

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

Minutes
January 14, 2016
4:00 PM

I. DETERMINE QUORUM

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

Absent: Mr. Grady Jones

Staff: Mr. Brebner
Ms. Reinertsen
Ms. Sharpe
Ms. Cook

II. REVIEW OF MINUTES

A. December 10, 2015

Mr. Symuleski made a motion to approve the minutes. Mr. Carter seconded the motion and the vote was unanimous to approve the minutes as written.

III. REZONING REQUESTS

A. **RR #718** Property Owner- Clarence Aaron Clark; Applicant –Penny McNeil;
Location – Clark Lane, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to TRM (Transitional Residential District).- TMS# 143-00-00-004; Acreage: 14.58.

Mr. Brebner presented the staff report to the Commission explaining that this area was an area that was given an R-4 (Multi-Family District) designation when the zoning was changed in 2004. The staff is recommending approval for rezoning the property to TRM (Transitional Residential District).

Ms. Penny McNeil, the applicant stepped to the podium to answer any questions and to explain why she wanted to rezone the property. Ms. McNeil asked how long it

would take for the rezoning to take place. Mr. Brebner explained it would have a public hearing March 7th. Mr. Clark the land owner stepped to the podium and explained the land was for the family to have a place to live. He stated they didn't need apartments to be built. He expressed his gratitude to the Commissioners.

Mr. Carter made a motion to recommend approval. Mr. Brebner clarified that there was an oversight and TMS#143-00-00-107, .99 acres, was also included in the rezoning request. Mr. Carter amended his motion to include parcel 143-00-00-107 for recommendation of approval. Mr. Groover seconded the amended motion and the vote was unanimous to recommend approval.

- B. **RR #719** Property Owner and Applicant- Charlotte L. & John P. Phelan; Location- 1511 W. 5th North Street, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to CLI-2 (Commercial/Light Industrial Two), TMS# 129-12-04-013; Acreage: 1.65.

Chairman Pratt recused himself and stepped down, handing the gavel to Vice Chairman Carter. Chairman Pratt explained that he had business with the applicant.

Mr. Brebner presented the staff report to the Commissioners with a staff recommendation of approval. There were no questions from the Commissioners.

A motion was made to recommend approval by Mr. Symuleski and seconded by Mr. Griffith. The vote was unanimous to recommend approval to rezone.

IV. **OLD BUSINESS**

- A. **Ashley River Historic Overlay District:** Staff presentation and Commissioner's discussion regarding potential changes to the Ashley River Historic Overlay District ordinance.

Ms. Reinertsen presented a power point of everything the Commissioners had discussed to recommend changing in the Ashley River Historic Overlay District during their workshops. Ms. Reinertsen explained it would be on next month's agenda for a vote.

Mr. Griffith asked to define "Abandoned" and Ms. Reinertsen responded "with out of use for two or more years."

Ms. Reinertsen also stated, "That if the Commissioners agreed with the language for District Five, the planning office would try and get in touch the property owners to discuss the proposal for District 5."

Mr. Greg Jones asked "For the purpose of organization we have zoning districts though out the county. Part of this was to create the conservation district. This district will hold the same weight as Single Residential Family (R1), would it automatically revert to (Single-Family Residential) R1?" Ms. Reinertsen answered

“No it would be underlying and referenced in districts two and five. This would help people rezone if they want to with the conservation district. This would help clean up the zoning without changing things.”

Mr. Griffith asked “With the proposed District Five are we giving access to the Board of Zoning Appeals for flexibility and to change design standards.” Mr. Brebner responded “They could try but to keep in mind the Transitional Overlay District (TOD) still applies.”

The Commission was asked for a head nod to agree with voting next month on the new proposed Ashley River Historic Overlay District and the additional District 5. It was agreed to have the vote at the next Planning Commission meeting in February.

V. **REPORT OF PLANNING DIRECTOR**

- A. **Knightsville Crossroads:** Discussion of potential Zoning Map amendments and possible Commission workshops regarding the Knightsville Crossroads area.

Mr. Brebner asked if the Commission would be interested in having a workshop for ideas to what three commercial districts would fit at this intersection.

Mr. Carter motioned for a workshop to commence on February 11, 2016 at 3 pm. Mr. Symuleski seconded the motion and the vote was unanimous.

VI. **REPORT OF CHAIRMAN**

- A. **Officers Nominating Committee:** The 2015 Chairman will appoint a committee to nominate candidates for the offices of Chair and Vice-Chair of the Planning Commission for 2016, as required in Section 14.2.2 of Zoning and Land Development Standards, Ordinance #04-13.

Mr. Pratt appointed Mr. Symuleski, Mr. Griffith, and Mr. Greg Jones to nominate candidates for the offices of Chair and Vice Chair of the Planning Commission for 2016.

VII. **PUBLIC COMMENT**

Mr. Baughman, 225 Oakwood Drive, stepped to the podium to ask the Commission to look to a traffic engineer to help with the traffic issues as the possible rezoning commences.

Mr. Robbins, 107 Glen Abby, stepped to the podium and stated that there needed to be right turn lanes at the Knightsville Crossroads, especially turning on to Central Avenue.

Mr. Todd, Middleton Place, Mr. Todd told the Commission that he commended them on all the work that has taken place on the Ashley River Historic Overlay District. He

stated that he got the sense that the group only wanted to make positive changes. He also said he was appreciative that the one corner is being included at Cooks Crossroads that wasn't already a part of it. He stated his only concern was that the Board of Zoning Appeals being able to reverse square footage and design standards.

VII. ADJOURNMENT

Mr. Pratt adjourned the meeting at 5:00 pm.

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

Minutes
February 11, 2016
4:00 PM

I. **DETERMINE QUORUM**

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

Absent: Mr. Greg Jones

Staff: Mr. Brebner
Ms. Reinertsen
Ms. Sharpe
Ms. Cook

II. **REVIEW OF MINUTES**

A. January 14, 2016

Mr. Symuleski motioned to approve the minutes with corrections noted and Mr. Carter seconded the motion. The vote was unanimous to approve with corrections.

III. **NOMINATIONS FOR OFFICERS** (Griffith, Greg Jones, Symuleski)

IV. **ELECTION OF OFFICERS** (Full Commission)

Mr. Symuleski made a motion and explained it was unanimous by the committee to leave the Chairman and Vice Chairman as they are, Mr. Groover Seconded the motion. The vote was unanimous for Mr. Pratt to remain the Chairman and Mr. Carter the Vice Chairman.

V. **REZONING REQUESTS**

A. **RR #720** Property Owners – Pauligio LLC, et al; Applicant – Locklair Consulting, Inc.; Location – Hwy 27, Ridgeville; Rezoning Request Change from AC (Absence of Controls District) to I & CG (Industrial District & General Commercial District); TMS# 087-00-00-050; Acreage: 119.

Ms. Reinertsen presented the staff report with a recommendation for approval. Mr. Carter made the comment that the zoning would be a good fit for the area.

A motion was made by Mr. Carter to approve the recommendation and was seconded by Mr. Groover. The vote was unanimous to approve the recommendation to County Council.

VI. SUBDIVISION APPLICATIONS AND REQUESTS

A. **Final Plats:**

1. **Reminisce, Phase 4:** Landowner – Calatlantic Group, Inc.; Location – Pavillion St., Summerville; Zoning District – PD (Planned Development); 55 lots; Acreage – 55.31 acres; TMS #135-00-00-010.

Ms. Reinertsen presented the staff report explaining all requirements had been met and all financial bonds were in place. Ms. Reinertsen presented the staff's recommendation as a conditional approval until line errors were worked out for the assessor's office.

Mr. Symuleski made a motion of a conditional approval until line errors are corrected. Mr. Carter seconded the conditional motion and the vote was unanimous for the conditional approval.

VII. STREET NAME REQUESTS

A. **New Street Name:**

1. Carousel Court – public road to be dedicated in Reminisce phase 4
2. Keepsake Court – public road to be dedicated in Reminisce phase 4

Ms. Reinertsen presented the new street names to the Planning Commission for approval.

Mr. Carter made a motion to approve the street names and Mr. Groover seconded the motion. The vote was unanimous to approve the new street names.

VIII. OLD BUSINESS

- ### A. **Ashley River Historic Overlay District:** Recommendation on draft changes to Sections 11.5, 11.6, 8.3, 9.2, and 10.4 of the Dorchester County Zoning and Land Development Standards, Ordinance #04-13 as amended, to County Council.

Ms. Reinertsen presented the draft with the recommended changes to push forward to County Council. Ms. Reinertsen explained the corrections were just minor corrections. Ms. Reinertsen explained there had really been no negative feedback and the property owner for the large corner parcel to be added to District Five, expressed contacted were

interest in joining the overlay. The reaction was very encouraging. Ms. Reinertsen did share additional feedback for discussion for example parking and lighting standards and if the Commission was interested they could vote to approve the slight changes. Ms. Reinertsen presented some language options for the Commission like parking on the side or rear of the buildings only, and adjusted with language for lighting.

Mr. Symuleski asked if both options for parking could be utilized. Mr. Pratt agreed with Mr. Symuleski because some of the parcels are long and narrow. Mr. Carter suggested approval but have an additional workshop for amending ordinance.

Mr. Carter made a motion to push forward to County Council but have a workshop to discuss possible additional design standards. Mr. Griffith seconded the motion and the vote was unanimous to push forward with an additional workshop to discuss potential additional design standards.

Mr. Rutherford Smith, member of the audience, stepped to the podium stated he was retained by Ravenel Development. Mr. Smith had a copy of the conceptual master plan of what could possibly fit there from Ravenel Development since 2007 which was preliminary. Mr. Smith stated grocery stores would take 50, 000 square feet at least probably more. Mr. Smith was also concerned about alcohol sales with it being a grocery store was a must.

Mr. Pratt explained that going through the Board of Zoning Appeals could increase the square footage of stores but should wait until the ordinance is passed through County Council. Mr. Brebner also explained that alcohol sales would not be a problem.

Mr. Rick Reeves from Carolina One stepped up to the podium and said they own the triangle opposite of Ms. Brockington. Mr. Reeves stated they want to put a Walgreens, convenience store or strip mall in that location.

Mr. Carter stated he shared a concern with Mr. Smith and maybe look at providing structure or support for commercial development. Mr. Griffith stated that District 5 was created for this reason for the Board of Zoning Appeals to handle the special exception.

IX. NEW BUSINESS

- A. **East Edisto – Utility Special District Plan – Summer’s Corner** – Landowner – MWV East Edisto Summers Corner, LLC; Applicant – Bowman Consulting Group, LTD.; Zoning District – EEFDMP (East Edisto Form District Master Plan); 1 lot; .5 acres; TMS# 168-00-00-008.

Ms. Reinertsen presented the staff report for this small lot for a pump station and explained because of the development it needed to come through the Planning Commission.

Mr. Symuleski asked, "are the lines were already in?" Ms. Reinertsen explained they will be put in. Mr. Symuleski made a motion to approve the Utility Special District plan. Mr. Carter seconded the motion and the vote was unanimous to approve.

X. **PUBLIC COMMENT**

Ms. Angela Marcus from the Saint Luke AMC Church on Highway 61 stepped to the podium and stated she did not understand how the church was involved with all of the changes.

Mr. Brebner explained to the Commission that the staff sent out letters to three parcels being added to the Ashley River Historic Overlay District to explain what may happen and expressing that the county would be glad to speak with them. Mr. Brebner explained that if there were to be any changes that Saint Luke AMC Church would not be affected.

Mr. Lafon who resides on Old Beech Hill Road asked if it became commercialized would they get sewer? Mr. Brebner explained they would need a pump station. Mr. Lafon asked if there would be any restrictions, and when are they voted on.

XI. **REPORT OF PLANNING DIRECTOR**

Mr. Brebner read correspondence from the South Carolina Department of Transportation in reference to replacing the bridge on Four Holes swamp with notification of speed limit changes.

Mr. Brebner also updated the Planning Commission on County Council agenda items to be discussed.

XII. **REPORT OF CHAIRMAN**

Mr. Pratt asked if they would want to schedule another workshop prior to the March 10, 2016 meeting and if so they would need to vote.

Mr. Symuleski motioned to have a 3 pm workshop in the Planning and Zoning conference room on March 10, 2016. Mr. Groover seconded the motion and the vote was unanimous to have the workshop.

