

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

January 11, 2018

4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the December 14, 2017, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #757** Property Owner & Applicant – Albert A. Glover; Location – Pernell Court, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to R-2(M) (Single Family Residential Manufactured Housing District); TMS# 129-00-00-171; Acres - .73.

B. **RR #758** Property Owners & Applicants – Mary V. Moon & Walter Daniel Moon; Location – 9728 Jamison Road, Summerville; Request zoning change from R-1 (Single-Family Residential District) to R-2(M) (Single-Family Residential District Manufactured Housing); TMS# 154-03-00-002; Acres – 1.00.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **The Ponds Phase 5** – Landowner: KH Ponds, LLC; Location – Hundred Oaks Blvd., near Summerville; Zoning District: PD (Planned Development); 112 lots; Acreage – 30.44 acres; TMS #151-00-00-046.

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. **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-3 (Single Family Attached District); TMS# 143-07-00-019 – 12.4 Acres

7. **NEW BUSINESS**

- A. **ZTA #18-01** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.4.6(a), regarding the minimum lot size requirement in the R-3, Single Family Attached District.

8. **REPORT OF CHAIRMAN**

- A. **Officers Nominating Committee:** The 2017 Chairman will appoint a committee to nominate candidates for the offices of Chair and Vice-Chair of the Planning Commission for 2018, as required in Section 14.2.2 of Zoning and Land Development Standards, Ordinance #04-13.

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
January 11, 2018
4:00 PM

1. **DETERMINE QUORUM**

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

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

2. **REVIEW OF MINUTES**

Adoption of Minutes from the December 14, 2017, Planning Commission Meeting

Mr. Symuleski made a motion to approve the minutes as written and Mr. Touchberry seconded the motion. The minutes were approved as written with a unanimous (7-0) vote.

3. **REZONING REQUESTS**

A. **RR #757** Property Owner & Applicant – Albert A. Glover; Location – Pernell Court, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to R-2(M) (Single Family Residential Manufactured Housing District); TMS# 129-00-00-171; Acres - .73.

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

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

B. **RR #758** Property Owners & Applicants – Mary V. Moon & Walter Daniel Moon; Location – 9728 Jamison Road, Summerville; Request zoning change from R-1

(Single-Family Residential District) to R-2(M) (Single-Family Residential District Manufactured Housing); TMS# 154-03-00-002: Acres – 1.00.

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

Ms. Moon was present to answer any questions the Commission may have in regards to the request.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **The Ponds Phase 5** – Landowner: KH Ponds, LLC; Location – Hundred Oaks Blvd., near Summerville; Zoning District: PD (Planned Development); 112 lots; Acreage – 30.44 acres; TMS #151-00-00-046.

Ms. Reinertsen presented the staff report and stated all bonds were in place and the preliminary was approved without question.

Mr. Groover made a motion to approve the final plat and Mr. Symuleski seconded the motion. The vote was unanimous (7-0) to approve the final plat.

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

- A. **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-3 (Single Family Attached District); TMS# 143-07-00-019 – 12.4 Acres

Ms. Reinertsen presented a recap of rezoning 752 to the Commission. Ms. Reinertsen explained that County Council redirected this rezoning back to the planning department. Ms. Reinertsen stated the applicant wants to change the request to R-3(Single-Family attached District). Ms. Reinertsen stated the staff recommends approval.

The applicant David Steele applied for a Text Amendment which is listed under new business.

Mr. John Oden was present to answer any questions and Mr. Griffith asked how many units are they looking at Mr. Oden replied 74.

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

7. **NEW BUSINESS**

A. **ZTA #18-01** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.4.6(a), regarding the minimum lot size requirement in the R-3, Single Family Attached District.

Ms. Reinertsen presented the text amendment regarding the minimum lot size requirement. Ms. Reinertsen explained the amendment would just be cleaning up the code, which needed to be done. Ms. Reinertsen stated staff recommends approval.

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

8. **REPORT OF CHAIRMAN**

A. **Officers Nominating Committee:** The 2017 Chairman will appoint a committee to nominate candidates for the offices of Chair and Vice-Chair of the Planning Commission for 2018, as required in Section 14.2.2 of Zoning and Land Development Standards, Ordinance #04-13.

Mr. Carter nominated Mr. Pratt, as chair with Mr. Symuleski, and Mr. Touchberry as the nominating committee.

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen spoke about the Comprehensive Plan workshops the week of the next Planning Commission meeting, encouraging the Commissioners to attend.

Mr. Carter asked what would be the timeline for Cooks Crossroads project to be completed and Ms. Reinertsen answered by July.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

The meeting was adjourned at 4:25.

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

February 8, 2018
4:00 PM

1. **DETERMINE QUORUM**

2. **ELECTION OF OFFICERS**

A. Nomination and Election of Planning Commission Chair for 2018

B. Nomination and Election of Planning Commission Vice-Chair for 2018

3. **REVIEW OF MINUTES**

Adoption of Minutes from the January 11, 2017, Planning Commission Meeting

4. **REZONING REQUESTS**

A. **RR #760** Property Owner – Jennifer C. Watson; Applicant – Hopper Communities C/O Nautilus Engineering, Attn: John Fleming; Location – Orangeburg Road, Summerville; Request zoning change from CG (General Commercial) to R-4 (Multi-Family Residential District); TMS# 136-00-00-202; Acres - 4.38

5. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

C. **Other Plats**

6. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

7. **OLD BUSINESS**

8. **NEW BUSINESS**

Kickoff meeting and presentation by Rob Robinson, with Urban Design Associates, regarding the Design Guidelines for Cooks Crossroads.

9. **REPORT OF CHAIRMAN**

10. **REPORT OF PLANNING DIRECTOR**

Update on the 2018 Dorchester County Comprehensive Plan

11. **PUBLIC COMMENT**

12. **ADJOURNMENT**

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

February 8, 2018
4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Mr. Pratt
Mr. Jones

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **ELECTION OF OFFICERS**

A. Nomination and Election of Planning Commission Chair for 2018

Mr. Touchberry nominated Chairman Carter for Chair and the board voted unanimously (5-0) to reappoint Mr. Carter as Chairman.

B. Nomination and Election of Planning Commission Vice-Chair for 2018

Mr. Touchberry nominated Mr. Griffith for Vice Chairman and the board voted unanimously (5-0) to reappoint Mr. Griffith as Vice Chairman.

3. **REVIEW OF MINUTES**

Adoption of Minutes from the January 11, 2018, Planning Commission Meeting

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

4. **REZONING REQUESTS**

A. **RR #760** Property Owner – Jennifer C. Watson; Applicant – Hopper Communities C/O Nautilus Engineering, Attn: John Fleming; Location –

Orangeburg Road, Summerville; Request zoning change from CG (General Commercial) to R-4 (Multi-Family Residential District); TMS# 136-00-00-202; Acres - 4.38

Ms. Reinertsen presented the staff report and spoke about staff's concern of traffic issues on Orangeburg Road. Ms. Reinertsen stated staff had spoken to the applicant and had recommended R-3 instead of R-4 zoning. The staff would recommend approval for the R-3 zoning district.

Mr. Richard Bailey, Hopper Communities, Wando Park Suite 201 Mt. Pleasant, stepped to the podium and stated Hopper Communities had no issue going with staff's recommendation of zoning district R-3.

Mr. Symuleski recused himself due to his home owner's association having Mr. Bailey's company do work for his neighborhood.

Mr. Groover made a motion to recommend approval. Mr. Touchberry seconded the motion adding staff recommendation for R-3. The vote was unanimous to recommend approval (4- 0) with Mr. Symuleski recused.

5. **SUBDIVISION APPLICATIONS AND REQUESTS**

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

6. **STREET NAME REQUESTS**

- A. **New Street Names**
- B. **Street Name Changes**

7. **OLD BUSINESS**

8. **NEW BUSINESS**

Kickoff meeting and presentation by Rob Robinson, with Urban Design Associates, regarding the Design Guidelines for Cooks Crossroads.

Mr. Robinson stepped to the podium and stated they were only building on the Planning Commission had started. Mr. Robinson shared that they had spent the week meeting with folks and listening about District 5, the Comprehensive Plan and parcels around it.

Mr. Robinson went through his presentation and spoke about developing base standards with local builders not high-end companies.

Chairman Carter stated that this is dead on the money for what they want in this area.

Mr. Griffith asked about other opportunities for the public other than the property owners.

