

Minute
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

January 9, 2020
4:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Carter
Mr. Touchberry
Mr. Pratt
Mr. Groover
Mr. Symuleski
Ms. Kunda
Mr. Judy

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the December 12, 2019 Planning Commission Meeting.

Mr. Symuleski made a motion to approve the minutes as submitted. Mr. Groover seconded the motion and the vote was unanimous (7-0) to approve.

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. Waiver/Modification Request for Embassy Drive Subdivision

Mr. Davis explained the responsibility of the Commission with the waiver/modification request for the Embassy Drive Subdivision. The road design on the project exceeds the maximum street and cul-de-sac length for roads classified as Courts.

Mr. Giles Branch, Earthsource Engineering, stepped to the podium to answer any questions the Commission may have about the request.

Mr. Symuleski asked if this has been presented to public works and the fire marshal.

Mr. Pratt asked if the stormwater pond released to all wetlands.

Mr. Groover made a motion to approve the request for the waiver and Mr. Touchberry seconded the motion. The vote was unanimous (7-0) to approve.

B. 2020 Election of Officers

Chairman Carter gave the gavel to Mr. Pratt who stated the nominating committee vote was unanimous (3-0) for the Chairman and Vice Chairman seats to remain the same. The vote was unanimous (7-0) to approve.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen gave an update on items that had been considered by the Planning Commission and its progress to date.

Mr. Carter asked to schedule another workshop for the county-initiated R-4 zoning changes. Ms. Reinertsen stated it would be scheduled.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Mr. Symuleski made a motion to adjourn and Mr. Groover seconded the motion. The meeting adjourned at 4:12 pm.

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

February 13, 2020
4:00 PM

1. **DETERMINE QUORUM**

Present: Vice Chairman
Mr. Pratt
Mr. Groover
Mr. Symuleski
Mr. Judy

Absent: Chairman Carter
Ms. Kunda

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 9, 2020 Planning Commission Meeting.

Mr. Symuleski made a motion to approve the minutes as submitted. Mr. Pratt seconded the motion and the vote was unanimous (5-0) to approve.

3. **REZONING REQUESTS**

A. **RR #799** Property Owners: Earnest G. & Collen D. Ewers; Applicant: Matheus Barion; Location: 1805 and 1807 Central Avenue, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to CLI (Commercial Light Industrial District); TMS# 135-00-00-126 & 135-00-00-184; Total Acres – 2.00

Mr. Davis presented the staff report and stated it did not comply with the Comprehensive Plan and minimum zoning development standards for this type of use, so staff does not recommend approval.

Mr. Pratt asked what they should do with this property. It already has a metal building on the parcel. Mr. Pratt asked if there was another zoning that could work at this location.

Mr. Quedevez, the applicant, stepped to the podium and stated that Mr. Davis' description was correct of the business. The applicant stated they would be cutting at the first location and finishing at this new address.

Mr. Symuleski stated that noise could be a problem at the location.

Mr. Judy made a motion to recommend denying the request based on the zoning concerns and not meeting the requirements of the Comprehensive Plan. Mr. Symuleski seconded the motion and the vote was 4 in favor of recommending denial and 1 opposed (Mr. Pratt).

B. RR #800 Property Owners: Brian & Melissa Hunt; Applicant: Brian Hunt; Location: Eternal Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential District Manufactured Housing); TMS# 145-10-01-043 and 145-10-01-074; Total Acres – 1.36

Mr. Davis presented the staff report with a staff recommendation to approve the zoning as R-1(M)(A) instead of R-1(M). The difference being the lot size.

Mr. Groover made a motion to recommend approve of the R-1(M)(A) zoning district. Mr. Symuleski seconded the motion and the vote was unanimous (5-0) to recommend approval.

C. RR #801 Property Owner and Applicant: Moneguie Palmer-Hymes; Location: Salters Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential District Manufactured Housing); TMS# 153-09-08-008 and 153-09-08-010; Total Acres - 0.57

Mr. Davis presented the staff report with a staff recommendation to approve.

Mr. Symuleski made a motion to recommend approval and Mr. Groover seconded the motion. The vote was unanimous (5-0) to recommend approval.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Sonoran Circle – The Palms at Edgewater

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Mr. Judy made a motion to approve the new street name and Mr. Pratt seconded the motion. The vote was unanimous (5-0) to approve.

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **East Edisto – Summers Corner Community Plan 2 (Units 2 and 3)** – Property Owner - Lennar Carolinas; Applicant – Thomas & Hutton, LLC; Zoning District - EEMPOAF, G-2 Sector; Total Acreage -316.78; Parent TMS# 168-00-00-018 & 168-00-00-019.

Mr. Davis presented the staff report with a staff recommendation of approval.

Mr. Symuleski made a motion to approve and Mr. Pratt seconded the motion. The vote was unanimous (5-0) to approve.

B. **Zoning ZTA #20-01** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.4 “R-3, Single-Family Attached Residential District”; Article VII, Section 7.5 “R-4, Multi-Family Residential District”; Article VIII, Section 8.2 “MUC, Mixed Use Community District”; Article XXI, Section 21.13 “Oversized and Off-Site Improvements”; and Article XXV “Definitions”: to create standards for open space and off-site improvements for medium and higher density developments when the additional impacts of such developments would make existing infrastructure inadequate to serve such developments.

Mr. Davis presented the information for the zoning text change with a staff recommendation of approval.

Mr. Pratt asked if they were approving everything all at once or could it just be the 2 first items.

Mr. Pratt stated he was concerned that things could be slowed down from the approval process. Mr. Pratt also asked what if the closest pedestrian connection was ten miles away.

Mr. Pratt made a motion to approve Article XXI and Article XXV change. Mr. Groover seconded the motion and the vote was unanimous (5-0) to approve.

Mr. Pratt brought up concerns with the proposed open space percentage requirements and how it might impact smaller developments.

Mr. Symuleski made a motion to approve as written and Mr. Groover seconded the motion. Mr. Pratt during discussion offered an amendment to the motion to look into using a sliding scale from concerns it might have on developments of 10 acres or less. Staff was also asked to provide language to exempt active open space requirements for developments that are adjacent to public parks. Mr. Symuleski made a motion that it be tabled until next month. Mr. Pratt seconded the motion and the vote was unanimous (5-0) to table Article VII and Article VIII until next month.

8. **REPORT OF CHAIRMAN**

Vice Chairman Touchberry wanted to acknowledge that Chairman Carter was awarded the Berlin G. Myers lifetime achievement award.

9. **REPORT OF PLANNING DIRECTOR**

Mr. Davis wanted to commend the Commissioners on the discussion achieved and progress made.

10. **PUBLIC COMMENT**

Ms. Shepard stepped to the podium to let the Commissioners know that the applicant on Central Avenue was not telling the truth.

11. **ADJOURNMENT**

Mr. Symuleski made a motion to adjourn the meeting. It was unanimous (5-0), and the meeting adjourned at 5:25 pm.

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

March 12, 2020
4:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Carter
Mr. Touchberry
Mr. Pratt
Mr. Groover
Mr. Symuleski
Ms. Kunda
Mr. Judy

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 13, 2020 Planning Commission Meeting.

Mr. Symuleski made a motion to approve the minutes as submitted. Mr. Groover seconded the motion and the vote was unanimous (7-0) to approve.

3. **REZONING REQUESTS**

A. **RR #802** Property Owner and Applicant: Albert Marr; Location: Antler Drive, Summerville; Request Zoning Change from R-1(M)(A) (Single-Family Residential District, Manufactured Housing) to AC (Absence of Controls District); TMS# 071-00-00-243; Total Acres – 29.97

Mr. Davis presented the staff report with a staff recommendation to approve and explained that the applicant if the rezoning is approved, would then file for a special exception for the cell tower.

Mr. Pratt asked if reception was poor for cell phones in the area.

Mr. Symuleski made a motion to recommend approve and Mr. Touchberry seconded the motion. The vote was unanimous (7-0) to recommend approval.

B. **RR #803** Property Owner and Applicant: Swanson Rd LLC; Location: Mentor Street, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District)

to R-2 (Single-Family Residential District); TMS# 128-00-00-147, 135-00-00-016, 128-00-00-148; Total Acres - 46.37.

Property Owner: General M. Baker; Applicant: Swanson Rd LLC; Location: W. Butternut Road, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-2 (Single-Family Residential District); TMS# 135-00-00-195; Total Acres – 5.48.

Property Owner: William W. & Vivian K. Newell; Applicant: Swanson Rd LLC; Location: Mentor Street, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-2 (Single-Family Residential District); TMS# 128-00-00-197; Total Acres – 5.5.

Mr. Davis presented the staff report and reminded everyone this was a project that had caused a lot of concern from nearby property owners when the developer was trying to build townhomes. There were several times during past meeting to have an audience for public comment prior to it making the agenda for any approvals. During these past meetings current residence had come out to let the Commissioners know how they felt about the possibility of multi-family development in this area. The developer in the meantime decided to rezone the property so they could do a single-family detached cluster development.

Mr. Pratt asked if there will be a traffic study.

Mr. Touchberry stated this should lower the traffic impact.

Mr. Jonathon Lott stepped to the podium, and stated he was happy for the R-2 and not R-4 zoning. The traffic is still going to be a problem no matter what needs to be maintained and improved.

Mr. Symuleski made a motion to recommend approval and Mr. Touchberry seconded the motion. The vote was unanimous (7-0) to recommend approval.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. New Street Names

B. Street Name Changes

6. OLD BUSINESS

A. Zoning ZTA #20-01 Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.4 “R-3, Single-Family Attached Residential District”; Article VII, Section 7.5 “R-4, Multi-Family Residential District”; Article VIII, Section 8.2 “MUC, Mixed Use Community District”; Article XXI, Section 21.13 “Oversized and Off-Site Improvements”; and Article XXV “Definitions”: to create standards for open space and off-site improvements for medium and higher density developments when the additional impacts of such developments would make existing infrastructure inadequate to serve such developments.

Mr. Davis presented the staff report.

Mr. Pratt made a motion to recommend approval and Mr. Groover seconded the motion. The vote was unanimous (7-0) to recommend approval.

