

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

Minutes
January 12, 2017
4:00 PM

I. **DETERMINE QUORUM**

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

Absent: One seat vacant

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

II. **REVIEW OF MINUTES**

A. December 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 the minutes.

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

A. Chairman

Mr. Symuleski stated they nominated Mr. Carter as Chairman.

B. Vice-Chairman

Mr. Symuleski stated they nominated Mr. Pratt as Vice-Chairman. Mr. Pratt thanked Mr. Symuleski but declined the nomination. Mr. Symuleski and Mr. Groover then nominated Mr. Griffith as Vice Chairman.

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

A. Chairman

The vote was unanimous for Mr. Carter to become the Planning Commission Chairman.

B. Vice-Chairman

The vote was unanimous for Mr. Griffith to become the Planning Commission Vice-Chairman.

V. **REZONING REQUESTS**

Prior to presenting the staff report, Ms. Reinertsen asked the Commission if the rezoning requests could be presented together even though they are two separate parcels.

Chairman Carter asked the Commission and all was in agreement to present as one.

Ms. Blatchford presented the staff report with a staff recommendation to approve both rezoning requests.

RR #743 Property Owners and Applicant– Mallard Gateway Associates, LLC;
Location – Orangeburg Road, Summerville; Rezoning Request Change from CG
(General Commercial District) to R-2 (Single-Family Residential District);
TMS #128-00-00-194; Acreage: 31.44.

RR #744 Property Owners and Applicant– Mallard Gateway Associates, LLC;
Location – Orangeburg Road/Mallard Road, Summerville; Rezoning Request Change
from CG (General Commercial District) to R-2 (Single-Family Residential District);
TMS #128-00-00-046; Acreage: 16.32.

Mr. Symuleski made a motion to approve both rezoning requests. Mr. Griffin seconded the motion and the vote was unanimous to approve.

VI. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats:**

1. **Cresswind at the Ponds Phase 4** – Landowner: KH Ponds, LLLP; Zoning District: PD (The Ponds Planned Development District); Central Ponds Drive, Summerville; 142 lots; 48.47 acres; TMS# 151-00-00-046.

Ms. Reinertsen presented the staff report stating there were no changes from the preliminary plan that was approved and all financial guarantees were in place.

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

B. **Preliminary Plats:**

II. **STREET NAME REQUESTS**

A. **New Street Name:**

B. **Street Name Change:**

VIII. **OLD BUSINESS**

Mr. Pratt asked if anything else had been addressed about the Industrial zoning. Ms. Reinertsen explained Alec tried to proceed but it was not brought back up. Mr. Carter stated that Councilman Bailey phoned and he will be getting a meeting together to discuss the Industrial zoning.

IX. **NEW BUSINESS**

A. **ZLDS Text Amendment #17-01:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI: “Special Areas”, Article XII, “Environmental Performance Standards”, & Article XIII, “Site Development Standards”, regarding tree protection standards, canopy enhancement, and enhanced parking areas.

Ms. Reinertsen presented the staff report for the text amendment and explained that the request for the change was coming from the Economic Development Department. Ms. Reinertsen explained that Mr. Brebner had worked on the Amendment.

Mr. Carter asked how it matches with Berkeley or Charleston Counties. Mr. Grady Jones asked how would it work with stormwater, Mr. Pratt asked if it would work with the County currently. Ms. Reinertsen explained she thought it would, yes.

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

Mr. Carter mentioned he would like to see Berkeley and Dorchester County side by side for comparison.

Mr. Pratt made a motion

X. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen wants to follow up with feedback for preference of topics for training.

Mr. Pratt mentioned an architect that he had enjoyed listening to from Ashville, NC who would probably be a good choice.

Mr. Griffin asked about the District 5 Ashley River Historic Overlay District, has it been put on hold. Ms. Reinertsen stated it will be on the February County Council Agenda.

XI. **REPORT OF CHAIRMAN**

XII. **PUBLIC COMMENT**

Mr. Robbins echoed what Mr. Miler had said about thanking Mr. Pratt for all of his service on the Planning Commission board and what a great job he has done.

XIII. **ADJOURNMENT**

Mr. Carter adjourned the meeting.

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

MINUTES
March 9, 2017
4:00 PM

I. **DETERMINE QUORUM**

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

Absent: Mr. Symuleski

Staff: Ms. Reinertsen
Ms. Sharpe
Ms. Cook

II. **REVIEW OF MINUTES**

A. January 12, 2017

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

III. **REZONING REQUESTS**

A. **RR #745** – Property Owners – Brooke O. Pulliam, ET AL; Applicant – Allen 62, LLC; Acreage Total: 9.55; Location – Hodge Road, Summerville; Rezoning Request Change from TRM (Transitional Residential District) to CG (General Commercial District); TMS #122-00-00-174 (1.5 Acres); TMS #122-00-00-175 (1.5 Acres); and TMS#122-00-00-178 (6.55 Acres).

Ms. Reinertsen presented the staff report and stated the applicant changed his request from CG (General Commercial) to CLI (Commercial Light Industrial). Ms. Reinertsen stated that most adjacent property was zoned Industrial already and that Commercial Light Industrial would be a good fit for the area.

Chairman Carter asked what exactly was going to be built on the property. Ms Reinertsen stated that office/warehouses were the plan.

Mr. Pratt made a motion to recommend approval for rezoning to Commercial Light Industrial (CLI). Mr. Groover seconded the motion and the vote was unanimous (6-0) to

recommend approval.

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats:**

1. **Bridlewood Farms Phase 4.2** – Landowner: Bridlewood Development, LLC; Zoning District: R-1; Triple Crown Lane, near Ridgeville; 13 lots; 4.85 acres; TMS# 119-00-00-130.

Ms. Reinertsen presented the staff report with a recommendation to approve.

Mr. Pratt asked if all the stormwater and drainage systems were in place. The Applicant, Mr. Coffey, responded yes.

Mr. Pratt made a motion to approve the Bridlewood Farms Phase 4.2 final plat. Mr. Touchberry seconded the motion and the vote was unanimous (6-0) to approve.

2. **Bridlewood Farms Phase 5** – Landowner: Bridlewood Development, LLC; Zoning District: R-1; Triple Crown Lane, near Ridgeville; 21 lots; 7.69 acres; TMS# 119-00-00-130.

Ms. Reinertsen presented the staff report with a recommendation to approve.

Mr. Griffith made a motion to approve the Bridlewood Farms Phase 5 final plat. Mr. Groover seconded the motion and the vote was unanimous (6-0) to approve.