XII. **ADJOURNMENT**

Mr. Pratt adjourned the meeting at 4:55 pm.

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

MINUTES
April 14, 2016
4:00 PM

I. **DETERMINE QUORUM**

Present: Mr. Carter
Mr. Symuleski
Mr. Griffith
Mr. Greg Jones
Mr. Grady Jones

Absent: Chairman Pratt
Mr. Groover

Staff: Mr. Brebner
Ms. Reinertsen
Ms. Sharpe
Ms. Cook

II. **REVIEW OF MINUTES**

A. February 11, 2016

Mr. Griffith motioned to approve the minutes as they are and Mr. Symuleski seconded the motion. The vote was unanimous to approve the minutes.

III. **PUBLIC COMMENT**

A. **Knightsville commercial crossroads:** Public input on zoning study maps.

Mr. Brebner presented the staff report with all zoning regulations that could apply to properties if rezoned. Mr. Brebner encouraged property owners who were present to ask any questions they may have or come to the podium with any comments.

Mr. Baughman stepped to the podium and commented on the tremendous growth in the area but would like to see some design standards for the area. Also keep the larger signs out but suggested a traffic study because the intersection needs to have turn lanes installed.

Mr. Rudd Smith from Summerville, stepped to the podium. He stated he represents Ravenel Development. He stated he agrees with the Ashley Scenic River Advisory Council about their design standard request for the area of Cooks Crossroads. Mr. Rudd stated he would like a shorter process on the standards and larger square footage for grocery stores. He was appreciative of the Ashley River Council when he attended the meeting.

B. Ashley River Historic Overlay District: Recommendation on draft changes to Sections 11.5, 11.6, 8.3, 9.2, and 10.4 of the Dorchester County Zoning and Land Development Standards, Ordinance #04-13 as amended, to County Council

Ms. Reinertsen presented a recap to the Commission with a goal to promote quality development. Mr. Greg Jones referenced the designed standards for Knightsville crossroads.

Mr. Jack Keeter, Chairman of the Ashley River Scenic Council, state he was concerned that 55,000 sq ft. would be way too big for the gateway. Mr. Keeter stated he wasn't totally against development but wants design standards.

Mr. Bill Baughman stated he wasn't against development but standards were a concern for him. Mr. Baughman stated he would like to see things not started from scratch with already having examples.

Mr. George McDaniel the director of Drayton Hall pointed out the first gateway was suppose to be Dorchester Road and Bacons Bridge Road but everyone saw what happened there. Mr. McDaniel urges strong standards for development.

Ms. Lisa Turansky from the Coastal Conservation League stated she would agree with design standards but is opposed to the square footage of grocery stores and wants the Board of Zoning Appeals to have to approve the special exceptions. Ms. Turansky gave a letter to Vice-Chairman Carter from her and also a letter from Mr. Cody, manager of advocacy from the Historic Charleston Foundation.

Mr. Tracey Todd with Middleton Place wanted to thank the Commission and Staff for all the hard work that has been done. Mr. Todd stated he feels the work is now being compromised with the possibility of bigger stores from 25000 sqft to 55000 sqft. Mr. Todd stated the Commission needs to get it right and encouraged to keep what has already been put into place.

Ms. Sue Wehman who resides at 128 Pelzer Drive, agreed with everything and gave a "Thank-you" for all the hardwork. Ms. Wehman stated she would like the Board of Zoning Appeals have the option of approval for special exceptions. Ms. Wehman also stated the Commission needed to stay true to the original intent.

Mr. Rick Reeves, agent, represents the land owners across from the Ravenel Property. Mr. Reeves stated that sometimes square footage is necessary to make it work.

Mr. Symuleski spoke of the size of the stores being the issue. Mr. Symuleski stated he has links to articles about big name stores going back to their original sizes. Mr. Symuleski said he would send the other Commissioners the links to review.

Mr. Grady Jones says he agrees to an extent and Mr. Griffith pointed out that they had not excluded larger stores, they are just under more scrutiny.

The Commission agreed to hold a workshop next month to work through design standards for District 5.

IV. REZONING REQUESTS

- A. **RR #722** Property Owner - GE Inspection Services, Inc; Applicant – Robert Pratt; Location – 8550 Dorchester Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to CLI-2 (Commercial/Light Industrial Two District); TMS# 172-13-01-002; Acreage: 1.7.

Mr. Brebner presented the staff report to the commission with a staff recommendation of approval. There were no questions and Mr. Symuleski made a motion to recommend approval. Mr. Griffith seconded the motion and the vote was unanimous to recommend approve for the rezoning.

- B. **RR #723** Property Owner – Gayle E. and Ann S. Schoen/James G. Rhode; Applicant Bronwen and Walter Manning; Location - 1005 W. 5th North Street, Summerville; Rezoning Request Change from CG (General Commercial District) to CLI (Commercial/Light Industrial District), TMS# 130-09-00-003; Acreage: 8.94.

Mr. Brebner presented the staff report to the commission with a staff recommendation of approval.

Mr. Greg Jones had Mr. Brebner point out the parcel again. Mr. Carter asked what was on either side of the parcel. Mr. Rudd Smith made a comment about a possible war cemetery being located at this parcel. Mr. Symuleski asked if the information was registered, Mr. Rudd replied no.

Mr. Griffith made a motion to recommend approval. Mr. Symuleski seconded the motion and the vote was unanimous to recommend approval for the rezoning.

Vice-Chairman Carter stated there was no great rush and to have a workshop for design standards.

V. SUBDIVISION APPLICATIONS AND REQUESTS

A. **Final Plats:**

B. **Preliminary Plans:**

C. **Other:**

VI. **STREET NAME REQUESTS**

A. **New Street Name:**

1. **Cooks Cross Road** – segment of Bacons Bridge Road orphaned by intersection re-alignment of Hwy. 165 (Bacons Bridge Rd./Delemar Hwy.) at Hwy. 61 (Ashley River Rd./Beech Hill Rd.), Summerville; initiated by staff.

Mr. Brebner presented the staff report and history of the road. Mr. Rudd Smith and Ms. Sue Wehman provided a bit of history for the Commission about Cooks Farm.

Mr. Griffith made a motion to change the name of the road to Cooks Farm Road. Mr. Symuleski seconded the motion and the vote was unanimous for Cooks Farm Road.

B. **Street Name Change:**

1. **Thorpe Road** – change from Thorpe Drive to Thorpe Road, Summerville; initiated by staff.

Mr. Brebner explained residents were using Thorpe Road and staff recommended the change.

Mr. Symuleski made a motion to change Thorpe Drive to Thorpe Road. Mr. Greg Jones seconded the motion and the vote was unanimous to make the change from Thorpe Drive to Thorpe Road.

VII. **OLD BUSINESS**

- A. **Ashley River Historic Overlay District:** Recommendation on draft changes to Sections 11.5, 11.6, 8.3, 9.2, and 10.4 of the Dorchester County Zoning and Land Development Standards, Ordinance #04-13 as amended, to County Council.

VIII. **NEW BUSINESS**

IX. **REPORT OF PLANNING DIRECTOR**

Mr. Brebner stated to mark their calendars for a webinar on May 12th from 9:00 am to 12:30 pm for continuing education. The information would be sent out when available.

X. **REPORT OF CHAIRMAN**

Mr. Carter thanked the staff for their hard work.

XI. **ADJOURNMENT**

Mr. Carter adjourned the meeting at 5:05 pm.

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

Minutes
May 12, 2016
4:00 PM

I. **DETERMINE QUORUM**

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

Absent: Mr. Grady Jones

Staff: Mr. Brebner
Mrs. Reinertsen
Mrs. Sharpe
Mrs. Cook

II. **REVIEW OF MINUTES**

A. April 14, 2016

Mr. Symuleski made a motion to approve the minutes as written. Mr. Carter seconded the motion and the minutes were approved unanimously as written.

X. **PUBLIC COMMENT**

Chairman Pratt asked for a motion to move the public comments ahead of the other agenda items. Mr. Griffith made a motion to move public comments to item III on the agenda and Mr. Carter seconded the motion. The vote was unanimous to have the public comment section moved to number III on the agenda.

Mr. Tanner, who resides at 301 Ribbon Road in the Ponds, stepped to the podium to explain that the final phase of ponds does not show Donning Drive and that he was concerned about the amenities that may be pushed to the side for more housing.

Mr. John Deutschmann, who resides in the Ponds, stepped to the podium. Mr. Deutschmann spoke of a list of items he wanted to share with the commission

concerning the preliminary plans. Mr. Deutschmann asked the commission several questions he did not have answers for; “Why did Kohlter want to swap land? Have they done this before?” “What is the future of the amenities?” “Does the Commission have the authority to approve if the land is not owned by the requestor?” It doesn’t show the trail on the preliminary plans.

Mr. Bill Shaperio, a resident of the Ponds, spoke about changes that can hurt the property value. Mr. Shaperio also stated the developer does not own the land and he would like to see more transparency with the developer.

Mr. James Scheihing, a resident of the Ponds, stated referring to the ordinance the developer has to maintain the wetlands. Mr. Scheihing asked if the Commission would please hold their decision until they see the plans.

Mr. Mike Kabealo, a resident of the Ponds, stepped to the podium and stated they have 21 lots and should be able to finish without property being swapped.

Ms. Cathy Cunningham, a resident of the Ponds stepped to the podium and stated that there are approximately 36 trees marked with ribbons and last approval that was clear cut.

Mr. Mark Kahn, resident of the Ponds, stated he bought his home in the Ponds because of the nature setting. Mr. Kahn was shocked it was clear cut and so many Live Oaks were cut down.

Ms. Melissa Newton, also a resident of the Ponds, agreed with all the comments that have been made.

Mr. Charles Cole, a resident of the Ponds, stated he recognized the choices the developers have to make.

Mr. James Young, a resident of the Ponds, stated he agrees with his neighbors. Mr. Young also stated he feels if allowed he feels he will have been misrepresented, when he bought the lot.

III. REZONING REQUESTS

A. **RR #715:** Property Owner and Applicant – M. Travis Lee; Location – 1759 Central Ave, Knightsville; Rezoning Request Change from R-4 (Multi-Family Residential District) to OI (Office and Institutional District); TMS# 135-16-00-055; Acreage: 1.28.

Mr. Brebner presented the staff report to the Commission with a staff recommendation of approval.

Chairman Pratt stated it was surrounded by residential and that the Comprehensive Plan shows mixed use. Mr. Brebner agreed with the area being mixed use.

Mr. Griffith asked if there was any negative feedback. Mr. Brebner answered “no negative feedback, no feedback at all.” Mr. Greg Jones asked if this would be considered spot zoning. Mr. Brebner explained that since the request is for Office & Institutional (OI), it makes the rezoning a good fit for the area.

Mr. Groover made a motion to recommend approval to County Council. Mr. Symuleski seconded the motion and the vote was unanimous to recommend approval.

PUBLIC HEARING ONLY for Rezoning Requests 724-726. Applicant requested deferral.

- B. RR #724:** Property Owner – Dana S. and Ellen H. Kaeser; Applicant – Chris Magaldi; Thomas and Hutton Engineering; Location – Mentor Road, Knightsville; Rezoning Request Change from R-4 (Multi-Family Residential District) to R-2 (Single Family Residential District); TMS# 128-00-00-014; Acreage: 15.00.
- C. RR #725:** Property Owner – Linda Horres and Patricia Garmendia; Applicant – Chris Magaldi; Thomas and Hutton; Location – Mentor Road, Knightsville; Rezoning Request Change from R-4 (Multi-Family Residential District) to R-2 (Single Family Residential District); TMS# 135-00-00-016; Acreage: 15.98.
- D. RR #726:** Property Owner – Donna and Swanson Hood; Applicant – Chris Magaldi, Thomas and Hutton Engineering; Location – Mentor Road, Knightsville; Rezoning – Request Change from R-4 (Multi-Family Residential District) to R-2 (Single Family Residential District); TMS# 128-00-00-147; Acreage: 15.00

Mr. Brebner explained that rezoning requests 724-726 have been deferred per the applicant. They had to be listed for public hearing because they had already been advertised.

Chairman Pratt asked if anyone was present to speak for or against the requests, no one was so the public hearing was closed.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats:

1. **Cresswind at the Ponds, Phase 3:** Landowner – KH Ponds, LLC; Location – Hundred Oaks Blvd., Slandsville; Zoning District – PD (Ponds Planned Development District); 50 lots; Acreage – 12.8 acres; TMS #151-00-00-046.

