

AGENDA
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC
April 26, 2023
6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the March 22, 2023, Board of Zoning Appeals Meeting.

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

A. Special Exception for an RV Campground in an Agricultural Residential District (AR).

Applicant &
Property Owner: Karen L. & William R. Hunt
Address: 5650 County Line Road
Ravenel, SC 29470
TMS# 200-00-00-018

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

B. Special Exception for a Petting Zoo in an Agricultural Residential District (AR).

Applicant &
Property Owner: Jennifer Crump Dias
Address: 149 Shoofly Road
Ridgeville, SC 29472
TMS# 132-00-00-075

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

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

Applicant &
Property Owner: Ivonne L. Vargas
Address: 273 Campbell Road
Ridgeville, SC 29472
TMS# 132-00-00-199

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

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

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

August 23, 2023

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the July 26, 2023, 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 less than two acres.

Applicant &

Property Owner: Diana Ancrum

Address: 171 White House Pond Road
Harleyville, SC 29448
TMS# 014-00-00-203

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

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

December 20, 2023

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the October 25, 2023, 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 a fourth dwelling unit on 2.1 acres.

| | |
|-----------------|------------------------------------------------------------------|
| Applicant: | Shadeana Green |
| Property Owner: | Glover Rosa Mae Daniels ET AL |
| Address: | 105 Rosa Ann Drive St. George, SC 29477 TMS# 013-00-00-013 |

5. **OLD BUSINESS**

A. Discussion of standards and regulations for RV parks and campgrounds.

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

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

January 25, 2023

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 November 16, 2022, Board of Zoning Appeals Meeting.

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

A. Special Exception for an RV Campground in an Agricultural Residential District (AR).

Applicant &

Property Owner: Landco Developers, LLC

Address: 563 Sandridge Road
Dorchester, SC 29437
TMS# 084-00-00-002

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

B. Special Exception for an RV Campground in an Agricultural Residential District (AR).

Applicant &

Property Owner: Landco Developers Inc.

Address: 155 Pine Bluff Road

Dorchester, SC 29437
TMS# 116-00-00-003

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

- C. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on less than two acres.

Applicant &
Property Owner: Johnny Brown
Address: 129 Firefly Lane
Summerville, SC 29483
TMS# 110-00-00-013

- D. Variance request from Section 11.2.6(A) to reduce the Transitional Overlay District Minimum Visual Buffer requirement.

Applicant: PMP – Odyssey Services Group
Property Owner: Refuel Operating Company, LLC
Address: 3305 W 5th North Street
Summerville, SC 29483
TMS# 121-00-00-117

- E. Variance request from Section 10.4.2(1)(f) to locate an accessory structure in the secondary front yard.

Applicant &
Property Owner: Virgil & Courtney Bunao
Address: 134 Donning Drive
Summerville, SC 29483
TMS# 151-03-02-070

- F. Variance request from Section 13.2 to reduce the side buffer requirement along a portion of the northeastern property line.

Applicant: Thomas S. Messervy
Property Owner: SJM/TWM, LP
Address: Greyback Road/Hudson Grove Lane
Summerville, SC 29483
TMS# 121-00-00-007

6 **OLD BUSINESS**

Adoption of 2023 Board of Zoning Appeals Meeting Schedule

7. **NEW BUSINESS**

8 **REPORT OF CHAIRMAN**

9. **REPORT OF ZONING ADMINISTRATOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

July 26, 2023

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the June 28, 2023, Board of Zoning Appeals Meeting.

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

- A. Variance request from Section 11.2.6(b) to eliminate the requirement to measure a minimum visual buffer within the transitional overlay district from the inboard line of the right of way or easement where the easement or right of way is contiguous with the front property line.

| | |
|-----------------|--------------------------------------------------------------------------|
| Applicant: | Daniel Harris, Development Manager |
| Property Owner: | EIG14T CLCH SC N CHARLESTON LLC |
| Address: | 8389 Dorchester Road North Charleston, SC 29418 TMS# 181-00-00-023 |

5. **OLD BUSINESS**

- A. Special Exception for an RV Campground in an Agricultural Residential District (AR). ****This Request has been Withdrawn****

| | |
|--------------------------------|------------------------------------------------------------------|
| Applicant & Property Owner: | Karen L. & William R. Hunt |
| Address: | 5650 County Line Road Ravenel, SC 29470 TMS# 200-00-00-018 |

- B. Special Exception for a four-stall RV park in an Agricultural Residential District (AR). ****This Request has been modified to reduce the RV park stalls being requested to one****

Applicant: Steven A. Lee & Denise A. Lee
Property Owner: Steven A. Lee
Address: 189 Mims Road
Harleyville, SC 29448
TMS# 050-00-00-109

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

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

June 28, 2023

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the May 24, 2023, Board of Zoning Appeals Meeting.

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

- A. Variance request from Section 7.8.6(c) to reduce/eliminate the required setbacks to allow for an expansion of the existing building.

| | |
|-----------------|----------------------------------------------------------------------|
| Applicant: | Buist Byars & Taylor, LLC |
| Property Owner: | Armando Navarro |
| Address: | 10008 Dorchester Road Summerville, SC 29485 TMS# 161-08-02-014 |

- B. Special Exception for a four-stall RV park in an Agricultural Residential District (AR).

| | |
|-----------------|--------------------------------------------------------------|
| Applicant: | Steven A. Lee & Denise A. Lee |
| Property Owner: | Steven A. Lee |
| Address: | 189 Mims Road Harleyville, SC 29448 TMS# 050-00-00-109 |

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

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

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

March 22, 2023

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 January 25, 2023, Board of Zoning Appeals Meeting.

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

A. Variance request from Section 12.4.4(d)(4) to allow the removal of a Grand Tree (36” Oak) for parking.

| | |
|-----------------|-----------------------------------------------|
| Applicant: | G Robert George & Associates, Inc. |
| Property Owner: | William Matthew Sweat Jr & Mark Anthony Sweat |
| Address: | 3658 Ladson Road |
| | Ladson, SC 29456 |
| | TMS# 146-00-00-041 |

6. **OLD BUSINESS**

7. **NEW BUSINESS**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF ZONING ADMINISTRATOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

AGENDA
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE, SC
May 24, 2023
6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the April 26, 2023, Board of Zoning Appeals Meeting.

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

- A. Variance request from Section 11.2.8(C) to eliminate the architectural standards for a residential development.

Applicant &
Property Owner: Center Park Homes LLC
Address: Highway 17-A
Summerville, SC 29485
TMS# 151-11-00-019

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

Applicant: Huggins Development Group LLC
Property Owner: Jane Kennington Irrevocable Trust
Address: 0 Tannenbaum Road
Ravenel, SC 29470
TMS# 200-00-00-002

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **REPORT OF CHAIRMAN**

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

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

October 17, 2023

4:00 PM

1. **DETERMINE QUORUM**

2. **EXECUTIVE SESSION**

LEGAL ADVICE

2A. Special Exception reviews regarding campgrounds and RV parks

3. **ADJOURNMENT**

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

October 25, 2023

6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the September 27, 2023, Board of Zoning Appeals Meeting.

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

5. **OLD BUSINESS**

A. Special Exception request for an RV park in an Agricultural Residential District (AR).

| | |
|-----------------|-----------------------------------------------------------------------|
| Applicant: | Timothy M. Weaver |
| Property Owner: | Weaver Logistics, LLC |
| Address: | 9999 Charleston Highway St. George, SC 29477 TMS# 014-00-00-009 |

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

B. Special Exception for an RV park in an Agricultural Residential District (AR).

| | |
|--------------------------------|--------------------------------------------------------------|
| Applicant & Property Owner: | Matthew D. Artrip |
| Address: | 147 Gator Walk Ridgeville, SC 29472 TMS# 131-00-00-056 |

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

6. **NEW BUSINESS**

A. Adoption of 2024 Board of Zoning Appeals Meeting Schedule.

B. Discussion of standards and regulations for RV parks and campgrounds.

7. **REPORT OF CHAIRMAN**

8. **REPORT OF ZONING ADMINISTRATOR**

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**

AGENDA
DORCHESTER BOARD OF ZONING APPEALS
COUNTY BOARD OF ZONING APPEALS MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE, SC
September 27, 2023
6:00 PM

1. **DETERMINE QUORUM**

2. **INVOCATION & PLEDGE**

3. **MINUTES**

Adoption of Minutes from the August 23, 2023, Board of Zoning Appeals Meeting.