9. **REPORT OF CHAIRMAN**

10. **REPORT OF PLANNING DIRECTOR**

Update on the 2018 Dorchester County Comprehensive Plan

Ms. Reinertsen stated the March meeting schedule for the third round of meetings.

11. **PUBLIC COMMENT**

Mr. McDaniel commented on Rosebrock Park and saluted the Planning Commission for taking it on, the process was good.

Mr. Griffith saluted the property owners for their great amount of collaboration.

12. **ADJOURNMENT**

Mr. Symuleski made a motion to adjourn at 4:35. The motion was seconded and the meeting adjourned.

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

March 8, 2018
4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the February 8, 2018, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #761** Property Owner –Thaddus Crummey and Lorene Cochran; Applicant – Lorene Cochran; Location – Salters Lane, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to R-1(M) (Single Family Residential Manufactured Housing District); TMS# 153-09-08-004 – .68 Acres

B. **RR #762** Property Owner – Paul G and Lynn C. Knight (AS TRUSTEES).; - Applicant – O’Reilly Automotive Stores, Inc.; Location – Central Avenue, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to CG (General Commercial District); TMS# 135-12-00-070 – 1.339 Acres

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. **RR #756** Property Owners- Baycorp Inc.; Applicant – Michael Adam Ferrara; Location- Orangeburg Road, Summerville; Request zoning change from R-2 Single-Family Residential District to R-3 (Single-Family Attached Residential District); TMS# 152-00-00-039: Acres-14.55

7. **NEW BUSINESS**

- A. **ZTA #18-02** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XVII, Section 17.7 “Traffic Study”; Article XVIII, Section 18.4(h) “Traffic Study”; and Article XXI, Section 21.13 “Oversized and Off-Site Improvements”, regarding the requirements for Traffic Studies and identified improvements.
- B. **ZTA #18-03** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XXI, Section 21.13 “Oversized and Off-Site Improvements” to add a new subparagraph (c) requiring developers of major subdivisions and developers of 10 units or more of single-family attached and/or multi-family projects to contribute funding towards transportation improvements in Dorchester County.
- C. **ZTA #18-04** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to increase the size of the Ashley River Buffer from 50’ to 100’.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

March 8, 2018
4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Mr. Touchberry

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

2. **REVIEW OF MINUTES**

Adoption of Minutes from the February 8, 2018, Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR #761** Property Owner –Thaddus Crummey and Lorene Cochran; Applicant – Lorene Cochran; Location – Salters Lane, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to R-1(M) (Single Family Residential Manufactured Housing District); TMS# 153-09-08-004 – .68 Acres

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

Ms Loretta Cochran was present for the applicant and explained that her mother wants to be close to the family.

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

- B. **RR #762** Property Owner – Paul G and Lynn C. Knight (AS TRUSTEES).; - Applicant – O’Reilly Automotive Stores, Inc.; Location – Central Avenue, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to CG (General Commercial District); TMS# 135-12-00-070 – 1.339 Acres

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

Mr. Symuleski asked if there was enough room for the buffer and parking. Ms. Reinertsen stated that they would go through the Technical Review process.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. **RR #756** Property Owners- Baycorp Inc.; Applicant – Michael Adam Ferrara; Location- Orangeburg Road, Summerville; Request zoning change from R-2 Single-Family Residential District to R-3 (Single-Family Attached Residential District); TMS# 152-00-00-039: Acres-14.55

Ms. Reinertsen presented the staff report and reminded the Commissioners that the rezoning had come to Planning Commission as R-2 (Single-Family Residential) to R-4 (Multi-Family Residential). When the rezoning was presented, the applicant agreed to change the zoning to R-3 (Single-Family Residential Attached Housing) as staff recommended.

The rezoning requested went forward to County Council and PDB for the first reading and PDB expressed concern that it was not being advertised as R-3, so County Council recommended it was to go back to Planning Commission.

Mr. Groover made a motion to recommend approval for the R-3 zoning and Mr. Symuleski seconded the motion. The vote was unanimous (6-0) to recommend approval.

7. **NEW BUSINESS**

A. **ZTA #18-02** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XVII, Section 17.7 “Traffic Study”; Article XVIII, Section 18.4(h) “Traffic Study”; and Article XXI, Section 21.13 “Oversized and Off-Site Improvements”, regarding the requirements for Traffic Studies and identified improvements.

Ms. Reinertsen presented the staff report and stated the ordinance amendment had first reading with County Council.

Mr. Griffith stated he was in full agreement and asked if 10 lots were already a major subdivision.

Mr. Symuleski stated that 17.7(a) should be changed to “or” not “and”.

Mr. Pratt asked if 10 lots were enough to warrant a traffic study.

Mr. Symuleski made a motion to approve with the correction of “and” to “or”, Mr. Groover seconded the motion. The motion was approved with a vote of 5-1, Mr. Pratt was opposed.

B. **ZTA #18-03** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XXI, Section 21.13 “Oversized and Off-Site Improvements” to add a new subparagraph (c) requiring developers of major subdivisions and developers of 10 units or more of single-family attached and/or multi-family projects to contribute funding towards transportation improvements in Dorchester County.

Ms. Reinertsen presented this text amendment to Planning Commission.

Mr. Griffith stated this is above and beyond the traffic study.

Mr. Carter stated it’s sounding like impact fees.

Mr. Pratt asked if there was any more information.

Mr. Griffith stated he would like to see how the funding would be determined.

Mr. Carter stated there are two things wrong with this, 1. Who determines the amount of money to contribute and 2. There is no criteria and it is open ended.

Mr. Jones made a motion the ordinance amendment needs more review and study the proposal for transportation funding, it is to open ended. Mr. Pratt seconded the motion and the vote was unanimous that the ordinance needs more review.

C. **ZTA #18-04** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to increase the size of the Ashley River Buffer from 50' to 100'.

Ms. Reinertsen presented the item and stated that language would be drafted.

Mr. Bridgman stepped to the podium and read a statement to the Commissioners. He read about the scenic views and importance of the public having access to the river. Mr. Bridgman praised the parks and recreation department for getting parks for the public in place.

Mr. Pratt stated he was concerned about the lots already cut and not to take the development ability away from the land owners.

Mr. Symuleski agreed and stated they should grandfather in the lots that are already there.

Mr. Pratt made a motion to recommend development of ordinance revisions and Mr. Griffith seconded the motion. The vote was unanimous (6-0) to recommend development of the revisions.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen reminded the Commissioners of the Comprehensive Plan Community meetings and locations for the following week.

10. **PUBLIC COMMENT**

Mr. George McDaniel stepped to the podium and spoke about Cooks Crossroads design team scheduled to be in Summerville on April 11th and 12th. Also stated to mark their calendars for a late afternoon reception on April 11th.

11. **ADJOURNMENT**

Meeting adjourned at 4:45 pm

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST GEORGE

April 12, 2018
4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the March 8, 2018, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #763** Property Owners – Richard R. Clapp, Jr and Lisa M. Clapp; Applicant – Richard Clapp; Location – 1550 Bacons Bridge Road, Summerville; Request zoning change from R-1 (Single-Family Residential District) to CG (General Commercial District); TMS# 145-13-03-006; Acres - .46

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Alma Drive Townhomes** – Property Owner – JSP Oakbrook LLC; Location – Alma Drive, off Ladson Road; Zoning District – R-4 (Multi-family Residential); 16 lots; Acreage – 2.39 acres; TMS# - 162-05-11-001, 162-05-11-019, 162-05-11-020, 162-05-11-021, and 162-05-11-022

B. **Preliminary Plats**

1. **Cresswind at The Ponds, Phase 5** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Parkway, near Summerville; Zoning District – PD (Planned Development); 139 lots; Acreage – 45.5 acres; TMS# - 151-00-00-046

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. Presentation and update by Rob Robinson, with Urban Design Associates, regarding the Design Guidelines for Cooks Crossroads.

7. **NEW BUSINESS**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST GEORGE

April 12, 2018

4:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Carter
Mr. Griffith
Mr. Groover
Mr. Touchberry
Mr. Symuleski
Mr. Jones
Mr. Pratt (entered at 4:09)

Staff: Ms. Reinertsen
Ms. Blatchford
Ms. Heber

2. **REVIEW OF MINUTES**

Adoption of Minutes from the March 8, 2018, Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR #763** Property Owners – Richard R. Clapp, Jr and Lisa M. Clapp; Applicant – Richard Clapp; Location – 1550 Bacons Bridge Road, Summerville; Request zoning change from R-1 (Single-Family Residential District) to CG (General Commercial District); TMS# 145-13-03-006; Acres - .46

Ms. Reinertsen presented the staff report with the staff not recommending CG (General Commercial). Ms. Reinertsen spoke that OI (Office Institutional) would be a better fit at that location.

