

**DORCHESTER COUNTY
PLANNING AND COMMISSION
MINUTES
JANUARY 22, 2015
3:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. DETERMINE QUORUM:

PRESENT: Mr. Ed Carter, Vice-Chairman
Mr. Grady Jones
Mr. Dekle Griffith
Mr. Richard Symuleski
Mr. John Groover

ABSENT: Mr. Robert Pratt, Chairman
Mr. Greg Jones

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mrs. Jennifer Cook
Mrs. Tiffany Heber – Absent
Mrs. Juanita Williams - Absent

II. ADOPTION OF MINUTES:

A. The Minutes for the December 18, 2014 Planning Commission meeting were presented by Vice Chairman Carter. Mr. Symuleski stated there were four clerical errors to be corrected and showed them to Mrs. Cook. A motion was then made to approve the amended minutes by Mr. Groover and seconded by Mr. Griffith. The vote was unanimous, and the amended minutes were approved.

III. NEW BUSINESS:

A. **Recommendation Requested by and to County Council:** Amendment to the Dorchester County Capital Improvements Plan for Roadways to advance and complete non-motorized Bacons Bridge Road capacity improvements. *(This proposed action is to direct revenue collected from transportation impact fees toward completion of bicycle/pedestrian infrastructure within ongoing SC-165*

capacity improvements as planned by Dorchester County in its 2010 Comprehensive Transportation Master Plan.)

Mr. Brebner showed the Commission the location and explained that after the First Reading to County Council, it was then referred to the Planning/Development/Building Committee. This was for them to review and to make a recommendation. So Planning Commission's recommendation will go to the subcommittee of County Council. Mr. Brebner explained the context and history of the situation to the Planning Commission. The recommendation of the staff is for the Transportation Impact Fees to be used to complete the 1.2 miles of bicycle/pedestrian infrastructure.

A motion was made by Mr. Griffith to follow the staff's recommendation to fund the completion of the project and seconded by Mr. Symuleski. The vote was unanimous to recommend the use of the Transportation Impact Fees to complete the project.

IV. REZONING REQUESTS:

- A. **RR# 700** - Property Owner – Phyllis Maness Sweat, Applicant – Benjamin Johnston (Johnston Group, LLC); Acreage – 1.29 acres; Location – 3658 Ladson Road, Ladson; Request zoning change from R4 (Multi-Family Residential District) to CG (General Commercial District) TMS#146-00-00-041.
- B. **RR# 701** - Property Owner – Gwendolyn Diann Sweat; Applicant – Benjamin Johnston (Johnston Group, LLC); Acreage – 1.27 acres; Location - 0 Ladson Road, Ladson; Request zoning change from R4 (Multi-Family Residential District) to CG (General Commercial District) TMS# 146-00-00-054.
- C. **RR# 702** - Property Owner – Donald Van Sweat; Applicant – Benjamin Johnston (Johnston Group, LLC); Acreage – 1.61 acres; Location - 3666 Ladson Road, Ladson; Request zoning change from R4 (Multi-Family Residential District) to CG (General Commercial District) TMS# 146-00-00-056.

Mr. Carter stated since each of the rezoning requests (700-702) were owned by different people they should be considered separate. The Commission agreed with Mr. Carter.

Mr. Brebner explained the staff recommendation, and Mr. Carter asked if there were any questions. Mr. Griffith asked if there was any known plan to extend Palmetto Commerce Pkwy. Mr. Brebner replied that there was no plan to extend Palmetto Commerce Pkwy. Mr. Carter then asked if there was anyone here that would like to speak about this rezoning request. Mr. Benjamin Johnston stepped up and let everyone know he was here if anyone had any questions. Then Mr. Gordon

Long and Mr. Russell Atkinson stepped up representing The Baptist Tabernacle church next door. Mr. Long stated he disagreed doing all three properties separately; they should be discussed as one. He stated that the church name will be changing and that any agreements made under the current church name will be honored with the new name. Mr. Long voiced his concern about what was going to occupy the property. A Spinx gas station is going across the street, and they are allowed to sell beer in close proximity of the church. Mr. Long wants to be sure there would be no establishments going to be built next door that will be selling alcohol on or off the premises.

Mr. Johnston then addressed Mr. Long's concerns and explained that a Zaxby's, which does not sell alcohol, is going to be built on part of the property. The rest of the property is being considered as a possible bank location or shopping center.

Mr. Carter asked the Commission if they agreed to consider all three requests as one and the Commission agreed. A motion was made to recommend approval by Mr. Groover and seconded by Mr. Grady Jones. The vote was unanimous to recommend approval of Rezoning Requests 700 through 702 to County Council.

- D. **RR# 703** - Property Owner – Norton Properties III, LLC; Applicant – Alice & Bill Norton; Acreage – 2.25 acres; Location – 10820 Dorchester Road, Summerville; Request zoning change from R4 (Multi-Family Residential District) to CN (Neighborhood Commercial District) TMS#152-00-00-177. *Withdrawn*
- E. **RR# 704** - Property Owner – Ballagh Living Trust; Applicant – Sandra L. White, Co-Trustee; Acreage - 0.249 acres; Location – 116 Gibbs Loop and 124 Gibbs Loop, Summerville; Request zoning change from R4 (Multi-Family Residential District) to R1M (Single-Family Residential Manufactured Housing District) TMS# 130-10-00-102 and TMS# 130-10-00-103.

Mr. Brebner explained this property was one that was zoned DE1 then rezoned to R4 (Multi-Family Residential District) back in 2004 when the County implemented Ordinance #04-13. Mr. Brebner stated the staff's recommendation to approve and also stated there was no feedback when property was posted.

Mr. Carter asked if anyone was here to represent this request, and Ms. Sandra White stepped to the podium. She explained she is trying to sell the two lots, but with mobile homes surrounding the property, no one wants to build a house there. She also stated she had people interested, but they wanted to use it to set up their mobile homes. Then Mr. Mallette, Ms. White's realtor, stepped up and stated that the current zoning is diminishing the value of the property.

A motion was made to recommend approval by Mr. Groover and seconded by Mr. Symuleski. The vote was unanimous to recommend approval of the rezoning request to County Council.

V. **SUBDIVISION APPLICATIONS AND REQUESTS:**

A. **Final Plats:**

1. **The Bluffs at Ashley River, Ph 6** Landowner - The Bluffs at Ashley River, LLC; Zoning District – PD (Planned Development); Daniels Ridge Drive, Summerville; 38 lots; 14.613 acres; TMS# 152-00-00-013.

Mr. Brebner went over the request and Mr. Carter asked if there was anyone here representing The Bluffs. Ms. Betty Niermann stepped to the podium to answer any questions, but there were no questions.

A motion was made to approve by Mr. Symuleski and seconded by Mr. Groover. The vote was unanimous to approve the final plat.

2. **The Ponds, Ph 2 Sec 5** Landowner – KH Ponds, LLC; Zoning District – PD (Planned Development) off of Highway 17-A, Summerville; 25 lots; 6.15 acres; TMS# 151-00-00-098.

Mr. Brebner went over the request and Mr. Carter asked if there was anyone here representing The Ponds. Mr. Chris Magaldi stepped to the podium to answer any questions, but there were no questions.

A motion was made to approve by Mr. Griffith and seconded by Mr. Groover. The vote was unanimous to approve the final plat.

B. **Preliminary Plans:**

1. **Cresswind at The Ponds, Ph 3** Landowner – KH Ponds, LLC; Zoning District –PD (Planned Development) Hundred Oaks Parkway, Summerville; 50 lots; 12.55 acres; TMS# 151-00-00-046.

Mr. Brebner explained that remarks were made to revisit layout to see if more trees could be saved. A corrected plat was sent back to us with street names and no changes to save trees. Mr. Brebner recommended tabling until next month.

A motion was made to table until February's meeting by Mr. Symuleski and seconded by Mr. Groover. The vote was unanimous to table the preliminary plan for Cresswind at The Ponds, Ph 3 until the February meeting.

2. **Timber Trace, Ph 1** Landowner – Ryland Group; Zoning District PD (Planned Development) Beech Hill Road, Summerville; 51 lots; 22.30 acres; TMS# 160-00-00-081, TMS# 160-00-00-082, TMS# 160-00-00-091. **Applicant agreed to table.**

A motion was made by Mr. Groover to table and seconded by Mr. Griffith. The vote was unanimous to table the preliminary plan for Timber Trace, Ph 1 until the February meeting.

C. Other:

1. Reminisce Preliminary Plan revision requested by Dorchester County Public Works Department to eliminate one sidewalk on single-loaded street and require installation of a crosswalk instead at the clubhouse.

Mr. Brebner gave an explanation to the Commission about the revision request made by Dorchester County Public Works Department. Mr. Griffith asked if a change like this has to be communicated to the homeowners for feedback. Mr. Brebner explained that developer still owned the adjacent common area.

A motion was made to approve the change by Mr. Symuleski and seconded by Mr. Groover. The vote was unanimous to approve the revision request by Dorchester County Public Works.

VI. STREET NAME REQUESTS:

A. New Street Names:

Cresswind at The Ponds, Ph 3

1. **Citrea Drive**
2. **Waxwing Drive**

Mr. Brebner presented the street names to the Commission. Mr. Groover suggested it be tabled since the preliminary plan was being tabled. Mr. Brebner said there was no need for that.

A motion was made to approve the street names by Mr. Groover and seconded by Mr. Symuleski. The vote was unanimous to approve the requested street names.

B. Street Name Change:

1. **Rocky Church Road** – Hwy 165 Ext is located at the crossroads of Deleamar Hwy (SC-165) and Clubhouse Rd (S-18-84), Ravenel.

Mr. Brebner explained the history behind the street name change to the Commission. So to ensure that the residents have adequate emergency service, the road name needs to be changed.

A motion was made by Mr. Symuleski to approve the change and seconded by Mr. Groover. The vote was unanimous to change the name to Rocky Church Road.

VII. **REPORT OF PLANNING DIRECTOR:**

- A. **Continuing Education Opportunity:** Winter/Spring Conference of the SC Chapter of the American Planning Association; 8:30-5:00 March 19, 2015; Stern Center, College of Charleston; 71 George St., Charleston.

