

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

January 26, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **ELECTION OF OFFICERS**

A. Nomination and Election of Chairman

B. Nomination and Election of Vice-Chairman

4. **MINUTES**

Adoption of Minutes from the October 27, 2021 Board of Zoning Appeals Meeting

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

A. Variance request from Section 10.4.2(f) to reduce the accessory structure setbacks to allow the adjustment of the property line between the two lots.

Applicant &
Property Owner: John E. Smith
Address: 106 South Hartford Drive & 110 Russell Street
Summerville, SC 29483
TMS# 134-12-02-006 & 134-12-02-003

B. Special Exception for an Event Venue in an Agricultural Residential District (AR).

Applicant &
Property Owner: George & Mary Reeves
Address: Ordie Road
Reevesville, SC 29471
TMS# 032-00-00-221

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 13(f) Business, Recreation as a Special Exception Use.

- C. Variance request from Section 7.9.7(c) to reduce the minimum side and rear yard setbacks for the construction of a new building.

Applicant &
Property Owner: HWC Holdings, LLC
Address: 4675 Franchise Street
North Charleston, SC 29418
TMS# 181-04-04-004

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. Adoption of 2022 Board of Zoning Appeals Meeting Schedule

8. **REPORT OF CHAIRMAN**

9. **REPORT OF ZONING ADMINISTRATOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

January 26, 2022

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Dixon

2. **INVOCATION & PLEDGE**

Mr. Dwight led the invocation and pledge.

3. **ELECTION OF OFFICERS**

A. Nomination and Election of Chairman

Mr. W Reeves opened nominations for Chairman.

A motion was made by Mr. W Reeves to nominate Mr. DeHay for Chairman, seconded by Mr. S. Reeves to approve the nomination. The vote was (5-0) to approve. (Segelken, Harper, S. Reeves, W. Reeves, Dwight)

Mr. W. Reeves passed the gavel to Mr. DeHay.

B. Nomination and Election of Vice-Chairman

Mr. DeHay opened nominations for Vice Chairman.

A motion was made by S. Reeves to nominate W. Reeves for Vice Chairman seconded by Mr. Segelken to approve the nomination. The vote was (5-0) to approve. (Segelken, Harper, S. Reeves, Dwight, DeHay).

4. **MINUTES**

Adoption of Minutes from the October 27, 2021 Board of Zoning Appeals Meeting

Mr. W. Reeves made a motion to approve the minutes from the October 27, 2021 meeting, seconded by Mr. S Reeves. The vote was (6-0) to approve. (DeHay, W. Reeves, S. Reeves, Harper, Segelken, Dwight)

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

- A. Variance request from Section 10.4.2(f) to reduce the accessory structure setbacks to allow the adjustment of the property line between the two lots.

Applicant &

Property Owner: John E. Smith

Address: 106 South Hartford Drive & 110 Russell Street
Summerville, SC 29483
TMS# 134-12-02-006 & 134-12-02-003

Ms. Reinertsen explained the staff report and after reviewing the request, staff provides the following facts:

1. The lot in question is a legal conforming residential lot with structures on it. There is nothing that prevents the lot from being used in a manner consistent with other lots in the vicinity.
2. Other properties in the vicinity have constructed buildings and accessory buildings that comply with setback regulations.
3. Without the variance, the property will be able to continue its use as a residential lot, but the accessory building would likely need to be removed in order to sell.
4. The authorization of the variance to allow the property line adjustment would not be a
5. detriment to the community as it is in keeping with the original subdivision and does not create new lots, uses, or densities.

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. W. Reeves asked if the lot was recently divided.
- Ms. Reinertsen advised it was originally three lots and then combined and divided later two separate times.
- Mr. W. Reeves asked if this is how we ended up with a garage on the property line.
- Ms. Reinertsen advised that it was subdivided before the garage was built.

- Mr. DeHay asked if this was two properties originally
- M. Reinertsen advised yes.
- Mr. W. Reeves asked if there were permits.
- Ms. Reinertsen advised yes.
-

A motion was made by Mr. W Reeves to deny seconded by Ms. Harper. Vote was (6-0) to deny the request. (DeHay, W. Reeves, S. Reeves, Dwight, Harper, Segelken)

B. Special Exception for an Event Venue in an Agricultural Residential District (AR).

Applicant &
Property Owner: George & Mary Reeves
Address: Ordie Road
Reevesville, SC 29471
TMS# 032-00-00-221

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 13(f) Business, Recreation as a Special Exception Use.

Ms. Reinertsen explained the staff report after reviewing the request staff provides the following facts:

1. Recreation Business uses require a Special Exception in the Agricultural Residential zoning district.
2. Impacts will depend on the popularity of the events.
3. The area is primarily residential and agricultural.
4. A site plan depicting buffers, buildings, and traffic flow/parking will be required prior to a Technical Review Committee and the issuance of a business license.
5. Ordie Road is a state-maintained rural road.
6. The Comprehensive Plan Future Land Use designation supports this use at this site.

Based on these facts staff recommends approval of the request pending successful TRC Review and approval.

- Mr. Segelken asked if the building in the picture was for an event venue.
- Ms. Reinertsen advised it is the only building on the property.
- Mr. DeHay asked if this property has been before the board before.
- Ms. Reinertsen advised no.
- Mary Reeves owner of the property stepped to the podium and explained that her property has been used for weddings, reunions, family events and wants to find out what she can do to make that happen.
- Mr. Segelken asked the applicant was getting the permit just to have events, does she have anything planned right now on a regular schedule.

- Mary Reeves advised yes right now she is trying to work on the process, nothing is planned.
- Mr. DeHay asked if she was still in the planning stages.
- Mary Reeves advised yes.
- Renee Blackman (211 Ordie Rd.) stepped to the podium stated that she lives close to the property where events would be held, has concerns about noise, stated doesn't want an event out there every weekend.
- Mr. DeHay advised this isn't final approval.
- Janet Herndon (sister to applicant) stated that events would not be every weekend, there will be cut off time for weddings, etc. to not disturb neighbors, would be occasional event venue.
- Mr. Segelken advised in the past we've gotten hours of operation and occupancy numbers is this something that is covered in the TRC review.
- Ms. Reinertsen advised the events should end no later than 11pm, traffic is addressed, fire marshal is addressed, building is addressed.
- Mr. W. Reeves stated it's a multi-layer application.

*A motion was made by Mr. S. Reeves to approve seconded by Ms. Harper. The vote was (5-1) to approve. (Dwight, W. Reeves, DeHay, S. Reeves, Harper)
One opposed (Segelken)*

W. Reeves left the meeting at 6:30 p.m.

- C. Variance request from Section 7.9.7(c) to reduce the minimum side and rear yard setbacks for the construction of a new building.

Applicant &

Property Owner: HWC Holdings, LLC
Address: 4675 Franchise Street
North Charleston, SC 29418
TMS# 181-04-04-004

Ms. Reinertsen explained the staff report and provides the following facts:

1. The lot in question was platted for industrial use prior to zoning and a subsequent zoning change made the setbacks more restrictive. Existing buildings on the lot currently encroach into both setbacks.
2. This entire industrial park was platted prior to zoning and more intense restrictions have subsequently been applied. Other properties in the vicinity have constructed buildings prior to the current zoning and many do not meet current setback requirements.
3. Without the variance, the property will be able to continue its current use but cannot expand with a new building.
4. The authorization of the variance to allow the setback reduction would not be a

detriment to the community as buildings throughout the industrial park have reduced setbacks and the 32' rear drainage easement will be maintained.