Mr. Clapp the applicant stepped to the podium and explained the type of business that has been operating out of the address. Mr. Clapp stated that he didn't want to lose his tenant so rezoning would be the best option and in the future with the zoning as Office Institutional, Mr. Clapp stated that if he decided to run his engineering firm it would always be an option.

Mr. Griffith asked about noise, lighting and how many people go in and out. Mr. Griffith stated he is trying to figure out where the objection or conflict would be.

Mr. Clapp responded with after receiving the notice and doing his due diligence he found out that it was a computer software support company. Mr. Clapp also stated the only complaint he knew of was from a computer monitor being left on.

Mr. Griffith asked if there were any covenant and restrictions from their home owners association. Ms. Reinertsen stated the applicant signs a form that there is no conflict with the home owner's association.

Ms. Reinertsen explained what types of businesses could be located in the Office Institutional District to Ms. Limehouse. Ms. Limehouse stated that she is concerned about traffic but don't want to stop them from doing what they are doing.

Mr. Griffith made a motion to recommend approval but modified the request from General Commercial (CG) to Office Institutional (OI). Mr. Pratt seconded the motion and the vote was unanimous (7-0) to recommend approval.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. Final Plats

1. **Alma Drive Townhomes** – Property Owner – JSP Oakbrook LLC; Location – Alma Drive, off Ladson Road; Zoning District – R-4 (Multi-family Residential); 16 lots; Acreage – 2.39 acres; TMS# - 162-05-11-001, 162-05-11-019, 162-05-11-020, 162-05-11-021, and 162-05-11-022

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

Mr. Pratt made a motion to approve and Mr. Symuleski seconded the motion. The vote was unanimous (7-0) to approve the final plat.

B. Preliminary Plats

1. **Cresswind at The Ponds, Phase 5** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Parkway, near Summerville; Zoning District – PD (Planned Development); 139 lots; Acreage – 45.5 acres; TMS# - 151-00-00-046

Ms. Reinertsen presented the staff report with an explanation that the Commissioners have already seen the preliminary plat but nine lots were added. Staff felt

that it warranted coming back to Planning Commission but staff does recommend approval.

Mr. Pratt asked what does it do to the lot sizes and is it within context.

Ms. Reinertsen stated it makes the lots slightly smaller but stays in context with the development.

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

C. Other Plats

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

A. Presentation and update by Rob Robinson, with Urban Design Associates, regarding the Design Guidelines for Cooks Crossroads.

Mr. Robinson gave his presentation to the Commissioners with updates and answered any questions they may have had.

7. **NEW BUSINESS**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen reminded the Commissioners of the next round of Comprehensive Plan Meetings on May 2nd and 3rd.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Meeting was adjourned at 5:19 pm.

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

May 10, 2018
4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the April 12, 2018, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #765** Property Owners – Shirley F. Droze ET AL; Applicant – Shirley Droze; Location – 1743 Central Avenue, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-16-00-058; Acres - 0.41

B. **RR #766** Property Owner – Myra C. Behr; Applicant – Bobby Behr; Location – S. Railroad Avenue, Harleyville; Request zoning change from AC (Absence of Controls District) to I (Industrial District); TMS# 048-00-00-031; Acres – 34.22

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Leaning Oak Lane** – private road off of Bradley Pasture Way, Poplar Grove, Ravenel

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. **ZTA #18-03** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XXI, Section 21.13 “Oversized and Off-Site Improvements” to add a new subparagraph (c) requiring developers of major subdivisions and developers of 10 units or more of single-family attached and/or multi-family projects to contribute funding towards transportation improvements in Dorchester County.
- B. **ZTA #18-04** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.4 “Ashley River Corridor Overlay District”, regarding increasing the buffer depth along the Ashley River from 50’ to 100’.

7. **NEW BUSINESS**

- A. **ZTA #18-05** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.1 “Areas Surrounding Airports”, to repeal and replace the Dorchester County Airport Zoning Rules.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

May 10, 2018
4:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

Adoption of Minutes from the April 12, 2018, Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR #765** Property Owners – Shirley F. Droze ET AL; Applicant – Shirley Droze; Location – 1743 Central Avenue, Summerville; Request zoning change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-16-00-058; Acres - 0.41

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

Chairman Carter asked about the minimum lot size. Ms. Reinertsen explained that the lot was already existing. The minimum lot size would apply if they were creating a new lot.

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

- B. **RR #766** Property Owner – Myra C. Behr; Applicant – Bobby Behr; Location – S. Railroad Avenue, Harleyville; Request zoning change from AC (Absence of Controls District) to I (Industrial District); TMS# 048-00-00-031; Acres – 34.22

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

Mayor Ackerman from the Town of Harleyville stepped to the podium and stated the Town of Harleyville was happy with the possible expansion of the Copart business.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Leaning Oak Lane** – private road off of Bradley Pasture Way, Poplar Grove, Ravenel

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

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

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. **ZTA #18-03** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XXI, Section 21.13 “Oversized and Off-Site Improvements” to add a new subparagraph (c) requiring developers of major subdivisions and developers of 10 units or more of single-family attached and/or multi-family projects to contribute funding towards transportation improvements in Dorchester County.

Ms. Reinertsen presented the Text Amendment to the Commission.

Mr. Pratt stated it sounds too much like the Transportation Impact fee the County had just ended.

Mr. Griffith made a motion to recommend denial of the Zoning Text Amendment. Mr. Groover seconded the motion and the vote was unanimous (7-0) to recommend denial of the Text Amendment.

B. **ZTA #18-04** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.4 “Ashley River Corridor Overlay District”, regarding increasing the buffer depth along the Ashley River from 50’ to 100’.

Ms. Reinertsen presented the Text Amendment to the Commission and explained that there is no action to take this month. The Conservation Commission elected not to hold their May meeting, so the language is not finalized and will not be reviewed by the Planning Commission this month.

7. **NEW BUSINESS**

A. **ZTA #18-05** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.1 “Areas Surrounding Airports”, to repeal and replace the Dorchester County Airport Zoning Rules.

Ms. Reinertsen presented the Text Amendment to the Commission for discussion. Ms. Reinertsen also introduced Mr. Holt with the Aeronautics Commission.

Mr. Rogers stepped to the podium and stated he has his property under contract with Lennar Homes now. Mr. Rogers stated that Lennar Homes is working with the County for a Planned Development on Mr. Rogers land. Mr. Rogers stated he would hope that the County uphold Lennar’s request for the Planned Development project.

Mr. Touchberry stated he is very concerned if they do not consider Mr. Rogers request with Lennar Homes.

Mr. Rogers, 808 Givhans Road, stepped to the podium and stated he has property at both ends of the runway. Mr. Rogers wanted to know how this would affect his property value.

Mr. Pratt commented that he had a client whose property was under contract but doesn't feel it will affect the deal.

Mr. Symuleski asked Ms. Reinertsen if this had anything to do with lengthening the runway.

Mr. Ken Holt, Columbia, South Carolina, from the Aeronautic Commission stepped to the podium. Mr. Holt stated that the change was to protect lives in the air and on the ground.

Mr. Touchberry stated that maybe they need to support only those properties that are under contract.

A motion was made by Mr. Touchberry to recommend Grandfathering in those properties have signed contracts. Mr. Groover seconded the motion, and the vote was (6-0) with Mr. Pratt abstained to approve.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen stated that the last round of Comprehensive Plan workshops had poor attendance and asked if the Commissioners would please push the link on the website to their neighbors. The next meetings are not scheduled yet but should be in June or July. Ms. Reinertsen also stated the Cooks Crossroads design team would be in no later than June or July to meet again with the Commission.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

AGENDA
DORCHESTER PLANNING COMMISSION
SPECIAL COUNTY PLANNING COMMISSION MEETING
SUMMERVILLE AIRPORT
890 GREYBACK ROAD, SUMMERVILLE
May 25, 2018
3:00 PM

Workshop to review and discuss the Airport Model Land Use Ordinance drafted by the SC Aeronautics Commission.