Mr. Brebner informed the Planning Commission this is a great opportunity for continuing education. He also stated they could carpool and staff would help with registering, whatever they may need assistance with.

VIII. **REPORT OF THE CHAIRMAN:**

- A. **Officers Nominating Committee:** The 2014 Chairman will appoint a committee to nominate candidates for the offices of Chair and Vice-Chair of the Planning Commission for 2015, as required in Section 14.2.2 of Zoning and Land Development Standards, Ordinance #04-13.

Vice Chairman Carter appointed Mr. Groover, Mr. Symuleski and Mr. Griffith as the committee to nominate candidates for the offices of Chair and Vice-Chairman of the Planning Commission for 2015-2016.

IX. **ADJORNMENT:**

Mr. Groover motioned for the meeting to be adjourned and it was seconded by Mr. Symuleski. The vote was unanimous to adjourn the meeting. Mr. Carter adjourned the meeting at 3:45 pm.

**DORCHESTER COUNTY
PLANNING AND COMMISSION
MINUTES
February 12, 2015
3:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. **DETERMINE QUORUM:**

PRESENT: Mr. Robert Pratt - Chairman
Mr. Grady Jones
Mr. Dekle Griffith
Mr. Richard Symuleski
Mr. John Groover
Mr. Greg Jones

ABSENT: Mr. Ed Carter - Vice Chairman

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mr. Tim Macholl
Mrs. Jennifer Cook
Mrs. Juanita Williams
Mrs. Tiffany Heber – Absent

II. **ADOPTION OF MINUTES:**

A. The Minutes for the January 22, 2015 Planning Commission meeting were presented by Chairman Pratt. Mr. Symuleski motioned to approve, and Mr. Groover seconded the motion. The vote was unanimous, and the minutes were approved.

III. **SUBDIVISION APPLICATIONS AND REQUESTS:**

- A. **Final Plats: None**
- B. **Preliminary Plan:**

1. **Cresswind at The Ponds, Ph 3:**

Mr. Brebner presented the staff review. Mr. Symuleski asked who would be responsible for maintenance of the tree on the property? Mr. Pratt asked how

would the tree be protected, latticed off? Mr. Greg Jones asked if trees 2 through 7 would be lost due to fill? Mr. Pratt explained how developers of The Ponds are going to save a lot of trees in the grand scheme of things.

Mr. Christopher Magaldi with Thomas and Hutton were present to answer questions. He explained to the Board that the arborist they had hired listed the existing trees with grades. Mr. Grady Jones asked that since all those trees are one location, couldn't that area become a park? Mr. Magaldi explained that most of the trees were by the road, so they could not be saved anyway.

Mr. Groover motioned to approve, and Mr. Greg Jones seconded. The vote was unanimous to approve Cresswind at The Ponds, Ph3.

IV. STREET NAME REQUESTS

A. **New Street Names**

Timber Trace, Phase 1

1. **Mossy Drive**
2. **Sapling Drive**
3. **Berry Grove Drive**

Mr. Brebner presented the street names for Timber Trace, Phase 1. Mr. Griffith asked if this was appropriate since the preliminary plan was being tabled. Mr. Brebner explained it was all right to go ahead with the street names. A motion was made by Mr. Symuleski and was seconded by Mr. Groover. The vote was unanimous to approve the new street names.

V. OLD BUSINESS:

- A. **RR# 683** Property Owner – Church-South Atlantic Conference Association of Seventh Day Adventists Inc; Applicant – Divine Ayivor of Summerville Seventh Day Adventist Church; Acreage – 10 acres; Location – 10900 block of Dorchester Rd., Summerville; Request zoning change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 152-00-00-001 (portion of).

Mr. Brebner reviewed and refreshed the board on this rezoning request. The public hearing was May 14th and no one rebuked the request. Mr. Brebner explained that the applicant changed his application for 10 acres to be rezoned to CN (Neighborhood Commercial District). Mr. Brebner explained that there could be spot zoning concerns which could find the county in a legal situation. The staff proposed a PD (Planned Development District), which would mean less opportunity for spot zoning. Alternatively, the staff recommends that they either rezone the

front 300 ft. CN or deny the request until the owner knows exactly what they are going to do with the property.

Mr. Grady Jones asked to see exactly where 300 ft would be on the property. Mr. Greg Jones asked what would (CN) Neighborhood Commercial would allow. Mr. Brebner explained uses in a (CN) Neighborhood Commercial zone.

The applicant Mr. Divine Ayivor took the podium to address the board. Chairman Pratt asked Mr. Brebner, are you suggesting planned development? Mr. Brebner explained it could be an option. Then the applicant would have several options for the property if approved.

Mr. Greg Jones confirmed that CG (General Commercial District) was off the table. Mr. Brebner replied, Yes, the applicant has amended to CN (Neighborhood Commercial). Mr. Grady Jones asked if setbacks and buffers would be included. The applicant said he wasn't understanding, that 5 acres was discussed, and now it's 300 ft. Chairman Pratt told the applicant he understood but, We are trying to figure out what would be best to recommend for your property. The applicant responded with, The numbers keep changing.

Chairman Pratt continued to explain to the applicant the options. Mr. Greg Jones said we can't leave PD (Planned Development) off the table. He explained to the applicant that he would have to come up with a plan for developing his property. He explained, It is more work and will cost you more money but gives you more options. However we can do the 300 ft.

Mr. Symuleski motioned to recommend approval for 300 ft to be zoned CN (Neighborhood Commercial). Mr. Grady Jones seconded the motion. The vote was unanimous to recommend approval of 300 ft. to CN (Neighborhood Commercial).

VI. REPORT OF PLANNING DIRECTOR

- A. **Commercial Design Standards:** Discussion of project process, public and landowner input, and possible Commission workshops to develop guidelines in accordance with Scope of Services approved by County Council.

Mr. Brebner first introduced Mr. Tim Macholl to the team. He explained he would be handling the commercial side. Mr. Brebner then explained that a company is hired to help with commercial design standards. Mr. Brebner explained he wanted to get together a workshop to discuss this with the commission to find out what they are comfortable with and go back to the consultant to see if this would work with her. The Planning Commission decided upon and announced a work session March 4 at 3:30pm in the planning and codes conference room to discuss commercial design standards.

VII. ADJOURNMENT

The meeting was adjourned at 4:00 pm.

**DORCHESTER COUNTY
PLANNING AND COMMISSION
MINUTES
March 12, 2015
3:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. DETERMINE QUORUM:

PRESENT: Mr. Robert Pratt - Chairman
Mr. Ed Carter - Vice Chairman
Mr. Dekle Griffith
Mr. Richard Symuleski
Mr. John Groover
Mr. Greg Jones

ABSENT: Mr. Grady Jones

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mr. Tim Macholl
Mrs. Jennifer Cook
Mrs. Juanita Williams
Mrs. Tiffany Heber – Absent

II. ADOPTION OF MINUTES:

A. The Minutes for the February 12, 2015 Planning Commission meeting were presented by Chairman Pratt. Mr. Symuleski motioned to approve and Mr. Carter seconded the motion. The vote was unanimous and the minutes were approved.

III. REZONING REQUESTS

A. **RR# 705** Property Owner John W. Riley, Applicant –John W. Riley, Acreage – 3.7 acres; Location – 1507 W. 5th North Street , Summerville; Request zoning change from R4 (Multi-Family Residential District) to CLI2 (Commercial/Light Industrial Two) TMS#129-12-04-014 and TMS#129-12-04-016.

Mr. Brebner presented the staff report and explained that in 2004 a large area of county zoning was changed from DE1 or DE2 to R4 (multi-residential district). Mr. Brebner also explained that the applicant has agreed to abandon the property line as recommended. Mr. Brebner stated Mr. Riley is already in the process of doing so with the county. Mr. Brebner also explained that this request has already completed its first reading with County Council. It was a special circumstance, and Commissioners will notice the property adjacent is the next item on the agenda. Mr. Brebner stated the staff recommends approval with the condition that the applicant abandon the property line to combine them into one.

Mr. Pratt asked if the condition was something they would need to consider. Mr. Brebner said that Mr. Riley is already taking care of the condition. Mr. Pratt acknowledged Mr. and Mrs. Riley were in attendance. Mr. Pratt asked if they would like to speak at this time, and Mr. Riley stated he agreed with Mr. Brebner with the property line, which was already being taken care of. Mr. Jones then asked Mr. Brebner what the business currently there would be zoned as. Mr. Brebner said CLI-2, (Commercial/Light Industrial District Two), then Mr. Jones asked what was the intent of rezoning. Mr. Brebner replied for marketing. Mr. Symuleski asked if there had been any negative input about rezoning, Mr. Brebner replied no. Then Mr. Symuleski asked about buffers which Mr. Brebner explained there would be a 50 foot buffer and if commercial, a 25 foot buffer. Mr. Jones asked the uses for the CLI-2 (Commercial/Light Industrial District Two). Mr. Brebner explained warehouses, transportation, and the difference between CLI-2 (Commercial/Light Industrial District Two) and CLI-1 (Commercial/Light Industrial District) is that you cannot have outdoor storage in the CLI-2 (Commercial/Light Industrial District Two).

Mr. Groover motioned to recommend approval; Mr. Symuleski seconded the motion. The vote was unanimous to recommend approval of the request to County Council.

- B. RR# 706** Property Owner Patricia E. Postell; Applicant – Marvin L. Postell, Jr; Acreage – 2.5 acres; Location - 1509 W. 5th North St, Summerville; Request zoning change from R4 (Multi-Family Residential District) to CLI2 (Commercial/Light Industrial Two) TMS# 129-12-04-017.

Mr. Brebner presented the staff report. It was zoned like Mr. Riley's property in 2004. Mr. Brebner stated the staff recommended approval for rezoning. Mr. Marty Postell was present and spoke that he was planning to sell the property since he lost his mother. Mr. Griffith asked about the old zoning. Mr. Brebner explained again the CLI2 (Commercial/Light Industrial District Two) and how it would be a good fit for the area.

