

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

February 28, 2024

6:00 PM

1. **DETERMINE QUORUM**

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

Staff:                        Ms. Reinertsen- Director  
                                  Mr. Solberg- Deputy Director  
                                  Ms. Durham - Recorder

Absent:                     Ms. Harper

2. **INVOCATION & PLEDGE**

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

3. **MINUTES**

Adoption of Minutes from the January 24, 2024, Board of Zoning Appeals Meeting.

*A motion was made by Mr. Dixon to approve the minutes, seconded by Mr. Reeves. The vote was 5-1 to approve. (Dixon, DeHay, Lawton, Segelken, Reeves) 1 abstain (Dwight)*

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

A. **V-24-03**: Variance request from Section 10.4.11(b)(7) to allow 24/7 hours of operation regarding mineral resource extraction.

Applicant:                John Marion Clayton  
Property Owner:        MRC Mine LLC  
Address:                    E Main Street  
                                  Dorchester, SC 29437  
                                  TMS# 075-00-00-073

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

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

- Robert Strange (Greentree Land Management, LLC) stepped to the podium to explain the request and answer any questions the board members may have.
- Mr. Segelken asked what the hauling times are, how many trucks, and where is the current staging area.
- Mr. Strange advised times are 9pm -5am, about 30 trucks hauling six to eight loads each, and staging area is currently in the frontage road area (Hwy 27 and I-26)
- Mr. Segelken asked is this temporary.
- Mr. Strange advised until the job is complete which is about a year and a half.
- Tim Lewis (613 E Main St) spoke against the sand mine.
- Elizabeth Huffman (109 Crum Ln) spoke against the sand mine.
- Virginia Crum (115 Crum Ln) spoke against the sand mine.

After some discussion among the board members the decision was made to defer this to next month.

*A motion was made by Mr. Dwight to defer the request to next month, seconded by Mr. Lawton. The vote was 4-2 to approve (Dixon, DeHay, Lawton, Dwight) and 2 opposed (Segelken, Reeves)*

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

A. Adoption of amended Board of Zoning Appeals Bylaws

Ms. Reinertsen explained the change to the bylaws being that the number of terms changed from two to ten terms and will still have annual elections.

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

B. Election of Officers

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

*A motion was made by Mr. Segelken that Ms. Harper remain the Vice Chair, seconded by Mr. Reeves. The vote was 6-0 to approve. (Dixon, DeHay, Lawton, Segelken, Reeves, Dwight)*

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 7:35p.m.