stepped to the podium to oppose the sandmine because there are already 2 mines within ½ mile in each direction from his home now.

Ken Jackaway, 564 Sandridge Rd, stepped to the podium and stated that he is always concerned for safety with the dump trucks.

Mr. Wayne Reeves asked the applicant to explain about the water leaving the property.

Mr. Strange stated the water should be self-contained and would not pump discharge. Mr. Strange stated they will have double the filtration, silt fencing and Lyme hay bales.

Mr. Segelken stated the best scenario or realistically of the 18 acres maybe 10 or better would serve.

Mr. Strange stated in his final comments that trucks are always a concern, but Dorchester has good quality dirt, which is in major demand. The trucks haul times will be short which would mean less time on the roads. Mr. Strange also stated there would be about 50 to 150 trucks a day.

Mr. Sammie Reeves made a motion to approve based on staff recommendation with the conditions provided by staff. Ms. Harper seconded the motion and the vote was (3-1) to Conditionally Approve, with Mr. Segelken opposed.

B. Special Exception for an outdoor club/fish camp in an Absence of Controls District (AC).

Applicant and Property Owner:	Landco Developers, Inc.
Address:	155 Pine Bluff Road Dorchester, SC 29437 TMS# 116-00-00-003

Ms. Reinertsen presented the staff report with these facts:

1. Recreation activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has demonstrated compliance with the 30 factors for a Special Exception

3. The site is located in an area designated as a Natural Riparian Corridor on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.

4. The proposed use has minimal impact and uses the existing site features.

Ms. Reinertsen also stated that any expansion or changes would have to go back to the board for approval.

Mr. Robert Strange, representing the applicant, stepped to the podium and stated the land was 130 acres. It will be managed with Trophy Fishing. The ponds will be stocked, there will be no gas-powered motors, only electric. There will be some lighting and a natural wood sign with solar lights.

Mr. Sammie Reeves asked how close the pond is from adjacent neighbors.

Mr. Sammie Reeves asked if there was access to the river.

Mr. Wayne Reeves asked about hours of operation, noise level, bike trails and parking.

Chairman Dehay asked about camping.

Tim Lewis stepped back up to the podium to continue from his last statement asked to put provisions or restrictions. Mr. Lewis asked that as the County grows to keep quality of life in mind.

Mr. Woody Weatherford, owner of two adjacent lots, stepped to the podium to voice his concerns about people coming through his property to get to the river. Mr. Weatherford asked about a security gate.

Chairman Dehay asked would be people be trespassing on your property.

Mr. Bobby Wood, owner of a cabin on the river, stepped to the podium and voiced his concerns about the noise. Mr. Wood explained he has already had problems with vandalism.

Mr. George Kizer stated he was worried about parking.

Chairman Dehay asked the applicant how they would mediate problems, would there be a code of ethics.

Mr. Strange stated people who will be members would police the property. They will want to leave the property better than when they arrived. Mr. Strange explained he wants the neighbors to feel comfortable. They could put up a gate.

Chairman Dehay asked if there would be a caretaker.

Mr. Strange stated they will be registered with the Department of Natural Resources.

Mr. Wayne Reeves made a motion to deny the Special Exception. The motion was not seconded and failed.

Mr. Sammie Reeves made a motion to approve based on staff's recommendation. Mr. Segelken seconded the motion. Mr. Wayne Reeves stated during discussion that the Board needs to listen to the people who were there first. The vote was 4 to 1 to approve the Special Exception, with Mr. Wayne Reeves opposed.

C. Special Exception for a motocross training facility in an Absence of Controls District (AC).

Applicant:	James Dragonetti
Property Owner:	Harry McAlhany C/O Farmers and Merchants Bank of SC
Address:	Wire Road Branchville, SC 29432 TMS# 040-00-00-003

Ms. Reinertsen presented the staff report with the following facts:

1. Recreation activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has demonstrated compliance with the 30 factors for a Special Exception
3. The site is located in an area designated as a Rural Neighborhood on the Future Land Use map.
4. The proposed use will require TRC review and approval prior to any site development.
5. Wire Road is classified as a Rural Collector which would support a commercial use.

Based on these facts, staff recommends approval of the request.

The applicant and his son, Mr. Dragonetti, stepped to the podium to explain what their plans will be for the business. The Dragonetti's explained it would be a family run business. They would live on the property year-round and the training would be from a week to a month long. Mr. Dragonetti stated they would like to eventually have races. They will also have other things to do while the trainees are staying on the property.

Mr. Richie Shuman, his Dad owns property next door, stated they are opposed to this business. The property value would go down, noise level will be high, there will be damage to the wildlife in the area and there will be alcohol involved.

Chairman Dehay asked about peak season, Mr. Dragonetti stated the slow season is usually December thru February. Mr. Dragonetti also explained there would be no alcohol allowed on the property. The training is very physical, and the races would only be on Saturday once or twice a month.

Ms. Harper made a motion to approve the Special Exception based on the Staff's findings and recommendation. Mr. Sammie Reeves seconded the motion and the vote was 4 to 1 to approve. Mr. Wayne Reeves was opposed.

D. Variance from Section 7.3.5(c) to reduce the rear yard setback from 25' to 7.5' and from Section 12.4.5(e)(1) to encroach into the tree protection zone of a Protected tree.