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

June 14, 2018
4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the May 10, 2018, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #767** Property Owner and Applicant – Carlvell C. Ladson; Location – 10681 Dorchester Road, Summerville; Request zoning change from R-1M (Single-Family Residential District Manufactured Housing) to OI (Office Institutional District); TMS# 152-00-00-151; Acres - .51

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Mallard Crossing Phase 1** – Property Owner – RHH Land Investors, LLC; Applicant – Nautilus Engineering; Location – E Butternut Rd.; Zoning District – PD (Planned Development); 17 lots; Acreage – 3.77 acres; TMS #128-00-00-126

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

A. **ZTA #18-04** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.4 “Ashley River Corridor Overlay District”, regarding increasing the buffer depth along the Ashley River from 50’ to 100’.

- B. **ZTA #18-08** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Section 13(b) “Adult Establishments”, and Article XXV “Definitions” regarding amending Adult Book Stores to Adult Novelty Stores.

7. **NEW BUSINESS**

- A. Request for modification from the required Land Development Standards for Alma Drive Townhomes relative to Section 20.1.1(a) to allow front lot lines to abut an easement.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

June 14, 2018
4:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Cook

2. **REVIEW OF MINUTES**

Adoption of Minutes from the May 10, 2018, Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR #767** Property Owner and Applicant – Carlvell C. Ladson; Location – 10681 Dorchester Road, Summerville; Request zoning change from R1M (Single-Family Residential District Manufactured Housing) to OI (Office Institutional District); TMS# 152-00-00-151; Acres - .51

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

Mr. Griffith asked about the property surrounding the parcel. Mr. Touchberry asked if setbacks would be in place.

Mr. Carlvell, the applicant, stepped to the podium to answer any questions.

Mr. Moses stepped to the podium and stated that the surrounding neighbors had signed a petition for the property to stay residential. They did not want commercial in the neighborhood.

Ms. Reinertsen explained that Office and Institutional District is very light commercial and can still be residential.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **1. Mallard Crossing Phase 1** – Property Owner – RHH Land Investors, LLC; Applicant – Nautilus Engineering; Location – E Butternut Rd.; Zoning District – PD (Planned Development); 17 lots; Acreage – 3.77 acres; TMS #128-00-00-126

Ms. Reinertsen presented the staff report for the final plat for (Phase 1) with a staff recommendation of a conditional approval. The conditions are as follows, the developer providing an open space, trail and landscaping plan which meet the requirements in the approved Mallard Crossing Planned Development.

Mr. Griffith recused himself due to a conflict of interest. Mr. Symuleski asked about open space. Mr. Pratt asked about a traffic light at E. Butternut and Orangeburg. Ms. Reinertsen explained that their traffic study showed no improvements were required.

Mr. Touchberry made a motion to approve the final plat with the conditions outlined by staff. (The conditions are as follows, the developer providing an open space, trail and landscaping plan which meet the requirements in the approved Mallard Crossing Planned Development.) Mr. Pratt seconded the motion. Mr. Jones asked for an amendment to the motion to include a footnote for potential traffic congestion. The motion was not amended and the vote was unanimous to approve with conditions.

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. **ZTA #18-04** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.4 “Ashley

River Corridor Overlay District”, regarding increasing the buffer depth along the Ashley River from 50’ to 100’.

Ms. Reinertsen presented the staff report for the Ashley River buffer to increase from 50’ to 100’. Ms. Reinertsen explained that the Conservation Committee wants to preserve the Ashley River’s natural beauty.

Chairman Carter stated the Conservation Committee wanted to make sure you still had the feel of the river effect. Mr. Symuleski stated most is low wetlands and Mr. Griffith asked what justifies a smaller lot.

Mr. Groover made a motion to approve the text amendment and Mr. Jones seconded the motion.

Discussion opened and Chairman Carter stated he that he normally does not vote unless there is a tie but opts to vote against this amendment. Mr. Touchberry explained that the County might want to consider purchasing the additional land under consideration.

Chairman Carter called for a vote, Mr. Groover voted to approve the amendment with Chairman Carter, Mr. Pratt, Mr. Griffith, Mr. Touchberry and Mr. Jones opposed. Mr. Symuleski abstained from the vote.

B. ZTA #18-08 Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Section 13(b) “Adult Establishments”, and Article XXV “Definitions” regarding amending Adult Book Stores to Adult Novelty Stores.

Ms. Reinertsen presented the staff report for the text amendment and explained it has already had first reading with County Council.

Mr. Griffith asked if there was any room for error. Ms. Reinertsen replied that staff felt this amendment did a good job of covering the County.

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

7. **NEW BUSINESS**

A. Request for modification from the required Land Development Standards for Alma Drive Townhomes relative to Section 20.1.1(a) to allow front lot lines to abut an easement.

Ms. Reinertsen presented the staff report and explained the request for the modification.

Mr. Pratt made the motion to approve the modification and Mr. Groover seconded the motion. The vote was unanimous to approve the modification.

8. **REPORT OF CHAIRMAN**

Chairman Carter asked the Commissioners to be sympathetic to the landowners with the landing strip parcels. They may begin to get some phone calls and the property owners have been a little blindsided.

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen asked if everyone would be present for next month's meeting. The agenda was going to be quite lengthy. The Commission will also have a comprehensive Plan workshop. There would be the Ashley River Historic Overlay District rezoning.

Mr. Pratt and Mr. Griffith both stated they would be out of town for this meeting.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Meeting adjourned at 4:50 pm.

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

July 12, 2018
4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the June 14, 2018, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #768** Property Owner and Applicant – Virginia and Joe VonDohlen; Location – 106 Beret Street, N. Charleston, SC; Request zoning change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 172-15-15-009; Acres - .216

B. **RR #769** Property Owner – Willard M. Knight; Applicant – Lori Sparks; Location – 1700 Central Avenue, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-12-00-072; Acres - .82

C. **RR #770** Property Owner and Applicant – Courtland Mackey; Location – 107 Deer Run Road, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to R1(M) (Single-Family Residential Manufactured Housing District); TMS# 129-00-00-009; Acres – 1.0

D. **RR #771** Property Owner and Applicant – Fredy Villafuerte and Roblero Olmer; Location – 1950 Central Avenue, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M)(A) (Single-Family manufactured Housing District); TMS# 143-02-00-030; Acres – 1.21

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Hampton Woods Phase 1** – Property Owner – Hodge Road, LLC; Applicant – Lowcountry Land Development, LLC; Location – Hodge Road; Zoning District – R-4 (Multi-Family); 47 lots; Acreage – 27.69 acres; TMS# 122-00-00-028

B. Preliminary Plats

1. **Peninsula at Poplar Grove Phase 1-E** – Property Owner – County Line Investors, LLC; Applicant – Thomas & Hutton Engineering; Location – County Line Road; Zoning District – PD (Planned Development); 27 lots; Acreage – 39.60 acres; TMS# 204-00-00-001

C. Other Plats

5. **STREET NAME REQUESTS**

A. New Street Names

1. **Peninsula Drive** – proposed road in Poplar Grove
2. **Silverbell Lane** – proposed road in Poplar Grove
3. **Tangled Oak Road** – proposed road in Poplar Grove
4. **Rice Barn Street** – proposed road in Poplar Grove

B. Street Name Changes

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. ZLDS Text Amendment #18-06: Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article XIV, “Administration, Enforcement, Appeals, Complaints and Remedies”, to Article XV, “Board of Zoning Appeals”, and to Article XVI “Amendments” regarding procedures for the Planning Commission and Board of Zoning Appeals.

B. ZLDS Text Amendment #18-07: Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article XXII, Section 12.4.3(a)(8) “Tree and Canopy Protection Standards” regarding exempting Pine trees from protection in Industrial Zoning Districts.

C. Official Map Amendment #18-01: Initiator – Dorchester County Council; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended as follows: TMS#s 160-00-00-007, -039, 161-00-00-001, -002, -004 thru -011, -015 thru -020, -035, -040, -041, -098, -099, -105, -107, -112, -113, -116, -117, -121 thru -125, 170-00-00-001 thru -003, -005 thru -007, -009 thru -016, -018, -020 thru -027, -029 thru -031, -036 thru -039, 171-00-00-045, -057, -062, -065, -069, -133 thru -136, -143, -149 thru -154, -156 thru -159, -182, -206, -219, -222 thru -224, 180-00-00-001 thru -003, -005 thru -009, -012, -014, -016, -020,

-021, -023 thru -033, -040, -041, -047 thru -049, 189-00-00-001 thru -013 from R-4, Multi-Family Residential District to RR, Rural Residential District; and TMS#s 161-00-00-013, -021, -023, -092, 169-00-00-003, and 180-00-00-002 from R-4, Multi-Family Residential District to CV, Conservation District

D. **East Edisto Form District Master Plan Regulations Revisions:** Applicant – MWV-East Edisto Summers Corner; Text Amendments to East Edisto Form District Master Plan Regulations adopted pursuant to Dorchester County Ordinance #12-20, particularly with respect to Sections 3.6.2.a, 4.6.1, 4.9, and Article 8 to address building standards, parking, driveway, and garage standards.