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

- A. Variance request from Section 9.1.6(a) to reduce the minimum lot size requirement to .91 acre to allow subdivision of the lot.

Applicant: Belinda Gaymon
Property Owner: Dorothy Spell
Address: 142 Boat Landing Road
Ridgeville, SC 29472
TMS# 140-00-00-058

- B. Special Exception request for an RV park in an Agricultural Residential District (AR).

Applicant: Timothy M. Weaver
Property Owner: Weaver Logistics, LLC
Address: 9999 Charleston Highway
St. George, SC 29477
TMS# 014-00-00-009

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

C. Special Exception for an RV park in an Agricultural Residential District (AR).

Applicant &
Property Owner: Matthew D. Artrip
Address: 147 Gator Walk
Ridgeville, SC 29472
TMS# 131-00-00-056

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

5. **OLD BUSINESS**

- A. Variance request from Section 11.2.6(b) to eliminate the requirement to measure a minimum visual buffer within the transitional overlay district from the inboard line of the right of way or easement where the easement or right of way is contiguous with the front property line.

Applicant: Daniel Harris, Development Manager
Property Owner: EIG14T CLCH SC N CHARLESTON LLC
Address: 8389 Dorchester Road
North Charleston, SC 29418
TMS# 181-00-00-023

6. **NEW BUSINESS**

- A. Discussion of standards and regulations for RV parks and campgrounds.

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 26, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Solberg
Ms. Durham

Absent: Mr. Lawton
Mr. Dixon

2. **INVOCATION & PLEDGE**

The Invocation & Pledge were led by Mr. DeHay.

3. **MINUTES**

Adoption of Minutes from the March 22, 2023, Board of Zoning Appeals Meeting.

A motion was made by Ms. Harper to approve the minutes, seconded by Mr. Segelken. The vote was 4-0 to approve. (DeHay, Harper, Reeves, Segelken) 1 abstain. (Dwight)

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

A. Special Exception for an RV Campground in an Agricultural Residential District (AR).

Applicant &

Property Owner: Karen L. & William R. Hunt

Address: 5650 County Line Road

Ravenel, SC 29470

TMS# 200-00-00-018

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

Ms. Reinertsen gave the staff report, after reviewing the request, staff provides the following facts: Accommodation uses require Special Exception approval in the Agricultural Residential zoning district. Impacts are expected to be minimal provided the number of units remains low. The area is primarily low density residential, wooded tracts, and conservation. This site is located on a state-maintained major collector. The recommendations of the Comprehensive Plan and the Future Land Use designation support this use at this site. If approved, the use of this site would be limited to that provided for in this application (21 sites) and future expansion would require additional approval from the Board of Zoning Appeals. Based on these facts, staff would recommend a conditional approval based on adequately addressing the questions/comments presented in the staff report and providing final septic approval.

All individuals that spoke for or against were sworn to oath.

- Ms. Harper asked when it comes to a benefit to the county, since these are permanent are they taxed.
- Ms. Reinertsen advised she believes yes.
- Karen Hunt (owner) explained what the plan was for the property and why they wanted to have the glamping ground.
- Mr. Segelken asked would they be applying for septic at each phase, providing a site plan of each phase.
- Ms. Hunt advised DHEC is coming out to speak with them about the septic and the park would be set up like a loop in the back of property, you wouldn't see anything from the front.
- Ms. Harper asked about garbage.
- Ms. Hunt advised they would be hiring a service and guests would throw trash in the dumpster.
- Robert Bowers (5400 County Line) opposes campground.
- Edward Berlin (110 Caddin Woods) opposes campground.
- Jamie Alvord (5880 County Line) opposes campground.
- Richard Frank (5720 County Line) opposes campground.
- Mike Lewine (project manager) explained there wouldn't be trucks pulling campers causing more traffic.
- William Hunt (owner) explained this would be a dream come true to have the park.
- Cody Holderbecker (4011 Capensis Lane) opposes campground.
- Trey Simmons (contractor) spoke about traffic in the area and advised that the guests would be staying not traveling.
- Ms. Harper asked about lot size regulations.
- Ms. Reinertsen advised the Ashley River Historical Overlay District has a one- acre lot size regulation.

- Ms. Harper asked if the public received the photos that the owner shared with staff.
- Ms. Reinertsen shared the photos with the public.
- Ms. Harper clarified that these would be stationary RV's.
- Mr. DeHay asked if approved how many units would be on the site.
- Ms. Hunt advised about five RV's and other half luxury tents and tiny homes.
- Mr. Segelken asked how many guests per site would be allowed.
- Ms. Hunt advised two to four people per unit.
- Mr. Segelken asked were ATV's allowed.
- Ms. Hunt advised no ATV's allowed, would have golf carts if needed, a kids play area and a dog park area.
- Lisa Dahlman (5700 County Line) opposes campground.
- Ms. Harper asked does the current zoning allow an RV park.
- Ms. Reinertsen advised yes.

A motion was made by Mr. Segelken to defer this request up to three months, to give the applicant adequate time to provide further details, seconded by Ms. Harper. The vote was 5-0 to defer. (Dwight, Harper, DeHay, Reeves, Segelken)

B. Special Exception for a Petting Zoo in an Agricultural Residential District (AR).

Applicant &
Property Owner: Jennifer Crump Dias
Address: 149 Shoofly Road
Ridgeville, SC 29472
TMS# 132-00-00-075

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

Ms. Reinertsen gave the staff report, after reviewing the request, staff provides the following facts: Recreation uses require Special Exception approval in the Agricultural Residential zoning district. Impacts are expected to be minimal as the petting zoo will only operate on weekends, provided the number of visitors remains low. The area is primarily low density residential. This site is located on a county-maintained local road. The recommendations of the Comprehensive Plan and the Future Land Use designation support this use at this site. If approved, the use of this site would be limited to that provided for in this application and future expansion would require additional approval from the Board of Zoning Appeals. Based on these facts, staff would recommend a conditional approval based on adequately addressing the questions/comments presented in the staff report.

All individuals that spoke for or against were sworn to oath.

- Jennifer Dias (applicant) explained the request for the petting zoo, lives on the property, would only be weekends, birthday parties, would have portable sanitation services.
- Larry Wynn (1977 Old Beech Hill Rd) approves having a petting zoo in this area.
- Lori Wynn (1977 Old Beech Hill Rd) approves the petting zoo, thinks the petting zoo is a great addition to the area.
- Mr. Segelken asked if there is a limit to the number of patrons allowed.
- Ms. Reinertsen advised no limits on number of patrons.

A motion was made by Mr. Segelken to approve the request, seconded by Mr. Dwight. The vote was 5-0 to approve. (Dwight, Harper, DeHay, Reeves, Segelken)

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

Applicant &
Property Owner: Ivonne L. Vargas
Address: 273 Campbell Road
Ridgeville, SC 29472
TMS# 132-00-00-199

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 gave the staff report, after reviewing the request, staff provides the following facts: 1. Recreation business uses require Special Exception approval in the Agricultural Residential zoning district. Conditions required in Section 10.4.23 of County Ordinances are intended to manage impacts to adjacent properties and the County. If the impacts are not managed at the minimal level, the letters of coordination could be revoked by any agency thereby removing the ability to operate the property as an outdoor special event venue. The lot is 4.32 acres. The board has not established a preferred minimum lot size for outdoor special event venues. The area is primarily low density residential. This site is on Campbell Road – a County-maintained rural road. The recommendations of the Comprehensive Plan and the Future Land Use designation support this use at this site. If approved, the use of this site would be limited to that provided for in this application and future expansion would require additional approval from the Board of Zoning Appeals. Based on these facts, staff would recommend a conditional approval based on adequately addressing the questions presented in the staff report and maintaining the requirements of Section 10.4.23. Staff would like to encourage the Board to consider this recommendation is also conditional on the results of deliberation after the Public Hearing and full acknowledgement on the part of the applicant under oath that they will be required to meet all the requirements of Section 10.4.23.

