

**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**KENNETH F. WAGGONER SERVICES CENTER**  
**WILLIE R. DAVIS COUNCIL CHAMBERS, ST. GEORGE**  
**December 9, 2021**  
**4:00 PM**

All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments can also be submitted for the public record ahead of the meeting by mailing the Planning Commission, at 500 North Main Street, Box 3, Summerville, SC 29483 or e-mail at [DCGPlanning@dorchestercountysc.gov](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the November 18, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 845:** Property Owner and Applicant: Roy L Knight; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R1 (Single-Family Residential District); TMS# 109-00-00-134; Total Acres – 9.50.

Property Owner: Christopher and Heather Knight; Applicant: Christopher Knight; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R1 (Single-Family Residential District); TMS#109-00-00-146; Total Acres – 1.00.

Property Owner and Applicant: Roy L Knight; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R1 (Single-Family Residential District); TMS#109-00-00-147; Total Acres – 5.50.

Property Owner and Applicant: Roy L Knight; Location: 372 Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R1 (Single-Family Residential District); TMS#109-00-00-056; Total Acres – 28.26

B. **RR# 849:** Property Owner: Storage One SE Storage, LLC; Applicant: Daniel Renckens; Location: 1201 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from CLI (Commercial Light-Industrial District) to CG (General Commercial District); TMS#136-07-03-006, -010; Total Acres -- 2.93.

- C. **RR# 850:** Property Owner: Center Park Homes; Applicant: Jason Esposito; Location: Highway 17A South, Summerville, SC, 29483; Request of a Zoning Change from R2 (Single-Family Residential District) to R4 (Multi-Family Residential District); TMS#151-11-00-019; Total Acres – 2.44.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plans**

- 1. **Ponds Phase 9** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Blvd.; Zoning District – PD (Ponds Planned Development); 209 lots; Acreage – 114; TMS# 151-00-00-046

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Carolina Bay, Ph 3**

Kotori Street	Moki Circle	Sourwood Trail
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2. **Summers Corner**

Dry Dock Street	Duck Hawk Drive	Ender Sol Street
Jarvis Street	Lefton Landing	Mohawk River
Moscato Lane	Oast Lane	Old Grand Street
Paddle Boat Way	Pen Shell Street	Pendergast Drive
Post Mill Drive	Rail Rust Way	Salt Yard Landing
Slipper Shell Street	Swaying Palm Drive	Threaded Fern Street
Vinti Court	Whilly Oak Court	Wonder Sol Way

3. **The Ponds**

Clearwater	Rosewood	Verdant
Old Hickory	Stargazer	Waters Edge

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. **RR #844:** Property Owner: Celestine Singleton; Applicant: Courtney James; Location: Deer Run Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to R-2 (Single-Family Residential District); TMS#129-00-00-053; Total Acres – 1.27.

- B. **RR #846:** Property Owner and Applicant: Jacqueline A. Durr; Location: 218 Clubhouse Circle, St George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to R-1A (Single-Family Residential District); TMS#059-00-00-007; Total Acres – 92.16.

7. **NEW BUSINESS**

- A. **Comprehensive Plan Amendment** – Resolution to Amend the Future Land Use Map with regard to TMS# 118-00-00-067 designated for Low Density Rural and Traditional Neighborhood.

B. Appointment of Committee for 2022 Officer Elections.

C. Discussion of 2022 Planning Commission Meeting Schedule.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**  
**November 18, 2021**  
**4:00 PM**

All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments can also be submitted for the public record ahead of the meeting by mailing the Planning Commission, at 500 North Main Street, Box 3, Summerville, SC 29483 or e-mail at [DCGPlanning@dorchestercountysc.gov](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the October 14, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #842:** Property Owner and Applicant: Ronald Gray Jr.; Location: 119 Twin Lake Dr. Summerville, SC 29483; Request of a Zoning Change from R-1MA (Single-Family Residential Manufactured Housing) to R-1M (Single-Family Residential Manufactured Housing); TMS#143-02-00-017; Total Acres 0.77.

