

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

January 10, 2019

4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Ms. Kunda
Mr. Symuleski

Staff: Ms. Reinertsen
Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the December 13, 2018, Planning Commission Meeting

Mr. Groover made a motion to approve the minutes as written and Mr. Touchberry seconded the motion. The vote was unanimous (5-0) to approve.

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **The Ponds Phase 7** – Property Owner - KH PONDS LLLP; Applicant – Thomas & Hutton; Property Location – Northwest area of parent tract; Zoning District – PD (Planned Development); Lots - 208; Acreage – 51.71; TMS# 151-00-00-046

Ms. Reinertsen presented the staff report with a staff recommendation that the revised preliminary plat will meet all zoning requirements and should have no outstanding issues; therefore, staff recommends conditional approval based on addressing outstanding technical comments and meeting with County staff to discuss space for future potential widening of Old Tower Road.

Mr. Pratt made a motion to approve subject to addressing outstanding technical comments and meeting with County staff to discuss space for future potential widening of Old Tower Road. Mr. Touchberry seconded the motion and the vote was unanimous (5-0) to conditionally approve.

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Cabretta Alley, Barnett Alley, Cherry Grove Drive, Osprey Alley, Limpkin Lane, Loon Drive, Petrel Road, Harrier Alley, Pipit Alley, Brant Drive, Thurmond Alley, Driftwood Alley – proposed public roads in The Ponds Phase 7

Ms. Reinertsen presented the staff report.

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

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **ZTA #19-01** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XVII, Section 17.7 “Traffic Studies”, and Article XVIII, Section 18.4 “Traffic Studies” regarding revising the process and standards for Traffic Impact Analyses.

Ms. Reinertsen presented the text amendment to the Commissioners.

Mr. Pratt asked if the firms have been picked and would the applicant have an opportunity to choose between a few.

Mr. Touchberry recused himself because he felt his company would possibly be bidding on the contract.

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

B. **ZTA #19-02** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XI, Sections 11.5.9 - 11.5.11 “Additional Requirements”, to revise setback requirements on pre-existing lots within the Ashley River Historic Overlay District.

Ms. Reinertsen presented the Text Amendment to the Commissioners explaining that there are some lots in the Overlay that can not meet setbacks and be able to build. This is Planning and Zoning's way of cleaning up the ordinance.

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

8. **REPORT OF CHAIRMAN**

- A. Officers Nominating Committee:** The 2018 Chairman will appoint a committee to nominate candidates for the offices of Chair and Vice-Chair of the Planning Commission for 2019.

Chairman Carter selected Mr. Pratt as the Chairman of the Nominating Committee with Mr. Groover and Mr. Jones to make up the rest of the committee.

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen let the Commission know there will be a webinar on February 8th and informed the Commission that Mr. Davis will be taking over the meetings starting on February 14th.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Mr. Groover made a motion to adjourn and Mr. Touchberry seconded the motion. The vote was unanimous, and the meeting was adjourned at 4:20 pm.

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

February 14, 2019
4:00 PM

1. **DETERMINE QUORUM**

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

Staff: Mr. Davis
Ms. Cook

2. **ELECTION OF OFFICERS**

A. Nomination and Election of Planning Commission Chair for 2019

Mr. Pratt stated they nominate Mr. Carter to remain the Planning Commission Chairman. The vote was unanimous for Chairman Carter to remain the Planning Commission Chairman.

B. Nomination and Election of Planning Commission Vice-Chair for 2019

Mr. Pratt stated Mr. Touchberry was nominated for Vice Chairman. The vote was unanimous (7-0), and Mr. Touchberry is elected as Vice Chairman of the Planning Commission.

3. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 10, 2019 Planning Commission Meeting

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

4. **REZONING REQUESTS**

A. **RR #781** Property Owner: Oakbrook Community Church, Applicant: Doug Richardson; Location – Dorchester Rd., Summerville; Request Zoning Change from

R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District);
TMS# 153-00-00-056; Acres – 3.6.

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

Mr. Doug Richardson, the applicant's realtor, stepped to the podium to answer any questions.

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

B. **RR #782** Property Owner: Old Fort Baptist Church, Applicant: Michele Costanzo;
Location – Dorchester Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 153-00-00-006, Acres – .84; 153-00-00-039, Acres - .92, 153-00-00-052, Acres – 1.93.

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

Ms. Costanza, the applicant's realtor, stepped to the podium to answer any questions.

Mr. Judy asked if these properties could only be sold as one.

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

5. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Mallard Crossing Phase 3** – Property Owner – RHH Land Investors, LLC;
Applicant – Nautilus Engineering; Location – Orangeburg Road; Zoning District - PD (Planned Development); 48 lots; Acreage – 19.5 acres; TMS #128-00-00-045

Mr. Davis presented the staff report and stated Staff recommends approval, conditional on the applicant providing performance and maintenance bonds, as well as trail and landscaping bonds in the amount approved by Dorchester County.

Mr. John Fleming stepped to the podium to answer any questions.

Mr. Groover made a motion to approve with conditions the staff has listed, and Mr. Touchberry seconded the motion. The vote was unanimous (7-0) to approve the final plat.

B. **Preliminary Plats**

C. Other Plats

6. **STREET NAME REQUESTS**

A. New Street Names

B. Street Name Changes

7. **OLD BUSINESS**

8. **NEW BUSINESS**

9. **REPORT OF CHAIRMAN**

Chairman asked how things were moving through County Council.

10. **REPORT OF PLANNING DIRECTOR**

A. Minor Amendment to the Timber Trace PD

Mr. Davis explained that this is for the Planning Commission information only. The PD did not address corner lot setbacks and they want to add them into the PD.

11. **PUBLIC COMMENT**

12. **ADJOURNMENT**

Mr. Groover made a motion to adjourn and Mr. Symuleski seconded the motion. The meeting adjourned at 4:38 pm.

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

March 14, 2019

4:00 PM

1. **DETERMINE QUORUM**

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

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 14, 2019 Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR #783** Property Owners: Mary L., Natalie M. and Andrea R. Yelton Applicant: Andrea Yelton; Location – 1340 Bacons Bridge Rd., Summerville; Request Zoning Change from R-1 (Single-Family Residential District) to OI (Office and Institutional District); TMS# 145-09-05-005; Acres – .45.

Mr. Davis submitted the staff report with a staff recommendation of denial.

Ms. Andrea Yelton, the applicant, stepped to the podium to answer any questions. Ms. Yelton stated that the opposite of Bacons Bridge is commercial, and it has been approved in the past for other properties.

Connie Mering stepped to the podium and stated there is no commercial on that side of Bacons Bridge from Edisto to Sawmill. Ms. Mering also stated that it's not necessary because it is a vacant lot and the home can be rebuilt.

Mr. Touchberry made a motion to recommend denial following staff's recommendation and Ms. Kunda seconded the motion. The vote was unanimous (7-0) to recommend denial.