B. **Preliminary Plats:**

1. **Cresswind at the Ponds Phase 5** – Landowner: KH Ponds, LLLP; Zoning District: PD (The Ponds Planned Development District); Central Ponds Drive, Summerville; 130 lots; 49.0 acres; TMS# 151-00-00-046.

Ms. Reinertsen presented the staff report with staff recommending approval conditional upon Public Works review and approval of the storm water calculations.

Mr. Pratt made a motion for a conditional approval pending the review and approval of the storm water calculation. Mr. Groover seconded the motion and the vote was unanimous (6-0) to conditionally approve.

V. **STREET NAMES**

A. **New Street Name:**

1. **Black Walnut Drive** – Cresswind at The Ponds, Phase 5
2. **Catbird Loop** – Cresswind at The Ponds, Phase 5
3. **Floridana Drive** – Cresswind at The Ponds, Phase 5

Ms. Reinertsen presented the staff report for the new street names that will be located within the Cresswind at The Ponds Phase 5.

Mr. Touchberry made a motion to approve the new street names and Mr. Groover seconded the motion. The vote was unanimous (6-0) to approve the new names.

B. Street Name Change:

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

- A. **ZLDS Text Amendment #17-02:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.4.4 “Manufactured Housing Unit Standards”, regarding use conditions for manufactured housing.

Ms. Reinertsen presented the staff report with background information and reason for the amended ordinance.

Included in the proposed revisions are the removal of all landscaping standards, removal of references to building materials for stick-built homes, addition of appropriate materials for underpinning, and removal of out of date or unenforceable provisions.

The intent behind the revisions is to revise the code so that it contains a set of standards that are up to date, make sense for the use, and are enforceable.

Mr. Groover made a motion to approve ZLDS Text Amendment #17-02 and Mr. Pratt seconded the motion. The vote was unanimous (6-0) to approve.

- B. **ZLDS Text Amendment #17-03:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.13 “Public Institutional District”, regarding the creation of a new Public Institutional zoning district; and to Article X, Section 10.4.16 “Public Administration Facilities in Neighborhood Commercial Districts”, to amend it to reference the new Public Institutional District.

Ms. Reinertsen presented the staff report and discussed what would warrant this type of zoning. Ms. Reinertsen also spoke about the intent of the zoning.

The intent of the Public Institutional District is to be better able to provide services through a zoning category designed for local government uses.

Mr. Touchberry asked if the public has an opportunity to have some input when these situations come up.

Ms. Reinertsen explained that the meetings are public and advertised.

Mr. Carter asked about local government uses particularly waste disposal.

Mr. Jones would this be another new district without looking at the whole picture. Mr. Carter stated that would be the upper part of the County.

Mr. Griffith asked if it was a waste disposal would it be available to the public. Mr. Griffith stated the way it was spoke about it sounded like anyone could you use it.

Mr. Pratt asked would a conditional use work, or would it be just permitted and meet certain conditions for conditional uses.

Mr. Pratt made a motion to approve with deleting a waste disposal use as a condition. Mr. Griffith seconded the motion and the vote was unanimous to approve deleting the waste disposal use.

VIII. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen showed the Commissioners Berkeley and Charleston County's tree ordinances compared to Dorchester County's.

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**

Mr. Griffith made a motion to adjourn and Mr. Carter adjourned the meeting at 4:35 pm.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

April 13, 2017

4:00 PM

I. DETERMINE QUORUM

Present: Chairman Carter
Mr. Griffith
Mr. Symuleski
Mr. Pratt
Mr. Jones
Mr. Touchberry

Absent: Mr. Groover

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

II. REVIEW OF MINUTES

A. March 9, 2017

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

III. REZONING REQUESTS

A. **RR #746** Property Owner & Applicant – Andrew Ladson; Location – Pine Land Ln, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 153-10-00-022 – 0.79 Acres; TMS# 153-10-00-028 – 0.69 Acres

Ms. Reinertsen presented the staff report with a recommendation of approval.

Mr. Carter asked if there had been any public input. Ms. Reinertsen answered in the negative.

Mr. Pratt asked if there were already other mobile homes around these parcels. Ms. Reinertsen responded that there were.

Mr. Griffith asked about the ingress and egress for the property. Ms. Reinertsen explained that there are access easements being used.

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

- B. **RR #747** Property Owner & Applicant – Dorchester County; Location – Renken Rd (*off of Bacons Bridge Rd*), Summerville; Rezoning Request change from PD (Planned Development) and CG (General Commercial) to PI (Public Institutional); TMS #161-00-00-074.000 – 83.11 Acres; TMS #161-00-00-025.000 – 2.8 Acres

Ms. Reinertsen presented the staff report with a staff recommendation to approve. The Commission was reminded that this is the County parks site.

Mr. Carter asked about public input. Ms. Reinertsen answered that there had been none.

Mr. Pratt made a motion to recommend approval. Mr. Touchberry seconded the motion and the vote was unanimous to approve.

- C. **RR #748** Property Owner & Applicant – Ronald & Doreen Slosser; Location – 107 Weeping Willow Ln, Summerville; Rezoning Request change from R-4 (Multi-Family Residential District) to R-2M (Single-Family Residential Manufactured Housing District); TMS #143-07-00-036 – 1.01 Acres; TMS #143-07-00-037 - 0.88 Acres.

Ms. Reinertsen presented the staff report with a staff recommendation of approval.

Mr. Carter asked if there was any input from the community for or against the rezoning. Ms. Reinertsen answered that there was none. Mr. Carter also asked if there was anyone who would like to speak for or against this action.

Mr. Slosser, the property owner, asked what would be the next step once approved by Planning Commission.

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

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. Preliminary Plats

1. **Mallard Crossing** – Property Owner – Armstrong Family #1 Inc.; Applicant – Nautilus Engineering; Location – East Butternut Rd. at Orangeburg Rd.; Zoning District – PD (Planned Development); 99 lots; Acreage – 33.59 acres; TMS #128-00-00-045, #128-00-00-126 & #128-00-00-128.

Ms. Reinertsen presented the staff report and explained that a change had been made to the drainage easement to access the pond. The change was required by the Storm Water department. They had to provide a 30 ft access around the ponds. So two lots had to be pushed back to accommodate this change.

Mr. Touchberry asked if they had taken into consideration the road widening in the future. Ms. Reinertsen explained that it had been considered in the design.

Mr. Symuleski asked if fire or police had any concerns with the one access. Ms. Reinertsen explained that the County Fire Marshall is involved with all of our Technical Review meetings and he voiced no concern with the access.

Mr. Touchberry made a motion to approve the preliminary plat. Mr. Symuleski seconded the motion and the vote was unanimous to approve.

