

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

December 10, 2020

4:00 PM

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

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the November 12, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Gates at Orangeburg** – Property Owner – Dan Ryan Builders LLC; Applicant – Nautilus Engineering; Location – Orangeburg Road; Zoning District – R-3 (Single-Family Attached District) and R-4 (Multi-Family District); 132 lots; 20.71 acres; TMS# 136-00-00-130, -202, -224, 286

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **ZTA #20-06:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.7.4 “Conditional Uses”, Article X, Section 10.4.14 “Communication Towers”, and Article XIII, Section 13.2 “Screening and Buffering Uses” to establish cell towers as a conditional use in CN and amend said conditions and buffer requirements.

B. **ZTA #20-07:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.8 “General Commercial District” and Article X, Section 10.4.22 “Multi-Family Uses In Mixed-Use Community Districts” to amend the CG District size and location requirements, to amend Residential Multi-Family uses as a conditional use, and to establish said conditions.

C. Appointment of Committee for 2021 Officer Elections

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

November 12, 2020

4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the October 8, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #814:** Property Owner: Thomas A. Limehouse; Applicant: Thomas A. Limehouse; Location: Pine Hill Acres, Summerville; Request Zoning Change from R-1 (Single-Family Residential District) to R-2 (Single-Family Residential District); TMS# 129-11-07-003, -004, -005, -006, -009, -010, -011, -012, 129-11-08-003, -004, -005, -006, -009, -010, 129-11-09-003, 129-12-08-002, -003; Total Acres – 8.16

B. **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

C. **RR #816:** Property Owner: Old Fort Baptist Church; Applicant: Hardy World, LLC; Location: Dorchester Road, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 153-00-00-039, -052, -006; Total Acres – 3.65

Property Owner: Oakbrook Community Church; Applicant: Hardy World, LLC; Location: Dorchester Road, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 153-00-00-056; Total Acres – 3.69

D. **RR #817:** Property Owner: Estate of John K Gowder; Applicant: Wendy George; Location: 103 Tupperway Drive, Summerville; Request Zoning Change from R-

2(M)(Single-Family Residential Manufactured Housing District) to CN  
(Neighborhood Commercial District); TMS# 144-07-06-003; Total Acres – 1.186

- E. **RR #818:** Property Owner: Michael and Laura Knoitts; Applicant: Zac and Mollie Moon; Location: 100 W Butternut Road, Summerville; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-07-01-002; Total Acres – 0.85

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Drayton Oaks Phase 2** – Property Owner – Granada Walden Park LLC; Applicant – Anchor Consulting Engineers LLC; Location – Boots Branch Road; Zoning District – R-2 (Single-Family Residential); 26 lots; Acreage – 11.60 acres; TMS# 159-00-00-007

B. **Preliminary Plats**

1. **Ashley Cove Subdivision** – Property Owner – Devoro Homes LLC; Applicant Civil Site Environmental; Location – Navaho Boulevard; Zoning District – R-2 (Single-Family Residential); 14 lots; Acreage – 4.97 acres; TMS# 144-00-00-088

5. **STREET NAME REQUESTS**

A. **New Street Names**

**Halfmile Dr** – private access located off Greyback Rd, Summerville on property belonging to the Dillings Family.

B. **Street Name Changes**

6. **OLD BUSINESS**

- A. Official Map Amendment #20-02: Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 130-09-00-001, 136-07-03-007 from R-4, Multi-Family Residential Housing District to CG, General Commercial District; 130-10-00-018, 136-07-02-009, 137-01-00-015 thru -019, -021 from R-4, Multi-Family Residential District to OI, Office & Institutional District; 129-00-00-015, 130-13-00-040, 136-00-00-088, 136-07-02-029 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 136-00-00-086, thru -090, 129-16-00-018 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 128-00-00-071, -129, -167 from R-4, Multi-Family Residential District to SR, Suburban Residential District; 136-04-00-001, -002, 137-01-00-002, -026, -032, -033, -035, -040 from R-4, Multi-Family Residential District to TRM,

3

Transitional Residential District; and 129-00-00-025 to remain R-4, Multi-Family Residential.

- B. **ZTA #20-05:** 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.