Based on these facts the applicant meets the requirements for a variance and therefore recommends approval of the request. Staff suggests setting the rear setback to 40' instead of 34' which corresponds to the initial zoning district regulations.

- Mr. DeHay asked if the building would be altered.
- Ms. Reinertsen advised yes.
- Jake Serrano (Live Oak Consultants) stepped to the podium and advised that the owner, Mr. Miller, and Mike Amerson (general contractor) are available. Property owner has been here since 2013 and with the construction demand they need room to expand their business, they are asking for the variance to be able have more room for completed projects.
- Mr. DeHay asked if the 6 feet would cut them out of a lot of storage space.
- Mr. Sorano advised yes, if finished projects are stored outside, they would get damaged.
- Mr. Segelken asked how far the pole-barn goes out.
- Mr. Serrano advised it encroaches into the easement.
- Jay Miller (business owner) stepped to the podium stated thank you for considering the variance, having the extra space will let them meet the demand and he likes working in Dorchester County.

Mr. Segelken made a motion to approve based on the facts and findings of the staff, seconded by Mr. S. Reeves. Vote was (5-0) to approve the variance request. (DeHay, S Reeves, Harper, Dwight, Segelken)

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

A. Adoption of 2022 Board of Zoning Appeals Meeting Schedule

Ms. Reinertsen advised of the date change for the November meeting to November 16 instead of November 23.

- Mr. Dwight asked if there would be some meetings in St. George.
- Ms. Reinertsen advised yes some would be in St George.

Mr. S. Reeves made a motion to approve seconded by Ms. Harper to approve the meeting schedule. The vote was (5-0) to approve (DeHay, Dwight, S. Reeves, Harper, Segelken)

8. **REPORT OF CHAIRMAN**

Mr. DeHay thanked everyone for supporting him.

9. **REPORT OF ZONING ADMINISTRATOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting adjourned at 6:47 pm.

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

February 23, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the January 26, 2022 Board of Zoning Appeals Meeting

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

A. Special Exception for Outdoor Storage in an Agricultural Residential District (AR).

Applicant & Property Owner:	Matthew Rhodes
Address:	452 Salem Road Dorchester, SC 29437 TMS# 084-00-00-113

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 22(e) Outdoor Storage as a Special Exception Use.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

MINUTES
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
KENNETH F WAGGONER SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, ST GEORGE, SC

February 23, 2022

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Dixon

2. **INVOCATION & PLEDGE**

Mr. W. Reeves led the invocation and pledge.

3. **MINUTES**

Adoption of Minutes from the January 26, 2022, Board of Zoning Appeals Meeting

Mr. W. Reeves made a motion to approve the minutes from the January 26, 2022, meeting, seconded by Mr. S Reeves. The vote was (6-0) to approve. (DeHay, W. Reeves, S. Reeves, Harper, Segelken, Dwight)

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

A. Special Exception for Outdoor Storage in an Agricultural Residential District (AR).

Applicant &
Property Owner: Matthew Rhodes
Address: 452 Salem Road
Dorchester, SC 29437
TMS# 084-00-00-113

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 22(e) Outdoor Storage as a Special Exception Use

Ms. Reinertsen explained the staff report and after reviewing the request provides the following facts:

1. Outdoor Storage uses require a Special Exception in the Agricultural Residential zoning district.
2. Impacts are expected to be low.
3. The area is primarily residential and agricultural.
4. An engineered site plan depicting buffers, fencing, traffic flow/parking, and lighting will be required prior to Technical Review Committee and the issuance of a business license.
5. Salem Road is a county-maintained rural road.
6. The Comprehensive Plan Future Land Use designation supports this use at this site.

Based on these facts, staff recommends approval of the request pending successful TRC review and approval.

- Mr. Dwight asked for a copy of the public comments that were submitted.
- Mr. Segelken asked what is the existing set back.
- Ms. Reinertsen advised there is a 30 ft. buffer.
- Mr. W Reeves asked to pull up the site plan.
- Matthew Rhodes, owner of the property, stepped to the podium explained that he wants to have public storage and parking storage, will be fenced in, evergreen hedging, only access during daylight hours to reduce traffic, and will have security and motion lighting.
- Mr. Segelken asked about hours and gate access.
- Mr. Rhodes advised would have manual gate access and he lives right next to the proposed site.
- Mr. Segelken asked what materials would be used for parking area.
- Mr. Rhodes advised grass and gravel.
- Mr. Segelken asked how often the facility will be accessed.
- Mr. Rhodes doesn't have hard statistics.
- Mr. Segelken asked about lighting, spotlights.
- Mr. Rhodes stated no lighting wants to keep it dark.
- Mr. W. Reeves asked if there would be an age limit on vehicle storage.
- Mr. Rhodes advised vehicles would need to be road worthy.
- Mr. Segelken asked about buffering what kind of evergreens would be used.
- Mr. Rhodes advised red tips, they're fast growing, and full coverage.
- Mr. Dehay asked the applicant how he feels that outdoor storage fits in this area.
- Mr. Rhodes advised he feels there is a demand for outdoor storage in this area, with big plants coming in the area and more neighborhoods more people will have

the need for storage, living on site will help with security and cameras and motion lights.

- Jim Adkins (465 Salem) does not want storage facility feels it will be an eyesore, doesn't feel it fits in, safety is a concern and criminal activity is a concern.
- Donald Brownlee (456 Salem) lives next door to proposed storage, does not want storage facility here, concerned about thieves, traffic, and noise.
- Mr. Dwight asked for clarification of addresses of Mr. Adkins and Mr. Brownlee.
- Ms. Harper asked what the distance from Mr. Adkin's property line to the road is.
- Ms. Reinertsen advised about 260 feet.
- Ms. Harper asked about evergreen bushes and fence specifications.
- Ms. Reinertsen advised there is a dense buffer requirement doesn't specify which species of evergreen but needs to be at least 75% evergreen and an opaque fence.
- Mr. Segelken asked about the daylight hours.
- Reinertsen advised if board approves, we will enforce what was put on the application.

Mr. Segelken made a motion to approve based on staffs finding and that no night lighting will be used, seconded by Ms. Harper.

- Mr. Dwight asked if this is approved does it still need to go the Technical Review Committee.
- Ms. Reinertsen advised yes.
- Mr. W. Reeves doesn't feel that there is enough information to decide at this time, too many unanswered questions and asks that the motion to approve be withdrawn to allow more time.

Mr. W. Reeves made a motion to withdraw the previous motion to approve, seconded by Mr. Segelken and Ms. Harper.

A motion was made by Mr. W. Reeves to table for 90 days seconded by Mr. Segelken. The vote was (4-1) to table the request. (DeHay, W. Reeves, Harper, Segelken) One Opposed (Dwight), One Abstained (S. Reeves).

5. **OLD BUSINESS**

- A. Variance request from Section 10.4.2(f) to reduce the accessory structure setbacks to allow the adjustment of the property line between the two lots.