Mr. Brebner presented the staff report with a recommendation of approval. Mr. Brebner stated the recommendation would have been for conditional approval based on the completion of the Construction Access Road, however the construction access road is open now to all traffic.

Mr. Carter made a motion to approve the final plat. Mr. Groover seconded the motion and the vote was unanimous for approval.

B. Preliminary Plans:

1. **Givhans Ferry:** Landowner – Tuggle, LLC; Location – Tuggle Ln., Slandsville; Zoning District – AC (Absence of Controls District); 89 lots; Acreage – 55.13 acres; TMS #150-00-00-007 & 150-00-00-009.

Mr. Brebner presented the staff report with a recommendation for a conditional approval. The conditions will be:

- Compliance with the canopy coverage and buffer requirements
- Additional easements needed for the Water & Sewer Department
- Address minor comments from Storm water.

Mr. Carter asked what kind of water was at this location? Mr. Brebner explained that there are two wells which would accommodate this size development. Mr. Greg Jones ask when the County gets a plat submitted with wetlands depicted are they verified by the Army Corp of Engineers Mr. Brebner answered yes.

Mr. Kevin Coffey with Lowcountry Land Development Consultants was present and explained that the two wells will be like having a normal water system and when the County has water available they will be able to just switch everything over.

Mr. Carter made a motion for a conditional approval with the conditions being:

- Compliance with the canopy coverage and buffer requirements
- Additional easements needed for the Water & Sewer Department
- Address minor comments from Storm water.

Mr. Griffith seconded the motion and the vote was unanimous to approve.

2. **The Ponds, Phase 4 & 5:** Landowner – KH Ponds, LLC; Location – Hundred Oaks Blvd., Slandsville; Zoning District – PD (Ponds Planned Development District); 151 lots; Acreage – 37.18 acres; TMS #151-00-00-046.

Mr. Brebner presented the staff comments with a recommendation to table until the situation is corrected.

Mr. Mike McLendon from Kolter stepped to the podium stated he agreed with Mr. Brebner to table the plans. Mr. McLendon stated the trail was never deeded to common property and they would like to work on the feeder road.

Mr. Carter made a motion to table the plans and Mr. Symuleski seconded the motion. The vote was unanimous and the plans were tabled.

V. **STREET NAME REQUESTS**

A. **New Street Name:**

1. **Chavous Lane** – private road (access easement) for The Commons at Archdale located off of Archdale Blvd, North Charleston.

Mr. Greg Jones made a motion to approve Chavous Lane and Mr. Groover seconded the motion. The vote was unanimous to approve Chavous Lane.

2. **Whitetail Road** – public road in The Ponds, phases 4 & 5
3. **Corvus Street** – public road in The Ponds, phases 4 & 5
4. **Glossy Crayfish Alley** – private alley in The Ponds, phases 4 & 5
5. **Ringneck Alley** – private alley in The Ponds, phase 4
6. **Woodcock Alley** – private alley in The Ponds, phase 5
7. **Box Tail Alley** – private alley in The Ponds, phases 4 & 5

A motion was made by Mr. Griffith to table the street names for The Ponds, phases 4 & 5 since the preliminary plans have been tabled. Mr. Symuleski seconded the motion and the vote was unanimous to table.

8. **Tannin Way** – public road in Givhans Ferry
9. **Conservation Court** – public road in Givhans Ferry
10. **Edisto Bluff Drive** – public road in Givhans Ferry
11. **Osprey Nest Drive** – public road in Givhans Ferry
12. **Copper Marl Court** – public road in Givhans Ferry
13. **Phillips Crossing Road** – public road in Givhans Ferry

Mr. Carter made a motion to approve the street names for Givhans Ferry with the conditions being met for the preliminary plans approval. Mr. Groover seconded the motion and the vote was unanimous for conditional approval.

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

- A. **Rezoning:** Requestor – Dorchester County Economic Development Department; Property Owner – Richfair Holdings, Inc.; Location – 4597 Appian Way, near North Charleston; Rezoning Request Change from CN (Neighborhood Commercial District) to CLI-2 (Commercial/Light Industrial District Two); TMS# 181-00-00-070; Acreage: 8.68.

Mr. Brebner presented the staff report for this rezoning request, which had been requested by the Economic Development department. Mr. Brebner explained about an error 25 years ago that the Economic Development department wants to get out ahead of. The staff recommends approval from CN (Neighborhood Commercial) to CLI-2 (Commercial Light Industrial Two).

Mr. Greg Jones asked if the property owner was on board for the rezoning. Mr. Brebner stated that Mr. Truluck has permission from the property owner.

Mr. Carter made a motion to recommend the rezoning to County Council. Mr. Groover seconded the motion and the vote was unanimous.

- B. ZLDS Text Amendment #16-01:** Applicant – Rev. Charles M. Houston of Ridgeville Church of God, Ridgeville, SC; Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article XIII: Site Development Standards, Section 13.5: Sign Regulations, Subsection 13.5.7(d): Institutional Signs.

Mr. Carter excused himself at 5:10.

Mr. Brebner presented the staff report to the Commission with a recommendation to amend the text for sign regulations by adding four additional words, “in a residential district”.

Mr. Groover made a motion to approve the text change. Mr. Greg Jones seconded the motion and the vote was unanimous for the ordinance to be amended.

- C. ZLDS Text Amendment #16-02:** Initiator – Dorchester County Council; Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article XIX: Documentation Requirements, Section 19.3: Final Plat and certain sections of Article XVIII: Land Development Application, Review, and Approval Processes (particularly with respect to requiring digital file submittal of Final Plats).

Mr. Brebner presented the staff report for this amendment to the ordinance. Mr. Greg Jones made a motion to approve the amendment. Mr. Griffith asked if this will be costly for the property owners. Mr. Brebner explained it would be easier for the property owners and no cost. Mr. Greg Jones made a motion to approve the amendment. Mr. Symuleski seconded the motion and the vote was unanimous to approve.

- D. ZLDS Text Amendment #16-03:** Initiator – Dorchester County Planning Commission; Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article VII: Zoning and Development – Suburban District Regulations, Section 7.6: OI – Office and Institutional (particularly with respect to allowing houses and child day care centers while disallowing apartments).

Mr. Brebner presented the staff report for the change within the text of the ordinance. The change would be to eliminate multifamily uses and include single family and child day care uses.

Mr. Greg Jones made a motion to approve the text amendment. Mr. Griffith seconded the motion. The vote was unanimous to approve. Mr. Symuleski excused himself at 5:45.

E. Official Map Amendment #16-01: Initiator – Dorchester County Planning Commission; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended, as follows:

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>ACREAGE</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>	<u>TMS NO.</u>
LEE, M TRAVIS	106 CONE LN	AC 0.58	R4	OI	135-16-00-024
HOLLADAY, ROBERT & PHYLLIS SAVENKOFF	110 CONE LN	AC 0.35	R4	OI	135-16-00-025
WEAVER FAMILY ENTERPRISES	112 CONE LN	AC 0.37	R4	OI	135-16-00-026
MIGHTY DIST SYS	114 CONE LN	AC 0.41	R4	OI	135-16-00-027
RUCKER, WILLIE & TERRY	116 CONE LN	AC 0.45	R4	OI	135-16-00-028
BAKER LIFE ESTATE	118 CONE LN	AC 0.33	R4	OI	135-16-00-029
GREEN, ELBERT	119 CONE LN	AC 0.63	R4	OI	135-16-00-055
HAIGOOD, MELVIN & CAROL	115 CONE LN	AC 0.93	R4	OI	135-16-00-018
COLEMAN, EDWARD & ALICE	111 CONE LN	AC 0.52	R4	OI	135-16-00-006
GREEN, ELBERT & GENEVA	109 CONE LN	AC 0.52	R4	OI	135-16-00-004
DRIGGERS, JOE & JACQUELINE	1631 CENTRAL AVE	AC 0.44	R4	OI	135-16-00-003
COLEMAN, EDWARD & ALICE	1636 CENTRAL AVE	AC 1.82	R4	OI	135-16-00-002
GREEN, ELBERT	1632 CENTRAL AVE	AC 0.32	R4	OI	135-16-00-001
MAXWELL, DAVID	1630 CENTRAL AVE	AC 1.99	R2M	OI	135-12-00-071
ORANGE CENTRAL BLDG, LLC	949 CENTRAL AVE	AC 0.74	R4	OI	135-12-00-007
KALEDISCOPE KIDZ, LLC	105 MAYRANT	AC 0.75	CG	OI	135-12-00-006
IMMER, GARETT & JENNIFER	114 MAYRANT	AC 2.02	CG	OI	135-12-00-009
BARNES, MICHAEL & JEFFIE J	112 MAYRANT	AC 0.99	CG	OI	135-12-00-008
POTTER, JOSEPH & MICHELLE	106 MAYRANT	AC 1.05	CG	OI	135-12-00-073
DORCHESTER COUNTY WATER AUTH	957 ORANGEBURG	AC 0.54	CG	OI	135-12-00-010
DORCHESTER COUNTY WATER AUTH	967 ORANGEBURG	AC 0.72	CG	OI	135-12-00-074
ZEO LLC	953 ORANGEBURG	AC 0.83	CG	OI	135-12-00-023
MCGARRITY, JAMES MICHAEL & DOROTHY J	974 ORANGEBURG	AC 1.16	CG	OI	136-09-00-055
RYAN LONG PROPERTIES	VACANT	AC 1.04	CG	OI	136-09-00-063
MYERS, BRIAN	970 ORANGEBURG	AC 0.70	CG	OI	136-09-00-020
EVANS, CHRISTOPHER & LINDA	101 CANTLEY	AC 0.31	R1	OI	136-09-00-018
MYERS, JOSEPH	98 CANTLEY	AC 0.49	R1	OI	136-09-00-011
BEACH, ROBERT & CAROL K	942 ORANGEBURG	AC 2.44	R2M	CG	136-09-00-002
KNIGHT, JAMES STEVEN	1566 CENTRAL	AC 0.61	R4	CN	136-09-00-009
WILLIS, CHARLES K & DEENA	114 REDBARN LN	AC 0.77	R4	CN	136-09-00-059
TANFIELD, GARY & LISA	1564 CENTRAL	AC 0.40	R4	CN	136-09-00-008

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>ACREAGE</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>	<u>TMS NO.</u>
MURRAY, GLADYS	1558 CENTRAL	AC 0.60	R4	CN	136-09-00-003
MURRAY, ALLEN & PATRICIA BEAL	1554 CENTRAL	AC 0.85	R4	CN	136-09-00-056
BEAL, PATRICIA	1544 CENTRAL	AC 0.71	R4	CN	136-09-00-057
MURRAY, JAMES O & MARJORIE	1540 CENTRAL	AC 0.95	R4	CN	136-09-00-005
HARRELL FAMILY LP	VACANT	AC 7.42	CG	OI	136-09-00-039
CRAVEN, GERALDINE K	852 ORANGEBURG	AC 1.02	R4	CN	136-00-00-142
DORCHESTER DISTRICT 2 SCHOOLS	847 ORANGEBURG	AC 11.56	CG	OI	136-13-00-001
SUMMERVILLE PROPERTIES OF SC, LLC	111 COOPERS RIDGE BLVD	AC 26.90	OI	R4	154-00-00-067
HAKLISCH, CARMELA T	VACANT	AC 80.90	OI	R4	154-00-00-005

Mr. Brebner presented the staff report for the zoning map amendment.

Mr. Pratt stated there are 40 parcels of land for the record. Mr. Greg Jones asked what is the root of the problem, Mr. Brebner explained locations are annexing into the Town of Summerville. The County Administrator asked if we would work on this area and we have been studying it. Mr. Pratt explained he would have to recuse himself because he has property listed that is on the above list. Mr. Griffith explained they would then not have quorum.

Mr. Griffith stated he doesn't feel like he is ready to make any decision on the above properties and would like additional time to study it. Mr. Griffith made a motion to table the above request. Mr. Greg Jones seconded the motion and the vote was unanimous to table the Official Map Amendment #16-01.

VIII. REPORT OF PLANNING DIRECTOR

Mr. Brebner stated he appreciated everyone's attendance today.