B. **RR #843:** Property Owner and Applicant: Patrick Zimmerman; Location: Monach Road, St George SC, 29477; Request of a Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS#007-00-00-084; Total Acres – 1.62.

Property Owner and Applicant: James & Addie Smith; Location: 177 Monach Rd, St George, SC 29477; Request of a Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS#007-00-00-085; Total Acres – 1.20.

Property Owner and Applicant: Paul Zimmerman Jr.; Location: Monach Road, St George, SC 29477; Request of a Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS#007-00-00-229; Total Acres – 3.04.

Property Owner and Applicant: Patrick Zimmerman; Location: 9622 Charleston Highway, St George, SC 29477; Request of a Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS#013-00-00-020; Total Acres – 1.20.

Property Owner and Applicant: Christopher & Patrice Anderson; Location: Monach Road, St George, SC 29477; Request of a Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS#007-00-00-254 Total Acres – 1.62.

- C. **RR #844:** Property Owner: Celestine Singleton; Applicant: Courtney James; Location: Deer Run Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to R-2 (Single-Family Residential District); TMS#129-00-00-053; Total Acres – 1.27.
- D. **RR #846:** Property Owner and Applicant: Jacqueline A. Durr; Location: 218 Clubhouse Circle, St George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to R-1A (Single-Family Residential District); TMS#059-00-00-007; Total Acres – 92.16.
- E. **RR #847:** Property Owner: TRB Mellichamp, LLC; Applicant: G. Reid Banks; Location: Mellichamp Road, Summerville, SC 29483; Request of a Zoning Change from CLI (Commercial/Light-Industrial District) to I (Industrial District); Portion of TMS#129-00-00-043; Total Acres – 1.52.
- F. **RR #848:** Property Owner: First National Bank Of South Carolina; Applicant: Dorchester County Community Outreach; Location: 510 Miles Jamison Road, Summerville, SC 29485; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to CN (Neighborhood Commercial District); TMS#145-07-10-009 & 145-07-10-010; Total Acres – 2.0

#### 4. **SUBDIVISION APPLICATIONS AND REQUESTS**

##### A. **Final Plats**

- 1. **The Ponds Phase 6** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Blvd.; Zoning District – PD (Ponds Planned Development); 171 lots; Acreage – 39.54; TMS# Portion of 151-00-00-046

##### B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

Bad Wolf Lane
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B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. Ridgeville/Givhans Area Growth Management Plan

B. **ZTA 21-09:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XI, Section 11.5.2 "Area of Overlay Zone", Section 11.5.3 "District 1", Section 11.5.8(c) "Road Connectivity", and Section 11.5.8(k) "Road Frontage Buffer" and Invoking the Pending Ordinance Doctrine (The purpose of this amendment is to provide additional clarification regarding the required road frontage buffer along SC Highway 61)

C. **ZTA 21-10:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, with respect to Article VI, Use Group 15(c) Business, Professional Services – Institutional and to Article XXV, Definitions (the purpose of this amendment is to add additional use classifications and add definitions for said uses)

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**  
**October 14, 2021**  
**4:00 PM**

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PLEASE BE REMINDED THAT THERE IS A MANDATORY MASK REQUIREMENT IN PLACE FOR ANYONE ENTERING A DORCHESTER COUNTY FACILITY. ALL DORCHESTER COUNTY COUNCIL BOARDS AND COMMISSIONS MEETINGS ARE STREAMED LIVE ON THE DORCHESTER COUNTY PUBLIC MEETINGS YOUTUBE PAGE.