B. Official Map Amendment #19-01: Initiator – Dorchester County Council; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended as follows: TMS#s 144-00-00-036, 151-00-00-015, 152-01-01-015 from R-4, Multi-Family Residential District to CG, General Commercial District; 151-00-00-016 from R-4, Multi-Family Residential District to CV, Conservation District; 143-11-00-041 from R-4 Multi-Family Residential District to PI, Public Institutional District; 135-00-00-001, -006, -076 thru -079, -084, -126, -141, -167, -184, -281 thru -287, 135-15-00-031, -033, -034, 135-16-00-052, -079, -080, 144-00-00-013, -035, -054, -056, -083, -183, 144-01-00-002, -003, -005, 152-00-00-145, -172, -235, 152-01-01-001, -007, -011 thru -014, -017, -018 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 143-00-00-012, -027 thru -029, -034, -038, -096, -104, -110, 143-02-00-003, -015, -031 thru -033, 143-04-00-010, -011, -015 thru -017, -022 thru -024, 143-06-00-001, -002, -008, -009, -011 thru -015, -021 thru -025, -031, -034 thru -036, -041, -043 thru -045, -047, -048, -050, -061, -063, -064, 143-07-00-006, -008 thru -013, -020, -022 thru -026, -028 thru -030, -033 thru -035, -038 thru -042, 143-08-03-001, -003 thru -005, 143-08-04-001 thru -003, -006 thru -009, -013, -014, -018, -024, -028, -030 thru -033, -036, -038, 143-08-05-001, -007 thru -012, -014, -016 thru -018, 143-10-00-001 thru -004, 143-11-00-001 thru -015, -018 thru -020, -022, -030, -031, -034 thru -037, -050 thru -055, -060, 143-15-00-012, -013, -017 thru -019, -022, -035, 143-16-00-001, -028, -029, -045, -046, -048, -051, 144-00-00-085 thru -087, -156, -162, 144-01-00-001, -016, 144-05-00-001

thru -005, -007 thru -014, -016, -017, -019 thru -035, -038 thru -040, -043, -045 thru -047, -049 thru -062, 144-06-06-002, 151-00-00-038, 151-04-00-041, -042, 152-01-01-008, -016 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 135-00-00-127, 143-00-00-050, -051, 143-06-01-031, 143-06-02-015, 143-08-03-002, 143-15-00-014, -036 thru -039, 152-01-01-003 thru -005, -023 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 143-00-00-041, -042, -049, -052, -116, -121, -122, -131, -132, 143-02-00-013, -014, -019, -026, -048, 143-04-00-008, -009, -025, 143-08-05-002 thru -006, -013, -015, 143-10-00-005, -006, -009 thru -012, 144-01-00-015, -024 from R-4, Multi-Family Residential District to R-1MA, Single-Family Residential Manufactured Housing District; 135-00-00-007 thru -009, -080, -081, -120, -121, -160, 135-16-00-030 thru -032, -040, -046 thru -050, -054, -055, -057, -059, -061 thru -063, -068, thru -070, -072, -084 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 135-16-00-019, -021, -060, 136-13-00-003, -016, 144-01-00-014, -017, -018 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District; 135-16-00-007 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 143-15-00-020, -023, -024, -027 thru -029, -031 thru -034, 143-16-00-044, -052 from Multi-Family Residential District to SR, Suburban Residential District; 143-00-00-001 thru -003, -005 thru -011, -013 thru -015, -017 thru -021, -023 thru -026, -030 thru -033, -035, -036, -044, -046 thru -048, -053, -055, -058, -059, -061 thru -063, -065, -066, -069, -071 thru -076, -078 thru -081, -083, -084, -086 thru -088, -093 thru -095, -106, -109, -113, -118, -120, 143-06-00-005 thru -007, -010, -016 thru -019, -028 thru -030, -032, -037 thru -039, -042, -046, -049, -051, -052, -062, 143-08-04-005, -010, -012, -017, -020 thru -023, -025, -026, -034, 143-11-00-021, -032, -038, -040, -045, -046, -057 thru -059, -062, -063, 143-12-00-001, -002, -004, -006 thru -011, -013 thru -016, 143-15-00-015, -016, -021, -025, -026, 144-00-00-002, 144-13-00-001, -002, 151-00-00-001 thru -009, -012, -027, -040, -041, -053, -058 thru -061, -066, -071, -073, -074, -077 thru -079, -081, -100, -104, -105, 151-04-00-036, -037, -039, -040, and -049 from R-4, Multi-Family Residential District to TRM, Transitional Residential District.

Mr. Davis presented the staff report and reminded the Commission of the workshops since the past meetings. Mr. Davis stated that staff recommends approval.

Ms. Pam Shobe Smith, Orangeburg Road, stepped to the podium and stated she knew nothing about workshops for people. She was puzzled about restrictions on family land, 88 years later. Ms. Smith stated she's opposed to the rezoning.

Mr. Wendell Smith, Orangeburg Road, stepped to the podium and stated he was opposed to the rezoning. This is a highly desired piece of property, why is it being singled out.

Ms. Lutricia Tucker Blakely, Beaufort Street, came to the podium and asked what is being rezoned and why.

Ms. Jackie Shobe Canaday, Orangeburg Road, stepped to the podium and stated she was against the rezoning because it will limit how they can prosper from the land ownership.

Ms. Canaday stated the community owes them a debt of gratitude, their grandfather brought phone service and paved roads to the community.

Dr. Wimberly, President Circle, stated to the Commission that not all Knightsville is the same. There are 21 businesses on the corridor of Mr. K's area, no one will build a single-family home there, it will not happen.

Mr. Frank Finlaw, Cross Park Lane, stepped to the podium and explained his property purchased for townhouses for a purpose. Single family is not cost effective and logical.

Mr. and Mrs. Mickens, 113 Genell Rd, stated it should be their decision to sell their property for what we want. The Mickens stated they were opposed.

Mr. George Charpia, 126 Reed Street, stepped to the podium and explained that he felt his property value would be decreasing with the zoning change.

Mr. Trenton Walker, attorney for the Shobe family, asked the Commission if they would consider rezoning his client's property from R-4 to R-2 not R-1.

Mr. Lesemann, attorney for Knightsville, LLC, stepped to the podium and explained his client has been working on this deal since 2017 and asked for their properties be exempt because they relied on the R-4 zoning.

Ms. Theresa Mazell, 126 Schultz Lake Road, stated she was opposed to the rezoning of her property from R-4 to TRM citing it would be downgrading her property.

Mr. Robert Pickard stated that the Commission exempt or remove the Mr. Lesemann was talking about.

Mr. Joseph Drayton voiced his opposition to the rezoning.

Mr. Sam Barney, Embassy Drive, commented that the stock market is not good and now our property values are going down. What is next to come.

Mr. Tom Priester, Sand Dollar Lane, explained he was opposed to the zoning change because it would be a major down grade for their property.

Mr. Rashench, Old Tower Rd, stated he was not opposed to the change, but it did not need to be TRM. He asked that it be R-2 from current R-4 zoning.

Mr. Walley, Embassy Drive, stepped to the podium to say he was totally opposed of rezoning.

Ms. Chris Garcia, Old Tower Rd, explained that this had started in 2018, her client has spent money on a wetlands' studies and other development costs so while rezoning please keep it at R-2.

Mr. Keith Johnson, Embassy Drive, stated that it was the County's responsibility to keep up with infrastructure. Embassy Drive is all on septic so why is it involved with the rezoning process at all.

Mr. Clark stepped to the podium stating he was opposed, and this was taxation without representation.

Ms. McTiers, Old Tower Rd, shouldn't rezone they are on septic. She also stated that the property value should be her issue not the County's.

Mr. Charles Perry, Old Tower Rd, objects to having his property rezoned and the next parcel will remain R-4. He stated that the County has the line wrong.

Ms. Jennifer Lusk, Central Avenue and Old Tower Rd, has had property under contract since 2018 and they are willing to buy but not sure where the County is going with this. She stated she is opposed to rezoning from R-4 to R-1, the exercise needs to stop.

Mr. Clifford Tucker, owner of two parcels, stated his property needs to remain the same and he was opposed to the rezoning change.

Chairman Carter closed the public hearing.

Mr. Pratt recused himself from voting because he had agents in the audience.

Mr. Touchberry stated he studied the issues and feels that he has a sense of duty *to bring this to a conclusion*, he had raised *the same* questions/*concerns that each person just spoke of* to the County. Mr. Touchberry explained that this will move things back *in line* with the infrastructure *in place*. Mr. Touchberry stated he was going to support staff and let County Council decide.

Chairman Carter stated that this rezoning was caused by the R-4 default in 2004.

Mr. Touchberry made a motion to recommend approval and Mr. Groover seconded the motion. The vote was 6-0 to recommend approval, Mr. Pratt abstained.

7. **NEW BUSINESS**
8. **REPORT OF CHAIRMAN**
9. **REPORT OF PLANNING DIRECTOR**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

Chairman Carter adjourned the meeting at 5:20 pm.

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

May 14, 2020
4:00 PM

Advisory Notice: Out of an Abundance of Caution Related to Covid-19, Dorchester County Planning Commission Meetings are Closed to the Public. Information Regarding Viewing the Meeting or Commenting on Items can be Found by Visiting:

<https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

Present: Chairman Carter
Mr. Touchberry
Mr. Pratt
Mr. Mercer
Mr. Symuleski
Ms. Kunda
Mr. Judy

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 12, 2020 Planning Commission Meeting

Mr. Symuleski made a motion to approve the minutes as amended and Mr. Touchberry seconded the motion. The vote was unanimous (7-0) to approve the minutes as amended.

3. **REZONING REQUESTS**

A. **RR #804** Property Owners: Clary L. & Edward T. Samuels; Applicant: Clary L. Samuels; Location: Starr Road, Summerville; Request Zoning Change from CG (General Commercial District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 151-04-00-054 and TMS# 151-04-00-062; Total Acres – 3.45

Mr. Davis presented the staff report with a staff recommendation to approve.

Mr. Symuleski made a motion to recommend approval. Mr. Pratt seconded the motion and the vote was unanimous (7-0) to recommend approval.

- B. **RR #805** Property Owner: North Star Pro, LLC; Applicant: Robert Pratt; Location: Travelers Blvd, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to CG (General Commercial District); TMS# 161-04-01-010 and TMS# 161-04-01-011; Total Acres - .88

Mr. Pratt recused himself from item B and item C due to conflict of interest.

- C. **RR #806** Property Owner and Applicant: Fran L. Grossman; Location: Oakbrook Lane, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to CG (General Commercial District); TMS# 161-04-01-005 and TMS# 161-04-01-006; Total Acres – 1.15

Mr. Davis presented the staff report for both items B & C with a staff recommendation to approve.

Mr. Touchberry made a motion to recommend approval for items B & C. Mr. Symuleski seconded the motion and the vote was (6-0) to recommend approval with Mr. Pratt abstained.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Carolina Bay Phase 2** – Property Owner – D&A LLC; Applicant – Forsberg Engineering & Surveying Inc; Location – Deep Gap Road, Ridgeville; Zoning District – R-1A Single-Family Residential; 47 lots; 71.45 acres; TMS# 119-00-00-044.

Mr. Davis presented the staff report with a recommendation to conditionally approve, with the conditions being finalizing minor plat revision prior to recording and satisfying the Engineering Department.

Mr. Symuleski made a motion to conditionally approve based on staff's recommendation. Mr. Judy seconded the motion and the vote was unanimous (7-0) to conditionally approve.

2. **Butternut Townhomes** – Property Owner – Port Royal Land, LLC; Applicant – Sitecast LLC; Location – 849 East Butternut Road, Summerville; Zoning District – R-4 Multi-Family Residential; 40 lots; 3.97 acres; TMS# 128-00-00-206.

Mr. Davis presented the staff report with a recommendation to conditionally approve. The conditions being receiving the official performance bond and finalizing documentation for proper maintenance of drainage easements.

Mr. Pratt made a motion to conditionally approve based on the staff's recommendation. Mr. Touchberry seconded the motion and the vote was unanimous (7-0) to conditionally approve.

B. Preliminary Plats

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. Mario Formisano, Director, Dorchester County Emergency Management Department
Presentation of the Dorchester County Hazard Mitigation Plan

Mr. Formisano stepped to the podium and presented the Hazard Mitigation Plan. Mr. Touchberry complimented Mr. Formisano of the great work he has done since joining the County. Mr. Symuleski stated he has read many Mitigation Plans but this by far is the best work he has ever seen.

B. **East Edisto – Special District (SD-5) Plan – Summer’s Corner – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned – MPOAFD, G-2 Sector, 357.12 acres; TMS 158-00-00-014 (portion of).**

Mr. Davis presented the staff report with a staff recommendation of approval.

Mr. Mercer asked about a traffic study for Highway 61. Mr. Mercer also asked what was going on with the side roads from Summers Drive.

Mr. Judy asked for clarification about whether this request would happen whether they agree or not.

Chairman Carter asked if staff would try and get Mr. Carraher to come and speak about the traffic study process.

Mr. Pratt suggested that staff have a workshop for Commission on the Summers Corner development, because there are new Commissioners and it would be nice for some background on the development agreement.

Mr. Pratt made a motion to approve based on the information given by staff. Mr. Touchberry seconded the motion and the vote was (6-1) to approve, with Ms. Kunda opposed.