E. **East Edisto – Utility Special District Plan – Cluster 165** – Landowner – Westrock – Charleston Land Partners LLC; Applicant – Bowman Consulting Group, LTD; Zoning District – EEFDMP (East Edisto Form District Master Plan); 1 lot; .52 acres; TMS# 195-00-00-018

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

July 12, 2018
4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Mr. Pratt
Mr. Griffith

Staff: Ms. Reinertsen
Ms. Cook

2. **REVIEW OF MINUTES**

Adoption of Minutes from the June 14, 2018, Planning Commission Meeting

A motion was made by Mr. Symuleski to approve the minutes as written. Mr. Touchberry seconded the motion and the vote was unanimous (5-0) to approve.

3. **REZONING REQUESTS**

A. **RR #768** Property Owner and Applicant – Virginia and Joe VonDohlen; Location – 106 Beret Street, N. Charleston, SC; Request zoning change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 172-15-15-009; Acres - .216

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

Ms. VonDohlen, the applicant, stepped to the podium and stated she wanted to rezone to General Commercial, so she could get better tenants.

Mr. Touchberry made a motion to deny the rezoning request and Mr. Symuleski seconded the motion. The vote was unanimous (5-0) to recommend denial for the rezoning.

B. **RR #769** Property Owner – Willard M. Knight; Applicant – Lori Sparks; Location – 1700 Central Avenue, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-12-00-072; Acres - .82

Ms. Reinertsen presented the staff report with a staff recommendation to recommend approval.

Ms. Lori Sparks, 110 Green Grass Road, stepped to podium and stated she took over the business about two and half years ago.

Council Bailey stepped to the podium and asked if this request effects the easement going to the back property. Ms. Reinertsen explained that it did not affect the easement.

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

C. **RR #770** Property Owner and Applicant – Courtland Mackey; Location – 107 Deer Run Road, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to R1(M) (Single-Family Residential Manufactured Housing District); TMS# 129-00-00-009; Acres – 1.0

Ms. Reinertsen presented the staff report with a staff recommendation of approval. Ms. Reinertsen also explained this rezoning has already gone through first reading with County Council.

Ms. Smalls stepped to the podium and explained her family had brought a mobile home and the zoning was not approved for mobile homes.

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

D. **RR #771** Property Owner and Applicant – Fredy Villafuerte and Roblero Olmer; Location – 1950 Central Avenue, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M)(A) (Single-Family manufactured Housing District); TMS# 143-02-00-030; Acres – 1.21

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

The applicant was not present for the meeting.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Hampton Woods Phase 1** – Property Owner – Hodge Road, LLC; Applicant – Lowcountry Land Development, LLC; Location – Hodge Road; Zoning District – R-4 (Multi-Family); 47 lots; Acreage – 27.69 acres; TMS# 122-00-00-028

Ms. Reinertsen presented the staff report. Staff recommends approval, conditional on:

- All final notes and easement language being satisfactory to Public Works and GIS
- Providing original bonds that were approved by the County Engineer
- Providing a planting schedule/bond for all buffer landscaping

Mr. Symuleski made a motion to approve the final plat. Mr. Touchberry asked for clarification to confirm it was with staff's conditions, Mr. Groover seconded the motion. The vote was unanimous (5-0) to conditionally approve the final plat.

B. **Preliminary Plats**

1. **Peninsula at Poplar Grove Phase 1-E** – Property Owner – County Line Investors, LLC; Applicant – Thomas & Hutton Engineering; Location – County Line Road; Zoning District – PD (Planned Development); 27 lots; Acreage – 39.60 acres; TMS# 204-00-00-001

Ms. Reinertsen presented the staff report. Staff recommends approval, conditional on:

- Dorchester County Water and Sewer and Developer finalizing sewer service
- Satisfying Public Works Department regarding stormwater design

Troy Lucas, the developer, stepped to the podium.

Mr. Symuleski asked how far water and sewer was, Mr. Lucas responded the town of Hollywood.

Mr. Symuleski made a motion to approve the preliminary plat-based staff's recommendation of conditional approval. Mr. Touchberry seconded the motion and the vote was unanimous (5-0) to conditionally approve.

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Peninsula Drive** – proposed road in Poplar Grove

2. **Silverbell Lane** – proposed road in Poplar Grove
3. **Tangled Oak Road** – proposed road in Poplar Grove
4. **Rice Barn Street** – proposed road in Poplar Grove

Ms. Reinertsen presented the new street names to the Commission.

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

B. Street Name Changes

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **ZLDS Text Amendment #18-06:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article XIV, “Administration, Enforcement, Appeals, Complaints and Remedies”, to Article XV, “Board of Zoning Appeals”, and to Article XVI “Amendments” regarding procedures for the Planning Commission and Board of Zoning Appeals.

Ms. Reinertsen present the Text Amendment to the Commissioners and explained how the Amendment would be beneficial to the County Ordinance.

Mr. Touchberry made a motion to recommend approval of the Text Amendment. Mr. Symuleski seconded the motion and the vote was unanimous (5-0) to recommend approval.

B. **ZLDS Text Amendment #18-07:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, Article XXII, Section 12.4.3(a)(8) “Tree and Canopy Protection Standards” regarding exempting Pine trees from protection in Industrial Zoning Districts.

Ms. Reinertsen present the Text Amendment to the Commissioners.

Mr. Jones asked if there was room for exception to have trees remain or give some flexibility.

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

C. **Official Map Amendment #18-01:** Initiator – Dorchester County Council; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended as follows: TMS#s 160-00-00-007, -039, 161-00-00-001, -002, -004 thru -011, -015 thru -020, -035, -040, -041, -098, -099, -105, -107, -112, -113, -116, -117, -121 thru -125, 170-00-00-001 thru -003, -005 thru -007, -009 thru -016, -018, -020 thru -027, -029 thru -031, -036 thru -039, 171-00-00-045, -057,

-062, -065, -069, -133 thru -136, -143, -149 thru -154, -156 thru -159, -182, -206, -219, -222 thru -224, 180-00-00-001 thru -003, -005 thru -009, -012, -014, -016, -020, -021, -023 thru -033, -040, -041, -047 thru -049, 189-00-00-001 thru -013 from R-4, Multi-Family Residential District to RR, Rural Residential District; and TMS#s 161-00-00-013, -021, -023, -092, 169-00-00-003, and 180-00-00-002 from R-4, Multi-Family Residential District to CV, Conservation District

Ms. Reinertsen presented the map Amendment for the Ordinance and explained that the properties are in the Ashley River Historic Overlay District. So, each parcel falls under that District. Ms. Reinertsen explained that it will only change the zoning code in GIS so District One will be Rural Residential (RR) and District Two and Five will be Conservation District (CV).

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

D. East Edisto Form District Master Plan Regulations Revisions: Applicant – MWV-East Edisto Summers Corner; Text Amendments to East Edisto Form District Master Plan Regulations adopted pursuant to Dorchester County Ordinance #12-20, particularly with respect to Sections 3.6.2.a, 4.6.1, 4.9, and Article 8 to address building standards, parking, driveway, and garage standards.

Ms. Reinertsen presented the staff report and explained that it would be about 450 homes, different house plans and will change garage setups.

Ms. Nicole Ewing, Nexton Pruett, stepped to the podium to answer any questions. Ms. Ewing stated the staff has been great and her client still intends to protect the vision of Summers Corner.

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

E. East Edisto – Utility Special District Plan – Cluster 165 – Landowner – Westrock – Charleston Land Partners LLC; Applicant – Bowman Consulting Group, LTD; Zoning District – EEFDMP (East Edisto Form District Master Plan); 1 lot; .52 acres; TMS# 195-00-00-018

Ms. Reinertsen presented the staff report and explained that East Edisto's Utility Special District Plan must be approved through Planning Commission.

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

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Meeting was adjourned at 4:55 pm.

