

MINUTES
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

NOTICE: All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments could 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

1. **DETERMINE QUORUM**

Present: Ed Carter
Bert Judy
Richard Symuleski
Robert Pratt
Jennifer Kunda

Staff: Kiera Reinertsen, Director
Jennifer Durham, Recorder

Absent: Chris Ackerman
Mike Mercer

2. **REVIEW OF MINUTES**

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

Mr. Symuleski made a motion to approve the minutes as submitted, seconded by Mr. Judy. The vote was unanimous (5-0) to approve. (Symuleski, Pratt, Judy, Carter, Kunda,).

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

Ms. Reinertsen gave the staff report and the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in the report, staff recommends approval with the successful completion of an impact analysis prior to 3rd reading by County council.

Comments from audience, applicant, and / or Commission -

- Mr. Symuleski asked if the impact analysis is completed, and if it shows an issue with infrastructure then what happens.
- Ms. Reinertsen stated the developer would have to address that.
- Mr. Pratt asked for clarification on the difference between AR and R1
- Ms. Reinertsen explained the difference.

Mr Symuleski made a motion to approve seconded by Ms. Kunda and Mr. Pratt. The vote was unanimous (5-0) to approve. (Symuleski, Pratt, Kunda, Judy, Carter).

RR# 845 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- 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.

Ms. Reinertsen gave the staff report and the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the sites characteristics. From this and reasons stated in this report, staff recommends approval.

Comments from audience, applicant, and / or Commission -

- Mr. Carter asked about the encroachment on Alicia Drive.

- Ms. Reinertsen explained that staff supports an encroachment coming in from the existing facility which already has access or coming in off of central.
- Daniel Renkens (2303 W Morehead), owner of the property, stepped to the podium and explained that he wants to combine the two parcels to conform with the Comprehensive Plan.

Mr. Symuleski made a motion to approve seconded by Ms. Kunda. The vote was unanimous (5-0) to approve. (Carter, Symuleski, Judy, Pratt, Kunda).

RR# 849 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- 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.

Ms. Reinertsen explained the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the sites characteristics, from this and reasons stated in this report, staff recommends approval.

Comments from audience, applicant, and / or Commission -

- Jason Esposito (164 Nobels Pointe) stepped to the podium said he would be glad to answer any questions
- Mr. Pratt asked is there anything on the other side in that area, single family
- Mr. Esposito said its single family. It would be a small boutique development.
- Mr. Pratt asked if they are looking at underground detention.
- Mr. Esposito stated that they haven't looked at full civil design drawings yet.
- Mr. Pratt asked if R4 allows thirteen units to the acre.
- Ms. Reinertsen stated yes.
- Mr. Esposito stated that they have sixteen to eighteen units planned out.

Mr. Symuleski made a motion to approve seconded by Mr. Pratt. The vote was unanimous (5-0) to approve. (Carter, Symuleski, Judy, Pratt, Kunda)

RR # 850 will be forwarded to County Council with a recommendation from Planning Commission to approve.

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

Ms. Reinertsen explained the staff report and due to outstanding compliance concerns with the Development Agreement and Planned Development and the exacerbation of those issues by this phase, staff recommends denial of the Preliminary Plan.

Comments from audience, applicant, and / or Commission -

- Cheryl Shoun with Nexsen Pruitt Law Firm representing the developer stepped to the podium, advised that Nicole Scott her partner would be handing out documentation in ref to the meeting, they take exception with the staff's position on this plan, and they have been in compliance with the Development Agreement.
- Mr. Pratt asked if this was the same preliminary plat that we heard about in a previous meeting.
- Ms. Reinertsen stated no it was a different Phase.
- Mr. Pratt asked if denied is there a time frame for a preliminary plat.
- Ms. Reinersten stated no time frame, only with rezoning request.

Mr. Judy made a motion to deny seconded by Mr. Symuleski. The vote was unanimous (5-0) to deny. (Carter, Judy, Kunda, Symuleski, Pratt).

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

Mr. Pratt made a motion to approve, seconded by Ms. Kunda. The vote was unanimous (5-0) to approve. (Symuleski, Pratt, Kunda, Carter, Judy).

B. Street Name Changes

None

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.

Ms. Reinertsen explained the staff report and the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the sites characteristics, from this and reasons stated in the report the staff recommends denial.

After Ms. Reinertsen explained the staff report she also advised that the applicant requested a deferral.

Mr. Pratt made a motion to defer seconded by Mr. Symuleski. The vote was unanimous (5-0) to defer. (Symuleski, Pratt, Judy, Kunda, Carter)

- 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

Mr. Judy recused himself and stepped away from the daises.

Ms. Reinertsen explained the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the sites characteristics from this and reasons stated in this report, staff recommends approval with the successful completion of an impact analysis prior to third reading at County Council.

- Ricky Waters Bowman Consulting (representing the applicant) stepped to the podium and requested a deferral to the February meeting.

Mr. Symuleski made a motion to defer seconded by Mr. Pratt. The vote was unanimous (4-0) to defer. (Symuleski, Pratt, Kunda, Carter)

- Mr. Carter asked that all public comments be held until the February meeting.
Comments from audience, applicant, and / or Commission -
- Laura Schipmann (171 Country Club) stepped to the podium and asked if they could hire an engineer to go against the owner's engineer.
- Mr. Carter stated yes.
- Ed Hill (127 Country Club) resident stated he built here due to the one-acre lot sizes, expressed his concern with allowing ½ acre lot sizes and much smaller homes being built. Disagree with a previous comment that the area is run down.

Mr. Judy returned to the daises.

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.

Ms. Reinertsen explained the Amendment and based on the information in this report regarding the history of the Low-Density Rural and Traditional Neighborhood designation, the lack of plans for future infrastructure upgrades in the area, and the location of this parcel outside of the urban growth boundary line, staff recommends denial of the Future Land Use Map amendment.

Comments from audience, applicant, and / or Commission -

- Robbie Robbins (110 N Main) stepped to the podium on behalf of the developer, advised they have been working with water and sewer to get water to the area rather than septic, they are proposing a 605-home development if approved, one house per acre, stated road analysis is also completed.
- Mr. Symuleski asked about tying into the force main, what is the timing.
- Mr. Robbins advised a couple of years away and referred to Mr. Soranno to answer further.
- Jake Soranno (121 Misty Waters Ct) stepped to the podium advised that they met with water and sewer and they were advised that the existing force main could be tied into
- Mr. Symuleski stated that what is being presented in the meeting today is different than what is in the submittal.
- Mr. Soranno stated that what is being presented today is the new plan.
- Mr. Symuleski stated that the submission package doesn't match what is being presented in the meeting there are inconsistencies and documentation needs to reflect what he is requesting.
- Mr. Robbins stated they analyzed 699 homes to begin with and intend to do 605 homes. The site plan is for 605.

- David Chinnis (126 Bramwell) advised that he is concerned with the East Edisto area, can we supply 10,000 homes with water and sewer, stated that when he spoke to Mr. Harper that a hydraulic study is still needed, stated this is not a text amendment it's a rezoning.
- Robbie Maynor (131 Spring St) with Coastal Conservation League stepped to the podium doesn't feel this development is appropriate, the size of the development would hinder land, animals, pollutants in the area also school impact due to the size of the area.
- Mr. Carter states in the past Highway 78 has always been the focus point for growth, it's now more industrial and not residential, we wouldn't want to build a subdivision on septic tanks, this is simply a rezoning.
- Mr. Symuleski stated has had experience in two areas where the alteration of a development plan that resulted in some zoning changes and the result was there was a building moratorium, and the builders couldn't build homes. Doesn't want to see that in this county.
- Mr. Pratt agrees with previous comments by Mr. Carter and Mr. Symuleski. The county will not approve something if it doesn't make sense.
- Mr. Judy asked when's the next Comprehensive Plan update
- Ms. Reinertsen stated the 5 year one will be in 2023 and the next major one will be 2028
- Ms. Kunda agrees with Mr. Chinnis, they are asking for the time to study the plan, they aren't saying no they just want time to see if this plan will work.

Ms. Kunda made a motion to deny seconded by Mr. Judy. The vote was (3-2) in favor to deny (Kunda, Judy, Symuleski). Opposed (Carter, Pratt)

B. Appointment of Committee for 2022 Officer Elections.

- Mr. Carter asked Ms. Kunda to chair the Committee.
- Ms. Kunda agreed.

C. Discussion of 2022 Planning Commission Meeting Schedule.

Mr. Symuleski made a motion to approve the 2022 Planning Meeting Schedule, seconded by Mr. Pratt. The vote was unanimous (5-0) to approve. (Carter, Symuleski, Pratt, Kunda, Judy)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

- Mark Gage stepped to the podium and stated that he wants to Thank the Commissioners and Mr. Chinnis and Mr. Bailey for looking out for the residents of the Ponds.

12. **ADJOURNMENT**

Meeting Adjourned at 5:05 pm.

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

November 18, 2021

4:00 PM

NOTICE: All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments could 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

1. **DETERMINE QUORUM**

Present: Ed Carter
Chris Ackerman
Bert Judy
Richard Symuleski
Robert Pratt
Jennifer Kunda
Mike Mercer

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Emily Wynn, Planner
Jennifer Durham, Recorder

Absent:

2. **REVIEW OF MINUTES**

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

Mr. Symuleski made a motion to approve the minutes as submitted, seconded by Mr. Mercer. The vote was unanimous (7-0) to approve. (Symuleski, Ackerman, Pratt, Judy, Carter, Kunda, Mercer).

Chairman Carter welcomed new board member Mr. Ackerman and said goodbye to Mr. Touchberry thanking him for his years of service.

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.

Mr. Davis explained the staff report. The owner of the property is requesting to rezone to R-1 (M) to subdivide the property. The request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the sites characteristics. From this and reasons stated in this report, staff recommends denial.

Mr. Mercer made a motion to deny, seconded by Ms. Kunda. The vote was unanimous (7-0) to deny. (Carter, Mercer, Ackerman, Symuleski, Kunda, Pratt, Judy)

RR# 842 will be forwarded to County Council with a recommendation from Planning Commission to deny.

- 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: 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: 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.

Mr. Davis explained staff report. The request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval.

Comments from audience, applicant, and /or Commission –

- Patrice Anderson (9 Wilamore Ct) owner of property stepped to the podium and explained that she plans to build a home and Monach Road is family oriented.

Mr. Pratt made a motion to approve, seconded by Mr. Mercer. The vote was unanimous (7-0) to approve. (Carter, Mercer, Ackerman, Pratt, Kunda, Symuleski, Judy)

RR# 843 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- 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.

Mr. Davis explained the owner of this parcel is requesting to rezone to R-2 to subdivide the property. The request to rezone has been evaluated against the 2018 Comprehensive plan and analyzed to calculate the site characteristics. From this and reasons stated in this report, staff recommends denial.

Comments from audience, applicant, and /or Commission –

- Sharee Mason (1362 Carter Rd) representing the applicant stepped to the podium and explained they want to subdivide the property. They owner is ok with R1 but given the shape of the lot, they are seeking approval for R2 so later they wouldn't have to ask for variances. Mason provided a subdivision plat.

Mr. Ackerman made a motion to defer the request to the December meeting, seconded by Mr. Pratt. The vote was unanimous (7-0) to defer. (Carter, Ackerman, Kunda, Judy, Mercer, Symuleski, Pratt).

- 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.

Mr. Davis explained the applicant is requesting to rezone the parcel to R-1A for the development of single-family detached homes.

Mr. Carter stated that he would like to defer this until the next meeting but would give those that came to the meeting a chance to speak.

Comments from audience, applicant, and /or Commission –

- Jacqueline Durr, (221 Millcreek Dr.) owner of the property, stepped to the podium and explained that this was an old golf course that is no longer active, the covenants and restrictions dissolved years ago. Ms. Durr wants to change the zoning to make the property better. The property is currently run down and not taken care of.
- Hugh Chinnners, (120 Fairway Ct) resident explained that the reason he purchased in this area was due to the size of the lots, at the time an active golf course, he is concerned with the drainage if more homes are built in this area, wants this left as green space.
- Joe Johnson, (181 Clubhouse) resident explained that he ran the golf course until 2012, courthouse should have a copy of the covenants, he doesn't agree with the applicant that the homes are run down, stated no two homes are alike, no vacant lots for sale.
- Dan Cutter, (240 Sugarhill) resident opposes rezoning, moved here in 2013. Mr. Cutter is concerned with flooding and drainage, also concerned with traffic if more homes are built. He stated that Sugarhill Rd. is on well water not city water, also asked if owner would consider speaking to the county on possibly bringing an amenity back to the area.
- Laura Schipmann, (171 Country Club Blvd) resident stated that she opposes the rezoning as everyone else and agrees that drainage is an issue, stated most of the land will not perk. Golf course never got completely developed because of an endangered bird, appreciates that the meeting is being deferred.
- Wagers, (259 Clubhouse) resident opposes the rezoning, concerned about drainage, and traffic, roads need work done to them, states area is not suitable for extra housing.
- Ms. Durr, (property owner) stepped back to the podium and stated that there is a drainage problem, but sewer and water would be coming to the area, easements would be regained, the area needs improving, her goal is to work with the homeowners.
- Mr. Pratt asked that staff work on water and sewer and drainage information for the next meeting.

Mr. Judy made a motion to defer this request to the December meeting, seconded by Mr. Pratt. The vote was unanimous (7-0) to defer. (Judy, Mercer, Kunda, Pratt, Symuleski, Carter, Ackerman).

- 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.

Mr. Davis explained the applicant is requesting to rezone to Industrial to develop the entire lot with the same development standards applied to the site. The request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the sites characteristics. From this and reasons stated in this report, staff recommends approval.

Comments from audience, applicant, and /or Commission –

- Jake Serrano (121 Misty Water Court) Live Oak Consultants, engineer for Banks Construction, stepped to the podium and explained that he is working with a planner, stated that he would be glad to answer any questions, there were no questions

Mr. Symuleski made a motion to approve, seconded by Mr. Mercer. The vote was unanimous (7-0) to approve. (Judy, Kunda, Ackerman, Carter, Mercer, Symuleski, Pratt).

RR# 847 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- 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

***Applicant withdrew the application for RR#848.*

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

Mr. Davis explained that this is a final plat, not a preliminary plan and advised that Ms. Reinertsen would be giving more information.

Ms. Reinertsen explained the final plat substantially conforms to the approved preliminary plan therefore, staff recommends conditional approval with the conditions being addressing remaining staff comments, providing a landscaping bond for HOA space 6-2, and acknowledgement that the approval does not indicate compliance with the Development Agreement or Planned Development Guidelines.

Chairman Carter asked if all previous concerns were answered.

Ms. Reinertsen stated responses were received but, they are not in agreement with those responses.

Comments from audience, applicant, and /or Commission –

- Nicole Scott with Nexsen Pruet Law Firm, representing the developer, stepped to the podium, and stated that they disagree about the compliance, one thing has changed they have filed an appeal since the last meeting.
- David Williams with Thomas and Hutton, engineer for the project, stepped to the podium stated that he confirms the plat is the same that was approved in January and he provided a letter to staff.

Mr. Symuleski asked if they were to deny approval what would happen next.

- Nicole Scott stepped back to the podium and stated that they would be filing action on any subsequent denials.

Mr. Ackerman asked if we could approve with conditions.

Chairman Carter stated they have approved with conditions in the past, but those promises haven't been met.

Mr. Pratt explained his reasoning for recommending approval.

Mr. Judy asked if this is denied could the lots be sold or would they have to wait on the court case.

Mr. Symuleski stated that if the county attorney has issue with this then we should just deny.