C. **Waiver/Modification Request for Indian Springs Frontage Parcel B Subdivision.**

Mr. Davis presented the staff report with a staff recommendation to approve.

Mr. Pratt recused himself due to conflict of interest.

Mr. Touchberry made a motion to approve and stated he appreciated the points staff made in the report. Mr. Symuleski seconded the motion and the vote was (6-0) to approve with Mr. Pratt abstained.

8. **REPORT OF CHAIRMAN**

Chairman Carter asked about a workshop to be scheduled for the Commission to refresh on the Summers Corner development and to bring the new Commissioners up to speed.

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen updated the Commissioners on the R-4 rezoning.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Meeting adjourned at 4:55 pm.

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

June 11, 2020
4:00 PM

Advisory Notice: Out of an Abundance of Caution Related to Covid-19, Dorchester County Planning Commission Meetings will be open to the Public, However there will be Limited admittance. Information Regarding Viewing the Meeting or Commenting on Items can be Found by Visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

Present: Chairman Carter
Mr. Touchberry
Ms. Kunda
Mr. Mercer
Mr. Pratt
Mr. Symuleski

Absent: Mr. Judy

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 14, 2020 Planning Commission Meeting

Mr. Symuleski made a motion to approve the minutes as submitted. Mr. Mercer seconded the motion and the minutes were approved unanimously. (6-0)

3. **REZONING REQUESTS**

A. **RR #807** Property Owner and Applicant: Edward R. Livingston; Location: Cinnamon Road, Summerville; Request Zoning Change from R-1(M) (Single Family Residential, Manufactured Housing District) to R-2(M) (Single-Family Residential Manufactured Housing District); TMS# 121-16-05-003; Total Acres – .55

Mr. Davis presented the staff report with a staff recommendation to approve.

Mr. Symuleski made a motion to recommend approval and Mr. Touchberry seconded the motion. The vote was unanimous (6-0) to recommend approval.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Timothy Lakes Phase 1** – Property Owner – D&E Development of the Lowcountry; Applicant – D&E Development of the Lowcountry; Location – Ridgeville Road, near Ridgeville; Zoning District – R-1 (Single-Family Residential); 55 lots; Acreage – 50.69 acres; TMS# Portion of 098-00-00-280.

Mark presented the staff report with a Staff recommendation of a conditional approval, with the conditions being finalizing minor plat comments and receiving the official performance bond approved by Public Works.

Mr. Touchberry made a motion to conditionally approve based on staff's comments. Mr. Symuleski seconded the motion and the vote was unanimous (6-0) to conditionally approve.

B. **Preliminary Plats**

1. **Gates at Orangeburg** – Property Owner – JBH Development LLC; Applicant – Nautilus Engineering – 1060 Orangeburg Road, Summerville; Zoning District – R-4, Multi-Family Residential & R-3, Single-Family Attached; 132 lots; 20.71 acres; TMS# 136-00-00-130, -202, -224, -286.

Mr. Davis presented the staff report with a staff recommendation to approve the revised preliminary plat with the submission of an open space improvement plan prior to final plat.

Mr. Symuleski made a motion to approve with an open space approval plan prior to final plat. Mr. Mercer seconded the motion and the vote was unanimous (6-0) to approve.

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen gave the Commissioners an update of the next round of the R-4 rezoning exercise.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Meeting adjourned at 4:20 pm

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

July 9, 2020
4:00 PM

Advisory Notice: Out of an Abundance of Caution Related to Covid-19, Dorchester County Planning Commission Meetings will be open to the Public, However there will be Limited admittance. Information Regarding Viewing the Meeting or Commenting on Items can be Found by Visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

Present: Chairman Carter
Mr. Touchberry
Ms. Kunda
Mr. Pratt
Mr. Symuleski

Staff: Mr. Davis
Ms. Reinertsen
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 11, 2020 Planning Commission Meeting

Mr. Symuleski made a motion to approve the minutes as submitted. Mr. Pratt seconded the motion and the vote was unanimous (5-0) to approve.

3. **REZONING REQUESTS**

A. **RR #808** Property Owner: Dorchester County; Applicant: Rosenblum Coe Architects, Inc.; Location: 212 Deming Way, Summerville; Request Zoning Change from I (Industrial District) to PI (Public Institutional District); TMS# 129-00-00-074, 129-00-00-131, and 129-00-00-135; Total Acres – 20.31

Mr. Davis presented the staff report with a staff recommendation to approve.

Mr. Pratt made a motion to recommend approval and Mr. Symuleski seconded the motion. The vote was unanimous (5-0) to recommend approval.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Timber Trace Phase 3** – Property Owner – Ryland Group Inc; Applicant – Sitecast LLC; Location – Mossy Rock Drive, Summerville; Zoning District – PD, Planned Development (Timber Trace); 50 lots; Acreage – 16.11 acres; TMS# 160-00-00-092.

Mr. Davis presented the staff report with a staff recommendation to conditionally approve. The conditions being the developer providing a timeline for finalizing the improvements of the cultural resource areas and receiving official bonds.

Mr. Touchberry made a motion to conditionally approve the final plat based on staff's conditions. Mr. Symuleski seconded the motion and the vote was unanimous (5-0) to conditionally approve.

2. **Mallard Crossing Phase 4** – Property Owner Forestar (USA) Real Estate Inc.; Applicant – Bret Schumacher/Forestar Coastal; Location – Near the intersection of Orangeburg Rd. and Mallard Rd.; Zoning District – R-2 (Single-Family Residential); 70 lots; Acreage – 23.16 acres; TMS# 128-00-00-194.

Mr. Davis presented the staff report with a staff recommendation to conditionally approve. The conditions being satisfying minor plat revisions and receiving official bonds.

Chairman Carter asked about seeing the traffic study and asked if Mr. Davis could send a copy to them.

Mr. Touchberry asked about the right of way being based on the new Ordinance that was passed.

Mr. Touchberry made a motion to conditionally approve the plat based on staff's conditions. Ms. Kunda seconded the motion and the vote was unanimous (5-0) to conditionally approve.

3. **Shady Oaks Townhomes** – Property Owner & Applicant – Rolina Investments LLC; Location – Shady Lane, Summerville; Zoning District – R-4 (Multi-Family Residential); 135 lots; Acreage – 22.19 Acres; TMS# 153-00-00-007.

Mr. Davis presented the staff report with a staff recommendation to conditionally approve. The conditions being satisfying minor plat revisions and receiving final approval from Public Works with official bonds.

Mr. Symuleski made a motion to conditionally approve based on staff's recommendation. Mr. Pratt seconded the motion and the vote was unanimous (5-0) to conditionally approve.

B. Preliminary Plats

5. STREET NAME REQUESTS

A. New Street Names

B. Street Name Changes: Portion of Parsons Road to Little Parsons Court

Mr. Davis presented the staff report with a recommendation to approve.

Mr. Pratt made a motion to approve the new street name and Mr. Touchberry seconded the and the vote was unanimous (5-0) to approve.

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. Modification of Land Development Standards: Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: David Swift & Jo Ann Absher; Applicant: D. Scott Wilson Land Surveyor; Location: Delemar Highway; Zoning District: AC - Absence of Controls; 2 lot; 6.82 acres; TMS# 194-00-00-049.

Mr. Davis presented the staff report and explained why this item was being presented to the Planning Commission.

Mr. Pratt made a motion to allow the modification of The Land Development Standards. Mr. Touchberry seconded the motion and the vote was unanimous (5-0) to approve.

B. Dorchester County Emergency Operations Center – Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.

Mr. Davis presented the plans and location of the County's new Emergency Operations Center.

Mr. Symuleski made a motion to approve and Mr. Pratt seconded the motion. The vote was unanimous (5-0) to approve.

C. Official Map Amendment #20-01: Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 172-13-01-005, 172-13-02-002, -008, -010 from R-4, Multi-Family Residential District to CLI-2, Commercial Light Industrial-2 District; 180-00-00-037, 181-00-00-047, -049 from R-4, Multi-Family Residential District to CV, Conservation District; 162-14-00-001, 172-00-00-007, 181-00-00-052, from R-4, Multi-Family Residential District to OI, Office and Institutional District; 154-00-00-061, 180-00-00-011, 181-00-00-030 from R-4, Multi-Family Residential District to PI, Public Institutional District; 154-00-00-006, -057, -071, -079, 162-00-00-009, 162-02-01-004 thru -012, -014, -016 thru -019, -022, -023, -229, -231 thru -235, -238, 162-02-02-001 thru -006, -008 thru -011, 181-00-00-020 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 154-00-00-007, -054, -

076, -080, 154-11-01-015 thru -029, -031 thru -048, -050, -051, 154-11-06-001 thru -007, 154-11-07-001 thru -041, 154-14-06-009, -015, 154-14-15-017 thru -048, 154-14-16-016 thru -068, 154-14-17-033 thru -095, 154-14-18-003 thru -022, 154-14-21-001, 162-02-03-001 thru -020, 162-02-04-001 thru -018, 162-02-05-001 thru -040, 162-02-06-001 thru -036, 162-13-05-001 thru -005, 172-00-00-019, 172-02-01-001 thru -006, 172-03-01-001, -002, 172-03-02-001 thru -025, 172-03-03-001 thru -008, 172-03-04-001 thru -026, 172-03-05-001 thru -009, 172-03-06-019 thru -022, 172-04-01-001 thru -057, 172-04-02-001 thru -019, 172-04-03-001 thru -007, 172-04-04-001 thru -006, 172-06-03-001 thru -004, 172-06-04-001 thru -029, 172-06-05-001 thru -012, 172-06-06-001 thru -010, 172-07-01-001 thru -027, -029 thru -086, 172-07-02-001 thru -015, 172-07-03-001, -002, 172-07-04-001 thru -008, 172-07-05-001 thru -016, 172-07-06-001 thru -037, 172-07-07-001 thru -013, 172-07-08-001 thru -063, 172-07-09-002 thru -012, 172-07-10-001 thru -008, 172-07-11-001 thru -018, 172-07-12-001 thru -019, 172-07-13-001 thru -007, 172-07-14-001 thru -038, 172-07-15-001 thru -017, 172-07-16-001 thru -011, 172-07-17-001 thru -064, 172-07-18-001 thru -009, 172-07-19-001 thru -007, 172-07-21-001, 172-07-22-001 thru -015, 172-08-05-001 thru -020, 172-08-06-017, -018, 172-08-07-017 thru -19, 172-08-08-013 thru -024, 172-08-09-001 thru -009, 172-08-10-001 thru -006, 172-08-10-013 thru -025, 172-08-11-001 thru -039, 172-08-12-001 thru -090, 172-08-13-001 thru -012, 172-08-14-001 thru -016, 172-08-15-001 thru -015, 172-08-17-001 thru -013, 172-08-18-001 thru -003, 172-08-19-001 thru -012, 172-08-20-001, -002, 172-11-01-046 thru -063, 172-11-19-001 thru -009, 172-11-20-001 thru -005, 172-12-05-001 thru -009, 172-12-06-001 thru -007, 172-12-07-001 thru -005, 181-00-00-024, -039, -061, 181-06-04-038, 181-11-03-001 thru -012, 181-11-04-001, -003 thru -033, 181-11-05-001 thru -012, 181-11-06-001 thru -003, 181-11-15-001 thru -008, 181-15-03-001, -002, from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 172-00-00-013, 172-11-01-010, -011, -015 thru -017, -019, 172-11-03-001, -002, -010, 172-11-04-002, -003 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District

Ms. Reinertsen presented the staff report explaining that these were a continuation from the first exercise that has already gone to Council. These parcels are below Ladson Road.

Ms. Theresa Zahlek, 9510 One Notch Road, stepped to the podium and asked how this was going to affect the flooding that already exist, or would it help.