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

August 9, 2018
4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the July 12, 2018, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #772** Property Owners and Applicants – Christina & Raymond Weatherford;
Location – 110 Barton Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M)(A) (Single-Family Residential Manufactured Housing District); TMS# 143-02-00-042; Acres – 2.26.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Mallard Crossing Phase 2** – Property Owner – RHH Land Investors, LLC;
Applicant – Nautilus Engineering; Location – Orangeburg Rd.; Zoning District – PD (Planned Development); 32 lots; Acreage – 10.32 acres; TMS #128-00-00-128

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **East Edisto - Community Plan 2 - Summer's Corner** – Landowner & Applicant – Lennar Carolinas, LLC; Zoned - MPFOAD, G-2 Sector; 288.29 acres; TMS 168-00-00-018 & 168-00-00-019.
- B. **East Edisto – Community Plan 1 – Highway 165 Corner 2** – Landowner – Westrock-Charleston Land Partners; Applicant – True Homes; Zoned – MPFOAD, G-1 Sector, 103.7 acres; TMS 195-00-00-018 (portion of).
8. **REPORT OF CHAIRMAN**
9. **REPORT OF PLANNING DIRECTOR**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

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

August 9, 2018
4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Mr. Groover
Mr. Touchberry
Mr. Jones

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

Adoption of Minutes from the July 12, 2018, Planning Commission Meeting

Mr. Symuleski made a motion to approve the minutes as written and Mr. Pratt seconded the motion. The vote was unanimous (4-0) to approve.

3. **REZONING REQUESTS**

A. **RR #772** Property Owners and Applicants – Christina & Raymond Weatherford; Location – 110 Barton Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M)(A) (Single-Family Residential Manufactured Housing District); TMS# 143-02-00-042; Acres – 2.26.

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

Mr. and Mrs. Weatherford stepped to the podium and explained they had bought the land from the bank and did not realize they couldn't put a mobile home on the parcel, since it was surrounded by other mobile homes. Mr. Weatherford stated he then applied for the rezoning of the parcel.

Mr. Symuleski made a motion to recommend approval and Mr. Griffith seconded the motion. The vote was unanimous (4-0) to recommend approval.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Mallard Crossing Phase 2** – Property Owner – RHH Land Investors, LLC; Applicant – Nautilus Engineering; Location – Orangeburg Rd.; Zoning District – PD (Planned Development); 32 lots; Acreage – 10.32 acres; TMS #128-00-00-128

Mr. Davis presented the staff report with staff recommending approval, conditional on the applicant providing performance and maintenance bonds in the amount approved by the County Engineer. The applicant must also satisfy water and sewer issues.

Mr. John Fleming with Nautilus Engineering stepped to the podium to answer any questions.

Mr. Pratt made a motion to conditionally approve with water and sewer being satisfied and bonds received. Mr. Symuleski seconded the motion and the vote was unanimous (4-0) to conditionally approve.

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **East Edisto - Community Plan 2 - Summer's Corner** – Landowner & Applicant – Lennar Carolinas, LLC; Zoned - MPFOAD, G-2 Sector; 288.29 acres; TMS 168-00-00-018 & 168-00-00-019.

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

Mr. Magaldi stepped to the podium to answer any questions the Commissioners may have.

Mr. Pratt made a motion to approve and Mr. Symuleski seconded the motion. The vote was unanimous (4-0) to approve.

B. East Edisto – Community Plan 1 – Highway 165 Corner 2 – Landowner – Westrock-Charleston Land Partners; Applicant – True Homes; Zoned – MPFOAD, G-1 Sector, 103.7 acres; TMS 195-00-00-018 (portion of).

Mr. Davis presented the staff report with staff recommending a conditional approval of Corner 2, Community Plan 1, wherein the condition is successful recording of the boundary survey of the affected property and satisfactory review and concurrence by the County Engineer of the submitted traffic study.

Mr. Richard Waters with Bowman Consulting and Ron Bullman from True Homes stepped to the podium to answer any questions.

Mr. Griffith asked if the plans will stay the way the Commission sees it now. Mr. Waters replied yes.

Mr. Symuleski asked as you build out you are assuming a two-lane road would be able to take the traffic increase.

Chairman Carter asked if there would be traffic calming in place, like turn lanes and traffic circles. Mr. Waters replied yes absolutely.

Mr. Pratt asked how long it would be until they built out and how many homes, the price range of the homes.

Mr. Pratt made a motion to approve subject to staff's recommendation that the traffic study is approved and the boundary survey review is complete. Mr. Griffith seconded the motion and the vote was unanimous (4-0) to approve.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

Mr. Pratt asked if he could address the issue about the Industrial zoning areas in the Absence of Controls District.

Ms. Vance addressed the Commission with first getting the Comprehensive Plan complete and next addressing areas that need to be rezoned.

11. **ADJOURNMENT**

Mr. Pratt made a motion to adjourn and Mr. Symuleski seconded the motion. The vote was unanimous (4-0) to adjourn the meeting.

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

November 8, 2018

4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

Adoption of Minutes from the August 8, 2018, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #773** Property Owner and Applicant – James S Knight; Location – 1566 Central Ave. Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-09-00-009; Acres – .61.

B. **RR #774** Property Owner – Automation Experts Charleston, Inc.; Applicant – Andrew Pyrda; Location – 590 Beech Hill Road, near Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to CLI (Commercial Light Industrial District); TMS# 160-11-03-014; Acres – 0.97;

Property Owner – Automation Experts Charleston, Inc.; Applicant – Andrew Pyrda; Location 100 Sprucewood Drive, near Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CLI (Commercial Light Industrial District); TMS# 160-11-03-013; Acres - .24

C. **RR #764** Property Owner – Beverly W. Rogers, Jr.; Applicant – Thomas & Hutton; Location – 3401 W 5th North Street, near Summerville; Request Zoning Change from AC (Absence of Controls) to PD (Planned Development); TMS# 110-00-00-022; Acres – 450.66

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Preserve at Legend Oaks Phase 1 (AKA Boatwright Tract)** – Property Owner – Shade Properties, LLC and Duke Investments, LLC; Applicant – Anchor Consulting, LLC; Location – Beach Hill Road.; Zoning District – R-2 (Single-Family Residential); 36 lots; Acreage – 63.40 acres; TMS #159-00-00-007, -017, -018, -019.

2

B. Preliminary Plats

C. Other Plats

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

A. **Cooks Crossroads** – Discussion and Adoption of the Cooks Crossroads Design Guidelines: “Standing At The Crossroads – Designing a Gateway For The Future”

B. **Comprehensive Plan** – Adoption of the Dorchester County Comprehensive Plan 2018 - 2048

7. **NEW BUSINESS**

A. **ZTA #18-09** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VIII, Section 8.3.5 “Density Standards” to revise density for properties within conservation easements in the RR, Rural Residential Zoning District.

B. **East Edisto - Community Plan 1 (Portion Of) - Summer’s Corner** – Landowner & Applicant – Lennar Carolinas, LLC; Zoned - MPFOAD, G-2 Sector; 56.71 acres; TMS 159-00-00-024 & 159-01-27-006.

C. **ZTA #18-10** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.4.21 “Convenience Retail and Professional Service Businesses in Conservation Districts”, regarding adopting the Cooks Crossroads Design Guidelines.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

November 8, 2018

4:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Ms. Cook

2. **REVIEW OF MINUTES**

Adoption of Minutes from the November 8, 2018, Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR #773** Property Owner and Applicant – James S Knight; Location – 1566 Central Ave. Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-09-00-009; Acres – .61.

Ms. Reinertsen presented the staff report and explained that the business wishing to occupy the property will need to have a drive through and later hours. Ms. Reinertsen stated staff recommends approval. The location is right outside the General Commercial area of the Knightsville Crossroads.

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

B. **RR #774** Property Owner – Automation Experts Charleston, Inc.; Applicant – Andrew Pyrda; Location – 590 Beech Hill Road, near Summerville; Request Zoning Change

from R-4 (Multi-Family Residential District) to CLI (Commercial Light Industrial District); TMS# 160-11-03-014; Acres – 0.97;

Property Owner – Automation Experts Charleston, Inc.; Applicant – Andrew Pyrda; Location 100 Sprucewood Drive, near Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CLI (Commercial Light Industrial District); TMS# 160-11-03-013; Acres - .24

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

Mr. Andrew Pyrda, the applicant, stepped to the podium and explained the business. He stated the noise output was minimal and there would be no traffic issues. Mr. Pyrda stated it would be simple hours, they work with hand tools most of the time. They may have to drill when wiring and programming. He also stated they would be bringing in skilled jobs.

Mr. Symuleski about a full staff and Mr. Pyrda state about 20 people but most will be doing field work.

Mr. Touchberry asked about the setbacks. Mr. Pyrda stated the empty lot at the corner will be for parking only and hours would be 9 am to 5 pm.