- Mark Gage (114 Phoebe Road) stated that he chose to live here because of the quality of life, he says Kolter is not trustworthy and requests that the Planning Commission uphold the denial.
- Brian Riesen (152 Lotz) moved here due to the natural environment, thanks the county for holding Kolter liable and asks that the Planning Commission to deny or defer until concerns are met.

- Rick Price (resident) expressed concerns about Kolter having no specific deadlines, doesn't trust Kolter.
- Nicole Scott (Nexsen Pruet Law Firm) representing the developer stepped back to the podium and stated that she wants the October packet included in this meeting for the record and that the purpose of a development agreement is to guarantee approvals.

Mr. Pratt states that in 2019 the county agreed to the preliminary plat, and he feels we should approve Phase 6.

Mr. Ackerman asked if Phase 6 is the last phase.

Ms. Reinertsen stated that this is the second to the last phase within Cresswind.

Mr. Pratt made motion to approve, seconded by Mr. Judy. The vote was 2 in favor (Pratt, Judy) – 5 opposed (Symuleski, Mercer, Carter, Ackerman, Kunda) of the motion to approve. Therefore, motion fails and final plat approval is denied.

B. Preliminary Plats

None

5. STREET NAME REQUESTS

A. New Street Names

Bad Wolf Lane

Mr. Mercer made a motion to approve, seconded by Mr. Symuleski. The vote was (6-1) to approve. (Symuleski, Ackerman, Judy, Carter, Kunda, Mercer). Opposed, (Pratt).

B. Street Name Changes

None

6. OLD BUSINESS

None

7. NEW BUSINESS

A. Ridgeville/Givhans Area Growth Management Plan

Ms. Reinertsen explained the previous and current commitments to the growth of the Ridgeville/Givhans area, evaluated current and future infrastructure, rezoning in this area should be limited, and some requests in the immediate vicinity of the Town of Ridgeville could be allowed to support the industrial growth in that area.

Mr. Mercer made a motion to approve, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Mercer, Carter, Ackerman, Kunda, Symuleski, Judy) Pratt abstained.

- 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)

Ms. Reinertsen explained this text amendment is considered a clean-up of the ordinance and is not intended to add or remove parcels from the overlay district.

Mr. Mercer made a motion to approve, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Mercer, Carter, Ackerman, Kunda, Symuleski, Judy) Pratt abstained.

ZTA 21-09 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- 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)

Ms. Reinertsen explained this use group has been updated to add homeless shelters and added a definition that addresses ancillary services to make clear that things like dining, laundry, and education/counseling activities would be allowed.

Mr. Symuleski made a motion to approve, seconded by Mr. Pratt. The vote was unanimous (7-0) to approve. (Judy, Kunda, Ackerman, Carter, Mercer, Symuleski, Pratt).

ZTA 21-10 will be forwarded to County Council with a recommendation from Planning Commission to approve

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen mentioned that she would be reaching out to those that still need to do training credits. We are also saying goodbye to Mr. Davis, his last day will be December 3, 2021.

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 5:31 pm.

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
KENNETH F. WAGGONER SERVICES CENTER
WILLIE R. DAVIS COUNCIL CHAMBERS, ST. GEORGE

October 14, 2021

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1. **DETERMINE QUORUM**

Present: Ed Carter
Russ Touchberry
Bert Judy
Richard Symuleski
Robert Pratt
Jennifer Kunda
Mike Mercer

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Jennifer Durham, Recorder

Absent:

2. **REVIEW OF MINUTES**

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

Mr. Symuleski made a motion to approve the minutes as submitted, seconded by Mr. Mercer. The vote was unanimous (7-0) to approve. (Symuleski, Touchberry, Pratt, Judy, Carter, Kunda, Mercer).

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.

Mr. Davis presented the Staff Report with a recommendation to approve based on successful completion of an Impact Analysis prior to 3rd Reading by County Council.

Comments from audience, applicant, and /or Commission –

- No one was present to speak for or against the rezoning request.
- Mr. Mercer stated that he would like to delay or deny until the Impact study is complete.
- Mr. Carter stated that he didn't want to hold up Planning Commission recommendation.
- Mr. Judy asked when the impact study gets to third reading and it doesn't meet staff's criteria would the rezoning be approved, Mark explained that would be up to County Council.

Mr. Pratt made a motion to recommend approval based on Staff's recommendation of successful completion of an Impact Analysis prior to 3rd Reading by County Council, seconded by Mr. Touchberry. The vote was (6-1) to recommend approval with successful completion of an Impact Analysis prior to 3rd Reading. In favor (Symuleski, Touchberry, Pratt, Judy, Carter, Kunda). Opposed (Mercer)

RR# 841 will be forwarded to County Council with a recommendation from Planning Commission to approve with successful completion of an Impact Analysis prior to 3rd reading.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

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

Mrs. Reinertsen presented the staff report and explained due to outstanding compliance concerns with the Development Agreement and Planned Development and the potential for this phase to exacerbate those issues, staff recommends denial of the Preliminary Plat.

Comments from audience, applicant, and / or Commission -

- Nicole Scott with Nexsen Pruet Law Firm representing the developer stepped to the podium and briefly explained the timeline leading up to this meeting in asking that the planning staff comply with their own ordinance.
- Cheryl Shoun with Nexsen Pruet Law Firm representing the developer stepped to the podium and explained in detail that there is a development agreement that constitutes a contract, at the time of the acquisition of the property there was an Estoppel Certificate issued by Dorchester County, no defaults were brought up only concerns until September. Asked that the county comply with contractual terms. Nexsen Pruet also provided notebooks of all documents to members of the committee.
- David Chinnis (County Councilman) stepped to the podium and spoke of his concern for the lack of trust with the developer and commented on the trails not being trails they are sidewalks.
- Michael Hochgrath (3144 Cross Vine) resident referenced Cresswind is a private community and Schultz Lake is public lake access.
- Rick Price (resident since 2011) expressed concern that there are no deadlines and that he wants rock solid information on what the developer's plans are and expressed his concern with trust.
- John Tillman (resident) expressed concern with level of trust and that the community has made investments in a historic area.
- Emily Quandt (135 Muskett Loop) resident since 2011 stated she has a copy of the original plat showing the now sidewalks as actual trails and Schultz Lake is a road and not a trail.
- David Ruben (resident) expressed concern that trust is important, and the developer won't do what he agreed to do, gave an example of second swimming pool being promised and they still do not have a second swimming pool, he expressed concern that the developer only wants to build homes and walk away
- Robert Linman (104 Phoebe Rd) resident agrees with all previous comments
- Mr. Frampton (County Attorney) stepped to the podium and addressed the letters from the attorneys, how the developer is exceeding the lot size, talked about the Village Center and trails, and asked that the request be denied.
- Mr. Carter expressed issues of trust and good faith and not being honored by the developer.

Mr. Mercer made a motion to deny, seconded by Mr. Touchberry. The vote was unanimous (7-0) to deny. (Symuleski, Touchberry, Pratt, Judy, Carter, Kunda, Mercer).

5. **STREET NAME REQUESTS**

A. **New Street Names**

Hawthorne at Summerville Apartments

Palm Passage Loop

Mr. Symuleski made a motion to approve, seconded by Mr. Mercer. The vote was unanimous (7-0) to approve. (Symuleski, Touchberry, Pratt, Judy, Carter, Kunda, Mercer).

B. Street Name Changes

None

6. **OLD BUSINESS**

None

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)

Mr. Davis introduced and explained the text amendment. This amendment is being brought forward at the request of the County to address existing issues within the Mixed-Use Community (MUC) District. This amendment would require manufactured homes to meet the same lot standard requirements as single-family detached homes and clearly defines the standard for a manufactured housing community and establishes a minimum lot size requirement of 5 acres.

Mr. Symuleski made a motion to recommend approval, seconded by Mr. Mercer. The vote was unanimous (7-0) to recommend approval. (Symuleski, Touchberry, Pratt, Judy, Carter, Kunda, Mercer).

ZTA 21-07 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- 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)

Mr. Davis introduced and explained the text amendment. The proposed amendments are intended to streamline the plat approval process and will allow final plats to be approved at the staff level instead of the Planning Commission. The amendment also removes the ability to performance bond final plats and revises maintenance bond requirements.

Mr. Symuleski made a motion to approve seconded by Mr. Pratt. The vote was unanimous (7-0) to approve. (Touchberry, Judy, Carter, Kunda, Mercer, Symuleski, Pratt)

ZTA 21-08 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- 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

Mr. Davis explained the modification. A minor subdivision in Dorchester County shall include all divisions of a parcel of land into two to ten lots. The minor subdivision rule shall only be exercised once per parcel, but the Planning Commission can modify the requirement and allow staff to approve the minor subdivision.

Mr. Judy made a motion to approve, seconded by Mr. Symuleski. The vote was unanimous (7-0) to approve. (Touchberry, Judy, Carter, Kunda, Mercer, Symuleski, Pratt)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Kiera spoke about a Growth Management Plan update to be held during the next meeting. Kiera also stated that the year end is coming up on education training for credit hours and that if anyone still needed credits, we would be reaching out to them.

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Mr. Touchberry made a motion to adjourn, Mr. Pratt seconded

Meeting Adjourned at 5:18 pm.

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

September 9, 2021
4:00 PM

NOTICE: All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments could 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

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Russ Touchberry, Vice-Chairman
Mike Mercer
Richard Symuleski
Robert Pratt
Jennifer Kunda

Staff: Kiera Reinertsen Director
Mark Davis, Deputy Director
Bryan Havir, Assistant Administrator
Emily Wynn Planner
Tiffany Heber, Land Survey Tech
Jennifer Durham, Recorder

Absent: Bert Judy

2. **REVIEW OF MINUTES**

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

Mr. Symuleski made a motion to approve the Minutes as submitted, seconded by Mr. Pratt. The vote was (6-0) to approve (Symuleski, Touchberry, Pratt, Mercer, Carter, Kunda).

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.

Mr. Davis presented the staff report with a recommendation to approve with the successful recording of a plat combining the lots to meet the minimum lot size of 5 acres in (I) Industrial zoning.

Comments from audience, applicant, and / or Commission –

- Mr. Pratt spoke about staff's recommendation stating he has no issue with the recommendation and provided history of lot size in the area.

Mr. Symuleski made a motion to recommend approval, seconded by Mr. Mercer. The vote was unanimous (6-0) to recommend approval (Symuleski, Touchberry, Pratt, Mercer, Carter, Kunda).

RR# 839 will be forwarded to County Council with a recommendation from Planning Commission to approve.

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.

Mr. Davis presented by stating prior to the meeting the applicant emailed staff requesting to withdraw the rezoning request.

Mr. Carter asked if there was any explanation and Mr. Davis responded that staff was informed by the applicant that it was a VA loan which required a residential zoning classification and that issue had been resolved, so the rezoning was no longer necessary.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

B. **Preliminary Plats**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. Street Name Changes

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

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

Mr. Davis presented the staff report and explained ZTA 21-06 would allow Grand Trees to be removed in parking and drive aisles within Industrial zoning districts but require the developer to pay a fee-in-lieu for mitigation. The amendment also exempts certain trees from being protected in all zoning districts.

Comments from audience, applicant, and / or Commission -

- Mr. Truluck from Economic Development spoke in favor of the amendment.
- Mr. Carter asked if there could be an Economic Development update before the next meeting.

Mr. Pratt made a motion to recommend approval of ZTA 21-06, seconded by Mr. Touchberry. The vote was unanimous (6-0) to recommend approval (Pratt, Mercer, Symuleski, Touchberry, Carter, Kunda).

ZTA 21-06 will be forwarded to County Council with a recommendation from Planning Commission to approve.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 4:17 pm.

MINUTES
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

NOTICE: All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments could 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

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Russ Touchberry, Vice-Chairman
Bert Judy
Richard Symuleski
Robert Pratt

Staff: Mark Davis, Deputy Director
Bryan Havir, Assistant Administrator
Tiffany Heber, Recorder

Absent: Jennifer Kunda
Mike Mercer

Staff: Kiera Reinertsen

2. **REVIEW OF MINUTES**

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

Mr. Symuleski made a motion to approve the Minutes as submitted, seconded by Mr. Touchberry. The vote was (5-0) to approve (Symuleski, Touchberry, Pratt, Judy, Carter).

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.

Mr. Davis presented the Staff Report with a recommendation to approved based on successful completion of an Impact Analysis prior to 3rd Reading by County Council.

Comments from audience, applicant, and / or Commission –

- No one was present to speak for or against the rezoning request.
- Chairman Carter questioned if this would fall within School District 2 or 4? Mr. Davis answered District 2. *It was later determined this property falls within School District 4 and Planning Commission members were notified of the correction.

Mr. Symuleski made a motion to recommend approval based on Staff's recommendation of successful completion of an Impact Analysis prior to 3rd Reading by County Council, seconded by Mr. Touchberry. The vote was unanimous (5-0) to recommend approval with successful completion of an Impact Analysis prior to 3rd Reading (Symuleski, Touchberry, Pratt, Judy, Carter).

RR# 838 will be forwarded to County Council with a recommendation from Planning Commission to approve with successful completion of an Impact Analysis prior to 3rd reading.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

B. **Preliminary Plats**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

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.

Mr. Davis presented and explained the Rezoning Request, gave a brief history since it was deferred by the Planning Commission at their July meeting; a community meeting was held for the residents of the Coburn Town community; he presented the Staff Report with a recommendation of Commercial Light-Industrial District (CLI).

Comments from audience, applicant, and / or Commission –

- Bryan Kizer, P.E. (1494 Stratton Place, Mt Pleasant, SC 29466), with Stantec Consulting Services, Inc., Engineer for the project, was available for to answer questions and described the development as being a distribution site with potential use of the rail access;
- Mr. Symuleski asked if a rail spur would be needed;
- Chairman Carter asked how they will be addressing the impact this development would have on the roads and Coburn Town community;
- Virginia Crum (109 Crum Ln, Ridgeville, SC 29472), lives adjacent to the property and request the rezoning request be denied; presented the Commission with a petition signed by people against the rezoning;
- Fred Crum (lives in Alabama, owns land near the properties) is against the rezoning;
- Joe Branton (4199 Highway 165, Hollywood, SC 29449, the owner of Ashley River Lumber Company, the subject properties of the RR# 836; the lumber mill has been at this location for 65 years;
- Councilman Bailey (224 Country Club Blvd, St George, SC 29477), Economic Development Board is in need of land for commercial / industrial sites;
- Felicia Coburn (179 and 187 Coburn Town Rd, Ridgeville, SC 29472), is against the rezoning;

Mr. Pratt made a motion to recommend approval based on Staff's recommendation of Commercial Light-Industrial District (CLI), and further suggested based on staff's recommendation that the applicant consider access points for management of ingress / egress and traffic control, seconded by Mr. Judy. The vote was unanimous (5-0) to recommend approval with consideration for access management of the sites (Pratt, Judy, Symuleski, Touchberry, Carter).

RR# 835 will be forwarded to County Council with a recommendation for approval from Planning Commission with the additional suggestion that the applicant give consideration of access management of the sites.

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.

Mr. Davis presented and explained the Rezoning Request, gave a brief history since it was deferred by the Planning Commission at their July meeting; he presented the Staff Report with a recommendation to approve based on the successful completion of an Impact Analysis prior to 3rd Reading by County Council.