Mr. Carl Chisolm, property in Straton Capers, explained he was already in the process of developing a duplex for his children and would like his property to remain under the R-4 zoning.

Mr. Harry Wimpie, 96 Parlor Drive, stepped to the podium and stated the price for an acre in the Multi-Family District is \$35,000 and the price of the same acre in the Single-Family District is \$7500. He would appreciate if the County could leave his property under the R-4 zoning.

Mr. Pratt recused himself, he has property in this rezoning exercise.

5

Mr. Symuleski made a motion to recommend approval for all parcels except the 3 spoken about and Mr. Touchberry seconded the motion. The vote was unanimous (4-0) to approve with Mr. Pratt recused.

8. **REPORT OF CHAIRMAN**

Chairman Carter asked if the Industrial area is still going forward and is in line with Economic Development.

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen reminded everyone who participated in the webinar to make sure they send over their certificates.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Mr. Symuleski made a motion to adjourn and the meeting adjourned at 4:45 pm.

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

August 13, 2020
4:00 PM

Advisory Notice: Out of an Abundance of Caution Related to Covid-19, Dorchester County Planning Commission Meetings will be open to the Public, However there will be Limited admittance. Information Regarding Viewing the Meeting or Commenting on Items can be Found by Visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Russ Touchberry, Vice-Chairman
Robert Pratt
Richard Symuleski
Mike Mercer
Jennifer Kunda (*entered at 4:05 PM*)
Bert Judy

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Tiffany Heber, Recorder

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 9, 2020 Planning Commission Meeting

Mr. Symuleski made a motion, seconded by Mr. Touchberry to approve the Minutes as submitted. The vote was (5) to approve (Carter, Pratt, Symuleski, Touchberry, Judy) with (1) abstain (Mercer – because he was not present for the July meeting).

3. **REZONING REQUESTS**

A. **RR# 809** Property Owner & Applicant – William F. McArn, Sr.; Location – Orangeburg Rd, Summerville; Request zoning change from CG (General Commercial District) to R-1M (Single-Family Residential Manufactured Housing District); Total Acreage – 1.0-acre; TMS# 128-00-00-084.

Mr. Davis presented the Staff Report with recommendation to deny.

*Ms. Kunda arrived at 4:05 PM.

No one present to speak for or against the Request.

Mr. Touchberry made a motion, seconded by Mr. Pratt to recommend denial. The vote was unanimous to deny (7-0) (Carter, Pratt, Symuleski, Mercer, Touchberry, Kunda, Judy). RR# 809 will be forwarded to County Council with a recommendation to deny.

- B. **RR# 810** Property Owner – Mary B. Thrower (Thrower Trust Trustee); Applicant – Christ Wallace, Perseverance Land Investments); Location – Givhans Rd, Ridgeville; Request zoning change from AC (Absence of Controls District) to R-1 (Single-Family Residential District); Acreage – 61.87-acres; TMS# 119-00-00-037.

Property Owner – Thomas M. & Cecilia R. Thrower (Thrower Trust Trustee); Applicant – Chris Wallace, Perseverance Land Investments); Location – Givhans Rd. Ridgeville; Request zoning change from AC (Absence of Controls District) to R-1 (Single-Family Residential District); Acreage – 0.99-acre; TMS# 119-00-00-080.

Mr. Davis presented the Staff Report with recommendation to approve.

Comments from the audience –

- Meghan Bassano – 506 Givhans Rd, Ridgeville, 29472
 - They move to the country to be away from this type of development, concerned about what this will do to the area (traffic).
- Frank Everly – 520 Givhans Rd, Ridgeville, 29472
 - He is concerned about the wetlands and runoff from development.
- Michael Carter – PO Box 131, Ridgeville, 29472
 - He owns adjacent property, 578 Givhans Rd <formerly 571 Givhans Rd> (TMS 119-00-00-079);
 - He does not live there but his daughter does, so he has concerns about the development but is not against it;
 - He wants to know if the development brings utilities such as Spectrum, would the current residents along Givhans Rd be allowed to tie into them.
- Donald Yaverak – 500 Givhans Rd, Ridgeville, 29472
 - He has concerns about traffic, drainage, types of houses, impact on infrastructure (schools).
- Ryan Brown with Civil Site Environmental (CSE) represented the applicant and addressed comments / concerns of the adjacent residents and Commission members (discharge of runoff, wetlands, availability of water & sewer).
- Heather Hedricks – 594 Givhans Rd, Ridgeville, 29472
 - She does not believe it is safe to build a development next to an existing hunting club and is also concerned about the impact on road safety.

Mr. Symuleski made a motion, seconded by Mr. Touchberry to recommend approval. The vote was (6) yes, (1) no to recommend approval (Yes – Carter, Pratt, Symuleski, Mercer, Touchberry, Kunda), (No – Judy). RR# 810 will be forwarded to County Council with a recommendation to approve.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats** – None

B. **Preliminary Plats**

1. **Mentor Street Subdivision:** Property Owner – Swanson RD, LLC, William & Vivian Newell, General Baker; Applicant – Swanson RD, LLC; Location – Mentor St, Summerville; Zoning – R-2, Single-Family Residential District; 90 lots; Acreage - 57.35-acres total; TMS# 128-00-00-147, -148, -197, 135-00-00-016, -195.

Mr. Davis presented the Staff Report with a recommendation to approve.

Comments from the audience –

- John Prorock with Stantec Consulting Inc represented the applicant and answered questions from the Commission members
- Jonathan Lott – 4203 Cottage Grove Ct, Summerville, 29483
 - He has concern for the existing road conditions, the “blind curve” and the proposed improvements; he would like study Mentor St as a whole.
- Carol Lott – 4203 Cottage Grove Ct, Summerville, 29483
 - She has concern for roads and impact on schools.
- Chris Young with Swanson RD LLC spoke about the traffic study requiring a turn lane; however, the developer will be widening 1500’ of Orangeburg Rd, above and beyond what the traffic study required.

*Mr. Pratt made a motion, seconded by Mr. Touchberry to approve the Preliminary Plat. Chairman Carter amended the motion, seconded by Ms. Kunda to approve the Preliminary Plat with a request for Staff to reach out to Public Works about improving the remaining portion of Mentor St, from the new end of pavement to W. Butternut Rd (approximately 1/3-mile). The vote was unanimous to approve (7-0) (Carter, Pratt, Symuleski, Mercer, Touchberry, Kunda, Judy). *The 1/3-mile road improvements were not a condition of Preliminary Plat approval.*

5. **STREET NAME REQUESTS**

A. **New Street Names**

Crescent Cove

Crescent Cove Ln
Brackish Ct

Homecoming

Field Sparrow	Magnolia Warbler	Summer Tanager
Homecoming Blvd	Marsh Harrier	Swamp Harrier
Hooded Warbler	Mourning Warbler	Yellow Warbler
House Finch	Northern Flicker	

Mentor Street Subdivision

Cloverleaf St	Valley Row	Woodvine Way
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Summers Corner

Bay Eddy Ct	Green Wisteria Way	River Wind Way
Beaver Sage Way	Greenbelt Ct	Riverbed Retreat Ln
Blue Crab Way	Groundcherry St	Shore Lap St
Bluegrass Run	High Summers Run	Sneak Turkey St
Bobwhite Run	Low Spring Way	Spotflower St
Bushy Pine Ln	Maritime Way	Spotted Way
Coast St	Marsh Royal St	Swamp Rose Run
Country Corner St	Narrowleaf Ave	Wetland Run
Dixie Iris Way	Oyster Tide Ave	Wood Sage Run
Green Edisto St	Passionflower Run	Yucca St

Chairman Carter presented all the street names for approval.

Mr. Symuleski made a motion, seconded by Mr. Mercer to approve the Street Names. The vote was unanimous to approve (7-0) (Carter, Pratt, Symuleski, Mercer, Touchberry, Kunda, Judy).

6. **OLD BUSINESS**

- A. **Official Map Amendment #20-01:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 154-11-01-016 from R-4, Multi-Family Residential Housing District to R-2, Single-Family Residential District, 172-11-04-002 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District, and 162-02-01-014 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District

Mrs. Reinertsen presented the results of her discussions with the Property Owners of the above properties. These were properties the owners had requested a closer look be taken before being included in the R-4 (Multi-Family Residential District) rezoning project.

Comments from the audience –

- Carl Chisolm, 4391 Rice Mill Dr, North Charleston, 29420
 - He owns TMS 172-11-04-002 (Stratton Dr);
 - He has finalized his plans and will picking them up from the Architect; he will need to submit for the Building Permit prior to 3rd Reading by County Council.

Mr. Pratt made a motion, seconded by Mr. Judy to recommend approval. The vote was unanimous to recommend approval (7-0) (Carter, Pratt, Symuleski, Mercer, Touchberry, Kunda, Judy). The properties will continue to County Council with a recommendation to approve.

7. **NEW BUSINESS**

- A. **The Ponds Planned Development Guidelines Revisions:** Applicant – Thomas & Hutton for KH Ponds, LLLP; Text Amendments to The Ponds Plantation Planned District Zoning Regulations adopted pursuant to Rezoning Request # 424.

Mr. Symuleski made a motion, seconded by Mr. Pratt to table the item at the request of the applicant. The vote was unanimous (7-0) (Carter, Pratt, Symuleski, Mercer, Touchberry, Kunda, Judy).

- A. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Property Owner – Curtis & Clara M Curtis; Applicant – Ashley Land Surveying, Inc.; Location – Johnson Rd, Dorchester; Zoning – AC (Absence of Controls District); Lot A-1 and Residual; TMS# 049-00-00-122.

Mr. Davis presented the plat and explained the reason for the modification request.

Mr. Judy questioned how would someone know when a property cannot be subdivided? Mrs. Reinertsen explained when researching a property, when and how it was approved / created, under what code / ordinance; if it was approved / created as a “Minor Subdivision”.

Mr. Touchberry made a motion, seconded by Mr. Symuleski to approve the Modification request. The vote was unanimous to approve (7-0) (Carter, Pratt, Symuleski, Mercer, Touchberry, Kunda, Judy).

8. **REPORT OF CHAIRMAN** – none

9. **REPORT OF PLANNING DIRECTOR**

Mrs. Reinertsen briefed the Commission on how items are moving thru County Council –

- R-4 rezoning project
 - Knightsville area is scheduled to receive 3rd Reading on September 21st;
 - Below Ladson Rd is scheduled to receive 2nd Reading on September 21st.
- Next round of R-4 rezonings (between Ladson Rd / Central Ave / W Butternut Rd) will be presented to the Commission at the September meeting.

10. **PUBLIC COMMENT** – none

11. **ADJOURNMENT**

Mr. Pratt made a motion to adjourn and the meeting adjourned at 5:00 pm.

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

September 10, 2020

4:00 PM

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1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Russ Touchberry, Vice-Chairman
Robert Pratt
Richard Symuleski
Mike Mercer
Bert Judy

Absent: Jennifer Kunda

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Tiffany Heber, Recorder

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the August 13, 2020 Planning Commission Meeting

Mr. Symuleski made a motion, seconded by Mr. Touchberry to approve the Minutes as submitted. The vote was (6) to approve (Carter, Touchberry, Pratt, Symuleski, Mercer, Judy) with (1) absent (Kunda).

3. **REZONING REQUESTS**

A. **RR# 811** Property Owner and Applicant: Richard Beaty; Location: 205 Fisher Rd, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); Acreage – 1.15-acs; TMS# 152-01-02-017.

Mr. Davis presented the Staff Report with recommendation to approve.

Comments from the audience and/or Commission –

- Richard Beaty, property owner and applicant introduced himself to the Commission. He explained the plan is to place a manufactured home on the property.