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the September 9, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #841:** Property Owner: Horsepen Branch, LLC; Applicant: Gaye & George Muckenfuss; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS#108-00-00-026; Total Acres – 75.10.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Cresswind Phase 6B** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Blvd.; Zoning District – PD (Ponds Planned Development); 31 lots; Acreage – 7.19; TMS# 151-00-00-046

5. **STREET NAME REQUESTS**

A. **New Street Names**

Hawthorne at Summerville Apartments

Palm Passage Loop

**B. Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **ZTA 21-07:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, with respect to Article VIII, Section 8.2.7(a) "Residential, Single Family Detached" to Include Manufactured Homes and to Article VIII, Section 8.2.7(d) "Residential, Manufactured Housing" to Rename the Section Title as "Residential, Manufactured Housing Communities" and to Add a New Subsection (d)(4) Establishing the Five Acre Minimum Lot Size for a Manufactured Housing Community (The purpose of this amendment is to clarify that the development standards for residential, single-family detached includes lots for a single manufactured home and clarify that the standards for residential, manufactured housing applies to manufactured housing communities)

B. **ZTA 21-08:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, with respect to Article XVIII, Section 18.2.3(d) "Final Plat", Section 18.3 "Appeals", to Article XIX, Section 19.3 "Final Plat", to Article XXIII, Section 23.2 "Application", and to Article XXIV, Section 24.1 "Maintenance" (the purpose of this amendment is to revise the Final Plat and bonding process)

C. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Mark Allen Horne Jr; Applicant: RLA Associates, PA; Location: Clark Ln, Dorchester; Zoning District: AR (Agricultural Residential); 4 lots; TMS# 064-00-00-134

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**



**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**  
**September 9, 2021**  
**4:00 PM**

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the August 12, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #839:** Property Owner and Applicant: Skeet Ventures, LLC; Location: 105 & 109 Sportsman Way, Summerville, SC, 29483; Request of a Zoning Change from CLI (Commercial Light-Industrial District) to I (Industrial District); TMS #122-00-00-150 and -151; Total Acres – 8.49.

B. **RR #840:** Property Owner and Applicant: Joseph & Betty Pendarvis; Location: 1110 Central Avenue, Summerville, SC, 29483; Request of a Zoning Change from CN (Neighborhood Commercial District) to R-2 (Single-Family Residential District); TMS #136-12-01-016; Total Acres – 0.41.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plans**

5. **STREET NAME REQUESTS**

A. **New Street Names**

**B. Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **ZTA 21-06:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XII, Section 12.4 “Tree and Canopy Protection Standards” to provide flexibility for Grand Tree removal within Industrial Districts.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**KENNETH F. WAGGONER SERVICES CENTER**  
**WILLIE R. DAVIS COUNCIL CHAMBERS, ST. GEORGE**  
**August 12, 2021**  
**4:00 PM**

All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments can also be submitted for the public record ahead of the meeting by mailing the Planning Commission, at 500 North Main Street, Box 3, Summerville, SC 29483 or e-mail at [DCGPlanning@dorchestercountysc.gov](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 8, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #838:** Property Owner: R Wayne Welch (Life Estate); Applicant: Lee Ann Welch; Location: Givhans Road, Ridgeville, SC, 29472; Request of a Zoning Change from AC (Absence of Controls District) to R-1 (Single-Family Residential District); TMS#109-00-00-055; Total Acres – 42.20.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plans**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

A. **RR# 835:** Property Owner: Joe Branton Sr.; Applicant: Joe Branton Sr.; Location: South Railroad Avenue, Ridgeville, SC, 29472; Request of a Zoning Change from AC (Absence of Controls District) to I (Industrial District); TMS#109-00-00-002; Total Acres – 125.93.

Property Owner: Ashley River Lumber Company/Joe Branton Sr.; Applicant: Joe Branton Sr.; Location: 449 Campbell Thickett Road, Ridgeville, SC, 29472; Request of a Zoning Change from AC (Absence of Controls District) to I (Industrial District); TMS#109-00-00-003; Total Acres – 27.91.

Property Owner: Joe Branton Sr.; Applicant: Joe Branton Sr.; Location: Campbell Thickett Road, Ridgeville, SC, 29472; Request of a Zoning Change from AC (Absence of Controls District) to I (Industrial District); TMS#109-00-00-141; Total Acres – 22.38.