Comments from audience, applicant, and / or Commission –

- Bryan Kizer, P.E. (1494 Stratton Place, Mt Pleasant, SC 29466), with Stantec Consulting Services, Inc., Engineer for the project, was available for to answer questions;
- Mr. Judy questioned since last month's meeting had they had a plan together; Mr. Kizer responded with site plan showing wetlands, they are looking at using the cluster option; they will not be abutting any exiting neighborhood, they've talked with water and sewer and have figured that out; traffic study has been completed;
- Mr. Touchberry questioned have they coordinated with Staff with regards to the Impact Analysis; Mr. Kizer answered they have been awaiting the details as to what the Impact Analysis would include;
- Richard Wood (148 Trudy Ln, St George, SC 29477), lives near subject property and ask that the request be denied and they can reapply after Impact Analysis is done;
- Jeff Collins (1032 Highway 15 North, St George, SC 29477), lives near the property and questioned the results of the traffic study; how this would effect Emergency Services; the condition of Spring Rd; how will residential and industrial traffic from Winding Woods Industrial Park work together; he's against
- Councilman Bailey addressed the condition of Spring Rd, it will be completely redone with funds already available; the current condition of Academy Rd with the school and daycare;
- Trey Infinger (280 Academy Rd, St George, SC 29477), lives near subject property and opposes rezoning of property; presented the Commission with a petition signed by people against the rezoning;
- James Herndon (103 SW Railroad Ave, St George, SC 29477), lives within the Town of St George; there is a planned development within the Town limits that will bring an additional 140 homes; shouldn't the industry come first, then the residential;

Mr. Touchberry made a motion to recommend approval based on Staff's recommendation to approve based on completion of an Impact Analysis prior to 3rd Reading, seconded by

Mr. Pratt. The vote was 3-2 to recommend approval (In-favor – Touchberry, Carter, Pratt; Against – Judy, Symuleski).

RR# 836 will be forwarded to County Council with a recommendation from Planning Commission to approve with successful completion of an Impact Analysis prior to 3rd reading.

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.

Mr. Davis presented and explained ZTA 21-03, and what would be studied in an Impact Analysis; Staff initiated.

Comments from audience, applicant, and / or Commission –

- Chairman Carter asked who would be doing these studies; Mr. Davis answered, County Staff is working towards being able to do them, but it will require resources currently not in place;
- Mr. Touchberry stated this information needs to be a part of the Comprehensive Plan;
- Mr. Symuleski stated this is a good idea but will require a lot of effort and resources to be successful;

Mr. Pratt made a motion to recommend approval of ZTA 21-03, seconded by Mr. Judy. The vote was unanimous (5-0) to recommend approval (Pratt, Judy, Symuleski, Touchberry, Carter).

ZTA 21-03 will be forwarded to County Council with a recommendation from Planning Commission to approve.

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.

Mr. Davis presented and explained ZTA 21-04, gave a brief history since it had previously been approved by the Commission in 2020, sent to County Council and denied by Council; County Council initiated.

*Mr. Pratt recused himself and left the dais.

Comments from audience, applicant, and / or Commission –

- Daniel Ben-Yisrael (17 W McDonough St, Savannah, GA 31401), Real Estate Development Manager for The Parker Companies,
- Thomas Mathewes (17 W McDonough St, Savannah, GA 31401), Real Estate Manager with Parker's Kitchen,
- Kathy Randall (119 Briarwood Ln, Summerville, SC 29483), she helped work on the original plan for Cooks Crossroads which was adopted by County Council; she's not against petroleum, not against Parker's, but this site is not appropriate;
- George McDaniel (102 Rutherford St, Summerville, SC 29483), Chairman of the Dorchester Trust Foundation and Chairman of Ashley River Scenic Advisory Council; he's met with representatives from Parker's Kitchen, he's not opposed to Parker's; he is opposed to it at this location;
- Janette Chipas (907 Players Cir, Summerville, SC 29485), lives near the intersection; against project at this location; she feels this property is environmentally fragile;
- Penny Merriman (115 Dorchester Ave, Summerville, SC 29483), disappointed in County Council for bringing this item back up that would go against the Plan they approved and adopted; why;
- Mike Snimoore (sp?) (Kennesaw, GA), Guardian Fueling Technologies, they are a contractor for gas stations and he works with putting in the fuel part of it; he knows nothing of this property or this area; he wanted to address the pollution and runoff concerns; oil / water separators; he doesn't feel this will be an issue;
- Rick Dawson (1211 Out of Bounds Dr, Summerville, SC 29485), agrees with the potential for pollution to the Ashley River; he's worked in the cleanup of oil spills for many years;
- Tiffany Davis (250 Dogwood Ridge Rd, Summerville, SC 29485), not anti-gas, not anti-development; the rules for development of this area are in place and doesn't feel they should be changed for a private business;
- Peter Wallace (427 W Carolina Ave, Summerville, SC 29483), spoke regarding the drainage / hydrology and is against the text amendment; why is this coming back after it was not approved by County Council last year;
- Sue Wehman (128 Pelzer Dr, Summerville, SC 29485), not only does the design not comply with the design standards, it does not comply with the Comprehensive Plan, it does not comply with the Ashley River Historic Overlay District; all would need to be changed; she also questions why and what is right about this;
- Sharon Richardson (PO Box 1261, Summerville, SC 29484), she's the Treasurer of the Dorchester Trust Foundation; she's against the text amendment and feels like this under minds the legitimacy of the design guidelines;
- Robby Maynor (132 Spring St, Charleston, SC 29403), Project Manager with the Coastal Conservation League; spoke against the amendment;

Mr. Judy made a motion to recommend denial of ZTA 21-04, seconded by Mr. Symuleski.

The vote was split (2-2) to recommend denial (In-favor – Judy, Symuleksi; Against – Touchberry, Carter; Recused - Pratt). Motion failed.

ZTA 21-04 will go back to County Council with no recommendation from the Planning Commission.

*Mr. Pratt returned to the dais.

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).

Mr. Davis presented and explained ZTA 21-05; applicant initiated.

Comments from audience, applicant, and / or Commission –

- No one was present to speak for or against the text amendment;

Mr. Pratt made a motion to recommend approval ZTA 21-05, seconded by Mr. Symuleski. The vote was unanimous (5-0) to recommend approval (Pratt, Symuleski, Judy, Touchberry, Carter).

ZTA 21-05 will be forwarded to County Council with a recommendation from Planning Commission to approve.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

In the absence of Ms. Reinertsen, Mr. Davis updated the Commission on the Absence of Controls District (AC) Text Amendment, received 3rd Reading by County Council and will be effective September 1, 2021.

10. **PUBLIC COMMENT**

- James Herndon (103 SW Railroad Ave, St. George, SC 29477)
- Fred Crum (109 Crum Ln, Ridgeville, SC 29472)

12. **ADJOURNMENT**

Meeting Adjourned at 6:21 pm.

MINUTES
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

NOTICE: All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments could 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

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Russ Touchberry, Vice-Chairman
Bert Judy
Jennifer Kunda
Mike Mercer

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Tiffany Heber, Recorder

Absent: Richard Symuleski
Robert Pratt

2. **REVIEW OF MINUTES**

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

Mr. Judy made a motion to approve the Minutes as submitted, seconded by Ms. Kunda. The vote was (5-0) to approve (Judy, Kunda, Mercer, Touchberry, Carter).

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.

Chairman Carter introduced RR# 835 and entertained a motion to defer the item until after Councilwoman Holman has had an opportunity to hold a community meeting with the surrounding Coburn Town community.

Mr. Touchberry made a motion to defer RR# 835, seconded by Mr. Judy. The vote was unanimous (5-0) to defer the request (Touchberry, Judy, Kunda, Mercer, Carter).

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.

Mr. Davis presented the Staff Report with a recommendation to have an impact study performed. Once the impacts have been identified and resolved, Staff recommends approval.

Comments from audience, applicant, and / or Commission –

- Angelia Herndon (103 SW Railroad Ave, St George, SC 29477), lives within Town of St George;
- Thomas “Joe” Wamer (105 Minus St, St George, SC 29477), owns property adjoining subject property and is against the rezoning;
- Andrew Sosebee (317 Britt Green Rd, St George, SC 29477), homeowner on Britt Green Rd and is against the rezoning;
- Judy Britt (258 Britt Green Rd, St George, SC 29477), homeowner on Britt Green Rd and is not against housing but the crime has increased;
- Richard Wood (148 Trudy Ln, St George, SC 29477), lives near subject property and is against the rezoning;
- Bryan Kizer, P.E. (1494 Stratton Place, Mt Pleasant, SC 29466), with Stantec Consulting Services, Inc. {Engineer}, updated site plan shows 151 homes;
- Mr. Judy questioned if they had a plan in place; Chairman Carter questioned buffers being re-established since property was farmland;
- Mr. Touchberry questioned if the applicant and Staff had discussed the impact analysis that was recommended by Staff;
- Chairman Carter questioned what would be the scope of the impact study;

Ms. Kunda made a motion to have an impact study done before recommending any type of approval, seconded by Mr. Judy.

After some discussion, Ms. Kunda modified the motion to send the request back to Planning Staff until the impact study is complete, seconded by Mr. Judy.

The vote was (3-2) to send the request back to Planning Staff (In-favor – Kunda, Judy, Mercer / Against – Carter, Touchberry).

RR# 836 will be returned to Planning Staff.

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.

Mr. Davis presented the Staff Report with a recommendation to approve.

Comments from audience, applicant, and / or Commission –

- Eric Ladson, P.E. (962 Houston Northcutt Blvd, Ste 200, Mount Pleasant, SC 29464), with Earthsource Engineering briefly described the project and was available to answer questions.

Mr. Touchberry made a motion to recommend approval, seconded by Mr. Mercer. The vote was unanimous (5-0) to recommend approval (Touchberry, Mercer, Judy, Kunda, Carter).

RR# 837 will be forwarded to County Council with a recommendation from Planning Commission to approve.

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

Mr. Davis presented the Staff Report with a recommendation for conditional approval, with the conditions being finishing the improvements of the cultural resource areas and finalizing plat comments.

Comments from audience, applicant, and / or Commission –

- Johnathan Burns, PLS (281 Treeland Dr, Ste B, Ladson, SC), with GPA Professional Land Surveyors, Inc was available to answer questions.

Mr. Judy made a motion to give Conditional Approval for Final Plat, seconded by Ms. Kunda. The vote was unanimous (5-0) to conditionally approval (Judy, Kunda, Touchberry, Mercer, Carter).

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

Mr. Davis presented the Staff Report with a recommendation for conditional approval, with the conditions being finalizing tree mitigation and receiving official bonds as approved by Public Works.

Comments from audience, applicant, and / or Commission –

- Chairman Carter questioned intersection improvements for Highway 27 and Highway 78 and instructed staff to send the Commission the approved traffic study;

*Ms. Kunda recused herself and left dais.

- Justin Robinette, P.E. (474 Wando Park Blvd, Ste 201, Mt Pleasant, SC 29464), with Hussey, Gay, Bell & DeYoung was available to answer questions. The traffic study was subbed out and was done for the full build-out of 166 lots, it did not recommend any off-site improvements for turn lanes off Highway 27.
- Jason Esposito, (164 Nobels Point St, Charleston, SC 29492), with D&E Development of the Lowcountry, LLC was available to answer questions. The traffic impact study did not call for the development to put in a traffic light at Highway 27 and Highway 78.

Mr. Touchberry made a motion to give Conditional Approval for Final Plat, seconded by Mr. Mercer. The vote was (4-0) to conditionally approve (Touchberry, Mercer, Judy, Carter) with (1) recused (Kunda).

*Ms. Kunda returned to the dais.

B. Preliminary Plats

None

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	

Mr. Mercer made a motion to approve, seconded by Mr. Judy. The vote was (5-0) to approve (Mercer, Judy, Kunda, Touchberry, Carter).

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

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.

Mr. Davis introduced and explained the text amendment initiated by the County requiring all new residential developments to incorporate traffic calming measures as a part of the initial design of their road system; this would not apply to existing residential neighborhoods.

Comments from audience, applicant, and / or Commission –

- Mr. Judy questioned would this include both Major and Minor Subdivisions; it would include all subdivisions where new roads are involved.

Mr. Judy made a motion to recommend approval for Major Subdivisions, excluding Minor Subdivisions, seconded by Mr. Touchberry. The vote (5-0) to recommend approval as stated above (Judy, Touchberry, Kunda, Mercer, Carter).

- 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.

Mr. Davis introduced and explained the Community Plan with a recommendation to approve.

Comments from audience, applicant, and / or Commission –

- Scott Utsey with TrueHomes was available to answer any questions; no questions.

Mr. Touchberry made a motion to approve, seconded by Ms. Kunda. The vote (5-0) to approve (Touchberry, Kunda, Judy, Mercer, Carter).

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen thanked those Commissioners who were able to attend the continuing education session regarding Rural Towns. She provided a handout with information about another opportunity for acquiring the continuing education hours.

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 5:08 pm.

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

June 10, 2021
4:00 PM

NOTICE: All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments could 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

1. **DETERMINE QUORUM**

Present: Ed Carter, Chairman
Bert Judy
Robert Pratt
Richard Symuleski
Jennifer Kunda (*arrived at 4:06 PM)

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Tiffany Heber, Recorder

Absent: Russ Touchberry, Vice-Chairman
Mike Mercer

2. **REVIEW OF MINUTES**

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

Mr. Symuleksi made a motion to approve the Minutes as submitted, seconded by Mr. Judy. The vote was (4-0) to approve (Symuleski, Judy, Pratt, Carter).

3. **REZONING REQUESTS**

A. **RR# 832** – Marcie and Marcel Toulouse (JTROS); Applicant – Courtney James, Realtor; Location – 139 Cinnamon Rd, Summerville, SC 29483; Request of a zoning change from R-1M (Single-Family Residential Manufactured Housing District) to R-2 (Single-Family Residential District); Total Acres – 0.69-acs; TMS# 121-16-04-020.

Mr. Davis presented the Staff Report with a recommendation to deny.

Comments from the audience and / or Commission –

Courtney James (215 Old Dominion Dr, North Charleston, SC 29418), the applicant introduced herself;

Mr. Pratt questioned the presence of a mobile home on the property and if it will be removed; Ms. James answered, mobile home has already been removed, plan is to subdivide and build two dwellings (one dwelling on each lot) [she presented an exhibit showing the subdivided lots].

Mr. Carter questioned the strip of land accessing the property in the back (TMS# 121-16-04-031); is it an easement or is it a part of the subject property; Mr. Davis answered, the 50' strip was subdivided out of the subject property and added to the property in the back, it is not an encumbrance on the lot.

Mr. Pratt made a motion to recommend approval, seconded by Mr. Judy. The vote was unanimous (5-0) to recommend approval (Carter, Pratt, Symuleski, Judy, Kunda).

RR# 832 will be forwarded to County Council with a recommendation from Planning Commission to approve.

*Kunda arrived during the presentation of Staff Report at 4:06 PM

B. RR# 834 – Property Owner – Iron Horse, LLC; Applicant – Bryan Kizer, Stantec Consulting Services, Inc.; Location – Yerby Rd, Summerville, SC 29483; Request of a zoning change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); Total Acreage – 130.20-acres; TMS# 127-00-00-099.

Property Owner – DV Timber, LLC; Applicant – Bryan Kizer, Stantec Consulting Services, Inc.; Location – Orangeburg Rd, Summerville, SC 29483; Request of a zoning change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); Total Acreage – 212.6-acres; portion of TMS# 127-00-00-074.

Property Owner – AGG, LLC; Applicant – Bryan Kizer, Stantec Consulting Services, Inc.; Location – Yerby Rd, Summerville, SC 29483; Request a zoning change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); Total Acreage – 31.05-acres; TMS# 128-00-00-088.

Property Owner – Anna Seago (Trustee) & George Seago III; Applicant – Byran Kizer, Stantec Consulting Services, Inc., Location – Yerby Rd, Summerville, SC 29483; Request of a zoning change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); Total Acreage – 100.12-acres; TMS# 128-00-00-086.