C. Other Plats

1. Boundary Subdivision Plat of Tract I, Property of Myra C. Behr, Susan C Anny (Susan C. Anania) & Russell Creighton; near Harleyville, Dorchester County, South Carolina; TMS# 048-00-00-032

Ms. Reinertsen presented to the Commission this family subdivision plat. Ms. Reinertsen explained that one family member wanted to split the property to make a cow pasture. Ms. Reinertsen stated that the new parcel would probably not perk, and all lots meet County standards.

Mr. Pratt asked if Ms. Reinertsen would check with the County Attorney on how the Commission should handle these types of cases in the future.

Mr. Pratt made a motion to approve and Mr. Griffith seconded the motion. The vote was unanimous to approve the family subdivision plat.

V. STREET NAME REQUESTS

A. New Street Names

2. **Whispering Wind Drive** – private road in Mallard Crossing
3. **Tall Grass Court** – private road in Mallard Crossing
4. **Lapping Waters Drive** – private road in Mallard Crossing
5. **Rustling Leaf Road** – private road in Mallard Crossing
6. **Cozy Nest Way** – private road in Mallard Crossing

7. **Bright Meadow Road** – private road in Mallard Crossing

Ms. Reinertsen explained that these street names were approved by E911 and they are a part of Mallard Crossing that was just approved.

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

B. Street Name Changes

VI. **OLD BUSINESS**

Mr. Carter asked about the Cooks Crossing and where everything stands.

Ms. Reinertsen presented the status update and discussed the upcoming grant submittal to hire a consultant to prepare design standards.

Mr. Griffith asked about District 5 and if everyone had been informed. Mr. Griffith also thanked Ms. Reinertsen for her work on the update chart and stated he would like to see that every month.

VII. **NEW BUSINESS**

VIII. **REPORT OF PLANNING DIRECTOR**

This year we will be redoing the comprehensive plan which is a state implemented document. As the Planning Commission you are responsible for the updates. We are looking forward to a steering committee to be put together for helping with the new comprehensive plan. We are hoping to have it adopted by 2018.

Mr. Symuleski asked to be put on that committee. Mr. Carter asked if Mr. Jones would represent the upper part of the county as part of the steering committee.

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**

Mr. Griffith asked before making his motion if the Commissioners could have the update sheet in their packets and this month's sent out to them after the meeting.

Mr. Griffith made a motion to adjourn and Mr. Symuleski seconded the motion. The meeting was adjourned at 4:40.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

May 11, 2017

4:00 PM

I. DETERMINE QUORUM

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

Staff: Ms. Reinertsen
Ms. Blatchford
Ms. Cook

II. REVIEW OF MINUTES

A. April 13, 2017

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

III. REZONING REQUESTS

A. RR# 749 Property Owner – Gregory S. & Jennifer Brooks Applicant – Gregory S. Brooks; Location – Estates Drive, Summerville; Request zoning change from R-1(M)(A) (Single-Family Residential Manufactured Housing District) to MUC (Mixed Use Community District); TMS# 134-00-00-034; Acreage – 0.50-ac; TMS# 153-10-00-027; Acreage – 19.44-ac.

Ms. Reinertsen presented the staff report with a staff recommendation of approval.

Mr. Brooks the applicant stepped to the podium to explain why and answer any questions.

Mr. Pratt made a motion to recommend approval and Mr. Touchberry seconded the motion. The vote was unanimous to recommend approval.

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. Final Plats

1. **Timber Trace** – Property Owner: CALATLANTIC Group, Inc.; Applicant: GPA Professional Land Surveyors; Property Location: Beech Hill Road across from Legend Oaks; Zoning: Planned Development (Lamie Tract PD); 49 lots; 35.17 acres; TMS #: 160-00-00-081; 160-00-00-082; 160-00-00-091

Ms. Reinertsen presented the staff report with a staff recommendation to approve the final plat.

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

V. **STREET NAME REQUESTS**

A. New Street Names

B. Street Name Changes

VI. **OLD BUSINESS**

Chairman Carter asked if Ms. Reinertsen was able to set up a meeting in reference to the Industrial areas. Ms. Reinertsen had not but stated she would take care of scheduling as soon as possible.

VII. **NEW BUSINESS**

Mr. Pratt asked about new business coming into the County. Ms. Reinertsen explained how the Planning department now has two technical review meetings a month instead of one. This is due to the growth within the County.

VIII. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen went over the status sheet provided in the Commissioners packets.

IX. **REPORT OF CHAIRMAN**

Chairman Carter let Ms. Reinertsen know that he asked if County Council had any extra funds available the Department could use the help.

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**

Mr. Groover made a motion to adjourn, Mr. Symuleski seconded the motion. The meeting was adjourned at 4:10.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

MINUTES

June 8, 2017

4:00 PM

I. DETERMINE QUORUM

Present: Chairman Carter
Mr. Griffith
Mr. Groover
Mr. Pratt
Mr. Symuleski
Mr. Touchberry

Absent: Mr. Jones

Staff: Ms. Reinertsen
Ms. Blatchford
Ms. Cook

II. REVIEW OF MINUTES

A. May 11, 2017

A motion was made by Mr. Symuleski to approve the minutes as written. Mr. Groover seconded the motion and the vote was unanimous (6-0) to approve.

III. REZONING REQUESTS

A. **RR #750** Property Owner & Applicant – Robin Greene Jefferson; Location – 135 Orangeburg Road, Summerville; Request zoning change from CG (General Commercial District) to SR (Suburban Residential District); TMS# 152-11-04-011 – 0.79 Acres

Ms. Reinertsen presented the staff report to the Commission with a recommendation to approve.

Mr. Samuel Green, the applicant's father stated the applicant was selling the property for residential purposes.

Mr. Carter spoke about a concern of the down zoning and Mr. Pratt asked if the applicant already had a buyer.

Mr. Symuleski made a motion to recommend approval of rezoning the parcel from CG (General Commercial) to SR (Suburban Residential District). Mr. Groover seconded the motion and the vote was unanimous (6-0) to recommend approval.

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. Summit Gardens, Phase 1, Section C – Property Owner & Applicant – P&M Partnership; Location – Rampart St.; Zoning – R-1 (Single-Family Residential); 12 lots; Acreage – 16.63 acres; TMS# 136-04-03-019, -020, -021, -022, -023 & -024

Ms. Reinertsen presented the staff report with a recommendation of approval.

Mr. Mike Murphree with M&S Development Company, Inc. stepped to the podium and explained they are just reacting to the market. Mr. Murphree stated buyers are wanting smaller lots so they split the lots on one side of the road.