B. RR #784 Property Owner and Applicants: William C. and Syble M. Haselden; Location – Central Ave., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-16-00-044, Acres – .33; 135-16-00-045, Acres – 1.38, 135-16-00-083, Acres – .47.

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

Mr. Pratt recused himself due to conflict of interest and stepped down from the diocese.

Mr. Haselden stepped to the podium to answer any questions and stated it would be best for his family to rezone.

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

C. RR #785 Property Owner: Clarence W. Collier and Hazel M. Collier Applicant: Angela Pharis-Trustee; Location – 302 Owens Drive, Summerville; Request Zoning Change from R-2 (Single-Family Residential District) to OI (Office Institutional District); TMS# 137-08-04-046, Acres - .18

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

Ms. Angela Pharis, the applicant, stepped to the podium and explained that when the property was bought her father who used it only as his hobby shop. Ms. Pharis stated that her father has since passed away and the estate is trying to sell the property.

Mr. Pratt asked if maybe some bays could be removed and then lease the building out as offices.

Mr. Pharis stated that maybe he could talk to the neighbors about parking since they are in the same position.

Mr. Touchberry suggested demolishing the building to re-establish everything to code but felt the Commission should possibly table until staff could find a better solution.

Mr. Symuleski made a motion to table the rezoning until the next meeting and Mr. Touchberry seconded the motion. The vote was unanimous (7-0) to table until the April meeting.

D. RR# 786 Property Owner: DB Properties LLC Applicant: Michael Taylor; Location – 204 Parson Rd., Summerville, Request Zoning Change from R-4 (Multi-Family Residential District) to CN (Neighborhood Commercial District); TMS# 137-01-00-031, Acres - .25, 137-01-00-009, Acres - .25, 137-01-00-010, Acres - .32.

Mr. Davis presented the staff report with staff recommending denial.

Mr. Michael Taylor, the applicant, stepped to the podium and explained the rezoning request is all about having a sign on the property. The current zoning will allow offices but issues about allowing appropriate signage was a concern.

Chairman Carter asked if a text amendment to the Ordinance would fix this.

Mr. Taylor then officially asked to withdraw his application to rezone.

Mr. Symuleski made a motion to proceed with a text amendment to allow signs in R-4 (Multi-Family Residential District). Mr. Touchberry seconded the motion and the vote was unanimous (7-0) to proceed with the text amendment.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Kensington Oaks Road** – proposed road in Poplar Grove
2. **Fox Den Road** – proposed road in Poplar Grove
3. **Oyster Catcher Road** – proposed road in Poplar Grove

Mr. Davis presented the street names.

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

B. **Street Name Changes**

2

6. **OLD BUSINESS**

7. **NEW BUSINESS**

8. **REPORT OF CHAIRMAN**

Chairman Carter thanked the Commission for staying open minded with what is presented to the Commission.

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Mr. Groover made a motion to adjourn and Mr. Symuleski seconded the motion. The meeting adjourned at 5:00 pm.

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

April 11, 2019
4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Mr. Pratt

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 14, 2019 Planning Commission Meeting

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

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Cresswind at The Ponds, Phase 5A** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Parkway, near Summerville; Zoning District – PD (Planned Development); 35 lots; Acreage – 13.70 acres; TMS# - 151-00-00-046 (portion of).

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

Jason Hutchinson, with Thomas & Hutton, stepped to the podium for questions.

Mr. Groover made a motion to approve and Mr. Symuleski seconded the motion. The vote was unanimous (6-0) to 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 – Special District (SD-5) Plan – Summer’s Corner** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned – MPOAFD, G-2 Sector, 344.20 acres; TMS 158-00-00-014 (portion of).

Mr. Davis presented the staff report with a Staff recommendation for a conditional approval of the Special District (SD-5) Plan, wherein the condition is satisfactory concurrence by the County Engineer for the traffic study.

Mr. Hutchinson from Thomas and Hutton stepped back up to the podium and explained they know they will have turn lanes they will be responsible for in the future.

Ms. Kunda asked if SCDOT had any plans for widening Hwy 61 for another 1000 homes being built. Ms. Kunda asked about the school access and the space between the driveways.

Ms. Kunda stated the road can not take another 1000 homes.

Mr. Touchberry made a motion to approve with the staff’s conditions and the County Engineer is satisfied. Mr. Groover seconded the motion and the vote was (5-1) to approve with Ms. Kunda opposed.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Mr. Davis spoke about the Absence of Controls zoning amendment that will be brought in front of the Planning Commission next month.

10. **PUBLIC COMMENT**

Mr. Jonathan Lock, 4203 Cottage Grove, stepped to the podium and stated they had moved to Plum Creek in 2002 and then to Cottage Grove.

Mr. Lock asked the Planning Commission if they could require the developer of the town homes to improve all of Mentor Road from end to end. Mr. Lock stated they are for growth but would like it to slow down so our infrastructure could catch up.

Mr. Carol Lott, 4203 Cottage Groove, stepped to the podium and stated that so many subdivisions are going to be affected by this development. Ms. Lott asked if the turn lanes could be put in from Mentor to Orangeburg, possibly even build another school.

11. **ADJOURNMENT**

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

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

May 9, 2019
4:00 PM

1. **DETERMINE QUORUM**

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

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the April 11, 2019 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 #787** Property Owners: James Jackson Estate. Applicant: Dorchester County, on behalf of Harold Whetsell; Location – 299 Pidgeon Bay Rd., Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-2(M) (Single-Family Residential Manufactured Housing District); TMS# 129-16-00-025; Acres – .77

Mr. Davis presented the staff report and explained the rezoning is to correct the R-4 zoning. Mr. Davis stated that staff recommends approval.

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 #788** Property Owner and Applicant: Janis Kay Bryant; Location – 102 Argosy Dr, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 143-08-05-020, Acres – 1.4

2

Mr. Davis presented the staff report and explained that this request is to correct the R-4 zoning. Mr. Davis stated that staff recommends approval.

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

Property Owner and Applicant: Jennie Bryant Howell; Location – 104 Argosy Dr, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 143-08-05-019, Acres – 1.39

Mr. Davis presented the staff report and explained that this request is to correct the R-4 zoning. Mr. Davis stated that staff recommends approval.

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

C. RR #789 Property Owner and Applicant: Thedasia Smalls; Location – Central Ave, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 135-16-00-051, Acres - .64

Mr. Davis presented the staff report explaining that this request could be considered a correction to the R-4 zoning. Mr. Davis also added the staff recommends approval.

Mr. Pratt wanted it to be noted that this property was next door to commercial property.

Mr. Symuleski made a motion to recommend approval. Mr. Touchberry 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**

B. **Street Name Changes**

3

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA #19-04** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article IX, Section 9.1 “Absence of Controls District” and Article XXV “Definitions”, to limit residential development in the AC District to appropriate rural densities.

Mr. Davis presented the staff report for the amendment to the AC District.