Applicant &
Property Owner: John E. Smith

Address: 106 South Hartford Drive & 110 Russell Street
Summerville, SC 29483
TMS# 134-12-02-006 & 134-12-02-003

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 13(f) Business, Recreation as a Special Exception Use.

Mr. W. Reeves made a motion to reconsider this variance request from the previous meeting due to the applicant not being able to attend that meeting, seconded by Mr. Segelken'. The vote was (6-0) to approve. (DeHay, Segelken, Harper, Dwight, S Reeves, W Reeves).

- Mr. DeHay asked if we needed to give the staff report again.
- Ms. Reinertsen stated we didn't have to.
- Mr. Dwight asked if this was at the last meeting.
- Mr. DeHay advised yes that applicant had a conflict with scheduling.
- John Smith property owner stepped to the podium explained that he didn't want to have to tear the shop down that was built, he owns both properties, wants to make sure the property line is straightened out.
- Mr. Dwight where is the shop built.
- Mr. DeHay asked did the county sign off on permits.
- Mr. Smith stated he has lived here his entire life.
- Ms. Harper asked if the garage is connected to 106 S Hartford.
- Mr. Smith stated yes that he can drive a dump truck in between both buildings.
- Mr. W. Reeves asked if the building would have to be torn down.
- Mr. Smith spoke with realtors and was told no.
- Mr. Dwight any supporting documents from realtors.
- Mr. Smith advised no.
- Mr. Segelken how many feet is this off.
- Mr. Smith advised about 10 ft off.
- Ms. Harper asked for clarification on the setbacks.
- Ms. Reinertsen advised setbacks for a primary structure is 7.5 feet, small accessory structure is 5 feet, large accessory structure 15 feet.
- Mr. W. Reeves asked if there has been any precedent in the past in ref to distances.
- Ms. Reinertsen advised other structures were approved in the past.
- Mr. Dwight advised yes that we have in the past.
- Mr. Segelken asked if permitting follows up.
- Ms. Reinertsen advised permitting doesn't check for planning issues.
- Mr. Dwight stated could be just human error and we all get a second chance.

A motion was made by Mr. Dwight to approve based on human error and the precedent that has been set would not be detrimental to the property, seconded by Ms. Harper. The vote was (6-0) to approve. (Harper, DeHay, Segelken, W. Reeves, S. Reeves, Dwight)

Ms. Harper thanked Mr. Smith for coming and bringing this to the boards attention and asking for forgiveness.

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:59 pm.

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

March 23, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the February 23, 2022 Board of Zoning Appeals Meeting

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

A. Variance request from Section 10.4.15(B)(1)(f) to reduce the side and rear buffers for outdoor storage.

Applicant:	Daniel Gowdown
Property Owner:	10884 Dorchester Road, LLC
Address:	10884 Dorchester Road Summerville, SC 29485 TMS# 152-00-00-171

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

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

March 23, 2022

6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Mr. Arthur DeHay

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Dixon
Mr. Wayne Reeves
Ms. Harper
Mr. Segelken
Mr. Dwight
Mr. Sammie Reeves

Chairman DeHay opened the meeting and determined there is no quorum, so the meeting was cancelled. Items on the agenda for this meeting will be deferred to the next meeting.

2. **INVOCATION & PLEDGE**

3. **MINUTES**

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

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

Meeting adjourned at 6:05 pm.

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

April 27, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the February 23, 2022 Board of Zoning Appeals Meeting

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

A. Variance request from Section 10.4.15(B)(1)(f) to reduce the side and rear buffers for outdoor storage.

Applicant:	Daniel Gowdown
Property Owner:	10884 Dorchester Road, LLC
Address:	10884 Dorchester Road Summerville, SC 29485 TMS# 152-00-00-171

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

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

April 27, 2022

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Sammie Reeves

2. **INVOCATION & PLEDGE**

Mr. Dixon led the invocation

Chairman DeHay led the pledge.

3. **MINUTES**

Adoption of Minutes from the February 23, 2022, Board of Zoning Appeals Meeting

A motion was made by Mr. Segelken to approve the minutes, seconded by Ms. Harper. The vote was 6-0 to approve. (Segelken, Harper, DeHay, Dwight, W. Reeves, Dixon).

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

A. Variance request from Section 10.4.15(B)(1)(f) to reduce the side and rear buffers for outdoor storage.

Applicant: Daniel Gowdown
Property Owner: 10884 Dorchester Road, LLC
Address: 10884 Dorchester Road

Summerville, SC 29485
TMS# 152-00-00-171

Ms. Reinertsen gave the staff report and based on the facts the staff finds that the request does not meet the requirements for a variance and therefore recommends denial.

- Mr. Dwight asked for clarification on a previous approval in comparison to this request today.
- Ms. Reinertsen explained the difference.
- Mr. W. Reeves asked what's the buffer request going from and what is the request for it to go to.
- Ms. Reinertsen advised the request is to go from a 30 ft buffer to a 10 ft buffer on the sides and rear of the property.
- Mr. Segelken asked if the letters received are from all neighbors in the area.
- Ms. Reinertsen advised several of the neighbors but not all.
- Mr. Segelken asked do neighboring properties have the same buffer requirements or did they not adhere to those requirements.
- Mr. DeHay advised that the letters are suggesting that the neighboring properties do not object if the variance is granted.
- Ms. Reinertsen advised that the 30 ft buffer is specific to outdoor storage.
- Mr. DeHay asked if the buffer is regardless of what property is zoned
- Ms. Harper clarified that we are talking about the reduction of buffers on the side and the back.
- Ms. Reinertsen advised yes.
- Mr. Dwight asked if there is a car lot behind property.
- Ms. Reinertsen advised yes.
- Mr. Daniel Gowdown and Mr. Matt Cline (property owner & engineer) stepped to the podium and handed out a plat of the property, Mr. Cline explained what the property will be used for, explained what trees and existing vegetation would stay to meet requirements, and explained that they will leave a large part of the trees, install a privacy fence along the rear and sides, they are not requesting a buffer reduction along the front.
- Mr. Gowdown stated that he owns another RV storage facility on Old Trolley Rd, one requirement that he does ask his clients is to have a spotter when parking. He feels this is a much-needed use.
- Mr. Dwight asked for clarification for reduction on both sides and the rear of the property.
- Mr. Cline advised yes.
- Mr. Segelken asked what the blank space is for on plan.
- Mr. Cline advised a possibility of a detention pond, but it won't affect the buffers.
- Mr. Segelken asked if this is just for RV's, boat storage.

- Mr. Gowdown advised yes has been in property management for eighteen years, has a great relationship with his tenants, makes sure property is maintained.
- Mr. W. Reeves asked if they would consider trying to save as many of the oak trees.
- Mr. Cline advised that they can also relocate those trees to the back of the lot.
- Mr. Lewis asked if there is onsite traffic control.
- Mr. Gowdown advised that tenants have an access code to come and go, there are security cameras, tenants have access to the cameras.
- Mr. Segelken asked about the containers parked on the side of the property.
- Mr. Cline advised that is the access to back junk yard.