All individuals that spoke for or against were sworn to oath.

- Ms. Harper asked if there was a noise ordinance.
- Ms. Reinertsen advised 50 to 60 decibels in a residential area.
- Ivonne Vargas (applicant) explained why she wanted to have a small event venue on property.
- Mr. DeHay asked what kind of events.
- Ms. Vargas advised all events, birthdays, weddings, team building.
- Mr. DeHay asked would there be multiple events at one time.
- Ms. Vargas advised it depends on the amount of people.
- Ms. Harper asked if the tents would be taken up and down as needed.
- Ms. Vargas advised yes.
- Mr. Segelken asked how many people could be on property.
- Ms. Vargas advised one hundred people.

A motion was made by Mr. Segelken to approve the request, seconded by Mr. Reeves. The vote was 5-0 to approve. (Dwight, Harper, DeHay, Reeves, Segelken)

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

Mr. DeHay thanked the Board.

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

- Barbara Felder (196 Summer Place) stepped to the podium and spoke about agricultural and residential properties.

10. **ADJOURNMENT**

Meeting adjourned at 7:48 p.m.

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

August 23, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Mr. Solberg
Ms. Durham

Absent: Mr. Dwight
Mr. Segelken

Meeting started at 6:25p.m.

2. **INVOCATION & PLEDGE**

None

3. **MINUTES**

Adoption of Minutes from the July 26, 2023, Board of Zoning Appeals Meeting.

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

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 less than two acres.

Applicant &
Property Owner: Diana Ancrum
Address: 171 White House Pond Road
Harleyville, SC 29448
TMS# 014-00-00-203

Mr. Solberg 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 some lots have two dwellings already. Staff recommends denial of the request.

All Individuals who spoke for or against were sworn to oath.

- Diane Ancrum, applicant (171 White House Pond Road) stepped to the podium to explain the request and answer any questions the board may have.
- Ms. Harper asked if there was a pole or tree located at the second driveway.
- Ms. Ancrum advised a light pole.
- Mr. DeHay asked if the home located to the left of this lot, was her residence.
- Ms. Ancrum advised yes.

A motion was made by Ms. Harper to approve, based on the fact that the property was purchased before the countywide rezoning was done, seconded by Mr. Lawton. The vote was 5-0 to defer. (Dixon, Lawton, DeHay, Harper, Reeves)

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 6:41 p.m.

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

December 20, 2023

6:00 PM

1. **DETERMINE QUORUM**

Present: Mr. DeHay, Chairman
Mr. Dixon
Mr. Segelken
Mr. Lawton
Mr. Dwight
Mr. Reeves
Ms. Harper, Vice Chairman – entered at 6:07pm

Staff: Ms. Reinertsen, Director of Planning & Zoning
Mr. Solberg, Deputy Director of Planning & Zoning
Ms. Durham, Recorder

Absent:

Chairman DeHay called the meeting to order at 6:04 p.m.

2. **INVOCATION & PLEDGE**

None

3. **MINUTES**

Adoption of Minutes from the October 25, 2023, Board of Zoning Appeals Meeting.

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

Ms. Harper arrived at 6:07 p.m.

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

A. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing a fourth dwelling unit on 2.1 acres.

Applicant: Shadeana Green
Property Owner: Glover Rosa Mae Daniels ET AL
Address: 105 Rosa Ann Drive
St. George, SC 29477
TMS# 013-00-00-013

All Individuals who spoke for or against were sworn to oath.

Ms. Reinertsen gave the staff report, staff recommends denial of the request.

- Ms. Harper asked if there was a zoning district that would allow this.
- Ms. Reinertsen advised that Agricultural Residential was best.
- Ms Harper asked if heirs could apply.
- Ms. Reinertsen advised yes.
- Mr. Reeves asked if there was another home here previously.
- Ms. Reinertsen advised yes.
- Ms. Harper asked if we were opening a door with allowing this because we had one here before.
- Ms. Reinertsen advised the board has seen several of these and may continue to see.
- Mr. Reeves asked if the family would have been notified of the zoning change.
- Mr. Reinertsen advised that it was zoned in the 1980's and may not have.
- Mr. Lawton asked could the family have asked to subdivide.
- Ms. Reinertsen advised subdividing would have been difficult due to the property being heirs' property.
- Mr. Segelken asked when it was rezoned, were they aware of homes already on the property.
- Ms. Reinertsen advised yes.
- Shadeana Green (242 Britt Green Rd) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Segelken asked when the mobile home was last on the property.
- Ms. Green advised fifteen years.
- Ms. Harper asked if Ms. Greens mom lived on the property and if the moms' home could be added onto.
- Ms. Green advised yes, her mom lives on the property and no, her mom's home couldn't be added onto.
- Mr. Lawton asked if when the applicant applied for this were they advised that it still may not be approved.
- Ms. Green advised that they found all this out when applying for the mobile home permit.
- Ms. Harper asked if the applicant was advised that the variance may not be approved.
- Ms. Reinertsen advised yes.

A motion was made by Mr. Reeves to approve, based on the facts that the family has been on the property for over eighty years, it already has well and septic for this unit, and there was previously a trailer at this location; seconded by Mr. Dwight. The vote was 6-1 to approve. (Dixon, Lawton, DeHay, Segelken, Dwight, Reeves) 1 opposed (Harper)

5. **OLD BUSINESS**

A. Discussion of standards and regulations for RV parks and campgrounds.

Ms. Reinertsen explained the reason for the discussion, staff believes a clear definition for RV parks and campgrounds will avoid persons pursuing Special Exception review by the Board of Zoning Appeals and will assist the board in making determinations regarding future requests.

The Board members asked that a workshop be set up for everyone to attend.

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 6:51 p.m.

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

January 25, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Solberg
Ms. Durham

Absent: Mr. DeHay
Mr. Lawton

2. **INVOCATION & PLEDGE**

Ms. Reinertsen called the meeting to order at 6:02 p.m.

Ms. Harper made a motion to appoint Mr. Dwight as a temporary chair, seconded by Mr. Reeves. The vote was 4-0 to approve. (Dixon, Reeves, Harper, Segelken).

3. **ELECTION OF OFFICERS**

A. Nomination and Election of Chairman

B. Nomination and Election of Vice-Chairman

Mr. Reeves made a motion to defer the election of Chairman and Vice Chairman until the next meeting, seconded by Mr. Segelken. The vote was 5-0 to defer. (Dwight, Dixon, Reeves, Harper, Segelken).

4. **MINUTES**

Adoption of Minutes from the November 16, 2022, Board of Zoning Appeals Meeting.

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

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

A. Special Exception for an RV Campground in an Agricultural Residential District (AR).

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

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

Ms. Reinertsen gave the staff report, staff recommends conditional approval based on addressing the questions presented in the staff report (noise, lighting, time limitations) and providing final septic approval with updated site plan for TRC. If it is approved the site would be limited to twelve stalls and future expansion would require approval from Board of Zoning Appeals.

- Robert Strange (consultant for the project) stepped to the podium to answer any questions that the board may have, he explained that these would be mobile sites, not permanent sites, no amenities, would have well water and septic, quiet time would be 9 p.m. to 7 a.m., would have a resident manager onsite, dumpster onsite, would just be the pads with power hook up, also explained that there is a real need for this type of use and he feels it fits in with the community.
- Ms. Harper asked if people would be bringing their own RV's or would there be tiny homes.
- Mr. Strange advised a combination of both.
- Ms. Harper asked if there would be grilling areas.
- Mr. Strange advised no.
- Mr. Dwight asked if there would only be twelve pads.
- Mr. Strange advised yes.
- Mr. Segelken asked if these would be short term.