Applicant:	Colin Campbell Construction, LLC
Property Owner:	Natal, LLC
Address:	204 Ibis Drive Ladson, SC 29456 TMS# 154-11-04-010

Ms. Reinertsen presented the staff report with these findings:

1. The lot in question is a typical residential cul-de-sac lot with no extraordinary or exceptional conditions.
2. Other lots in Tranquil Estates are similar in size. However, the subject lot does not meet the minimum size requirement and other cul-de-sac lots are slightly larger than the subject lot.
3. The application of the ordinance does not unreasonably restrict the use of the property. A different house plan could fit on the lot without a variance.
4. Damage to the protected tree could be considered detrimental based on the County's tree protection ordinance. The reduction of the setback would place the home closer to the lot behind it.

Based on these facts, staff finds that the application does not meet the requirements for a variance and therefore recommends denial of the request.

Mr. Colin Campbell, the contractor, stepped to the podium and explained that it was hard to find a house plan, so they were hoping the Board would show some leniency. The house is 1750 sq ft and the average size home in the cul-de-sac is roughly 1800 sq ft.

Mr. Segelken asked how close the tree would be from the porch, someone could come out and clean the tree up.

A motion was made by Mr. Wayne Reeves to deny the variance based on the staff's recommendation. Mr. Sammie Reeves seconded the motion and Chairman Dehay asked

could there be discussion to appease everyone. The vote was 4 to 1 to deny the Variance request, with Mr. Dehay opposed.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

A. Adoption of 2019 Bylaws

Mr. Wayne Reeves made a motion to approve the 2019 Bylaws. Chairman Dehay seconded the motion and the vote was unanimous (5-0) to approve the 2019 Bylaws.

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen explained that she was trying to get some training scheduled but would let the Board know what the date will be.

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Wayne Reeves made a motion to adjourn the meeting, the meeting adjourned at 7:55 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC
April 24, 2019
6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman DeHay
Mr. Wayne Reeves
Ms. Harper
Mr. Segelken
Mr. Dwight
Mr. Sammie Reeves

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Wayne Reeves gave the invocation.

3. **MINUTES**

Adoption of Minutes from the March 27, 2019, Board of Zoning Appeals Meeting

Mr. Wayne Reeves made a motion to approve the minutes as written and Ms. Harper seconded the motion. During discussion Mr. Dwight pointed out the vote count for each item was incorrect. Ms. Harper amended the motion to accept with errors corrected. The vote was 5-0 to approve the minutes, Mr. Dwight abstained.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

A. Special Exception request for a Cabinet Shop in an Absence of Controls District (AC).

Applicant:	Roy Landowske
Property Owner:	Murray Development Group LLC
Address:	1541 Zion Road Dorchester, SC 29437 TMS# 106-00-00-088

Ms. Reinertsen presented the staff report and provided the following facts:

1. Industrial activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has demonstrated compliance with the 30 factors for a Special Exception with the exception of buffering. The previous occupant did not install the buffer as required.
3. The site is located in an area designated as Environmental Conservation on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.
4. The proposed use has minimal impact on the existing site which was previously developed and used in a similar capacity.
5. The existing road system is sufficient to support this business.

Ms. Reinertsen also stated that the applicant will have to have the building inspected through the building department and with the Fire Marshall.

Based on these facts, staff recommends conditional approval of the request with the condition being installation of buffer landscaping.

Mr. Landowske, the applicant, stepped to the podium and stated that he and his wife now own the property. They had closed on it April 4th. Mr. Landowske also explained that his cabinet business is strictly done for commercial use.

Mr. Wayne Reeves asked if the applicant was in agreement of putting up some kind of buffer.

Mr. Landowske replied yes they could put up a buffer with no problem.

Mr. Wayne Reeves made a motion based on the conditions stated by staff to grant the special exception. Mr. Segelken seconded the motion and the vote was unanimous (6-0) to grant the Special Exception.

- B. Variance from Section 13.2.5 to eliminate the 15' setback requirement for a buffer reduction privacy fence.

Applicant:	Craig A. Schneider
Owner:	O'Reilly Automotive Stores, Inc
Address:	1622 Central Avenue Summerville, SC 29483 TMS# 135-12-00-070

Ms. Reinertsen explained to the Board the applicant requested to have their Variance continued to the May meeting to allow additional time to secure the signature from the adjacent property owner.

Mr. Dwight made a motion to approve the request to continue the item until next month. Ms. Harper seconded the motion and the vote was unanimous (6-0) to approve the request.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

Chairman Dehay thanked the Board for attending the training session.

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen stated there have been no applicants for the vacant seat to be filled.

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Wayne Reeves made a motion to adjourn the meeting and Mr. Sammie Reeves seconded the motion. The vote was unanimous (6-0) to adjourn at 6:25 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC
May 22, 2019
6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman DeHay
Mr. Wayne Reeves
Ms. Harper
Mr. Segelken
Mr. Dwight

Absent: Mr. Sammie Reeves

2. **INVOCATION & PLEDGE**

Mr. Wayne Reeves gave the invocation.

