

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

May 22, 2024

6:00 PM

1. **DETERMINE QUORUM**

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

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

Absent: Mr. Reeves
Mr. Segelken
Mr. Lawton

2. **INVOCATION & PLEDGE**

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

3. **MINUTES**

Adoption of Minutes from the March 27, 2024, Board of Zoning Appeals Meeting.

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

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

A. **V-24-05:** Variance request from Section 10.4.2(1)(f) to allow an accessory structure in the front yard.

Applicant: Alexis B. Scipio
Property Owner: Terry D. Scipio II, Alexis B. Scipio, Ruth B. Taylor, and Jerry L. Taylor
Address: 9951 Delemar Highway

Summerville, SC 29485
TMS# 169-00-00-010

Mr. Solberg gave the staff report for this request and provided the following facts:

1. The proposed site of the accessory structure is 521.2' from the property line which abuts Delemar Highway. This distance is populated with forested wetlands and is unlikely to be cleared.
2. The lot does have topographical and environmental conditions which provide a specific area which is most suitable for building. Although not unique in the County, the lot configuration and site of the existing primary structure create a unique situation.
3. The application of the ordinance would require additional land development which would be detrimental to the environmental condition of the lot.
4. The authorization of the variance to allow an accessory structure in the front yard would not be a detriment to adjacent property as the proposed development will not be visible from Delemar Highway.

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

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

- Mr. Dixon asked what the size of this structure.
- Alexis Scipio stepped to the podium to explain the request and advised the size was 30 x 60.
- Mr. Dixon asked if this would have a dwelling.
- Ms. Scipio advised no dwelling just a garage.

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

5. **OLD BUSINESS**

- A. **SE-24-01**: Special Exception request for an RV Park in an AR, Agricultural Residential District.

Applicant: Felicia & John Britt
Property Owner: John R Britt
Address: 496 Second Texas Road
St. George, SC 29477
TMS# 070-00-00-050

Ms. Reinertsen gave the updates for this request and provided the following facts:

1. Accommodation uses require Special Exception approval in the Agricultural Residential zoning district.
2. The area is predominately rural with large-lot residences and agriculture.
3. This site is located on a state-maintained rural collector that can handle the low trips generated by the proposed use.
4. The recommendations of the Comprehensive Plan and the Future Land Use designation recommend that preservation of the rural character and low-density development.
5. If approved, the use of this site would be limited to that provided for in this application (37 sites) and future changes or expansion would require additional approval from the Board of Zoning Appeals.
6. The site plan provides a clear picture of the layout and operation of the site but will still need to go through the full review and approval process.

Based on these facts, staff would support approval of the request if the board determines the location to be appropriate for the use. Ms. Reinertsen also advised that Technical Review would still require full approval.

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

- Felicia Britt stepped to the podium to explain the updates that were made for this request.
- Mr. DeHay asked if there would be individual taps for water.
- Ms. Britt advised that they would not have individual taps.
- Mr. DeHay asked if each lot would have a finished surface.
- Ms. Britt advised each lot would have gravel.
- Mr. Dixon asked how potable water would be accessed.
- Ms. Britt advised that there would be a fountain hook up around the park, and they are not completely sure on the water as the plan is not finalized yet.
- Ms Harper asked if water distribution was decided by another board.
- Ms. Reinertsen advised planning doesn't decide, possibly the state.
- Mr. Dixon asked about water and fire suppression.
- Ms. Reinertsen advised rural parts of the county use tanker trucks for water supply.
- Ms. Britt advised that the engineer advised water wasn't required.
- Ms. Harper asked if they were at a stopping point.
- Ms. Reinertsen advised septic is understood but water was in question.
- Ms. Harper asked if what was submitted is what the Board was looking for.
- Mr. DeHay advised yes it was a portion of what the board was looking for.
- Mr. Dwight asked if there was anyone that could assist the applicant.
- Ms. Britt advised that once there is approval the engineer will move forward.

- Mr. DeHay advised this is a special exception the board is giving special permission to use your property, and the board needs as much information as possible.
- Ms. Harper advised that this board is a quasi-judicial board meaning you have to look at the board as judges, you would need to provide proof of what you are doing.
- Ms. Britt advised everything was reviewed by phone.
- Ms. Harper asked how big was the well on the property.
- Ms. Britt advised there is not a well yet, everything is new a well has to be drilled.

Mr. DeHay passed the gavel to Ms Harper.

A motion was made by Mr. DeHay to defer the request, the board will supply a list of questions to the applicant and staff, and asks that the engineer is present for questions, seconded by Mr. Dixon. The vote was 4-0 to defer. (Dixon, DeHay, Dwight, Harper)

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 7:06 p.m.