Mr. Carter motioned to recommend approval, Mr. Symuleski seconded the motion. The vote was unanimous to recommend approval of the request to County Council.

- C. **RR# 707** Property Owner Bill Hall Co. LP; Applicant – William S. Hall; Acreage – 5.3 acres; Location - Pidgeon Bay Road, Summerville; Request zoning change from R4 (Multi-Family Residential District) to CLI2 (Commercial/Light Industrial Two) TMS# 130-13-00-093.

Mr. Brebner presented the staff report with the history of the property. Mr. Brebner told the board that the staff recommends tabling the request. This would be until Mr. Hall can get the property lines reconfigured so we would have a clear understanding of what the expanded zoning district would be; noting, however we would support roughly the back ¾ of the property to be zoned CLI2 (Commercial/Light Industrial District Two). Mr. Hall was present and asked if having the property surveyed would change the zoning. Mr. Brebner told him it would not. Mr. Hall stated he agreed with Mr. Brebner and that what the staff was recommending, he do with the property. Mr. Pratt asked if it would follow the property lines, and Mr. Brebner said that it would.

A motion was made by Mr. Carter to table the request and seconded by Mr. Symuleski and Groover. The vote was unanimous to table the request until the property lines can be reconfigured.

III. **SUBDIVISION APPLICATIONS AND REQUESTS:**

A. **Final Plats: None**

1.Wentworth Hall, Ph 2D Landowner – Lennar Carolinas, LLC; Zoning District – PD (Planned Development); Longford Drive, Summerville; 46 lots; 6.56 acres; TMS# 128-00-00-007.

Mr. Brebner presented the final plat to the Board. He noted that the roads were constructed and the bonds were in place. Mr. Pratt asked if they have complied from start to finish with the County.

A motion was made by Mr. Groover to approve the Wentworth Hall, Ph.2D final plat and seconded by Mr. Carter. The vote was unanimous to approve the final plat.

V. **OLD BUSINESS:**

Mr. Brebner spoke of a poll he sent out to get feedback on a date to continue discussion of the Commercial Design Standards. Mr. Brebner brought to the attention of the Commissioners that next month's April 9th meeting has a very short agenda, and they could continue the discussion after the meeting. Mr. Pratt asked the Commission if everyone agreed to continue discussion on April 9th after the Planning Commission for the Commercial Design Standards.

VI. **REPORT OF PLANNING DIRECTOR**

Mr. Brebner spoke about the upcoming SCAPA Conference and carpooling. He also let everyone know he appreciated the Board's interest in the conference.

VII. **NEW BUSINESS**

A. Item Referred by County Council: 1st Reading (By Title Only) of an Ordinance Amending Dorchester County Ordinance 04-13, Article XIII: Site Development Standards, Section 13.1.3: Light.

Mr. Brebner stated the amendment had its first reading by title only. The County Council has referred it to the Planning Commission for development of content and how the revisions should take shape. Mr. Brebner explained that it would be a little easier if they were to go over everything in sections.

During discussion of the first section, Mr. Carter asked how it would mesh with the Town of Summerville. Mr. Greg Jones stated anyone could play with the language so their interpretation would work for their project. Mr. Jones just wanted to show another angle of how others would read the ordinance.

Mr. Brebner then showed the Planning Commission the Luminaire Calculator then explained how it shows the area lit depending on the height of the pole. Mr. Pratt wanted to know if there was any consideration about the height being 30 to 35 feet.

Mr. Symuleski stated the criteria should be based on the number of drive aisles. Mr. Jones stated freestanding elevated light sources should be encouraged to locate in the landscape. Mr. Jones also said we should encourage scaling back. Mr. Griffith agreed, feeling the words "if needed" would give more potential to developers.

Mr. Brebner notated all changes as the Planning Commission was discussing the wording. Mr. Pratt asked if they can still work on the standards while it goes to County Council. Mr. Brebner explained that it will go to County Council again in April.

A motion was made by Mr. Carter to pass the amended ordinance 13.1.3 and Mr. Symuleski seconded the motion. The vote was unanimous for the changes that were made to Ordinance 13.1.3 Site Lighting Standards for recommendation to County Council.

VIII. **ADJOURNMENT**

Mr. Pratt adjourned the meeting at 4:45 pm.

**DORCHESTER COUNTY
PLANNING AND COMMISSION
MINUTES
April 9, 2015
3:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. DETERMINE QUORUM:

PRESENT: Mr. Robert Pratt - Chairman
Mr. Ed Carter - Vice Chairman
Mr. Dekle Griffith
Mr. Richard Symuleski
Mr. John Groover
Mr. Greg Jones

ABSENT: Mr. Grady Jones

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mr. Tim Macholl
Mrs. Jennifer Cook
Mrs. Juanita Williams
Mrs. Tiffany Heber – Absent

II. ADOPTION OF MINUTES:

A. The Minutes for the March 12, 2015 Planning Commission meeting were presented by Chairman Pratt. Mr. Symuleski motioned to approve and Mr. Greg Jones seconded the motion. The vote was unanimous and the minutes were approved.

III. REZONING REQUESTS

RR#708 Property Owner – Robert L. Pratt, LLC; Applicant – Robert L. Pratt; Acreage – 4.2 acres; Location – 396 E. 5th North St, Summerville; Request rezoning Change from CG (General Commercial District) to CLI-2 (Commercial/Light Industrial Two District); TMS#137-08-00-006.

Chairman Pratt introduced the rezoning request and then recused himself to the audience. Vice Chairman Carter continued the meeting and Mr. Brebner then introduced the staff report. Mr. Brebner stated the property was zoned in 1999 to General Commercial (CG). Mr. Brebner also stated that the request for CLI-2 (Commercial Light Industrial 2) would be similar zoning to the Town of Summerville around the property. Their property is zoned B3 which is very similar to the county CLI-2. Mr. Brebner also said the church would be a nonconforming use if rezoned.

Vice Chairman Carter asked if the applicant had anything he wanted to add. Mr. Pratt stepped up to the podium and explained he had built the building for rental property. He stated he was a little concerned that if rezoned, he would lose the as one of his tenants. Mr. Brebner assured Mr. Pratt that there was a grandfather clause and that he could replace the church with another church if done within two years. Mr. Greg Jones asked if you could split zone the property to separate the church? Mr. Brebner said that would be splitting the building.

A motion was made by Mr. Groover to recommend approval and seconded by Mr. Symuleski. The vote was unanimous to recommend approval of rezoning request #708 to county council. Chairman Pratt rejoined the board for the remainder of the meeting.

IV. REPORT OF PLANNING DIRECTOR

A. Update to Commission on Land Developments.

Mr. Brebner updated the board regarding East Edisto which will start building houses soon; within approximately two weeks. Mr. Brebner wanted to update everyone since their plans do not come through the Planning Commission. Mr. pulled up a plat to show the Board. Mr. Brebner said their plans show 7000 homes over 20 years. The first section will consist of 400 homes. Mr. Griffith asked the price range and Mr. Pratt seemed to think they would be the high \$200,000s to \$400,000.

B. Commercial Design Standards Discussion.

Mr. Brebner presented the Planning Commission with a survey the Design Consultant wanted them to fill out so she would know their views. Mr. Brebner thought it would be good to go over the questions together.

The commission spoke about future developments and how the county was making progress with the roads. Mr. Brebner also let the Commission know that the Hopper Community is coming back which the Design Standards could be implemented.

Mr. Brebner asked the commissioners to identify three commercial areas they would like to see improved.

North Main was a location mentioned as there was a lot of mishmash in the area. Highway 78 Old Dairy Road would be another location for uplift of commercial. Mr. Pratt mentioned about the Transportation Impact fee is a deterrent for building in some areas. Trolley Road the board thought was going nicely with all the new additions. Mr. Brebner asked what they liked about the buildings. The board agreed that the architecture of the buildings look really nice. The different materials being used bricks and quick bricks, split face block seems to be a new design some builders are using.

Mr. Brebner suggested that they bring in a couple of architects; for example Mr. Edward Tupper. Mr. Greg Jones remarked about out parcel roads and perimeter roads for shopping centers. Also have aligned buildings with outparcel roads and perimeter roads. The Board should also keep in mind Landscaping, Parking, Building, and curb cuts in the Commercial Design Standards. Mr. Pratt commented that usually developers are out of money for the landscaping so it is the biggest complaint.

Mr. Brebner stated the next Planning Commission agenda is very short and asked if the commission wanted to tack on Commercial Design Standards again. They can get the contractor or architects to attend the meeting next month.

V. REPORT OF THE CHAIRMAN

Mr. Pratt spoke about upper County zoning areas and all they wanted to do was show certain areas for economic development. Mr. Pratt said it just fell to politics.

Mr. Brebner spoke about the timeline with the consultant and they want to have it done by May 11th. Mr. Pratt spoke about changing the monthly meeting time to 4 pm in May, all of the Board agreed with the time change for the May 14, 2015 meeting.

VI. ADJOURNMENT

Mr. Pratt adjourned the meeting at 4:17 pm.

**DORCHESTER COUNTY
PLANNING AND COMMISSION
MINUTES
May 14, 2015
3:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. DETERMINE QUORUM:

PRESENT: Mr. Robert Pratt - Chairman
Mr. Ed Carter - Vice Chairman
Mr. Dekle Griffith
Mr. Richard Symuleski
Mr. John Groover
Mr. Greg Jones

ABSENT: Mr. Grady Jones

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mr. Tim Macholl
Mrs. Jennifer Cook

II. ADOPTION OF MINUTES:

A. The Minutes for the April 9, 2015 Planning Commission meeting were presented by Chairman Pratt. Mr. Symuleski motioned to approve and Mr. Carter seconded the motion. The vote was unanimous and the minutes were approved.

III. REZONING REQUESTS

A. **RR #709** Property Owners – Michael F. Grosso and Robert T Brockhouse; Applicant – Jonathan P. Wimer and Kelly M. Wimer; Location – Dorchester Road, Summerville; Rezoning Request change from R2 (Single-Family Residential District) to OI (Office and Institutional District); TMS# 162-09-03-018, Acres – 0.50; TMS# 162-09-03-020, Acres – 0.048; TMS# 162-09-03-021, Acres – 0.039.