Mr. Davis presented the Staff Report with a recommendation to deny.

Comments from audience and / or Commission –

- Bryan Kizer, P.E. (4969 Centre Pointe Dr, Ste 200, North Charleston, SC 29418), with Stantec Consulting Services, Inc. [Engineer]
- Mark Mathewson (600 Seacoast Pkwy, Ste 200, Mount Pleasant, SC 29464), with Chesterfield, LLC [Developer]
- Mr. Carter questioned the number of lots; 1324 proposed lots total; what were the traffic study recommendations; improvements to Yerby Rd, Orangeburg Rd, intersections of E. Butternut Rd and Sinclair Rd, intersection of Orangeburg Rd and Mallard Rd, all of which will be refined through the process.
- Mr. Symuleski questioned the projected timeline on the water and sewer improvements; Mr. Kizer answered, 40 homes can be started without any water and sewer improvements, all improvements would have to be done before any more lots could be approved.
- Mr. Pratt questioned Staff and their recommendation of denial; Mr. Davis answered, supporting the rezoning at this time is premature based on previous meetings, outstanding, etc. Mr. Kizer added based on things that had already been done wetlands survey, traffic study, before putting money into the project they wanted to get some forward progress that the project will be supported so getting the zoning change approved would give that assurance for moving forward.
- Mr. Pratt questioned if they had a wetlands letter from the Army Corps; Mr. Kizer and Mr. Mathewson answered, yes, they have jurisdictional letters for three out of the four parcels.
- Mrs. Ina Stevens (189 Barons Rd, Summerville, SC 29483), lives in Summerset Acres located adjacent to the proposed development; she's concerned about traffic coming through Summerset Acres.
- Mr. Bill Stevens (189 Barons Rd, Summerville, SC 29483), it is time to stop the over development of the rural communities.
- Mr. Brian Bazzle (222 Barons Rd, Summerville, SC 29483), his property abuts one of the subject properties (TMS# 127-00-00-074); questions buffer depths and potential access through Summerset Acres; he is against the rezoning.
- Mr. Pratt questioned if this area is shown for residential development in the Comprehensive Plan; Mr. Davis answered, yes, 3 units to the acre is appropriate v/s the current zoning of MUC would allow townhomes 5 units to the acre; R-2 would not allow townhomes or apartments.

Mr. Pratt made a motion to recommend approval, seconded by Mr. Judy. The vote was unanimous (5-0) to recommend approval (Pratt, Judy, Kunda, Carter, Symuleski).

RR# 834 will be forwarded to County Council with a recommendation from Planning Commission to approve.

5. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. Final Plats

1. **The Ponds, Ph 7** – Property Owner – KH Ponds, LLLP; Applicant – Thomas & Hutton Engineering; Location – Oak View Way, Summerville, SC 29483; Zoning District – PD (The Ponds Planned Development); 212 lots; Acreage – 65.5-ac; TMS# 151-00-00-046.

Mr. Davis presented the Staff Report with the recommendation for conditional approval for Final Plat with the conditions being addressing minor outstanding comments with the Assessor's Office and Water & Sewer Department.

Mr. Symuleski made a motion to give Conditional Approval for Final Plat, seconded by Ms. Kunda. The vote was unanimous (5-0) to give Conditional Approval of the Final Plat (Symuleski, Kunda, Judy, Pratt, Carter).

B. Preliminary Plats

None

6. STREET NAME REQUESTS

A. New Street Names

None

B. Street Name Changes

None

7. OLD BUSINESS

None

8. NEW BUSINESS

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

Mr. Davis introduced the Agenda item and explained the because the Swan Drive River Access is a part of the bond referendum for parks, the Planning Commission must that the project is compatible or not compatible with the Comprehensive Plan.

Eric Davis, Director of Dorchester County Parks & Recreation presented a site plan for the Swan Drive Kayak Launch and explained their plans for the site located off Swan Dr, Summerville, SC 29483 along the Ashley River.

Mr. Symuleski made a motion to find the project compatible with the Comprehensive Plan, seconded by Mr. Pratt. The vote was unanimous (5-0) to approve (Symuleski, Pratt, Judy, Kunda, Carter).

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

Mr. Davis presented the agenda item, DHL Commerce Park received approval for development on June 14, 2019 which gave them vested rights for two (2) years, the permit will no longer be valid as of June 14, 2021; therefore, they are requesting a one (1) year extension.

Comments from audience and / or Commission –

- Paul Peeples with Seamon Whiteside (501 Wando Park Blvd, Ste 200, Mount Pleasant, SC 29464) updated the Commission on the project, nothing has changed on the plans from when it was approved two (2) years ago, when they got approved industrial development was slow so the developer decided to hold off, within the last several months they have had more interest and are now ready to start construction on the 240,000 SF distribution facility (20 acres of 125 acres) by the end of 2021. The property owner has someone interested in developing all 125 acres, work on those plans will start in the next several weeks.

Mr. Pratt made a motion to approve the request to extend the vested right, seconded by Mr. Symuleski. The vote was unanimous (5-0) to approve (Pratt, Symuleski, Judy, Kunda, Carter).

9. **REPORT OF CHAIRMAN**

None

10. **REPORT OF PLANNING DIRECTOR**

Mrs. Reinertsen made the Commission aware that as they see more rezoning requests in the upper part of the County, they will likely be holding Planning Commission meetings in St. George. The details have not been worked out. County Council will hold Public Hearings for the AC text amendments in St. George. County Council has given 1st Reading to the AC text amendment, 2nd Reading is scheduled for the first meeting in July.

11. **PUBLIC COMMENT**

- Brian Bazzle (222 Barons Rd, Summerville, SC 29483) regarding RR# 834, questioned the difference in types of development allowed with the current MUC and

the proposed R-2. Mr. Carter asked Mr. Bazzle to speak one-on-one with Staff following the meeting to answer all his questions.

12. **ADJOURNMENT**

Meeting Adjourned at 5:43pm.

MINUTES
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

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

1. **DETERMINE QUORUM**

Present:

Ed Carter, Chairman
Russ Touchberry, Vice Chairman
Bert Judy
Robert Pratt
Mike Mercer
Richard Symuleski
Jennifer Kunda

Staff:

Kiera Reinertsen, Director
Mark Davis, Deputy Director
Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

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

Mr. Symuleksi made a motion that the minutes be approved as submitted, seconded by Mr. Mercer. The vote was (7-0) to approve (Pratt, Mercer, Judy, Symuleski, Touchberry, Kunda & Carter)

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

Mr. Larry Harper, Dorchester County Water & Sewer Director, presented an update on the Status of the Water and Sewer Department.

- Water is the future, with a 30-year horizon.
- The Water & Sewer department is self sufficient and receives no general funds.
- Explanation of the pump stations and tanks.
- Dorchester County is a desert with no potable water sources, creating sustainable sources of water is the goal.
- The 2018 Comprehensive Plan combined with future development count has changed dramatically over the past 3 years and has changed due to more aggressive developers.
- When 85% of capacity is reached at the lower plant this will trigger the start for the Central Plant. The central plant will take approximately 7 years to construct
- Cost has increased significantly since the initial proposal. The expectation is for Developers to help pay for the needed updates.
- Rate payers pay for current and future waster use.

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

Mr. Davis presented the Staff Report with the recommendation to approve.

Mr. Touchberry made a motion to approve, seconded by Mr. Symuleski. The vote unanimous (7-0) to approve (Pratt, Mercer, Touchberry, Judy, Symuleski, Kunda & Carter)

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

Mr. Davis presented the Staff Report with the recommendation to approve.

Mr. Pratt made a motion to approve, seconded by Mr. Mercer. The vote unanimous (7-0) to approve (Pratt, Mercer, Touchberry, Judy, Symuleski, Kunda & Carter)

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

Mr. Davis presented the Staff Report with the recommendation to approve.

Adrian Williams, representative of the buyers, would like to develop the property for economic development.

Danny Byrd, adjacent property owner, believes there is enough commercial property in the area. This is a country community and there are enough truck stops, and he likes it to be kept as a country area. Also, there is acreage across the highway where no one lives. This is the middle of nowhere a hotel is not needed.

Barry Lloyd, adjacent property owner, feels that this is residential farming land. He is not against development but wants more infrastructure in place first. He requested to purchase a 6-8 acres from the owner in order to create a buffer, but the owner offered him 1 acre. Would like to see this develop as more residential.

Discussion as to commercial buffer requirements, proximity to interstate and Comprehensive Plan.

Mr. Judy made a motion to deny, seconded by Ms. Kunda. The vote was (2-5) to deny (Judy & Kunda) in favor. Opposed (Mercer, Symuleski, Pratt, Touchberry & Carter). Motion fails and the recommendation is to approve.

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

*** Ms. Kunda recused herself for this item and moved to the gallery.*

Mr. Davis presented the Staff Report with the recommendation to deny CLI-2. Mr. Davis explained a brief background of the property from the County's perspective. Also explained the difference between CN and CLI-2.

Mr. Carter asked Ms. Carlton, how many residents reached out in regard to this rezoning. Ms. Carlton responded approximately 17 in opposition.

Kelly Lewin and Jessie Gibbs, Applicant and property owner, apologized multiple times to the Community. Gave a brief history of the church property and explained that the Church congregation had to move due to attendance. The applicant hired a CPA that did not direct them accurately to get a business license and start a business. The applicant does not want to cause trouble, just have outdoor events similar to what a church would have.

Dekle Griffith, property owner in Legend Oaks, stated CLI is not appropriate zoning for this property. It was rezoned as OI in the rezoning last year. The use, an outdoor event venue is the problem. The applicant has this venue advertised currently as an outdoor event venue. The zoning is not the issue it is enforcement.

Stephanie Harris, property owner in Legend Oaks, unaware the property was no longer a church. They purchased this home after research with the intent of it being their dream home. Two separate events, one on March 6th and the other on May 1st disturbed their

family causing her children to not be able to rest. Ms. Harris believes that the applicant does not have any regard for the rules of the County and will continue to operate with complete disregard as she did in the past regardless of zoning. Also, she feels if the venue is allowed to continue, it will depreciate property values in the neighborhood.

Jordan Landon, property owner in Legend Oaks, agrees with the last two residents. The current zoning has not been followed, he doesn't feel it will in the future.

Mr. Mercer made a motion to deny, seconded by Mr. Judy. The vote was (6-0) to deny (Pratt, Mercer, Judy, Symuleski, Touchberry, & Carter) and (1) Abstained (Kunda)

E. **RR #829:** Property Owner: D&E Development of the Lowcountry, LLC; Applicant: Gray M. Lewis; 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

Mr. Davis presented the Staff Report with the recommendation to approve.

Mr. Gray Lewis, the Applicant, feels that the property rezoning fits with the Comprehensive Plan and in conjunction with the HWY 78 will make good economic development within the County.

Mr. Mercer made a motion to approve, seconded by Mr. Touchberry. The vote was (7-0) to approve (Pratt, Mercer, Judy, Symuleski, Touchberry, Kunda & Carter)

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

***Applicant withdrew the application for RR #830*

Bryan Kizer, Stantec Engineer, addressed the Commission and stated he had formally withdrawn the rezoning application.

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.

Mr. Davis presented the Staff Report with the recommendation to approve.

Brad Page, owner of the property, explained they would like to have the property rezoned in order to sell the property for residential use. Also, added that adjacent parcels are residential as well.

Mark Markbird, potential buyer of this parcel, would like to build a home on this parcel and must have the property rezoned to do so.

Mr. Touchberry made a motion to approve, seconded by Ms. Kunda. The vote was (7-0) to approve (Pratt, Mercer, Judy, Symuleski, Touchberry, Kunda & Carter)

*** Mr. Mercer excused himself and left the meeting*

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

Mr. Davis presented the Staff Report with the recommendation to approve.

Discussion that all conditions have been met and all revisions have been completed.

Mr. Symuleski made a motion to approve, seconded by Mr. Pratt. The vote was (6-0) to approve (Pratt, Judy, Symuleski, Touchberry, Kunda & Carter) and (1) absent (Mercer).

B. **Preliminary Plats**

None

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

Mr. Touchberry made a motion to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve (Judy, Symuleski, Touchberry, Kunda & Carter), (1) absent (Mercer) and (1) abstained (Pratt)

B. Street Name Changes

None

7. **OLD BUSINESS**

None

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.

Ms. Reinertsen explained the changes to the (AC) Absence of Controls District ordinance.

The Board discussed industrial outdoor storage and that it might not be appropriate as a Special Exception Use, they also discussed the reasoning why drinking establishments were omitted and that they should be added within the Crossroads District.

Mr. Judy asked about allowing subdivisions without requiring DHEC approval and using a note on the plat instead.

Mr. Pratt made a motion to approve, with the following conditions; DHEC plat comment be added, add “watering holes” as a permitted use within the Crossroads District, and removing industrial outdoor storage as a Special Exception Use, seconded by Mr. Symuleski. The vote was (6-0) to approve with added conditions (Pratt, Judy, Symuleski, Touchberry, Kunda & Carter) and (1) absent (Mercer).

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.

Mr. Davis presented the Staff Report with the recommendation to approve with the condition of a successful recording of a boundary plat.

Mr. Touchberry made a motion to approve, with staff condition, seconded by Mr. Pratt. The vote was (6-0) to approve (Pratt, Judy, Symuleski, Touchberry, Kunda & Carter) and (1) absent (Mercer).

7

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.

*** Mr. Judy recused himself and moved to the gallery for this item.*

Mr. Davis presented the Modification request to the Commission.

Mr. Pratt made a motion to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve (Mercer, Pratt, Symuleski, Touchberry, & Carter), (1) absent (Mercer) and (1) abstained (Judy)

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.

Mr. Davis presented the Modification request to the Commission.

Mr. Judy made a motion to approve, seconded by Mr. Touchberry. The vote was (6-0) to approve (Mercer, Judy, Pratt, Symuleski, Touchberry, & Carter) and (1) absent (Mercer).

9. **REPORT OF CHAIRMAN**

None

10. **REPORT OF PLANNING DIRECTOR**

None

11. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 5:43pm.

MINUTES
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

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

1. **DETERMINE QUORUM**

Present:

Ed Carter, Chairman

Bert Judy

Robert Pratt

Mike Mercer

Richard Symuleski

Absent:

Russ Touchberry, Vice Chairman

Jennifer Kunda

Staff:

Kiera Reinertsen, Director

Mark Davis, Deputy Director

Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

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

Mr. Symuleksi made a motion that the minutes be approved as submitted, seconded by Mr. Mercer. The vote was (5-0) to approve (Pratt, Mercer, Judy, Symuleski & Carter) with (2) absent (Mr. Touchberry & Ms. Kunda)

3. **REZONING REQUESTS**

None

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

Mr. Davis presented the Staff Report with the recommendation to approve with conditions.

David Stevens, Engineer with Civil Site Environmental, understands the limitations and the Plat cannot be signed until the conditions have been met.

Mr. Mercer made a motion to conditionally approve, seconded by Mr. Pratt. The vote was (5-0) to conditionally approve (Pratt, Mercer, Judy, Symuleski & Carter) with (2) absent (Mr. Touchberry & Ms. Kunda)

B. **Preliminary Plats**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

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

Ms. Reinertsen reported that staff has drafted a set of proposed amendments to the AC ordinance to change the name of the AC District to an Agricultural Residential District, include zoning district standards in line with other zoning district, remove Special Exception uses, and create cottage industry standards. Some ancillary changes are being looked at as well in order to accommodate the rural nature of the area. The text being presented this month is for discussion purposes only and will be brought back to the Commission next month for formal adoption based on comments received.