- Mr. Strange advised they would be for one night or up to a year.
- Mr. Segelken asked if they would be on foundations.
- Mr. Strange advised this wouldn't be a mobile home park or permanent homes, no foundations just temporary.
- Mr. Dwight asked if a person comes to the park can they stay a year or longer.
- Mr. Strange advised yes, there will be just a pad with electric and water hook up, fifteen feet spacing between spaces, not set up to be a mobile home park.
- Mr. Dixon are these for storage, or is storage offsite, what about extra vehicles.
- Mr. Strange advised there would be extra parking area next to the RV.
- Mr. Dixon asked what the plan for extra vehicles and storage is if a family lives here.
- Mr. Strange rules agreed by a signed agreement.
- Mr. Dixon asked about landscape.
- Mr. Strange advised owner would continue to keep up the landscape maintenance.
- Mr. Segelken is there a number of guests.
- Mr. Stephens advised that he wouldn't do anything to devalue property.
- Mr. Strange restrict number of guests to six.
- Mark Durham (1659 Sandridge) stepped to the podium explained that he lives in the area and light pollution was a concern, rental time frame, quiet time, would a decibel level be enforced, has concerns with the sand mines and trucks demolishing the road, traffic, landscaping.
- Mary Womble (1690 Sandridge) stepped to the podium and explained that she didn't feel that everyone was notified of what was going to be done with this property, road is in disrepair, other sand mines in the area, has concerns with sanitation, requests denial, advised she was told that the road was widening.
- Jennifer Cook (696 Sandridge) stepped to the podium, lives across the street from site, explained that the roads are not wide enough, this would be three miles off the main road, no lighting, tiny homes are considered mobile homes and would be considered a mobile home park not an RV park, has concerns with management being onsite, campers coming in at all times of the night, there would be more traffic, is opposed to this RV park.
- Ms. Harper asked were the buffers one hundred feet.
- Ms. Reinertsen advised yes.
- Mr. Segelken asked the applicant to come back to the podium for a few more questions.
- Mr. Strange advised there could be a check in time and check out time, all fully mobile units.
- Mr. Segelken asked about the length of stay.
- Al Cook (696 Sandridge) stepped to the podium and asked once the industry slows down what is the plan going forward.
- Mr. Reeves asked if the pads would be twelve by forty spaces and fifteen feet apart.

- Mr. Strange advised yes.

A motion was made by Mr. Segelken to approve the request for twelve spots in the RV park with a condition to limit the stay to one year, seconded by Ms. Harper and adding the condition to get final septic approval. The vote was 5-0 to approve. (Dixon, Harper, Dwight, Segelken, Reeves)

B. Special Exception for an RV Campground in an Agricultural Residential District (AR).

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

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

Ms. Reinertsen gave the staff report, staff recommends conditional approval based on addressing the questions presented in the staff report (noise, lighting, time limitations) and providing final septic approval.

- Mr. Strange stepped to the podium to answer any questions and explained this location would only have eight sites for RV's and that a septic permit is in hand for this location.
- Mr. Segelken asked why only eight sites.
- Mr. Strange advised the site is only set up for eight.

A motion was made by Mr. Segelken to approve the request with the condition that the stay is limited to one year, seconded by Mr. Dixon. The vote was 5-0 to approve. (Dixon, Harper, Dwight, Segelken, Reeves).

C. Variance request from Section 9.1.5(a) to exceed the density requirements by allowing two dwelling units on less than two acres.

Applicant &
Property Owner: Johnny Brown
Address: 129 Firefly Lane
Summerville, SC 29483
TMS# 110-00-00-013

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. The lot was able to support two units at the time the second septic system was permitted. Other lots in the vicinity do not have a second dwelling. 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 the septic is already in place.

- Johnny Brown property owner stepped to the podium to answer any questions and explained that he had perk test and DHEC approval for mobile home, septic installed and when he went to apply for the permit, he found out he couldn't have the second mobile home on his property.
- Mr. Segelken asked when the septic was installed.
- Mr. Brown advised several years ago.
- Mr. Segelken asked if he was aware of the lot size change.
- Mr. Brown advised not until he went to get the permits.

A motion was made by Mr. Segelken to approve the request since the applicant went through DHEC before zoning change was done and it's no detriment to the area, seconded by Ms. Harper. The vote was 5-0 to approve. (Dixon, Harper, Dwight, Segelken, Reeves).

D. Variance request from Section 11.2.6(A) to reduce the Transitional Overlay District Minimum Visual Buffer requirement.

| | |
|-----------------|------------------------------------------------------------------------------------|
| Applicant: | PMP – Odyssey Services Group |
| Property Owner: | Refuel Operating Company, LLC |
| Address: | 3305 W 5 th North Street Summerville, SC 29483 TMS# 121-00-00-117 |

Ms. Reinertsen gave the staff report, after reviewing the request, staff provides the following facts: The property in question, while still under design review, was laid out, platted, and purchased according to known requirements that have changed -affecting the ability of the site to meet the requirements for the intended use. Other properties have not been affected by the requirement for additional right-of-way width. This loss of additional land has affected the ability of the site

to be developed for the designed use. The authorization of the variance to reduce the buffer will not be a detriment because the site currently has no buffer, and the applicant is still intending to install a 12' buffer. As stated in this report, Industrial zoned properties along Highway 78 only have a 15' buffer. Based on these facts, staff finds that the application does meet the requirements for a variance and therefore recommends approval of the request.

- Ryan Robinson (project manager) stepped to the podium and explained why the variance was needed to make this site work.
- Mr. Segelken asked did SCDOT give a timeline.
- Mr. Robinson advised no.

A motion was made by Ms. Harper to approve the request as it has been brought to their attention that the applicant has complied with requests, seconded by Mr. Dixon. The vote was 5-0 to approve. (Dixon, Harper, Dwight, Segelken, Reeves).

- E. Variance request from Section 10.4.2(1)(f) to locate an accessory structure in the secondary front yard.

Applicant &
Property Owner: Virgil & Courtney Bunao
Address: 134 Donning Drive
Summerville, SC 29483
TMS# 151-03-02-070

Ms. Reinertsen gave the staff report, after reviewing the request, staff provides the following facts: The property in question is a standard corner lot within the Ponds and is like many others in the vicinity. These same regulations apply to all corner lots, all of which comply with the ordinance. The application of the ordinance does not appear to restrict the ability to place a pool on the lot, only the location of the pool. The authorization of the variance to allow an accessory structure in the front yard could be a detriment to adjacent properties as it is out of character for the Ponds development, although staff will note that the neighborhood HOA has approved the plans. Based on these facts, staff finds that the application does not meet the requirements for a variance and therefore recommends denial of the request.

- Courtney Bunao (homeowner) stepped to the podium and explained that she is requesting this variance to put in a medium sized pool and shared other documents and photos with the board.
- Mr. Segelken asked if a basketball goal was in one of the photos.
- Ms. Bunao advised yes; it is on the other side.
- Mr. Segelken asked if they had HOA approval.
- Ms. Bunao advised yes.

A motion was made by Mr. Segelken to approve the request, seconded by Mr. Dixon. The vote was 5-0 to approve. (Dixon, Harper, Dwight, Segelken, Reeves)

- F. Variance request from Section 13.2 to reduce the side buffer requirement along a portion of the northeastern property line.

Applicant: Thomas S. Messervy
Property Owner: SJM/TWM, LP
Address: Greyback Road/Hudson Grove Lane
Summerville, SC 29483
TMS# 121-00-00-007

Ms. Reinertsen gave the staff report based on these facts, staff finds that the application does meet the requirements for a variance and therefore recommends approval of the request. If the board finds that a variance should be approved, guidance on whether a 25' buffer with a fence or a 50' buffer without a fence should be provided.