Mr. Pratt made a motion, seconded by Mr. Symuleski to recommend approval. The vote was unanimous to approve (6-0) (Carter, Touchberry, Pratt, Symuleski, Mercer, Judy) with (1) absent (Kunda). RR# 811 will be forwarded to County Council with a recommendation to approve.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Hampton Woods Ph 2:** Property Owner – Hodge Road, LLC; Applicant – Anchor Consulting Engineers, LLC; Location – 601 Hodge Road; Zoning District – R-4 (Multi-Family Residential District); 43 lots; Acreage – 6.55-ac; TMS# 122-00-00-028.

Mr. Davis presented the Staff Report with a recommendation to approve.

Comments from the audience and/or Commission –

- Cawood South with Anchor Consulting Engineers, LLC, applicant for the project introduced himself.
- Mr. Touchberry questioned if there were any outstanding issues between the County and developer. Mr. Davis answered the question stating that all departments have signed off on approval of the plat and that only minor GIS comments needed to be finalized.

Mr. Touchberry made a motion, seconded by Mr. Pratt to approve the Final Plat. The vote was unanimous to approve (6-0) (Carter, Touchberry, Pratt, Symuleski, Mercer, Judy) with (1) absent (Kunda).

B. **Preliminary Plats** – none

5. **STREET NAME REQUESTS**

A. **New Street Names** – none

B. **Street Name Changes** – none

6. **OLD BUSINESS** - none

7. **NEW BUSINESS**

- A. **ZTA 20-02:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI “Use Groups, Article VII, “Suburban District Regulations”, Article VIII, “Suburban Transition District Regulations”, and new Article X, Section 10.4.23, to establish Open Lot Storage as a use and create conditions for said use.

Mrs. Reinertsen presented the Staff Report.

Comments from the audience and/or Commission –

- Elliott Locklair with Locklair Consulting, Inc., applicant for the Zoning Text Amendment introduced himself and spoke of the need for Open Storage within CG Zoning District; however, he believes the proposed buffer depth is excessive and could deem a property unbuildable.
- Mr. Pratt questioned the possibility of excessive buffer depth.
- Mr. Mercer questioned if the buffer depth could be decreased with a Variance through the Board of Zoning Appeals (BZA)? Mrs. Reinertsen answered the question, variance would not be applicable.
- Mr. Touchberry proposed an option may be a mitigation plan.

Mr. Pratt made a motion, seconded by Mr. Touchberry to table ZTA 20-02 for staff to work on language further. The vote was unanimous to table (6-0) (Carter, Touchberry, Pratt, Symuleski, Mercer, Judy) with (1) absent (Kunda).

- B. **ZTA 20-03:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.10 “I, Industrial District”, Article VIII, Section 8.3 “Rural Residential District”, Article IX, Section 9.1 “AC, Absence of Controls District”, Article X, Section 10.4.11 “Mineral Resource Extraction Operations”, and Article XIII, Section 13.2 “Screening and Buffering Uses” to amend the regulations for mineral resource extraction operations.

*Chairman Carter recused himself. He handed the gavel to Vice-Chairman Touchberry.

Mrs. Reinertsen presented the Staff Report, explaining how and why the ad hoc committee was created and the members (Rich Symuleski, Arthur Dehay, Bart Sabine, Sharon Richardson, Miriam Birdsong, Arlethia Lemon-Cusack, Todd Muckenfuss, Jimmy Still).

- Mr. Symuleski explained that buffering and sound were priority and concern.

Vice-Chairman Touchberry called for comments from the audience – no one present spoke for or against.

Mr. Symuleski made a motion, seconded by Mr. Pratt to approve ZTA 20-03. The vote was (5) in-favor (Touchberry, Pratt, Symuleski, Mercer, Judy), (1) abstain (Carter) and (1) absent (Kunda). The ZTA 20-03 will be forwarded to County Council with a recommendation to approve.

*Vice-Chairman Touchberry returned the gavel to Chairman Carter.

- C. Official Map Amendment #20-02:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 136-00-00-158, 144-00-00-004, 144-06-05-004, 144-14-00-008, -009, -014, 145-08-00-021, 146-00-00-038, -041, -054, -056, 152-00-00-078, -079, -098, -161, 161-04-01-007, -008.000, -008.001, -008.002, 161-04-02-007, -008, -089 from R-4, Multi-Family Residential District to CG, General Commercial District; 144-06-07-015, -017 thru -019, 153-00-00-112, 161-04-03-001 from R-4, Multi-Family Residential District to CN, Neighborhood Commercial District; 152-00-00-096, -097, -107, -109, -111 thru -115, -122 thru -127, -182 thru -191 from R-4, Multi-Family Residential District to MUC, Mixed Use Community District; 136-09-00-006, -007, -058, 144-01-00-007, -020, -028, -043, -061, -067 from R-4, Multi-Family Residential District to OI, Office and Institutional District; 136-00-00-277, 144-00-00-161, 152-00-00-008, 153-00-00-031, 154-04-00-013, 160-00-00-010 from R-4, Multi-Family Residential District to PI, Public and Institutional District; 145-08-00-017 from R-4, Multi-Family Residential District and TRM, Transitional Residential District to PI, Public and Institutional District; 135-08-00-040, -065, -066, 135-12-00-019, -021, -022, 136-00-00-127, -128, -131, -147, -148, -163, -199, -233 thru -235, -287, -314, -316, -340, 136-05-00-001 thru -003, -005 thru -008, -010, -013, -014, 136-09-00-027 thru -033, -041, -042, -047, -049, -060, -061, 144-00-00-015, -058, -076, 144-06-07-006, -007, -009, -013, -028, -029, 144-07-09-005, -007, 144-14-00-006, 145-07-04-024, -025, 145-10-01-003 thru -023, 145-10-01-034, -035, 145-10-02-001 thru -029, -039, 146-00-00-024, -025, -027 thru -032, -035, -040, -044 thru -047, -050, -051, -059, -065, -074, -075, 152-00-00-041, -042, -044 thru -048, -053, -072 thru -074, -076, -080 thru -092, -121, -149, -150, -157, -158, -175, -177, -180, -181, -199, -202, -204, -213, 152-01-02-003 thru -010, -012, -013, -016, -021, 152-02-00-007 thru -012, -014, -015, -027 thru -029, 153-00-00-012, -014, -029, -036 thru -038, 153-09-08-001 thru -003, 153-10-00-008, -009, -031, 154-04-00-001, -003, -006 thru -010, -012, -017, -018, 160-00-00-017, -025, -026, -055, -056, -083 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 136-00-00-135, -138, -139, -156, -159, -165, -167, -168, -177, -187, -193, -200, -203, -221, -256, -278, -299, -303 thru -313, -338, 152-00-00-012, -173, -174, -176, -178, -200, -228, 160-00-00-020, -027, -046, -047 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 136-00-00-144, -208, -225, -231, -232, -283, 144-01-00-006, -008 thru -013, -021, -022, 144-14-00-002, -010, 145-10-01-070, 153-00-00-004, -005, -013, -032 thru -035, -053 thru -055, -057, -072, -134, -135, 153-09-08-005 thru -007, -009, 153-10-00-001, -002, -004 thru -007, -010 thru -019, -021, -023 thru -027, -030, -032, 160-00-00-048, -050 thru -052, -068, -069 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 136-06-04-003, -012, 144-06-07-001 thru -004, -011, -012, -020, -021, -031, -032, 145-10-01-026, 145-10-01-044, 145-10-01-076 from R-4, Multi-Family Residential District to R-1MA Single-Family Residential

Manufactured Housing District; 136-09-00-036, 144-10-01-052 thru -054, -056, -057, 146-00-00-03, -007 thru -014, -016 thru -019, -021, -023, -033, -034, -043, -060, -069, 146-13-01-025, 146-13-06-001, -002, 151-00-00-029, -030, 151-00-00-108, 152-00-00-037, -038, 152-07-05-001, 153-13-01-047, 160-00-00-006, 160-00-00-060, 160-05-04-015 thru -055, 169-00-00-009 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 144-00-00-070, 152-00-00-001, -002, -004 thru -007, 152-00-00-094, -095, -140, -141, -143, -146, -193, -207 thru -211 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 136-00-00-210, -217, -218, -220 from Multi-Family Residential District to SR, Suburban Residential District; 144-00-00-032, -033 from Multi-Family Residential District to TRM, Transitional Residential District

Chairman Carter called for comments from the audience –

- David Miller, 10029 Delemar Hwy, Summerville, SC 29485
 - Owns TMS 169-00-00-009 (10029 Delemar Hwy)
 - His property is proposed R-4 to R-2;
 - He does not understand why his property is part of R-4 rezoning project and feels like it should not be rezoned and that multi-family is needed in this area of Delemar Hwy (Hwy 165).
- Edward Tupper, 128 Saddle Trl, Summerville, SC 29483
 - Owns TMS 136-09-00-006 (1526 Central Ave)
 - His property and the adjacent property (TMS 136-09-00-007) are proposed R-4 to OI (Office and Institutional District), and he would like them to be considered for CG (General Commercial District) since the properties to the west are already CN (Neighborhood Commercial District) and CG (General Commercial District).
- Gayle Burns, 161 Barnhill Rd, Ladson, SC 29456
 - Owns TMS 146-00-00-045 and -047 (Barnhill Rd)
 - Her properties are proposed R-4 to R-1;
 - She has problem with flooding due to overdevelopment of adjacent properties and on Lincolnville Rd.
- Rina Palmer, 589 Greyback Rd, Summerville, SC 29483
 - Owns TMS 145-10-02-004 (106 Woodlawn Cir)
 - Her property is proposed R-4 to R-1
 - She has questions about what the rezoning is about; what will this do to Woodlawn subdivision?
- Monica Caldwell, 1905 Greenage Rd, Baltimore, MD 21244
 - Owns TMS 144-06-07-018 (300 Tupperway Dr)
 - Her property is proposed R-4 to CG;
 - She has been in communication with Mrs. Reinertsen with her questions.
- Morrison Ellison with Womble Bond Dickinson, 5 Exchange St, Charleston, SC 29401
 - He is an attorney with representing the owners of TMS 160-00-00-060 (Highway 61, Beech Hill Rd)
 - The property is proposed R-4 to R-2
 - It is a part of the Legend Oaks Master Plan.

- George Apostolov
 - His parents own TMS 145-07-04-024 and -025 (305 & 305 A Miles-Jamison Rd)
 - The properties are proposed R-4 to R-1
 - His parents already had the properties rezoned from R-1 to R-4 over 10 years ago with plans to build multi-family units. They still have plans to proceed with the multi-family units.
- Paul Shilling, 205 Barnhill Rd, Ladson, SC 29456
 - Owns TMS 146-00-00-040 (205 Barnhill Rd)
 - His property is proposed R-4 to R-1
 - He wants to know why the County is wanting to rezone his property.
- Pete Wycoff, 810 Travelers Blvd, Ste G-2, Summerville, SC 29485
 - Part owner of TMS 152-00-00-002 (Dorchester Rd)
 - The property is proposed R-4 to R-3
 - Property may be developed as large estate size lots as some point in the future, but it may be possible the property will be sold to the County as a park because of the access to the Ashley River.

Mrs. Reinertsen spoke and explained that this is the third group of properties the R-4 rezoning project.

*Mr. Pratt stated that he would abstain from any vote because he possibly has properties listed in this batch of R-4 rezonings.

Motion made by Mr. Symuleski, seconded by Mr. Touchberry to recommend approval apart from the properties mentioned by the audience, these properties will be held for a closer look. The vote was (5) in-favor (Carter, Touchberry, Symuleski, Mercer, Judy), (1) abstain (Pratt) and (1) absent (Kunda).