IX. REPORT OF CHAIRMAN

X. PUBLIC COMMENT

XI. ADJOURNMENT

Mr. Pratt adjourned the meeting at 5:50 pm.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

4:00 PM, June 9, 2016

Planning & Codes Conference Room

I. DETERMINE QUORUM

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

Absent: Mr. Grady Jones

Staff: Mr. Brebner
Mrs. Reinertsen
Mrs. Sharpe
Mrs. Cook

II. REVIEW OF MINUTES

A. May 12, 2016

Mr. Carter made a motion to approve the minutes as written. Mr. Symuleski seconded the motion and the minutes were approved unanimously.

III. REZONING REQUESTS

A. RR #727: Property Owner – Wilder, LLC; Applicant – John Wilder; Location – 1505 W. 5th North St. near Brownsville; Rezoning Request Change from R-4 (Multi-Family Residential District) to CLI-2 (Commercial/Light Industrial District-Two); TMS# 129-12-04-015; Acreage – 3.59.

Mr. Brebner presented the staff report with staff recommending approval. Ms. Ruth Jordan with Carolina One, realtor for Mr. Fred Snipes purchaser of the property, were present. Ms. Jordan explained that Mr. Snipes' intentions are to keep the building as a banquet hall, but of course spruce it up.

Mr. Carter made a motion to recommend approval to County Council. Mr. Symuleski seconded the motion and the vote was unanimous to recommend approval.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. **Final Plats:**

B. **Preliminary Plans:**

C. **Other:**

V. STREET NAME REQUESTS

A. **New Street Name:**

B. **Street Name Change:**

VI. OLD BUSINESS

VII. NEW BUSINESS

A. Rezoning: Requestor – Dorchester County Economic Development Department; Property Owner – Richfair Holdings, Inc.; Location – 4597 Appian Way, near North Charleston; Rezoning Request Change from CN (Neighborhood Commercial District) to CLI-2 (Commercial/Light Industrial District Two); TMS# 181-00-00-070; Acreage: 8.68.

Mr. Brebner presented the staff report with recommendation of approval. Mr. Joe Affsprung was present from the Economic Development Department to answer any questions.

Mr. Pratt spoke about zoning that doesn't fit the building. He explained it seems to be a preemptive move by Economic Development which would help sell the property.

Mr. Carter made a motion to initiate the rezoning by the Planning Commission. Mr. Groover seconded the motion and the vote was unanimous to forward to County Council with a recommendation of approval for the rezoning request.

B. Rezoning: Initiated by County Council; Property Owner - Mark and Melinda Shambley; Location – 122 Kay Lane, Approximately 3 Acres within an 8.22-Acre Parcel; Rezoning Request Change from TRM (Transitional Residential District) to CLI (Commercial-Light Industrial District), A Portion of TMS# 152-00-00-021.

Mr. Brebner presented this rezoning request and explained it was being initiated by County Council and has had its first reading. Mr. Brebner explained that the Shambley's only want to rezone the 3 acres to sell, which they surveyed in 2000, but never took the steps to have it recorded with the County.

Mr. Greg Jones asked if the neighborhood was involved. Mr. Brebner explained that County Council will have to post the property for public hearing.

Mr. Griffith made a motion to approve the County Council initiated rezoning of Kay Lane. Mr. Groover seconded the motion and the vote was unanimous to approve.

C. East Edisto Form District Master Plan Regulations Revisions: Applicant – Tom Wallington, WestRock; Text Amendments to East Edisto Form District Master Plan Regulations adopted pursuant to Dorchester County Ordinance #12-20, particularly with respect to Sections 4.5 and 4.6, which address lot, bulk, and form standards.

Mr. Brebner went through the changes with the Planning Commission with staff agreeing to most of the new or deleted text. Mr. Brebner then pointed out that the staff was still trying to work out letters B and H, which are being worked through but are not ready.

Mr. Brebner suggested the Commission could approve what is ready to go forward or it will be a 13 day delay if it is tabled all-together.

Mr. Wallington with WestRock stated he appreciates keeping it all together and also appreciates Mr. Brebner and Ms. Reinertsen working hand and hand to complete.

Mr. Greg Jones suggested waiting and Mr. Symuleski agreed. Mr. Greg Jones made a motion to table until the changes are complete. Mr. Carter seconded the motion and the vote was unanimous to table.

D. ZLDS Text Amendment #16-02: Initiator – Dorchester County Council; Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article XIX: Documentation Requirements, Section 19.3: Final Plat and certain sections of Article XVIII: Land Development Application, Review, and Approval Processes (particularly with respect to requiring digital file submittal of Final Plats).

Mr. Brebner explained the text amendment for digital plat submittal, which are the requirements on the plats when submitted. Mr. Brebner stated that this will be a less expensive option for surveyors.

Mr. Pratt asked if all the surveyors agreed, Mr. Brebner replied yes. Mr. Carter asked what if a surveyor was not able to digitally submit for review. Mr. Brebner explained that the current process will still be available.

Mr. Symuleski made a motion to approve with changes noted in red. Mr. Greg Jones seconded the motion and the vote was unanimous for the changes.

E. ZLDS Text Amendment #16-03: Initiator – Dorchester County Planning Commission; Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article VII: Zoning and

Development – Suburban District Regulations, Section 7.6: OI – Office and Institutional (particularly with respect to allowing houses and child day care centers while disallowing apartments).

Mr. Brebner presented the staff report for this text amendment to the Commission.

Mr. Carter made a motion to approve the text amendment. Mr. Symuleski seconded the motion and the vote was unanimous to approve.

F. Official Map Amendment #16-01: Initiator – Dorchester County Planning Commission; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended, as follows:

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>ACREAGE</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>	<u>TMS NO.</u>
LEE, M TRAVIS	106 CONE LN	AC 0.58	R4	OI	135-16-00-024
HOLLADAY, ROBERT & PHYLLIS SAVENKOFF	110 CONE LN	AC 0.35	R4	OI	135-16-00-025
WEAVER FAMILY ENTERPRISES	112 CONE LN	AC 0.37	R4	OI	135-16-00-026
MIGHTY DIST SYS	114 CONE LN	AC 0.41	R4	OI	135-16-00-027
RUCKER, WILLIE & TERRY	116 CONE LN	AC 0.45	R4	OI	135-16-00-028
BAKER LIFE ESTATE	118 CONE LN	AC 0.33	R4	OI	135-16-00-029
GREEN, ELBERT	119 CONE LN	AC 0.63	R4	OI	135-16-00-005
HAIGOOD, MELVIN & CAROL	115 CONE LN	AC 0.93	R4	OI	135-16-00-018
COLEMAN, EDWARD & ALICE	111 CONE LN	AC 0.52	R4	OI	135-16-00-006
GREEN, ELBERT & GENEVA	109 CONE LN	AC 0.52	R4	OI	135-16-00-004
DRIGGERS, JOE & JACQUELINE	1631 CENTRAL AVE	AC 0.44	R4	OI	135-16-00-003
COLEMAN, EDWARD & ALICE	1636 CENTRAL AVE	AC 1.82	R4	OI	135-16-00-002
GREEN, ELBERT	1632 CENTRAL AVE	AC 0.32	R4	OI	135-16-00-001
MAXWELL, DAVID	1630 CENTRAL AVE	AC 1.99	R2M	OI	135-12-00-071
ORANGE CENTRAL BLDG, LLC	949 CENTRAL AVE	AC 0.74	R4	OI	135-12-00-007
KALEDISCOPE KIDZ, LLC	105 MAYRANT	AC 0.75	CG	OI	135-12-00-006
IMMER, GARETT & JENNIFER	114 MAYRANT	AC 2.02	CG	OI	135-12-00-009
BARNES, MICHAEL & JEFFIE J	112 MAYRANT	AC 0.99	CG	OI	135-12-00-008
POTTER, JOSEPH & MICHELLE	106 MAYRANT	AC 1.05	CG	OI	135-12-00-073
DORCHESTER COUNTY WATER AUTH	957 ORANGEBURG	AC 0.54	CG	OI	135-12-00-010
DORCHESTER COUNTY WATER AUTH	967 ORANGEBURG	AC 0.72	CG/PD	OI	135-12-00-074
ZEO LLC	953 ORANGEBURG	AC 0.83	CG	OI	135-12-00-023
MCGARRITY, JAMES MICHAEL & DOROTHY J	974 ORANGEBURG	AC 1.16	CG	OI	136-09-00-055
RYAN LONG PROPERTIES	VACANT	AC 1.04	CG	OI	136-09-00-063
MYERS, BRIAN	970 ORANGEBURG	AC 0.70	CG	OI	136-09-00-020
EVANS, CHRISTOPHER & LINDA	101 CANTLEY	AC 0.31	R1	OI	136-09-00-018
MYERS, JOSEPH	98 CANTLEY	AC 0.49	R1	OI	136-09-00-011
BEACH, ROBERT & CAROL K	942 ORANGEBURG	AC 2.44	R2M	CG	136-09-00-002
KNIGHT, JAMES STEVEN	1566 CENTRAL	AC 0.61	R4	CN	136-09-00-009
WILLIS, CHARLES K & DEENA	114 REDBARN LN	AC 0.77	R4	CN	136-09-00-059

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>ACREAGE</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>	<u>TMS NO.</u>
TANFIELD, GARY & LISA	1564 CENTRAL	AC 0.40	R4	CN	136-09-00-008
MURRAY, GLADYS	1558 CENTRAL	AC 0.60	R4	CN	136-09-00-003
MURRAY, ALLEN & PATRICIA BEAL	1554 CENTRAL	AC 0.85	R4	CN	136-09-00-056
BEAL, PATRICIA	1544 CENTRAL	AC 0.71	R4	CN	136-09-00-057
MURRAY, JAMES O & MARJORIE	1540 CENTRAL	AC 0.95	R4	CN	136-09-00-005
HARRELL FAMILY LP	VACANT	AC 7.42	CG	OI	136-09-00-040
CRAVEN, GERALDINE K	852 ORANGEBURG	AC 1.02	R4	CN	136-00-00-142
DORCHESTER DISTRICT 2 SCHOOLS	847 ORANGEBURG	AC 11.56	CG	OI	136-13-00-001
SUMMERVILLE PROPERTIES OF SC, LLC	111 COOPERS RIDGE BLVD	AC 26.90	OI	R4	154-00-00-067

Mr. Brebner presented the staff report and presented the proposed zoning for the TMS#s listed on the agenda. Mr. Travis Lee's property had already gone through the rezoning process last month. The property is being proposed to rezone to CN (Neighborhood Commercial).

The Commission discussed the proposed rezoning and identified several properties to recommend a revised zoning from previously suggested zoning identified in the agenda. So the zoning revisions are based on additional discussion as follows:

Ms. Savenkoff stated to the Commission that she would like her property to be zoned a little broader spectrum than OI (Office Institutional). Ms. Savenkoff believes CN (Neighborhood Commercial) would be a better fit for the property to sell. Also TMS# 135-16-00-066, the backside of Ms. Savenkoff's property, zoned as OI (Office and Institutional District).

Mr. Brebner presented a map of the Knightsville crossroads area for the Commissioners to review. Mr. Greg Jones asked if the properties had been posted. Mr. Brebner stated it was not required to post the properties.

Chairman Pratt recused himself from the vote due to the Murray Family being a conflict of interest. The Murray Family, TMS# 136-09-00-005, fronting Central Avenue needs to be changed from R4 (Multi-Family Residential District) to CN (Neighborhood Commercial District). TMS# 136-09-00-004, Gladys Lane behind the Murray property changed from R4 (Multi-Family Residential District) to CN (Neighborhood Commercial District).

The Countryside Mobile Home Park TMS#136-09-00-002 on Countryside Road proposed change from R2M (Single-Family Residential Manufactured Housing District) to CG (General Commercial District).

The Driggers Property TMS# 135-16-00-003 was changed from R4 (Multi-Family Residential District) to CN (Neighborhood Commercial District).

Chairman Pratt suggested that TMS#136-09-00-039 the Harrell Family property to remain CG (General Commercial) and not change to OI (Office and Institutional).

Mr. Greg Jones made a motion to move to approve the recommended rezoning. Mr. Carter seconded the motion and the vote was unanimous to recommend approval.

VIII. **REPORT OF PLANNING DIRECTOR**

Mr. Brebner informed the Commissioners about initiating an ordinance to change the one dwelling per parcel in the AC District which would be prepared for next month.