A motion was made to approve by Ms. Harper based on the information received at the meeting, seconded by Mr. Segelken. The vote as 6-0 to approve (Segelken, Harper, DeHay, Dwight, W. Reeves, Mr. Dixon)

Mr. W. Reeves advised that he wants to make sure that it's understood that this isn't being granted due to other properties not having buffers, we want buffers. The fact that this property has no buffers has no bearing on the decision, we aren't going to allow properties to not have some type of buffer when it comes to commercial properties.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

Chairman DeHay thanked everyone for attending.

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Dorchester County Board of Zoning Appeals
Meeting Minutes

April 27, 2022

Meeting adjourned at 6:37p.m

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

May 25, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the April 27, 2022 Board of Zoning Appeals Meeting

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

A. Variance request from Section 7.2.4 to allow an additional dwelling unit on the property.

Applicant:	Alean Gillians
Property Owner:	Elouise Ladson, Et Al.
Address:	134 Janie Lane Summerville, SC 29485 TMS# 152-00-00-155

5. **OLD BUSINESS**

A. Special Exception for Outdoor Storage in an Agricultural Residential District (AR).

Applicant & Property Owner:	Matthew Rhodes
Address:	452 Salem Road Dorchester, SC 29437 TMS# 084-00-00-113

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 22(e) Outdoor Storage as a Special Exception Use.

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**
8. **REPORT OF ZONING ADMINISTRATOR**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

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

May 25, 2022

6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Mr. Arthur DeHay
Mr. W. Reeves
Mr. Dixon
Mr. Segelken
Mr. S. Reeves

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Dwight
Ms. Harper

2. **INVOCATION & PLEDGE**

The invocation and pledge were led by Chairman DeHay.

3. **MINUTES**

Adoption of Minutes from the April 27, 2022, Board of Zoning Appeals Meeting

A motion was made by Mr. Dixon to approve the minutes, seconded by Mr. Segelken. The vote was 5-0 to approve. (Segelken, DeHay, S. Reeves, W. Reeves, Dixon).

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

A. Variance request from Section 7.2.4 to allow an additional dwelling unit on the property.

Applicant: Alean Gillians
Property Owner: Elouise Ladson, Et Al.
Address: 134 Janie Lane
Summerville, SC 29485
TMS# 152-00-00-155

Ms. Reinertsen gave the staff report and based on the facts the staff finds that the application meets the requirements for a variance and therefore recommends approval of the request.

- Mr. W. Reeves asked a question about the easement.
- Ms. Reinertsen brought up the map to explain and show the easement.
- Alean Gillians owner of the property stepped to the podium and explained her intension is to be able to move back on the family property.

A motion was made to approve by Mr. W. Reeves, seconded by Mr. S. Reeves. The vote was 5-0 to approve. (Segelken, S. Reeves, DeHay, W. Reeves, Dixon)

5. **OLD BUSINESS**

A. Special Exception for Outdoor Storage in an Agricultural Residential District (AR).

Applicant &
Property Owner: Matthew Rhodes
Address: 452 Salem Road
Dorchester, SC 29437
TMS# 084-00-00-113

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 22(e) Outdoor Storage as a Special Exception Use.

Ms. Reinertsen gave the staff report and based on the facts staff recommends approval of the request pending a successful TRC review and approval.

- Mr. Segelken asked about the guidance of the comprehensive plan.
- Ms. Reinertsen advised that the comprehensive plan supports this use since there is not a structure being built.
- Mr. W. Reeves asked if this would lead us into a box where one business is allowed will it cause an issue later.
- Ms. Reinertsen stated that zoning code lays out permitted, conditional and special exception uses and beyond that are uses that are not permitted and which would require a rezoning. Approving a special exception use would not necessarily lead to commercial rezoning requests.
- Mr. W. Reeves stated that he is concerned about having this storage area in a primarily residential area.
- Mr. DeHay asked what is pending on TRC, does TRC have control of approving or not approving this type of business.
- Ms. Reinertsen stated that storage facilities have more specific buffers, fence requirements, lighting, storm water requirements.
- Mr. S Reeves asked if the 30ft buffer is on all sides.

- Ms. Reinertsen advised buffer is on all sides and they are expected to have a fence, and evergreen buffers
- Mr. Segelken asked if this is more of a request for the use of the property.
- Ms. Reinertsen advised yes.
- Mr. Rhodes property owner stepped to the podium to explain that he did some research on other storage facilities and has decided on certain operational hours, daylight hours, opaque fencing and evergreen buffers also lighting will be motion lighting, he is open to a more permanent lighting if the need arises.
- Mr. Segelken asked about traffic which side would traffic be coming from to access this facility.
- Mr. Rhodes advised Highway 78.
- Mr. W. Reeves asked what the parcel size was and what's on the property now.
- Mr. Rhodes advised its 5.6 acres, has a pond, shipping container for storage, campers.
- Mr. W. Reeves asked if Mr. Rhodes is charging rent on the campers
- Mr. Rhodes advised yes.
- Mr. Reeves asked if he has a license
- Mr. Rhodes advised no he doesn't have a license, was not aware that he needed a license to rent out space.
- Mr. Dixon asked if the storage site will have electrical installed and if the owners needed to do any maintenance on the RV's would they be allowed to do that onsite.
- Mr. Rhodes advised no generators, if owners need to work on their RV, they will need to take it offsite.
- Mr. DeHay asked what plan would be if the owners pulled a valve on the RV and the waste was let out.
- Mr. Rhodes advised their lease would be terminated.
- Mr. S. Reeves asked if there would be any type of dumping station for waste.
- Mr. Rhodes advised no.
- Jim Adkins (465 Salem) stepped to the podium, he still has same concerns as the last meeting and is now more disturbed after hearing the character of the business as being described as temporary, more opposed now to this outdoor storage.
- Mr. Reeves asked Mr. Adkins how long he's lived in this area.
- Mr. Adkins stated that he has lived here since 2016.
- Donald Brownlee (456 Salem) stepped to the podium stated that he has the same concerns as the last meeting, opposes the camper storage, still concerned with theft, likes it being dark doesn't want lighting, the road is narrow and not wide enough for campers and boats, has had to install a privacy fence.
- Teresa Brownlee (456 Salem) stepped to the podium stated that she has lived here a long time, likes it dark, already had issues with boats and campers in the ditch due to the road being narrow, dogs bark at noise to alert her if anything is happening, opposes the campers being stored here.

A motion was made by Mr. W. Reeves to deny based on the activity on property needing to be addressed, hardship it's created for surrounding neighbors, the use doesn't fit in to the area, and the pictures sent in are for the front of the property not the back where this

storage area would be, seconded by Mr. Segelken. The vote was 4-1-to deny (Segelken, DeHay, Dixon, W. Reeves) One opposed (S. Reeves).

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

Chairman DeHay thanked everyone for coming.

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

Mr. W. Reeves asked if we could have a moment of silence in remembrance of the Uvalde Elementary School shooting in Texas.

10. **ADJOURNMENT**

Meeting adjourned at 6:39 p.m.

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

June 22, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the May 25, 2022 Board of Zoning Appeals Meeting

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

- A. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on one acre.