3. **MINUTES**

Adoption of Minutes from the April 24, 2019, Board of Zoning Appeals Meeting

Mr. Wayne Reeves made a motion to approve the minutes as written. Mr. Segelken seconded the motion and the vote was unanimous (5-0) to approve.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

A. Special Exception request for Convenience Retail/Produce Stand in an Absence of Controls District (AC).

Applicant:	Rachel DuBois
Property Owner:	Edward & Karen Smith
Address:	2514 Highway 78 Dorchester, SC 29437 TMS# 075-13-06-019

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1, Subsection 9.1.2.3 lists Use Group 10 Business, Convenience Retail, as a Special Exception Use

Ms. Reinertsen presented the staff report with these following facts.

1. Commercial activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has demonstrated compliance with the 30 factors for a Special Exception with the exception of parking and buffering. These will be addressed during TRC review and may not be required until the business moves into the building.
3. The site is located in an area designated as Rural Crossroads on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.
4. The proposed use has minimal impact on the existing site which was previously used for a retail/service business.
5. The existing road system is sufficient to support this business.

Based on these facts, staff recommends approval of the request with the understanding that TRC review and approval is required.

The applicant Ms. Rachel DuBois presented her plan for her business to the Board. She explained that she was from Philadelphia and her family has had produce stands all her life. Ms. Dubois shared that while going up her family would come south for vegetables to sell at their stand. The applicant explained that her end-goal would be to eventually move into the store on the lot but until then she would like to have her vegetable and plant stands out front.

Mr. Dwight shared with the Board and Applicant that there use to be a gentleman who always sold his watermelons and boiled peanuts from that location. Mr. Dwight stated he thought it was a great idea.

Mr. Wayne Reeves made a motion to approve with the staff's recommendation, understanding that TRC approval will be required. Ms. Harper seconded the motion and the vote was unanimous (5-0) to approve the special exception.

- B. Variance from Section 13.2.5 to eliminate the 15' setback requirement for a buffer reduction privacy fence.

Applicant:	Craig A. Schneider
Owner:	O'Reilly Automotive Stores, Inc
Address:	1622 Central Avenue Summerville, SC 29483 TMS# 135-12-00-070

This variance request was withdrawn by the applicant.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Wayne Reeves made a motion to adjourn and Ms. Harper seconded the motion. The meeting adjourned at 6:12 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
KENNETH F WAGGONER SERVICES CENTER
WILLIE R. DAVIS COUNTY COUNCIL CHAMBERS, ST. GEORGE, SC
June 26, 2019
6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman DeHay
Mr. Dwight
Mr. Sammie Reeves
Ms. Harper
Mr. Dixon

Absent: Mr. Wayne Reeves
Mr. Segelken

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the May 22, 2019, Board of Zoning Appeals Meeting

Ms. Harper made a motion to approve the minutes as written. Mr. Dwight seconded the motion and the vote was unanimous (5-0) to approve.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

A. Special Exception for an Events Venue in an Absence of Controls District (AC).

Applicant and
Property Owner: Margie Ladson
Address: 1050 Raysor Street
St George, SC 29477
TMS# 045-00-00-135

Ms. Reinertsen presented the staff report with these finding of facts:

1. Commercial activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has not demonstrated compliance with the 30 factors for a Special Exception and needs additional plans and reviews prior to using the site and structure.
3. The site is located in an area designated as Rural Neighborhood on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.

4. The proposed use may impact the adjacent residences and more information is needed to determine any potential mitigation requirements.

5. The existing road system is sufficient to support this business.

Based on these facts, staff recommends deferral of the request until such time as the applicant can provide all the required life-safety information and an adequate site plan.

The applicant was not present.

Mr. Dwight explained that this had been in front of the Board before in the past and the applicant could not comply with what was requested then.

Mr. Dwight made a motion based on the history of the property to defer until the applicant can take care of building requirements. Ms. Harper seconded the motion and the vote was unanimous (5-0) to defer.

Variance from Section 7.5.7(b) to reduce the side yard setback from 10' to 6.56' and decrease the distance between the structures from 20' to 16.5'.

Applicant and
Property Owner: Rolina Homes, LLC
9151 Parlor Drive
Ladson, SC 29456
TMS# 162-02-01-098

Ms. Reinertsen presented the staff report with these findings of fact.

After reviewing the request, staff provides the following facts:

1. The setbacks for the properties are: Front – 20', Rear – 20', and Sides – 10'.
2. The adjacent parcel is an HOA tract with an existing water easement and sewer easement.
3. The recorded final plat anticipated a different product than what is being constructed now.
4. Lot lines have been adjusted throughout this portion of Tranquil Hill Plantation to accommodate the difference in products.
5. SC Cases *Rush v. City of Greenville*; *Georgetown County Building Official v. Lewis*; and *Restaurant Row Associates v. Horry County* affirm the position that relief from a self-created hardship does not constitute grounds for a variance.

Based on these facts, staff finds that the request does not meet the requirements for a hardship and therefore recommends denial.

The applicant, Dan Harper, with Rolina Homes, LLC stepped to the podium and explained that their company was the 3rd builder to work on the project. The previous builder had granted a water easement that was recorded by Jessco. Rolina Homes did not know there had been an easement granted.

Ms. Terry Ferrer, 9153 Parlor Drive, stepped to the podium and stated her concerns granting this variance. Ms. Ferrer explained there are already flooding issues in front of the four units, she also feels this could be a fire issue. Ms. Ferrer stated also there will be privacy issues.