7. **NEW BUSINESS**

- A. Discussion of 2021 Planning Commission Meeting Schedule

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

October 8, 2020  
4:00 PM

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

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

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

3. **REZONING REQUESTS**

A. **RR #812:** Property Owner: Antawon Duncan and John Boone; Applicant: Antawon Duncan; Location: Mallard Road, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 128-00-00-078; Total Acres – 1.36

B. **RR #813:** Property Owner and Applicant: Brian K. Cromer; Location: 717 E. Butternut Road, Summerville; Request Zoning Change from TRM (Transitional Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 128-14-01-015; Total Acres – 1.16

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Embassy Drive Subdivision** – Property Owner – Ben McCormick Homes LLC; Applicant – Earthsource Engineering; Location – Embassy Dr, Summerville; Zoning District – R-2 (Single-Family Residential); 32 lots; Acreage – 12.39 acres; TMS# 143-07-00-019

5. **STREET NAME REQUESTS**

A. **New Street Names**

Ashley Cove

Ashley Cove Way
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Hamlet Center at Poplar Grove

Hamlet Center Way
Iron Gate Rd

## B. Street Name Changes

### 6. OLD BUSINESS

- A. Official Map Amendment #20-02: Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 136-00-00-158 from R-4, Multi-Family Residential Housing District to CG, General Commercial District; 144-06-07-018 from R-4, Multi-Family Residential District to CN, Neighborhood Commercial District; 135-08-00-040, -066, 136-09-00-006 from R-4, Multi-Family Residential District to OI, Office & Institutional District; 136-00-00-128, -131, -314, -316, 144-06-07-007, 145-10-02-004, 146-00-00-040, 146-00-00-045, 153-00-00-112, 153-10-00-008 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 160-00-00-052, -069 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 169-00-00-009 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 145-07-04-024, -025, 160-00-00-060 from R-4, Multi-Family Residential District to remain R-4, Multi-Family Residential District
- B. ZTA 20-02: Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI “Use Groups, Article VII, “Suburban District Regulations”, Article VIII, “Suburban Transition District Regulations”, and new Article X, Section 10.4.23, to establish Open Lot Storage as a use and create conditions for said use.

### 7. NEW BUSINESS

- A. **Official Map Amendment #20-03:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 128-00-00-072, 130-09-00-001, -002, 130-13-00-011, -084, -099, 135-12-00-084, 136-07-02-007 from R-4, Multi-Family Residential District to CG, General Commercial District; 129-00-00-107, 130-13-00-105 from R-4, Multi-Family Residential District to CLI-2, Commercial Light Industrial – 2 District; 130-00-00-026 from R-4, Multi-Family Residential District to CN, Neighborhood Commercial District; 122-00-00-032, -033 from R-4, Multi-Family

Residential District to I, Industrial District; 129-12-04-011, -012 from R-4, Multi-Family Residential District to MUC, Mixed Use Community District; 130-10-00-021, 135-16-00-071, 137-01-00-006 thru -008, -011 thru -013, -031, -041 from R-4, Multi-Family Residential District to OI, Office and Institutional District; 129-00-00-026, -058 from R-4, Multi-Family Residential District to PI, Public Institutional District; 128-00-00-011, -149, -150, -187 thru -192, 128-11-01-014, 129-00-00-016 thru -019, -025, -063, -076, -083, -085, -141, -164 thru -170, 129-15-03-002, -004, -006, 129-16-00-001 thru -015, -018, -027 thru -029, -031 thru -035, -038, 130-13-00-001, -003, -004, -009, -035 thru -038, -055, -092, -101, -102, 135-00-00-015, -017, -024 thru -028, -061, -071, -074, -104, -105, -107 thru -110, -154, -162 thru -165, -169, -171, -183, -221, -222, -225, -233 thru -236, -238, -239, -241 thru -251, -262 thru -266, -288, -290, 135-03-01-001 thru -004, 135-04-01-001 thru -007, 135-15-00-009 thru -011, -021, 136-00-00-005, -084 thru -090, 136-04-00-007, -018, 136-07-02-002, -003, -005, -006, -029, 136-08-00-001 thru -006, -013, 137-01-00-001, -014 thru -019, -024 thru -027, from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 128-00-00-117, -127 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 121-16-04-013, -015, -031, 128-00-00-101, -104, -137, -138, 128-04-05-001, -003 thru -007, -009, 129-00-00-007, -010, -011, -014, -015, -020 thru -023, -035, -045 thru -047, -052, -054, -066, -068, -069, -080, -081, -084, -088, -111, -112, -113.999, -115 thru -120, -132, -137 thru -140, -158, 129-16-00-017, -019 thru -024, -026, -036, -037, 130-00-00-015, 130-05-03-001 thru -007, 130-10-00-002 thru -004, -006 thru -018, -020, -091, -094, -112, -114, -116, -126, 130-13-00-005 thru -008, -039 thru -041, -086, -088, -096, -109 thru -111, 136-00-00-092, -094 thru -097, -099, 136-04-00-004, -005, 136-07-02-009 thru -011, -013, -014, -016, -017, 136-07-03-007 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 129-00-00-057 from R-4, Multi-Family Residential District to R-1MA, Single-Family Residential Manufactured Housing District; 128-00-00-043, -055, -056, -066, -078, -079, -085, -092, -093, -098, -099, -100, -102, -146, -155, -168, -209, 135-12-00-072, -078, -080, 135-16-00-034, -036 thru -039, -041 thru -043, -067, -082, 136-00-00-002, -141, -238 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 135-08-00-009 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District; 128-00-00-003, -005, -010, -012, -047, -071, -080, -082, -090, -114, -129, -131, -133, -143 thru -145, -156, -157, -166, -167, -208, 135-00-00-018 thru -021, -122, -179, -260, -276 from R-4, Multi-Family Residential District to SR, Suburban Residential District; 121-00-00-186, -187, -192, -215, 122-00-00-008 thru -010, -039 thru -043, -049, -053, -069, -073, -076, -082, -137, 122-02-01-007, 128-04-05-002, -008, 129-00-00-004 thru -006, -012, -013, -050, -053, -079, -108, -109, -134, -145 thru -150, -153, 130-00-00-009, -010, -027 thru -029, 135-00-00-075, -172, -277, 136-04-00-001 thru -003, -006, -008 thru -017, 137-01-00-002, -003, -021 thru -023, -032 thru -036, -040 from R-4, Multi-Family Residential District to TRM, Transitional Residential District