B. **RR# 836:** Property Owner: Glennan C Reeves; Applicant: DDC Management, LLC; Location: Highway 15 North, St George, SC, 29477; Request of a Zoning Change from AC (Absence of Controls District) to R-1 (Single-Family Residential District); TMS#045-00-00-046; Total Acres – 116.65.

7. **NEW BUSINESS**

A. **ZTA 21-03:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XVIII, to Amend Sections 18.5 through 18.8 and to add New Section 18.9 to establish the criteria for Impact Analysis.

B. **ZTA 21-04:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Use Group 18 “Business, Beverage and/or Quick Stop Services”; Article IX, Section 9.2.3 “Conditional Uses”, and Article X, Section 10.4.21 “Convenience Retail and Professional Service Businesses in Conservation Districts” to allow additional conditional uses in District 5 of the Ashley River Historic Overlay District.

C. **ZTA 21-05:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Use Group 17 “Business, General Services”; to remove car washes as a permitted use in Use Group 17(a) and add car washes as a permitted use in Use Group 17(c).

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**KENNETH F. WAGGONER SERVICES CENTER**  
**WILLIE R. DAVIS COUNCIL CHAMBERS, ST. GEORGE**  
**July 8, 2021**  
**4:00 PM**

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 10, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 835:** Property Owner: Joe Branton Sr.; Applicant: Joe Branton Sr.; Location: South Railroad Avenue, Ridgeville, SC, 29472; Request of a Zoning Change from AC (Absence of Controls District) to I (Industrial District); TMS#109-00-00-002; Total Acres – 125.93.

Property Owner: Ashley River Lumber Company/Joe Branton Sr.; Applicant: Joe Branton Sr.; Location: 449 Campbell Thickett Road, Ridgeville, SC, 29472; Request of a Zoning Change from AC (Absence of Controls District) to I (Industrial District); TMS#109-00-00-003; Total Acres – 27.91.

Property Owner: Joe Branton Sr.; Applicant: Joe Branton Sr.; Location: Campbell Thickett Road, Ridgeville, SC, 29472; Request of a Zoning Change from AC (Absence of Controls District) to I (Industrial District); TMS#109-00-00-141; Total Acres – 22.38.

B. **RR# 836:** Property Owner: Glennan C Reeves; Applicant: DDC Management, LLC; Location: Highway 15 North, St George, SC, 29477; Request of a Zoning Change from AC (Absence of Controls District) to R-1 (Single-Family Residential District); TMS#045-00-00-046; Total Acres – 116.65.

C. **RR# 837:** Property Owner: CT3 Holdings, LLC; Applicant: Earthsource Engineering-Eric Ladson; Location: Highway 78, Ridgeville, SC, 29472; Request of a Zoning

Change from AC (Absence of Controls District) to CG (General Commercial District); TMS#098-00-00-114; Total Acres – 0.92.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Timber Trace Phase 3 (Last 3 Lots)** – Property Owner – Ryland Group Inc; Applicant – GPA-Johnathan Burns; Location – Mossy Rock Drive, Summerville; Zoning District – PD, Planned Development (Timber Trace); 3 lots; Acreage – 0.662; TMS# 160-00-00-092
2. **Timothy Lakes Phase 2** – Property Owner & Applicant – D&E Development of the Lowcountry, LLC; Location – Westfield Drive, Ridgeville; Zoning District – R-1 Single-Family Residential; 57 lots; Acreage – 29.626; TMS# Portion of 098-00-00-280

B. **Preliminary Plans**

5. **STREET NAME REQUESTS**

A. **New Street Names**

Summers Corner

Nola Run	Pearl Leaf Ln	Toadfish Run
Oak Yard Ln	Pochet Island Dr	Tulip Shell St
Olive Shell St	Razor Clam Way	Tuscan Sun St
Oyster Drill Dr	Sagegrass (not LN)	Whelks Way
Papillion St	Scotch Bonnet Way	White Egret Run
Parkers Platoon Run	Sea Oats St	Wild Roam Run
Patagonia St	Seatrout St	
Peach Canyon Dr	Spotview Run	

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA 21-02:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article XX, Section 20.4.1 "General Street Design Standards" to Create New Subsection (i) to establish traffic calming requirements in new developments.