Mr. Dwight stated that based on the facts presented by staff, he recommends denying the variance request. Mr. Reeves seconded the motion and the vote was (4-1) to deny the variance with Ms. Harper opposed..

5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **REPORT OF CHAIRMAN**
8. **REPORT OF ZONING ADMINISTRATOR**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

Mr. Dwight made a motion to adjourn and Ms. Harper seconded the motion. The meeting adjourned at 6:40 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
KENNETH F WAGGONER SERVICES CENTER
WILLIE R. DAVIS COUNTY COUNCIL CHAMBERS, ST. GEORGE, SC
July 24, 2019
6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman DeHay
Mr. Dwight
Mr. Segelken
Mr. Dixon

Absent: Mr. Sammie Reeves
Mr. Wayne Reeves
Ms. Harper

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Dwight gave the invocation

3. **MINUTES**

Adoption of Minutes from the July 24, 2019, Board of Zoning Appeals Meeting

Mr. Dwight made a motion to approve the minutes as written. Mr. Dixon seconded the motion and the vote was unanimous to approve. (4-0)

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

5. **OLD BUSINESS**

A. Special Exception for an Events Venue in an Absence of Controls District (AC).

Applicant and Property Owner:	Margie Ladson
Address:	1050 Raysor Street St George, SC 29477 TMS# 045-00-00-135

Ms. Reinertsen presented the staff report and provided the following facts:

1. Commercial activities require a Special Exception in the Absence of Controls zoning district.

2. The applicant has met with the Building Official and Fire Marshal and will complete their checklist items prior to the issuance of a business license.

3. The site is located in an area designated as Rural Neighborhood on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.

4. Use of the building for an events venue will be limited to no more than 49 people.

5. The existing road system is sufficient to support this business.

Ms. Reinertsen stated the staff recommends a conditional approval based on the understanding that all items noted during inspection are taken care of prior to obtaining their business license.

Mr. Dwight gave the Board some background of this property.

Mr. Segelken made a motion for conditional approval, based on the guidelines given by staff. Mr. Dixon seconded the motion and the vote was unanimous (4-0) for a conditional approval.

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

Chairman DeHay thanked everyone for being present.

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Dwight made a motion to adjourn. Mr. Segelken seconded the motion and the meeting was adjourned at 6:20 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC
August 28, 2019
6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Dehay
Mr. W. Reeves
Mr. Dwight
Mr. Dixon
Ms. Harper
Mr. Seglken
Mr. S. Reeves

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Wayne Reeves gave the invocation.

3. **MINUTES**

Adoption of Minutes from the July 24, 2019, Board of Zoning Appeals Meeting

Mr. Wayne Reeves made a motion to approve the minutes as written. Mr. Segelken seconded the motion. The minutes were unanimously approved.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

Special Exception for a canine training facility in an Absence of Controls District (AC).

Applicant:	Michael C. Singer
Property Owner:	David Haynes
Address:	417 Taylor Pond Road Dorchester, SC 29437-2912 TMS# 050-00-00-060

The Dorchester County Zoning and Land Development Standards Ordinance #04-13 Article IX, Section 9.1, Subsection 9.1.2.3 lists Use Group 17(a) Business, General Services as a Special Exception Use.

Ms. Reinertsen presented the staff report with these following facts:

1. Commercial activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has provided plans for the current use of the property as well as for future expansion.
3. The site is located in an area designated as Environmental Conservation on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.
4. The applicant has provided plans for their business and indicates very low external impact potential.
5. Traffic is expected to be minimal and the existing road system is sufficient to support this business.

Based on these facts, staff recommends approval of the request.

Mr. Michael Singer, the applicant, stepped to the podium and presented his plans for the business.

Mr. Wayne Reeves asked what type of dogs.

Mr. Singer explained it would be all types of dogs and his business would provide general training and obedience training.

Mr. Segelken asked if Mr. Singer would live on the property. Mr. Singer said he would.

Mr. Lester Johnson, adjacent property owner, stepped to the podium and explained he was against this business. He stated he wants peace and quiet, no noise.

Mr. Johnson asked about the long building and why it would be so big.

Mr. Singer stated it will have wire kennels along one wall. When the dogs are outside they will be on leashes with choke-collars, there will be no roaming at all.

Ms. Lisa Clark, lives across the street, stated phase A is already there but how soon would there be a phase B.

Mr. Singer explained it is a 10-year plan.

Mr. Matthew Johnson, adjacent property owner, stated he had two children under 9 years old and being concerned for their safety. Will the dogs be able to get out with no fence?

Mr. Wayne Reeves made a motion to approve based on the presentation of staff. Mr. Sammie Reeves seconded the motion.

Mr. Dixon made a motion to amend the original motion with the following stipulations, approved site plans and stamped building plans and a limit of up to 8 dogs. Mr. Segelken seconded the amendment to the motion and the vote was unanimous (7-0) for the amendment.

Chairman Dehay asked for the vote on the motion and it was unanimous (7-0) to approve the amended motion.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

Mr. Dwight asked if the Board would consider a declaration for the late Mr. James Stein. The board asked staff to draft a declaration to recognize Mr. Stein.