Mr. Brebner announced that the Tri-County Housing Authority would have a guest speaker from Ashville, NC next Thursday, June 16 at Trident Technical College Building 900 if anyone wanted to attend.

IX. **REPORT OF CHAIRMAN**

Chairman Pratt asked the Commissioners how they may want to go with the County in the middle of all the growth, Volvo, Boeing etc...

X. **PUBLIC COMMENT**

Ms. Savenkoff asked how long it would take for her rezoning to be complete.

Mr. Chuck Wilson, former member of the Newington Board, wanted to compliment the Planning and Zoning staff.

XI. **ADJOURNMENT**

Chairman Pratt adjourned the meeting.

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

MINUTES
July 14, 2016
4:00 PM

I. **DETERMINE QUORUM**

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

Staff: Mr. Brebner
Mrs. Blatchford
Mrs. Williams
Mrs. Cook

II. **REVIEW OF MINUTES**

A. June 9, 2016

Mr. Symuleski made a motion to approve the minutes as written. Mr. Groover seconded the motion and the vote was unanimous to approve the minutes.

III. **REZONING REQUESTS**

A. **RR #728:** Property Owner - Bud Barton; Applicant - John D. Steele; Location - E. Edgefield Drive 5th; Rezoning Request Change from R-2 (Single-Family Residential District) to R-4 (Multi-Family District); Acreage - 5.18; TMS# 152-00-00-226.

Mr. Brebner presented the staff report and explained the process to the audience on public hearings. Mr. Brebner stated the staff is concerned about traffic in and out due to one entrance. The staff also is concerned about site constraints against flooding and the negative impact on the environment. The last concern was no emergency vehicles would be able to turn around without some type of cul-de-sac.

Mr. Brebner stated the staff's recommendation is to deny the applicants request to rezone the property.

Mr. Steele residing at 202 E. Richardson, the applicant, stepped to the podium to answer any questions. Mr. Steele explained it would be more affordable to develop the property as Multi-Family residential than Single-Family residential. Mr. Steele also stated he understood the Planning Department's recommendations.

Chairman Pratt then asked if there was anyone present who was against the rezoning request?

Mr. Keith Ignasick, 110 Cottonwood Drive, stated a new development would increase traffic and Crestwood is already a cut through for traffic since the construction has been going on. Mr. Ignasick stated Crestwood has been a nice neighborhood for decades but the crime is going up with an apartment complex. Mr. Ignasick also stated there would be storm water issues. The water would have to run somewhere and the neighborhood doesn't want flooding. Mr. Ignasick then stated one person's pocket does not out weigh a community.

Ms. Peggy Veach, 300 Crestwood Drive, stated she was concerned about the traffic. Ms. Veach stated that people cutting through from Orangeburg Road to Bacons Bridge Rd treat Crestwood Drive like a drag strip. Ms. Veach stated it would not be safe at all with additional traffic.

Ms. Patty Walker, 209 Basswood Avenue, stated traffic was a major concern. This project would bring an additional 82 vehicles to the neighborhood. It is not safe now they need more street lights if they allow the rezoning.

Mr. Paul Vecellio, 230 E. Edgefield Drive, stepped to the podium and stated he was not for this overlay zoning. Mr. Vecellio stated he moved to Crestwood because it was zoned R-2 (Single-Family Residential) District.

Mr. Connor Rogers, 404 Crestwood Drive stated he did not want apartments because they already have apartments near the subdivision which has a high volume of crime. Mr. Rogers stated he believed the crime volume will go up with more apartments.

Ms. Heather Stevens, 229 Basswood stepped to the podium voiced her concerns about what kind of housing was coming to the area, will it be low income, section 8. Ms. Stevens as had problem living near low income housing before and she does not want the same situation.

Mr. Joe Laporte, 106 Montoya Court stepped to the podium with concerns of there being no cul-de-sacs. Mr. Laporte also had a list and emails from other residents that could not attended

Mr. Symuleski made a motion to support the staff's decision to deny recommendation to rezone the property. Mr. Groover seconded the motion and the vote was unanimous to deny the recommendation to rezone the parcel.

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Final Plats:**
- B. **Preliminary Plans:**
- C. **Other:**

V. **STREET NAME REQUESTS**

A. **New Street Name:**

1. **Summers Corner Community Plan 2**

- | | | |
|----------------|-----------------|---------------|
| a. Birdhouse | b. Butterweed | c. Clementine |
| d. Duckfoot | e. Garden Stone | f. Heirloom |
| g. Juneberry | h. Marinette | i. Native |
| j. Redbelly | k. Rider | l. Riverstone |
| m. Tailfeather | n. Tumblegrass | o. Winged Elm |
| p. Wrenfield | | |

Mr. Brebner presented the above street names to the planning commission and also stated the planning office would apply suffixes as needed.

Mr. Carter made a motion to approve the above street names. Mr. Griffith seconded the motion and the vote was unanimous to approve the names.

B. **Street Name Change:**

VI. **OLD BUSINESS**

A. **East Edisto Form District Master Plan Regulations Revisions:** Applicant – Kenneth T. Seeger c/o Tom Wallington, MWV East Edisto Summers Corner, LLC; Text Amendments to East Edisto Form District Master Plan Regulations adopted pursuant to Dorchester County Ordinance #12-20, particularly with respect to Sections 4.5 and 4.6, which address lot, bulk, and form standards.

Mr. Brebner presented the regulation revisions to the Commission and stated staff is comfortable with all verbiage and changes.

Mr. Carter made a motion of recommendation to approve to County Council. Mr. Groover seconded the motion and the vote was unanimous to approve the recommendation for the revision.

VII. **NEW BUSINESS**

- A. **East Edisto - Community Plan 2 - Summer's Corner** – Landowner & Applicant – MWV East Edisto Summers Corner, LLC; Zoned - MPFOAD, G-2 Sector; 123.3 acres; TMS 168-00-00-008. Request to create:
1. Summers Corner Community Unit #2; Clustered Land Development (CLD); 130.3 acres;
 2. Summers Corner Community Unit #3; Clustered Land Development (CLD); 153.5 acres; and
 3. Utilities Special District; Type 4 Special District (SD-4); 48.6 acres. (SD-4 is intended as storm water management area for community units.)

Mr. Brebner presented the staff report for Summers Corner, Clayfield Trail, 330 acres surrounded by wetlands. Mr. Brebner stated the staff recommends a conditional approval as the plat of the parcel needs to be recorded with the county.

Mr. Carter made a motion to approve with the staff's recommendation. Mr. Groover seconded the motion and the vote was unanimous to approve with conditions.

- B. **ZLDS Text Amendment #16-04:** Initiator – Dorchester County Planning Commission; Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article IX: Rural District Regulations, Section 9.1.4: Single-Family Detached Residential and Single-Family Residential Manufactured Housing Use:

Mr. Brebner presented the staff report with a recommendation of approval. Mr. Brebner explained how it would be beneficial for land owners in rural areas.

Mr. Griffith asked about sharing septic tanks. Mr. Brebner explained it would be one tank per dwelling with DHEC approval.

Mr. Carter made a motion to approve the ordinance as amended. Mr. Symuleski seconded the motion and the vote was unanimous to approve the ordinance as amended.

VIII. REPORT OF PLANNING DIRECTOR

- A. Guest Rob Robinson, AIA, Chairman of Urban Design Associates out of Pittsburgh, PA, and consultant to MWV East Edisto will discuss his study of Cooks Crossroads.

Mr. Brebner introduced Mr. Robinson to the Commission. Mr. Robinson then proceeded to give a presentation of his study.

Mr. Robinson pointed out the remarkable resource that Dorchester County has to the area. Mr. Robinson also spoke of the new Design Standards that have been drafted for District 5 that will have an impact of Cooks Crossroads Design Development. Mr. Robinson also suggested doing a study of signage, lighting, public frontage and asking the public what they would like to see. Mr. Robinson also suggested a workshop for the master plan for District 5 with Mr. Brebner.

George McDaniel, Rutherford Street, fully retired wanted to thank Mr. Robinson for taking the time for Dorchester Trust Foundation and Middleton Place along with the County.

B. Introduction of new planner on staff: Mary Jane (MJ) Blatchford

Mr. Brebner introduced the Planning and Zoning Department's new planner Ms Mary Jane Blatchford.

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

Mr. Michael Johnson from Statesville, North Carolina, member of Plantation Developers of South Carolina, stepped to the podium. Mr. Johnson stated the Sweet Gum tract, in 2007 the zoning was changed to R-4 (Multi-Family Residential District).

Mr. Johnson stated Mr. Brebner said that the zoning, as of 2007, is now R-2 (Single-Family Residential District). Mr. Johnson stated the area behind the clubhouse (6 Acres) has always been zoned R-4 (Multi-Family Residential District). Mr. Johnson stated that Mr. Harold Leamond issued a zoning letter to that extent.

Mr. Johnson stated he is concerned about the zoning map error and would like it to be corrected.

Mr. Symuleski suggested that staff prepare information on the situation for the Planning Commission to review, before making a decision. Mr. Johnson asked for the situation to be made right.

XI. **ADJOURNMENT**

Chairman Pratt adjourned the meeting at 5:40 pm.

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

Minutes
August 11, 2016
4:00 PM

I. **DETERMINE QUORUM**

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

Staff: Mr. Brebner
Mrs. Blatchford
Mrs. Sharpe
Mrs. Cook

II. **REVIEW OF MINUTES**

A. July 14, 2016

Mr. Symuleski made a motion to approve the minutes as written and Mr. Carter seconded the motion. The vote was unanimous to approve the minutes.

Mr. Carter made a motion to swap item III (Rezoning Requests) with item X (Public Comment). Mr. Groover seconded the motion and the vote was unanimous to change the agenda order.

III. **PUBLIC COMMENT**

Mr. Donald Bergen resident of The Ponds stepped to the podium. Mr. Bergen stated open space should be permanent. Mr. Bergen stated the applicant is not the landowner and does not have exclusive rights. Mr. Bergen requested that a conditional approval be considered and hold the land disturbance permit until the applicant owns the land. Mr. Bergen stated that at least 10 miles of trails shall remain in areas of green space, where are they. Mr. Bergen asked why they couldn't uphold the original agreement.

Mr. Sherwood Miler, resident of Summerville stepped to the podium. Mr. Miler wanted to thank the Planning Commission as a body that cares about the County. Mr. Miler

thanked the Commission in advance for looking into the County Ordinance language for possible amendments to the text. Mr. Miler stated it would help big businesses which are coming into the County.

Mr. Charles Cole a resident of the Ponds stepped to the podium and asked for clarification that time would be made when the applicant presents its case.

Chairman Pratt closed the public comment.

IV. REZONING REQUESTS

- A. RR #731** Property Owner and Applicant – Caroline Elizabeth Moore; Location – Clark Lane; Rezoning Request Change from R-4 (Multi-Family Residential District) to TRM (Transitional Residential District); TMS# 143-00-00-119; Acreage – 1.50.

Mr. Brebner presented the staff report with a recommendation of approval. Mr. Greg Carter asked if this was spot zoning. Mr. Brebner stated that this zoning passes legal tests for spot zoning.

Mr. Carter made a motion to recommend approval to County Council. Mr. Groover seconded the motion and the vote was unanimous to recommend approval.

- B. RR #724** Property Owner- Dana S. and Ellen H. Kaeser; Applicant – Chris Magaldi; Thomas and Hutton Engineering; Location – Mentor Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to PD (Planned Development District).- TMS# 128-00-00-148; Acreage: 15.00. *(Public Hearing Only – applicant requests deferral)*

- C. RR #725** Property Owner – Linda Horres and Patricia Garmendia; Applicant – Chris Magaldi; Thomas and Hutton; Location- Mentor Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to PD (Planned Development District), TMS# 135-00-00-016; Acreage: 15.98. *(Public Hearing Only – applicant requests deferral)*

- D. RR #726** Property Owner – Donna and Swanson Hood; Applicant – Chris Magaldi, Thomas and Hutton Engineering; Location – Mentor Road, Summerville; Rezoning – Request Change from R-4 (Multi-Family Residential District) to PD (Planned Development District); TMS# 128-00-00-147; Acreage: 15.00. *(Public Hearing Only – applicant requests deferral)*

Chairman Pratt opened the public hearing for the above rezoning requests. No one was present for the hearing, Chairman Pratt then closed the hearing.

V. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats:

B. Preliminary Plans:

- 1. The Ponds, Phase 4 & 5:** Landowner – KH Ponds, LLC; Location – Hundred Oaks Blvd., near Summerville; Zoning District – PD (Planned Development); 151 lots; Acreage – 37.18 acres: TMS #151-00-00-046.

Mr. Brebner presented the staff report with a recommendation of approval. Mr. Brebner stated the applicant has remedied all of the staffs concerns and is compliant with the Planned Development text. Mr. Brebner explained that Hundred Oaks Boulevard will be a collector road to Old Tower Road, this will be better for the traffic and road. Mr. Brebner stated that the Farm House will grow a couple of acres.

Mr. Pratt asked if the Farm House was common area. Mr. Brebner replied yes and the tree lane is being retained with a proposed trail which would replace the timber road. Planned Development document say generally all trails will be retained but it does say “generally”.

Mr. Greg Jones asked about the ownership of the green space around the Farm House. Mr. Brebner stated the Planning Commission could not decide ownership that attorneys would have to handle that. Mr. Greg Jones asked then how do you approve or disapprove anything without ownership.

Mr. McClendon with Kolter Homes the applicant stepped to the podium. Mr. McClendon stated the common area is Kolter property not the residents and they have a legal right to it. Mr. McClendon stated the land trade would be a net gain of common area. Mr. McClendon stated that trails are always brought into the phase once that phase has been developed and they are trying to save all the trails even the ones the first developer left out.

Mr. Donald Bergen stepped back up to the podium and state that everything he said about the trails was verbatim in the 2005 agreements. Also the only reason they can't build is because of the grand trees and the tree ordinance. Mr. Bergen stated can't this just be taken care of before the land disturbance permit is issued.

Mr. Charles Cole resident of the Ponds stepped to the podium and state that Mr. McClendon makes a case for the developer. Mr. Cole stated the problem they have is there is no transparency. Mr. Cole state they shouldn't have to give up anything its community property. Mr. Cole stated that Kolter has not followed the rules or the covenants set forth. Mr. Cole asked to consider conditions that Kolter goes through and the process that the covenants require. Mr. Cole also stated that if they would suggest, appreciate, be happy and follow the rules and decide property issues first have the residents do the zoning.

Chris Magaldi with Thomas and Hutton stepped to the podium and stated with the current land plan now amenities are too small to support the current homes. So Kolter is putting in another pool to offset the population of residences.

Chairman Pratt asked who is the president of the Home Owners Association and Mr. Magaldi replied Mike McClendon.

Mark Kahn resident of the Ponds stepped to the podium and stated understanding tree removal of Grand Oaks. Mr. Kahn asked Mr. Brebner that Planned Development lets the County approve tree removal. Mr. Kahn asked do the fines escalate after each tree. Mr. Brebner stated it is not necessarily illegal to remove a tree in planned development; it is unique to the Ponds development. Mr. Kahn also stated they were told it would be mandated they are to use the construction road but contractors aren't. Mr. Brebner stated he needs to contact public works. Mr. Kahn then stated if the Commission was going to approve they need to make sure the amenities stay in place and clean up all the loose ends.

Mr. McClendon stepped back to the podium and stated Kolter has one million dollars for the Home Owners Associations pool without a capital call. Mr. McClendon stated the install was on Kolters timeline and the timeline could change.

Mr. Griffith asked was there any reason why the land swap could not take place prior to the subdivision application moving forward. Mr. McClendon stated per their legal team they did not have to do that. Mr. Greg Jones agreed with Mr. Griffith with why things could not be cleaned up first.

Mr. William Shapio resident on the Ponds stepped to the podium and stated having something shoved down your throat. The developer needs to be more transparent which would help the situation, just include the residence and people would be more acceptable. Just because they say they have a right to do and do it is bad policy.

Ms. Nancy Cole stepped to the podium and stated the phase was directly behind her house and she is concerned about the green space with the tree removal. Ms. Cole stated it looked like there was going to be a new trail.

Ms. Cole also presented an email from Mr. Rob Green in reference to asking Kolter three times prior to buying that the trails would remain in the same place, they would not move.

Mr. Harry McCoy resident of the Ponds stepped to the podium and stated the construction road gate is always locked and with school starting there may be a problem with the traffic.

Mr. Carter and Mr. Griffith agreed with a resolution to the problems be addressed prior to having the Planning Commission injected into it.

Mr. Symuleski made a motion to table and Mr. Groover seconded the motion. The vote was unanimous to table until next month.

VI. **STREET NAME REQUESTS**

A. **New Street Names:**

1. **Whitetail Road** – public road in The Ponds, phases 4 & 5
2. **Corvus Street** – public road in The Ponds, phases 4 & 5
3. **Glossy Crayfish Alley** – private alley in The Ponds, phases 4 & 5
4. **Ringneck Alley** – private alley in The Ponds, Phase 4
5. **Woodcock Alley** – private alley in The Ponds, Phase 5
6. **Box Tail Alley** – private alley in The Ponds, phases 4 & 5

Mr. Brebner presented the staff report for street names to the Commission.

Mr. Grady Jones made a motion to approve and Mr. Groover seconded the motion. The vote was unanimous to approve the new street names.

B. **Street Name Change:**

1. **Old Field Drive** – change from Central Ponds Dr. (segment thereof), public road in Cresswind at the Ponds, Phase 2 (previously approved)

Mr. Brebner presented the staff report and explained the change is due to road realignment.

Mr. Carter made a motion to approve the change and Mr. Symuleski seconded the motion. The vote was unanimous to change the road name.

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

A. Zoning designation – TMS #159-00-00-008

Mr. Brebner stated that the zoning issue would have to go into executive session. County Council would be making decision not Planning Commission.

Mr. Johnson was present and stepped to the podium. He thanked everyone for their time and this was not a legal proceeding but a mapping issue where maps were devised in 2004.

Mr. Greg Jones asked if this could be done by a rezoning request and Mr. Johnson said they had already tried.

Mr. Symuleski made a motion to table until seeing the outcome of the County Council meeting. Mr. Carter seconded the motion and the vote was unanimous.

IX. **REPORT OF PLANNING DIRECTOR**

A. Discussion of consultant visit regarding Cooks Crossroads and next steps.

Mr. Brebner stated that the staff has been tasked to locate grants that could help pay for the consultant. Mr. Brebner stated he felt that would be best instead of asking County Council to fund.

X. **REPORT OF CHAIRMAN**

XI. **PUBLIC COMMENT**

XII. **ADJOURNMENT**

Chairman Pratt adjourned the meeting at 5:50 pm.

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

Minutes
September 8, 2016
4:00 PM

I. **DETERMINE QUORUM**

Present: Co-Chairman Carter
Mr. Grady Jones
Mr. Griffith
Mr. Groover
Mr. Greg Jones (4:20 pm)

Absent: Chairman Pratt
Mr. Symuleski

Staff: Mrs. Blatchford
Mrs. Sharpe
Mrs. Williams
Mrs. Cook

II. **REVIEW OF MINUTES**

A. August 11, 2016

Mr. Groover made a motion to approve the minutes as written. Mr. Griffith seconded the motion and the vote was unanimous

III. **REZONING REQUESTS**

RR #732 Property Owner- Suzanne R. Coffey; Applicant –Kevin J. Coffey; Location Jamison Road, Summerville; Rezoning Request Change from R-1 (Single-Family Residential District) to OI (Office and Institutional District).- TMS# 154-03-00-014; Acreage: 1.00.

Ms. Blatchford presented the staff report and also explained that two other rezoning that are scheduled for next month are a part of this area. Ms. Blatchford completed the staff report with a staff recommendation of approval.

Mr. Griffith asked if this is right at the Charleston County line. Mr. Griffith made a motion to recommend approval and Mr. Groover seconded the motion. The vote was unanimous to recommend approval to County Council.

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats:**

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.

Ms. Blatchford presented the staff report and informed the Commission the Planning office had the revised plat that addressed all the Planning Department's issues. Ms. Blatchford reported that the staff recommends approval.

Mr. Groover made a motion to approve Drakesborough Ph 6 final Plat and Mr. Griffith seconded the motion. The vote was unanimous to approve.

B. **Preliminary Plats:** None

C. **Other:**

V. **STREET NAME REQUESTS**

A. **New Street Name:**

B. **Street Name Change:**

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE VII, SECTION 7.11: "PLANNED DEVELOPMENT DISTRICT," SUBSECTIONS (d), (e), AND (f) TO INCREASE THE AMOUNT OF DEVELOPABLE ACREAGE FOR WHICH A PLANNED DEVELOPMENT DISTRICT MUST BE SUBMITTED IN CERTAIN ZONING DISTRICTS FROM 25 TO 50.

Ms. Blatchford presented the staff report and reminded the Commission of the workshop they attended for this specific change.

Mr. Groover made a motion to approve the ordinance change and Mr. Grady Jones seconded the motion. The vote was unanimous to approve the changes to the ordinance.

VIII. **REPORT OF PLANNING DIRECTOR**

Ms Blatchford gave an update of the funding for the Cooks Crossroads design guidelines. Ms. Blatchford explained it will be much slower than to be expected due to the end of the fiscal year for most organizations who offer grants. Ms. Blatchford told the Commission we have a \$25,000.00 donation. Mr. Carter suggested going to the COG and Chamber of Commerce.

Ms. Blatchford also informed the Commission that the Ponds Phase 4 & 5 was being worked on and moving forward.

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

Ms. Sherri Seymour stepped to the podium and explained she would have the two pieces of property on Jamison to be rezoned next month.

XI. **ADJOURNMENT**

Mr. Groover made a motion to adjourn and Mr. Carter adjourned the meeting at 4:25 pm.

**DORCHESTER COUNTY
PLANNING COMMISSION**

500 North Main Street
Summerville, SC 29483

MINUTES
October 13, 2016
4:00 PM

I. **DETERMINE QUORUM**

Present: Chairman Pratt
Mr. Groover
Mr. Carter
Mr. Symuleski
Mr. Griffith
Mr. Greg Jones (4:15)

Absent: Mr. Grady Jones

Staff: Mr. Brebner
Ms. Sharpe
Ms. Blatchford
Ms. Cook

II. **REVIEW OF MINUTES**

A. September 8, 2016

Mr. Symuleski made a motion to approve the minutes as written. Mr. Carter seconded the motion and the vote was unanimous to approve.

III. **REZONING REQUESTS**

RR #733 Property Owners – Shannon Raynard, Jacqueline, Otis, & Kim Rodgers; Applicant – Shannon Raynard; Location – Jedburg Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to MUC (Mixed Use Community District); TMS #122-00-00-079; Acreage: 1.00.

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

Mr. Spruill stepped to the podium to represent the applicant who lives out of state. Mr. Spruill explained what was going to be done with the property and that he was

also a trustee of the church across the street. Mr. Spruill explained there was no issue with the church for the rezoning.

Mr. Carter asked Mr. Brebner why MUC and not residential. Mr. Brebner explained it gave the landowner more flexibility.

Mr. Carter made a motion to recommend approval to County Council. Mr. Groover seconded the motion and the vote was unanimous to recommend approval.

RR #734 Property Owners – Barbara Grant and Frank Thompson; Applicant – Charles H. Reeves; Location – Highway 17 S, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to MUC (Mixed Use Community District); TMS #152-01-01-010; Acreage: 2.01.

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

Mr. Charles Reeves stepped to the podium as the applicant for this rezoning. Mr. Reeves explained that he wants to put his deer processing shop on this property.

Mr. Carter made a motion to recommend approval to County Council. Mr. Symuleski seconded the motion and the vote was unanimous to recommend approval.

RR #735 Property Owners – Market Ready Homes, LLC; Applicant – Sherri Seymour; Location – 9640 Jamison Road, Summerville; Rezoning Request Change from R-1 (Single-Family Residential District) to CG (General Commercial); TMS #154-03-00-016; Acreage: 1.06

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

Ms. Sherri Seymour stepped to the podium as the applicant and explained since this property is so close to the intersection a zoning of General Commercial would be a good fit.

Mr. Griffith asked for a refresh of the property that had been on the agenda last month in the same location as the applicant's property.

Mr. Carter made a motion to recommend approval to County Council. Mr. Groover seconded the motion and the vote was unanimous to recommend approval.