Mr. Griffin made a motion to approve Summit Gardens, Phase 1, Section C final plat. Mr. Groover seconded the motion and the vote was unanimous (6-0) to approve the plat.

B. **Preliminary Plats**

V. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

- A. **ZLDS Text Amendment #17-04:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII: “Suburban District Regulations”, Article VIII, “Suburban Transition District Regulations”, & Article IX, “Rural District Regulations” regarding multi-family uses.

Ms. Reinertsen presented the report explaining that the amendment would limit apartment’s multi-family complexes in the County.

Ms. Reinertsen also stated that there are two projects in the pipe line, one has submitted for permits so it would not be affected but the other would.

Mr. Tom Wallington with Westrock stepped to the podium and gave a quick presentation on where their development is located, how long they have been working on the project, and the projected outcome.

Mr. Carter asked what the time line would be for the completed development.

Mr. Wallington stated they want to start developing in the next 12 months but it will take more than a couple years to pan out.

Mr. Carter asked what staff is hoping to accomplish. Ms. Reinertsen explained staff is looking for feedback from the Planning Commission.

Mr. Carter said he understands the feelings of County Council but we need to have a sense of fairness. Westrock should proceed and then get the changes. It needs to move quickly.

Mr. Touchberry asked if there other projects in the very early stages that will be going down this path. Ms. Reinertsen explained that developers usually come in and sit down with Planning to make sure what they are intending to do is going to work in the area. There is nothing currently in the pipeline.

Mr. Symuleski made a motion to direct Planning staff to sit down with representatives of Westrock to look at their proposed plan for that project and work out any accommodations with in the regulations and hold any modification language advance until that's been concluded.

Mr. Pratt amended the motion by adding at the same time if staff can understand with MUC zoning why we are doing it, where water and sewer would be available and how many acres it would affect.

Mr. Groover seconded the motion as amended and the vote was unanimous (6-0) to recommend approval.

- B. ZLDS Text Amendment #17-05:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI: "Minimum Visual Buffer (MVB) Standards", regarding buffer depth for Industrial properties in the TOD.

Ms. Reinertsen presented this amendment and stated it had already been given first reading by County Council. Ms. Reinertsen stated the area in question would be Jedburg Road, Hodge Road and Highway 78.

Mr. John Truluck with Economic Development explained that Dorchester County has businesses that want to come to the County, however, the County has the TOD

ordinance. The scheduled road widening and the TOD buffer requirements take so much of the frontage on properties in these areas the County is up against losing new business investments and job opportunities.

Chairman Carter asked how the staff felt about this request. Ms. Reinertsen explained the staff is conflicted but willing to find a common sense solution.

Mr. Truluck stated they do not want to eliminate buffers but have some solution for the new businesses coming to the County.

Mr. Pratt stated if these roads would be removed from the TOD then we should require something nice like having design standards.

Mr. Truluck said the County needs something because decisions are hinging on the outcome.

Mr. Symuleski made a motion to recommend the approval of the ordinance with amendment, to add language that the buffer shall not go beyond the minimum zoning district setback. Mr. Groover seconded the motion and the vote was unanimous(6-0) to recommend approval.

VIII. **REPORT OF PLANNING DIRECTOR**

IX. **REPORT OF CHAIRMAN**

Chairman Carter let the Commission know that he had had a meeting with County Council members about updating the Industrial nodes in the County, and it is moving forward.

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**

Mr. Groover made a motion to adjourn and Mr. Symuleski seconded the motion. The meeting adjourned at 5:25 pm.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

July 13, 2017

4:00 PM

I. DETERMINE QUORUM

Present: Chairman Carter
Mr. Griffith
Mr. Groover
Mr. Symuleski
Mr. Pratt
Mr. Touchberry

Absent: Mr. Grady Jones

Staff: Ms. Reinertsen
Ms. Blatchford
Ms. Cook

II. REVIEW OF MINUTES

A. June 8, 2017

Mr. Symuleski made a motion to approve the minutes as written. Mr. Groover seconded the motion and the vote was unanimous (6-0) to approve.

III. REZONING REQUESTS

A. **RR #751** Property Owner – Thelma Lee Hensley; Applicant – P. Brandt Shelbourne
Location – 203 Limehouse Drive, Summerville; Request zoning change from R-1M
(Single-Family Residential Manufactured Housing District) to CN (Neighborhood
Commercial District); TMS# 145-10-01-028 – 0.37 Acres

Ms. Reinertsen presented the staff report with a staff recommendation of approval.

Mr. Brandt Shelbourne, representing the property owner, stepped to the podium and stated Dr. Hensley was retiring and selling the office space.

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

- B. **RR #752** Property Owner – Ben McCormick Homes, LLC; Applicant – David Steele Location – Embassy Drive, Summerville; Request zoning change from R-2 (Single-Family Residential District) to R-4 (Multi-Family Residential District); TMS# 143-07-00-019 – 12.4 Acres

Ms Reinertsen presented the staff report with a recommendation to deny the rezoning request.

Chairman Carter asked was there any input from the posting and exactly what the applicant's intent was. Ms. Reinertsen stated that no comments were received after the property was posted and the applicant never met with staff to discuss the details of the request.

Mr. Griffith made a motion to recommend denial for the reasons cited by staff. Mr. Groover seconded the motion and the vote was unanimous (6-0) to recommend denial.

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

- 1. **Boatwright Tract** – Property Owner – Granada Walden Park, LLC; Applicant – Anchor Consulting Engineers, LLC; Location – Beech Hill Road; Zoning – R-2 (Single-Family Residential); 62 lots; Acreage - +/- 75 acres; TMS# 159-00-00-007, -017, -018 & -019

Ms. Reinertsen presented the staff report and explained the developer has proposed a tree mitigation plan by either replanting the trees lost or donating to the tree bank. The development will have a pump station and is in the Transitional Overlay District. The staff has no outstanding comments or open questions.

Cawood South with Anchor Engineering stepped to the podium to answer any questions the Commission may have had.

Mr. Pratt asked how many lots are there and Mr. South explained 62 lots on 25 acres of highland.

Mr. Griffith asked if the adjacent triangular piece of land was Victoria Point.

Mr. Groover made a motion to approve the preliminary plat and Mr. Touchberry seconded the motion. The vote was unanimous (6-0) to approve the preliminary plat.

C. **Other Plats**

V. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Windward Drive** - public road in Boatwright Tract development
2. **Plowden Mill Court** - public road in Boatwright Tract development
3. **Boots Branch Road** - public road in Boatwright Tract development
4. **Casting Way** – public road in Ridgeville Industrial Campus

Ms. Reinertsen presented the staff report for new street names to the Commission.