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Wayne Reeves made a motion to adjourn and Ms. Harper seconded the motion. The meeting was adjourned at 6:35 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC

October 3, 2019

6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Dehay
Mr. Wayne Reeves
Mr. Dwight
Ms. Harper
Mr. Segleken
Mr. Dixon

Absent: Mr. Sammy Reeves

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Dixon gave the invocation.

3. **MINUTES**

Adoption of Minutes from the August 28, 2019, Board of Zoning Appeals Meeting

Mr. Wayne Reeves made a motion to approve the minutes as submitted. Ms. Harper seconded the motion and the vote was unanimous (6-0) to approve.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

Special Exception for an axe throwing facility in a General Commercial District (CG).

Applicant:	Heath Forbes
Property Owner:	SC Summerville Oakbrook LLC C/O Realtylink Commercial, LLC
Address:	4650 Ladson Road, Suite 205 Summerville, SC 29485 TMS# 161-08-02-002

The Dorchester County Zoning and Land Development Standards Ordinance #04-13 Article VII, Section 7.8, Subsection 7.8.5 lists Use Group 13(a) Business, Recreation as a Special Exception Use.

Ms. Reinertsen presented the staff report with these finding of facts:

1. Commercial Recreation activities require a Special Exception in the General Commercial zoning district.
2. The applicant has provided responses to the 30 questions indicating compliance with applicable regulations.
3. The site is located in an area designated as Medium Density Traditional Neighborhood on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.
4. The description of the business indicates very low external impact potential.
5. Traffic will be supported by the existing roadway network.

Based on these facts, staff recommends approval of the request.

Mr. Forbes, the applicant, stepped to the podium and explained the business with their plans for the future. Mr. Forbes hopes to have tournaments and league play for axe throwing.

Mr. Wayne Reeves asked about targets.

Chairman Dehay asked about serving alcohol. Mr. Forbes explained he would serve beer and wine.

Mr. Wayne Reeves made a motion based on the findings of staff to approve the Special Exception. Mr. Segelken seconded the motion and the vote was unanimous (6-0) to approve.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

- A. Recommendation regarding a Resolution recognizing Mr. James E. Stein for his years of dedicated service to Dorchester County

Mr. Dehay read the resolution of years of dedicated service prepared by the County Council clerk.

Mr. Dwight made a motion to approve the resolution as written and Mr. Wayne Reeves seconded the motion. The vote was unanimous (6-0) for the resolution of dedicated serve by Mr. James Stein.

B. Discussion of Sand Mine Committee

Ms. Reinertsen explained to the Board how the sand mine committee will be created and what their role will be for the County. Ms. Reinertsen stated she hopes this will allow sand mines to be a conditional use instead of a special exception use. If the committee can agree on standards and requirements.

7. **REPORT OF CHAIRMAN**

Chairman Dehay thanked the Board for their time.

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Wayne Reeves made a motion to adjourn and Ms. Harper seconded the motion. The meeting adjourned at 6:20 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE, SC

October 23, 2019

6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Dehay
Mr. Wayne Reeves
Mr. Dwight
Mr. Dixon
Mr. Sammie Reeves

Absent: Ms. Harper
Mr. Segelken

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Wayne Reeves gave the invocation.

3. **MINUTES**

Adoption of Minutes from the October 3, 2019, Board of Zoning Appeals Meeting

Mr. Wayne Reeves made a motion to approve the minutes as written. Mr. Dixon seconded the motion and the vote was unanimous (5-0) to approve the minutes.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

A. Special Exception for an Equestrian Show Facility in an Absence of Controls District (AC).

Applicant: Jenny Lawson
Property Owner: John R. Walker Inc.
Address: 1421 Second Texas Road
St. George, SC 29477
TMS# 092-00-00-064

The Dorchester County Zoning and Land Development Standards Ordinance #04-13 Article IX, Section 9.1, Subsection 9.1.2.3 lists Use Group 13(a) Business, Recreation as a Special Exception Use.

Ms. Reinertsen presented the staff report with these finding of facts:

1. Commercial Recreation activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has provided responses to the 30 questions indicating compliance with applicable regulations.
3. The site is located in an area designated as Rural Neighborhood on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.
4. The description of the business indicates minimal external impact potential.
5. Traffic will be supported by the existing roadway network.

Based on these facts, staff recommends approval of the request.

Ms. Lawson stepped to the podium to answer a few questions from the Board regarding food trucks, parking and facilities.

Mr. Wayne Reeves made a motion to approve the special exception based on staff's recommendation. Mr. Sammie Reeves seconded the motion and the vote was unanimous (5-0) to approve the special exception.

B. Special Exception for an Auto Sales Business in an Absence of Controls District (AC).

Applicant: Joyce & Eric Turner
Property Owner: Cheryl I Shuler
Address: 2109 Highway 15 N
St. George, SC 29477
TMS# 014-00-00-230

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1, Subsection 9.1.3.2 lists Use Group 9(b) Business, Secondary Retail, as a Special Exception Use.

Ms. Reinertsen presented the staff report with these finding of facts:

1. The proposed business complies with the Future Land Use element of the Comprehensive Plan.
2. The site has been used for commercial uses in the past.
3. The area is within ¼ mile of the intersection of Highway 15 and Highway 178 and is near other commercial operations.
4. Hours of operation are 10:00am – 5:00pm, five days a week.