**B. East Edisto – Homecoming Corner 3 (Community Plan 1) – Property Owner – East Edisto Holdings, LLC; Applicant – Seamon and Whiteside; Zoning District - EEMPOAF, G-1 Sector -Historic District 4; Total Acreage – 120.3; TMS# 186-00-00-015.**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

June 10, 2021  
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 13, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #832:** Property Owner: Marcie and Marcel Toulouse (JTROS); Applicant: Courtney James; Location: 139 Cinnamon Road, Summerville, SC 29483; Request of a Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); TMS#121-16-04-020; Total Acres – .69.

B. **RR #834:** Property Owner: Iron Horse, LLC; Applicant: Bryan Kizer; Location: Yerby Road, Summerville, SC 29483; Request of a Zoning Change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); TMS#127-00-00-099; Total Acres – 130.20.

Property Owner: DV Timber, LLC; Applicant: Bryan Kizer; Location: Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); TMS#Portion of 127-00-00-074; Total Acres – 212.6.

Property Owner: AGG, LLC; Applicant: Bryan Kizer; Location: Yerby Road, Summerville, SC 29483; Request of a Zoning Change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); TMS#128-00-00-088; Total Acres – 31.05.

Property Owner: Anna Seago (Trustee) & George Seago III; Applicant: Bryan Kizer; Location: Yerby Road, Summerville, SC 29483; Request of a Zoning Change



from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); TMS#128-00-00-086 Total Acres – 100.12.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **The Ponds Phase 7** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Blvd.; Zoning District – PD (Ponds Planned Development); 212 lots; Acreage – 65.5; TMS# 151-00-00-046

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **Swan Drive River Access** – Review of park plans for compatibility with the Adopted 2018 Comprehensive Plan.

B. **DHL Commerce Park one (1) year vested right extension request for approved Building C Site Plans.**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

May 13, 2021  
4:00 PM

NOTICE: Out of an abundance of caution related to COVID-19, public attendance at Dorchester County Planning Commission meetings will be limited. All meetings will be streamed live on the Dorchester County Public Meetings YouTube page.

Applicants and interested members of the public, including owners of adjacent properties, who would like to address the Commission with public comments regarding an agenda item in lieu of attending the meeting in person must complete the online request to address form before 12:00 PM on, April 8, 2021 in order to be officially recognized by the Chair and to be heard.

Instructions can be found at the following webpage: [DorchesterCountySC.gov/planningmeeting](https://DorchesterCountySC.gov/planningmeeting)

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the April 8, 2021 Planning Commission Meeting

3. **PRESENTATION FROM DORCHESTER COUNTY WATER AND SEWER DIRECTOR**

4. **REZONING REQUESTS**

A. **RR #825:** Property Owner: Rodney Patrick Applicant: Rodney Patrick; Location: 1742 Central Avenue; Request Zoning Change from R-2 (Single Family Residential) to CN (Neighborhood Commercial); TMS#135-16-00-043; Total Acres – 1.10

B. **RR #826:** Property Owner: James and Dustin Wiggins; Applicant: Gregg Wiggins; Location: 1736 Central Avenue; Request Zoning Change from R-2 (Single Family Residential) to CN (Neighborhood Commercial); TMS#135-16-00-042; Total Acres – 7.82

C. **RR #827:** Property Owner: Phrona Lybrand; Applicant: Adrian Williams; Location: Duncan Chapel Road; Request Zoning Change from AC (Absence of Control) to CG (General Commercial); TMS#008-00-00-070; Total Acres – 65.6