Discussion Comments:

- Ensure that changes are posted in order to receive Public Comment
- Review of intersections where commercial and/or industrial will occur after this exercise or make this a part of the exercise by creating new zoning districts
- Adjustment and a shift on the next Comprehensive Plan in regard to HWY 78 and surrounding parcels
- Accessory structure location and square footage item 2 (c) should not be removed.
- Section 9.1.5 – density requirements, lot size requirements of being 1 acre, but cannot be 150 ft wide, need to have the minimum width re-examined, parcels are not perfectly square.
- Section 9.1.5(c) – multiple units on one parcel, clarification of easements or roads that are required to meet the standards of the Ordinance.
- Section 20.1.1- additional language is being added, no other changes to that part of the ordinance.
- Review of AIP for model codes to utilize for the Cottage Industry.
- Clarification of businesses that will be considered as part of being a cottage industry versus what will be rezoned.
- Increase of Industrial/Commercial locations will increase the County’s tax base.
- One dwelling unit per acre, needs to be reassessed in Ridgeville and Jedburg areas with tighter density.
- Water & Sewer conversation on volume availability and planning for future growth. Director of Water & Sewer will be requested to attend the next meeting for an update.
- Section 10.4.24 – discussion of the medical practice and the regulatory framework needed as part of the Cottage Industry.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen gave an update on the Rezoning #824- Jordan Simmons Road. The applicant withdrew his rezoning application and applied for an official determination from the Zoning Director. The Applicant has been grandfathered in and granted the use of his property as a duplex.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

*Mr. Pratt made a motion to adjourn, seconded by Mr. Mercer.
Adjourned at 4:42 pm*

MINUTES
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

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

1. **DETERMINE QUORUM**

Present: Russ Touchberry, Vice Chairman
Bert Judy
Robert Pratt
Mike Mercer
Richard Symuleski

Absent: Ed Carter, Chairman
Jennifer Kunda

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

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

Mr. Symuleksi made a motion that the minutes be approved as submitted, seconded by Mr. Mercer. The vote was (5-0) to approve (Pratt, Mercer, Judy, Symuleski & Touchberry) with (2) absent (Mr. Carter & Ms. Kunda)

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

Mr. Davis presented the Staff Report with the recommendation to deny.

Discussion with the Commissioners about the property, condition of existing road and surrounding zoning of the parcel.

Mr. Whitney, the applicant, introduced himself and explained that the property had been in his family and been a shared home for over 30 years. Also, he gave clarification on the road surface and stated that other properties on that road are operating as duplexes. The property has been utilized as a duplex with family members living in the two separate units with two separate kitchens. He wants the property to become a legal duplex and install a firewall.

Discussion with the Commissioners of possible solutions for the property within the Ordinance or possible changes to the Ordinance.

Sharla Shepard, of 422 Embassy Drive, approached the podium and stated that it would do the community good to look at the long-term and find good solutions.

Kiera Reinertsen, Director of Planning & Zoning, approached the podium at the request of Mr. Touchberry, and suggested that the applicant file for an official determination to the Zoning Administrator if installing a fire wall would constitute a change of use before proceeding with the rezoning request.

Mr. Symuleksi made a motion to table the request, seconded by Mr. Mercer. The vote was (5-0) to table the request (Pratt, Mercer, Judy, Symuleski & Touchberry) with (2) absent (Mr. Carter & Ms. Kunda)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Final Plats**
None

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

Mr. Davis presented the Staff report with a recommendation for a conditional approval with the condition being final Public Works approval.

Commissioner Symuleski requested clarification for the Public Works approvals that are needed and about availability of water and sewer. Mr. Davis responded that the DCWS support approval and that water and sewer are available. There is a sewer force main along Highway 61 and a pump station with necessary easements to serve adjacent parcels. The pump station will be constructed with this development.

David Stevens and Ryan Brown, from Civil Site Environmental Engineering, addressed the Commissioners and stated that the project is moving along very well. All comments have been addresses and just awaiting the SCDOT Encroachments permit, SCHEC permit and then Public Works conditionals will be met.

Mr. Symuleksi made a motion to conditionally approve with the final Public Works approval, seconded by Mr. Pratt. The vote was (5-0) to conditionally approve (Pratt, Mercer, Judy, Symuleski & Touchberry) with (2) absent (Mr. Carter & Ms. Kunda)

5. STREET NAME REQUESTS

A. New Street Names

None

B. Street Name Changes

None

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

Mr. Davis presented the Staff Report reminding the Commission that the item was tabled by the Planning Commission at the February 11, 2021 meeting and that the applicant notified staff that they would like to be placed on the March 11, 2021 agenda. Staff recommended denial at the February 11, 2021 and March 11, 2021 meeting.

Mr. McClendon, the applicant, introduced himself and explained the history of the property and his motivation to sell the property. He has had a dozen developers' approach

him and has chosen this developer because of the quality homes and the plan for the development. Mr. McClendon stated that he has had close ties with the Community, cares about the community, has given the County land for easements and wants everyone to be happy.

The Commissioners requested clarification on the amount of homes that are in the exhibits provided by the applicants engineer (400-600) on 450 acres and that this is only a rezoning request, not a preliminary plat.

Jake Serrano and Corey Spellings, Engineers for the developer, introduced themselves and were questioned regarding the sewer and water infrastructure available for the development. Also, the Planning Commission requested information for road infrastructure that is available and wetland percentage. The Engineer responded that the infrastructure is not there. They will utilize the infrastructure that is currently in place, that will accommodate maybe 50 lots and are looking into onsite engineered wastewater system options for parcels that will not perk. This may result in varying lot sizes. This is driven by the developer, they want 30' buffers from roads and wetlands. There are existing 6" water lines on Indigo and Cummings Chapel. The Engineer believes that the developer is not looking to quickly develop but exhaust the existing infrastructure and then move to other options. Water pressure could not be maintained with the 6" lines and that water line upgrades would be needed along with the new water tower. Approximately 30% of the property is wetlands.

Jason Coffman, Senior Water & Sewer Engineer with Dorchester County, explained that currently there is no plan for water and sewer infrastructure improvements in that area except for the water storage tank on the back of Bridlewood Subdivision. Short explanation regarding onsite engineered wastewater system verse sewer. Mr. Coffman reiterated that the developer would have to take the brunt of the expense of developing the infrastructure and that the water and sewer that was previously constructed to serve this area was not constructed to handle this type of development. It is expected the developer handle those upgrades.

Ed Wallace, realtor to the owner, feels that this is a win, win situation for the entire community. That Mr. McClendon really cares about the community and has spoken with the neighbors and the tribal community to ensure everyone is happy.

Eli Wallace, ARHS student and son of Ed Wallace, believes the growth is coming to the area and housing is necessary near places of employment.

Robert Robbins, developer American Star's representative, reminded the group to focus on the fact that this is a rezoning request. He stated Mr. McClendon could sell the property to American Star as AC but the product would not be as good. Mr. Robbins explained the details of the plans to help the Edisto Natchez Kusso tribe.

John Glen Creel, Chief of the Edisto Natchez Kusso tribe of South Carolina, appreciated being included. The Tribe is a peaceful Tribe and has met with the developer and

owner. They have decided it will be a mutual agreement for both the developer and the Tribe by improving the infrastructure and bringing jobs to the area.

Planning Commission had further discussion that this is not a preliminary plat, that it is a rezoning request and the proposed cluster design is favorable along with the communication with the Developer and current residents in the area.

Planning Commission asked if the rezoning fit with the comprehensive plan. Additional conversation regarding the lack of available infrastructure, soil not conducive to septic and that it is adjacent to wetlands.

Planning Commission had conversation that timing is the key to the development of this parcel regarding infrastructure in tandem with the capital improvements schedule.

Mr. Pratt made a motion to approve the rezoning, seconded by Mr. Touchberry. The vote was (2-3) to approve (Pratt & Touchberry) in favor. Opposed (Mercer, Judy & Symuleski). Absent (Mr. Carter & Ms. Kunda).

Staff recommended that a new motion be made since the first motion failed. Planning Commission inquired about tabling the request again. Discussion on the matter is that it could not be tabled by the Planning Commission because they already tabled the item last month.

Mr. Mercer made a motion to deny the rezoning, seconded by Mr. Symuleski. The vote was (2-3) to deny the request (Mercer & Symuleski) in favor. Opposed (Pratt, Touchberry & Judy). Absent (Mr. Carter & Ms. Kunda). Mr. Judy clarified that he voted against denying the request due to his concern regarding the one year wait if the rezoning is denied.

The applicant approached the podium and requested to defer his application.

Mr. Symuleski made a motion at the applicants request to defer the rezoning, seconded by Mr. Mercer. The vote was (5-0) to defer at the applicants request (Pratt, Touchberry, Mercer, Judy & Symuleski). Absent (Mr. Carter & Ms. Kunda).

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

Mr. Davis presented the Staff Report with a recommendation to approve.

Mr. Symuleksi made a motion to approve, seconded by Mr. Mercer. The vote was (5-0) to approve (Pratt, Mercer, Judy, Symuleski & Touchberry) with (2) absent (Mr. Carter & Ms. Kunda)

- 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

Mr. Davis presented the Staff Report with a recommendation to approve.

Mr. Symuleksi made a motion to approve, seconded by Mr. Pratt. The vote was (5-0) to approve (Pratt, Mercer, Judy, Symuleski & Touchberry) with (2) absent (Mr. Carter & Ms. Kunda)

- 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

Mr. Davis presented the Staff Report with a recommendation to approve.

Clarification discussion, as to what the request is for.

Mr. Judy made a motion to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve (Pratt, Mercer, Judy, Symuleski & Touchberry) with (2) absent (Mr. Carter & Ms. Kunda)

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

Mr. Davis introduced the agenda item that it is only for discussion at this time and requested that the Commissioners be prepared to further discuss Cottage Industry uses when staff brings the zoning text amendments to the Planning Commission. Questions and discussion in the matter focused on Cottage Industry as a home-based business but on a larger scale. Cottage Industry can be conducted in a separate building on the property and can employ people from outside the main residence. The primary use of the property would still be residential, but this would allow for the homeowners to operate their business from their property.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

Ms. Sharla Shepard, resident, recognized that the rezoning is a mess and that the growth is going to happen. There are lots of hurdles that developers will have to get through to create the community at R-1 and acknowledged that there is little infrastructure to support the growth.

Mark Davis, Deputy Director of Planning and Zoning, reported that land owners in these areas had the opportunity in 2012 to plan and establish zoning in this area to help be prepared for this day. These efforts made by the county to properly plan for the areas future growth were not successful because the area/land owners insisted they did not want it. The area needs to be planned so development and growth are done in a fiscally responsible way. Growth is coming but it needs to be done responsibly.

Mr. Symuleski reiterated his position by clarifying that the two 6" water lines would not sustain the water pressure needed for any development in that area.

11. **ADJOURNMENT**

*Mr. Pratt made a motion to adjourn, seconded by Mr. Mercer.
Adjourned at 6:12 pm*

MINUTES
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 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

1. **DETERMINE QUORUM**

Present: Russ Touchberry, Vice Chairman
Bert Judy
Robert Pratt
Mike Mercer
Richard Symuleski
Jennifer Kunda

Absent: Ed Carter, Chairman

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

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

Mr. Pratt made a motion that the minutes be approved as submitted, seconded by Ms. Kunda. The vote was (6-0) to approve (Pratt, Mercer, Judy, Symuleski Touchberry & Kunda) with (1) absent Mr. Carter

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

Mr. Davis presented the Staff Report with a recommendation to deny.

Comments from the audience and/or Commission

Mr. Pratt inquired as to what percentage of the property is wetlands. Mr. Davis responded that he believes the property has a decent amount of wetlands on the property, but it would need to be confirmed by the Corps of Engineers. Mr. Pratt said the density would be less in light of wetlands and that the County is moving that direction and housing will be needed.

Atty. Robby Robbins, the American Star's representative, property has been in Mr. McClendon's family for a very long time. Mr. McClendon chose American Star as a developer because they create quality developments. The location has become a good place to work and will ease pressure on the current transportation infrastructure due to the fact that residents no longer have to travel for employment. These residents will need some where to live. The Engineer would like to get R -1 zoning in order to develop more density with smaller lots. The applicant would like an opportunity to build a quality development in the Ridgeville area.

Mr. Symuleski asked what existing utility infrastructure serves the site.

Robby Robbins said he believes that there is a pump station on the property or adjacent to the property. The Developer will be in discussions with Dorchester County Water & Sewer if they are permitted to move forward.

Mr. Touchberry asked Mr. Davis if he had anything to add regarding existing infrastructure. Mr. Davis confirmed there was a pump station, but it would not sufficiently serve this development. Mr. Davis added that Dorchester County Water and Sewer had sent correspondence stating significant water and sewer upgrades would be necessary with phase 1 if the property is rezoned and developed. Mr. Davis also stated that the older rural roads serving this parcel are not built to a standard that are typically needed to handle this type of development.

Mr. Pratt mentioned that Mr. McClendon was very gracious when the Volvo plant was being built was willing to sell his property. Also, perhaps an open space that would reflect more of a rural a character may help. Mr. Robbins stated that we are not at the Plat stage yet, we are at the rezoning stage.

Attached Public Comments were read aloud by the Recorder.

Mr. Touchberry stated that perhaps it would be best to table this rezoning until more information could be gathered regarding the infrastructure and because it was the first virtual meeting.

Mr. Symuleski believes that the infrastructure questions need to be answered prior to a decision being made.

Mr. Symuleksi made a motion to table the rezoning request and recommended that the applicant work with staff for details on infrastructure needed, seconded by Mr. Pratt. The vote was (6-0) to table (Pratt, Mercer, Judy, Symuleski Touchberry & Kunda) with (1) absent Mr. Carter

- 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

Mr. Davis presented the Staff Report with a recommendation to deny.

Comments from the audience and/or Commission

Mr. Gourdine, the applicant, stated he originally purchased the property to build a primary residence. Then after research decided to market the property as a multi-family parcel and received a sales contract. The property was rezoned to single family residential by county and he was not informed due to not updating his mailing address. He is requesting the property to be rezoned back to multi-family to complete the sale.

Ms. Kunda requested Mr. Touchberry to recap because the sound quality was not sufficient enough to hear via Teams.

Attached Public Comments were read aloud by the Recorder.

Mr. Pratt paused the public comments being read and asked if any of the Public Comments were in support of the rezoning. The recorder answered that no, all comments are in opposition of the request. The Commissioners made the decision to forgo reading the balance of the comments since they were overlapping. The public comments submitted in their entirety are attached for the record.

Mr. Pratt made a motion to deny the request, seconded by Ms. Kunda. The vote was (6-0) to deny (Pratt, Mercer, Judy, Symuleski Touchberry & Kunda) with (1) absent Mr. Carter

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

B. Preliminary Plats

None

5. **STREET NAME REQUESTS**

A. New Street Names

Tucker Tract

Destrier	Palfrey
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Mr. Symuleski made a motion to approve seconded by Mr. Mercer. The vote was (6-0) to approve (Pratt, Mercer, Judy, Symuleski Touchberry & Kunda) with (1) absent Mr. Carter

B. Street Name Changes

None

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

Mr. Davis presented the Staff Report with a recommendation to deny.

Mr. Pratt recapped from the previous meeting that the use would be helpful for the area, followed up by Mr. Touchberry concurring that he remembered boat storage would be helpful in that area.

Mr. Pratt asked why Staff recommended denial. Mr. Davis stated that the request to change the parcel to Commercial Light Industrial would be in direct violation of the County Zoning Ordinance and Comprehensive Plan and that the surrounding road infrastructure would not support the use. It would be Spot Zoning.