RR #736 Property Owners – Market Ready Homes, LLC; Applicant – Sherri Seymour; Location – 9662 Jamison Road, Summerville; Rezoning Request Change from R-1 (Single-Family Residential District) to OI (Office and Institutional District); TMS #154-03-00-012; Acreage: 1.01

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

Mr. Carter made a comment about the area transitioning and Mr. Griffith wanted to know if there were any houses new the property. The applicant Ms. Seymour explained that most of the adjacent properties had abandoned houses on them or nothing at all.

Mr. Carter made a motion to recommend approval to County Council. Mr. Symuleski seconded the motion and the vote was unanimous to recommend approval.

RR #737 Property Owners – Slandsville, LLC; Applicant – Bruce Boyson; Location – Dorchester Road, Summerville; Rezoning Request Change from CG (General Commercial District) to PD (Planned Development District); TMS #151-00-00-033; Acreage: 40.30.

Mr. Brebner presented the staff report going over requirements for the submittal and over the plans for the Planned Development. Mr. Brebner also explained reason for the ordinance change for 50 acres to 25 acres for Planned Development. Mr. Brebner stated the staff recommends a conditional approval based on staff's suggestions below:

- 1. Increase allowed square footages and densities to better utilize the vertical space that four building levels would allow. This would also alleviate concerns over the potential to transfer density/square footage into the assisted living facility and not leave enough for commercial or single-family attached housing.**
- 2. Provide language making it clear that 80,000 SF of commercial space would remain in the MUC area.**
- 3. Allow more square footage for the 1.5 acre CG parcel in the MUR area.**
- 4. Provide language making it clear that townhouses within the MUC area could be built over commercial space and are not required to be in separate buildings.**

Mr. Hank Hofford from Bennett Hofford Construction Company stepped to the podium to answer any questions. Mr. Griffith asked if there would only be one access point for the development. Mr. Hofford explained they are committed to move the road to 17A.

Mr. Deutschmann a Ponds resident stepped to the podium and stated that he was thrilled to see something going in the area. Mr. Deutschmann asked about density of units and usage. Mr. Brebner explained the minimum and maximums; phase 1 would be apartments and phase 2 townhouses.

Mr. Mike Kiplow stepped to the podium and stated a concern he has of the infrastructure and expansion of Highway 17A due to more development coming to the area.

Mr. Symuleski motioned to table the rezoning request because they have not had enough time to go over the information due to hurricane Matthew. Mr. Carter seconded the motion and the vote was unanimous to table the rezoning.

RR #738 Property Owners – Tideland Bank; Applicant – RHH Land Investors, LLC;
Location – 854 E. Butternut Road, Summerville; Rezoning Request Change from
CG (General Commercial District) to PD (Planned Development District); TMS #128-00-
00-045; Acreage: 19.50.

Location – 846 E. Butternut Road, Summerville; Rezoning Request Change from
R-4 (Multi-Family Residential District) to PD (Planned Development District); TMS
#128-00-00-126; Acreage: 3.75.

Location – Orangeburg Road, Summerville, Rezoning Request Change from R-4 (Multi-
Family Residential District) to PD (Planned Development District); TMS #128-
00-00-128; Acreage: 10.31.

Chairman Pratt recused himself and stepped into the audience due to a possible conflict of
interest, Vice Chairman Carter also recused himself due to business dealings with Tideland
Bank.

Mr. Griffith took over the Chair and Mr. Brebner presented the staff report. Mr. Brebner
stated the staff recommends disapproval based on the below items.

1. Does not address the potential to mitigate additional traffic for Orangeburg and East
Butternut Roads intersection.
2. Major Accessory Structures would create effects that are not accounted for.
3. Unclear if it meets open space requirements.
4. Permits deleterious commercial uses.

Mr. Brebner also stated the possibility of another Planned Development behind the Spinx
Station and feels the intersection needs to be upgrade and in place with the possibility of
two Planned Developments.

Mr. John Fleming, 100 St James Place, Summerville, the project developer stepped to the
podium. Mr. Fleming stated that the development would be less residential units and more
commercial. Mr. Fleming stated from the traffic study that the developer would pay a
portion of the intersection with of course the transportation impact fees would pay for most.

Mr. Griffith asked how many residential units and Mr. Fleming responded 120. Mr.
Griffith also stated that he remembered discussion about horse trails and had there been any
interaction presently. Mr. Fleming stated the developer spoke to the property owner and
they would like a barrier erected between the properties.

Mr. Symuleski asked Mr. Berbner if the applicant is showing willingness to work on the
recommendations that the staff has made. Mr. Fleming stated he is willing to work with
staff and the accessory structure can be remove and the commercial can be less of course.
They were looking at how it was already zoned right now.

Mr. Symuleski made a motion that this is referred back to staff for the resolutions of the items so that we have recommendation from the staff for approval. Mr. Groover seconded the motion and the vote was unanimous to refer back to staff.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats:

B. Preliminary Plats:

1. **The Ponds, Phases 4 & 5:** Landowner – KH Ponds, LLC; Location – Hundred Oaks Blvd., near Summerville; Zoning District – PD (Planned Development); 136 lots; Acreage – 39.05 acres; TMS #151-00-00-046.

Mr. Brebner presented to the Commissioners the staff report and reminded them it had been tabled due to outstanding issues with the landownership. Mr. Brebner explained the staff's recommendation is a conditional approval pending the below items to be complete.

Final plat for Amenity Area boundary adjustment must be approved and recorded
Easements must be shown and labeled
Tree survey/removal schedule needs adjustment

Mr. Griffith asked if the open issues would be handled on a staff level. Mr. Brebner replied yes, staff would handle it.

Mr. Carter made a motion for a conditional approval and Mr. Groover seconded the motion and the vote was unanimous to approve with conditions.

V. STREET NAME REQUESTS

A. New Street Name:

1. Gopher Alley – The Ponds, Phase 5

Mr. Brebner presented the staff report for the above alley name. Mr. Groover made a motion to approve and Mr. Symuleski seconded the motion. The vote was unanimous to approve.

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. **ZLDS Text Amendment #16-06:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article VII: Suburban District Regulations, Section 7.11.5: Community Types/Land-Use

Mix, Section 7.11.6: Use Groups Permitted, and Section 7.11.10: Community Performance Guidelines. *(The purpose of this amendment is to create a new PDD Community Type for denser mixed-use development and establish parameters for use mix and performance standards, such as urban design, interoperability, and compatibility with surrounding pre-existing uses.)*

Mr. Brebner explained to the Commission that the amendment to the ordinance is needed the Slandsville PDD is a good example why. If we can get County Council to pass the 50 acre to 25 acre PD size we would not have to be getting the amendment. Mr. Brebner recommended the Commission table the amendment request until they can go over all of the information they have been given.

Mr. Carter made a motion to table and Mr. Griffith seconded the motion. The vote was unanimous to table.

VIII. **REPORT OF PLANNING DIRECTOR**

Mr. Groover made a motion to amend the agenda to add an East Edisto Pump station for approve in the Utility Special District Plan. Mr. Symuleski seconded the motion and the vote was unanimous to add to the agenda.

B. 165 CLUSTER WEST – UTILITY SPECIAL DISTRICT PLAN – PUMP STATION; Landowner – WestRock – Charleston Land Partners, LLC; Location – East Edisto, Hwy. 165 approximately 5 miles south of Beech Hill Road Intersection – Zoned PD East Edisto; being a portion of TMS# 177-00-00-002 and portion of Hwy 165 right-of-way

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

Mr. Carter made a motion to approve and Mr. Symuleski seconded the motion. The vote was unanimous to approve.

Mr. Brebner updated the Commission on the Legend Oaks zoning that was being questioned. Mr. Johnson proposed it was R-4 but it showed R-2. Mr. Brebner pulled the original County zoning map out and showed the Commissioners it was zoned MUC and has never been rezoned.

Mr. Brebner explained that County Council was holding up the digital submittal proposal.

Mr. Brebner also updated the Commission about the funding that was being worked on for the Cooks Crossroads design project.

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

Ms. Jessica McDevitt stepped to the podium and asked how can a vote be taken without public comments. How do we know if they are in compliance or noncompliance with the development agreement, or covenants. Ms. McDevitt stated going forward to please make sure they are in compliance also with the conservation issues and land swap.

Mr. Brebner stated that Kolter is preparing to take care of the conservation issues the previous developer had not taken care of. They were not aware there was an issue with the conservation property.

Ms. McDevitt stated the residents of the Ponds had consulted an attorney from Hilton Head which stated that the way the land swap has taken place it would not be legal.

Mr. Symuleski stated what you are saying is not an issue for the Planning Commission.

Mr. Griffith asked for clarification that if the land swap is not correct the plans are not approved. Mr. Brebner stated that was correct, it was part of the conditional approval.

Mr. Duechman stepped back to the podium and stated he agreed with Ms. McDevitt and understands it is not in the Planning Commission's realm to determine property ownership. Mr. Duechman stated he is concerned with the precedence it will set for future development. Mr. Duechman also stated Kolter was to come to the table in reference to the 800 acres of conservation land and has not. Mr. Duechman thanked the Commission for all their help and hard work on this matter with the Ponds development.

Mr. Mike Kabealo stepped to the podium and asked for clarification about the approval. Mr. Kabealo wanted to know what the conditions were and how they will be updated and what would be the proper venue to dispute the ownership.

Mr. Brebner explained the conditions would be listed in the minutes and the proper venue would be a court setting.

XI. **ADJOURNMENT**

Chairman Pratt adjourned the meeting.

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

Minutes
November 10, 2016
4:00 PM

I. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Sharpe
Ms. Blatchford
Ms. Cook
Ms. Heber
Ms. Williams

II. **REVIEW OF MINUTES**

A. October 13, 2016

Mr. Symuleski made a motion to approve the minutes as written. Mr. Carter seconded the motion and the vote was unanimous to approve.

III. **REZONING REQUESTS**

RR #739 Property Owners and Applicants – Jimmy and Charlene Tucker; Location – Tucker Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District).- TMS# 143-06-00-040; Acreage - 0.99-acre.

RR#740 Property Owners – Jimmy Tucker, ET AL; Applicant – Jimmy Tucker; Location – Tucker Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Manufactured Housing District); TMS# 143-06-00-027; Acreage - 1.22-acres.

RR#741 Property Owner and Applicant - Alphonso Tucker; Location – Tucker Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 143-06-00-033; Acreage - 0.76-acre.

RR#742 Property Owner and Applicant – Mildred F. Tucker; Location – Tucker Road, Summerville; Rezoning Request Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 143-06-00-026; Acreage - 0.56-acre.

Ms. Sharpe presented the staff report for rezoning request 739-742 together to the Commission. Ms. Sharpe explained it was all adjacent properties and each owned by someone in the Tucker Family. Ms. Sharpe stated the staff recommends approval to rezone the four properties.

Mr. Jimmy Tucker who resides at 138 Tucker Lane stepped to the podium and explained why the family was requesting their property be rezoned. Mr. Tucker said that his sister needed to be near the family to be taken care of and they want to put a mobile home on a piece of property for her to live in and rezoning was the first step.

Ms. Sharpe stated there was no input from the public against rezoning requests 739-742.

Mr. Carter made a motion to recommend approval and Mr. Symuleski seconded the motion. The vote was unanimous to recommend approval to County Council.

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. **Final Plats:**

B. **Preliminary Plat:**

1. Hampton Woods – Property Owner – Hodge Road, LLC; Applicant – Lowcountry Land Development Consultants, c/o Kevin J. Coffey; 93 lots; Acreage – 34-acres; TMS# 122-00-00-028

Ms. Blatchford presented the staff report with a recommendation of tabling the request due to technical comments (listed below) that need to be corrected.