Mr. Brebner presented the staff report for the rezoning. Mr. Brebner explained that this would be a good fit because the smaller parcels would not, due to size, fit into any zoning district in the county. Mr. Brebner told the board that the staff supported the rezoning request because the property was in an excellent position with heavy commercial areas. Mr. Brebner stated the staff recommended approval for the properties to be rezoned from R2 (Single-Family Residential) to OI (Office and Institutional District).

Mr. Wimer stepped to the podium and explained that he wanted to expand his Dentist practice and would be glad to answer any questions.

A motion was made by Mr. Carter to recommend approval and seconded by Mr. Symuleski. The vote was unanimous to recommend approval of rezoning request #709 to County Council.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

- A. **Other: Beech Hill Road and Summers Drive,** Active Transportation and Operational Improvements – Received as information.

Mr. Brebner informed the board that this footprint of Westvaco had been approved by DOT and construction has started. The area will consist of 8 foot sidewalk instead of 5 foot. Hoping in the future this will be used for children walking to school.

V. REPORT OF PLANNING DIRECTOR

- A. Continuing Education Opportunity – 9 AM Thur. May 21 at 500 N Main St.

Mr. Carter motioned to defer the New Business until after the report of the Planning Director, it was seconded by Mr. Groover. It was unanimous to defer.

Mr. Brebner reminded the commissioners of the webinar scheduled for May 21 in County Council Chambers. This would cover all continuing education hours for 2015 for those who did not attend SCAPA.

VI. NEW BUSINESS

- A. **Commercial Design Standards:** Consultant presentation and Commissioners' discussion.

Chairman Pratt suggested that the Commission adjourn this meeting and reconvene to a more casual setting like the conference room.

Mr. Carter motioned to adjourn the meeting at 4:15 and Mr. Symuleski seconded the motion. The vote was unanimous to move to the conference room in the Planning and Zoning office.

Meeting reconvened at 4:25 in the Planning Department Conference Room and Mr. Brebner introduced the people who were present including: Ms. Fraiser (the design consultant) a representative from Atruim Builders, Mr. Bill Beaucheng, and Ms Rene Brockington from Ravenel Developers.

Ms. Brockington stated she would like to see the changes because she has property at Cooks Crossroads and the Historic Ashley River Overlay District standards are preventing her from building a commercial business. She is hoping with new design standards they may see to a compromise. Mr. Edward Tupper was also present and gave some insight.

Everyone was given a copy of the Transitional Overlay District (TOD) Commercial Design Standards draft for review. Ms. Frasier went through the draft. The commission was told it would be May 29th before they would get Ms. Frasier's revisions based on today's discussion.

Once everything had been discussed, Mr. Greg Jones stated it sounds like they have two questions to answer or think about. How much of the design standards will be applied to Industrial businesses? And, at what point during renovations of an existing structure will the design guidelines apply?

V. **ADJOURNMENT**

The meeting adjourned at 5:30 pm.

**DORCHESTER COUNTY
PLANNING COMMISSION
MINUTES
June 11, 2015
4:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. DETERMINE QUORUM:

PRESENT: Mr. Robert Pratt - Chairman
Mr. Ed Carter - Vice Chairman
Mr. Dekle Griffith
Mr. Richard Symuleski
Mr. John Groover
Mr. Greg Jones

ABSENT: Mr. Grady Jones

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mr. Tim Macholl
Mrs. Sharon Sharpe
Mrs. Jennifer Cook

II. ADOPTION OF MINUTES:

A. The Minutes for the May 14, 2015 Planning Commission meeting were presented by Chairman Pratt. Mr. Symuleski motioned to approve and Mr. Carter seconded the motion. The vote was unanimous and the minutes were approved.

III. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats: None

B. Preliminary Plans:

1. **Reminisce Phase 4** – Landowner: The Ryland Group; Zoning District: PD (Summerfield Planned Development District); Pavilion Street, Summerville; 55 lots; 56.56 acres; TMS# 135-00-00-010.

Mr. Brebner presented the preliminary plat to the board. Mr. Brebner explained that it was in Flood Zone X. He also pointed out the walkway to the clubhouse and an additional area for boat parking on the plat as well.

Mr. Symuleski expressed his concern regarding potential flooding and his desire that the applicant design accordingly.

Chairman Pratt asked if the developer was here and Mr. Cawood South from Anchor Consulting Engineers stepped up to the podium to answer questions from the board. Mr. South addressed Mr. Symuleski's comment and stated they had all necessary permits that are required from Army Corp of Engineers, DHEC and the County.

A motion was made by Mr. Carter and seconded by Mr. Groover. The vote was five members in favor of approval and Mr. Symuleski abstained. The preliminary plat was approved.

2 Cresswind at the Ponds Phase 4 – Landowner: KH Ponds, LLLP; Zoning District: PD (The Ponds Planned Development District); Central Ponds Drive, Summerville; 142 lots; 48.48 acres; TMS# 151-00-00-046.

Mr. Brebner presented the staff report to the board. There were conditions that were resolved Mr. Brebner let the board know that staff recommends full approval.

Mr. Carter asked if the model homes were done. Then discussion went to neighborhood and amenities. Ms. Shelia Sororian with Thomas and Hutton was there to answer any questions.

A motion was made by Mr. Carter to approve the preliminary plat and seconded by Mr. Groover. The vote was unanimous to approve Cresswind at the Ponds Phase 4.

IV. STREET NAME REQUESTS

A. New Street Name:

1. Ellen Reid Lane – private road located off of Mateeba Gardens Road, Summerville

A motion was made to approve this street name by Mr. Groover and seconded by Mr. Carter. The vote was unanimous for Ellen Reid Lane.

2. Aura Lane – private road in Cresswind Phase 4
3. Blackbird Loop – private road in Cresswind Phase 4
4. Aspera Drive – private road in Cresswind Phase 4
5. Barn Swallow Road – private road in Cresswind Phase 4

Mr. Brebner stated that streets two through five, being part of the Cresswinds which the board had just approved, could be voted as one. The board agreed and a motion was made by Mr. Groover and seconded by Mr. Carter. The vote was unanimous to approve Aura Lane, Blackbird Loop, Aspera Drive and Barn Swallow Road for Cresswind phase 4.

V. **NEW BUSINESS**

A. **Commercial Design Standards:** Consultant presentation and Commissioners' Discussion

Mr. Brebner let the planning board know that Ms. Fraiser had been ill so she will be at July's meeting. Mr. Brebner also asked the board members about adding roads to the Commercial Design Standards. Mr. Brebner asked about Mallard Road, Hodge Road, Maple Street and Old Fort Road Extension being added to the design standards and the board agreed on Hodge Road, Mallard Road and Maple Street. The Old Fort Drive extension will not be added at this time. Mr. Brebner and staff also recommended that frontage roads be excluded and the board agreed.

VI. **REPORT OF PLANNING DIRECTOR**

Mr. Brebner brought to the attention of the board the new intersection off of Interstate 26 that will be built by Volvo and will be exit 189. Maybe as the Planning Commission, they could address the interchange through the comprehensive plan and the TOD.

Mr. Brebner then introduced Ms. Sharon Sharpe as the county's new Senior Planner.

VII. **REPORT OF CHAIRMAN**

Mr. Pratt commented that the land owners in the area of the new interchange into Ridgeville are interested in changing how their land is zoned. Should consider the Comprehensive Plan, showing diversity in the communities. Mr. Brebner stated that it maybe something to look at going forward with the zoning change.

Mr. Carter made a motion to task Mr. Brebner to find out what status is with the zoning of the parcels in the interchange area. Mr. Symuleski seconded his motion. Mr. Pratt asked if there was anything else and Mr. Brebner gave an update to RR# 705. Mr. Brebner also gave an update on the Riley property that was rezoned for CLI-2; Mr. Riley did not understand that there could be no outdoor storage with in this zoning district. Mr. Brebner suggested that maybe a lay down can be a special exception in CLI-2 (a conditional use). Mr. Jones asked can we define how it is a special exception? Mr. Brebner answered outdoor storage with height

restrictions. If the property is a certain size and the Board of Zoning Appeals can take care of the special exception.

V. **ADJOURNMENT**

Mr. Carter motioned to adjoin.

**DORCHESTER COUNTY
PLANNING COMMISSION
MINUTES
July 9, 2015
4:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. **DETERMINE QUORUM:**

PRESENT: Mr. Robert Pratt - Chairman
Mr. Ed Carter - Vice Chairman
Mr. Dekle Griffith
Mr. John Groover
Mr. Greg Jones

ABSENT: Mr. Grady Jones
Mr. Richard Symuleski

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mr. Tim Macholl
Mrs. Sharon Sharpe
Mrs. Jennifer Cook

II. **ADOPTION OF MINUTES:**

A. The Minutes for the June 11, 2015 Planning Commission meeting were presented by Chairman Pratt. Mr. Carter motioned to approve and Mr. Groover seconded the motion. The vote was unanimous and the minutes were approved.

III. **REZONING REQUESTS**

A. **RR #710** Property Owners –Tideland Bank; Applicant – Chris M. Garcia; Location – 171 Mellichamp Road, Summerville; Rezoning Request Change from R1M (Single Family Residential Manufactured Housing District) to I (Industrial District); TMS# 129-07-00-001.

Chairman Pratt recused himself from this request because of a conflict of interest. Vice Chairman Carter took over the gavel. Mr. Brebner presented the staff report with the

staff's recommendation of approval. Ms. Chris Garcia the applicant was present to answer any questions.

A motion was made by Mr. Groover and seconded by Mr. Greg Jones. The vote was unanimous to recommend approval to County Council. Chairman Pratt rejoined the meeting.

B. **RR#711** Property Owner – Willie Mae Campbell; Applicant – Clary C. Gambrell; Location – 314 Orangeburg Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to R1M (Single Family Residential District Manufactured Housing); TMS# 152-00-00-142.