Mr. Groover made a motion to approve and Mr. Pratt seconded the motion. The vote was unanimous (6-0) to approve the new street names.

B. **Street Name Changes**

VI. **OLD BUSINESS**

A. **ZLDS Text Amendment #17-04:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII: “Suburban District Regulations”, Article VIII, “Suburban Transition District Regulations”, & Article IX, “Rural District Regulations”, regarding multi-family uses.

Ms Reinertsen presented the Commission with a recap of last month’s discussion and that they had asked staff to work with Westrock to address their proposal in the ordinance and to study the need for limiting multi-family uses within the Mixed Use Community (MUC) District.

Westrock did a mapping exercise and the staff was able to build on it. Ms Reinertsen stated staff feels strongly that the potential of apartment development in the MUC District is relatively low. Making Use Group 4 (multi-family) a Conditional Use as opposed to eliminating it altogether will allow the Westrock project to proceed while minimizing the potential for additional projects to develop.

Mr. Griffith asked what is to keep someone from advancing the argument.

Mr. Tom Wallington stepped to the podium and thanked the Planning Commission.

Mr. Touchberry thanked staff and Westrock for working together. Chairman Carter agreed, great solution and everyone is happy.

Mr. Pratt stated he thought this has to do with the “not in my back yard” issue. Apartments are a form of housing choices.

Mr. Symuleski made a motion to approve and Mr. Touchberry seconded the motion. The

vote was unanimous(6-0) to recommend approval.

VII. **NEW BUSINESS**

A. Presentation and Discussion on Industrial Zoning in the Upper County

Ms. Reinertsen gave the Commission a presentation of the Industrial Zoning in the Upper County. Ms. Reinertsen spoke of a couple of additional areas with the upper county to rezone. Ms Reinertsen suggested this to move tandem with the new Comprehensive Plan.

Chairman Carter spoke about the importance of moving forward and the success it should have for the County. Chairman Carter stated our next step would be to notify the property owners that their property will be rezoned to an Industrial District.

Ms. Reinertsen asked if the Commission would want to edit the wording in the Ordinance to The Rural Economic Development zoning district.

Chairman Carter stated to go with straight Industrial zoning.

VIII. **REPORT OF PLANNING DIRECTOR**

IX. **REPORT OF CHAIRMAN**

X. **PUBLIC COMMENT**

Mr. Griffith asked if there any update to the Historic District Zone 5. Mr. Griffith asked where is the approval process for approving the standards and District.

Ms. Reinertsen responded the Council had approved the ordinance creating District 5 and that we were moving forward with a consultant to develop design standards.

XI. **ADJOURNMENT**

Mr. Groover made a motion to adjourn at 4:40 pm.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

September 14, 2017

4:00 PM

I. DETERMINE QUORUM

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

Staff: Ms. Reinertsen
Ms. Blatchford
Ms. Cook

II. REVIEW OF MINUTES

A. July 13, 2017

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

III. REZONING REQUESTS

A. **RR #753** Property Owners– Sarah Grant & Horace Campbell; Applicant – Deloris Campbell & Sara Grant; Location – 107 Dubois Road, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to R-2(M) (Single-Family Residential Manufactured Housing District); TMS# 135-00-00-082 – 0.66 Acres

Ms. Reinertsen presented the staff report with a staff recommendation to approve.

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

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats

1. **The Ponds, Phase 4:** Landowner – KH Ponds LLC; Applicant – Thomas & Hutton; Location – Hundred Oaks Blvd.; Zoning District – PD (Planned Development); 24 lots; 9.44 acres; TMS# 151-00-00-046

Ms. Reinertsen presented the staff report stating all bonds were in place and recommended approval.

Mr. Groover made a motion to approve The Ponds Phase 4 final plat and Mr. Symuleski seconded the motion. The vote was unanimous to approve.

2. **Reminisce, Phase 5B:** Landowner – Calatlantic Group, Inc.; Applicant – Anchor Engineering; Location – Reminisce Subdivision off Butternut Road.; Zoning District – PD (Planned Development); 44 lots; 33.27 acres; TMS# 135-00-00-010

Ms. Reinertsen presented the staff report and stated that the applicant still had a few outstanding comments to address for the Assessor's office. Ms Reinertsen state the staff recommended a conditional approval so all comments are address prior to recording.

Mr. Pratt made a motion to conditionally approve based on staff's recommendation and Mr. Groove seconded the motion. The vote was unanimous to conditionally approve.

B. Preliminary Plats

1. **Legend Oaks, Phase 14:** Landowner – Providence Development Partners SC, LLC; Applicant – Anchor Consulting Engineers, LLC; Location – Sweetgum Dr.; Zoning District – R-2 (Single Family Residential District); 32 lots; 15.9 acres; TMS# 160-10-00-001

Ms. Reinertsen presented the staff report explaining that back in 2007 the Planning Commission reviewed a preliminary plat for the same tract. Ms Reinertsen explained due to recent historic rain and flooding events, the tract gained 4.5 acres of wetland which has affected its development potential. The current submittal consists of 32 R-2 lots on 15.86 total acres with 5.33 wetland acres – an increase of 4.5 acres of wetland and decrease of 21 lots. These are considered major changes to the approved plat and therefore, it is not vested with its previous approval.

Ms. Reinertsen explained since there are the wetlands, construction traffic will have to use Sweet Gum Drive so public works requires the developer to bond the road. Ms. Reinertsen stated that they meet all of storm water requirements and the developer said they would address all runoff, so the staff recommends a conditional approval until the bond for Sweet Gum Drive is in place.

Mr. Cawood South was present from Anchor Consulting to answer any questions that the Commission may have. Mr. South stated they he agreed with Ms. Reinertsen.

Mr. Ed Gregory, 109 Sweet Gum Drive, stepped to the podium and explained the drainage problems on Highway 61. Mr. Gregory spoke about calling the County about the road situation and was told it was a state road and was not the County's responsibility. Mr. Gregory noted the overgrowth within the ditches that neighbors have to clean themselves to keep it looking respectable. Mr. Gregory made not that once they found the catch basin at the end of the street and cleaned it out the water seems to be draining better in the neighborhood. Mr. Gregory gave the Commission opposition form of 20 signatures from the neighborhood. Mr. Gregory also stated that the Sweet Gum area is called West Oaks not Legends Oaks. He stated that he felt it was a marketing tool using the different name.

Chairman Carter suggested to Mr. Gregory in reference to the drainage problem that he should contact his Councilmen to recruit his help.

Mr. Gregory stated the department's mission statement. He then asked, how would more cars and more traffic make their quality of life better.