1. Number of units; density calculation and impervious surface as percentage
2. Owner names, TMS numbers and land use for all adjoining properties; abutting properties to the west are not shown correctly.
3. Dimensions for Short Street
4. Remove all extraneous lines from inside Hodge Rd ROW; remove adjacent driveways; remove dark notched line (sewer?) along Hodge Rd and Short St.
5. Note 3: Rephrase to include reference to February 1, 2016 Corps of Engineers Preliminary JD; include statement from OCRM
6. Section 20.5.1(d) requires minimum 5' sidewalks on both sides of all streets in this zoning district to be located at least 10' from edge of pavement or ROW; Section 20.2.5 requires minimum 24' for two-way driveways

7. Change labels for WETLAND BUFFER and DRAINAGE ACCESS to DRAINAGE EASEMENT
8. Lots 61, 62, 70, 71 do not meet rear setback requirements
9. Lots 63 and 89 do not meet front or rear setback requirements
10. Refer to Section 12.4.4 for guidance on tree survey submittal; I see the TOPO-TREES Layout in the Design Submittal package but cannot read the yellow and green typeface. Site Plan review will require a table listing all protected trees with those proposed for removal and mitigation (if required).
11. Lots 32, 33, 37, 38, 39, 40, 90 and 92 have HOA property as frontage; Section 20.1.1(a) requires frontage to a but a public or private ROW.
12. RESPONSIBILITY NOTE is a run-on sentence and unclear as to who will have responsibility for what

Mr. Symuleski spoke about the OCRM & Army Corp of Engineer are the agents that issue the wetland letter.

Mr. Carter stated it doesn't seem to be ready for the primetime and needs to be corrected.

Mr. Thompson, 100 Waverly Place, N. Charleston, SC with Low Country Land Development stepped to the podium. Mr. Thompson explained that the wetlands and setbacks were pre-approved by Mr. Brebner. Mr. Thompson also said that the Army Corp of Engineers letter was submitted already to Ms. Blatchford.

Mr. Greg Jones asked that there are three lots on the plan that look like they should have street frontage but does not.

Mr. Thompson stated that Ms Blatchford did receive the updated plat before the revision deadline.

Ms. Blatchford stated that she had spoke with Mr. Brebner and when talking to the applicant it was in reference to a conceptual plan. Mr. Carter stated the applicant's plat needs work and should work with staff to correct.

Mr. Symuleski made a motion to table the preliminary plat until staff's comments are addressed, Mr. Groover seconded the motion. The vote was unanimous to table this plat until all issues have been worked out.

B. Other:

V. STREET NAME REQUESTS

A. New Street Name:

1. **McClellan Way** – private road in Hampton Woods
2. **Potomac Crossing** – private road in Hampton Woods

Mr. Groover made a motion to table the street name requests and Mr. Symuleski seconded the motion. The vote was unanimous to table the requests.

VI. OLD BUSINESS

- A. **RR #737** Property Owners – Slandsville, LLC; Applicant – Bruce Boyson;
Location – Dorchester Road, Summerville; Rezoning Request Change from CG
(General Commercial District) to PD (Planned Development District); TMS #151-00-
00-033; Acreage: 40.30.

Ms. Blatchford explained that the applicant has received permission from the Army Corp of Engineers to fill in some of the wetlands. Ms. Blatchford also went over the types of housing that will be available 312 apartments which will be 4 story. Ms. Blatchford stated the applicant has also received an approval letter from the Fire Department for fire protection.

Ms. Blatchford gave the staff report with a recommendation of approval with suggestions listed below.

1. Increase allowed square footages and densities to better utilize the vertical space that four building levels would allow. This would also alleviate concerns over the potential to transfer density/square footage into the assisted living facility and not leave enough for commercial or single-family attached housing.
2. Provide language making it clear that 80,000 SF of commercial space would remain in the MUC area.
3. Allow more square footage for the 1.5 acre CG parcel in the MUR area.
4. Provide language making it clear that townhouses within the MUC area could be built over commercial space and are not required to be in separate buildings.

Mr. Greg Jones stated that with a Planned Development state law says that the commercial space stays intact, it has to stay in place. Mr. Greg Jones also stated that there will be a dual access road as discussed in last month's meeting.

A motion was made by Mr. Griffith to recommend approval with the condition of the commercial areas to stay intact. Mr. Greg Jones amended the motion to include the dual access road is built at the appropriate time during development. The motion was seconded by Mr. Groover and the vote was unanimous to recommend approval with the commercial areas to stay intact and the dual access road to be built at the appropriate time during development.

- B. **RR #738** Property Owners – Tideland Bank; Applicant – RHH Land Investors, LLC;
Location – 854 E. Butternut Road, Summerville; Rezoning Request Change from CG
(General Commercial District) to PD (Planned Development District);
TMS #128-00-00-045; Acreage - 19.50-acres.
Location – 846 E. Butternut Road, Summerville; Rezoning Request Change from R-4
(Multi-Family Residential District) to PD (Planned Development District);
TMS# 128-00-00-126; Acreage - 3.75-acres.

Location – Orangeburg Road, Summerville, Rezoning Request Change from R-4 (Multi-Family Residential District) to PD (Planned Development District);

TMS #128-00-00-128; Acreage - 10.31-acres.

Ms. Blatchford presented the staff report with a staff recommendation of approval based on the issues listed below being resolved.

1. Creating a lot using minimum lot standards will result in a buildable width of 15' unless the intent is for 5' side setback on one side yard only.
2. Note 2 on Exhibit F states measurements will be made to exterior wall; measuring this way will result in a minimum of one foot overhang from the eave and a 4' side setback, or a minimum of 8' from roof to roof.
3. Note 3 regarding steps in setbacks does not differentiate between front, rear or side; steps in a 5' side setback may be problematic.
4. Note 5: includes patios and decks as accessory structures but where are setbacks/conditions for accessory structures
5. Note 8: Consider measuring minimum driveway distance 50' from ROW centerline
6. 3,750 SF minimum lot size for single-family detached is smaller than currently allowed in Dorchester County; staff has concerns over implementation and overcrowding. With small lots creating such close proximity, there would be no tolerance for variations on measurements, i.e., building line measured at eave or foundation. These elements should be made clear in the PD document.
7. The Lot Criteria may need reconsideration to create a second set for detached single family residential to more accurately reflect what is shown on the Master Plan.
8. Page 5, Item G. 2., second paragraph: commercial development does not have an open space requirement.
9. Page 6, Item J. Signage Program: signage should adhere to TOD standards
10. Page 6, Item K. Street Lighting; remove reference to Administrative Officer authority to approval non-standard lighting.
11. Page 7, Item L. Development Program: remove wetlands from residential acreage and provide density calculation based on 120 units on 24.23 acres, 4.95 DU/AC.
12. Page 7, Item L. Development Program; THR should be townhome only
13. Page 8, Item L.2.c. – these are tax units, calculate density as stated above
14. Page 9, subsection v., remove this section should not be part of PD description
15. Page 9, item g. i. has a conflicting statement regarding buffers with what is shown on the Master Plan.
16. Page 10, subsection ii. needs to be reviewed and revised; provide reason or alternative to buffer reduction
17. Page 10, subsection iv, remove reference to agreement with Administrative Officer. Same section modifies County tree ordinance but project should be subject to requirements of the TOD in the Zoning and Land Development Ordinance.
18. Page 11, Street Trees is in conflict with the Conceptual Landscape Plan also provided in the proposal. Canopy trees are required to be planted at 20 per acre; these can be placed along streets.

Mr. Fleming with Nautilus Engineering stepped to the podium and stated they are no

problem with correcting the issues with a conditional approval.

Mr. Greg Jones asked if the 25' lots were for attached housing.

Mr. Carter asked about a more current traffic study and if there were intersection improvements being planned.

Mr. Fleming stated that turn lanes would be dictated by the Department of Transportation while being developed.

Mr. Greg Jones asked about the five curb cuts since it was a relatively small development.

Mr. Fleming stated it was due to the wetlands. Mr. Avant with HH investors stated they would be willing to look helping with transportation fees with or if a development goes up across the street.

Mr. Symuleski made a motion to recommend approval pending the staff's issues being resolved. Mr. Carter seconded the motion and the vote was unanimous to recommend approval pending the resolution of the staff's issues.

C. **ZLDS Text Amendment #16-06** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article VII: Suburban District Regulations, Section 7.11.5: Community Types/Land-Use Mix, Section 7.11.6: Use Groups Permitted, and Section 7.11.10: Community Performance Guidelines. *(The purpose of this amendment is to create a new PDD Community Type for denser mixed-use development and establish parameters for use mix and performance standards, such as urban design, interoperability, and compatibility with surrounding pre-existing uses.)*

Ms. Reinertsen gave the staff report and explained the Planned Development District ordinance update to comply with state law and provide additional options for anyone submitting for a PD.

Mr. Carter made a motion to recommend approval to change the ordinance. Mr. Symuleski seconded the motion and the vote was unanimous to approve.

VII. NEW BUSINESS

A. **Amendment to Capital Improvements Plan for Roadways in Unincorporated Dorchester County** – advance Orangeburg Rd. (Mallard to US-17A) and postpone US-17A (SC-642 to BGM Pkwy.). *(The purpose of this amendment is to perform scheduled maintenance according to law and to program transportation impact fee revenue for capacity improvements to Dorchester Road.)*

Ms. Reinertsen presented the staff report to the Commission. Ms. Reinertsen stated it

would prioritize Orangeburg Road and keep us in compliance with the update requirements of the CIP.

Mr. Groover made a motion to approve the amendment and Mr. Symuleski seconded the motion. The vote was 5 in favor and 1 opposed, Mr. Carter opposed the approval.

VIII. **REPORT OF PLANNING DIRECTOR**

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**

Chairman Pratt adjourned the meeting at 6:05 pm.

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

Minutes
December 8, 2016
4:00 PM

I. DETERMINE QUORUM

Present: Chairman Pratt
Mr. Carter
Mr. Groover
Mr. Symuleski
Mr. Greg Jones (4:10)

Absent: Mr. Griffith
Mr. Grady Jones

Staff: Ms. Reinertsen
Ms. Sharpe
Ms. Blatchford
Ms. Cook

II. REVIEW OF MINUTES

A. November 10, 2016

Mr. Symuleski made a motion to approve the minutes as written. Mr. Carter seconded the motion and the vote was unanimous four to zero to approve the minutes.

III. REZONING REQUESTS

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats:

B. Preliminary Plat:

1. Hampton Woods – Property Owner – Hodge Road, LLC; Applicant – Lowcountry Land Development Consultants, c/o Kevin J. Coffey; 93 lots; Acreage – 34-acres; TMS# 122-00-00-028

Ms. Reinertsen presented the staff report stating all comments had been addressed and the staff recommends approval.

Mr. Symuleski made a motion to approve the preliminary plat and Mr. Carter seconded the motion. The vote was unanimous four to zero to approve the preliminary plat for Hampton Woods.

Other:

Mr. Greg Jones arrived at 4:10pm.

V. **STREET NAME REQUESTS**

A. **New Street Name:**

1. **McClellan Way** – private road in Hampton Woods
2. **Potomac Crossing** – private road in Hampton Woods

Ms. Reinertsen presented the report for the street name request and explained these would be private roads and were a part of the Hampton Woods project the Commission just approved.

Mr. Carter made a motion to approve and Mr. Symuleski seconded the motion. The vote was unanimous to approve.

B. **Street Name Change:**

1. **Topaz Drive** – change from Topaz Court to Topaz Drive, Ladson; initiated by staff.

Ms. Reinertsen explained that there had been an error in Topaz “Court” and the correction needed to be Topaz “Drive”.

Mr. Carter made a motion to approve the correction and Mr. Symuleski seconded the motion. The vote was unanimous to make the correction.

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

A. 2017 Planning Commission Meeting Schedule

The Commission agreed on the 2017 meeting schedule.

VIII. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen explained to the Commission that in 2017 we would be proactive with the continuing education hours and plan to provide options that are relevant to the Commission’s work.

IX. **REPORT OF CHAIRMAN**

Mr. Pratt asked how staff was doing with the changes and are things under control. Ms. Reinertsen said everything seems to be under control.

Mr. Carter asked where the department was with the Cooks Crossroads project. Ms. Reinertsen explained the department was waiting on approval.

Mr. Pratt spoke with Mr. McDaniel and Mr. McDaniel mentioned he had ideas for options to fund the project.

Mr. Carter asked where the County was at with the Industrial zoning. Mr. Pratt explained that nothing was being done. Mr. Carter asked if there was someone he could check with and Mr. Symuleski agreed with Mr. Carter about the Industrial zoning and finding out where the County was at.

Mr. Carter asked about calling the property owners and ask them how they felt about it.

Mr. Pratt explained that each of them should reach out to their Councilman.

Mr. Pratt appointed Mr. Symuleski, Mr. Groover and Mr. Greg Jones to decide on nominees for next year's Chairman and Co-Chairman.

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**

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