Mr. Judy asked why it had to be so difficult by flipping pages for additional information. Mr. Judy stated if they are going to go with one acre lots, everyone should have to and there should be no rezoning. Mr. Judy also asked Mr. Davis was there any consideration for family or heirs’ property

Mr. Pratt stated that it seems the County is trying to stop development.

Chairman Carter stated he feels like family property will have problems when wanting to subdivide.

Mr. Pratt made a motion to recommend denying the Text Amendment for the AC District. Mr. Judy seconded the motion and the vote was 6-0 with Chairman Carter abstained.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

Mr. Lott, from Cottage Grove, stepped to the podium and presented a power point presentation to the Commission about the Mentor Street Development. Mr. Lott explained the problems the community foresees happening if the development is allowed. Mr. Lott also stated corrections that would need to be completed to the drainage and roads if the development proceeds.

Ms. Lott, from Cottage Grove, stepped to the podium wanting to know why the cul-de-sac was not open to Mentor Road.

11. **ADJOURNMENT**

Mr. Touchberry made the motion to adjourn and Mr. Pratt seconded the motion. The meeting adjourned at 4:35 pm.

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

June 13, 2019

4:00 PM

1. DETERMINE QUORUM

Present: Vice Chairman Touchberry

Mr. Groover

Mr. Pratt

Mr. Judy

Ms. Kunda

Absent: Chairman Carter

Mr. Symuleski

2. REVIEW OF MINUTES

A. Adoption of Minutes from the May 9, 2019 Planning Commission Meeting

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

3. REZONING REQUESTS

A. **RR #790** Property Owners: Allen L. & Gloria C. Murray, Applicant: Franklin Ridge of South Carolina, LLC; Location – 1558 Central Avenue, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial); TMS# 136-09-00-003; Acres – 1.71

Property Owners: Allen L. Murray & Patrick D. Beal; Applicant: Franklin Ridge of South Carolina, LLC; Location – 1554 Central Avenue, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-09-00-056, Acres – 0.85

Property Owner: Patricia A. Beal; Applicant: Franklin Ridge of South Carolina, LLC; Location – 1544 Central Avenue, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial); TMS# 136-09-00-057; Acres – 0.72

Mr. Pratt recused himself and stepped down into the audience.

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

Mr. Kevin Roger, the applicant, from Franklin Ridge of South Carolina stepped to the podium. Mr. Roger explained that they are the same company redeveloping the Mr. K's shopping center. Mr. Roger feels that tenants that will be interested in the property when developed may need General Commercial zoning and Neighborhood Commercial. This is why they are requesting the rezoning of the parcels.

Mr. Judy asked if the parcels outside of these 3 will remain Neighborhood Commercial.

Mr. Groover made a motion to recommend approval to rezone and Mr. Judy seconded the motion. The vote was unanimous to recommend approval (4-0). Mr. Pratt recused himself.

4. SUBDIVISION APPLICATIONS AND REQUESTS

A. Final Plats

1. **Summit Gardens Phase 2** – Property Owner – P&M Partnership; Applicant – Michael Murphree; Location – Alpine Drive, Summerville; Zoning District – R-1 Single-Family Residential; 22 lots; Acreage – 11.93 acres; TMS# 136-00-00-091.

Mr. Davis presented the staff report with the staff suggesting a conditional approval. The conditions being the bonds are received and final storm water approval is given.

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

B. Preliminary Plats

1. **Cresswind at The Ponds Phase 6** – Property Owner – KH Ponds LLLP; Applicant – David Williams, Thomas & Hutton; Zoning District – PD, Planned Development; 171 lots; 49.3 acres; TMS# 151-00-00-046.

Mr. Davis presented the staff report with recommendation for a conditional approval. The conditional approval at this time because the need to retain trees may result in an altered plan but would likely have fewer, not more lots.

Additionally, staff received the requested information on the archaeological site and, due the potential for it to be named in the National Register of Historic Places, would like time to research the documentation and coordinate with the State Historic Preservation Office to ensure compliance with the Memorandum of Agreement and Preservation Plan that control its preservation.

Mr. Pratt asked if what was of interest to the State Historic Preservation Office was an old house, burial or foundation.

Mr. David Williams, Thomas and Hutton, stepped to the podium and Mr. Judy asked if the width shown is wide enough to get back to the park.

Mr. Williams stated there would be a walkway and plaque for people going to the park.

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

5. STREET NAME REQUESTS

A. New Street Names

1. Summers Corner

Aged Oak	Gumdrop Trail
Arrowwood Way	Lemongrass
Berry Garland Row	Morning Song
Cotton Blossom	Pink Azalea
Country Gate	Tulip Garden
Evergreen	Weathered Oak
Falling Acorn	Wild Oak
Garden Lily	Woodland Oak
Garden Orchid Row	Yaupon Holly

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

2. Cresswind at The Ponds

Black Stilt	River Martin
Kakapo	Ruspoli
Maleo	

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

B. Street Name Changes

1. Isaac Way to Sportsman Way
2. Country Boy Ln to White Picket Ln

Mr. Davis explained that the street name changes were petitioned to make the name change.

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

6. OLD BUSINESS

7. NEW BUSINESS

8. REPORT OF CHAIRMAN

9. REPORT OF PLANNING DIRECTOR

A. Minor Amendment to the Slandsville PD

Mr. Davis explained that the developer wanted to amend their PD for parking which changes the spaces from 2 spaces per unit to 1.75 spaces per unit.

Ms. Kunda spoke about her concern about first responders being able to get to the buildings in case of an emergency. Ms. Kunda stated that if there are not enough spaces people will not go to the over flow spaces, they will park in the street to save from walking. This will cause the roadway to the buildings to decrease in size and fire engines or EMTs will not be able to get through.

Vice Chairman Touchberry asked staff if they could talk to the Fire Marshall and give an update to the Commissioners next month.

10. PUBLIC COMMENT

Ms. Carol Romano stepped to the podium stated that they had moved from New Jersey and had horrible issues with flooding when they developed near their home. They had 8 feet of water in their house after a bad storm. The Romano's are worried that the Mentor Road project will give them the same issues.

Ms. Romano also stated having concerns with the developer and about the wetlands.

Vice Chairman Touchberry thanked Ms. Romano but stated the project has not been presented to the Commission yet.

11. ADJOURNMENT

Ms. Kunda made a motion to adjourn and Mr. Groover seconded the motion. The meeting adjourned at 5:00 pm.

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

July 11, 2019
4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Mr. Pratt
Mr. Judy

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 13, 2019 Planning Commission Meeting.

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

3. **REZONING REQUESTS**

A. **RR #791** Property Owner and Applicant: Patricia Bryant-Williams; Location – 201 & 205 Gibbs Loop, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single Family Residential Manufactured Housing District); TMS# 130-10-00-005 & 130-10-00-115, Total Acres – 0.79.

Mr. Davis presented the staff report and explained this has already gone to County Council. This rezoning is to correct another R-4 zoning. Mr. Davis stated that staff recommends approval.

Ms. Bryant-Williams, the applicant, was present to answer any questions.