Applicant:	Shalawnda Hicks
Property Owner:	Shane Hicks
Address:	295 Second Bend Road Harleyville, SC 29448 TMS# 037-00-00-195

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

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

June 22, 2022

6:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Mr. Arthur DeHay
Mr. Dixon
Mr. Dwight
Ms. Harper

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. W. Reeves
Mr. S Reeves
Mr. Segelken

2. **INVOCATION & PLEDGE**

The meeting started at 6:33 pm. The invocation and pledge were waived by Chairman DeHay due to time.

3. **MINUTES**

Adoption of Minutes from the May 25, 2022, Board of Zoning Appeals Meeting

A motion was made by Mr. Dixon to approve the minutes, seconded by Mr. DeHay. The vote was 2-0 to approve. (DeHay, Dixon). Two Abstained (Dwight, Harper)

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

- A. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on one acre.

Applicant: Shalawnda Hicks
Property Owner: Shane Hicks
Address: 295 Second Bend Road
Harleyville, SC 29448
TMS# 037-00-00-195

Ms. Reinertsen gave the staff report and based on the facts the staff finds that the application meets the requirements for a variance and therefore recommends approval of the request.

- Mr. DeHay asked if this would need to go to TRC.
- Ms. Reinertsen advised no they would just need to get set up permits.
- Mr. DeHay asked if there would be any issues with the setbacks and ingress and egress.
- Ms. Reinertsen advised no issues.
- Shalawnda Hicks (applicant) stepped to the podium and explained she wants to be able to move back on the property, was approved for the mobile home and didn't realize there were issues with placing it on the property asking for variance as she has no other place to put the mobile home.

A motion was made to approve by Ms. Harper based on the facts from staff, seconded by Mr. Dwight. The vote was 4-0 to approve. (DeHay, Dixon, Dwight, Harper)

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

Chairman DeHay thanked everyone for coming and apologized for arriving late.

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:41p.m.

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

July 27, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the June 22, 2022 Board of Zoning Appeals Meeting

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

- A. Variance request from Section 10.4.2(1)(f) to place an accessory structure in the front yard.

Applicant: Paul Schultz
Property Owner: Paul and Rhonda Schultz
Address: 168 Wilton Drive
Summerville, SC 29483
TMS# 134-08-01-002

- B. Variance request from Section 13.2.2 to eliminate the 100' buffer requirement for manufacturing along the northeastern property line.

Applicant: Nexsen Pruet, LLC
Property Owner: Burbage George H Jr & Bonnie as Trustee
Address: Burbage Road
Summerville, SC 29483
TMS# 121-00-00-006

Applicant: Nexsen Pruet, LLC
Property Owner: Sanders Brothers Associates LP
Address: 271 Burbage Road
Summerville, SC 29483
TMS# 121-00-00-185

- C. Variance request from Section 9.1.6(a) to allow subdivision that would create two lots less than one acre.

Applicant &
Property Owner: Ronald & Sharon Fettue
Address: 838 Harrison Road
Dorchester, SC 29437
TMS# 050-00-00-055

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

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

July 27, 2022

6:00 PM

1. **DETERMINE QUORUM**

Present: Mr. Dixon
Mr. Dwight
Ms. Harper
Mr. Segelken

Staff: Ms. Reinertsen
Ms. Durham

Absent: Chairman Mr. Arthur DeHay
Mr. S. Reeves

The meeting was called to order by Ms. Reinertsen and the first item of business was made to appoint a temporary Chair for the meeting.

A motion was made by Ms. Harper to appoint Mr. Dwight as the Chair for this meeting in Mr. DeHay's absence, seconded by Mr. Segelken. The vote was 3-0 to approve. (Dixon, Harper, Segelken). One Abstained (Dwight)

2. **INVOCATION & PLEDGE**

The invocation and pledge were led by Mr. Dixon.

3. **MINUTES**

Adoption of Minutes from the June 22, 2022, Board of Zoning Appeals Meeting

A motion was made by Mr. Dixon to approve the minutes, seconded by Ms. Harper. The vote was 4-0 to approve. (Dwight, Dixon, Segelken, Harper).

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

- A. Variance request from Section 10.4.2(1)(f) to place an accessory structure in the front yard.

Applicant: Paul Schultz
Property Owner: Paul and Rhonda Schultz
Address: 168 Wilton Drive
Summerville, SC 29483
TMS# 134-08-01-002

Ms. Reinertsen gave the staff report and 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. Dwight asked if the owner was present.
- Paul & Rhonda Schultz (property owners) stepped to the podium and explained where they wanted to place the garage and that by placing it where they want they wouldn't have to remove a lot of trees and would have less run off.
- Mr. Dwight asked where the septic is located.
- Mr. Schultz explained it is located directly behind their home.
- Mr. Segelken asked how far off the road would the garage be.
- Mr. Schultz advised around 100 feet.
- Mr. Dwight asked if the mobile home was in front of the shed.
- Mr. Schultz advised that the mobile home is gone.
- Mr. Segelken asked if he was to put the garage behind his home would he have the necessary turn around space.
- Mr. Schultz advised no.
- Ms. Harper asked if the trees along the front of the house are still there.
- Mr. Schultz advised yes and plan to plant more.
- Ms. Harper asked if there was already a natural buffer.
- Mr. Schultz advised yes.
- Mr. Segelken asked if the garage bays would point toward the road.
- Mr. Schultz advised they would face the property.
- Ms. Harper asked staff to show the wetlands on the map.
- Mr. Schultz asked if the flood zone could be shown as well.

A motion was made to approve by Mr. Segelken, seconded by Ms. Harper. The vote was 3-1 to approve. (Dwight, Harper, Segelken). One Opposed (Dixon).

- B. Variance request from Section 13.2.2 to eliminate the 100' buffer requirement for manufacturing along the northeastern property line.

Applicant: Nexsen Pruet, LLC
Property Owner: Burbage George H Jr & Bonnie as Trustee
Address: Burbage Road

Summerville, SC 29483
TMS# 121-00-00-006

Applicant: Nexsen Pruet, LLC
Property Owner: Sanders Brothers Associates LP
Address: 271 Burbage Road
Summerville, SC 29483
TMS# 121-00-00-185

- Staff reviewed these requests and after reviewing determined that no variance request was needed.

C. Variance request from Section 9.1.6(a) to allow subdivision that would create two lots less than one acre.

Applicant &
Property Owner: Ronald & Sharon Fettue
Address: 838 Harrison Road
Dorchester, SC 29437
TMS# 050-00-00-055

Ms. Reinertsen gave the staff report and based on these facts staff finds that the application meets the requirements for a variance and therefore recommends approval of the request.

- Sharon Fettue (property owner) stepped to the podium and explained that nothing would change on the lot, they are separating it for mortgage purposes.
- Mr. Segelken asked how the lot would be split.
- Ms. Fettue advised a flag lot.
- Mr. Dixon asked if the owner owns both dwellings
- Ms. Fettue advised yes.
- Ms. Harper advised the minimum acreage changes over the years.
- Ms. Reinertsen advised yes to the acreage changes.
- Mr. Segelken asked if multiple dwellings were allowed.
- Ms. Reinertsen advised yes.

A motion was made to approve by Ms. Harper based on the facts from staff, seconded by Mr. Segelken. The vote was 4-0 to approve. (Dixon, Dwight, Harper, Segelken).