5. Staff will work with the applicant to address the required Type B Buffer.

Staff has reviewed the application and determined that it complies with the Comprehensive Plan and is not considered detrimental to the surrounding area, therefore, staff recommends approval.

Mr. Dehay asked if the applicant was present, the applicant was not.

Mr. Wayne Reeves made a motion to table the request until the applicant can be present. Mr. Sammie Reeves seconded the motion and the vote was 4 to 1 in favor to table the request. Mr. Dwight was opposed.

- C. Special Exception for a Sand Mine in an Absence of Controls District (AC).

Applicant: Sandridge Road Holdings LLC
Property Owner: George B. & Ervin R. Way
Address: Sandridge Road
Dorchester, SC 29437
TMS# 084-00-00-003, -006, -042, -082

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1, Subsection 9.1.2.3 lists Use Group 1(d) Agriculture, Mineral Resource Extraction as a Special Exception Use.

Ms. Reinertsen presented the staff report with these findings of fact:

1. Mining requires a Special Exception in the Absence of Controls zoning district.
2. The applicant must demonstrate compliance with four mining conditions as provided in the Zoning and Land Development standards prior to the issuance of a Zoning Permit.
3. DHEC oversees environmental review and compliance.
4. The applicant has not received DHEC approval.
5. This section of Sandridge Road is state-maintained and is not within the roadway classification system as a collector, arterial, or freeway.
6. Proposed hours of operation are weekdays, 6am to 5pm, some Saturdays 9am to 12pm.
7. This portion of Sandridge Road is predominantly characterized by large tracts of land with limited residential development. A 100' Type D buffer is required where adjacent to residential lots and existing vegetation should not be timbered.

Based on these facts, staff recommends conditional approval of the request with the conditions being that hours of operation be in line with other BZA approved mines, buffers cannot be timbered, and noting that submittal of all required DHEC approvals must occur prior to initiating operations on the site.

Robert Strange, the applicant's environmental consultant, stepped to the podium to explain the mining plan. Mr. Strange stated that the mineral extraction will not take place on the whole property.

The trucks will be working close to the county, Mr. Strange stated that 10 years seems like a long time but once they dig through the initial layer the mining will get a lot quieter. Mr. Strange also stated he had researched the three mines in the area and estimated that they will be done in or around January 2020. So, the truck count will not really increase since these mines will be wrapping up.

Ms. Norma Thrower, Dorchester, South Carolina, stated she built a house on Sandridge last year. She stated there are already 3 sand mines and was told by the seller there would not be any additional mines. Ms. Thrower asked to oppose the mine and have a moratorium on mines in Dorchester County.

Mr. Ken Jackway, 564 Sandridge Rd, asked how the County could allow people to demolish land for these mines. Mr. Jackway stated it is all about the money. Mr. Jackway asked where his rights and safety/peace of mind were. He also added that the deer population has dropped drastically.

Ms. Arlethia Cusack, 423 Sandridge Road, stepped to the podium and explained that she resides next to the Sanders Brother pit. Their trucks start very early in the morning and she stated that when she walks in the morning, the truck traffic is easily 50 to 70 trucks that pass during that time. Ms. Cusack also stated that dirt is being put back into the pit. Ms. Cusack stated she had her house up for sale a year in a half. She could not get anyone to look at the house due to the mines.

Mr. Tim Lewis, 613 E. Main Street, Harleyville, Mr. Lewis stated there was no way to diminish what the staff and board does. They are good public servants, but this is about economic development. 300 acres, 250 trucks a day there are not just road impacts there are many other impacts. How does the public benefit, Mr. Jackway told you how the environment has been impacted? Mr. Lewis asked if the Board would please consider not approving the mine.

Mr. James Gleason, 419 Sandridge Road, explained the tax ramification and how much taxes will it make for the County. There are 250 trucks between my house and my neighbor's home every day. Mr. Gleason stated to look at it another way as a Board, the tax rate. If not a mine, then it can sell to a developer for more tax income. Mr. Gleason asked the Board to think about the safety of the children and tax study. Mr. Way stated 2 things could not be put on his land and that was a sand mine or cemetery.

Mr. David Provenzano, 217 Railway Drive, stepped to the podium to speak against the mine and to ask when it will stop.

Mr. Jeff Stout, 217 Spanish Moss Lane, stated he lives on the backside of the development. Mr. Stout asked when does it stop? 4AM to 6AM truck traffic is scary, and you take your life into your own hands.

Bart Sabine, the environmentalist, stepped to the podium and explained that he was on his way to sign the mining lease and Mr. Way had passed prior to the meeting.

Ms. Sandra Jones, corner of Zion and Salem, stepped to the podium to let the Board know the trucks run off the road and go the wrong way all the time.

Ms. Leggette, 401 Sandridge Road, stepped to the podium and stated 100 trucks a day she deals with at her dream home. Ms. Leggette stated that the trucks race down the road side by side on Sandridge Road at times. Ms. Leggette asked to please investigate the study and use formality when you vote.

Ms. Jackway, 578 Sandridge Road, stood up and started yelling that she had been at her property since 2012 and no one cares. There are no buffers now with the current sand mines. Sanders Brothers only have a berm, and nobody cares about the animals. You people need to be educated you aren't you do not even know about the taxes.