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

B. **RR #792** Property Owner: D&A, LLC; Applicant: Jason Esposito (C/O CenterPark Homes); Location: Highway 27, Ridgeville; Request Zoning Change from AC

(Absence of Controls) to R-1 (Single Family Residential District); TMS# 098-00-00-280 & Portion of 098-00-00-094, Total Acres – 112.20.

Mr. Davis presented the staff report and explained that this location was already approved for development under the Absence of Controls District which previous utilized R-1 lot standards prior to the Absence of Controls District Ordinance amendment. The developer will be requesting approval for Phase 3 soon and request to continue developing utilizing the R-1 lot standards. Mr. Davis stated that staff recommends approval.

Chairman Carter asked about the commercial node at the corner of Highway 27 and Highway 78.

Jason Esposito, the developer, stepped to the podium to answer questions.

Mr. Symuleski asked about the Army Corp of Engineers and the wetlands.

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

C. **RR #793** Property Owner: Thomas W. Tucker (Revoc Trust) ET AL; Applicant: Joseph A. Tucker; Location: Highway 61, Ridgeville; Request Zoning Change from AC (Absence of Controls) to R-1 (Single Family Residential District); TMS# 150-00-00-028, Acres – 109 +/-.

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

Mr. Joseph Tucker, the applicant stepped to the podium to answer any questions.

Ms. Kunda asked about utilities. Mr. Davis pulled up the utilities in that area.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Timber Trace Phase 2** – Property Owner – Ryland Group Inc; Applicant – Lennar Coastal Carolina; Location – Mossy Rock Drive, Summerville; Zoning District – PD, Planned Development (Timber Trace); 51 lots; Acreage – 15.35 acres; TMS# 160-00-00-091 & Portion of 160-05-05-024.

Mr. Davis presented the staff report with a staff recommendation of a conditional approval. The conditions are on the applicant providing performance and maintenance bonds in the amount approved by the county, repair of identified issues with installed

stormwater infrastructure, providing revised tree mitigation/open space plans, and finalizing GIS comments.

Chris Donato, the applicant, stepped to the podium to answer any questions.

Mr. Touchberry asked Mr. Donato if there were any worries about meeting the conditions that staff listed. Mr. Donato stated no problem.

Mr. Symuleski made a motion to conditionally approved based on staff's comments. Mr. Groover seconded the motion. The vote was unanimous to conditionally approve (5-0).

2. **Cresswind Phase 5B** – Property Owner – KH Ponds, LLLP; Applicant – Thomas & Hutton; Location – Hundred Oaks Parkway, Summerville; Zoning District – PD, Planned Development; 104 lots; Acreage – 38.34 acres; TMS# 151-00-00-046.

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

David Williams, the applicant, stepped to the podium to answer any questions.

Chairman Carter asked when will the back exit be done. Mr. Williams replied a year to 18 months.

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

3. **Legend Oaks Phase 14** - Property Owner – RHH Land Investors LLC; Applicant –Anchor Consulting Engineers; Location –Off Beech Hill Road near Sweet Gum Dr, Summerville; Zoning District – R-2; 28 lots; Acreage – 9.41 acres; TMS# 160-10-00-001.

Mr. Davis presented the staff report with a staff recommendation of a conditional approval because the applicant asked if they could conduct reassessment of the approved tree removal mitigation plan. Site changes indicate that additional trees may be planted within the development rather than payment made to the bank. An updated mitigation plan will be submitted for staff approval prior to signing the final plat.

Ms. Kunda stated she walked the lots 17-20 and the pads seem to be higher than the existing homes behind them and asked about draining or causing flooding.

A motion was made by Ms. Kunda to conditional approve due to the tree mitigation and further study on lots 17-20. Mr. Touchberry seconded the motion and the vote was unanimous to conditionally approve (5-0).

B. Preliminary Plats

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

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

Mr. Symuleski asked if there was a traffic study. Mr. Davis stated yes, and it was approved with no turn lanes.

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

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

Mr. Davis presented the staff report stated the engineer is going through the new traffic study process and staff recommends conditional approval based on the study's results.

Jason Esposito stepped to the podium to answer any questions.

Mr. Symuleski asked about wells.

Mr. Touchberry made a motion to conditionally approve based on the traffic study. Mr. Symuleski seconded the motion. The vote was unanimous to conditionally approve (5-0).

C. Other Plats

5. STREET NAME REQUESTS

A. New Street Names

1. Carolina Bay

Buckland Trail	Huron Court
Etowah Drive	Menola Court

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

2. Butternut Townhomes

Gaura Lane

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

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B. Street Name Changes

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **Official Map Amendment #19-01:** Initiator – Dorchester County Council; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended as follows: TMS#s 144-00-00-036, 151-00-00-015, 152-01-01-015 from R-4, Multi-Family Residential District to CG, General Commercial District; 151-00-00-016 from R-4, Multi-Family Residential District to CV, Conservation District; 143-11-00-041 from R-4 Multi-Family Residential District to PI, Public Institutional District; 135-00-00-001, -006, -076 thru -079, -084, -126, -141, -167, -184, -281 thru -287, 135-15-00-031, -033, -034, 135-16-00-052, -079, -080, 144-00-00-013, -035, -054, -056, -083, 144-01-00-002, -003, -005, 152-00-00-145, -172, -235, 152-01-01-001, -007, -011 thru -014, -017, -018 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 143-00-00-012, -027 thru -029, -034, -038, -096, -104, -110, 143-02-00-003, -015, -031 thru -033, 143-04-00-010, -011, -015 thru -017, -022 thru -024, 143-06-00-001, -002, -008, -009, -011 thru -015, -021 thru -025, -031, -034 thru -036, -041, -043 thru -045, -047, -048, -050, -061, -063, -064, 143-07-00-006, -008 thru -013, -020, -022 thru -026, -028 thru -030, -033 thru -035, -038 thru -042, 143-08-03-001, -003 thru -005, 143-08-04-001 thru -003, -006 thru -009, -013, -014, -018, -024, -028, -030 thru -033, -036, -038, 143-08-05-001, -007 thru -012, -014, -016 thru -018, 143-10-00-001 thru -004, 143-11-00-001 thru -015, -018 thru -020, -022, -030, -031, -034 thru -037, -050 thru -055, -060, 143-15-00-012 thru -014, -017 thru -019, -022, -035, 143-16-00-001, -028, -029, -045, -046, -048, -051, 144-00-00-085 thru -087, -156, -162, 144-01-00-001, -016, 144-05-00-001 thru -005, -007 thru -014, -016, -017, -019 thru -035, -038 thru -040, -043, -045 thru -047, -049 thru -062, 144-06-06-002, 151-00-00-038, 151-04-00-041, -042, 152-01-01-008, -016 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 135-00-00-127, 143-00-00-050, -051, 143-06-01-031, 143-06-02-015, 143-08-03-002, 152-01-01-003 thru -005, -023 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 143-00-00-041, -042, -049, -052, -116, -121, -122, -131, -132, 143-02-00-013, -014, -019, -026, 143-04-00-008, -009, -025, 143-08-05-002 thru -006, -013, -015, 143-10-00-005, -006, -009 thru -012, 144-01-00-015, -023, -024 from R-4, Multi-Family Residential District to R-1MA, Single-Family Residential Manufactured Housing District; 135-00-00-007 thru -009, -080, -081, -120, -121, -160, 135-16-00-030 thru -032, -040, -046 thru -050, -054, -055, -057, -059, -061 thru -063, -068, -069, -072, -084 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 135-16-00-019, -021, -060, 136-13-00-003, -016, 144-01-00-014, -017, -018 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential

Manufactured Housing District; 135-16-00-007 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 143-15-00-020, -023, -024, -027 thru -029, -031 thru -034, 143-16-00-044, -052 from Multi-Family Residential District to SR, Suburban Residential District; 143-00-00-001 thru -003, -005 thru -011, -013 thru -015, -017 thru -021, -023 thru -026, -030 thru -033, -035, -036, -044, -046 thru -048, -053, -055, -058, -059, -061 thru -063, -065, -066, -069, -071 thru -076, -078 thru -081, -083, -084, -086 thru -088, -093 thru -095, -106, -109, -113, -118, -120, 143-06-00-005 thru -007, -010, -016 thru -019, -028 thru -030, -032, -037 thru -039, -042, -046, -049, -051, -052, -062, 143-08-04-005, -010, -012, -017, -020 thru -023, -025, -026, -034, 143-11-00-021, -032, -038, -040, -045, -046, -057 thru -059, -062, -063, 143-12-00-001, -002, -004, -006 thru -011, -013 thru -016, 143-15-00-015, -016, -021, -025, -026, 144-00-00-002, 144-13-00-001, -002, 151-00-00-001 thru -009, -012, -027, -040, -041, -053, -058 thru -061, -066, -071, -073, -074, -077 thru -079, -081, -100, -104, -105, 151-04-00-036, -037, -039, -040, and -049 from R-4, Multi-Family Residential District to TRM, Transitional Residential District.

Mr. Davis presented the staff report and explained that this action is to bring areas of the county into compliance with the recently adopted 2018 Comprehensive Plan. Mr. Davis stated that during the comprehensive planning process Dorchester County citizens stated their top three concerns in the County were traffic, flooding and quality of life. Mr. Davis stated that for these reasons, the recommendations from the 2018 Comprehensive Plan, and available infrastructure serving the area, staff recommends approval.

Mr. Wendel Smith, 751 Orangeburg Rd, stepped to the podium and stated he was against the rezoning of his property. Mr. Smith stated that rezoning would restrict use of this property and it would be unfair to the owners and community.

Ms. Pamela Shoop-Smith, 731 Orangeburg Rd/751 Orangeburg Rd, stated we are opposed to rezoning and putting restrictions on our property. Our family has had this property for 87 years and has farmed it and lived on that land. I feel like this area should stay in the same zoning as it is.

Ms. Jackie Shoop Cannady, 731/751 Orangeburg Rd, stated it came as a surprise and now feel like the change in zoning is unfair for the Community and our family. Ms. Cannady stated that the rezoning would limit the ability of our use of land and our pursuit of happiness.

Chip Hilton, 129 Schultz Lake Rd, explained he applauds the County for being pro-active and sees a need to get ahead of development. Mr. Hilton stated he wants a guarantee in writing that they could have their properties zoned back to R-4.

Ms. Gayle Hughes, 274 Embassy Drive, stepped to the podium and thanked the Commission for the chance to speak. Ms. Hughes stated her issue was focusing on the occupied properties and not the unoccupied properties. Ms. Hughes stated that they have

no intention of selling or letting multi-family on the property. Leave the longtime property owners alone in this process.

Nancy Cummings, 123 Reed Street, stated her concerns of putting in multi-family housing in the area. Ms. Cummings explained no multi-family housing at all.

Tommy Priester, 130 Sand Dollar Lane, stated he wanted on the record he was opposed to the rezoning. Changing the zoning devalues their property.

George Charpie, owner of several properties, stated he is opposed to the rezoning because it will take away from the value of my property.

Mr. Huff, 1751 Central Avenue, stated to pass this new rezoning takes from the value of the land and changes what you can do with it.

Stan Henderson, Chance Lane representing Ms. Shoop, stated that down zoning will decrease the value and lessen the property taxes.

Dr. Wimberly, Orangeburg Road, stated he was surprised to get the letter of rezoning. Mr. Wimberly explained there are areas that have different problems. If my property is rezoned it would stop building a business and no one would be interested in a single-family home, there.

Ray Mickens, 113 Janelle Road, stated he was opposed to new zoning because it would change the value of the property.

Victoria Singleton, 229 Orangburg Road, why are they rezoning our area and why we can't build a house and contractors can build 6 houses on 1 acre. Only service stations being built and no stores.

W.A Charpin, Jr stepped to the podium and asked about clarification on Hwy 61 and the just had a clear cut across from Canaan United Methodist Church. We just had a flood in our church and want to know if the property is located across the street from Canaan Methodist Church.

Mr. Allen Mazell, 126 Schultz Lake, stated he was opposed to the rezoning and would like something from the County in writing that the property can go back to the original zoning when infrastructure is in.

Jennifer Liske, Central Avenue & Water Tower, stated she is not for this and the property is for sale and scheduled to close in September. Ms. Liske stated no one said it was in the County's grand plan.

Mary Tumbleston, Old Tower, stated she owns 28.8 acres and does not intend to sell. I like to sit on my front porch to watch wildlife, please do not rezone. Let it be the developers problem to get it rezoned, also the roads can't handle it.

Ms. Charlotte Shepard, Embassy Drive/Chance Drive, stated she was opposed to rezoning, due to loss of value and has spoken to a County Council member. They stated that it would never go back.

Ron Boles, 357/365 Embassy Drive, stated this is family property and why can't the county upgrade their part. Mr. Boles explained he has paid for tap fees and the County hasn't provided County water and sewer yet. Mr. Boles asked if the County was going to refund that money.

Ms. Hutchinson, 2388 Hwy 17A South, stated she rejects the rezoning for her grandkids, explained the change would not allow mobile homes.

Wesley Howard, 1771 Central Avenue, stated this is a small neighborhood and is opposed to the rezoning.

Ms. Joyce White and Mary Green, 404 Dubois Road, property was left to kids and are opposed to rezoning.

Brian Raymond, 1960 Central Avenue, stated he was opposed and should be low density. There should be compensation offered and the ability to go back to the original zoning.

Ms. Wright, 2001 Central Avenue, has been in the family for generations and the roads would not exist if not for her grandfather giving up land. Ms. Wright stated she was opposed to rezoning.

Mr. Brett Raschen, 147 Old Tower Rd, stated he is opposed because of the property rights and value. He stated he knew it was R-4 and would be ok with R-1 but TRM is a stretch.