Commissioner Griffith spoke about it not being West verses Legend but it was one contiguous property. He stated the previous approval did have the connectivity. Ms. Reinertsen stated that an ordinance had just passed about roads that are not County connecting to County roads.

Councilman Chinnis, 203 Hollytree Circle, Ladson, stood and state he proposed the new ordinance but was thinking now it may need to be amended because that was not what the point was. The ordinance was not to increase flooding, not to make people angry it related to the Greenhurst subdivision. Councilman Chinnis stated the ordinance needs to be broader.

Ms. Reinertsen stated at this point they are complying with all requirements and ordinances.

Mr. Johnson asked if the owner of the last lot and open lot have had any issues.

Mr. Touchberry asked if the Engineer was present and how much had he heard from the community.

Mr. South stated that after hearing the issues they took the comments from the last meeting to appease the community. For example there is only 4 inch pipe for water and they are replacing it with 8 inch to Beech Hill Road so the water pressure will not be affected.

Mr. Symuleski asked if the ponds would drain into the wetlands.

Mr. Pratt stated it seems the issues are ponding at the entrance and they are addressing only their entrance. Mr. Pratt stated he wished the County would look into doing something with the issue.

Mr. Pratt made a motion to table so the issues can be looked through. Mr. Griffith seconded the motion.

Ms. Sue Gregory, 109 Sweet Gum Drive, stepped to the podium and stated this was their forever home. Ms. Gregory stated she just wanted her grandchildren to know her home and be safe. Ms. Gregory stated that if they are allowed to develop they will have to move.

Bryant Spencer, H&H Homes, stepped to the podium stated Legends Oaks Phase 14 was the original name. Mr. Spencer also commented that the connectivity changed due to the wetlands.

Mr. Griffith explained he has lived in Legends Oaks for 10 years and has seen 3 phases being built. Mr. Griffith stated he wished there was some way to abandon the wetland crossing process to make one cohesive neighborhood.

Mr. Touchberry stated we should have a vote to facilitate discussion with the community.

Mr. Pratt asked to address the ponding in from at Highway 61 too.

The vote was unanimous to table so the issues can be addressed.

2. **The Ponds, Phase 6:** Landowner – KH Ponds LLC; Applicant – Thomas & Hutton; Location – Hundred Oaks Blvd.; Zoning District – PD (Planned Development); 106 lots; 24.86 acres; TMS# 151-00-00-046

Ms. Reinertsen presented the staff report and stated staff recommends approval.

A motion was made by Mr. Pratt to approve the preliminary plat and Mr. Jones seconded. The vote was unanimous to approve.

V. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Goose Road** – Public Right of Way in the Ponds
2. **Trumpet Vine Drive** – Public Right of Way in the Ponds

Ms. Reinertsen presented the street names to Commission.

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

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

VIII. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen spoke about the continuing education in the packet.

IX. **REPORT OF CHAIRMAN**

Chairman Carter asked about the funding, drafted RFP and what were they waiting on.

X. **PUBLIC COMMENT**

Mr. Pratt asked about the zoning in the upper part of the County and stated they couldn't put their heads in the sand for this zoning. Economic Development, sand mines and developers looking for areas for new subdivisions. Mr. Pratt stated they need to do something simpler than the past and not take 2 to 3 years.

XI. **ADJOURNMENT**

Mr. Groover made a motion to adjourn and Mr. Symuleski seconded the motion.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

October 12, 2017

4:00 PM

I. DETERMINE QUORUM

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

Staff: Ms. Reinertsen
Ms. Cook

II. REVIEW OF MINUTES

A. September 14, 2017

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

III. REZONING REQUESTS

- A. **RR #754** Property Owners– Janice K King, ET AL; Applicant – Ben Coker, Jr;
Location – 3331 W. 5th North Street, Summerville; Request zoning change from AC (Absence of Controls District) to CG (General Commercial District); TMS# 110-00-00-016; Acres- 2.17.

Ms. Reinertsen presented the staff report. Ms. Reinertsen explained that the staff recommendation of the request is favorable because:

- existing conditions indicate the area should not remain in its current residential style and future conditions - including the road widening – will intensify these conditions;
- managed development through commercial design review process will help to mitigate potential traffic issues;

- CG zoning is consistent with existing zoning in the immediate area.

Ms. Reinertsen stated the rezoning complies with the Comprehensive Plan and meets all zoning code requirements.

Mr. Pratt asked about the buffer to the rear. Mr. Symuleski asked if it would be a 50' setback and Ms. Reinertsen explained that it would depend on the use.

Ms. Elizabeth Alston stepped to the podium and explained that she owned the home at the corner of West 5th North Street and Dawson Branch. Ms Alston is opposed to the rezoning request; she stated that if it changes from single resident to commercial it would have adverse effect to the community. She stated she would like the community to remain the same as long as they can.

Mr. Ben Coker, applicant and land surveyor, stepped to the podium and introduced the land owner (Ms. King) with her brother (Lawrence). Mr. Coker stated he has spoken to Davis and Floyd who has the contract to widen Highway 78 at this location.

Mr. Baker, Ms. King's realtor, stepped to the podium and stated his first question was zoning with this property.

Mr. Griffith asked if this would eliminate residential, Ms. Reinertsen replied yes unless you rezoned to OI (Office and Institutional District).

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

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats

B. Preliminary Plats

- 1. Legend Oaks, Phase 14:** Landowner – Providence Development Partners SC, LLC; Applicant – Anchor Consulting Engineers, LLC; Location – Sweetgum Dr.; Zoning District – R-2 (Single Family Residential District); 32 lots; 15.9 acres; TMS# 160-10-00-001.

Ms. Reinertsen presented the staff report and stated the developer met with the community to try and address their questions and concerns. Ms. Reinertsen stated the proposed preliminary plat meets all zoning and land development requirements; there are no issues with storm water management or water & sewer elements; staff recommends approval.

Ms. Christina Bruno, who resides at 204 Maple Drive, West Oaks, stepped to the podium and stated she was there to speak for the Gregory's and other residents. Ms. Bruno stated she agrees with change but they are concerned for their children's safety. Ms. Bruno stated there would be speeding through the neighborhood to get to the new section.

Ms. Bruno stated there was one bus stop now but the bus will need to go into the neighborhood because of the additional homes. The traffic flow will increase. Ms Bruno also commented on the drainage which is not taking care of now who would be responsible for it after the new homes are built. Ms. Bruno asked if the developer could scale down the homes they have planned to build so the neighborhood would have a consistency of the same size homes.

Ms. Bruno also asked that the developer not name the section "Legend Oaks phase 14". There is nothing connecting it from Legend Oaks.