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:26 p.m.

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

August 24, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the July 27, 2022, Board of Zoning Appeals Meeting

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

- A. Variance request from Section 10.4.2(1)(f) to place an accessory structure in the front yard.

Applicant &
Property Owner: Paul Welsh
Address: 31 Middleton Oaks Drive
Charleston, SC 29414
TMS# 189-00-00-007

- B. Variance request from Section 9.1.6(a) to allow subdivision that would create five lots less than one acre.

Applicant: Ronald Moore Sr.
Property Owner: Lorene Muckelvaney
Address: 404 Eagle Drive
Ridgeville, SC 29472
TMS# 118-00-00-028

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

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

August 24, 2022

6:00 PM

1. **DETERMINE QUORUM**

Present: Mr. Dixon
Mr. DeHay
Ms. Harper
Mr. Reeves

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Dwight
Mr. Segelken

2. **INVOCATION & PLEDGE**

The invocation and pledge were led by Mr. Dixon.

3. **MINUTES**

Adoption of Minutes from the July 27, 2022, Board of Zoning Appeals Meeting.

A motion was made by Ms. Harper to approve the minutes, seconded by Mr. Dixon. The vote was 4-0 to approve. (DeHay, Dixon, Reeves, Harper).

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

- A. Variance request from Section 10.4.2(1)(f) to place an accessory structure in the front yard.

Applicant &
Property Owner: Paul Welsh
Address: 31 Middleton Oaks Drive
Charleston, SC 29414
TMS# 189-00-00-007

Ms. Reinertsen gave the staff report and based on these facts, after reviewing the request, staff provides the following facts:

1. The lot in question is a two-acre lot with no existing structures. It meets all minimum zoning standards and access is provided via a driveway access into the side of the lot.
2. Other developed properties in the area are similar in size and layout, and many have detached garages in the front yard.
3. The existing site constraints combined with the ordinance do not appear to render the property unusable.
4. The authorization of the variance to allow the placement of a detached garage in front of the main residence would not be a substantial detriment to adjacent properties as several homes with detached garages in the front yard already exist on the street.

Staff finds that the application does not meet the requirements for a variance and therefore recommends denial of the request.

- Ms. Harper asked when did the zoning code get implemented.
- Ms. Reinertsen advised that she wasn't sure if it was 1984 but at least up to the 2004 update to the code.
- Ms. Harper asked if there were other homes in the area built around the same time.
- Ms. Reinertsen advised some homes had been there for a while but not all.
- Ms. Harper asked if these lots were leased lots or sold lots.
- Ms. Reinertsen stated that she believes they are sold.
- Paul Welsh (owner) stepped to the podium explained why he wanted to put the building in this location and showed board members some pictures of others in the area that have accessory structures in their front yards, he also explained that he was given approval by his HOA.
- Mr. DeHay asked for clarification if the usability of the property for the best lay out doesn't align with the technical aspect
- Mr. Welsh indicated that a drain comes through his property and goes into the pond and there is a run-off.

A motion was made to deny based on the facts stated by staff by Mr. Reeves, seconded by Ms. Harper. The vote was 3-1 to approve. (Dixon, Harper, Reeves). One Opposed (DeHay).

- B. Variance request from Section 9.1.6(a) to allow subdivision that would create five lots less than one acre.

Applicant:	Ronald Moore Sr.
Property Owner:	Lorene Muckelvaney
Address:	404 Eagle Drive Ridgeville, SC 29472 TMS# 118-00-00-028

Ms. Reinertsen gave the staff report and based on these facts, after reviewing the request, staff provides the following facts:

1. The lot in question is a legal non-conforming residential lot with three or four structures on it. The existing homes on the lot were installed in accordance with regulations in place at the time of installation.
2. Other properties in the vicinity generally contain one home per lot but many are less than one acre.
3. Without the variance, the owner would not be able to subdivide the lot such that each home has its own lot.
4. The authorization of the variance to allow subdivision of the property would not be a detriment as several homes already exist on the lot and lots of the proposed size exist in the vicinity.

Staff finds that the application meets the requirements for a variance to allow subdivision for the existing homes and supports approval, but staff does not support subdivision into five lots.

- Ms. Harper asked how long the property owner has lived here.
- Ronald Moore (owner) stepped to the podium to explained they have been here since 1953 and how the process was started back in 2005 and father-in-law wanted to divide property into five lots to leave to his children, father-in-law passed away before finishing and its now left to his mother-in-law to divide, the survey as outdated and the zoning changed, and due to that change they could not divide, they are asking for the variance to divide the property.
- Mr. Dixon asked what's the total acreage and are there permanent structures on the property.
- Mr. Moore advised 3.02 acreage and that there are two mobile homes and one home that was built in 1953 on lot 3 and a camper on lot 2.
- Ms. Harper asked if mother- in- law still lived on lot 3.
- Mr. Moore stated that once his mother- in- law passes a brother would get that lot.
- An adjacent property owner received letter about the meeting and just wanted to come and show her support because she also had to divide her property in 2012 and has no issue with this request.
- Ms. Harper stated that she has concerns with spot zoning.
- Ms. Reinertsen advised this was originally submitted as a rezoning, by going the variance route it retains its zoning and does not create spot zoning.

A motion was made to approve all five lots by Ms. Harper based on the facts from staff, seconded by Mr. Reeves. The vote was 4-0 to approve. (Dixon, Reeves, Harper, DeHay).

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

Mr. DeHay thanked everyone for being at the meeting.

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:38 p.m.

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

September 28, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the August 24, 2022, Board of Zoning Appeals Meeting

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

A. Variance request from Section 10.4.2(2) to place an accessory structure in the front yard.

Applicant:	Gateway Park Enterprises, LLC
Property Owner:	TJMS, LLC
Address:	3728 Ashley Phosphate Road Charleston, SC 29418 TMS# 172-12-00-005

B. Variance request from Section 10.4.1(d) to allow an accessory dwelling unit in the front yard.

Applicant & Property Owner:	Robert Alan Bridges
Address:	1279 Orangeburg Road Summerville, SC 29483 TMS# 128-00-00-133

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

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

September 28, 2022

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Reeves
Ms. Harper

2. **INVOCATION & PLEDGE**

The invocation and pledge were led by Mr. Dixon.

3. **MINUTES**

Adoption of Minutes from the August 24, 2022, Board of Zoning Appeals Meeting.

A motion was made by Mr. Segelken to approve the minutes, seconded by Mr. Dixon. The vote was 3-1 to approve. (DeHay, Dixon, Segelken,) 1 abstain (Dwight)

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

- A. Variance request from Section 10.4.2(2) to place an accessory structure in the front yard.

Applicant: Gateway Park Enterprises, LLC
Property Owner: TJMS, LLC
Address: 3728 Ashley Phosphate Road
Charleston, SC 29418
TMS# 172-12-00-005

Ms. Reinertsen gave the staff report and after reviewing the request, staff provides the following facts:

1. The lot in question is a developed parcel on a corner lot with a 50' buffer against the residential use to the rear.
2. Other developed properties in the vary in location, size, layout, and access.
3. The existing site constraints combined with the ordinance do not render the property unusable but make it difficult to place an accessory structure to support the business.
4. The authorization of the variance to allow the placement of an accessory structure in the secondary front yard would not be a substantial detriment to adjacent properties as Moultrie Lane is a minor dirt road with limited use and structures already exist in the proposed area without issue.