- Thomas Messervy (property owner) stepped to the podium and thanked the board, advised he has been working with neighbors for two years and will answer any questions the commission members may have.

A motion was made by Ms. Harper to approve the request with 25 ft buffers, seconded by Mr. Segelken. The vote was 5-0 to approve. (Dixon, Harper, Dwight, Segelken, Reeves)

6 **OLD BUSINESS**

Adoption of 2023 Board of Zoning Appeals Meeting Schedule.

A motion was made by Ms. Harper to approve the meeting schedule and time as is, seconded by Mr. Dixon. The vote was 5-0 to approve. (Dixon, Harper, Dwight, Segelken, Reeves)

7. **NEW BUSINESS**

None

8 **REPORT OF CHAIRMAN**

None

9. **REPORT OF ZONING ADMINISTRATOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting adjourned at 8:01 p.m.

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

July 26, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
 Mr. Solberg
 Ms. Durham

Absent:

2. **INVOCATION & PLEDGE**

Invocation was led by Mr. Dixon and the Pledge was led by Chairman DeHay.

3. **MINUTES**

Adoption of Minutes from the June 28, 2023, Board of Zoning Appeals Meeting.

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

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

- A. Variance request from Section 11.2.6(b) to eliminate the requirement to measure a minimum visual buffer within the transitional overlay district from the inboard line of the right of way or easement where the easement or right of way is contiguous with the front property line.

Applicant: Daniel Harris, Development Manager
Property Owner: EIG14T CLCH SC N CHARLESTON LLC

Address: 8389 Dorchester Road
North Charleston, SC 29418
TMS# 181-00-00-023

All Individuals who spoke for or against were sworn to oath.

Mr. Solberg gave the staff report, based on the facts presented in the analysis, staff finds that the application does not meet the requirements for a variance and therefore recommends denial of the request.

- Daniel Harris (Developer) stepped to the podium to present his application and requested that the board consider 11.2.6(E) (Minimum Visual Buffer) in consideration of the variance.
- The board discussed the analysis of the staff report and questioned Mr. Harris.

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

7:15 p.m. the board took a five-minute break.

7:20 p.m. the board reconvened.

5. **OLD BUSINESS**

A. Special Exception for an RV Campground in an Agricultural Residential District (AR).

Applicant &
Property Owner: Karen L. & William R. Hunt
Address: 5650 County Line Road
Ravenel, SC 29470
TMS# 200-00-00-018

This request has been withdrawn.

B. Special Exception for a four-stall RV park in an Agricultural Residential District (AR).
This Request has been modified to reduce the RV park stalls being requested to one

Applicant: Steven A. Lee & Denise A. Lee
Property Owner: Steven A. Lee
Address: 189 Mims Road

Harleyville, SC 29448
TMS# 050-00-00-109

Ms. Harper advised that she reviewed you-tube stream from the June meeting and visited the site in question.

Ms. Reinertsen gave the updated staff report, based on these facts, staff recommends approval.

A motion was made by Mr. Segelken to approve the updated request due to having sewer in place, lot size and due to no traffic from travel to and from the lot, seconded by Mr. Dwight. The vote was 6-1 to approve (Dixon, Dwight, DeHay, Segelken, Harper, Reeves), one opposed (Lawton).

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen reviewed that the Comp Plan workshops were held, and that staff is working on the draft for publication.

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 7:31 p.m.

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

June 28, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Durham

Absent: Ms. Harper
Mr. Reeves

2. **INVOCATION & PLEDGE**

Invocation was led by Mr. Dwight and the Pledge was led by Chairman DeHay.

3. **MINUTES**

Adoption of Minutes from the May 24, 2023, Board of Zoning Appeals Meeting.

A motion was made by Mr. Segelken to approve the minutes, seconded by Mr. Lawton. The vote was 4-1 to approve. (Dixon, DeHay, Lawton, Segelken) 1 abstain (Dwight)

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

- A. Variance request from Section 7.8.6(c) to reduce/eliminate the required setbacks to allow for an expansion of the existing building.

Applicant: Buist Byars & Taylor, LLC
Property Owner: Armando Navarro
Address: 10008 Dorchester Road
Summerville, SC 29485
TMS# 161-08-02-014

A motion was made by Mr. Dwight to defer, seconded by Mr. Segelken. The vote was 4-0 to defer. (Dwight, Lawton, DeHay, Segelken)

B. Special Exception for a four-stall RV park in an Agricultural Residential District (AR).

Applicant: Steven A. Lee & Denise A. Lee
Property Owner: Steven A. Lee
Address: 189 Mims Road
Harleyville, SC 29448
TMS# 050-00-00-109

All Individuals who spoke for or against were sworn to oath.

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

1. Accommodation uses require Special Exception approval in the Agricultural Residential zoning district.
2. Impacts are expected to be minimal given the low number of units.
3. The area is primarily low density residential, wooded tracts, and conservation/agriculture.
4. This site is located on a state-maintained rural road.
5. The recommendations of the Comprehensive Plan and the Future Land Use designation support this use at this site.
6. If approved, the use of this site would be limited to that provided for in this application (4 sites) and future expansion would require additional approval from the Board of Zoning Appeals.

Based on these facts, staff recommends approval.

- Mr. Dwight asked when the zoning code was changed from AC to AR.
- Ms. Reinertsen advised 2021.
- Mr. Segelken asked is there a buffer requirement.
- Ms. Reinertsen responded there is no buffer requirement for a campground.
- Mr. DeHay asked if Mims Road was a local road.
- Ms. Reinertsen advised yes.

Mr. Dixon arrived at 6:08 p.m.

- Steven Lee (owner) stepped to the podium to explain the use and answer any questions that the board may have.
- Mr. DeHay asked for clarification.
- Mr. Lee advised that he did have a dairy farm on property and wants to have an RV park to supplement income.
- Mr. Segelken asked about septic.

- Mr. Lee advised that his daughter is the manager and lives onsite, the septic would be for her site, the other sites would have electric only, no generators.
- Mr. Segelken what is the duration of stay
- Mr. Lee advised Fri- Sun, or a week.
- Mr. Segelken asked who oversees the dumping of trash, etc.
- Mr. DeHay asked about trash service.
- Mr. Lee advised that he is the trash service.
- Mr. Lawton asked where the closest dump site is.
- Mr. Lee stated Edisto state park about thirty minutes away.
- Me DeHay asked about water.
- Mr. Lee advised they have well water.
- Mr. Segelken asked about showers.
- Mr. Lee advised self-contained and not provided on the site.
- Mr. Segelken asked about lighting.
- Mr. Lee advised streetlight but no changes in lighting to property.
- Mr. Dwight asked if this was for four RV stalls.
- Mr. Lee advised yes.
- Mr. DeHay asked about the length of time.
- Mr. Lee advised there is an online calendar, mostly weekend stays.
- Mr. DeHay asked if they are operating spots by a lease.
- Mr. Lee advised that reservations are made through a third-party website, applicants are screened.
- Mr. DeHay asked what size of RV's.
- Mr. Lee advised full size.
- Jane Mims Wolfe (1972 First Bend) spoke against the RV park.
- Ronald Quattlebaum (163 Mims) spoke against the RV park.
- Ben Myburgh (365 Mims) spoke against the RV park.
- Walter Disher (174 Mims) spoke against the RV park.
- Mr. Segelken asked about the noise ordinance.
- Ms. Reinertsen advised nuisance and fireworks are handled by sheriff's department, the zoning ordinance is a drop in decibels from 7pm to 7am.
- Mr. Lawton asked for the definition of conservation.
- Ms. Reinertsen advised environmental sensitive area.
- Mr. Segelken asked about the septic for clarification.
- Mr. Lee advised septic was installed by Knights, to do full septic for RV dumping it was costly.
- Mr. Lawton asked who lives on property and if there are two septics.
- Mr. Lee advised his daughter lives on property in an RV and there are two septics one for house and one for daughters RV.
- Mr. Dwight asked the size of the septic.
- Mr. Lee stated he is unsure, but it was sized for a house.
- Mr. DeHay asked if there would be any tents.
- Mr. Lee advised no tents, strictly RV's.
- Mr. Lawton asked what driving path the RV's would take to get to the property.