Ms. Bruno then asked about the new ordinance, about not having the connectivity of the roads. Chairman Carter explained that it was connecting two jurisdiction so it did not apply. Mr. Bryant and Mr. South, the developers, stepped to the podium to answer questions.

Mr. Touchberry asked were they not connecting due to the wetlands. Mr. Griffith stated it would be out of character with the homes that already exist. Mr. Pratt asked could the name be West Oaks II since there isn't connectivity with Legend Oaks.

Mr. Touchberry asked if they had considered any traffic calming measures. Mr. Bryant replied the curve would slow vehicles down in itself.

Councilman Chinnis asked why the road couldn't go through the wetlands. The Army Corp of Engineers can mitigate.

Mr. Bryant stated the Army Corp generally asks people to stay away from the wetlands.

Mr. Symuleski asked about the drainage situation. Mr. South responded that they would not need to increase the drainage.

Mr. Touchberry stated that if they were to put in a connection to Legend Oaks, then there would be even more traffic because you have the residents of Legend Oaks coming out of that entrance not just the new development residence. It's like a double edged sword.

Mr. Symuleski stated you could drop the speed limit and Mr. Carter suggested adding sidewalks.

Mr. Griffith stated that it seemed like a bait and switch to him. How can it be an additional phase of Legend Oaks when it doesn't connect to Legend Oaks.

Mr. Touchberry made a motion to approve based on staff recommendation, and included the conditions of traffic calming measures that are agreeable with the residents along Sweet Gum and Sage and sidewalks if agreeable to current property owners and enough room in the right-of-way. Mr. Jones seconded the motion and the vote was 6-1, with Mr. Griffith opposed, to approve the preliminary plat.

2. Marion Turner Heirs Subdivision: Landowner – Marion Turner; Applicant – Alliance Consulting Engineers, Inc.; Location – Byrd Farm Road; Zoning – AC Absence of Controls; 15 Single-family Residential Lots; 23.5 acres; TMS# 071-00-00-004

Ms. Reinertsen presented the staff report and explained the applicant is requesting a modification for a gravel road instead of the required paved road. Ms. Reinertsen stated there are certain criteria to approve modifications.

Ms. Reinertsen stated that staff and Public Works do not agree with the modifications. She stated however that the staff has no issues with the plat.

Chairman Carter asked about Antler a road down from this location if it was paved or not. Ms. Reinertsen stated she was not sure.

Mr. Symuleski stated this is a life safety issue. Mr. Jones stated he is trying to do this for his family and the County should let him.

Mr. Carter commented on where does the County draw the line. Chairman Carter stated he remembered when the one cent sales tax went into effect and the County paved all unpaved private roads.

Mr. Jones asked why we are trying to hinder the family from developing.

Mr. Coker, Surveyor who has known the family for a long time, stepped to the podium. Mr. Coker stated the surveyors had a meeting in the past to outline family and minor subdivisions with Councilmen Bailey and Councilmen Hearn. They then met with the leaders of the County. Mr. Coker stated that Berkeley County has all weather roads and Charleston allows roads on paper. Mr. Coker commented on this being a serious matter.

Mr. Touchberry asked what's the trigger to ensure it conforms to standards when the first house is built.

Mr. Groover asked what happens if the house is lost to outside sources, then anyone can buy the lot.

Mr. Jones stated it is not hurting anyone to allow this property to move forward without a paved road.

Chairman Carter stated that was the ordinance. Mr. Symuleski asked if we restrict it to 10 lots, could they be further subdivided?

Mr. Jake Serrano, Alliance Engineering, has been helping Mr. Turner since 2011. Mr. Serrano stated then they needed to meet storm water requirements so after losing two lots they received their permit and OCRM approval. Mr. Serrano explained there is already engineered systems in place so reconfiguring would really not be an option. Mr. Serrano stated a paved road just doesn't make sense.

Mr. Touchberry asked if the road was paved would that change the lot sizes and storm water requirements.

Mr. Symuleski stated the road would need to be 50' for emergency vehicles. Mr. Touchberry also stated who would maintain it after the heirs were gone.

Mr. Coker stated this would have to be revisited by County Council.

Councilman Chinnis stated that legal standards have to be met.

Mr. Serrano requested that the plat be deferred until next month.

Mr. Griffith made a motion to defer per applicant's request. Mr. Touchberry seconded the motion and the vote was unanimous (7-0) to defer the request for one month.

V. STREET NAME REQUESTS

A. New Street Names

1. Antiwan Road – private road name in Marion Turner Heirs Subdivision

Mr. Griffith made a motion to defer and Mr. Groover seconded the motion. The vote was unanimous (7-0) to defer.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. REPORT OF PLANNING DIRECTOR

Ms. Reinertsen stated the people heading up the Comprehensive plan will be at the County Council meeting to introduce themselves and invited the Commission to attend. Ms. Reinertsen also stated the Cooks Crossroads design standards is out for bid.

Chairman Carter asked about the Industrial Nodes and Ms. Reinertsen stated we have talked with Economic Development and are identifying the properties and owners.

IX. REPORT OF CHAIRMAN

X. PUBLIC COMMENT

XI. ADJOURNMENT

Meeting was adjourned at 5:30pm.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

November 9, 2017

4:00 PM

I. DETERMINE QUORUM

Present: Chairman Carter
Mr. Griffith
Mr. Touchberry
Mr. Jones
Mr. Symuleski
Mr. Pratt

Absent: Mr. Groover

Staff: Ms. Reinertsen
Ms. Blatchford
Mr. Davis
Ms. Cook

II. REVIEW OF MINUTES

A. October 12, 2017

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

III. REZONING REQUESTS

IV. SUBDIVISION APPLICATIONS AND REQUESTS

A. **Final Plats**

B. **Preliminary Plat**

1. Timber Trace Phase 2: Landowner - The Ryland Group; Applicant - Sitecast Engineering; Location - Beech Hill Road behind Timber Trace Phase 1; Zoning District - Planned Development (PD); 51 lots on 13.5 acres; TMS# 160-00-00-091

Ms. Reinertsen presented the staff report and stated the proposed preliminary plat satisfies all required zoning and land development elements, therefore, staff recommends approval.

Mr. Touchberry made a motion to approve Timber Trace Phase 2 preliminary plat and Mr. Symuleski seconded the motion. The vote was unanimous (6-0) to approve the preliminary plat for Timber Trace Phase 2.

V. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Bobcat Lane** – private road located off of Delemar Hwy

Mr. Griffith made a motion to approve the street name Bobcat Lane and Mr. Pratt seconded the motion. The vote was unanimous (6-0) to approve Bobcat Lane.