- D. **RR #828:** Property Owner: Lowcountry Baptist Church Inc.; Applicant: Kelly Lewin; Location: 530 Beech Hill Road; Request Zoning Change from OI (Office and Institutional) to CLI-2 (Commercial Light Industrial); TMS#160-00-00-061; Total Acres – 9.12
- E. **RR #829:** Property Owner: Gray M. Lewis; Applicant: D&E Development of the Lowcountry, LLC; Location: Ridgeville Road; Request Zoning Change from AC (Absence of Control) to CG (General Commercial); TMS#098-00-00-094 and 098-00-00-297; Total Acres – 20.18
- F. **RR #830:** Property Owner: Glennan Reeves; Applicant: DDC Management LLC; Location: Highway 15 North; Request Zoning Change from AC (Absence of Control) to R-1 (Single Family Residential); TMS#045-00-00-046; Total Acres – 116.65
- G. **RR #831:** Property Owner: Thomas B. and Rachel B. Page; Applicant: Thomas and Rachel Page; Location: Columns Road; Request Zoning Change from CG (General Commercial) to R-1 (Single Family Residential); TMS#135-00-00-227; Total Acres – 0.75

5. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

- 1. **Mallard Crossing Ph 5** – Property Owner - Forestar Real Estate Inc.; Applicant – Anna Lewis with Forestar Real Estate Inc.; Location – Orangeburg Road; Zoning District – R-2 (Single Family Residential); 57 lots; Acreage – 13.20; TMS# 128-00-00-225

B. **Preliminary Plats**

6. **STREET NAME REQUESTS**

A. **New Street Names**

Summers Corner

Acoustic Ln	Cane Creek Way	Fitzgerald Ct	Hudson Yard St
Annes Revenge Run	Captain View Ct	Gallant View St	Jackrabbit Dr
Ark Shell Dr	Challenger Run	Ghost Crab Ct	Kane Blue Run
Battle Boat Blvd	Coastal Creek Ct	Glorious Way	Lizard Fish Ln
Beaded Prince Blvd	Cooper Point St	Golden Allagash Way	Locals St
Bellwether Ln	Copper Top Ave	Grace Field Ave	Longhorn Ln
Black Skimmer St	Darling St	Green Isla St	Maydock Dr
Bolton Beard Ct	Elk River Run	Hooked Jaw St	Moonshell St

**B. Street Name Changes**

7. **OLD BUSINESS**

8. **NEW BUSINESS**

A. **ZTA 21-01:** 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”, Article IX, to add new Section 9.3, to Article X, Section 10.4.2 “Accessory Structures”, to add new Section 10.24 “Cottage Industries”, to Article XVII, to add new Section 17.8 “Impact Analysis”, and to Article XX, Section 20.1.1 “General Lot Design”, to amend the Absence of Controls District with regard to uses and development standards.

B. **East Edisto – Summers Corner Community Plan 3 (Units 4 and 5 including a Utility Special District SD-4 and Recreation Special District SD-2)** – Property Owner - Lennar Carolinas LLC; Applicant – Thomas & Hutton; Zoning District - EEMPOAF, G-2 Sector; Total Acreage - 443.42; Parent TMS# 158-00-00-014.

C. **Modification of Land Development Standards:** Modification from Section 20.1.1(e) regarding excessive lot depth in relation to lot width for the subdivision Tracts 1, 2, 3, 4; and Modification from Section 20.1.2(c) regarding the area leading from the street to the bulk area of the lot (the flagpole) exceeding 200’ in length for the subdivision of Tract 7; Location – Powder Horn Rd, Dorchester; TMS# 084-00-00-002.

D. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: ZOZOBRA, LLC; Applicant: Luke Correale; Location: W. Butternut Rd, Summerville; Zoning District: R-1 (Single-Family Residential District); 3 lots; TMS# 135-00-00-219.

9. **REPORT OF CHAIRMAN**

10. **REPORT OF PLANNING DIRECTOR**

11. **PUBLIC COMMENT**

12. **ADJOURNMENT**

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

April 8, 2021  
4:00 PM

NOTICE: Out of an abundance of caution related to COVID-19, public attendance at Dorchester County Planning Commission meetings will be limited. All meetings will be streamed live on the Dorchester County Public Meetings YouTube page.