Susie Perry, 140 Gabriel Lane, stated she is opposed due to devalue.

John Odem, Monarch Drive, stated he would like to think his property could be developed by his grandkids.

David Maxwell, Cotton Hill Drive, stated his is an investment property and oppose the rezoning due to devaluing.

Mr. Touchberry asked that with this concept of rezoning could the County not guarantee that owners not wanted to rezone could be exempt.

Mr. Davis explained that the area is one development away from using what is left of the infrastructure that is available.

Chairman Carter asked why the County couldn't pull out those parcels from the group of parcels that are being rezoned. Chairman Carter stated lack of infrastructure is not their fault.

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Mr. Touchberry asked is the County financially prepared to compensate lost values or how the taxes will be effective?

Ms. Kunda stated this is such a large area and why not take it in smaller chunks. Ms. Kunda also explained that the maps provided in their packets were difficult to see.

Mr. Symuleski made a motion that the proposed changes are sent back to staff for further study and consideration for the property owners who have spoken here today. Mr. Symuleski also included that the staff get with the citizens who are here and answer any questions they may have had about the zoning process. Mr. Touchberry seconded the motion. The vote was unanimous to send back to staff (5-0).

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

A motion was made by Mr. Symuleski and seconded by Mr. Touchberry to adjourn the meeting at 6:00 pm

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

August 8, 2019
4:00 PM

1. **DETERMINE QUORUM**

The meeting was canceled due to no quorum.

Minutes
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
September 12, 2019
4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Ms. Kunda

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the September 12, 2019 Planning Commission Meetings.

3. **REZONING REQUESTS**

A. RR #794 Property Owner and Applicant: Floyd P. Haynes; Location 317, 319 & 321 Industrial Road, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 129-00-00-185, 129-00-00-184 and 129-00-00-163, Total Acres – 1.44 Acres

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

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**

1. **Gates at Orangeburg** – Property Owner – Jennifer Benford, Glen and Annette Carroll; Applicant – Hopper Communities/Nautilus Engineering – 1060 Orangeburg Road, Summerville; Zoning District – R-4, Multi-Family Residential

& R-3, Single-Family Attached; 127 lots; 20.71 acres; TMS# 136-00-00-130, -202, -224, -286.

Mr. Davis presented the staff report with a conditional approval. The conditions are approval of the encroachment permit from SCDOT. As a part of staff's recommendation, it includes support for a waiver/modification to allow for 4' sidewalk on both sides of the street with street trees.

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

Mr. Symuleski asked about feedback with the cul-de-sac.

Mr. Pratt asked if the pond is wet or dry.

Chairman Carter asked would there be a new pump station.

Mr. Symuleski made a motion to approve with the conditions stated by the planning department. Mr. Touchberry seconded the motion and the vote was unanimous (6-0) to conditionally approve.

C. Other Plats

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Gates at Orangeburg

Stars Hollow Way	Riverdale Drive
Twin Peaks Drive	

Mr. Davis present the three street names with staff's recommendation to approve.

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

B. Street Name Changes

6. **OLD BUSINESS**

A. **Official Map Amendment #19-01:** Initiator – Dorchester County Council; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended as follows: TMS#s 144-00-00-036, 151-00-00-015, 152-01-01-015 from R-4, Multi-Family Residential District to CG, General Commercial District; 151-00-00-016 from R-4, Multi-Family Residential District to CV, Conservation District; 143-11-00-041 from R-4 Multi-Family Residential District to PI, Public Institutional District; 135-00-00-001, -006, -076 thru -079, -084, -126, -

141, -167, -184, -281 thru -287, 135-15-00-031, -033, -034, 135-16-00-052, -079, -080, 144-00-00-013, -035, -054, -056, -083, 144-01-00-002, -003, -005, 152-00-00-145, -172, -235, 152-01-01-001, -007, -011 thru -014, -017, -018 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 143-00-00-012, -027 thru -029, -034, -038, -096, -104, -110, 143-02-00-003, -015, -031 thru -033, 143-04-00-010, -011, -015 thru -017, -022 thru -024, 143-06-00-001, -002, -008, -009, -011 thru -015, -021 thru -025, -031, -034 thru -036, -041, -043 thru -045, -047, -048, -050, -061, -063, -064, 143-07-00-006, -008 thru -013, -020, -022 thru -026, -028 thru -030, -033 thru -035, -038 thru -042, 143-08-03-001, -003 thru -005, 143-08-04-001 thru -003, -006 thru -009, -013, -014, -018, -024, -028, -030 thru -033, -036, -038, 143-08-05-001, -007 thru -012, -014, -016 thru -018, 143-10-00-001 thru -004, 143-11-00-001 thru -015, -018 thru -020, -022, -030, -031, -034 thru -037, -050 thru -055, -060, 143-15-00-012 thru -014, -017 thru -019, -022, -035, 143-16-00-001, -028, -029, -045, -046, -048, -051, 144-00-00-085 thru -087, -156, -162, 144-01-00-001, -016, 144-05-00-001 thru -005, -007 thru -014, -016, -017, -019 thru -035, -038 thru -040, -043, -045 thru -047, -049 thru -062, 144-06-06-002, 151-00-00-038, 151-04-00-041, -042, 152-01-01-008, -016 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 135-00-00-127, 143-00-00-050, -051, 143-06-01-031, 143-06-02-015, 143-08-03-002, 152-01-01-003 thru -005, -023 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 143-00-00-041, -042, -049, -052, -116, -121, -122, -131, -132, 143-02-00-013, -014, -019, -026, 143-04-00-008, -009, -025, 143-08-05-002 thru -006, -013, -015, 143-10-00-005, -006, -009 thru -012, 144-01-00-015, -023, -024 from R-4, Multi-Family Residential District to R-1MA, Single-Family Residential Manufactured Housing District; 135-00-00-007 thru -009, -080, -081, -120, -121, -160, 135-16-00-030 thru -032, -040, -046 thru -050, -054, -055, -057, -059, -061 thru -063, -068, -069, -072, -084 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 135-16-00-019, -021, -060, 136-13-00-003, -016, 144-01-00-014, -017, -018 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District; 135-16-00-007 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 143-15-00-020, -023, -024, -027 thru -029, -031 thru -034, 143-16-00-044, -052 from Multi-Family Residential District to SR, Suburban Residential District; 143-00-00-001 thru -003, -005 thru -011, -013 thru -015, -017 thru -021, -023 thru -026, -030 thru -033, -035, -036, -044, -046 thru -048, -053, -055, -058, -059, -061 thru -063, -065, -066, -069, -071 thru -076, -078 thru -081, -083, -084, -086 thru -088, -093 thru -095, -106, -109, -113, -118, -120, 143-06-00-005 thru -007, -010, -016 thru -019, -028 thru -030, -032, -037 thru -039, -042, -046, -049, -051, -052, -062, 143-08-04-005, -010, -012, -017, -020 thru -023, -025, -026, -034, 143-11-00-021, -032, -038, -040, -045, -046, -057 thru -059, -062, -063, 143-12-00-001, -002, -004, -006 thru -011, -013 thru -016, 143-15-00-015, -016, -021, -025, -026, 144-00-00-002, 144-13-00-001, -002, 151-00-00-001 thru -009, -012, -027, -040, -041, -053, -058 thru -061, -066, -071, -073, -074, -077

thru -079, -081, -100, -104, -105, 151-04-00-036, -037, -039, -040, and -049 from R-4, Multi-Family Residential District to TRM, Transitional Residential District.