Mr. Symuleski made a motion to deny the request seconded by Ms. Kunda. The vote was (6-0) to deny (Pratt, Mercer, Judy, Symuleski Touchberry & Kunda) with (1) absent Mr. Carter

7. **NEW BUSINESS**

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

Ms. Reinertsen explained that staff is looking for feedback updating the Conditional and Special Exception use sections of the Absence of controls district Ordinance. If the use group is removed from the Conditional and Special Exception, the property would need

5

to follow the path of rezoning. The discussion focused on Use Group 7. Business, Accommodation and Food Services and 13. Business Recreation.

Mr. Pratt feels that food service would be important at the minimum at a crossroads. Ms. Reinertsen feels that the crossroads nodes would be rezoned to accommodate those uses. Mr. Symuleski agreed with Mr. Pratt that the permitted use of restaurants and recreational uses on the arterials would be good.

Mr. Touchberry asked for clarification, asking if an individual would come in front of the Planning Commission to rezone property for the appropriate use with these changes. Ms. Reinertsen confirmed and stated that currently the Board of Zoning Appeals currently approves the Special Exception uses but only for that very specific use. The rezoning would give the opportunity of a variety of uses.

Mr. Mercer feels that this is a very well thought idea and believes it should move forward.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

*Mr. Symuleski made a motion to adjourn, seconded by Mr. Pratt.
Adjourned at 5:42 pm*

Compiled Public Comments

RR #822

Indigo Road

First Name: CHRISTAL **Last Name:** BRADWELL

Home Address: 139 INDIGO RD

RIDGEVILLE SC 29472

Phone Number: (843) 898-1701

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: REJECTION OF REZONING / SUBDIVISION

Comments: MY FAMILY AND I WOULD LIKE TO REJECT THE REZONING IN OUR AREA, AS WELL AS THE SUBDIVISION THAT WILL RUN THROUGH MY NATCHEZ KUSSO TRIBE SMALL COMMUNITY. WE ARE CONCERNED ABOUT THE OVER CROWDING, HIGHER TAXES, AND TRAFFIC IT WILL BRING TO THE AREA. PLEASE TAKE THIS INTO CONSIDERATION.

Email Address: christal.hinson@yahoo.com

Date: 02/11/2021

× *christal bradwell*

Signed By: christal bradwell - christal.hinson@yahoo.com
Date Signed: 02/11/2021 -05:00 GMT
IP Address: 12.239.124.135:56964

First Name: Anna **Last Name:** Carter

Home Address: 124 North Railroad

Ridgeville Sc 29472

Phone Number: (843) 871-6447

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: RR-822

Comments: I am the landowner adjoining this tract and concerned about issues like water runoffs , wildlife and buffers to separate the adjoining tracts .

Email Address: annamcarter1@gmail.com

Date: 02/11/2021

A handwritten signature in blue ink that reads "Anna M. Carter". The signature is written in a cursive style and is positioned above a horizontal line.

Signed By: Annamcarter1@gmail.com
Date Signed: 02/11/2021 -05:00 GMT
IP Address: 174.245.112.49:1363

First Name: Brian **Last Name:** Coleman

Home Address: 108 Tyron Dr

Summerville SC 29483

Phone Number: (843) 530-8758

How would you like to address the Board during the public hearing?: Call into Meeting

Phone Number: (843) 530-8758

Agenda Item: As a Tribal Council Board Member of the Edisto Natchez-Kusso Tribe of SC we would like to know if the parcels on Indigo Dr could possibly be available to the Native tribal community members? and any other changes that are being planned

Email Address: bcolema9@gmail.com

Date: 02/10/2021

× *Brian Coleman* _____

Signed By: Brian Coleman - bcolema9@gmail.com
Date Signed: 02/10/2021 -05:00 GMT
IP Address: 66.180.234.11:51533

First Name: Sabrina **Last Name:** Creel

Home Address: 122 Praise Lane

Cottageville SC 29435

Phone Number: (843) 830-5223

How would you like to address the Board during the public hearing?: Call into Meeting

Phone Number: (843) 830-5223

Agenda Item: As a Tribal Council Board Member of the Edisto Natchez-Kusso Tribe of SC we would like to know of the any tax increases and further details of the project that will literally be in our tribal community's back yard.

Email Address: russellsabrina@yahoo.com

Date: 02/10/2021

× *Sabrina Creel*

Signed By: Sabrina Creel - russellsabrina@yahoo.com

Date Signed: 02/10/2021 -05:00 GMT

IP Address: 66.180.234.11:51370

First Name: Michael **Last Name:** Davidson

Home Address: 126 Tee Pee Drive

Ridgeville SC 29472

Phone Number: (843) 729-6491

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Rejection Of Rezoning/Subdivision On Indigo RD

Comments: On behalf of my family and as a member of my Natchez Kusso Tribe, we would like to reject the rezoning of the area and the subdivision that will run DIRECTLY through our small community. We are very concern about the traffic and higher taxes it will bring to the community. Please take into consideration the disaster this will bring to our community and surrounding neighbors.

Email Address: 2080sunshine@gmail.com

Date: 02/10/2021

× *Michael Davidson*

Signed By: Michael Davidson - 2080SUNSHINE@gmail.com
Date Signed: 02/10/2021 -05:00 GMT
IP Address: 174.253.9.44:23432

First Name: JOYCE AND CARL **Last Name:** DAVIDSON

Home Address: 133 INDIGO RD

RIDGEVILLE SC 29472

Phone Number: (843) 875-1151

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: REJECTION OF REZOING/SUBDIVISON

Comments: MY HUSBAND AND I ARE VERY CONCERNED ABOUT THIS REZONING. WE DO NOT LIKE IT THAT THIS WILL RAISE OUR TAXES AND BE SO CLOSE TO OUR NATCHEZ KUSSO RESERVATION. PLEASE TAKE ALL THIS INTO CONSIDERATION.

Email Address: mikesbradwell@gmail.com

Date: 02/11/2021

× *joyce davidson* _____

Signed By: joyce davidson - mikesbradwell@gmail.com

Date Signed: 02/11/2021 -05:00 GMT

IP Address: 12.239.124.135:51389

First Name: SANDRA **Last Name:** FULTON

Home Address: 383 SCHOOL STREET

RIDGEVILLE South Carolina 29472

Phone Number: (843) 494-8154

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: PROPOSED DEVELOPMENT 445 ACRE TRACT between Cummings Chapel Rd and Givhans State Park Rd

Comments: Good afternoon to all. My name is Sandra Fulton and I reside in Ridgeville SC. As a citizen that lives in the area of proposed development I have several concerns. The first and foremost being what this type of development means for the Natchez Kusso Edisto Indians, their heritage and way of life. I would like to know what studies were done to make sure that we are not further hindering our native peoples that live in that area. Second what is the effect that this would have on the natural resources that are already limited in the area? I believe that Dorchester county is putting greed above its citizens with this project. The people of this area want answers on why this is being done during a pandemic when the citizens of Dorchester county cannot attend the actual meeting and express their concerns. Dorchester county should know that this particular area is not tech savvy or capable. As a concerned citizen of Dorchester county it appears this is being done purposely to avoid the opposition that you would get if we could all attend a meeting.

Thank you for your time.

Sandra Fulton

Email Address: sdgoffllc@gmail.com

Date: 02/11/2021

× sandra fulton

Signed By: sandra fulton - SDGOFFLLC@GMAIL.COM
Date Signed: 02/11/2021 -05:00 GMT
IP Address: 206.74.180.118:59098

From: [MICHAEL LENTHE](#)
To: [Kiera Reinertsen](#)
Subject: Re: RR#822
Date: Thursday, February 11, 2021 10:18:19 AM

[EXTERNAL - This message originated outside our organization. Use caution when clicking links or opening attachments.]

To Whom it may concern,

I oppose the rezoning request for RR#822.

I believe that it would be the first step to losing the tranquility that we have worked so hard to obtain.

Thank you,

Michael Lenthe
144 Rose Blossom Drive
Ridgeville, SC
29472

From: [Jeff Kemmerlin](#)
To: [Kiera Reinertsen](#)
Subject: RR#822
Date: Thursday, February 11, 2021 9:56:43 AM

[EXTERNAL - This message originated outside our organization. Use caution when clicking links or opening attachments.]

I would like to make a comment on RR#822 for the planning commission meeting scheduled for today's date, February 11, 2021 at 4:00pm.

My name is Jeff Kemmerlin. My family owns some property adjacent to the proposed 445.5 acre rezoning request. Since the rezoning signs have been put up on the proposed property, I have received numerous calls from other concerned locals. I have not spoken to any single local individual who is in favor of the proposed development. This proposed development could be detrimental to the local Native American and surrounding community and natural resources. I have lived here my entire life and the destruction of natural resources and agricultural land in the area is of great concern. Our beautiful community that we've come to love is steadily being replaced with concrete and Vynal siding. Some may call it progress, but for myself and many others it's devastating. It seems all anyone cares about is the money they can make. The risk this proposed development poses to the heritage of the Edisto Indian Native American community and the Edisto River Basin is unprecedented. Once the development is completed and the individuals who purchased the sub quality homes at extravagant prices move in, the Edisto Indian heritage is extinct forever. In conclusion I ask, if this proposal was in your backyard, what would you do? I refuse to remain silent and observe the destruction of our natural resources as many of our county representatives have done in the past.

"I do not intend that our natural resources shall be exploited by the few against the interests of the many." - Theodore Roosevelt

Sincerely yours,

Jeff Kemmerlin

[Sent from Yahoo Mail for iPhone](#)

From: [mary darling](#)
To: [Kiera Reinertsen](#)
Cc: [mary darling](#)
Subject: Rezoning (RR #822)
Date: Wednesday, February 10, 2021 9:15:49 PM

[EXTERNAL - This message originated outside our organization. Use caution when clicking links or opening attachments.]

Good evening,

We would like to express our concerns over the request for a zoning change in Ridgeville, the 445.5 acres off of Indigo Dr, RR #822

Our first concern is that this is a Virtual Meeting, due to COVID. Unfortunately, many of us in the Ridgeville area do not have adequate internet access and will not be able to attend virtually. Many of our elderly and disabled neighbors, due to COVID, have not been traveling as much and did not see the signs posted for this zoning request, only recently finding out—too late to mail in their concerns.

We believe we are not alone in worrying about what comes with residential zoning of such a large area, including but not limited to, traffic congestion, increased taxes, changes to our way of life, depletion of wildlife, ecological changes.

Who will have to pay to fix the roads from the damage done by the onslaught of heavy trucks needed for construction, and the subsequent increase in traffic? Have any studies been done on the sustainability of a viable environment, the decline of native species populations due to diminishing open spaces? We understand a water tower may be built on Carter Rd, which we imagine, would be a supplier for this area. Will everyone be forced to connect? Will there be connection fees, and if so, who will help pay these fees? Financing them into a new “water bill” is not helpful for those who are struggling financially.

An owner certainly has a right to sell their property, but if an area that large is completely zoned as residential, taxes will certainly go up to cover the need for more schools, law enforcement, fire fighters, road upkeep, etc.

How many homes and or apartments can be built on 445 acres? How many people and vehicles come with that? The congestion that has devoured Summerville and the Cane Bay area is disheartening. We have a fear and sadness of that happening in Ridgeville.

Respectfully,
Richard and Mary Darling

Sent from [Mail](#) for Windows 10

Compiled Public Comments
RR #823
W. Butternut Road

First Name: Dana **Last Name:** Ahern

Home Address: 1605 Congressional Blvd.

Summerville SC 29483-5066

Phone Number: (617) 633-9454

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: R-1 to R-4 Rezoning of 5.7 acre property adjacent to Pine Forest Development.

Comments: As a resident living on Congressional Blvd. within the Pine Forest Development I would like to express my concern over the preposed rezoning of residential property, R-1 to R-4. It is my understanding that the board will review the possible rezoning of 5.7 acre's adjacent to Pine Forest. Pine Forest is a residential community, and has been for over twenty years. The area being considered for rezoning is adjacent to Coldstream Ct. and Shinncook Hills Ct. Both of these streets are single family residents. Two years ago the residents of Pine Forest objected to a similar rezoning effort to establish R-4 zoning for a parcel of land at the entrance of Pine Forest, on Congressional Blvd. The majority of the Pine Forrest HOA vigorously objected to this preposed rezoning on the grounds of neighborhood conformity. In addition to a well established R-1, single family residential precedent, the matter of excess automobile traffic, and greater storm water drainage issues, the rezoning from R-1 to R-4 was not approved. The very same issues will again be put before the board for consideration. Developing anything other than single family dwellings on this 5.7 acre parcel will further stress an already congested, and over burdened infrastructure supporting the area in question. Furthermore, the preposed R-4 zoning change would be inconsistent with the long established zoning of R-1 in the surrounding developments. By way of conclusion, a final point. West Butternut now supports a substantial increase in vehicle traffic due to the recently improved round-about at the intersection of West Butternut, and Orangeberg Road. Traffic flow has increased measurably. West Butternut supports residential, and commercial properties, in addition to a private school. My hope is the board will consider carefully additional safety concerns residents in this area face day to day with the increase in motor vehicle

traffic.

Respectfully,
Dana David Ahern, & Jayne Wakefield
1605 Congressional Blvd.
Summerville,, SC 29483

Email Address: danaahern@danaahern.com

Date: 02/06/2021

× *Dana David Ahern*

Signed By: Dana David Ahern - danaahern@danaahern.com
Date Signed: 02/06/2021 -05:00 GMT
IP Address: 98.25.130.244:61238

First Name: Joseph **Last Name:** Bell

Home Address: 105 Nettles Lane

Summerville South Carolina 29483

Phone Number: (843) 709-3415

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Rezoning of Parcel #136-00-00-005

Comments: I own the property backing this land parcel and ask that you keep the zoning to single family only zoning. There is an absolutely awful amount of traffic and craziness on the road now, the amount of speeding vehicles on Butternut Road heading to Central Avenue or Old Orangeburg road is already extreme. We have been able to enjoy lighter traffic currently due to schools in the area being closed because of Covid. Once this all opens back up, traffic will double from what it is now. We also have another development on Old Orangeburg starting to build which is going to increase everything around here, we won't know that amount of madness until things are built and people move in. I have the Bradford Chase subdivision to the back of my road now, and it only has one way in and out. It is a large subdivision, and once cars turn onto my road to go the quarter mile or so to Butternut, it is a race. They zoom by my house all day long, speeding by to get out. I live in fear one day I or my dog will be hit trying to get out of my driveway. A new subdivision will drastically change my neighborhood again, as Bradford Chase did, but an apartment complex will have disastrous effects on everything. Occupants who have no ownership tend to not take care of anything, as rental units in Bradford Chase will show you. Things can get pretty trashy pretty quick, and I take great pride in my home and have spent much money trying to make it nice. Crime goes up as well, not to mention the absolutely huge impact another thousand cars on these already undeveloped roads would have on our area. When you add all the school traffic in again, you will cause such chaos by approving this that the sound of sirens and frustrated property owners will become a common things. I ask please that you not approve this, somebody is just trying to make more money and not have any respect for those of us who live here now. I ask that you not approve this and maintain the beauty and tranquility that we have now, once I get

out of the driving madness on the main roads to get home, I get here and everything is okay again...I am home where it is better and not so crazy...please don't dump this in my backyard! Put it in an undeveloped area and build a neighborhood around it...don't put it here and make us suck it up and deal with it! Thank you for your time!

