

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

June 26, 2024

6:00 PM

1. **DETERMINE QUORUM**

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

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

Absent: Mr. Reeves
Mr. Lawton

2. **INVOCATION & PLEDGE**

Invocation and the Pledge was led by Mr. DeHay.

3. **MINUTES**

Adoption of Minutes from the May 22, 2024, Board of Zoning Appeals Meeting.

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

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

A. **SE-24-02:** Special Exception request for an Outdoor Storage Facility in an AR, Agricultural Residential District.

Applicant: Vivian G. Jager
Property Owner: 373 Properties LLC
Address: 204 Canaan Rd
Ridgeville, SC 29472
TMS# 150-00-00-164

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

1. Outdoor storage established as the principal use of a lot for the purpose of storing personal and commercial vehicles, including boats, travel trailers and recreational vehicles, light duty utility and cargo trailers, sport and commercial utility vehicles, light duty commercial vans, and similar commercial items, and including free-standing storage sheds and containers measuring not more than 200 square feet in total area require Special Exception approval in the Agricultural Residential zoning district.
2. Impacts are expected to be minimal if used occasionally as is typical of similarly developed properties. The compatibility within the neighborhood may require discussion following the public hearing.
3. The area is predominately rural and is fronting a major highway. Industrial uses are adjacent to the west and residential uses are to the east.
4. The access is along Canaan Rd which is a paved County Road that is primarily used for residential properties. There is a very tight 45 degree turn onto Canaan Rd from Hwy 17A that is of concern for increased turning movements. Trailers and long vehicles will likely cause traffic conflict at this intersection.
5. The recommendations of the Comprehensive Plan and the Future Land Use designation recommend that any development within the Natural Riparian Corridor be considered on a case-by-case basis. The site is not within NWI identified wetlands, however, is within the Special Flood Hazard Area AE (100 year or 1% chance floodplain). No new buildings are being proposed with the application.
6. If approved, the site plan submitted will need to be revised to meet all applicable Federal, State and County Regulations and reviewed for Site Development Plan approval by the Technical Review Committee.

Based on these facts, staff recommends approval of the application with the condition that the current site plan be revised to meet Federal, State and County requirements subject to review by the Technical Review Committee and that increased turning movements that would result from the proposed use be reviewed and approved by SCDOT and the County Transportation Manager.

There were a few questions for staff and after that Chairman DeHay asked if there was anyone who wanted to speak for or against this special exception request.

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

- Michael Jager (property owner) stepped to the podium to explain his request and answer any questions the board may have and also advised that he spoke with SCDOT and the sharp turn is due to be fixed

- Mr. Segelken asked if the plans submitted were the revised plans with buffers included.
- Mr. Jager advised yes, and it provides enough room to turn.
- Mr. Segelken asked when the SCDOT project be completed.
- Mr. Jager advised the fall.
- Mr. Dixon asked if this was strictly for storage.
- Mr. Jager advised yes.
- Stacey Jenkins (196 Caanan Rd.) stepped to the podium and spoke against the special exception.
- Cassandra Perry (184 Caanan Rd.) stepped to the podium and spoke against the special exception.
- Kimberly & Kelvin Morrison (185 Caanan Rd.) stepped to the podium and spoke against the special exception.
- Mr. Segelken asked what the distance from the road to the first set of parking spots is.
- Mr. Jager advised about one hundred twenty feet.
- Mr. Segelken asked about lighting.
- Mr. Solberg advised that Dominion approves lighting.

A motion was made by Mr. Segelken to approve with conditions that no free-standing storage sheds are allowed, SCDOT must be a part of TRC and SCDOT must approve a safe turn lane, seconded by Ms. Harper. The vote was 2-3 to approve with Ms. Harper and Mr. Segelken in favor, and Mr. Dwight, Mr. Dixon and Mr. DeHay opposed. The motion failed, and no final action was taken on this item.

5. **OLD BUSINESS**

B. **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 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 (36 sites) and associated amenities, 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. A conditional approval could also be considered that would require the closure of the clubhouse if the RV park was approved.

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

- Mr. Segelken asked if there had been any complaints.
- Ms. Reinertsen advised noise complaints.
- Mr. Segelken asked if there had been any complaints since this request.
- Ms. Reinertsen advised not from the sheriff's office.
- Ryan Heid (435 Seven Acres Rd) stepped to the podium at Chairman DeHay's request to explain his email to the board.
- Mr. Segelken asked if the rules apply on the entire property.
- Mr. DeHay advised if they include it with their motion.
- Mr. DeHay
- Barney Atkinson (neighbor) stepped to the podium and spoke against the special exception.
- Ms. Britt (owner) stepped to the podium to answer questions.
- Mr. DeHay asked if the plan was based on full occupancy.
- Ms. Britt advised it is her goal.
- Ms. Harper asked if Ms. Britt lived on the property.
- Ms. Britt advised no that she is in the process of moving.

The board took a break at 7:12p.m.

The board returned from break at 7:21 p.m.

A motion was made by Mr. Segelken to defer the request for three months to allow everything going on with property to be cleaned up, seconded by Mr. Dwight. The vote was 5-0 to defer. (Dixon, DeHay, Dwight, Harper, Segelken in favor)

6. **NEW BUSINESS**

None

7. **REPORT OF CHAIRMAN**

None

8. **REPORT OF ZONING ADMINISTRATOR**

None

9. **PUBLIC COMMENT**

None

10. **ADJOURNMENT**

Meeting adjourned at 7:35 p.m.