Mr. Brebner presented the staff report with the staff recommending approval for rezoning. Mr. Brebner explained there were about a half dozen houses already on the property and they want to add an additional home. Mr. Brebner explained it was heirs property.

A motion was made by Mr. Carter and seconded by Mr. Groover. The vote was unanimous to recommend approval to County Council.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats:

- a. **Hickory Ridge, Ph 3 & 4** Landowner – D. R. Horton; Zoning District – PD (Planned Development); Hickory Ridge Way, Summerville; 34 lots; 10.85 acres; TMS# 135-12-00-077.

Mr. Brebner presented the plat to the Planning Commission. Mr. Brebner explained that the Assessor's office has it still under review. Staff required certain corrections to the plat, which have been met, except the installation of the corrected road signs, and correcting the plat as per the comments received from the Assessor's Office regarding line closure.

Mr. Jones asked who was responsible to maintain the ponds. The HOA is responsible for the ponds but the county will maintain up to the ponds.

Mr. Carter made a motion to approve with the conditions of closure and sign revisions. Mr. Groover seconded the motion and the vote was unanimous to approve with the two conditions which were the closure and revisions of signs.

B. Preliminary Plans:

- a. **Timber Trace, Ph 1** Landowner – The Ryland Group; Zoning District – PD (Planned Development); Beech Hill Rd., Summerville; 51 lots; 22.30 acres; TMS# 160-00-00-081, 160-00-00-082, and 160-00-00-091.

Mr. Brebner presented the plans and explained that the tree ordinance has changed and there is an outstanding issue with the tree survey from when tree protection went from 15” to 12” hardwoods. Mr. Brebner said the staff would recommend a conditional approval with an update tree survey and tree mitigation plan.

Mr. Chris Donato, a representative of the developer, was present to answer any questions. Mr. Greg Jones asked about the ponds and keeping the trees, Mr. Donato agreed they want to keep the trees. Mr. Pratt asked who would irrigate the lake? Mr. Donato did not know specifically if they would be irrigating the lake.

A motion was made by Mr. Carter for a conditional approval, the conditions being an updated tree survey and tree mitigation plan. The motion was seconded by Mr. Griffith and the vote was unanimous for the conditional approval.

V. STREET NAME REQUESTS

A. **New Street Name:**

1. **Roanoke Hill Court** – public road in Hickory Ridge phase 3 & 4

A motion was made by Mr. Groover to approve the street name request. The motion was seconded by Mr. Carter and the vote was unanimous for Roanoke Hill Court.

VI. NEW BUSINESS

- A. **CLI-2, Commercial / Light-Industrial District Two Revisions** – Revisions to Article VII of Dorchester County Zoning and Land Development Standards, Ordinance #04-13.

Mr. Brebner presented the revisions to the Board and the commissioners were pleased with the revisions and the options the applicant has in the use group. Mr. Carter made a motion for the revisions to Article VII be approved. Mr. Groover seconded the motion and the vote was unanimous to present to County Council.

- B. **Commercial Design Standards:** Consultant presentation and Commissioners’ Discussion

Ms. Fraiser presented the design standards to the commissioners for their review. There was minimum discussion with no changes. The commissioners were happy with the presentation.

VII. REPORT OF PLANNING DIRECTOR

Mr. Brebner told the commission that County Council would like them to study the Ashley River Historic Overlay District. They have had a first reading to remove districts 3 and 4. It's a lower density area, maybe redo the boundaries or make it a special exception area. This area includes Popular Grove, most is heirs property and mobile homes. County Council would like the Planning commissions input on a recommendation. Mr. Greg Jones was cautious to opening the area up to just everybody, as it could lose its beauty. The commissioners agreed to schedule a workshop to go over this area and give a recommendation to County Council.

Mr. Carter left the meeting at 5:10 pm.

VIII. REPORT OF CHAIRMAN:

Mr. Pratt asked Mr. Brebner about County Council and how the meetings were going.

IX. PUBLIC COMMENT

Ms. Sue Wehman came to the podium and commented that she was here to see the design standards but stated she would like to know when the workshop will be scheduled. She would like to be a part of that.

X. ADJOURNMENT

Mr. Pratt adjourned the meeting at 5:17 pm.

**DORCHESTER COUNTY
PLANNING COMMISSION
MINUTES
August 12, 2015
4:00 PM**

Pursuant to the Freedom of Information Act, The Summerville Scene and The Eagle Record were notified and a notice was posted on the bulletin board in each building prior to the meeting.

I. DETERMINE QUORUM:

PRESENT: Mr. Robert Pratt - Chairman
Mr. Ed Carter - Vice Chairman
Mr. Dekle Griffith
Mr. John Groover
Mr. Greg Jones
Mr. Richard Symuleski
Mr. Grady Jones

PLANNING STAFF:

Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mrs. Sharon Sharpe
Mrs. Juanita Williams
Mrs. Jennifer Cook

II. ADOPTION OF MINUTES:

The minutes for July 9, 2015 were deferred to the September meeting for approval.

III. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats:

1. Bridlewood Farms, Phase 4, Section 1: Landowner – Bridlewood Development, LLC; Zoning District – R-1 (Single-Family Residential); Bridlewood Farms Pkwy., Ridgeville; 25 lots; 9.412 acres; TMS #119-00-00-130.

Mr. Brebner presented the staff report with water and sewer requesting easement changes on two areas. The staff recommended a conditional approval based on water and sewer's request for the easement changes to be completed.

Mr. Carter made a motion for the conditional approval and Mr. Symuleski seconded the motion. The vote was unanimous for the conditional approval for the final plat.

2. Drakesborough, Phase 5 Landowner – Beazer Homes Corp.; Zoning District – PD (Drakesborough Planned Development); Flyway Rd., Jedburg; 55 lots; 16.33 acres; TMS #121-00-00-347.

Mr. Brebner presented the staff report for Drakesborough, phase 5 with a recommendation for approval.

Mr. Carter made a motion to approve the final plat and Mr. Greg Jones seconded the motion. The vote was unanimous for approval of the final plat.

IV. STREET NAME REQUESTS

A. New Street Name:

1. Clay Field Trail – collector road in East Edisto, between Summers Drive and Delemar Highway.

Mr. Brebner explained that this road was a part of the MWV Summers Corner development but the commission was still responsible for the street name approval.

Mr. Symuleski made a motion to approve the street name and Mr. Carter seconded the motion. The vote was unanimous to approve Clay Field Trail.

V. NEW BUSINESS

A. Commercial Design Standards: Recommendation on draft changes to Section 11.2 of Dorchester County Zoning and Land Development Standards, Ordinance #04-13 as amended, to County Council.

Mr. Brebner asked if the Commission had looked over the design standards with the changes they made and asked if there were any questions. Mr. Greg Jones asked if the lighting and tree changes have been implemented already. Mr. Brebner responded that they had.

Mr. Greg Jones also asked if the design standards could be revisited in a year to see how all the requirements are going and re-evaluate. He mentioned tasking the staff to remind them to review in one year.

Mr. Carter motioned to approve the Commercial Design Standards as amended and Mr. Symuleski seconded. The vote was unanimous to send the standards to County Council.

- B. **Ashley River Historic Overlay District:** Call workshop (vote required) immediately after regular meeting to study amendments proposed by County Council deleting sub-districts 3 and 4.

A motion was made by Mr. Griffith and seconded by Mr. Greg Jones; the vote was unanimous for the workshop to commence after the Planning Commission Meeting.

VI. REPORT OF PLANNING DIRECTOR

Mr. Brebner explained to the audience what the workshop following the meeting is to accomplish. The Commission will go over districts 3 and 4 in the Ashley River Historic Overlay District in terms of possibly removing them because both areas are not within 4 miles of the Ashley River Road. Area 4 would not change in density and would become an Absence of Controls District.

VII. REPORT OF CHAIRMAN:

Mr. Pratt made sure everyone was made aware of the workshop and he reviewed the procedures. Anyone in attendance with comments should provide them during the public comment period of the meeting. Once the workshop commenced, public comment would no longer be accepted. Those in attendance were welcome to listen, and Mr. Pratt reminded everyone that a public hearing would be a required step in the future.

VIII. PUBLIC COMMENT

Mr. Myles Maland from the Coastal Conservation League came to the podium. Mr. Maland spoke about the original ordinance in 2007 and protecting the local heritage. He spoke about leaving the amendment as it is written if not it will eliminate the protections of the district. He strongly recommends denying the amendment.

Ms. Angela Jones took the podium and asked Mr. Brebner to explain the Absence of Controls District. What she remembers in that district you could do anything you want. Mr. Brebner explained what the Absence of Control District now entails and means for residents.

Ms. Lucy Ann Cathcart then stepped up to the podium and explained there is a joke about the quality of life in Dorchester County and the solution is to put in another development. Ms. Cathcart spoke about not turning our backs on heritage and economics and the beautiful natural preserve.

Ms. Sue Wehman came up to the podium; she hoped everyone had a chance to read the editorial in the newspaper. Ms. Wehman wanted to make sure everyone was aware of what had gone into the ordinance in the first place and about protecting the land. She also stated that Mead Westvaco (West rock) has really set the bar high in Dorchester County for density levels.

Ms. Katherine Pemberton from the Historic Charleston Foundation stated she feels like there is going to be a colossal effect if it doesn't remain the same. She stated it is a slippery slope when you start changes ordinances like this. There will be incremental decrease of protection of the area. She is also concerned for proposed development.

Mr. Michael Cordray came to the podium stating that he remembers a meeting about ten years ago about the same topic. Mr. Cordray stated he has land in the area that his family lives on and has pastures. He explained he left his pasture and headed home about a mile and did not pass on single car. He stated Dorchester County is still one of the great places in South Carolina. Mr. Cordray also invited to come on out and look around the area. He would give them some history and teach everyone about the heritage.

Mr. Ben Huff came to the podium and about the editorial and how it speaks volumes. He suggested that everyone should read it, cut it and read it again. He stated that there are still some areas of Dorchester County he hasn't explored but what he has explored is beautiful. He would like it to stay that way. He then read from the editorial.