Chairman Carter asked if this could go back to planning. The Commission would rather see small chunks of parcels. Chairman Carter stated it would be easier to understand.

Mr. Symuleski said they had a workshop with public works without understanding the infrastructure per parcel. Mr. Symuleski would like to see groups of four or six per group.

Mr. Touchberry stated that this is not best, it is risk-based. Mr. Touchberry agrees with his fellow Commissioners.

Mr. Pratt explained he had similar concerns because it will reduce the property value and there are some that are already working on development for some parcels.

Mr. Symuleski made a motion to send the rezoning back to Planning for additional workshops. Mr. Groover seconded the motion and the vote was unanimous (6-0) to send the rezoning back to the Planning Department.

7. **NEW BUSINESS**

A. **ZTA #19-03:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to add new Article V, Section 5.4.8 “Setbacks from Designated Corridors”, to require development to adhere to the future right-of-way boundaries for designated corridors.

Mr. Davis presented the amendment text to the Commission.

Mr. Symuleski asked if utilities easement been considered.

Ms. Vance, the Deputy Administrator stepped to the podium to explain that by state law We are allowed to establish right of way but not utilities easements. This is as long as County Council has adopted as a capital improvement project and a list of roadways are established.

Mr. Judy asked how this is not taking land from the property owners. What is the responsibility of the property owner.

Mr. Pratt suggested that give less setback in the rear of the property.

Ms. Vance explained that the County just want to make sure no one builds in this area. They will have to tear it down when the road is widened. Ms. Vance wants to help property owners at a staff level, though there is always the Board of Zoning Appeals.

Mr. Touchberry applauds the County’s efforts with this, it is a long time coming.

Mr. Touchberry made a motion to recommend approval with the County working

through the language about helping property owners. Mr. Symuleski seconded the motion and the vote was 5-1, with Mr. Judy opposed, to recommend approval.

- B. **ZTA #19-04:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to revise Article XI, Section 11.5.8 “Requirements Imposed Upon All Districts”, to modify the requirements for underground utility lines and trails within the buffers parallel to the roadway.

Mr. Davis presented the staff report stating this is just in Chapter XI, the Ashley River Historic Overlay District. Mr. Davis stated staff recommends approval.

Mr. Hunter Dawkins, the developer, and Mr. Buddy Watson, with Seamon Whiteside, stepped to the podium and explained that it will be 1000’ to 1600’ in length and averaging 15’ in depth.

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

- C. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Applicant & Owner: Robert Bruce, Jr.; 9613 Avenue of Oaks, Ladson; Zoning District – R-4, Multi-Family Residential District; 1 lot; 0.70 acre; TMS# 154-00-00-079.

Mr. Davis presented the staff report explaining that this modification was only for this plat and nothing else. Mr. Davis finished with a staff recommendation of approval.

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

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

Mr. Hilton, 129 Schultz Lake Rd, stepped to the podium and stated that the rezoning needs to go ahead forward and to stop wasting tax payer’s money. Mr. Hilton also asked about the dump that he was promised. Mr. Hilton asked if there was money available, Chairman Carter recommended he speak with his Councilman.

11. **ADJOURNMENT**

Mr. Groover made a motion to adjourn and Mr. Symuleski seconded the motion. The meeting was adjourned at 5:10.

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

October 10, 2019

4:00 PM

Pursuant to the Freedom of Information Act, a notice was posted on the bulletin board 24 hours before the meeting, and the following media outlets were notified: The Summerville Journal Scene, and WCBD Channel 2, WCIV Channel 4 and WCSC Channel 5

1. **DETERMINE QUORUM**

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

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

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

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

3. **REZONING REQUESTS**

A. **RR #795** Property Owner and Applicant: Christopher and Melissa Lane; Location 126 Argosy Drive, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M)(A) (Single-Family Residential Manufactured Housing District); TMS# 144-01-00-023, Total Acres – 1 Acre.

Mr. Davis presented to Commission with a staff recommendation to approve.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Crescent Cove Villas** – Property Owner – Tier 1 CRE LLC; Applicant – Stantec Consulting; Location - Orangeburg Road, Summerville; Zoning District – R-3, Single-Family Attached; 61 lots; 13.97 acres; TMS# 152-00-00-039.

Mr. Davis presented the staff report with a recommendation of a conditional approval, with conditions being approval of the encroachment permit from SCDOT, finalizing Public Works comments, finalizing tree mitigation/protection plans, and updating the landscaping plans and finalizing grading plans.

Adam Ferrara, the applicant, stepped to the podium to answer any questions the Commissioners may have.

Mr. Touchberry asked if Mr. Ferrara was okay with the conditions. Mr. Ferrara answered yes.

Chairman Carter asked who would be paying for the turn lanes? Mr. Ferrara responded with the Master Developer.

Emily with Stantec stepped to the podium to answer questions about drainage. She stated it would drain into the wetlands. Mr. Ferrara stated the conditional approval would trigger other permits.

Ms. Kunda stated this is a lot of items for a conditional approval, too many to actually vote to approve.

Mr. Pratt explained, why would we not help the developer get the project going if they could.

Mr. Judy asked about the difference between a conditional and preliminary.

A motion was made for a conditional approval by Mr. Symuleski based on the conditions in the staff report. Mr. Touchberry seconded the motion and the conditional approval motion was approved (6-1), with Ms. Kunda opposed.

C. Other Plats

5. **STREET NAME REQUESTS**

A. New Street Names

B. Street Name Changes

6. **OLD BUSINESS**

7. **NEW BUSINESS**

1. **Comprehensive Plan Amendment** – Resolution to Amend the Future Land Use Map with regard to areas identified for Employment/Mixed-Use

Mr. Davis presented the staff report and stated economic development also wanted to see the Interstate 95 and Highway 178 included in addition to the provided map.

Mr. Pratt stated a retro fit. Mr. Touchberry asked if the map would be theirs with no labels.

Chairman Carter stated opportunity for a joint county project for economic development along I-95 in this area.

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

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Mr. Davis stated that November 13, 9 am to 12 pm at EMS headquarters would be the workshop.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

A motion was made by Mr. Symuleski to adjourn and seconded by Mr. Groover. The meeting adjourned at 4:50 pm.

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

November 14, 2019

4:00 PM

1. **DETERMINE QUORUM**

Present: Chairman Carter
Mr. Touchberry
Mr. Pratt
Mr. Symuleski
Mr. Judy

Absent: Mr. Groover
Ms. Kunda

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the October 10, 2019 Planning Commission Meetings.