Mr. Griffith stated he is concerned if approved and this business left what would the future bring with this zoning.

Ms. Reinertsen stated the full map does not show this area as a commercial use.

Ms. Janette Chipas, Players Circle Summerville, stepped to the podium and stated that once zoned different it could set a precedent for more employees and future development.

Mr. Pratt stated this location has been here before and the building is just sitting there. Mr. Pratt stated they need to something like CLI-2 instead to prohibit outdoor storage.

Mr. Symuleski made a motion to recommend approval for CLI-2 not CLI and Mr. Jones seconded the motion. The vote was 6 to 1 to recommend approval to CLI-2 with Mr. Griffith opposed.

C. **RR #764** Property Owner – Beverly W. Rogers, Jr.; Applicant – Thomas & Hutton; Location – 3401 W 5th North Street, near Summerville; Request Zoning Change from AC (Absence of Controls) to PD (Planned Development); TMS# 110-00-00-022; Acres – 450.66

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

Mr. Chris Magaldi, Thomas and Hutton, stepped to the podium to answer any questions. Mr. Magaldi also stated that they agree with staff for the R-2 zoning.

Mr. Symuleski asked if deciding on R-2 will affect the airport overly district.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. Final Plats

1. **Preserve at Legend Oaks Phase 1 (AKA Boatwright Tract)** – Property Owner – Shade Properties, LLC and Duke Investments, LLC; Applicant – Anchor Consulting, LLC; Location – Beach Hill Road.; Zoning District – R-2 (Single-Family Residential); 36 lots; Acreage – 63.40 acres; TMS #159-00-00-007, -017, -018, -019.

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

Mr. Griffin stated he has an amount of concern with the name reference Legends Oak. He asked what recourse or avenue we had to have the name changed.

Ms. Chipas stepped to the podium again and asked if they were required to put in a turn lane.

Ms. Reinertsen stated the traffic study ordinance came into effect after this development was approved.

Mr. Rick Dawson stepped to the podium and asked where the water was going to go out of this subdivision. Mr. Dawson also stated that the Ashley river was at capacity and when Anchor was developing the land they raised it 3 feet.

Mr. Paul Hood stepped to the podium and asked how many more phases and the entrance was incorrect for this large group of homes.

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

B. Preliminary Plats

C. Other Plats

2

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

A. **Cooks Crossroads** – Discussion and Adoption of the Cooks Crossroads Design Guidelines: “Standing At The Crossroads – Designing a Gateway For The Future”

Mr. Carter congratulated Ms. Reinertsen for receiving the award for Cooks Crossroads.

Mr. Touchberry stated it was a first-class document and the design standards can open different uses.

Mr. Griffith stated that he was impressed with the spirit of cooperation and collaboration. He was glad to see the quality of the standards.

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

B. **Comprehensive Plan** – Adoption of the Dorchester County Comprehensive Plan 2018 – 2048

Ms. Chipas asked if it was posted on the web-site.

Mr. Hood asked what kind of influence the Comprehensive Plan would have on the flooding issues.

Mr. Simutts stated he thought adopting a 30-year plan was crazy and urged the department to shorten the length of development.

Mr. Touchberry stated it was revisited every 5 years.

Mr. Symuleski stated the 30-year timeframe was a State requirement.

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

7. **NEW BUSINESS**

A. **ZTA #18-09** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VIII, Section 8.3.5

“Density Standards” to revise density for properties within conservation easements in the RR, Rural Residential Zoning District.

Ms. Reinertsen present the text amendment change to the Commission and noted that staff recommends changing the word “prohibits” to “limits”.

Mr. Touchberry made a motion to recommend approval with the word change, ‘prohibits’ to ‘limit’. Mr. Pratt seconded the motion and the vote was unanimous (7-0) to recommend approval.

- B. East Edisto - Community Plan 1 (Portion Of) - Summer’s Corner** – Landowner & Applicant – Lennar Carolinas, LLC; Zoned - MPFOAD, G-2 Sector; 56.71 acres; TMS 159-00-00-024 & 159-01-27-006.

Ms. Reinertsen presented the staff report and explained that it was minor changes.

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

- C. ZTA #18-10** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.4.21 “Convenience Retail and Professional Service Businesses in Conservation Districts”, regarding adopting the Cooks Crossroads Design Guidelines.

Ms. Reinertsen present the staff report regarding adopting the Cooks Crossroads Design Guidelines.

Mr. Pratt stated that the County cannot limit themselves to size and use. There can be more flexibility with these design standards.

Mr. Pratt made a motion to continue discussion of this item regarding building size and permitted uses. Mr. Touchberry seconded the motion and the vote was unanimous to approve.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Chairman Carter stated it was time to make a move on the Industrial nodes in the upper part of the County and thanked everyone for coming out for the continuing education.

10. **PUBLIC COMMENT**

2

Councilman Bailey stepped to the podium and updated the Commission on transportation issues, Interstate 526 will be completed, Berlin G. Myers is \$9 million short, and they are talking about Glen McConnell again.

11. **ADJOURNMENT**

Mr. Groover made a motion to adjourn at 5:15 pm. The meeting was adjourned.

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

November 29, 2018

2:00 PM

1. **DETERMINE QUORUM**

2. **OLD BUSINESS**

- A. **ZTA #18-05** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.1 “Areas Surrounding Airports” to add land use protections around airports.

3. **NEW BUSINESS**

- A. **ZTA #18-11** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.7 “Cluster Subdivisions”, to create standards for cluster design developments.

4. **ADJOURNMENT**

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

November 29, 2018

2:00 PM

1. **DETERMINE QUORUM**

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

Absent: Mr. Pratt
Mr. Jones

Staff: Ms. Reinertsen
Ms. Cook
Mr. Davis

2. **OLD BUSINESS**

- A. **ZTA #18-05** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Section 11.1 “Areas Surrounding Airports” to add land use protections around airports.

Ms. Reinertsen presented the text amendment and reminded the Commissions that it has already had first reading and was sent back to Commission for a recommendation.

Mr. Holt, airport consultant, stepped to the podium to answer any questions.

Chairman Carter asked if there is only one County that has adopted this overlay.

Mr. Holt explained that Lancaster County has taken the Ordinance and used it as a base to write their own.

Chairman Carter stated that his opinion is that this is a regulatory taking of property and if restricted, the County should have to purchase.

Mr. Symuleski shared his experience of a plane crash he had to investigate in the past. Mr. Symuleski stated he has sympathy for the regulations and feels there is merit in the standards being proposed, but they need to be looked at carefully.

Chairman Carter stated they should look at the airport as what it is or what it is going to be.

Mr. Touchberry explained he agreed with Chairman Carter and Mr. Symuleski, but the Commission needs to be practical.

Mr. Griffith stated waiting to put in this overlay could make things a lot worse down the road.

Mr. Groover made a motion to approve. The motion was not seconded and died.

Mr. Carter made a motion to deny and Mr. Symuleski seconded the motion. The motion failed (2-3) with Mr. Griffith, Mr. Symuleski, and Mr. Groover opposed.

3. **NEW BUSINESS**

A. **ZTA #18-11** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.7 “Cluster Subdivisions”, to create standards for cluster design developments.

Ms. Reinertsen presented the text amendment to the Commissioners.

Mr. Davis stepped to the podium and explained how and what was happening in the public/private partnership. Mr. Davis stated there had been a couple of meetings. Mr. Davis also explained it would be a tool to be used within developments.

Mr. Holt presented a visual on how the avigation easement is in connection to the Rogers Tract. Mr. Holt showed it was within the height easement.

Chairman Carter asked Ms. Reinertsen if they could incorporate within the existing overlay district and have staff come back at the next meeting with some proposed language.

Ms. Reinertsen asked about the previous motion and expressed that since the last motion failed with three opposed, they would need another motion to take to County Council.

Chairman Carter made another motion to deny the proposed Airport Land Use ordinance but continue studying the overlay for a future amendment. Mr. Touchberry seconded the motion and the motion passed (3-2) with Mr. Griffith and Mr. Symuleski opposed.

4. **ADJOURNMENT**

Mr. Symuleski made a motion to adjourn and Mr. Touchberry seconded the motion. The meeting adjourned at 2:50 pm.