8. **REPORT OF CHAIRMAN** – none

9. **REPORT OF PLANNING DIRECTOR**

Mrs. Reinertsen asked that if any of the Commission members had attended any of the online training session to get that information to her, so it could be counted towards the required continuing education.

Mrs. Reinertsen briefed the Commission on how items are moving through County Council –

- R-4 rezoning project
 - Knightsville/Slandsville area is scheduled to receive 3rd Reading on September 21st;
 - Below Ladson Rd received 2nd Reading on September 8th so it may receive 3rd Reading on September 21st also.

7

- Next round of R-4 rezonings (between Ladson Rd / Central Ave / W Butternut Rd) will be presented to the Commission at the October meeting.

10. **PUBLIC COMMENT**

- Monica Caldwell Monica Caldwell, 1905 Greenage Rd, Baltimore, MD 21244
 - Owns TMS 144-06-07-018 (300 Tupperway Dr)
 - Would like to see something in place that before someone builds a house on a property they have to show proof of ownership.

11. **ADJOURNMENT**

Mr. Pratt made a motion, seconded by Mr. Touchberry to adjourn and the meeting adjourned at 5:09 pm.

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

October 8, 2020
4:00 PM

Advisory Notice: Out of an abundance of caution related to Covid-19, Dorchester County Planning Commission meetings will be open to the public, however there will be limited admittance. Information regarding viewing the meeting or commenting on items can be found by visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Russ Touchberry, Vice-Chairman
Robert Pratt
Jennifer Kunda
Mike Mercer

Absent: Bert Judy
Richard Symuleski

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Tiffany Heber, Recorder
Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the September 10, 2020 Planning Commission Meeting

Mr. Pratt made a motion that the minutes be approved as submitted, seconded by Mr. Mercer. The vote was (5-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy & Symuleski).

3. **REZONING REQUESTS**

A. **RR #812:** Property Owner: Antawon Duncan and John Boone; Applicant: Antawon Duncan; Location: Mallard Road, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 128-00-00-078; Total Acres – 1.36

Mr. Davis presented the Staff Report with recommendation to approve.

Comments from the audience and/or Commission

- Antawon Duncan, property owner and applicant introduced herself to the Commission. She requested that her rezoning request be fulfilled.

Mr. Pratt made a motion, seconded by Mr. Mercer to recommend approval. The vote was unanimous to approve (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer, Judy) with (2) absent (Judy, Symuleski). RR# 812 will be forwarded to County Council with a recommendation to approve.

B. RR #813: Property Owner and Applicant: Brian K. Cromer; Location: 717 E. Butternut Road, Summerville; Request Zoning Change from TRM (Transitional Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 128-14-01-015; Total Acres – 1.16

Mr. Davis presented the Staff Report with recommendation to deny.

Mr. Touchberry made a motion, seconded by Ms. Kunda to recommend denial. The vote was unanimous to deny (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski). RR# 813 will be forwarded to County Council with a recommendation to deny.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. Final Plats

None

B. Preliminary Plats

1. **Embassy Drive Subdivision** – Property Owner – Ben McCormick Homes LLC; Applicant – Earthsource Engineering; Location – Embassy Dr, Summerville; Zoning District – R-2 (Single-Family Residential); 32 lots; Acreage – 12.39 acres; TMS# 143-07-00-019

Mr. Davis presented the Staff Report with a recommendation to conditionally approve. The condition is final stormwater approval.

Comments from the audience and/or Commission

- Mr. Mercer questioned when the traffic study was completed.
 - The Engineer, Giles Branch PE, with Earth Source Engineering, answered that the traffic study had been completed early 2020.

3

Mr. Pratt made a motion with the recommendation by staff to approve, seconded by Mr. Touchberry to recommend approval with the condition. The vote was unanimous to approve (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski).

5. **STREET NAME REQUESTS**

A. **New Street Names**

Ashley Cove

Ashley Cove Way

Hamlet Center at Poplar Grove

Hamlet Center Way

Iron Gate Rd

- Mr. Pratt asked the location of Iron Gate Road. Also, if the name would cause confusion with the public due to Iron Gate being a subdivision.
- Mr. Davis responded that the names have been vetted with E-911 and addressing has been checked with other local jurisdictions.

Mr. Touchberry made a motion to approve, seconded by Mr. Pratt to recommend approval. The vote was unanimous to approve (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski).

B. **Street Name Changes**

None

6. **OLD BUSINESS**

A. Official Map Amendment #20-02: Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 136-00-00-158 from R-4, Multi-Family Residential Housing District to CG, General Commercial District; 144-06-07-018 from R-4, Multi-Family Residential District to CN, Neighborhood Commercial District; 135-08-00-040, -066, 136-09-00-006 from R-4, Multi-Family Residential District to OI, Office & Institutional District; 136-00-00-128, -131, -314, -316, 144-06-07-007, 145-10-02-004, 146-00-00-040, 146-00-00-045, 153-00-00-112, 153-10-00-008 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 160-00-00-052, -069 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 169-00-00-009 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 145-07-04-

024, -025, 160-00-00-060 from R-4, Multi-Family Residential District to remain R-4, Multi-Family Residential District

Ms. Reinertsen presented the Staff Report with a recommendation to approve and move forward with the changes. The parcels listed were removed from last meeting to allow staff and the owners additional time to discuss

Mr. Pratt made a motion to approve, seconded by Mr. Mercer to recommend approval. The vote was unanimous to approve (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski).

B. ZTA 20-02: Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI “Use Groups, Article VII, “Suburban District Regulations”, Article VIII, “Suburban Transition District Regulations”, and new Article X, Section 10.4.23, to establish Open Lot Storage as a use and create conditions for said use.

Ms. Reinertsen presented the Staff Report with a recommendation to approve and move forward with the changes from last meeting. The change allowed for a thirty-foot buffer, in place of the 100-foot buffer with evergreen plants to provide a visual buffer.

- Mr. Pratt commented that this was his comment from last meeting; that the 100-foot buffer would eat up an acre lot. Also, he appreciated staff reviewing and creating the changes.

Mr. Pratt made a motion to approve, seconded by Mr. Touchberry to recommend approval. The vote was unanimous to approve (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski).

7. NEW BUSINESS

A. **Official Map Amendment #20-03:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 128-00-00-072, 130-09-00-001, -002, 130-13-00-011, -084, -099, 135-12-00-084, 136-07-02-007 from R-4, Multi-Family Residential District to CG, General Commercial District; 129-00-00-107, 130-13-00-105 from R-4, Multi-Family Residential District to CLI-2, Commercial Light Industrial – 2 District; 130-00-00-026 from R-4, Multi-Family Residential District to CN, Neighborhood Commercial District; 122-00-00-032, -033 from R-4, Multi-Family Residential District to I, Industrial District; 129-12-04-011, -012 from R-4, Multi-Family Residential District to MUC, Mixed Use Community District; 130-10-00-021, 135-16-00-071, 137-01-00-006 thru -008, -011 thru -013, -031, -041 from R-4, Multi-Family Residential District to OI, Office and Institutional District; 129-00-00-026, -058 from R-4, Multi-Family Residential District to PI, Public Institutional District; 128-00-00-011, -149, -150, -187 thru -192, 128-11-01-014, 129-00-00-016 thru -019, -025, -063, -076, -083, -085, -141, -164 thru -170, 129-15-03-002, -004, -006, 129-16-00-001 thru -015, -018, -027 thru -029, -031 thru -035, -038, 130-13-00-001, -003,

-004, -009, -035 thru -038, -055, -092, -101, -102, 135-00-00-015, -017, -024 thru -028, -061, -071, -074, -104, -105, -107 thru -110, -154, -162 thru -165, -169, -171, -183, -221, -222, -225, -233 thru -236, -238, -239, -241 thru -251, -262 thru -266, -288, -290, 135-03-01-001 thru -004, 135-04-01-001 thru -007, 135-15-00-009 thru -011, -021, 136-00-00-005, -084 thru -090, 136-04-00-007, -018, 136-07-02-002, -003, -005, -006, -029, 136-08-00-001 thru -006, -013, 137-01-00-001, -014 thru -019, -024 thru -027, from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 128-00-00-117, -127 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 121-16-04-013, -015, -031, 128-00-00-101, -104, -137, -138, 128-04-05-001, -003 thru -007, -009, 129-00-00-007, -010, -011, -014, -015, -020 thru -023, -035, -045 thru -047, -052, -054, -066, -068, -069, -080, -081, -084, -088, -111, -112, -113.999, -115 thru -120, -132, -137 thru -140, -158, 129-16-00-017, -019 thru -024, -026, -036, -037, 130-00-00-015, 130-05-03-001 thru -007, 130-10-00-002 thru -004, -006 thru -018, -020, -091, -094, -112, -114, -116, -126, 130-13-00-005 thru -008, -039 thru -041, -086, -088, -096, -109 thru -111, 136-00-00-092, -094 thru -097, -099, 136-04-00-004, -005, 136-07-02-009 thru -011, -013, -014, -016, -017, 136-07-03-007 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 129-00-00-057 from R-4, Multi-Family Residential District to R-1MA, Single-Family Residential Manufactured Housing District; 128-00-00-043, -055, -056, -066, -078, -079, -085, -092, -093, -098, -099, -100, -102, -146, -155, -168, -209, 135-12-00-072, -078, -080, 135-16-00-034, -036 thru -039, -041 thru -043, -067, -082, 136-00-00-002, -141, -238 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 135-08-00-009 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District; 128-00-00-003, -005, -010, -012, -047, -071, -080, -082, -090, -114, -129, -131, -133, -143 thru -145, -156, -157, -166, -167, -208, 135-00-00-018 thru -021, -122, -179, -260, -276 from R-4, Multi-Family Residential District to SR, Suburban Residential District; 121-00-00-186, -187, -192, -215, 122-00-00-008 thru -010, -039 thru -043, -049, -053, -069, -073, -076, -082, -137, 122-02-01-007, 128-04-05-002, -008, 129-00-00-004 thru -006, -012, -013, -050, -053, -079, -108, -109, -134, -145 thru -150, -153, 130-00-00-009, -010, -027 thru -029, 135-00-00-075, -172, -277, 136-04-00-001 thru -003, -006, -008 thru -017, 137-01-00-002, -003, -021 thru -023, -032 thru -036, -040 from R-4, Multi-Family Residential District to TRM, Transitional Residential District

Ms. Reinertsen presented the Staff Report with recommendation to approve.

Comments from the audience and/or Commission

- Shira Green – 121 Droze Road, wants clarification on R-1M or R-1(M)A
- Legacy Horse Farms/David Gaskins- Orangeburg Road & Mentor St– against rezoning, purchased property at R-4 and does not want his property to change.
- Pamela Simmon- 240 Pigeon Bay Road, she has multiple apartments around her property, she wants to put a duplex on her property.

- Carol Smith - 224 Lemming Road – wants clarification on what TRM, (Transitional Residential- Manufactured Housing) and overall more information
- Lakisha Hammond/Herbert Linning- 212 Linning Road-concerned about the timing of rezoning and how the rezoning information was given to residents. Wants to know how this will affect the road/ditch maintenance.
- Terry Bilton- property owner in Dorchester County – supporting the County’s efforts in the alignment with the Comprehensive Plan. Would like to see more recreational facilities in the future
- Cole and Kelly Flodin – 122,126,128 Grace Lane & 130 Droze Rd.- do not want the properties rezoned due to restrictions
- Tom Limehouse – 201 W. Carolina – Sent e-mail that was sent to staff. Agreed with 5 parcels and recognize the need for changes. Does not want to rezone some of his parcels and has requested those be pulled out at this time till next month.
- Mike Murphey – Droze Road and Grace Lane – concerned that by changing the zoning on his property it will make his property “a Flag lot” and he wants to subdivide. Needs rezoning clarified.