Email Address: jbell49@gmail.com

Date: 02/10/2021

× *Joseph Bell*

Signed By: Joseph Bell - jbell49@gmail.com
Date Signed: 02/10/2021 -05:00 GMT
IP Address: 172.75.62.81:58809

First Name: Bryan **Last Name:** Clark

Home Address: 124 CHARPIA AVENUE

Summerville SC 29483

Phone Number: (803) 309-5473

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Rezoning R1 to R4 of Parcel # 136-00-00-005 on Butternut Rd is a bad idea

Comments: In the last three years, there has been an explosion of development in this area. The development has mainly been multi-family housing neighborhoods. The traffic has gotten exponentially worse. It has become increasingly difficult to safely drive and maneuver through this area. God forbid if you have to take a left turn out of any neighborhood or local business. The medians have become passing lanes. Another side effect of rezoning parcel # 136-00-00-005 would be water drainage. The area is already prone to flooding and more development and clearing of land would make it worse. Squeezing in multi-family housing in every single undeveloped piece of land is a bad idea and is simply not good for this community. This is quickly becoming an undesirable place to live as a result of the increasing clearing of land and building of cookie cutter neighborhoods. Thank you for letting my voice be heard.

Email Address: gamecock99fan@gmail.com

Date: 02/11/2021

x 

Signed By: gamecock99fan@gmail.com
Date Signed: 02/11/2021 -05:00 GMT
IP Address: 98.124.123.19:31492

First Name: Heather **Last Name:** Damato

Home Address: 1719 Congressional Blvd.

Summerville SC 29483

Phone Number: (949) 338-4428

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Building on parcel # 136-00-00-005

Comments: My husband and I would like to discourage the planning committee from rezoning land parcel # 136-00-00-005. As it is the infrastructure in the area is taxed at certain times of day. The outlets can back up during high traffic hours. Increasing traffic on Butternut changes our quiet country homes to city homes. We specifically purchased here with the understanding that this area was not going to be filled with high density housing and traffic. In addition this would put further strain on our local schools. We plead with the local planning commission to not allow the community we love to turn into every other busy, crowded city. There are plenty of places for builders to put in high density housing, there is no need to use this particular parcel of land to be used in this manner. Thank you for your time and consideration on this matter.

Sincerely,

The Damato Family

Email Address: damatofam14@gmail.com

Date: 02/10/2021

× *Heather Damato*

First Name: J **Last Name:** Davis

Home Address: 1021 Shinnecock Hill Ct

Summerville SC 29483

Phone Number: (240) 855-4543

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Hearing to rezone R1 to R4 on Butternut Rd

Comments: In regards to the rezoning, this area can not handle anymore construction. We are already having extreme drainage problems (the area running between Trickle Dr and Shinnecock/Coldstream). Anytime we get a good rainstorm, all of our yards become pools and the settlement pond on Butternut in front of PFCC crests over onto Butternut Rd. Now since the new housing site on Congressional at the entrance has been built, we are getting flooded on Congressional and water pressure is now extremely low. I'm not opposed to seeing the Knightsville area prosper but this small street just can not handle anymore development. Orangeburg Rd has already had to be widened to handle all the traffic that this building has brought. Please do not add anymore stress to a vulnerable community.

Email Address: jlmac15@hotmail.com

Date: 02/09/2021

A handwritten signature in blue ink, appearing to be 'J. Mac15', written over a horizontal line.

Signed By: Jlmac15@hotmail.com
Date Signed: 02/09/2021 -05:00 GMT
IP Address: 172.75.49.82:49769

First Name: Lauren **Last Name:** Fernandes

Home Address: 620 Kilarney Road

Summerville SC 29483

Phone Number: (843) 303-0203

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Rezoning of Parcel # 136-00-00-005

Comments: February 9, 2021

Dorchester County Planning Commission

Re: Rezoning of Parcel # 136-00-00-005

To Whom it May Concern:

Please accept this letter as my opposition to the rezoning of Parcel # 136-00-00-005. The parcel is surrounded by single-family homes, so I ask that the Planning Commission (1) consider the preservation of the existing low-density residential areas surrounding the parcel and encourage and continue a stable and healthy environment for residential uses, and (2) exclude uses which are not compatible and harmonious with the existing residential properties.

Flooding has been and continues to be an issue for the Pine Forest Community and surrounding areas. From the listing online that was found at, <https://www.carolinaonerealestate.com/Commercial/Property/Detail/SouthCarolinaCo/utternut-West-Rd-Summerville-SC-29483>, .36 ac of the property is a wetland area-preserving this area should be a priority for the County as it helps to meditate flooding.

Traffic is another concern the listing states that the property was approved previously for 78 units. This will bring more traffic to the area that is otherwise

already congested. Within the last few years, a traffic circle was put in at Old Orangeburg Road and Butternut Road because of the congestion of traffic and the safety of the public.

Overcrowding of the DD2 School District should not go unnoted. The School District is already overcrowded even after building a new Elementary School and only having one High School for this community and the surrounding area. As Covid has shown, the District was overcrowded and the ability to reopen with a safe number of children, in the classroom and on busses, has been of great concern. COVID is not going away and will continue to present health and safety issues in the future.

Please keep my concerns as well as those of other constituents in mind when the Planning Commission votes no on February 11, 2021, to Rezone from R1 to R4.

Thank you for your time and attention in this matter,

Lauren Burn Fernandes

Email Address: fernandeslauren817@gmail.com

Date: 02/09/2021

× Lauren Fernandes

Signed By: Lauren Fernandes - fernandeslauren817@gmail.com
Date Signed: 02/09/2021 -05:00 GMT
IP Address: 209.170.234.197:59151

First Name: William **Last Name:** Foster

Home Address: 216 W Butternut Rd

Summerville SC 29483

Phone Number: (805) 415-5744

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: RR#823 Rezoning to change from R1 to R4

Comments: On December 7th Dorchester County was taking steps to reduce the number of R4 Multi-family Zoning permits. TMS#136-00-00-005 was one of the properties that were listed to make the entire parcel R1. Being right next to this property and living on Butternut, I do not feel that rezoning this would be a good idea for the community. The traffic on Butternut Rd is already heavy, but adding apartments or townhomes would do nothing but increase the congestion on the road. Also, with no sewer available currently at the property and to make the property suitable for R4 use would cause a significant impact on the surrounding community.

Personally, I do not want to have apartments or townhomes built only feet away from my property. One of the many reasons we bought in this area was its southern charm and the nature surrounding us on Butternut Rd.

I feel that rezoning this property from R1 to R4 does the exact opposite of what the county was trying to do on Dec 7th. The reasoning for making it R1 was based on the "newly adopted 2018 Comprehensive Plan, the availability of adequate infrastructure, and the character of the existing communities." As stated on the Counties website.

Email Address: wrfosetr11@gmail.com

Date: 02/08/2021

× William Foster

Signed By: William Foster - wrfosetr11@gmail.com
Date Signed: 02/08/2021 -05:00 GMT
IP Address: 107.207.88.133

First Name: Dj **Last Name:** Gajjar

Home Address: 504 Kilarney Rd

Summerville SC 29483

Phone Number: (843) 771-4429

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: REZONE R1 (SINGLE FAMILY) TO R4 (MULTI FAMILY/APARTMENTS).
WHERE: 5.7 Acre property adjacent to front entrance of Pine Forest behind Coldstream Ct. and Shinnecock Hills Ct. Parcel# 136-00-00-005.

Comments: This area is zoned R1 for good reasons. Already these area have experienced tremendous development over the recent years and having a 5.7 acre parcel zoned multi-family will add considerably more traffic to the already burdened Butternut, Central Ave. Orangeburg road and knights ille area. There are no easy in and out from these area. Apart from traffic think about effects on storm water run-off and drainage issues. All the area schools are overcrowded and burdened. The effect on real estate in area will be long lasting as no one will want to buy properties in congested over burdened areas.

Summerville is a beautiful suburb, please
Don't kill the goose that lays the golden egg.

Thanks for the opportunity and consideration.

Email Address: digeshg@dr.com

Date: 02/08/2021

× *Dj Gajjar*

First Name: Matthew **Last Name:** Gallagher

Home Address: 101 Canterring Hills Lane

Summerville S.C. 29483

Phone Number: (843) 270-9295

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Opposition to Rezoning of Parcel # 136-00-00-005

Comments: I would like to voice my opposition to the rezoning of a 5.7-acre parcel of land adjacent to Nettles Lane and Trickle Drive Parcel # 136-00-00-005. I am opposed to the proposed rezoning from R1 single-family to R4 multifamily/apartments because of the detrimental effects such rezoning will have on the neighborhood. The area of West Butternut street has become so congested recently that traffic flow and noise levels are intolerable. The recent addition of the roundabout at Butternut and Orangeburg Road has done nothing to alleviate this problem. By adding multifamily housing there will be an even greater amount of traffic on this already overcrowded road.

I am also concerned about the potential for a decrease in property values of the existing single-family homes. At some point, we have to stop building on what little open space we still have left in Summerville and start considering the quality of life we still enjoy here. Please reject this rezoning request and start the process of saving our neighborhood. Respectfully Matthew Gallagher and family.

Email Address: mntgall94@gmail.com

Date: 02/11/2021

× Matthew Gallagher

First Name: David **Last Name:** George

Home Address: 1040 Shinnecock Hill Ct

Summerville SC 29483

Phone Number: (843) 509-0426

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Re: Parcel # 136-00-00-005 request to rezone from R1 to R2.

Comments: Speaking as a member of the Pine Forest Gables HOA, we were under the impression that there were no sewer available for this property. Several years back, the owner asked for an easement between homes on Coldstream and Shinnecock Hill Courts, and also no egress to either Butternut Road or Congressional Blvd. All the surrounding properties are zoned for single family housing, whether in the city of Summerville or in the County of Dorchester. There have been several major accidents, and numerous minor ones, at both the intersections of Butternut with Bradford Chase and Pine Forest developments. This property would lie directly between them and create much more traffic compounding the problems that already exist. Without access to roads or sewer, how can they expect to create any type of development, R2 or otherwise? Thank you for your time and consideration of this matter.

Email Address: davgeosc@att.net

Date: 02/09/2021

× David D. George

Signed By: David D. George - davgeosc@att.net
Date Signed: 02/09/2021 -05:00 GMT
IP Address: 108.210.50.136:51503

First Name: Steve **Last Name:** Grimm

Home Address: 2511 Hummingbird Ln

Summerville SC 29483

Phone Number: (843) 813-4828

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Rezoning Request for Parcel 136-00-00-005

Comments: Due to rapid growth, development and heavy traffic on Orangeburg and on Butternut roads, I strongly urge the commission to retain the present R1 status for this parcel. Additionally, Multi-family developments require large paved areas, leading to water run-off issues, and this parcel is near existing creeks and low lands. The parcel is better suited for a small number of single family homes, or to remain undeveloped.

Email Address: grimms1976@gmail.com

Date: 02/09/2021

A handwritten signature in blue ink, appearing to read "Steve Grimm", is written over a horizontal line.

Signed By: Grimms1976@gmail.com
Date Signed: 02/09/2021 -05:00 GMT
IP Address: 99.170.209.193:51964

First Name: Scott **Last Name:** Hornback

Home Address: 1013 Coldstream Ct

Summerville South Carolina 29483

Phone Number: (757) 228-2687

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Parcel # 136-00-00-005.

Comments: This will basically be in our backyard and the appeal that we fell in love with when we purchased our home will be gone.....we will be selling and moving asap if the rezoning for apartments goes through... We personally have contemplated purchasing this land in order to keep it like it is, so disappointed with this right now. We have only been in our house 1 1/2 years and to have to sell and move again is going to SUCK!!! Butternut Rd, Orangeburg Rd, and Jedburg Rd can not handle all the traffic as it is....lets add twenty more neighborhoods though.... How irresponsible of the Planning Commission to even consider this when the current development issues have not even been solved!!

Email Address: ewcscott33@yahoo.com

Date: 02/08/2021



Signed By: ewcscott33@yahoo.com
Date Signed: 02/08/2021 -05:00 GMT
IP Address: 74.36.173.82:61596

First Name: Patti **Last Name:** Jones

Home Address: 204 Olympic Club Drive

Summerville SC 29483

Phone Number: (864) 420-7632

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Opposition to Proposed rezoning of land at entrance of Pine Forest Country Club

Comments: I want to express my opposition to the proposed rezoning of the 5.7 acres of land at the entrance of Pine Forest Country Club from R1 to R4.

I am a resident of the Pine Forest community. The land mentioned is surrounded by single family residences. To allow building anything other than single family homes would compromise the integrity of the community.

This area has seen tremendous development over the past few years which has affected the safety of our residents due to the significant increase of vehicular traffic.

Email Address: pjones2004@aol.com

Date: 02/08/2021

× *Patti Jones*

Signed By: Patti Jones - pjones2004@aol.com
Date Signed: 02/08/2021 -05:00 GMT
IP Address: 24.211.108.189:53851

First Name: Marilyn **Last Name:** Kaple

Home Address: 120 Presidio Bnd

Summerville SC 29483-5130

Phone Number: (843) 821-6343

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Re-zoning Parcel #13600-00-00-005 from R-1 to R-4

Comments: I wish to go on record with my objection to the Planning Board consideration to rezone Parcel #13600-00-005 from R-1 (single family homes) to R-4 (multi-family development/apartment complexes).

This would change the zoning on a 5.7 acre property adjacent to Pine Forest Country Club that backs up to Coldstream Court and Shinnecock Hills Court in Pine Forest country Club estates.

The current R1 zoning is part of the approved 2018 Dorchester County Comprehensive Plan.

It is zoned R1 for good reasons:

This area and Butternut have experienced tremendous development over the recent years.

Having a 5.7 acre parcel zoned multi-family will add considerably more traffic to the already burdened Butternut and roads.

It will likely create storm water run-off and drainage issues, another are already many problems after frequent, heavy storms.

Barely 2 years ago, the County comprehensive Plan was updated, and this parcel was zoned R-1. I know of nothing that changed to warrant special re-zoning.

Email Address: kaple09sc@gmail.com

Date: 02/09/2021

× Marilyn S. Kaple

Signed By: Marilyn S. Kaple - kaple09sc@gmail.com
Date Signed: 02/09/2021 -05:00 GMT
IP Address: 99.170.209.250:59651

First Name: Leo **Last Name:** Krueger

Home Address: 100 MOSS POND RD
SUMMERVILLE South Carolina 29483

Phone Number: (843) 647-9766

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Re zoning of property on Butternut Road, next to Pine Forrest Sub-division. This property lies just across from my home at 100 Moss Pond Road, Summerville, SC 29483

Comments: As owner of my home accross from this property, I am making it known that.

1. I am against the requested rezoning to R-4 multiple residence. I know this is property of more than 5 acres. All of Butternut Street in within 1 mile of this property is of single family residences. I would have no objection to two-family homes, but, more than that, the density would be too great for the safety of the children and persons who must walk on Butternut. As this came up before in the past few years, I stated then. "The police department has not been able to slow down traffic on this road" The school busses stop by my mail box and exit a number of children, from pre-school to senior high. Any further development would have to make arrangements for the School busses to load and unload children within the property, well off of Butternut for the sake of the children and other traffic. The truth is. vehicles particularly motorcycles pass our road going well over 60 miles per hour at no particular time of day or night. I am sure without taking this into your plans, there will be loss of life to our children and others. Please do not inadvertently create a congestion. Two family homes could be reasonable but a density beyond that could prove to be a bad choice.
Sincerely, Leo J. Krueger. My phone is 843-647-9766

Email Address: leojkrueger@gmail.com

Date: 02/11/2021

× *Leol Krueger*

Signed By: Leol Krueger - Leojkrueger@gmail.com
Date Signed: 02/11/2021 -05:00 GMT
IP Address: 172.75.49.23:62192

First Name: Gina **Last Name:** Krueger

Home Address: 1021 Coldstream Ct.