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

December 13, 2018

4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

- A. Adoption of Minutes from the November 8, 2018, Planning Commission Meeting
- B. Adoption of Minutes from the November 29, 2018, Special Planning Commission Meeting

3. **REZONING REQUESTS**

- A. **RR #776** Property Owner: Regina Royal and Deonis Jernigan, Applicant: Regina Royal; Location – 131 Schultz Lake Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 151-00-00-072; Acres – .99.
- B. **RR #777** Property Owner – Jose and Elizabeth Fuerte; Applicant – Jose Fuerte; Location – Sojourner Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 135-00-00-005; Acres – 11.14;
- C. **RR #778** Property Owner – SC Revitalize, LLC.; Applicant – David Carey; Location – 261 Allspice Dr., near Summerville; Request Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 121-16-01-002; Acres – 0.48;

Property Owner – SC Revitalize, LLC.; Applicant – David Carey; Location – Greyback Rd., near Summerville; Request Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 121-16-01-024; Acres – 0.03;

Property Owner – SC Revitalize, LLC.; Applicant – David Carey; Location – Greyback Rd., near Summerville; Request Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 121-16-01-026; Acres – 0.39;

- D. **RR #779** Property Owner – Jennifer C. Benford; Applicant – Hopper Communities C/O Nautilus Engineering; Location – Orangeburg Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-3 (Single Family Attached Residential District); TMS# 136-00-00-130; Acres – 11.52 (portion of);
- E. **RR# 780** Property Owner and Applicant – Harmoniest Simmons; Location – Jordan Simmons Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 129-00-00-082; Acres – 0.88.

Property Owner and Applicant – Harmoniest Simmons; Location – Jordan Simmons Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 129-00-00-086; Acres – 1.68.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

- 1. **The Ponds Phase 6** – Property Owner - KH PONDS LLLP; Applicant – David Williams, P.E. for Thomas & Hutton; Property Location –Hundred Oaks Parkway; Zoning District – PD (Planned Development); 106 lots; Acreage – 24.86 acres; TMS# 151-00-00-046

B. **Preliminary Plats**

- 1. **Timothy Lakes Phase 1 & 2** – Property Owner – D&E Development of the Lowcountry; Applicant – D&E Development of the Lowcountry; Location – Ridgeville Road, near Ridgeville; Zoning District – AC (Absence of Controls); 109 lots; Acreage – 93 acres; TMS# - 098-00-00-094 & 098-00-00-280

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

- 1. Captains Creek Lane, Newberry Drive, Darby Meadow Lane, Edisto Crossing Court, Augusta Pass Drive, Susie Drive, Waycross Drive, Jesup Court, Westfield Drive, Clay Hill Loop – proposed public roads in Timothy Lakes subdivision

B. **Street Name Changes**

3

6. **OLD BUSINESS**

A. **ZTA #18-10** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.4.21 “Convenience Retail and Professional Service Businesses in Conservation Districts”, and Section 11.5.13 “Additional Requirements for District 5” regarding adopting the Cooks Crossroads Design Guidelines.

B. **ZTA #18-11** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.7 “Cluster Subdivisions”, to create standards for cluster design developments.

7. **NEW BUSINESS**

A. 2019 Planning Commission Meeting Schedule

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

December 13, 2018

4:00 PM

1. **DETERMINE QUORUM**

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

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the November 8, 2018, Planning Commission Meeting

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

B. Adoption of Minutes from the November 29, 2018, Special Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR #776** Property Owner: Regina Royal and Deonis Jernigan, Applicant: Regina Royal; Location – 131 Schultz Lake Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 151-00-00-072; Acres – .99.

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

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

- B. **RR #777** Property Owner – Jose and Elizabeth Fuerte; Applicant – Jose Fuerte; Location – Sojourner Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 135-00-00-005; Acres – 11.14;

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

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

- C. **RR #778** Property Owner – SC Revitalize, LLC.; Applicant – David Carey; Location – 261 Allspice Dr., near Summerville; Request Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 121-16-01-002; Acres – 0.48;

Property Owner – SC Revitalize, LLC.; Applicant – David Carey; Location – Greyback Rd., near Summerville; Request Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 121-16-01-024; Acres – 0.03;

Property Owner – SC Revitalize, LLC.; Applicant – David Carey; Location – Greyback Rd., near Summerville; Request Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 121-16-01-026; Acres – 0.39;

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

Mr. Timothy Winningham stepped to the podium and asked if the builder could put up a fence or buffer between his daughter's home and the construction.

The applicant, Mr. David Carey, stated he had no problem in putting up a fence and explained that these homes would be modular homes. Mr. Carey also stated he was trying to revitalize the property.

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

- D. **RR #779** Property Owner – Jennifer C. Benford; Applicant – Hopper Communities C/O Nautilus Engineering; Location – Orangeburg Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-3 (Single Family Attached Residential District); TMS# 136-00-00-130; Acres – 11.52 (portion of);

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

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

- E. **RR# 780** Property Owner and Applicant – Harmoniest Simmons; Location – Jordan Simmons Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 129-00-00-082; Acres – 0.88.

Property Owner and Applicant – Harmoniest Simmons; Location – Jordan Simmons Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 129-00-00-086; Acres – 1.68.

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

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **The Ponds Phase 6** – Property Owner - KH PONDS LLLP; Applicant – David Williams, P.E. for Thomas & Hutton; Property Location –Hundred Oaks Parkway; Zoning District – PD (Planned Development); 106 lots; Acreage – 24.86 acres; TMS# 151-00-00-046

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

Mr. Pratt made a motion to approve. Mr. Groover seconded the motion and the vote was unanimous (7-0) to approve the final plat.

B. **Preliminary Plats**

1. **Timothy Lakes Phase 1 & 2** – Property Owner – D&E Development of the Lowcountry; Applicant – D&E Development of the Lowcountry; Location – Ridgeville Road, near Ridgeville; Zoning District – AC (Absence of Controls); 109 lots; Acreage – 93 acres; TMS# - 098-00-00-094 & 098-00-00-280

Ms. Reinertsen presented the staff report with a staff recommendation of a conditional approval with the conditions being:

1. Satisfying the County Engineer regarding the traffic study which may require off-site improvements.
2. Providing a construction access plan to the satisfaction of the County Engineer.

Mr. Touchberry asked if the applicant had a problem meeting these conditions.

Mr. Pratt made a motion to conditionally approve based on staff's report. Mr. Symuleski recused himself due to business ties with the applicant. Mr. Groover seconded the motion and the vote was unanimous (6-1) to conditionally approve, with Mr. Symuleski abstained.

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Captains Creek Lane, Newberry Drive, Darby Meadow Lane, Edisto Crossing Court, Augusta Pass Drive, Susie Drive, Waycross Drive, Jesup Court, Westfield Drive, Clay Hill Loop – proposed public roads in Timothy Lakes subdivision

Ms. Reinertsen presented the street names for approval.

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

6. **OLD BUSINESS**

- A. **ZTA #18-10** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.4.21 "Convenience Retail and Professional Service Businesses in Conservation Districts", and Section 11.5.13 "Additional Requirements for District 5" regarding adopting the Cooks Crossroads Design Guidelines.

Ms. Reinertsen presented the text amendment to the Commissioners.

Mr. Pratt recused himself due to conflict of interest.

Mr. Carter stated in all cases they must meet the design standards.

Mr. Touchberry agrees with having convenience retail if they meet the design standards.

Chairman Carter stated they shouldn't be limited.

Mr. George McDaniel stepped to the podium and stated he had concerns with fuel stations because of the location to the Ashley River.

Mr. Richard Dawson also voiced concerns about the run off from fuel stations and contaminated water if tanks leak.

Mr. Griffith asked if there could be a condition for concrete tank protection.

Mr. Griffith made a motion to approve as written, except for gas stations needing further study for specifics. Mr. Touchberry seconded the motion and the vote was unanimous (7-0) to recommend approval.

B. **ZTA #18-11** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article X, Section 10.7 “Cluster Subdivisions”, to create standards for cluster design developments.

Mr. Davis stepped to the podium to update the Commissioners on the work with Thomas and Hutton on the Cluster design development.

Chairman Carter asked about a timeline and using language that’s real for the public and private sector.

Mr. Pratt made a motion to approve. Mr. Touchberry seconded the motion and the vote was unanimous (7-0) to recommend approval for the text amendment.

7. **NEW BUSINESS**

A. 2019 Planning Commission Meeting Schedule

The Commissioners agreed to 2019 meeting schedule.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen reminded everyone of the webcasts for continuing education.

10. **PUBLIC COMMENT**

Mr. Tim Lewis stepped to the podium to comment on the cluster design.

11. **ADJOURNMENT**

Mr. Symuleski made a motion to adjourn and Mr. Groover seconded the motion. The meeting adjourned at 5:15 pm.