Mr. Wayne Reeves made a motion to approve based on the zoning administrator's conditional request. The property meets all the requirements for a sand mine. Mr. Sammie Reeves seconded the motion.

Mr. Dixon discussed with the board that no one lives in this area and about the greater good and life safety? People must survive and live in this area.

Mr. Wayne Reeves stated that he agreed with Mr. Dixon but by law the Board is required to vote positive if the property meets all the legal requirements.

Mr. Dehay called for a vote, the vote was (4-1) to approve with Mr. Dixon opposed.

5. **OLD BUSINESS**

Mr. Reeves made a motion to revisit item #2 on the agenda and Mr. Sammie Reeves seconded the motion. The vote was unanimous (5-0) to hear item #2.

Mr. Turner, the applicant, stepped to the podium and apologized for being late. He had gone to the traffic court first. He had a business in Berkeley County and wants to relocate to Dorchester County. Mr. Turner stated he was just doing what is required to move his to Dorchester County.

Mr. Wayne Reeves made a motion to approve the Special Exception based on staff's recommendation and Mr. Dixon seconded the motion. The vote was (5-0) to approve the special exception.

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Wayne Reeves made a motion to adjourn. The meeting adjourned at 7:30 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC

November 20, 2019

6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Dehay
Mr. Wayne Reeves
Ms. Harper
Mr. Segelken
Mr. Dwight
Mr. Sammie Reeves

Absent: Mr. Dixon

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Wayne Reeves gave the invocation.

3. **MINUTES**

Adoption of Minutes from the October 23, 2019, Board of Zoning Appeals Meeting

Mr. Sammie Reeves made a motion to approve the minutes as written. Mr. Wayne Reeves seconded the motion and the vote was unanimous (6-0) to approve.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

A. Special Exception for a Canine Training Facility in an Absence of Controls District (AC).

Applicant &
Property Owner: Michael C. Singer
Address: 417 Taylor Pond Road
Dorchester, SC 29437
TMS# 050-00-00-060

The Dorchester County Zoning and Land Development Standards Ordinance #04-13 Article IX, Section 9.1, Subsection 9.1.2. lists Use Group 17(a) Business, General Services as a Special Exception Use.

Ms. Reinertsen presented the staff report with these following facts:

1. Commercial activities require a Special Exception in the Absence of Controls zoning district.
2. The applicant has provided revised site plans that comply with all setback requirements and provides ample separation from the activity and adjacent lots.
3. The site is located in an area designated as Environmental Conservation on the Future Land Use map and complies with the recommendations of the Comprehensive Plan.
4. The applicant has provided plans for their business and indicates very low external impact potential.
5. Traffic is expected to be minimal and the existing road system is sufficient to support this business.

Based on these facts, staff recommends approval of the request.

Mr. Singer, the applicant, stepped to the podium to explain why he was back in front of the Board.

Mr. Wayne Reeves asked if he required customers to show shot records.

Chairman Dehay asked what it would take for the business to survive.

Ms. Harper asked if they were only training house dogs.

Mr. Johnson, owner to the left of Mr. Singer, stepped to the podium and asked what will happen in five years, with the dog count.

Mr. Clark, owner from across the street, asked about putting a cap on the number of dogs.

Mr. Michael Carter, owner of property behind the location, asked about fencing.

Mr. Wayne Reeves asked the applicant if he was going to take care of the dogs.

Mr. Dwight stated there need to be some guidelines in place and a fence.

Mr. Segelken agreed with Mr. Dwight.

Mr. Wayne Reeves made a motion to remove the restriction of no more than eight dogs at a time, Ms. Harper seconded the motion. The motion was approved by a vote of 4 to 2 with Mr. Dwight and Mr. Segelken opposed.

- B. Variance from Section 13.2.2 to reduce the required front yard buffer from 100' to 25', reduce the east side-yard buffer from 100' to 15', and eliminate the west side-yard buffer.

Applicant: Earthsource Engineering
Property Owner: Hulseberg Properties, LLC
Address: 587 Ridgeville Road
Ridgeville, SC 29472
TMS# 098-00-00-008

Ms. Reinertsen presented the staff report with these following facts:

1. The lot in question is an existing one-acre lot that has been used by Key West Boats for parking for a number of years.
2. Other small properties in the vicinity are not being used for manufacturing uses.
3. The application of the ordinance would not allow Key West Boats to use this lot.
4. In granting the variance, which will allow improvements to be made to the site, the parking area will incorporate buffers whereas it currently has none, thereby improving conditions for adjacent property owners.

Based on these facts, staff finds that the application does meet the requirements for a variance and recommends approval of the request.

Mr. Wayne Reeves made a motion to approve the variance based on the staff recommend. Mr. Dwight seconded the motion and the vote was unanimous (6-0) to approve.

- C. Variance from Section 13.2.2 to reduce the required 100' buffer on all sides to 40' and a variance from Section 9.1.8 to reduce the required 50' rear-yard setback to 40'.