- Mr. Lee explained what road they would take to get to the property.

- Mr. Quattlebaum stepped back to the podium to advise the website for the RV park did show sewer hookup and brought a printout up to the board members to look at.
- Clayton Mims (200 Goodson Rd) spoke against RV park.

A motion was made by Mr. Segelken to defer the request to review concerns and do a site visit, seconded by Mr. Lawton. The vote was 5-0 to defer. (Dixon, Dwight, DeHay, Lawton, Segelken)

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen reminded the board members about the Comp Plan survey being on the website.

9. **PUBLIC COMMENT**

An audience member asked about an audio file of the meeting.
Ms. Reinertsen advised that the meetings are streamed on YouTube.

10. **ADJOURNMENT**

Meeting adjourned at 7:25 p.m.

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

March 22, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Solberg
Ms. Durham

Absent: Mr. DeHay
Mr. Dwight

2. **INVOCATION & PLEDGE**

Ms. Reinertsen called the meeting to order at 6:12 p.m.

Ms. Harper made a motion to appoint Mr. Segelken as a temporary chair, seconded by Mr. Reeves. The vote was 4-0 to approve. (Dixon, Reeves, Harper, Lawton)

The Invocation was led by Mr. Dixon & the Pledge was led by Mr. Segelken.

3. **ELECTION OF OFFICERS**

A. Nomination and Election of Chairman

Ms. Harper made a motion to appoint Mr. DeHay as Chairman seconded by Mr. Dixon. The vote was 5-0 to approve. (Dixon, Harper, Reeves, Segelken, Lawton)

B. Nomination and Election of Vice-Chairman

Mr. Lawton made a motion to appoint Ms. Harper as Vice- Chairman seconded by Mr. Dixon. The vote was 4-0 to approve. (Dixon, Reeves, Segelken, Lawton)

4. **MINUTES**

Adoption of Minutes from the January 25, 2023, Board of Zoning Appeals Meeting.

A motion was made by Mr. Dixon to approve the minutes, seconded by Ms. Harper. The vote was 5-0 to approve. (Dixon, Harper, Lawton, Reeves, Segelken)

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

A. Variance request from Section 12.4.4(d)(4) to allow the removal of a Grand Tree (36” Oak) for parking.

| | |
|-----------------|------------------------------------------------------------|
| Applicant: | G Robert George & Associates, Inc. |
| Property Owner: | William Matthew Sweat Jr & Mark Anthony Sweat |
| Address: | 3658 Ladson Road Ladson, SC 29456 TMS# 146-00-00-041 |

Ms. Reinertsen gave the staff report, the applicant is requesting a variance to remove a 36” Grand Oak tree within a proposed parking area for development. The parcel in question is a 1.29-acre parcel of land that will be combined with two adjacent parcels to total 4.17 acres located at the intersection of Ladson Road and Palmetto Commerce Parkway. The property was formerly residential but is currently zoned General Commercial and is under development review for a fast-food restaurant. After reviewing the request, staff provides the following facts:

1. Although the site has access location requirements due to the presence of the intersection of Palmetto Commerce Parkway and Ladson Road, the site design is being determined by the applicant. It is not clear that retaining the tree creates an extraordinary condition.
2. All other properties in the vicinity are subject to the same requirements. This property is only unique in that it sits at the intersection of two major roadways.
3. The applicant is exceeding minimum parking requirements. The protection of the tree will still allow the applicant to exceed the minimum parking requirements.
4. Without sufficient justification and finding of fact, the removal of the tree would provide a precedent for future tree removal variance considerations, thus damaging the integrity of the Ordinance. The tree is in good condition and clearly protected by the Ordinance.

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

- Ms. Harper asked if they are exceeding parking requirements and what are the requirements.

- Ms. Reinertsen advised the requirements are thirty-four parking spaces and ten stacking and they are providing ninety-four parking spaces and over fifty stacking spaces.
- Mr. Lawton asked how many parking spaces are being affected if the tree was removed.
- Ms. Reinertsen advised up to eight or ten.
- Mike White (Engineer with G Robert George & Associates) stepped to the podium explained the project and layout of the parking lot and traffic flow of the parking lot and wanted to make a correction that the tree in question is not a live oak it is a red oak.
- Mr. Lawton asked what the red squares at the entrance of the parking area and was there any designated employee parking and is there more land available for purchase if more room is needed in the future.
- Mr. White advised the red squares were the dumpsters and no designated employee parking at this time, and no other land available for purchase.
- Mr. Dixon asked if most traffic flow in mobile ordering line or drive thru.
- Todd Williams (Chic-Filet representative) stepped to the podium and explained that before covid there was a 45% to 50% dine in rate, and after covid there is a 60% to 40% dine in rate and explained the parking at the site.
- Mr. Lawton is there a plan for the property next to this site.
- Ms. Reinertsen advised no plan at this time, and no intention to sell.
- Mr. White advised they are preserving a lot of vegetation.
- Ms. Harper asked why does plan have to be circular and what a particular area was on the site plan.
- Mr. White advised it is an island and advised that parking area given more buffer than what is required.
- Ms. Harper asked why the area couldn't be a parking area for employees.
- Mr. Williams stated they are trying to create a traffic flow so there's not a bottleneck.
- Gordon Long (trustee at the church next door to property) stepped to the podium and spoke in favor of the chic-filet going next to the church.

A motion was made by Ms. Harper to deny based on facts and findings, and adding for the record that the tree is a red oak not a live oak, seconded by Mr. Dixon. The vote was 5-0 to deny. (Dixon, Harper, Lawton, Reeves, Segelken)

6 **OLD BUSINESS**

None

7. **NEW BUSINESS**

None

8 **REPORT OF CHAIRMAN**

None

9. **REPORT OF ZONING ADMINISTRATOR**

None

10. **PUBLIC COMMENT**

- Barbara Felder (Sugar Hill Road) stepped to the podium and read prepared comments that weren't provided to the Board of Zoning Appeals in reference to the Pecan Tree rezoning. (RR# 878)

11. **ADJOURNMENT**

Meeting adjourned at 7:01 p.m.

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

May 24, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Solberg
Ms. Durham

Absent: Mr. Dwight
Mr. Reeves

2. **INVOCATION & PLEDGE**

Invocation was led by Mr. Dixon and the Pledge was led by Chairman DeHay.

3. **MINUTES**

Adoption of Minutes from the April 26, 2023, Board of Zoning Appeals Meeting.

A motion was made by Mr. Segelken to approve the minutes, seconded by Ms. Harper. The vote was 5-0 to approve. (Dixon, Harper, Lawton, DeHay, Segelken)

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

- A. Variance request from Section 11.2.8(C) to eliminate the architectural standards for a residential development.

Applicant &
Property Owner: Center Park Homes LLC
Address: Highway 17-A
Summerville, SC 29485
TMS# 151-11-00-019

This Variance request was withdrawn.

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

Applicant: Huggins Development Group LLC
Property Owner: Jane Kennington Irrevocable Trust
Address: 0 Tannenbaum Road
Ravenel, SC 29470
TMS# 200-00-00-002

All Individuals who spoke for or against were sworn to oath.