Applicants and interested members of the public, including owners of adjacent properties, who would like to address the Commission with public comments regarding an agenda item in lieu of attending the meeting in person must complete the online request to address form before 12:00 PM on, April 8, 2021 in order to be officially recognized by the Chair and to be heard.

Instructions can be found at the following webpage: [DorchesterCountySC.gov/planningmeeting](https://DorchesterCountySC.gov/planningmeeting)

Comments can also be submitted for the public record ahead of the meeting by mailing the Planning Commission, at 500 North Main Street, Box 3, Summerville, SC 29483 or e-mail at [DCGPlanning@dorchestercountysc.gov](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

**A. Final Plats**

1. **Carlile Townes** – Property Owner – Rivermoor Investments LLC; Applicant – Civil Site Environmental; Location – Orangeburg Road; Zoning District – R-4 (Multi-Family Residential District); 99 lots; Acreage – 13.86; TMS# 128-00-00-134 and a portion of 128-00-00-195

**B. Preliminary Plats**

5. **STREET NAME REQUESTS**

**A. New Street Names**

**B. Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. Discussion of the AC, Absence of Controls District zoning text amendments

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

March 11, 2021  
4:00 PM

NOTICE: Out of an abundance of caution related to COVID-19, public attendance at Dorchester County Planning Commission meetings will be limited. All meetings will be streamed live on the Dorchester County Public Meetings YouTube page.

Applicants and interested members of the public, including owners of adjacent properties, who would like to address the Commission with public comments regarding an agenda item in lieu of attending the meeting in person must complete the online request to address form before 12:00 PM on, March 11, 2021 in order to be officially recognized by the Chair and to be heard.

Instructions can be found at the following webpage: [DorchesterCountySC.gov/planningmeeting](https://www.dorchestercountysc.gov/planningmeeting)

Comments can also be submitted for the public record ahead of the meeting by mailing the Planning Commission, at 500 North Main Street, Box 3, Summerville, SC 29483 or e-mail at [planning@dorchestercountysc.gov](mailto:planning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 11, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #824:** Property Owner: Aaron Whitney; Applicant: Aaron Whitney; Location: Jordan Simmons Drive; Request Zoning Change from R-1M (Single Family Residential) to R-4 (Multi-Family Residential District); TMS#129-00-00-066; Total Acres – 1.01

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Tucker Tract Cluster Subdivision**– Property Owner – Devoro Homes; Applicant – Civil Site Environmental; Location – Highway 61; Zoning District – R-1 (Single-Family Residential); 156 lots; Acreage – 97.24 acres; TMS# 150-00-00-229

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

A. **RR #822:** Property Owner: McLendon Family LP #1; Applicant: James H McLendon and Bob White Ridge, LLC; Location: Indigo Drive Ridgeville, SC; Request Zoning Change from AC (Absence of Controls District) to R-1 (Single-Family Residential District); TMS#118-00-00-067; Total Acres – 445.5

7. **NEW BUSINESS**

A. **Pump Station 2A - East Edisto Utility Special District Plan (SD-4);** Property Owner: Lennar Carolinas LLC; Applicant: Thomas & Hutton; Location: Clay Filed Trail (East); Zoning District – EEFDMP (East Edisto Form District Master Plan); 1 lot; 0.48 acres; Portion of TMS# 168-00-00-008

B. **Pump Station 5A - East Edisto Utility Special District Plan (SD-4);** Property Owner: Lennar Carolinas LLC; Applicant: Thomas & Hutton; Location: Clay Filed Trail (East); Zoning District – EEFDMP (East Edisto Form District Master Plan); 1 lot; 0.48 acres; Portion of TMS# 168-00-00-008

C. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Allen & E Gwen Croft (JTROS); Applicant: Ashley Land Surveying, Inc.; Location: Clark Ln, Dorchester; Zoning District: AC (Absence of Controls); 2 lots (Tract B and Residual); TMS# 064-00-00-137