- B. **ZTA #20-04:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI, Use Group 13 “Business, Recreation”, Article VIII, Section 8.3.3 “Conditional Uses”, and Article X, to add Section 10.4.23 to establish Special Events Venues as a Use and provide conditions for its use.



C. **ZTA #20-05:** 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.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

September 10, 2020

4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the August 13, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #811** Property Owner and Applicant: Richard Beaty; Location: 205 Fisher Road, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 152-01-02-017; Total Acres – 1.15

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Hampton Woods Phase 2** – Property Owner – Hodge Road, LLC; Applicant – Anchor Consulting Engineers, LLC; Location – 601 Hodge Road; Zoning District – R-4 (Multi-Family); 43 lots; Acreage – 6.55 acres; TMS# 122-00-00-028

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA 20-02:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VI “Use Groups, Article VII, “Suburban District Regulations”, Article VIII, “Suburban Transition District Regulations”, and new Article X, Section 10.4.23, to establish Open Lot Storage as a use and create conditions for said use.
- B. **ZTA 20-03:** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.10 “I, Industrial District”, Article VIII, Section 8.3 “Rural Residential District”, Article IX, Section 9.1 “AC, Absence of Controls District”, Article X, Section 10.4.11 “Mineral Resource Extraction Operations”, and Article XIII, Section 13.2 “Screening and Buffering Uses” to amend the regulations for mineral resource extraction operations.
- C. **Official Map Amendment #20-02:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 136-00-00-158, 144-00-00-004, 144-06-05-004, 144-14-00-008, -009, -014, 145-08-00-021, 146-00-00-038, -041, -054, -056, 152-00-00-078, -079, -098, -161, 161-04-01-007, -008.000, -008.001, -008.002, 161-04-02-007, -008, -089 from R-4, Multi-Family Residential District to CG, General Commercial District; 144-06-07-015, -017 thru -019, 153-00-00-112, 161-04-03-001 from R-4, Multi-Family Residential District to CN, Neighborhood Commercial District; 152-00-00-096, -097, -107, -109, -111 thru -115, -122 thru -127, -182 thru -191 from R-4, Multi-Family Residential District to MUC, Mixed Use Community District; 136-09-00-006, -007, -058, 144-01-00-007, -020, -028, -043, -061, -067 from R-4, Multi-Family Residential District to OI, Office and Institutional District; 136-00-00-277, 144-00-00-161, 152-00-00-008, 153-00-00-031, 154-04-00-013, 160-00-00-010 from R-4, Multi-Family Residential District to PI, Public and Institutional District; 145-08-00-017 from R-4, Multi-Family Residential District and TRM, Transitional Residential District to PI, Public and Institutional District; 135-08-00-040, -065, -066, 135-12-00-019, -021, -022, 136-00-00-127, -128, -131, -147, -148, -163, -199, -233 thru -235, -287, -314, -316, -340, 136-05-00-001 thru -003, -005 thru -008, -010, -013, -014, 136-09-00-027 thru -033, -041, -042, -047, -049, -060, -061, 144-00-00-015, -058, -076, 144-06-07-006, -007, -009, -013, -028, -029, 144-07-09-005, -007, 144-14-00-006, 145-07-04-024, -025, 145-10-01-003 thru -023, 145-10-01-034, -035, 145-10-02-001 thru -029, -039, 146-00-00-024, -025, -027 thru -032, -035, -040, -044 thru -047, -050, -051, -059, -065, -074, -075, 152-00-00-041, -042, -044 thru -048, -053, -072 thru -074, -076, -080 thru -092, -121, -149, -150, -157, -158, -175, -177, -180, -181, -199, -202, -204, -213, 152-01-02-003 thru -010, -012, -013, -016, -021, 152-02-00-007 thru -012, -014, -015, -027 thru -029, 153-00-00-012, -014, -029, -036 thru -038, 153-09-08-001 thru -003, 153-10-00-008, -009, -031, 154-04-00-001, -003, -006 thru -010, -012, -017, -018, 160-00-00-017, -025, -026, -055, -056, -083 from R-