Mrs. Reinertsen gave the staff report, after reviewing the request, staff provided the following facts:

1. Outdoor Storage uses require Special Exception approval in the Agricultural Residential zoning district.
2. Traffic impacts are generally expected to be minimal as outdoor storage typically does not generate much traffic, however, additional information needs to be provided that would give a better understanding of the types of vehicles to be stored and how many could be accommodated.
3. The area is a mix of low density residential, wooded/forestry tracts, and grandfathered commercial uses.
4. This site is located on an unpaved, single-lane, state-maintained rural road, that cannot support a commercial use without improvements.
5. Depending on the extent of site development, the Comprehensive Plan and the Future Land Use designation may not support this use at this site as it should remain low impact and preserve the natural environment where possible. A size limit on the development would not be inappropriate.
6. If approved, the use of this site would be limited only to outdoor storage as defined under Use Group 22(e) and no expansion of the adjacent auto auction would be allowed.

Based on these facts, staff recommends deferral until additional information regarding the development of the site can be provided. Staff would also recommend any approvals include a condition that the unpaved portion of Tannenbaum Road be improved to State/County standards and include a condition limiting the footprint of development.

- Mr. Segelken asked are there any guidelines for density.
- Ms. Reinertsen responded there are no guidelines for this particular use.
- Lois Morgan (454 Tannenbaum) stood up and stated that her property is in between these properties on Tannenbaum Rd.
- Jane Kennington (applicant) stepped to the podium and explained what the use would be for the property, clearing the land to be able to store equipment for their construction company, put aggregates down.
- Ms. Harper asked for clarification on what would be stored at the property.

- Ms. Kennington advised construction company vehicles, and materials, variety of things.
- Ms. Harper asked if junk vehicles would be stored on the property.
- Ms. Kennington advised on occasion.
- Ms. Harper asked if anything owned by the construction company would be stored on the property.
- Ms. Kennington advised not always.
- Mr. Lawton stated this sounds like more of a laydown yard rather than storage, would there be semi-trucks and would they charge a fee for storage.
- Ms. Kennington advised that aggregates would be on the lot and no fees would be charged.
- Mr. Dixon asked about waste material and hazmat disposal.
- Ms. Kennington advised there wouldn't be any hazardous materials.
- Mr. DeHay stated that it sounds like it would be a laydown yard for keeping extra supplies, to store supplies and this use doesn't fall under this zoning special exception.
- Jay Bajgert (IA- Insurance to Auto Auctions) owns adjacent lot next to this property and stated that a portion of the property would be used as potential expansion opportunity.
- Mr. Dixon asked if there would be any maintenance on vehicles done on this property.
- Mr. Bajgert advised no work on vehicles.
- Ms. Kennington advised no service on vehicles on the lot, this would be a potential overflow lot.
- Ms. Harper asked if everyone knew what IAA (Insurance Auto Auctions) stood for, then explained what this meant for everyone, also explained that you must properly dispose of hazardous materials.
- Mr. Bajgert advised that cars are sent out to body shops to be repaired, fluids aren't drained on site, most fluids drain out at the wreckage site.
- Mr. Segelken stated it sounds like outdoor storage wouldn't work and states that expansion of the auction wouldn't be allowed in use group 22 (e).
- Mr. Lawton asked if there was another avenue that they could go.
- Ms. Reinertsen advised not with this board, would require an industrial zoning and doesn't know that the comp plan would support it.
- Ms. Kennington advised that she asked originally about rezoning.
- Mr. Lawton stated that he does not see this as outdoor storage, sees this as a laydown yard, also stated that the use group 22 (e) as defined in the zoning ordinance says outdoor storage is for Boats, RV's.
- Lois Morgan (454 Tannenbaum) opposes the outdoor storage.
- Marian Cordray (108 Cleburne Ct) opposes the outdoor storage.

Chairman DeHay passed the gavel to Vice-Chair Ms. Harper

A motion was made by Mr. DeHay to deny the request based on the application, presentation and facts presented by staff, and the testimony provided by the applicant,

seconded by Mr. Lawton. The vote was 5-0 to deny. (Dixon, Harper, DeHay, Lawton, Segelken)

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

Chairman DeHay thanked everyone for coming.

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen advised the board members about the Comp Plan survey that will be going out.

9. **PUBLIC COMMENT**

Marian Cordray thanked the board.

10. **ADJOURNMENT**

Meeting adjourned at 6:40 p.m.

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

October 25, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Solberg
Ms. Durham

Absent: Mr. Reeves
Ms. Harper

Meeting started at 6:20 p.m.

2. **INVOCATION & PLEDGE**

The Invocation was led by Mr. Dwight and The Pledge was led by Mr. DeHay.

3. **MINUTES**

Adoption of Minutes from the September 27, 2023, 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. (Dixon, DeHay, Lawton, Dwight, Segelken)

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

None

5. **OLD BUSINESS**

A. Special Exception request for an RV park in an Agricultural Residential District (AR).

Applicant: Timothy M. Weaver
Property Owner: Weaver Logistics, LLC

Address: 9999 Charleston Highway
St. George, SC 29477
TMS# 014-00-00-009

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

Ms. Reinertsen gave the staff report and recommends, upon additional analysis of the application and discussion of Recreational Vehicle Parks, staff finds that the use is not provided for within the Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1, Subsection 9.1.4 as Use Group 7(b), Business, Accommodation and Food Services; Use Group 2, Residential; Single-Family Detached; or Use Group 5, Residential, Manufactured Housing Unit and would therefore recommend denial of the application.

All Individuals who spoke for or against were sworn to oath.

- Mr. DeHay asked for clarification on the building code.
- Ms. Reinertsen advised it's not built to the residential building code.
- Don Weaver stepped to the podium to answer any questions the board may have.
- Mr. DeHay asked about timeframe for building on property.
- Mr. Weaver advised possibly five years.
- Mr. Segelken asked if he would be living full time on property.
- Mr. Weaver advised yes.
- Mr. DeHay asked where the RV would be placed on property.
- Mr. Weaver advised around fifty to seventy-five feet away from the highway.
- Mr. Lawton asked if he owned the RV.
- Mr. Weaver advised yes.
- George Kizer (9980 Charleton Highway) spoke against an RV park but has no problem with one RV on the property.

A motion was made by Mr. Segelken to approve, based on staffs' findings of fact: Approval by DHEC of water and sewer facilities or an approved schedule and site for the removal of waste and provision of clean water. No more than one (1) Recreational Vehicle allowed on the property. Maintain a County Business License for the operation of a Recreational Vehicle Park. Special Exception Agreement drafted and filed on the property which lists all required conditions and would limit the approval to the current property owner and automatically terminate the approval and require removal upon transfer of deed or failure to meet required conditions, and yearly renewal of license and annual check-ups up to five years, this will not transfer to future property owners, seconded by Mr. Dwight, an amendment to the motion was made by Mr. Segelken to add that the RV be fully licensed and tagged. The vote was 5-0 to approve. (Dixon, Lawton, DeHay, Segelken, Dwight)

B. Special Exception for an RV park in an Agricultural Residential District (AR).

Applicant &
Property Owner: Matthew D. Artrip
Address: 147 Gator Walk
Ridgeville, SC 29472
TMS# 131-00-00-056

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

Ms. Reinertsen gave the staff report and recommends, upon additional analysis of the application and discussion of Recreational Vehicle Parks, staff finds that the use is not provided for within the Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1, Subsection 9.1.4 as Use Group 7(b), Business, Accommodation and Food Services; Use Group 2, Residential; Single-Family Detached; or Use Group 5, Residential, Manufactured Housing Unit and would therefore recommend denial of the application.

All Individuals who spoke for or against were sworn to oath.

- Mr. Segelken asked if is for an RV Park
- Ms. Reinertsen advised this area is in a flood district.
- Matthew Artrip (owner) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Segelken to approve, with staffs' recommended conditions: Strict Adherence to Flood Prevention Ordinance – specifically but not limited to Section 18-52(6). Approval by DHEC of water and sewer facilities or an approved schedule and site for the removal of waste and provision of clean water. No more than one (1) Recreational Vehicle allowed on the property. Maintain a County Business License for the operation of a Recreational Vehicle Park. Special Exception Agreement drafted and filed on the property which lists all required conditions and would limit the approval to the current property owner and automatically terminate the approval and require removal upon transfer of deed or failure to meet required conditions, and moved every 180 days per flood ordinance, seconded by Mr. Lawton. The vote was 5-0 to approve. (Dixon, Lawton, DeHay, Segelken, Dwight)

6. **NEW BUSINESS**

A. Adoption of 2024 Board of Zoning Appeals Meeting Schedule.

A motion was made by Mr. Lawton to approve the 2024 meeting schedule, seconded by Mr. Dixon. The vote was 5-0 to approve. (Dixon, DeHay, Lawton, Dwight, Segelken)

B. Discussion of standards and regulations for RV parks and campgrounds.

Ms. Reinertsen wants to make sure that the boards questions are discussed.