Mr. Touchberry made a motion to accept the minutes as written and Mr. Pratt seconded the motion. The vote was unanimous (5-0) to approve the minutes.

3. **REZONING REQUESTS**

A. **RR #796** Property Owner: 153 Prince Edward, LLC; Applicant: Anthony Conway; Location: 153 Prince Edward Drive, Summerville; Request Zoning Change from TRM (Transitional Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 128-11-02-001 and 128-11-02-002, Total Acres – 0.84 Acres.

Mr. Davis presented the staff report stating the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the sites characteristics, from this, staff recommends denial.

The applicant, Anthony Conway, stepped to the podium and explained why he was requesting the rezoning of the property. Mr. Conway stated his intent was because of insurance issues on the rental properties all on one lot.

Mr. Pratt made a motion to deny the rezoning request and to pay back the application fee if possible. Mr. Touchberry seconded the motion and the vote was unanimous (5-0) to recommend denial and payback the fee if possible.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Timber Trace Phase 3** – Property Owner – Ryland Group Inc; Applicant – Lennar Coastal Carolina; Location – Mossy Rock Drive, Summerville; Zoning District – PD, Planned Development (Timber Trace); 53 lots; 16.03 acres; TMS# 160-00-00-092.

Mr. Davis presented the staff report with a staff recommendation of a conditional approval, with the condition being the developer providing a timeline for construction of the cultural resource areas satisfactory to staff.

Mr. Chris Donato, the applicant, stepped to the podium to answer any questions.

Mr. Symuleski asked if the drainage would lead into the wetlands and would meet stormwater requirements.

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

C. **Other Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Summers Corner

Bee Hive	Meadowhawk
Blue Dasher	Nectar
Broad Tailed	Penstemon
Buff Bellied	Pondhawk
Calliope	Redtail Fox
Dancer	Salty Skimmer Trl
Emerald Green Way	Whisper
Flutter	

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

B. Street Name Changes

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **Ashley River Park** – Review of park plans for compatibility with the Adopted 2018 Comprehensive Plan.

Mr. Davis introduced Mr. Eric Davis, the County Parks and Recreation Director to the Commissioners. Mr. Eric Davis recapped the development on the parks and where everything is presently.

Mr. Symuleski made a motion to approve the compatibility with the 2018 Comprehensive Plan and Mr. Pratt seconded the motion. The vote was unanimous (5-0) to approve.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

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

December 12, 2019

4:00 PM

1. **DETERMINE QUORUM**

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

Absent: Ms. Kunda

Staff: Mr. Davis
Ms. Cook

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the November 14, 2019 Planning Commission Meeting.

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

3. **REZONING REQUESTS**

A. **RR #797** Property Owner and Applicant: Thomas Limehouse; Location: Major Drive, Pine Hill Acres, Summerville; Request Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-4 (Multi-Family Residential Housing District); TMS# 129-05-10-003, 004, 005, 006, 007, 008, 009; TMS# 129-05-09-007, 008, 009, 010, 011, 012, 013, 014; TMS# 129-09-06-009, 010, 011; Total Acres – 8.33

Mr. Davis presented the staff report with no recommendation from the planning department.

Mr. Limehouse, the applicant, stepped to the podium to explain the history of the property and plans for the property.

Chairman Carter asked why not R-3 zoning.

Mr. Judy asked about the width and depth of the lots.

Mr. Dean Morgan, 125 Dean Drive, stepped to the podium and stated the area does not need additional traffic. Pinehill acres is already a cut through for everyone living in Pine Forest. Mr. Morgan stated there are just too many people.

Mr. Chris Carol, 429 Renau Blvd, stated that if there are townhomes then people will be able to look right into his home. Mr. Carol also explained that tenants with Mr. Limehouse are usually not the best. Mr. Carol stated it is already R-1 why change it and the neighborhood is already a racetrack as it is.

Ms. Ethel Miles, 207 Dean Drive, stepped to the podium and stated she has been there 45 years and wants to retire in peace. Ms. Miles wanted to know would this cause taxes to go up and the crime rate. Ms. Miles finished with stating she is opposed to the rezoning.

Jan McMurray, 104 Stonewall Ct, Pine Forest Subdivision, stepped to the podium and stated the traffic time will be horrible, asked if they will have a water and sewer impact study. She also stated her concern for section 8 housing and was opposed to the development.

Chairman Carter reminded the public this was only a rezoning request and nothing else, so please try to stay on topic.

Mr. William Lester, 202 Castle Harbor Drive, stepped to the podium and stated they area needs better drainage. Mr. Lester also explained that with more people there is more crime.

Ms. Grace McGuire, 330 Prestwick Ct, Pine Forest subdivision stepped to the podium to state she is opposed to the rezoning, due to flooding in Pine Forest.

Ms. Susan Gerdes, 333 Prestwick Ct. Pine Forest subdivision, stated she was opposed, she does not want residents.

Ms. Sharon Meehan, 323 Prestwick Ct. Pine Forest, stated the area cannot handle high density housing and is opposed to the rezoning.

Mr. Symuleski stated there is no answer to his question about stormwater.

Mr. Touchberry made a motion to recommend approval to rezone the multiple lots. Mr. Pratt seconded the motion and the vote was (4-1) to recommend approval. Mr. Groover was opposed, and Mr. Symuleski abstained.

B. **RR#798** Property Owner and Applicant: Chilton Rogers, Location: W. 5th N. Street, Summerville; Request Zoning Change from AC (Absence of Controls) to R-2 (Single-Family Residential District); TMS# 110-00-00-020; Total Acres – 109.46

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

The applicant, Chilton Rogers, stepped to the podium to answer any questions.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Carlile Townes** – Property Owner - RHH Land Investors & Mallard Gateway Associates; Applicant - Civil Site Environmental; Location - 1284 Orangeburg Road, Summerville; Zoning District - R-4, Multi-Family Residential District; 102 lots; 13.98 acres; TMS# 128-00-00-134 & Portion of 128-00-00-195

Mr. Davis presented the staff report with a staff recommendation of conditional approval. The conditions are approval of the encroachment permit by SCDOT and finalizing minor outstanding public works and DHEC comments for stormwater approval.

The applicant, Jason Miller with CSE, stepped to the podium and was available to answer any questions the Commission may have and stated they would be putting a turn lane in.

A motion was made by Mr. Symuleski to approve based on the conditional approve by staff. Mr. Groover seconded the motion and the vote was unanimous (6-0) to conditionally approve.

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. St Catherines Court – For Carlile Townes Development

Mr. Davis presented the staff report of the street names.

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

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. 2020 Planning Commission Meeting Schedule

The Commission agreed on the schedule for 2020.

B. Appointment of Committee for 2020 Officer Elections

Chairman Carter appointed Mr. Pratt, Mr. Symuleski and Mr. Judy as the Committee for the 2020 Officers Elections.

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

Mr. Symuleski made a motion to adjourn and the meeting adjourned at 5:18.