Mr. Adriane Kwist came to speak and told the board he was 100% against development. Once land is developed it is gone forever we should be more interested in preserving what we have.

Mr. Corey Johnston came to the podium and stated he has been a resident of Dorchester County for over 60 years. In the past he was part of a conservation board. He then urged the Commission to be smart with new development and plan properly.

IX. ADJOURNMENT

Mr. Pratt asked for a motion to adjourn the meeting, a motion was made and the meeting adjourned at 4:40 pm.

COMMISSION WORKSHOP

Workshop started at 4:50 pm

Mr. Brebner provided an overview of County Council's request regarding the Ashley River Historical Overlay District as it pertained to Districts 3 and 4.

Ms. Reinertsen gave a brief history of the Ashley River Historic Overlay District.

Mr. Pratt stated that Charleston growth is coming towards the Dorchester County by this area. He also said that at least opening up the intersections for commercial growth and leaving the residential areas like they are would be a step. Mr. Griffith asked if there could be some provisions for those who had property when this was developed as an ordinance.

A question was asked if there could be another zoning for the areas or intersections. Boyle Plantation was acknowledged as being zoned Transitional Residential-Manufactured Housing District (TRM), this being a distinct area in the Ashley River Historic Overlay District. It was also stated that the area of one and two solve itself and everyone seemed to agree with that statement. Then Mr. Griffith brought up the property that had been in front of the Planning Commission a few months ago on Bacons Bridge Road. The property is virtually useless because it is in the Ashley River Historic Overlay District.

Mr. Carter stated that he would like to keep the overlay district intact but make allowances for commercial uses.

Ms. Reinertsen discussed several possible changes that could be made to the zoning ordinance. 1) Eliminate districts 3 & 4 as proposed by County Council, 2) revise district language for permitted uses but retain current density, 3) change the overlay to a base zoning district and, 4) create a new base zoning district and revise the overlay district.

The Commission briefly discussed these options and Mr. Pratt asked staff to come up with possible changes to the zoning to incorporate the changes County Council is suggesting but without eliminating any of the sub-districts. Staff was also asked to provide information regarding conservation easements in the district.

Mr. Pratt then scheduled another workshop for the Planning Commission directly following the September 10, 2015 meeting in Summerville County Council Chambers.

Workshop ended at 5:45pm.

DORCHESTER COUNTY
PLANNING COMMISSION
500 North Main Street
Summerville, SC 29483

Minutes
September 10, 2015
4:00 PM

I. DETERMINE QUORUM

Present: Chairman Pratt
Mr. Ed Carter
Mr. Dekle Griffith
Mr. John Groover
Mr. Richard Symuleski
Mr. Greg Jones
Mr. Grady Jones (arrived 4:45 pm)

Staff
Present: Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mrs. Sharon Sharpe
Mr. Tim Macholl
Mrs. Juanita Williams
Mrs. Jennifer Cook

II. REVIEW OF MINUTES

- A. July 9, 2015
- B. August 13, 2015

Chairman Pratt presented the minutes. Mr. Symuleski motioned to approve both sets of minutes with no corrections. Mr. Groover seconded the motion and the vote was unanimous to approve with no corrections.

III. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats:

1. **Oakbrook Park, Phases 2-4:** Landowner – Blue Grass Holdings, LLC and Oakbrook Park Villas, LLC; Zoning District – R-4 (Multi-Family Residential District); Lexi Ct., Ladson; 59 townhouse lots; 8.702 acres; TMS #154-00-00-008.

Mr. Brebner presented a revised plat with the staff recommendation of approval to the Commission. Mr. Elliot Locklear was present for the applicant to answer any questions that the Commission may have about Oakbrook Park.

There were no questions and Mr. Symuleski made a motion to approve the final plat. The motion was seconded by Mr. Groover and the vote was unanimous to approve the final plat.

B. Preliminary Plans:

1. **Southern Palms, Phase 5:** Landowner – Jensen Communities; Zoning District – R-2(M) (Single-Family Residential Manufactured Housing District); Southern Palms Blvd., Summerville; 40 sites; 15.5 acres; TMS #154-00-00-003.

Mr. Brebner presented the preliminary plans for Southern Palms, Phase 5. He explained that it was an expansion to the original mobile home subdivision. Mr. Brebner told the board the staff recommended full approval. Mr. Symuleski asked if it was a retirement community and was there an age restriction? Mr. Brebner answered yes it will be restricted.

Mr. Joe Esposito was present for the Commission if they may have any questions. There were no questions and Mr. Carter made a motion to approve the preliminary plat. Mr. Symuleski seconded the motion and the vote was unanimous to approve.

IV. STREET NAME REQUESTS

A. New Street Name:

B. Street Name Change:

1. **East Medina Street:** Change from East Medina Drive, Clemson Terrace neighborhood, Summerville; initiated by staff.

Mr. Groover made a motion to change East Medina Drive to East Medina Street. Mr. Carter seconded the motion and the vote was unanimous for the change.

2. **West Medina Street**

Mr. Groover made a motion to change West Median Drive to West Medina Street. Mr. Griffith seconded the motion and the vote was unanimous for the change.

V. OLD BUSINESS

- A. **Ashley River Historic Overlay District:** Call workshop (vote required) immediately after regular meeting to study amendments proposed by County Council deleting (sub) districts 3 and 4.

Mr. Groover made a motion to go into the workshop following the Planning Commission meeting. The motion was seconded by Mr. Griffith and the vote was unanimous for the workshop after the meeting.

VI. **REPORT OF PLANNING DIRECTOR**

Mr. Brebner shared points of interest with the Commission. SCAPA will hold their conference October 14-16th on the USS Yorktown in Mount Pleasant. Mr. Brebner reminded everyone that it could be used for their continuing education hours if needed. Mr. Brebner also pointed out a seminar on Minority Race Planning at the College of Charleston, September 21st if anyone was interested to attend.

VII. **REPORT OF CHAIRMAN**

Mr. Pratt wanted to note for the record, that everyone had received and viewed copies of the emails in reference to the Ashley River Historic Overlay District.

VII. **PUBLIC COMMENT**

Ms. Mary Catherine Conard, Lynn Haven Lane, N. Charleston. Ms. Conard spoke of growing up on the Ashley River and if this change was allowed it would affect the water, land and the inhabitants. Ms. Conard also said that it would affect the water quality and urged the board to have it remain as it already is.

Mr. Tracey Todd, Dorchester Road, Mr. Todd works for Middleton Place he stated that the Ashley River Historic Overlay District would be better named the Ashley River and Rantowles Creek Overlay District. Mr. Todd commented that the last workshop it seems there may have been a lack of appreciation of the history in areas three and four of the overlay district. Rantowles Canal was one of the first major projects in the area and its history included rice production, African American history and cemeteries in the area.

Mr. George McDaniel from Summerville stated he was in support for retention and no special exemptions for areas three and four. Please leave it as is.

Ms. Nancy Simpson, landowner of 7720 Highway 165 adjacent to the Lacey tract. Mrs. Simpson stated she was very shocked that all of this has started from a June Board of Zoning Appeals meeting when a special exception was not granted for Lacey Lane. Mrs. Simpson proceeded to go over the steps that had caused this situation. She stated she could not understand Dorchester County conducting business this way. Mrs. Simpson spoke about her home based business and left the board with some honey and goat cheese.

Mr. Adrienne Kwist a 50 year resident of Summerville stated he wanted the district to remain the same because once the land is gone it is gone you can't get it back.

Michael Cordray, Cordray's Meat Processing. Mr. Cordray just stated he agrees with what everyone has already discussed and wants to leave everything the same.

M. Lucy Anne ~~Cathcart~~**Cathcart**: Ms. ~~Cathcart~~**Cathcart** stated it is a matter of law being a law. She questioned why we have this huge disruption. We need to preserve the ecosystem and heirs property. She stated the County needed to squash this matter.

Mr. Myles Maland with the Conservation League. Mr. Maland spoke of years of input to create the Ashley River Historic Overlay District with input from residents, landowners and businesses. Everyone agreed that this would be the best way to manage growth. Mr. Maland also spoke about the property in question on Lacey Lane was bought with its location in the overlay district. Mr. Maland hoped the buyer had done his research prior to his purchase.

Mr. Maland also suggested the Planning Commission shouldn't incorporate commercial businesses at Cooks Crossroads because Summers Corner will have areas for those commercial properties when complete.

Mr. Matt ~~Røekman~~**Baughman**: Employed with Mead WestVaco/Westrock. He stated he was in favor of studying ways for possible home base businesses but he was not in favor of eliminating areas three and four.

Mr. Chris Cody with the Historic Charleston Foundation. Mr. Cody spoke that the district suffers from a mistaken identity. The true importance of the unspoiled nature by strolling through the woods in the area is like taking a trip back in time. While walking you may find historic markers or signs of the past. Mr. Cody said he is not opposed to individual property rights or economic development but is opposed to changing a chunk of the area.

Mr. Pratt closed the public hearing.

VII. ADJOURNMENT

Mr. Pratt adjourned the meeting at 4:45 pm.

COMMISSION WORKSHOP

Workshop started at 5:00 pm.

Mr. Brebner shared with the commissioners an update from the PDB meeting on September 8. and Ms. Reinertsen asked if there were any questions before getting started.

It was stated that the TRM and AC zoning districts cover about 400 square miles in the area. The idea for cottage businesses was introduced to commission. Mr. Carter said that it would be a 2 acre max for ex-amount of square footage for a building. However to go 2.1 acre then the owner can double the size of the building. Mr. Carter commented that

he thought it was a good idea but not for the overlay district. He stated it needs to remain pristine.

Mr. Symuleski commented about going through the past files on the Historic Overlay District prior to the workshop and feels that he agrees with Mr. Carter on leaving the area as it is.

Mr. Pratt and Mr. Griffith stated maybe getting an ad hoc committee together to go over everything may help. Mr. Greg Jones stated that the proposal itself is not justified.