Mr. Touchberry made a motion to approve the rezoning but hold out those where the owner had expressed concern until next month, seconded by Mr. Mercer to recommend approval with a few withheld. The vote was unanimous to approve with a few withheld (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski).

B. ZTA #20-04: Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Use Group 13 “Business, Recreation”, Article VIII, Section 8.3.3 “Conditional Uses”, and Article X, to add Section 10.4.23 to establish Special Events Venues as a Use and provide conditions for its use.

Ms. Reinertsen presented the Staff Report with recommendation to approve.

Comments from the audience and/or Commission

- Mr. Pratt questioned what is the zoning class? Would this apply to other Districts?
- Ms. Reinertsen responded that it is for RR adding guidance for the process. That requests would still have to be processed through the Board of Zoning Appeals.
- Mr. Pratt concluded that it was another tool in the tool box.

Mr. Pratt made a motion to approve, seconded by Mr. Mercer to recommend approval. The vote was unanimous to approve (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski).

C. **ZTA #20-05:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Use Group 18 “Business, Beverage and/or Quick Stop Services”; Article IX, Section 9.2.3 “Conditional Uses”, and Article X, Section 10.4.21 “Convenience Retail and Professional Service Businesses in Conservation Districts” to allow additional conditional uses in District 5 of the Ashley River Historic Overlay District.

- Mr. Davis presented the Staff Report with a recommendation to approve.
- Mr. Carter questioned if the change would affect all conservation districts.
- Ms. Reinertsen clarified that the stipulations being brought forward are specific to Cooks Crossroads due to the combination of this zoning and the rural crossroad node
- Ms. Kunda commented that Cooks Crossroad is the entrance to the Planation District and that her residents voted to put a beautiful park there and invested a large amount of tax money. Also, there are three gas stations within a mile of that that location. Ms. Kunda is very opposed.

Ms. Kunda made a motion to deny, seconded by Mr. Mercer to recommend denial. The vote was (2-2) (Carter, Touchberry, Kunda, Mercer) with (1) abstained (Mr. Pratt), (2) absent (Judy, Symuleski). The motion fails, and no recommendation is made to forward to Council.

8. **REPORT OF CHAIRMAN**

No report

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen request the commissioners revisit their motion regarding the R-4 item relative to parcel TMS #129-00-00-057 that was originally to be rezoned R-1(M)(A) (Single-Family Residential Manufactured Housing District) and to make a motion to rezone it as MUC (Mixed Use Community District) at the request of the Owner. This decision is supported by staff.

Mr. Mercer made a motion to approve, seconded by Mr. Pratt to recommend approval. The vote was unanimous to approve (5-0) (Carter, Touchberry, Pratt, Kunda, Mercer) with (2) absent (Judy, Symuleski).

Ms. Reinertsen said that they would be reaching out for continuing education credits for the commissioners in the near future.

10. **PUBLIC COMMENT**

Tom Limehouse spoke on the Cooks Crossroads as a property owner in the triangle. Mr. Limehouse feels that one gas station at this location would cause a monopoly and could cause decreased property values.

11. **ADJOURNMENT**

*Mr. Pratt made a motion to adjourn, seconded by Ms. Kunda.
Adjourned at 4:58 pm*

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

November 12, 2020

4:00 PM

Advisory Notice: Out of an abundance of caution related to Covid-19, Dorchester County Planning Commission meetings will be open to the public, however there will be limited admittance. Information regarding viewing the meeting or commenting on items can be found by visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Russ Touchberry, Vice-Chairman
Bert Judy
Robert Pratt
Jennifer Kunda
Mike Mercer
Richard Symuleski

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Tiffany Heber, Recorder
Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the October 8, 2020 Planning Commission Meeting

Mr. Touchberry made a motion that the minutes be approved as submitted, seconded by Ms. Kundo. The vote was (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

3. **REZONING REQUESTS**

A. **RR #814:** Property Owner: Thomas A. Limehouse; Applicant: Thomas A. Limehouse; Location: Pine Hill Acres, Summerville; Request Zoning Change from R-1 (Single-Family Residential District) to R-2 (Single-Family Residential District); TMS# 129-11-07-003, -004, -005, -006, -009, -010, -011, -012, 129-11-08-003, -004, -005, -006, -009, -010, 129-11-09-003, 129-12-08-002, -003; Total Acres – 8.16

Mr. Davis presented the Staff Report with recommendation to approve

Comments from the audience and/or Commission

- Mr. Pratt questioned the applicant to clarify the location of the property and the surrounding properties
- Mr. Limehouse, the applicant, introduced himself to the Commission and stated the property is on the downtown side of Rumpshill creek adjacent to Key West Boats property. The red dot on Diana drive is a shed that is for storage, there are homes on Renau. Access to the property would be from Renau Blvd. Access for gravity fed sewer come from Industrial Blvd that the applicant owns. The lots in the front will be in excess of the 10,000 sq. ft and the rear lots will be for stormwater. Some of the rear lots were not attainable and not owned by the applicant. The property would be developed with stick-built homes, not modular.

Mr. Pratt made a motion and was seconded by Mr. Touchberry to recommend approval. The vote was unanimous (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

B. RR #815: Property Owner: Peggy Clayton Trotter; Applicant: Peggy Clayton Trotter; Location: Hayes Road, Summerville; Request Zoning Change from TRM (Transitional Residential District) to CLI (Commercial Light-Industrial); TMS# 151-00-00-012; Total Acres – 5.984

Mr. Davis presented the Staff Report with recommendation to deny

Comments from the audience and/or Commission

- The applicant, Peggy Clayton Trotter, property owner and applicant introduced herself to the Commission and stated that she would like to have this property rezoned due to the fact the sale of the parcel is contingent upon the rezoning.
- Mr. Carter asked Mr. Davis what other uses the property could have and why staff is recommending denial.
- Mr. Davis responded the property was just rezoned during the countywide R-4 rezoning effort and nothing has changed since that time. The condition of the existing infrastructure does not support this intense use and the rezoning is not supported by the Comprehensive Plan.
- Mr. Pratt stated that there is a lot of red (CG) nearby the property that is being requested to be rezoned and what is on the other side of the property. Then requested more information in regard to the Ponds development.
- Mr. Davis stated the other side of the property is the Ponds Development and has yet to be developed by the owner.
- Mr. Touchberry asked if traffic studies would be required from the developer and are there buffer requirements.

- Mr. Davis stated a traffic study would most likely would be required and would dictate required improvements but could provide difficulties considering the extent of the existing insufficient road and intersection. Yes, there are buffer requirements.
- Mr. Symuleski asked if storage units require fire service from the standpoint of a hydrant and water pressure
- Mr. Davis responded that he did not know the answer.
- Mr. Carter asked if SR-17a was considered a major arterial road
- Mr. Davis, yes, it is an arterial.
- Discussion within the Commission and staff regarding the ordinance related to CLI and CG and the associated access to the property. The Commission discussed having the applicant speak with the Ponds to see if they would like to consolidate the property with the Ponds to improve access.

Mr. Symuleski made a motion and was seconded by Mr. Touchberry to table the request to further evaluate. The vote was unanimous (7-0) to table the request (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

C. RR #816: Property Owner: Old Fort Baptist Church; Applicant: Hardy World, LLC; Location: Dorchester Road, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 153-00-00-039, -052, -006; Total Acres – 3.65

Property Owner: Oakbrook Community Church; Applicant: Hardy World, LLC; Location: Dorchester Road, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 153-00-00-056; Total Acres – 3.69

Mr. Davis presented the Staff Report with recommendation to deny

Comments from the audience and/or Commission

- Mr. Carter clarified that the reason for the for the recommendation to deny is the quarter mile listed in the ordinance.
- Mr. Davis responded that the quarter mile rule and the possibility of access utilizing Shady Lane. Shady Lane needs additional improvements to allow the more intense uses if an access is taken from Shady Lane. The property was recently rezoned to be utilized as Neighborhood Commercial to enable convenience and walkability for nearby residents.
- Mr. Pratt asked Mr. Davis if it was a divided median on Dorchester Road.
- Mr. Davis responded it does not have a center median and has a center turn lane in that section.

- Mr. Touchberry asked if there were any complaints and if the quarter mile portion of the Ordinance should be amended to correct this issue.
- Mr. Davis said there were no complaints and that Dorchester Road was designed to be a major arterial road and the quarter mile distance from a major intersection requirement (node) is common in ordinances for commercial development to help roads move cars and to not disrupt the progress of traffic.
- The Applicants, Sherry Bowman and Taylor Hardy, introduced themselves to the Commission but there were no questions posed.
- Mr. Pratt mentioned that perhaps deceleration lane should be added due to the heavy traffic on Dorchester Road.
- Mr. Davis stated a traffic study would be needed and feels that study would require road improvements.
- Mr. Turner, current property owner, introduced himself to the Commission and stated that his church wants to sell property and feels that this is a positive business opportunity for the County.
- Mr. Carter asked Mr. Davis for more clarification from Staff to ensure the rezoning would not conflict with the Dorchester County ordinances.
- Mr. Davis stated that a text amendment would be needed to not conflict with the ordinance.

Mr. Pratt made a motion and was seconded by Symuleski to recommend approval with a text amendment to follow updating the intersection within a quarter mile stipulation language. The vote was unanimous (7-0) recommend approval with a text amendment (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

D. RR #817: Property Owner: Estate of John K Gowder; Applicant: Wendy George; Location: 103 Tupperway Drive, Summerville; Request Zoning Change from R-2(M)(Single-Family Residential Manufactured Housing District) to CN (Neighborhood Commercial District); TMS# 144-07-06-003; Total Acres – 1.186

Mr. Davis presented the Staff Report with recommendation to approve

No Comments from the audience and/or Commission

Mr. Symuleski made a motion and was seconded by Mr. Mercer to recommend approval. The vote was unanimous (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

E. RR #818: Property Owner: Michael and Laura Knoitts; Applicant: Zac and Mollie Moon; Location: 100 W Butternut Road, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-07-01-002; Total Acres – 0.85

Mr. Davis presented the Staff Report with recommendation to deny

Comments from the audience and/or Commission

- Mr. Touchberry asked if there were any complaints
- Mr. Davis responded that the rezoning request stemmed from complaints from nearby properties.
- Mr. Touchberry said he did not believe selling golf carts was high intensity, there is landscaping company next door and a golf cart company down the street.
- Mr. Davis said the other property most likely had a grandfathered use within the neighborhood commercial and the other golf cart sales was annexed into the Town of Summerville.
- Mr. Carter stated this is very similar to the other rezoning heard this evening and should be considered.
- Mr. Pratt stated that there is a traffic light and there are properties in that area that are acting in the same way. The fire station is there, and it is a commercial general use. If it's not this year it will be next that this property would be rezoned to general commercial.

Mr. Pratt made a motion and was seconded by Mr. Touchberry to recommend approval. The vote was unanimous (7-0) to approve. (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Drayton Oaks Phase 2** – Property Owner – Granada Walden Park LLC;
Applicant – Anchor Consulting Engineers LLC; Location – Boots Branch Road;
Zoning District – R-2 (Single-Family Residential); 26 lots; Acreage – 11.60 acres;
TMS# 159-00-00-007

Mr. Davis presented the Staff Report with recommendation to approve

Comments from the audience and/or Commission

- Mr. Cawood South with Anchor Consulting Engineers approached for comments and question from the commissioners.
- Mr. Judy asked if the cul-de-sac length was adequate for fire safety.
- Mr. Davis responded that the plan had been reviewed and approved by the Fire Department as part of the approval process.