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen advised the board members there would be no Board of Zoning Appeals meeting for November. Also reminded the board of continuing education.

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 7:27 p.m.

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

September 27, 2023

6:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Solberg
Ms. Durham

Absent: Mr. Reeves

2. **INVOCATION & PLEDGE**

The Invocation was led by Mr. Dwight and The Pledge was led by Mr. DeHay.

3. **MINUTES**

Adoption of Minutes from the August 23, 2023, Board of Zoning Appeals Meeting.

A motion was made by Ms. Harper to approve the minutes, seconded by Mr. Lawton. The vote was 5-0 to approve. (Dixon, DeHay, Lawton, Harper, Segelken) 1 Abstain (Dwight)

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

- A. Variance request from Section 9.1.6(a) to reduce the minimum lot size requirement to .91 acre to allow subdivision of the lot.

Applicant: Belinda Gaymon
Property Owner: Dorothy Spell
Address: 142 Boat Landing Road
Ridgeville, SC 29472
TMS# 140-00-00-058

Mr. Solberg gave the staff report, staff finds that the application does not meet the requirements for a variance and therefore recommends denial of the request.

All Individuals who spoke for or against were sworn to oath.

- Belinda Gaymon (10825 Dorchester Road) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. DeHay clarified the acreage breakdown.
- Ms. Harper asked why they wanted to subdivide the property.
- Ms. Gaymon advised her mom is giving a part to her to put a home on so that she can take care of her.
- Mr. Segelken asked what was at the location before.
- Ms. Gaymon advised a mobile home.
- Ms. Harper asked if septic, well and power pole still there.
- Ms. Gaymon advised yes.

A motion was made by Mr. Segelken to approve, due to the fact that they did lose land due to the right of way and it was purchased before the zoning change, seconded by Mr. Dixon. The vote was 6-0 to approve. (Dixon, Lawton, DeHay, Harper, Segelken, Dwight)

B. Special Exception request for an RV park in an Agricultural Residential District (AR).

Applicant: Timothy M. Weaver
Property Owner: Weaver Logistics, LLC
Address: 9999 Charleston Highway
St. George, SC 29477
TMS# 014-00-00-009

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

All Individuals who spoke for or against were sworn to oath.

Before moving forward with this special exception, Ms. Harper read a prepared statement:

“Before we hear from the Applicant, I have a motion that I feel is appropriate. At first blush one cannot help but be sympathetic to an applicant that is trying to build their family home. However, upon further reflection, I have concerns about the precedent

that we may be setting. I believe this application is intended to be a temporary fix; however, I don't know that we have the right to grant only a temporary variance. I am also concerned that once we grant a "park" designation to a larger tract for a single RV, we may not be able to justify denying a request to expand to more RVs at a later date. Accordingly, I move that we carry this request over to next month's meeting which will allow the board to seek independent legal counsel to fully advise us on these issues and allow us the opportunity to listen to the Applicant and any other parties from a more knowledgeable position."

- Timothy Weaver (owner) explained his request.
- Ms. Harper explained why the board wants to clarify the ordinance.

A motion was made by Ms. Harper to carry the request to next month's meeting, seconded by Mr. Segelken. The vote was 6-0 to carry the request to next month. (Dixon, Lawton, DeHay, Harper, Segelken, Dwight)

C. Special Exception for an RV park in an Agricultural Residential District (AR).

Applicant &

Property Owner: Matthew D. Artrip
Address: 147 Gator Walk
Ridgeville, SC 29472
TMS# 131-00-00-056

The Dorchester County Zoning and Land Development Standards Ordinance #04-13, Article IX, Section 9.1.4 lists Use Group 7(b) Business, Accommodation and Food Services as a Special Exception Use.

Ms. Reinertsen gave the staff report, staff recommends approval with strict conditions prohibiting permanent residential use in an RV and requiring removal of the RC when not being used.

All Individuals who spoke for or against were sworn to oath.

- Mr. Segelken asked would occasional use have to be approved.
- Ms. Reinertsen explained the current regulations are for RV's to be in RV parks.
- Mr. Lawton asked who would enforce the removal.
- Ms. Reinertsen advised the code enforcement officer.
- David Artrip (1613 Grey Marsh) stepped to the podium, passed out a handout to the board members, explained the request and to answer any questions the board may have.

- Ms. Harper asked if the intent is to park it and leave it.
- Mr. Artrip advised yes.
- Mr. Segelken asked if the three RV's have septic and how does the applicant plan on dumping waste.
- Mr. Artrip advised he does not know if those have septic, would have a trailer a holding tank or move the RV and dump and bring it back.
- Mr. Segelken is this for private use.
- Mr. Artrip advised yes.

A motion was made by Ms. Harper to carry the request to next month's meeting, seconded by Mr. Lawton. The vote was 6-0 to carry the request to next month. (Dixon, Lawton, DeHay, Harper, Segelken, Dwight)

5. **OLD BUSINESS**

- A. Variance request from Section 11.2.6(b) to eliminate the requirement to measure a minimum visual buffer within the transitional overlay district from the inboard line of the right of way or easement where the easement or right of way is contiguous with the front property line.

Applicant: Daniel Harris, Development Manager
Property Owner: EIG14T CLCH SC N CHARLESTON LLC
Address: 8389 Dorchester Road
North Charleston, SC 29418
TMS# 181-00-00-023

All Individuals who spoke for or against were sworn to oath.

Mr. Solberg advised the requestor asked to be added to this month's meeting. Staff hasn't received anything new in reference to this request.

- Daniel Harris (Development Manager) stepped to the podium to explain his request and share an updated presentation with staff and the board in reference to 11.2.6.(E), (Minimum Visual Buffer) in consideration of the variance.
- Mr. DeHay asked Daniel to pull up a slide in his presentation and asked for clarification on his request.
- Mr. Harris advised he had evidence that the adjoining properties planted in the easement when this ordinance was in place.
- Mr. Solberg advised redevelopment of the site beyond fifty percent would require following the ordinance in place.
- Mr. Harris reviewed slides of his updated plan for property.

A motion was made by Mr. Segelken to approve, as submitted, as it matches the surrounding properties, and gives a five-foot minimum buffer to block light which

would cause safety concerns, seconded by Mr. Lawton. The vote was 6-0 to approve. (Dixon, Lawton, DeHay, Harper, Segelken, Dwight)

Per Staff, Mr. Harris needs to provide staff with a copy of all updated plans, evidence, notes that was presented in the meeting.

6. **NEW BUSINESS**

Discussion of standards and regulations for RV parks and campgrounds.

- Ms. Reinertsen advised regulations can be discussed this evening or another time that the board feels is appropriate.
- Mr. DeHay asked if the board could submit some things in writing to staff to put something together for discussion.
- Ms. Reinertsen asked if the week of October 16th would work for a workshop for further discussion on RV parks.

7. **REPORT OF CHAIRMAN**

Mr. DeHay thanked the board members and applicants.

8. **REPORT OF ZONING ADMINISTRATOR**

Ms. Reinertsen advised the board members about continuing education.

9. **PUBLIC COMMENT**

Someone from the audience asked if they could get in touch with the board about an issue, Mr. DeHay advised them to contact the Planning & Zoning staff.

10. **ADJOURNMENT**

Meeting adjourned at 7:21 p.m.