Applicant: Earthsource Engineering
Property Owner: Hulseberg Properties, LLC
Address: 593 Ridgeville Road
Ridgeville, SC 29472
TMS# 098-00-00-010

Ms. Reinertsen presented the staff report with the following facts:

1. The lot in question has been used for manufacturing for a number of years and predates our current ordinance requirements.
2. Other nearby lots are not used for manufacturing and are not limited by the space and location requirements needed for manufacturing large products.

3. The application of the ordinance will prevent additional expansion on the lot for an assembly line manufacturing user.
4. In granting the variance to allow the existing user to expand, site alterations will include buffers along property lines that previously did not have them.

Based on these facts, staff recommends approval of the variance requests with the condition that the applicant try to purchase additional property along the southern property line to eliminate the need for a setback variance.

Mr. Wayne Reeves asked if the buffers were decreased would it allow more room.

Ms. Harper asked if the purple area on the map was where the industrial park was.

Mr. Segelken asked how close they will be to the property line and what size were the buildings.

Mr. Vince Sottile, the engineer, stepped to the podium to answer any questions.

Mr. Carter stepped to the podium and stated he was concerned about the environment impact with the trees and drainage.

Mr. Wayne Reeves made a motion to approve the variance based on staff's facts and with some drainage protection in place. Mr. Segelken seconded the motion and the vote was unanimous (6-0) to approve the variance request.

D. Special Exception for an Office in an Absence of Controls District (AC).

Applicant:	Earthsource Engineering
Property Owner:	Holseberg Properties, LLC
Address:	641 Ridgeville Road Ridgeville, SC 29472 TMS# 098-00-00-187

The Dorchester County Zoning and Land Development Standards Ordinance #04-13 Article IX, Section 9.1, Subsection 9.1.2. lists Use Group 17(a) Business, General Services as a Special Exception Use.

Ms. Reinertsen presented the staff report with the following facts:

1. Commercial Office uses require a Special Exception in the Absence of Controls zoning district.

2. The office is intended to serve as the administrative offices for the adjacent Key West facility.
3. The submitted site plan indicates the reuse of the existing residence with parking and buffering.

Based on these facts, staff recommends approval of the request.

Mr. Wayne Reeves made a motion to approve the special exception as staff has presented. Ms. Harper seconded the motion and the vote was unanimous (6-0) to approve.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Wayne Reeves made a motion to adjourn and Mr. Dwight seconded the motion. The meeting adjourned at 6:55 pm.

Minutes
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC

December 18, 2019

6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Dehay
Mr. Wayne Reeves
Mr. Dwight
Ms. Harper
Mr. Segelken

Absent: Mr. Dixon
Mr. Sammie Reeves

Staff: Ms. Reinertsen
Ms. Cook

2. **INVOCATION & PLEDGE**

Mr. Wayne Reeves gave the invocation

3. **MINUTES**

Adoption of Minutes from the November 20, 2019, Board of Zoning Appeals Meeting

Mr. Segelken made a motion to approve the minutes as submitted. Ms. Harper seconded the motion and the vote was unanimous (5-0) to approve the minutes as submitted.

4. **VARIANCE REQUESTS, SPECIAL EXCEPTION APPLICATIONS**

A. Special Exception for a fresh seafood market in an Absence of Controls District (AC).

Applicant:	Quantrel Pringle
Property Owner:	Angela Davis
Address:	9100 Charleston Highway Bowman, SC 29018 TMS# 006-00-00-030

The Dorchester County Zoning and Land Development Standards Ordinance #04-13 Article IX, Section 9.1, Subsection 9.1.2. lists Use Group 10 Business, Convenience Retail as a Special Exception Use.

After reviewing the request, staff provides the following facts:

1. Convenience retail uses require a Special Exception in the Absence of Controls zoning district.
2. The location of this use on Charleston Highway is supported by the existing roadway network.
3. The submitted site plan indicates the reuse of the existing structure with parking but will still need to go through TRC review if the use is approved.
4. The location of fresh food in this area is supported by the goals and strategies of the Comprehensive Plan.
5. The impact on the existing residences is expected to be minimal as there are few residences in close proximity to the lot.

Based on these facts, staff recommends approval of the request.

The applicant's brother, Anthony Pringle, stepped to the podium to answer any questions. Mr. Pringle explained that his brother was going to be retiring from the military soon and would like to start a business in the community.

Ms. Harper made a motion to approve the special exception based on staff's findings. Mr. Segelken seconded the motion and the vote was unanimous (5-0) to approve.

B. Variance from Section 12.4.4(d)(4) to allow the removal of two Grand trees.

Applicant:	Drayton Parker Companies, LLC
Property Owner:	Joseph L. Tamsberg, Jr.
Address:	Ashley Phosphate Road North Charleston, SC 29420 TMS# 172-00-00-030

The Board Members were given a request to have this item deferred until January 22, 2020 to be heard.

Mr. Segelken made a motion to defer based on the applicant's request. Mr. Dwight seconded the motion and the vote was unanimous (5-0) to defer until January.

5. **OLD BUSINESS**

6. **NEW BUSINESS.**

A. 2020 Board of Zoning Appeals Meeting Schedule

Mr. Dwight asked about the wording on the schedule about location. That it is made to sound like there will be no meetings in St. George. The wording has been changed to reflect the correction.

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Mr. Segelken made a motion to adjourn and Mr. Wayne Reeves seconded the motion the meeting adjourned at 6:12 pm.