2. **Seedling Drive** – public road in Timber Trace, Phase 2

Mr. Symuleski made a motion to approve the street name Seedling Drive and Mr. Touchberry seconded the motion. The vote was unanimous (6-0) to approve Seedling Drive.

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

A. Mr. Glenn Walters, Principal with Design Workshop, Inc – Comprehensive Plan visioning workshop.

Ms. Reinertsen introduced Mr. Walters who stepped to the podium and gave a slide presentation for the Comprehensive Plan. Mr. Walters explained getting together both areas of the county. Mr. Griffith stated it seems there is some mistrust in the upper part of the County, so getting citizens involved is important. Mr. Walters spoke about timelines and it usually taking about 12 months. Mr. Carter asked about having all the dates ahead of time because it would be a lot easier for everyone to work off a calendar.

VIII. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen reminded everyone about continuing education hours scheduled for Friday at 9 am. Ms. Reinertsen introduced Mr. Davis, the County's new Senior Planner.

IX. **REPORT OF CHAIRMAN**

Mr. Carter asked about the Cooks Crossroads contract and Ms. Reinertsen explained that it was awarded to Urban Design Associates and there was enough money to cover it.

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**

Mr. Symuleski made a motion to adjourn and Mr. Jones seconded the motion.

DORCHESTER COUNTY

PLANNING COMMISSION

500 North Main Street
Summerville, SC 29483

Minutes

December 14, 2017

4:00 PM

I. DETERMINE QUORUM

Present: Chairman Carter
Mr. Griffin
Mr. Pratt
Mr. Groover
Mr. Symuleski
Mr. Touchberry
Mr. Jones

Staff: Ms. Reinertsen
Ms. Blatchford
Mr. Davis
Ms. Cook

II. REVIEW OF MINUTES

A. November 9, 2017

Mr. Symuleski made a motion to approve the minutes as written. Mr. Griffith seconded the motion and the minutes were unanimously approved (7-0).

III. REZONING REQUESTS

A. **RR #755** Property Owner – Kenneth Droze; Applicant – Kenneth Droze / William Hearn; Location – 849 E Butternut Road, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to R-1(M) (Single Family Residential Manufactured Housing District); TMS# 128-00-00-070; Acres- 3.98.

Ms. Reinertsen presented the staff report with a staff recommendation of approval.

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

- B. **RR #756** Property Owner – Baycorp Inc.; Applicant – Michael Adam Ferrara;
Location – Orangeburg Road, Summerville; Request zoning change from R-2
(Single-Family Residential District) to R-4 (Multi-Family Residential District);
TMS# 152-00-00-039; Acres-14.55.

Ms. Reinertsen presented the staff report with staff's recommendation of denial.

Staff's review of the request finds no compelling reason to approve it because:

- There is an abundance of existing undeveloped R-4 zoned land;
- Built land in the immediate area is more rural than suburban and attached housing is inconsistent with this environment;
- Development should occur in mostly high ground areas; and
- Previous rezonings have sought to maintain lower density development.

Therefore, staff recommends denial of RR# 756 to rezone from R-2 Single Family Residential to R-4 Multi-family Residential.

Mr. Michael Ferrara, the applicant, stepped to the podium and explained that only 2,800 sq ft of the wetlands would be touched. Then, after the roads and right of ways are established, there will be approximately 60 to 70 units. The unit cost will be in the mid to high 100's.

Mr. Symuleski asked Mr. Ferrara if he had submitted his application for the wetlands impact. Mr. Ferrara replied that he had not applied as of yet.

Mr. Pratt commented on the need for workforce housing and attached housing is the only Way to achieve it.

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

IV. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Shady Lane Subdivision** – Property Owner – Southwind Homes, LLC;
Applicant – Empire Engineering; Location – Shady Lane; Zoning – R-4 (Multi-Family Residential); 135 lots; Acreage – 22.19 acres; TMS# 153-00-00-007.

Ms. Reinertsen presented the staff report with a Staff recommendation of approval, conditional upon addressing the potential impact to Shady Lane in a manner acceptable to the Public Works Department.

The applicant stepped to the podium and stated they had a traffic study done. The study showed that the residents would not use Shady Lane. Mr. Durante stated that there is not enough room to produce a standard county road out of Shady Lane. There would be too many trees removed or would have to be removed.

Mr. Touchberry stated that in his opinion they would need to satisfy the County's request for this road.

Mr. Touchberry then made a motion for a conditional approval in a manner to agree with Public Works and satisfy their request. Mr. Pratt seconded the motion and the vote was unanimous (7-0) to conditionally approve.

2. Pinewood Crossing Subdivision – Property Owner – Mallard Gateway Associates; Applicant – Civil Site Environmental; Location – Mallard Road at Orangeburg Road; Zoning – R-2 (Single-Family Residential); 127 lots; Acreage – 36.48 acres; TMS# 128-00-00-194.

Ms. Reinertsen presented the staff report with a staff recommendation of approval, conditional upon the applicant finalizing tree mitigation requirements and satisfying the Public Works Department related to stormwater.

The applicants stepped to podium and stated that they had thought the stormwater approval was already in place due to the correspondence between them and Public Works. The applicant supplied the chair with a copy.

The Commission discussed the need for appropriate stormwater standards.

Mr. Pratt made a motion for conditional approval upon finalizing tree mitigation requirements and satisfying the Public Works Department related to stormwater. Mr. Griffith seconded the motion and the vote was unanimous (7-0) for the conditional approval.

C. Other Plats

V. STREET NAME REQUESTS

A. New Street Names

1. **Gopher Alley** – private alley in The Ponds, Ph 5

Mr. Groover made a motion to approve Gopher Alley and Mr. Symuleski seconded the motion. The vote was unanimous (7-0) to approve the street name.

B. Street Name Changes

1. **Linger Longer Drive** – Existing Private road currently named Shady Pine Lane off of Hwy 17-A South, Summerville.

Mr. Touchberry made a motion to approve Linger Longer Drive and Mr. Groover seconded the motion. The vote was unanimous (7-0) to approve the street name.

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

A. 2018 Planning Commission Meeting Schedule

Chairman Carter addressed the Commissioners about the new scheduled and asked if they could not attend a meeting, to please let Ms. Cook know prior to the meeting to ensure a quorum would be present.

VIII. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen updated the Commission on the Comprehensive Plan meetings from the past two days. She spoke about the turnout and participation.

IX. **REPORT OF CHAIRMAN**

Chairman Carter spoke about the Committee for officers in place for January.

X. **PUBLIC COMMENT**

XI. **ADJOURNMENT**