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

- Mr. Dwight asked for clarification on the address for the property.
- Ms. Reinertsen advised there are several addresses for this property.
- Mr. Dixon asked with new structure would it be stand alone.
- Mr. Segelken asked if this secondary front yard.
- Ms. Reinertsen advised this is considered a corner lot.
- Jim Slogan (Gateway Park) stepped to the podium and explained the intention is to demo the two existing buildings and put one new building in the same location.
- Mr. Dixon asked what the square footage of the new building is going to be.
- Mr. Slogan advised 50x40.
- Mr. Dixon asked what the building would be used for and would it have utilities.
- Mr. Slogan advised it would be used for storage.
- Don Gause (Engineer) an engineered septic system was installed. No cars allowed or anything allowed to be built on the sewer area, no bathrooms, this building would be for storage of cars.

A motion was made to approve based on the facts and that the lot size and location are not a detriment to the property, by Mr. Segelken, seconded by Mr. Dixon. The vote was 4-0 to approve. (Dixon, Dwight, DeHay, Segelken).

- B. Variance request from Section 10.4.1(d) to allow an accessory dwelling unit in the front yard.

Applicant &
Property Owner: Robert Alan Bridges
Address: 1279 Orangeburg Road
Summerville, SC 29483

TMS# 128-00-00-133

Ms. Reinertsen gave the staff report and after reviewing the request, staff provides the following facts:

1. The lot in question is a five-acre lot with an existing residence. It meets all minimum zoning standards and access are provided via a driveway along the side of the lot.
2. Other developed properties in the area vary greatly in size and layout, most of which are not allowed to have accessory dwelling units.
3. The existing site constraints combined with the ordinance do not render the property unusable.
4. The authorization of the variance to allow the placement of an accessory dwelling unit in front of the main residence would not be a substantial detriment to adjacent properties due to the size of the lot and the distance from the street.

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

- Alan Bridges (owner) stepped to the podium and asked about the intent of the code.
- Ms. Reinertsen advised that the main dwelling unit is the primary focus of the property and the accessory dwelling be located on the property in an area that it's not obvious that it's a second dwelling.
- Mr. Bridges stated that he wants to build a small garage not another home, he currently parks his work truck on his property and it's an eyesore, stated the SCDOT granted him right of way for the driveway for the truck, has lived here twenty years, built his home, his house faces his driveway and doesn't face Orangeburg Rd, wouldn't do anything to degrade property value, doesn't want to cut the trees along Orangeburg Rd side for this garage.
- Mr. DeHay asked if area is wetlands.
- Mr. Bridges stated is not wetlands, landscaping company is around him, a horse farm with structures next door.
- Mr. DeHay asked if trying to preserve the integrity of the property is the main reason the applicant wants to do this.
- Mr. Bridges advised yes.
- Mr. Segelken asked if the SCDOT authorized a second entrance to the property was it granted because he wanted an out of the way place to park.
- Mr. Bridges said his son is going to build a home, but he wanted to start with a garage and a garage apartment above it.
- Mr. Dwight asked if the request is to build in a front setback.
- Mr. Bridges and a neighbor stepped to the podium to show pictures and explain.
- Mr. Dixon asked would garage be on the roadside or the opposite side of the property.
- Mr. Bridges advised the roadside but in back corner.
- Mr. Dixon stated this will it be a dual purpose a garage for a business and a home
- Mr. Bridges advised does not have a business.
- Mr. Dixon asked how large would garage be
- Someone from audience explained the size of the garage would be 2500 sq ft, living quarters would be 875 sq ft.

- Mr. Dwight asked if the request is for a front set-back for a garage with an apartment.
- Mr. Bridges advised yes.
- Mr. DeHay asked if in the future the owner was to build another house what would happen.
- Ms. Reinertsen advised property would have to be subdivided and the home built on that lot would be considered the primary dwelling and setbacks would have to be met.
- Mr. Bridges has not subdivided yet because he wanted to make sure that his sons wanted to build.
- Scarlett Wactor (neighbor) bought land years ago, sold piece to Mr. Bridges, explained that where trees are septic drains through property, needs trees to stay to soak up the drainage, knows that garage would be tastefully done.
- Mr. Dixon asked if owner had an issue with subdividing
- Mr. Bridges advised no.
- Mr. Dixons advised why not subdivide now and have regular set-back restrictions
- Son in audience advised not ready to build at this time, trying to save money first.
- Mr. Bridges advised wants to keep the integrity of the property.

A motion was made to approve based on location and orientation of house as built and accessory structure is technically behind the house, and the special access needed for drain field and privacy and is not a detriment to neighbor, by Mr. Segelken, seconded by Mr. Dwight. The vote was 3-1 to approve. (Dwight, DeHay, Segelken). One Opposed (Dixon).

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

Mr. DeHay thanked everyone for being at the meeting.

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:54 p.m.

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

October 26, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the September 28, 2022, Board of Zoning Appeals Meeting

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

- A. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on one acre.

Applicant:	Tyrone Martino
Property Owner:	Tyrone Martino & Thomas Martino
Address:	241 Smoak Road
	Dorchester, SC 29437
	TMS# 073-00-00-005

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

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

October 26, 2022

6:00 PM

1. **DETERMINE QUORUM**

Present: Mr. Dixon
 Mr. DeHay
 Mr. Dwight
 Mr. Segelken
 Mr. Reeves
 Ms. Harper
 Mr. Lawton

Staff: Ms. Reinertsen
 Ms. Durham

Absent:

2. **INVOCATION & PLEDGE**

The invocation and pledge were led by Mr. Dwight.

Mr. DeHay welcomed the new Board Member for Board of Zoning Appeals, Mr. Paul Lawton.

3. **MINUTES**

Adoption of Minutes from the September 28, 2022, Board of Zoning Appeals Meeting.

A motion was made by Mr. Segelken to approve the minutes, seconded by Mr. Dixon. The vote was 7-0 to approve. (DeHay, Dixon, Segelken, Harper, Reeves, Dwight, Lawton)

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

- A. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on one acre.

Applicant: Tyrone Martino

Property Owner: Tyrone Martino & Thomas Martino
Address: 241 Smoak Road
Dorchester, SC 29437
TMS# 073-00-00-005

Ms. Reinertsen gave the staff report and after reviewing the request, staff provides the following facts:

1. The lot in question is a legal conforming residential lot with one structure on it.
2. Other lots in the vicinity vary in size and while most have a single dwelling, some have two dwellings.
3. Without the variance, the owner will not be allowed to establish the second dwelling unit.
4. The authorization of the variance to allow establishment of the second dwelling on the property would not be a detriment as this is a small community and several lots have two dwellings already.