Mr. Touchberry made a motion and was seconded by Mr. Pratt to recommend approval. The vote was unanimous (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

B. Preliminary Plats

1. **Ashley Cove Subdivision** – Property Owner – Devoro Homes LLC; Applicant Civil Site Environmental; Location – Navaho Boulevard; Zoning District – R-2 (Single-Family Residential); 14 lots; Acreage – 4.97 acres; TMS# 144-00-00-088

Mr. Davis presented the Staff Report with recommendation to approve

Comments from the audience and/or Commission

- Mr. Justin Finch introduced themselves to the Commission but there were no questions posed.
- Mr. John Susser and Steve Graham, residents of Indian Springs, introduced themselves to the Commission and stated their concern about the shared property and HOA responsibilities of maintenance and roads.
- Mr. Davis stated that the County has no control over HOA's due to the fact they are private entities and the roads within the neighborhoods are county roads and will continue to be maintained by the County.
- Mr. Touchberry stated since it is a preliminary plat there is time for coordination with the developer and the property owners.
- Mr. Davis responded, yes this is just the first step, there is plenty of time.
- Mr. Susser stated that is why they are present to start communication with developer and find mutual respect.
- Mr. Touchberry asked if the vehicle to control the entities is the encroachment permit.
- Mr. Davis responded for the Navaho Blvd. work, yes it was required by staff.
- Mr. Susser said that the traffic backs up coming out of Indian Springs currently and the speed limit on SR-17a needs to be reduced. Also voiced concern over adding the entrance to another community off Navaho Road. Mr. Graham stated that they believe a deceleration lane would be very beneficial for this future community on SR-17a.
- Mr. Pratt said that is typically done on larger five lane roads and Mr. Carter asked if a traffic study was completed.
- Mr. Davis responded that a traffic study was completed, and the encroachment permit was issued by the Public Works Department for Navajo Blvd. SCDOT encroachment permit was not required for the development because it did not propose an access to the SCDOT right of way.

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Mr. Touchberry made a motion and was seconded by Mr. Symuleski to recommend approval. The vote was unanimous (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

5. **STREET NAME REQUESTS**

A. **New Street Names**

Halfmile Dr – private access located off Greyback Rd, Summerville on property belonging to the Dillings Family.

Mr. Judy made a motion and was seconded by Mr. Pratt to recommend approval. The vote was unanimous (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

B. **Street Name Changes**

6. **OLD BUSINESS**

A. Official Map Amendment #20-02: Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 130-09-00-001, 136-07-03-007 from R-4, Multi-Family Residential Housing District to CG, General Commercial District; 130-10-00-018, 136-07-02-009, 137-01-00-015 thru -019, -021 from R-4, Multi-Family Residential District to OI, Office & Institutional District; 129-00-00-015, 130-13-00-040, 136-00-00-088, 136-07-02-029 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 136-00-00-086, thru -090, 129-16-00-018 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 128-00-00-071, -129, -167 from R-4, Multi-Family Residential District to SR, Suburban Residential District; 136-04-00-001, -002, 137-01-00-002, -026, -032, -033, -035, -040 from R-4, Multi-Family Residential District to TRM, Transitional Residential District; and 129-00-00-025 to remain R-4, Multi-Family Residential.

Ms. Reinertsen presented the Staff Report with recommendation to approve

Comments from the audience and/or Commission

- Mr. Sam Pennington, a resident, introduced themselves to the Commission and stated he was present to confirm his property was rezoned to OI and was good with the change.
- Mr. Carter commended the staff for their efforts and the hard work it took to complete the countywide R-4 rezoning.

Mr. Pratt made a motion and was seconded by Mr. Touchberry to recommend approval. The vote was unanimous (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

B. ZTA #20-05: Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Use Group 18 “Business, Beverage and/or Quick Stop Services”; Article IX, Section 9.2.3 “Conditional Uses”, and Article X, Section 10.4.21 “Convenience Retail and Professional Service Businesses in Conservation Districts” to allow additional conditional uses in District 5 of the Ashley River Historic Overlay District.

Ms. Reinertsen explained that this item did not receive a recommendation last month and it was sent back by the County Attorney for Planning Commission to make a recommendation for Council’s consideration.

Comments from the audience and/or Commission

- Mr. Symuleski stated that text amendment needed to have more stringent language regarding the storage tanks due to the sensitivity of the area. It should utilize SC DHEC Regulation R.61—92, as amended. These regulations give less flexibility for permitting. He suggested double walled tanks, double walled pipes, and sump pumps underneath.
- Ms. Kunda stated she is not in favor of the text amendment. In reviewing the Cooks Crossroads Design Guidelines that was put in place to combat what we see every day and in the past. Tax payers have put considerable amounts of money into the earlier guidelines and into the parks at this Gateway to the Plantation District. There has been a design for the area that was already established and feels deviating would not be beneficial.
- Mr. Pratt recused himself and stepped away.
- Mr. Carter clarified that this was being added as a conditional approval use with stringent conditions combined with the design guidelines. Also, does not like the idea of only one and supports the conditions, but not limiting it to one.
- Mr. Touchberry stated logically if a resident lives in Legend Oaks, there is not easy access for fuel on that corridor to Charleston. Also, having the right type of gas station would be a good resource to spur on additional investment in the area and in tandem be a good source for the adjacent parks. Also, that it should not be limited to one, it should only be limited by what the market could bear.
- While not supported the request, Ms. Kunda requested that the guidelines for a gas station be added to the Cooks Crossroads Design Guidelines if passed.
- Mr. Griffith, resident, introduced himself to the Commission and stated he lives within a ¼ mile of the intersection and has never had an issue running low on fuel in fifteen years. He is in agreement with Ms. Kunda, that it starts a slippery slope and defeats previous work.

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- Mr. Ben-Yisrael, from Parkers Kitchen, introduced himself to the Commission and stated he has property under contract at this intersection. Parkers has developed two other locations in the County and has good product. The parcels at Cooks Crossroads will develop and could annex into other jurisdictions and develop if necessary. If that happens, the county will no longer have control from a design point of view. Parkers Kitchen is asking for favorable consideration on this amendment including the incorporation of design elements to help gain support.

Mr. Touchberry made a motion and was seconded by Mr. Mercer to recommend approval with the addition of the written DHEC standards, amendment of the Cooks Crossroads Design Guidelines and as many stations as the market will bear. The vote was (5-1) to approve (Carter, Touchberry, Mercer, Judy & Symuleski), opposed (Kunda) Abstained (Pratt)

7. **NEW BUSINESS**

A. Discussion of 2021 Planning Commission Meeting Schedule

Mr. Mercer made a motion to recommend approval and was, seconded by Mr. Touchberry. The vote was (7-0) to approve (Carter, Touchberry, Pratt, Kunda, Mercer, Judy & Symuleski)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

- Ms. Reinertsen reported that the Planning and Zoning department will be changing packet delivery, Granicus will be utilized in the future.
- Also, one or two of the commissioners need to have more training.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

*Ms. Kunda made a motion to adjourn and was seconded by Mr. Carter.
Adjourned at 5:40 pm*

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

December 10, 2020

4:00 PM

Advisory Notice: Out of an abundance of caution related to Covid-19, Dorchester County Planning Commission meetings will be open to the public, however there will be limited admittance. Information regarding viewing the meeting or commenting on items can be found by visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Bert Judy
Robert Pratt
Mike Mercer
Richard Symuleski

Absent: Russ Touchberry, Vice Chairman
Jennifer Kunda

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the November 12, 2020 Planning Commission Meeting

Mr. Symuleski made a motion that the minutes be approved as submitted, seconded by Mr. Mercer. The vote was (5-0) to approve (Carter, Pratt, Mercer, Judy & Symuleski) with (2) absent (Touchberry & Kunda)

3. **REZONING REQUESTS**

None

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Gates at Orangeburg** – Property Owner – Dan Ryan Builders LLC; Applicant – Nautilus Engineering; Location – Orangeburg Road; Zoning District – R-3

(Single-Family Attached District) and R-4 (Multi-Family District); 132 lots; 20.71 acres; TMS# 136-00-00-130, -202, -224, 286

Mr. Davis presented the Staff Report with a recommendation to conditionally approve. The conditions are completing all offsite road improvements, receiving official bonds and finalizing plat comments.

Comments from the audience and/or Commission

The Engineer, John Fleming, with Nautilus Engineering, introduced himself to the Commission and stated his appreciation to staff, the bond and revised plat were delivered that day and is perfectly fine with the condition requested by staff.

Mr. Symuleski made a motion to approve with conditions, seconded by Mr. Mercer. The vote was (5-0) to approve (Carter, Pratt, Mercer, Judy & Symuleski) with (2) absent (Touchberry & Kunda)

B. Preliminary Plats

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

A. **ZTA #20-06:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.7.4 “Conditional Uses”, Article X, Section 10.4.14 “Communication Towers”, and Article XIII, Section 13.2 “Screening and Buffering Uses” to establish cell towers as a conditional use in CN and amend said conditions and buffer requirements.

Ms. Reinertsen presented the Staff Report with a recommendation to approve

Comments from the audience and/or Commission

Attorney Johnathan Yates introduced himself to the Commission and stated his appreciation to staff in working with him to create a better ordinance. Proceeded to

explain the text amendment will now allow cell phone towers with a monopole design with a maximum height of 199' to be located in Neighborhood Commercial (CN) and will also reduce the existing height in the General Commercial (CG) to a maximum height of 199' to match. Also, removal of the height-to-depth setback buffer requirement to be replaced by new buffer requirements with a standard 30' landscape buffer screen.

Mr. Pratt questioned Mr. Yates in regard to a Mono-pine tower in Montreat, NC.

Mr. Yates said the Mono-pine tower would not be a good fit in the Lowcountry due to fact that it requires a cascade of trees behind it.

Mr. Mercer asked if Mr. Yates about any health issues related to the 5G network

Mr. Yates responded that the wireless industry is one of the most heavily Federally regulated industries in the United States. The FCC sets specific limits on the transmit powers of the towers. In reference to the 5G, it is no different from 3G or 4G it is merely a code algorithm upgrade. The towers at the bottom only emit 1/1000 of the allowable maximum. The light pole extenders that you find on mounted on light poles in more urban areas are causing more of the furor.

Mr. Mercer made a motion that text amendment be approved as submitted, seconded by Mr. Judy. The vote was (5-0) to approve (Carter, Pratt, Mercer, Judy & Symuleski) with (2) absent (Touchberry & Kunda)

B. ZTA #20-07: Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.8 "General Commercial District" and Article X, Section 10.4.22 "Multi-Family Uses in Mixed-Use Community Districts" to amend the CG District size and location requirements, to amend Residential Multi-Family uses as a conditional use, and to establish said conditions.

Mr. Davis presented the Staff Report explaining the changes that were requested by the Planning Commission.

Comments from the audience and/or Commission

Mr. Carter asked for clarification on what the definition was for a major arterial road.

Mr. Davis responded that the code was not written to define that specifically, so the staff report list roads as good examples; Dorchester Road, Bacons Bridge Road, Ladson Road, and Old Trolley Road. These roads have been improved.

Mr. Pratt Asked if the change to section 10.4.22 would create a Planned Development in the CG district.

Mr. Davis responded yes and no, it is promoting high density development with walkability to services.

Mr. Symuleski made a motion that text amendment be approved as submitted, seconded by Mr. Mercer. The vote was (5-0) to approve (Carter, Pratt, Mercer, Judy & Symuleski) with (2) absent (Touchberry & Kunda)

C. Appointment of Committee for 2021 Officer Elections

Mr. Carter appointed Mr. Pratt to create a committee to elect officers for the 2021 year. Mr. Pratt accepted the appointment.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen thanked the Commissioners for completing the annual continuing education classes. Also Ms. Reinertsen reported that the County Council had 3rd and final reading for the R-4 rezoning and wished everyone a merry and safe Christmas.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

*Mr. Pratt made a motion to adjourn, seconded by Mr. Mercer.
Adjourned at 4:30 pm*