D. Discussion of Cottage Industry uses within the AC, Absence of Controls District

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**



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

February 11, 2021  
4:00 PM

Advisory Notice: Dorchester County has seen a continued, Countywide, increase in reported COVID-19 cases. To help stop the spread, the Planning Commission will begin meeting virtually on Thursday, February 11, 2021 until further notice. All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Interested members of the public, including owners of adjacent properties, who would like to address the Commission by public comments regarding an agenda item during the meeting should complete the online request to address form before 12:00 PM on Thursday, February 11, 2021. Instruction can be found at the following webpage: [www.DorchesterCountySC.gov/planningmeeting.com](http://www.DorchesterCountySC.gov/planningmeeting.com) Comments can be submitted ahead of the meeting by mailing the Director of Planning and Zoning, Ms. Kiera Reinertsen at 500 North Main Street, Box 3, Summerville, SC 29483 or e-mail at [kreinertsen@dorchestercountysc.gov](mailto:kreinertsen@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 14, 2021 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #822:** Property Owner: McLendon Family LP #1; Applicant: James H McLendon and Bob White Ridge, LLC; Location: Indigo Drive Ridgeville, SC; Request Zoning Change from AC (Absence of Controls District) to R-1 (Single-Family Residential District); TMS#118-00-00-067; Total Acres – 445.5

B. **RR #823:** Property Owner and Applicant: Jeffrey C & Jeanine A Gourdine; Location: W. Butternut Road, Summerville; Request Zoning Change from R-1 (Single-Family Residential) to R-4 (Multi-Family Residential District); TMS# 136-00-00-005; Total Acres – 5.77

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

Tucker Tract

Destrier	Palfrey
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B. **Street Name Changes**

6. **OLD BUSINESS**

A. **RR #815:** Property Owner: Peggy Clayton Trotter; Applicant: Peggy Clayton Trotter;  
Location: Hayes Road, Summerville; Request Zoning Change from TRM  
(Transitional Residential District) to CLI (Commercial Light-Industrial); TMS# 151-  
00-00-012; Total Acres – 5.984

7. **NEW BUSINESS**

A. Discussion of Permitted, Conditional, and Special Exception Uses within the AC,  
Absence of Controls District

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

January 14, 2021  
4:00 PM

Advisory Notice: Out of an abundance of caution related to Covid-19, Dorchester County Planning Commission meetings will be open to the public, however there will be limited admittance. Information regarding viewing the meeting or commenting on items can be found by visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the December 10, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #819:** Property Owner: Mad Dog Development, LLC; Applicant: James Wheeler; Location: US Hwy. 17A & Fisher Road, Summerville; Request Zoning Change from R-1 (Single-Family Residential District) to CG (General Commercial District); TMS#152-01-02-004; Total Acres – 1.97

B. **RR #820:** Property Owner: Branton Joint Properties, LLC; Applicant: Keane McLaughlin; Location: 204 Orangeburg Rd, Summerville; Request Zoning Change from SR (Suburban Residential District) to R-3 (Single Family Attached Residential District); TMS#152-00-00-040; Total Acres – 17.48

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

Summers Corner

Adirondack Dr	Currant Rd	Love Bug Ln
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Artfully Ave	Drift Rose Dr	Muscadine Ln
Azalea Blossom Way	Dunes Sand Ct	Red Dirt Rd
Blissful Battery St	Fire Pit Ln	Skipping Stone Dr
Boathouse Ln	Keeper Ln	Tea Time Dr
Citronella Cir	Lager St	Tiny Tradd St
Country Dirt Rd	Lettered Olive Ln	Watermelon Way

**B. Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **Waiver/Modification Request:** Modification from Section 20.1.1(e) regarding excessive lot depth in relation to lot width for the subdivision of 3 lots; Location – Ancrum Ln, Summerville; TMS# 152-02-00-001

B. **Official Map Amendment #21-01:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels; TMS #129-11-11-001 thru 017, 129-11-12-001 thru 012, 129-11-13-001 thru 015, 129-12-06-001 thru 017, 129-12-07-001 thru 016 from I (Industrial District) to R-2 (Single-Family Residential), Total Acres – 23.76

C. 2021 Election of Officers

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**