Cooks Crossroads was discussed regarding possible commercial business within the boundaries of the intersection. Mr. Pratt asked Mr. Greg Jones to look at the properties at Cook's Crossroads from an engineer's prospective. Mr. Greg Jones said he was for any condition that can improve an interstate or intersection. The Commission directed staff to bring back language regarding special exception usages in the Cooks Crossroads intersection.

Staff presented some language regarding underlying zoning districts within the overlay and recommendations to adjust the ordinance language to reference specific zoning districts. The Commission agreed that the revisions would eliminate conflict between the overlay district and underlying zoning and asked staff to pursue said revisions.

Mr. Pratt then said to put on the agenda not to eliminate zones 3 and 4 for the October County Council meeting.

Workshop ended at 6:00 pm.

DORCHESTER COUNTY
PLANNING COMMISSION
500 North Main Street
Summerville, SC 29483

Minutes
October 8, 2015
4:00 PM

I. DETERMINE QUORUM

Present: Chairman Pratt
Mr. John Groover
Mr. Ed Carter
Mr. Dekle Griffith
Mr. Greg Jones

Absent: Mr. Grady Jones
Mr. Richard Symuleski

Staff Present: Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mr. Tim Macholl
Mrs. Juanita Williams
Mrs. Sharon Sharpe
Mrs. Jennifer Cook

II. REVIEW OF MINUTES

A. September 10, 2015

Chairman Pratt presented the minutes with two name corrections. Mr. Carter made a motion to approve the minutes with the noted corrections. Mr. Groover seconded the motion and the vote was unanimous to approve the minutes with the noted corrections.

III. REZONING REQUESTS

A. RR #712: Property Owner and Applicant – Jessie Spell; Location – 165 Pine Land Lane, Summerville; Rezoning Request change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 153-10-00-029.

B. RR #713: Property Owner –Buster Jones; Applicant – Jessie Spell; Location – 164 Pine Land Lane, Summerville; Rezoning Request change from R-4 (Multi-Family

Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 153-10-00-003.

Mr. Brebner presented the staff report with a recommendation for approval. Chairman Pratt asked the size of the property and commented he was familiar with the property. The applicant Ms. Jessie Spell was present to answer any questions.

Mr. Groover made a motion to recommend approval for both rezoning #712 and rezoning #713. Mr. Griffith seconded the motion and the vote was unanimous to recommend approval to rezone.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Preliminary Plans:

1. **Drakesborough, Ph 6:** Landowner – Beazer Homes; Zoning District – PD (Planned Development); Wild Goose Trail, Summerville; 48 lots; 9.4 acres; TMS# 121-00-00-347.

Mr. Brebner presented the staff report with a recommendation for approval. There were no questions for planning staff or applicant.

Mr. Griffith made a motion to approve and Mr. Carter seconded the motion. The vote was unanimous to approve the preliminary plans for Drakesborough, Ph 6.

2. **The Summit Gardens, Ph 1, Sec. A & B:** Landowner – P&M Partnership; Zoning District – R-1 (Single-Family Residential); Alpine Dr., Summerville; 46 lots; 25.21 acres; TMS# 136-00-00-091

Mr. Brebner presented the staff report with mentioning lots 35, 36 and 37. The lots are nonconforming lots but Mr. Brebner said the developer would put a thumbnail for the deviation of the lots if necessary. Mr. Brebner also stated that water and sewer has not had a chance to finalize their review.

Mr. Brebner the staff recommended a conditional approval. One, would be to allow for the deviation of the lots 35-37. Two, the approval from water and sewer and public works departments once they are able to review the plans.

Mr. Mike Murphree was present to ask any questions. Mr. Carter asked about the covenants would they remain the same. Mr. Murphree said yes and they were following the guidelines for the R-1 zoning district once complete let the residence decide the rules.

Mr. Carter made the motion to approval with the conditions the staff had stated. One allow for the deviation of the lots and the approval from public works and water and sewer. Mr. Groover seconded the motion. The vote was unanimous to approve with the conditions listed.

B. Final Plats:

1. **The Summit Gardens, Ph 1, Sec. A:** Landowner – P&M Partnership; Zoning District – R-1 (Single-Family Residential); Alpine Dr., Summerville; 24 lots; 11.91 acres; TMS# 136-00-00-091

Mr. Brebner presented the staff report to the commission. Mr. Brebner stated the staff recommended a conditional approval with the conditions being listed on the staff report. The items listed:

- Approval of the Preliminary Plat
- Approval from the Assessor's Office
- Correction of minor errors related to the revised subdivision name, street name, and/or as required by the Assessor's Office
- Submittal of a maintenance bond.

Mr. Carter made a motion to approve with conditions as listed on the staff report. Mr. Griffith seconded the motion. The vote was unanimous to approve with conditions listed on the staff report.

V. STREET NAME REQUESTS

A. **New Street Name:**

1. **Migration Point:** public road to be dedicated in Drakesborough phase 6

Mr. Brebner presented the staff report for the public road in Drakesborough to be named Migration Point. The commission did not have any questions or concerns. Mr. Griffith motioned to approve the street name and Mr. Carter seconded the motion. The vote was unanimous to approve.

2. **Cascades Thrust :** public road to be dedicated in The Summit Gardens phase 1, section A

Mr. Brebner presented the staff report for the public road in The Summit Gardens to be named Cascades Thrust.

Mr. Pratt asked if a suffix had to be used. Mr. Brebner answered no.

Mr. Carter motioned to approve the street name Cascades Thrust and Mr. Griffith seconded the motion. The vote was unanimous for the Cascades Thrust as a street name in The Summit Gardens.

B. **Street Name Change:**

1. **Moon Dance Lane:** Change from Moondance Lane, Sunburst Lakes, near Summerville.

Mr. Brebner presented the staff report for the name change. Residents use the street name Moon Dance Lane and the county would like to keep a consistency.

Mr. Griffith made a motion to change Moondance Lane to Moon Dance Lane. Mr. Groover seconded the motion and the vote was unanimous.

VI. OLD BUSINESS

A. Recommendation to Council Regarding “An Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, As Previously Amended, with Respect to Article XI: ‘Special Areas,’ Section 11.5: ‘Ashley River Historic Overlay District’ to Amend Section 11.5.2, 11.5.4, and 11.5.7, First Paragraph, (d), and (g), Delete District 3 (Sections 11.5.5 and 11.5.10) and District 4 (Section 11.5.6 and 11.5.11), to Delete Exhibit C, and to Delete Exhibit B: ‘Ashley River Historic Overlay District Map’ and to Replace It with a New Exhibit B Depicting District 1 and District 2” *[The purpose of this amendment is to reset the southern boundary of the Ashley River Historic Overlay District from County Line Road to Rantowles Creek, no closer than 4.5 miles to the Ashley River.]*

A motion was made by Mr. Carter to present County Council with the recommendation to leave everything the same in the Ashley River Historic Overlay District, not remove Districts 3 or 4. The motion was seconded by Mr. Griffith and the vote was unanimous to send their recommendation to County Council.

B. Ashley River Historic Overlay District: Call workshop (vote required) immediately after regular meeting to study allowable uses at Cooks Crossroads.

Mr. Carter motioned to have a workshop immediately following the meeting. Mr. Greg Jones seconded the motion. The vote was unanimous to have the workshop immediately following the meeting in the Planning and Zoning conference room.

VII. REPORT OF PLANNING DIRECTOR

Mr. Brebner reminded everyone about the SCAPA conference in Mt. Pleasant on the USS Yorktown if anyone wanted to add continuous education hours.

VIII. REPORT OF CHAIRMAN

Mr. Pratt let the commissioners know that it is good that they are discussing things and having workshops. That is what the Commission is tasked to do. Mr. Pratt then asked Mr. Brebner about the Commercial Design Standards. Mr. Brebner explained that due to public notice it has been rescheduled for County Council on the 2nd of November which

would push the adoption date back to November 16th.

IX. **PUBLIC COMMENT**

Mr. Dick Miler who resides in Summerville: Mr. Miler was upset because he cannot do anything with his property on Lacy Lane. He also gave each commissioner a copy of information about the property and how much money he has already invested and cannot sell it. He spoke about having a buyer ready to sign and close on the property. Mr. Miler stated he is just looking for a little help with the situation.

Mr. Harold Gardner from Edisto Island: Mr. Gardner introduced himself as the potential buyer for the Lacy Lane property and how surprised he was to find out that he could not put his business at the location. Mr. Gardner stated he was working out of his house and explained that he sold water heaters usually to prisons. He asked the Commission for a little relief with the situation. He stated he would use the property exactly as it is nothing would be changed.

Ms. Sue Wehman came to the podium and stated on behalf of all the folks who have been here for the last two meetings. We want to say "Thank You" for what the Commission had done here.

Mr. Mike Murphree from Summerville. Mr. Murphree stated he was involved in creating the Ashley River Historic Overlay District for Watson Hill. He recommended that a commercial node would be a good solution and to try and accommodate your neighbor.

X. **ADJOURNMENT**

Mr. Carter made a motion to adjourn and Mr. Groover seconded the motion. The meeting was adjourned at 5:07.

DORCHESTER COUNTY
PLANNING COMMISSION
500 North Main Street
Summerville, SC 29483

Minutes
November 12, 2015
4:00 PM

I. DETERMINE QUORUM

Present: Mr. Robert Pratt
Mr. Grady Jones
Mr. John Groover
Mr. Richard Symuleski
Mr. Dekle Griffith (4:05 arrival)

Absent: Mr. Ed Carter
Mr. Greg Jones

Staff Present: Mr. Alec Brebner
Mrs. Kiera Reinertsen
Mrs. Sharon Sharpe
Mrs. Jennifer Cook

II. REVIEW OF MINUTES

A. November 12, 2015

III. REZONING REQUESTS

A. **RR# 714** Property Owner and Applicant – Linda K. Stone; Acreage: 3.6-acres; Location – Monarch Drive, Summerville; Rezoning Request change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 143-08-04-016.

Mr. Alec Brebner presented the staff report to the commission. Mr. Brebner explained that the staff was concerned about the zoning R1M (Single-Residential Manufactured Housing District) for the location. The staff recommends a rezoning instead to TRM (Transitional Residential-Manufactured Housing District). If Planning Commission wants to go ahead a move it forward.