Summerville SC 29483

Phone Number: (843) 801-5553

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Rezoning on West Butternut

Comments: Dear Planning Commission,

I must first say that I greatly appreciate the fine efforts of Summerville's Council and municipal planning boards, who have worked hard to protect the beauty and charm of Summerville as developments continue to be built in our City. This is not easy to enforce. And your efforts are appreciated. I live in Pine Forest and live directly adjacent to the property wanting to be rezoned in W. Butternut. It is very concerning to me that there are efforts to depreciate the neighborhood we enjoy by rezoning this property to R4. Although this may mean an increased profit for the developer of this property, this would greatly decrease the value of all the existing homes in this entire Summerville neighborhood, and deteriorate the quality of the neighborhood that the citizens of this region of Summerville so greatly cherish. We are not transitory tenants of this community. This area is primarily homeowners who take great pride in their neighborhoods and esteem the opportunity to contribute to Summerville's reputation by good care of our homes and community. Your maintaining the City's high standards in the development of the area, and our support as homeowners, is what brings Summerville it's fine reputation. I strongly believe that this neighborhood cannot sustain the weight of an R4 development without adverse consequences on the entire community. Please continue to protect our beautiful community and the efforts our neighborhood is striving to maintain in regards to Summerville's high quality of living. Please see how your upholding of high standards in these neighborhoods protect the economic and personal interests of all of Summerville. The desire for extra dollars in a developer's pocket is not worth the toll it will take on the interests of Summerville as a whole.

Email Address: ginamkrueger@gmail.com

Date: 02/11/2021

× *Gina Krueger*

Signed By: Gina Krueger - ginamkrueger@gmail.com
Date Signed: 02/11/2021 +00:00 GMT
IP Address: 208.74.140.124:64399

First Name: Jonathan **Last Name:** Krueger

Home Address: 1021 Coldstream Ct

Summerville SC 29483

Phone Number: (843) 469-4449

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: West Butternut Rezoning

Comments: Dear members of the Planning Commission,

We feel that this area should remain zoned as R1 for the following reasons:

- Whenever the property is developed, adding homes of the quality and lot size of The Gables at Pine Forrest will ensure property values will remain or increase, thus for the counties benefit adding to the taxable value of the surrounding properties
- Butternut Road is highly traveled as it is, adding additional traffic from a high density neighborhood would negatively impact the quality of the road, increase road noise, and add the potential for more car accidents

Our reasons why an R4 designation would negatively impact the area are:

- The charm of West Butternut Rd is the large country lots and Pine Forrest Country Club, and adding a rental community would diminish the look and feel of the area
- Access and egress from Moss Pond Ln would diminish, making it harder for senior citizens in the area to live and care for themselves
- The additional strain on the existing sewer and water system of Summerville CPW could result in accidents, contamination, and service interruptions.
- The addition of an R4 neighborhood will bring the total value of the properties in the area down, lessening the overall value of property in this part of Summerville.
- The large number of trees needing to be removed for such a development will hurt the look and feel of Summerville as being a haven for fresh air.

Sincerely,

Jonathan Krueger

Email Address: jonathanmarkkrueger@gmail.com

Date: 02/11/2021

A handwritten signature in blue ink, appearing to read "Jonathan Krueger", is written over a thin horizontal line. A small 'x' mark is visible at the beginning of the line.

Signed By: jonathanmarkkrueger@gmail.com

Date Signed: 02/11/2021 -05:00 GMT

IP Address: 208.74.140.124:62911

First Name: John **Last Name:** Kuphal

Home Address: 106 Riviera Drive

Summerville South Carolina 29483

Phone Number: (845) 803-3001

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Regarding parcel #136-00-00-005

Comments: As a resident of neighboring Pine Forest speaking in opposition to rezoning the above parcel from R1 to R4. The county comprehensive plan of 2018 zoned this parcel R1. Nothing has changed to warrant rezoning. Concerns regarding increased traffic, water runoff and drainage issues remain. There have also been no improvements to infrastructure to address these conditions. The proposed use is not compatible with existing residential properties. Residents should not bear the burdens and costs associated with the proposed use.

Email Address: jekuphal@gmail.com

Date: 02/10/2021

× *John E. Kuphal* _____

Signed By: John E. Kuphal - jekuphal@gmail.com
Date Signed: 02/10/2021 -05:00 GMT
IP Address: 174.107.199.214:65455

First Name: Kathleen **Last Name:** McGee

Home Address: 113 Nettles Lane

Summerville South Carolina 29483

Phone Number: (843) 847-1623

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Re-zoning of parcel #136-00-00-005

Comments: I recently purchased my home which backs to this property. I love the nice feel of the area regarding neighbors, but the traffic that comes from the Bradford Chase subdivision is almost unbearable. One way in and out, I have the quarter mile strip in front of my home now getting from there to Butternut Road. I have always been in fear of what will go in that parcel due to the size of it, but apartments would disastrously change the whole neighborhood. The traffic on Butternut as well as Central Avenue would be impossible, the roads right now can't stand it. We have another subdivision going up on Old Orangeburg Road, we have no idea what that is going to do either as it is just now being built. You have to draw the line somewhere with regards to people and traffic, and I ask that you do it here. This neighborhood can't stand thousands more living here, nor can the roads support the congestion. Single family homes would, in my opinion, be just as bad but at least a little better. Apartments would also increase the transient occupants, increase thefts and property maintenance would certainly not be a concern as the occupants have no responsibility. I paid a huge price for my home, over \$200,000 and would like to have it maintain it's value instead of decreasing due to an apartment complex in the backyard. How very unfortunate that this is now what I am facing? Put these developments in Legend Oaks or over at The Ponds, not here! Please develop them in unestablished areas where the roads and neighborhoods are designed to accommodate it, not jam them in places like this! Please reconsider this and find in the favor to keep it single family-take into consideration the impact it will have on the roads, neighborhood and property values...we the homeowners here, have a right also to have a nice place to live, feel safe and drive safely without the fear of congestion beyond comprehension. I can't imagine what it will be like, Bradford Chase is bad enough with people

flooring it once they turn out the subdivision and go to Butternut...dangerous to even walk your dog if a car is coming. I can't imagine 500 plus cars more on Butternut Road or even Central Avenue...taking your life in your wheel to navigate...Please consider all this and keep the zoning to single family! Thank you for your time!

Email Address: yankeegonesouth1@yahoo.com

Date: 02/10/2021

× *Kathleen McGee*

Signed By: Kathleen McGee - yankeegonesouth1@yahoo.com
Date Signed: 02/10/2021 -05:00 GMT
IP Address: 172.75.62.81:58740

First Name: richard **Last Name:** ottmar

Home Address: 1045 shinnecock hills ct
summerville 70 29483

Phone Number: (843) 486-0046

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: rezoning parcel 136-00-00-005

Comments: The property in question had been zoned R-4, As part of the County rezoning project, I had been informed that the property was to be rezoned to R-1. What is the status of the property? My objection to the R-4 would be that it in not consistent with all of the neighboring properties. In addition, the property currently has no sewer access, which would make a multi-home development impossible. Also any construction may have an adverse effect on the stormwater drainage system that runs behind the property. The property should remain as originally zoned R-1

Email Address: rottmar@mindspring.com

Date: 02/09/2021

× *Richard Ottmar*

Signed By: Richard Ottmar - rottmar@mindspring.com
Date Signed: 02/09/2021 -05:00 GMT
IP Address: 172.75.49.207:54841

First Name: james **Last Name:** Peacher

Home Address: 1602 Congressional Blvd

Summerville South Carolina 29483

Phone Number: (843) 871-4669

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: I am against a request for rezoning of property along East Butternut Road from at present R1 to R4

Comments: I presently reside in the Pine Forest sub-division that is adjacent to a parcel of property now under consideration by your office to be rezoned from R1 to R4 which would allow up to 72 apartment units. It has only been approximately 3 years ago that Dorchester County contracted a firm to provide a comprehensive plan for development. The plan assigned that area as an R1 zone which I understand was approved by the county.

Due to the tremendous increase in growth in our area which impacts all of our infrastructure but certainly the most obvious is vehicular travel, the rezoning of this property to allow the disproportional increase of vehicles on Butternut would have a large negative effect.

Pine Forest already experiences heavy cut-through traffic from Industrial to Reneau down Congressional to Butternut. The rezoning to have multi-unit dwellings would have an immediate and dramatic effect on an already busy sub-division thoroughfare.

I sincerely believe the negative effects would disastrous for our community and a vote for the reversal of the present zoning would be foolish.

Thank You
Jim Peacher

Email Address: jwpeacher@gmail.com

Date: 02/08/2021

× *James Peacher*

Signed By: James Peacher - jwpeacher@gmail.com
Date Signed: 02/08/2021 -05:00 GMT
IP Address: 98.25.138.68:56056

First Name: Brian **Last Name:** Peacher

Home Address: 128 Hazeltine Bend

Summerville SC 29483

Phone Number: (843) 789-9151

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Parcel 136-00-00-005 - Please Keep it R1

Comments: Hello, I live off Butternut Road and I'm 110% AGAINST Rezoning that 5.7 acre parcel from R1 to R4. It's R1 for good reasons. The area and Butternut has already experienced extreme development over the years and a 5.7 acre property re-zoned to R4 right in the center of Butternut will greatly impact the already overburdened roads, and create storm water and run off issues to neighboring homes, even with mitigation nothing is perfect. The R1 Zoning is part of the approved 2018 Dorchester County Comprehensive Plan. Please do not deviate from the approved plan, and keep this parcel R1. Thank you.

Email Address: brian@schomeguide.com

Date: 02/04/2021

× *Brian Peacher*

Signed By: Brian Peacher - brian@schomeguide.com
Date Signed: 02/05/2021 -05:00 GMT
IP Address: 99.33.121.191:52442

First Name: Sheryl **Last Name:** Peacher

Home Address: 1602 Congressional Blvd

Summerville SC 29483

Phone Number: (843) 670-4092

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Rezoning of 5.7 acre parcel on Butternut Rd. From R1 to R4

Comments: I am totally against this rezoning request. Less than three years ago a Comprehensive Plan was approved to zone it R1 for good reason. The only things to have changed since then is the unbridled growth in this area and lack of adequate infrastructure. Within two miles of this area there is a LARGE single family development being constructed on Old Orangeburg Rd. as well as apartment buildings on Pigeon Bay and multi-family on Renau. Pine Forest suffers flooding in heavy rains now and this would only exacerbate the problem. Please do not approve this request.

Email Address: speacher31@gmail.com

Date: 02/08/2021

× *Sheryl peacher*

Signed By: Sheryl peacher - Speacher31@gmail.com
Date Signed: 02/08/2021 -05:00 GMT
IP Address: 98.25.138.68:54697

First Name: Nicole **Last Name:** Watson

Home Address: 1721 congressional Blvd.

Summerville SC 29483

Phone Number: (843) 345-8320

How would you like to address the Board during the public hearing?: Comments included below will be read during the Public Hearing.

Agenda Item: Against rezoning

Comments: I am against the rezoning for #136-00-00-005. I live near the area they are considering and am against it! We don't need anything added in this area...butternut and orangeburg rd are way too congested as it is and our neighborhood is a nice one and would love to keep it that way!!

Email Address: nicolewatson2014@gmail.com

Date: 02/09/2021

x 

Signed By: Nicolewatson2014@gmail.com
Date Signed: 02/09/2021 -05:00 GMT
IP Address: 107.77.249.9:47411

MINUTES
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**

Present: Ed Carter, Chairman
Russ Touchberry, Vice Chairman
Bert Judy
Robert Pratt
Mike Mercer
Richard Symuleski
Jennifer Kunda

Staff: Kiera Reinertsen, Director
Mark Davis, Deputy Director
Frann Carlton, Recorder

2. **REVIEW OF MINUTES**

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

Mr. Symuleski made a motion that the minutes be approved as re-submitted, seconded by Mr. Mercer. The vote was (7-0) to approve (Carter, Pratt, Mercer, Judy, Symuleski Touchberry & Kunda)

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

Mr. Davis presented the Staff Report with a recommendation to approve.

Mr. James Wheeler, the applicant, introduced himself to the Commissioners. No questions were asked.

Mr. Pratt made a motion to approve, seconded by Mr. Mercer. The vote was (7-0) to approve (Carter, Pratt, Mercer, Judy, Symuleski Touchberry & Kunda)

- 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

Mr. Davis presented the Staff Report with a recommendation to approve.

Mr. Keane Mclaughlin, ESP Associates, the Engineering Firm representing the applicant introduced himself.

Mr. Symuleski asked what percentage of the property is wetlands; the Engineer replied over 50%.

Mr. Mercer asked what was on the back of the property; the applicant responded Sawmill Branch Creek and stated that due to the wetlands the development will not be close to the creek.

Mr. Pratt made a motion to approve, seconded by Mr. Mercer. The vote was (7-0) to approve (Carter, Pratt, Mercer, Judy, Symuleski Touchberry & Kunda)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**
None

B. **Preliminary Plats**
None

5. **STREET NAME REQUESTS**

A. **New Street Names**

Summers Corner

Adirondack Dr	Currant Rd	Love Bug Ln
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

Mr. Touchberry made a motion to approve, seconded by Ms. Kunda The vote was (7-0) to approve (Carter, Pratt, Mercer, Judy, Symuleski Touchberry & Kunda)

B. Street Name Changes

None

6. **OLD BUSINESS**

None

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

Mr. Davis presented the Staff Report with a recommendation to approve

Mr. Judy asked for confirmation on the width of the lots. Mr. Davis responded they meet the minimum of 50' and clarified the request is not for modification from the minimum lot width, the modification is for excessive lot depth to width ratio portion of the ordinance.

Mr. Pratt made a motion to approve, seconded by Mr. Mercer. The vote was (7-0) to approve (Carter, Pratt, Mercer, Judy, Symuleski Touchberry & Kunda)

- 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

Mr. Davis presented the Staff Report with a recommendation to approve

Mr. Carter asked Mr. Davis what the status was with the sewer; Mr. Davis responded it will need to be worked out to develop the parcels.

Mr. Pratt stated that this could be a great location for workforce housing.

Mr. Judy asked if there was one owner for all the parcels; Mr. Davis responded no the parcels are held by different owners and is why the property has struggled and the reason the county is having to initiate the rezoning.

Mr. Symuleski made a motion to approve, seconded by Mr. Touchberry. The vote was (7-0) to approve (Carter, Pratt, Mercer, Judy, Symuleski Touchberry & Kunda)

C. 2021 Election of Officers

** Mr. Carter handed Mr. Pratt the gavel to facilitate the election

Mr. Pratt stated that he recently met with the Committee to elect the upcoming officers. The Committee nominated Mr. Carter, Chairman and Mr. Touchberry, Vice Chairman

Mr. Pratt ask there were any nominations from the floor and none were heard.

The vote was (5-0) to approve (Pratt, Mercer, Judy, Symuleski & Kunda) with (2) (Carter and Touchberry) abstaining due to nominations.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen stated that due to increased COVID-19 counts all meetings going forward will be virtual. All County meetings can be watched on YouTube.

With the R-4 rezoning being completed, the process of Rural Rezoning can begin which will be done utilizing text amendments. The text amendment will be a softer step than widescale rezoning.

Lastly training sessions are being offered virtually for the coming year.

Mr. Carter requested a timeline of the rural rezoning process as an overview of the entire process; Ms. Reinertsen responded she would work on that.

Mr. Pratt asked if the Industrial Corridor would be concentrated on first in conjunction with Economic Development. Ms. Reinertsen responded that would be a component of this process, but a different approach will be taken utilizing text amendments.

Mr. Pratt asked what platform will be utilized for the virtual meetings; Ms. Reinertsen responded Microsoft Teams.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

*Mr. Touchberry made a motion to adjourn, seconded by Ms. Kunda.
Adjourned at 4:25 pm*