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. DeHay asked if this would be a hardship presented to the applicant by the county due to the change in zoning.
- Ms. Reinertsen advised if you purchase property knowing you would need a variance that doesn't constitute a hardship.
- Ms. Harper asked when property was purchased.
- Ms. Reinertsen advised 2013.
- Mr. Segelken asked how would the property owner be aware that the zoning changed.
- Ms. Reinertsen answered it would be on the owners to double check.
- Mr. DeHay asked would the rezonings have been communicated with the public.
- Ms. Reinertsen stated public notices are posted in the paper and on the website.
- Mr. Lawton asked is there an individual mailer sent to the property owners about the rezonings.
- Ms. Reinertsen advised no, not for a text amendment to the zoning code.
- Mr. Dwight asked if applicant was trying to place two mobile homes on this lot.
- Ms. Reinertsen answered yes.
- Tyrone Martino (153 Mary Rd) stepped to the podium and stated he purchased the property in 2013 with the intention of putting two mobile homes on property, owns another piece of property already with two homes on it now, when purchased this current property had no idea that they couldn't put two homes on it, is asking for consideration due to the amount of money he has invested already in property, wasn't advised when perk test was completed that they couldn't have two homes, when went to apply for second address is when he was advised, already purchased the second mobile home and is paying for that needs to be hooked up to the septic.
- Mr. Lawton asked what the cost of the septic was.
- Mr. Martino advised \$6000.00.

A motion was made to approve the variance, based on the facts that he bought the property in 2013 under a certain zoning and wasn't notified of the zoning change, by Mr.

Lawton, seconded by Mr. Dwight. The vote was 7-0 to approve. (Dixon, Dwight, DeHay, Segelken, Lawton, Reeves, Harper).

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

Mr. Reeves asked that we cancel the November and December 2022 Board of Zoning Appeals Meeting due to the holidays.

Ms. Reinertsen advised that we already have items for the November meeting.

Discussion about canceling the December 2022 meeting.

A motion was made to approve canceling the December 2022 meeting, by Mr. Reeves, seconded by Mr. Segelken. The vote was 7-0 to approve. (Dixon, Dwight, DeHay, Segelken, Lawton, Harper, Dwight).

7. **REPORT OF CHAIRMAN**

Mr. DeHay thanked everyone for being at the meeting.

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:21 p.m.

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

November 16, 2022

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the October 26, 2022, Board of Zoning Appeals Meeting.

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

A. Special Exception for a Karate School in a General Commercial District (CG).

Applicant:	Jens Finck
Property Owner:	Robert L Pratt, LLC
Address:	402 Old Trolley Rd. Unit 113 Summerville, SC 29483 TMS# 145-15-12-020

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

B. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on one acre.

Applicant & Property Owner:	Jacquetta Ravenell
Address:	1779 Community Drive Reevesville, SC 29471 TMS# 020-00-00-010

5. **OLD BUSINESS**

6. **NEW BUSINESS**

Adoption of 2023 Board of Zoning Appeals Meeting Schedule

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

MINUTES
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC

November 16, 2022

6:00 PM

1. **DETERMINE QUORUM**

Present: Mr. DeHay
Mr. Dwight
Ms. Harper
Mr. Lawton

Staff: Ms. Reinertsen
Ms. Durham

Absent: Mr. Dixon
Mr. Segelken
Mr. Reeves

2. **INVOCATION & PLEDGE**

The invocation and pledge were led by Mr. DeHay.

3. **MINUTES**

Adoption of Minutes from the October 26, 2022, Board of Zoning Appeals Meeting.

A motion was made by Ms. Harper to approve the minutes, seconded by Mr. Dwight. The vote was 4-0 to approve. (DeHay, Harper, Dwight, Lawton)

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

A. Special Exception for a Karate School in a General Commercial District (CG).

Applicant: Jens Finck
Property Owner: Robert L Pratt, LLC
Address: 402 Old Trolley Rd. Unit 113
Summerville, SC 29483
TMS# 145-15-12-020

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

Ms. Reinertsen gave the staff report and after reviewing the request, staff provides the following facts: Business Recreation require a Special Exception in the General Commercial zoning district, The business will be located within the existing business center, Old Trolley Road is a state-maintained road and is classified as a Minor Arterial which is adequate to support this use, Proposed hours of operation are Monday thru Friday, 5:00pm to 9:00pm., The Comprehensive Plan Future Land Use designation supports this business at this location. Based on these facts, staff recommends approval of the request.

- Jens Finck (305 Circle Dr.) applicant stepped to the podium to explain that he plans to do tai chi and the school, training students, its good exercise, offers classes to the public, and the times of these classes wouldn't interfere with other businesses in the area.
- Mr. Dwight stated that anything to get kids off the streets has his support.

A motion was made by Mr. Dwight to approve the request, seconded by Mr. Lawton. The vote was 4-0 to approve. (DeHay, Harper, Dwight, Lawton)

- B. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on one acre.

Applicant &
Property Owner: Jacquetta Ravenell
Address: 1779 Community Drive
 Reevesville, SC 29471
 TMS# 020-00-00-010

Ms. Reinertsen gave the staff report After reviewing the request, staff provides the following facts: The lot in question is a legal conforming residential lot with one structure on it, Other lots in the vicinity vary in size and while most have a single dwelling, some have two dwellings, Without the variance, the owner will not be allowed to establish the second dwelling unit, The authorization of the variance to allow establishment of the second dwelling on the property would not be a detriment as this is a small community and several lots have two dwellings already. Based on these facts, staff finds that the application does not meet the requirements for a variance and therefore recommends denial of the request.

- Jacquetta Ravenell (property owner) stepped to the podium and explained she recently lost her husband, is a single parent and why she wanted to add another mobile home on the property, also explained that she has a lot of respect for the laws and wants to do what is right.
- Mr. Dwight stated that he was sorry for her loss and asked for clarification on the lot B.
- Ms. Ravenell advised lot B is a vacant lot.
- Ms. Harper asked about the address on the application.
- Ms. Ravenell advised that she owns the address on the application with her sister they share the property.
- Ms. Harper asked if they were using it as rental.
- Ms. Ravenell advised it was not rental property and that the property that she is wanting to put the mobile home on would be her permanent residence.
- Mr. DeHay stated that there are similarities in previous variance requests.
- Ms. Harper stated she felt this would come up, there have been several variance requests but different circumstances and that there needs to be rules in place and things need to be streamlined, doesn't think we should just approve everyone's request.
- Mr. Lawton stated that he is in construction, does renovations and is all for protecting property, advocates for people who don't know what to do, doesn't think if they didn't get any notification in the mail about the zoning changes
- Ms. Harper stated that the property was purchased in 2017.

After some back and forth between the board members Mr. DeHay advised to cease discussion.

A motion was made by Mr. Lawton to approve the request, he feels it's a hardship when an applicant can't get clear information, seconded by Mr. Dwight. The vote was 3-1 to approve. (DeHay, Dwight, Lawton) One Opposed. (Harper)

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

Adoption of 2023 Board of Zoning Appeals Meeting Schedule

- Mr. Dwight stated that he wants the board to revisit/discuss moving the meetings to an earlier time.

No action was taken on this item.

7. **REPORT OF CHAIRMAN**

Mr. DeHay thanked everyone for being at the meeting.

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen stated they met with DHEC and they are going to work harder to have applicants reach out to the county to work on the septic process.

Ms. Reinertsen also advised that Ms. Melinda Kelly would be doing Board of Zoning Appeals training in December.

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:52 p.m.