Mrs. Stone approached the podium and explained that she wanted to rent the additional lots so her sister would be cared for in the future. Mr. Symuleski asked if the soil had been tested. Mrs. Stone stated that they were getting everything ready for DHEC to test.

Mr. Symuleski made a motion for a conditional approval of TRM zoning, pending the soil test. Mr. Griffith seconded the motion and the vote was unanimous to recommend the conditional approval.

- B. **RR# 716** Property Owner – Shade Properties LLC & Duke Investments; Applicant – Anchor Consulting Engineers, LLC; Acreage Total - 74.99 acres; Location - Beech Hill Road, Summerville; Rezoning Request change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); TMS# 159-00-00-007 – 24.97 Acres; TMS# 159-00-00-017 – 12.12 Acres; TMS# 159-00-00-018 – 30.73 Acres; TMS# 159-00-00-019 – 7.17 Acres. (*Public hearing advertised for PDD – application amended by applicant.*)

Mr. Brebner presented the staff report stating that there are only 25 highland acres. So the staff has a recommendation of approval for R-2 (Single-Family Residential). Mr. Griffith asked about the density for R-2 zoning, which would be less than 100 units with only one entrance because of limited frontage. Mr. Symuleski asked about utilities, Mr. Brebner said yes utilities were present and they may need to install a pump station.

Mr. Cawood South from Anchor Consulting came to the podium and mentioned they will only have about 50 or 60 lots. Mr. Pratt asked if they had a price point yet, Mr. South replied no. Mr. Griffith asked about commercial development but Mr. South explained it would be hard because it sits back off the main roadway.

Mr. Groover made a motion to recommend approval and Mr. Symuleski seconded the motion. The vote was unanimous to recommend approval for R-2 zoning.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Preliminary Plans:

B. Final Plats:

1. **The Ponds Phase 2, Section 6** - Landowner – KH Ponds, LLC; Zoning District – PD (Planned Development); Weston Hall Dr., Summerville; 68 lots; 21.4 acres; TMS# 151-00-00-098.

Mr. Brebner presented the staff report to the board and noted that a revised plat had been received this day showing minor changes to a few easements based on as-built conditions. Mr. Brebner stated the staff recommends a conditional approval. One to allow the accessors office to have their comments addressed and staff to review easement locations proposed today.

Mr. Pratt asked if there were any questions. A motion was made by Mr. Groover to approve with the staff's conditions. Mr. Symuleski seconded the motion and the vote was unanimous for the conditional approval.

V. **STREET NAME REQUESTS**

A. **New Street Name:**

1. **Wintergreen Trail** - public road to be dedicated in Summers Corner phase 1-D
2. **Wellspring Grove** - public road to be dedicated in Summers Corner phase 1-D

Mr. Groover motioned to approve both street name requests for Summers Corner phase 1-D. The motioned was seconded by Mr. Symuleski and the vote was unanimous for the street names.

B. **Street Name Change:**

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

VIII. **REPORT OF PLANNING DIRECTOR**

A. **Ashley River Historic Overlay District** – Progress report on allowable uses at Cooks Crossroads.

Mrs. Reinertsen presented the report and progress of Cooks Crossroads, possibly pulling property on all corners to be with ¼ mile radius. They would create a new district 5 which would pull everything to be unified and would expand usage.

Mr. Griffith asked about Use Group 10 and special exceptions being done through the Board of Zoning Appeals. Mr. Pratt asked about groceries stores being as large as 25,000 square feet, having to go through the Board of Zoning Appeals for the exception on size. Mrs. Reinertsen explained that it would go through the Board of Zoning Appeals only if it exceeded 25,000 square feet.

Mr. Pratt explained that going through the Board of Zoning Appeals is good for this situation and to see if it fits.

Mr. Griffith made a point of clarification that the grocery store would be limited to 25,000 square feet, others would be 3,000 square feet per structure. Mr. Griffith expressed that he likes the ideas and wants to see it done.

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

Mr. Raymond Jakele owner of property besides JT's Bodyshop that was zoned residential

explained that the Ashley River Historic Overlay District trumps everything in his area and he would like to see changes so he can sell his property as commercially zoned. Mr. Griffith stated that he hoped the district five would incorporate his property with the proposal.

Mr. Rudd Smith from S. Hickory Street in Summerville stepped to the podium and applauded the Commissioners for a job well done. He also stated that zoning should be made simpler. There is way too many pages in the county zoning ordinance. He stated that it should be half of what we already have and things should be made simpler. Mr. Smith also agreed that Cooks Crossroads is not historic and agreed with the Commissioners.

XI. **ADJOURNMENT**

Chairman Pratt adjourned the meeting at 5:00 pm.

DORCHESTER COUNTY
PLANNING COMMISSION
500 North Main Street
Summerville, SC 29483

Minutes
December 10, 2015
4:00 PM

I. DETERMINE QUORUM

Present: Chairman Pratt
Mr. Groover
Mr. Symuleski
Mr. Greg Jones
Mr. Griffith
Mr. Grady Jones

Absent: Mr. Carter

Staff Present: Mr. Brebner
Mrs. Reinertsen
Mrs. Sharpe
Mr. Macholl
Mrs. Williams

II. REVIEW OF MINUTES

A. November 12, 2015

Mr. Groover made a motion to approve the minutes with no corrections. Mr. Symuleski seconded the motion and the vote was unanimous to approve.

III. REZONING REQUESTS

A. RR #717: Property Owner - Robert Holladay & Phyllis Savenkoff; Applicant - Robert Holladay; Location - 110 Cone Drive, Summerville; Acreage - 15,625 Sq. ft.; Rezoning Request Change from R-4 (Multi-Family Residential District) to CG (General Commercial District); TMS# 135-16-00-025. (*Public hearing only*)

Mr. Brebner explained that the applicant sent in a letter to remove the request from the agenda due to health reasons.

Mr. Robbins was present to represent the applicant, Ms. Savenkoff, and thank Mr. Brebner for working with his client. There was no need for a motion or vote.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Preliminary Plans

1. **Ridgeville Commerce Park, Ph 1C** (Infrastructure Plan): Owner – MWV-Ridgeville, LLC; Applicant – Thomas & Hutton; Location – Timothy Creek Road, Ridgeville Commerce Park, Ridgeville; TMS# 087-00-00-096 & 087-00-00-097; Total Acreage – 634.42

Mr. Brebner presented the staff report with a recommendation of approval. Mr. Brebner explained that the roads would be county maintained and stated it is within a 1000 acre industrial park which is under a development agreement.

Eddie Guinn was present from Thomas & Hutton for questions. Mr. Guinn stated that the road would go back to Railroad Avenue which would help with rail access.

Mr. Greg Jones asked if the Fire Department approved since there are no turn arounds. Mr. Brebner responded yes there will be temporary ones built.

Mr. Griffith motioned to approve the preliminary plat and Mr. Symuleski seconded the motion. The vote was unanimous for approval.

B. Final Plats

1. **Cresswind at the Ponds, Phase 2:** Landowner - KH Ponds, LLC; Location - Cross Vine Ln., Summerville; Zoning District - PD (Planned Development); 67 lots; Acreage - 20.31 acres; TMS #151-00-00-046.

Mr. Brebner presented the staff report and explained the staff recommendation options. One, they could vote to table the request until the access road is built, or they could vote on a conditional approval when the road is started, finished or bonded.

Mr. Mike McLendon with Kolter-Ponds and Mr. Chris Magaldi with Thomas & Hutton stepped to the podium to answer questions. Chairman Pratt asked about how many more units were to be built. Mr. McLendon stated approximately 1450. Mr. Magaldi stated they had just gotten DHEC's approval and was ready to start building the access road but asked for a conditional approval if they bonded it out.

Mr. Greg Jones asked how many units had been built this far. Mr. Brebner explained that 102 have been built and back in the summer of 2013 the ruling was for the construction road to be installed.

Mr. John Deutchman a resident of the Ponds spoke that he felt 60 days would be reasonable to get the road completed but stressed it needs to be complete.

Mr. Greg Jones motioned for a conditional approval that the road would be bonded and completed within 60 days. The motion was seconded by Mr. Groover and the vote was unanimous for the conditional approval.

V. **OLD BUSINESS**

- A. **Ashley River Historic Overlay District:** Call workshop (vote required) immediately after regular meeting to study allowable uses at Cooks Crossroads and clean-up language for the entire overlay.

Mr. Jaekle stepped to the podium and commented that he was under the impression that changes should have been made to his zoning district. He thought it would be district 5, but misunderstood there would be a workshop to discuss the changes to the Ashley River Historic Overlay District.

Chairman Pratt invited Mr. Jaekle to sit in on the workshop after the meeting.

The motion was made by Mr. Griffith to have a workshop immediately following the Planning Commission meeting. Mr. Groover seconded the motion and the vote was unanimous for the workshop.

VII. **NEW BUSINESS**

- A. **2016 Meeting Schedule.**

A motion was made by Mr. Symuleski to approve the meeting schedule for 2016. The motion was seconded by Mr. Groover and the vote was unanimous to approve the 2016 schedule.

VIII. **REPORT OF PLANNING DIRECTOR**

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

Mr. Rudd Smith stepped the podium and commented on Cook Crossroads not being a historic area and agreed with the board on it being a separate district.

XI. **ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Symuleski and seconded by Mr. Groover. The vote was unanimous and the meeting adjourned at 4:45 pm.

COMMISSION WORKSHOP

Workshop started at 5:00 pm.

The Commission discussed District 4 and agreed that the standards need to remain as they are and that any revised language needs to maintain the current standards.

Staff reviewed a potential option for a new District 5. The Commission liked the concept of the new District 5 including the additional uses proposed and the proposal to allow larger buildings through the Special Exception process. The commission disagreed with several of the additional Special Exception design standards presented and wanted them eliminated, but did agree with the prohibition on internally illuminated signs.

The Commission discussed how to move forward with any changes, and decided to have staff make a presentation to the commission in January with any voting on ordinance revisions to follow at the February meeting.

Workshop closed at 6:05 pm.