3

4, Multi-Family Residential District to R-1, Single-Family Residential District; 136-00-00-135, -138, -139, -156, -159, -165, -167, -168, -177, -187, -193, -200, -203, -221, -256, -278, -299, -303 thru -313, -338, 152-00-00-012, -173, -174, -176, -178, -200, -228, 160-00-00-020, -027, -046, -047 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 136-00-00-144, -208, -225, -231, -232, -283, 144-01-00-006, -008 thru -013, -021, -022, 144-14-00-002, -010, 145-10-01-070, 153-00-00-004, -005, -013, -032 thru -035, -053 thru -055, -057, -072, -134, -135, 153-09-08-005 thru -007, -009, 153-10-00-001, -002, -004 thru -007, -010 thru -019, -021, -023 thru -027, -030, -032, 160-00-00-048, -050 thru -052, -068, -069 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 136-06-04-003, -012, 144-06-07-001 thru -004, -011, -012, -020, -021, -031, -032, 145-10-01-026, 145-10-01-044, 145-10-01-076 from R-4, Multi-Family Residential District to R-1MA Single-Family Residential Manufactured Housing District; 136-09-00-036, 144-10-01-052 thru -054, -056, -057, 146-00-00-03, -007 thru -014, -016 thru -019, -021, -023, -033, -034, -043, -060, -069, 146-13-01-025, 146-13-06-001, -002, 151-00-00-029, -030, 151-00-00-108, 152-00-00-037, -038, 152-07-05-001, 153-13-01-047, 160-00-00-006, 160-00-00-060, 160-05-04-015 thru -055, 169-00-00-009 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 144-00-00-070, 152-00-00-001, -002, -004 thru -007, 152-00-00-094, -095, -140, -141, -143, -146, -193, -207 thru -211 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 136-00-00-210, -217, -218, -220 from Multi-Family Residential District to SR, Suburban Residential District; 144-00-00-032, -033 from Multi-Family Residential District to TRM, Transitional Residential District

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

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

August 13, 2020  
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 9, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #809** Property Owner and Applicant: William F. McArn Sr; Location: Orangeburg Road, Summerville; Request Zoning Change from CG (General Commercial District) to OI (Office and Institutional District); TMS# 128-00-00-084; Total Acres – 1.0

B. **RR #810** Property Owner: Mary B. Thrower (Thrower Trust Trustee), Applicant: Chris Wallace (Perseverance Land Investments), Givhans Road, Ridgeville; Request Zoning Change from AC (Absence of Control District) to R-1 (Single-Family Residential District); TMS# 119-00-00-037; Total Acres – 61.87

Property Owner: Thomas M. & Cecilia R. Thrower (Thrower Trust Trustee), Applicant: Chris Wallace (Perseverance Land Investments), Givhans Road, Ridgeville; Request Zoning Change from AC (Absence of Control District) to R-1 (Single-Family Residential District); TMS# 119-00-00-080; Acres - 0.99

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

1. **Mentor Street Subdivision** – Property Owner – Swanson RD LLC, William & Vivian Newell, General Baker; Applicant – Swanson RD LLC; Location –

Mentor Street, Summerville; Zoning District – R-2, Single-Family Residential;  
 90 lots; 57.35 acres; TMS# 128-00-00-147, -148, -197, 135-00-00-016, -195

5. **STREET NAME REQUESTS**

A. **New Street Names**

Crescent Cove

Crescent Cove Ln
Brackish Ct

Homecoming

Field Sparrow	Magnolia Warbler	Summer Tanager
Homecoming Blvd	Marsh Harrier	Swamp Harrier
Hooded Warbler	Mourning Warbler	Yellow Warbler
House Finch	Northern Flicker	

Mentor Street Subdivision

Cloverleaf St	Valley Row	Woodvine Way
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Summers Corner

Bay Eddy Ct	Green Wisteria Way	River Wind Way
Beaver Sage Way	Greenbelt Ct	Riverbed Retreat Ln
Blue Crab Way	Groundcherry St	Shore Lap St
Bluegrass Run	High Summers Run	Sneak Turkey St
Bobwhite Run	Low Spring Way	Spotflower St
Bushy Pine Ln	Maritime Way	Spotted Way
Coast St	Marsh Royal St	Swamp Rose Run
Country Corner St	Narrowleaf Ave	Wetland Run
Dixie Iris Way	Oyster Tide Ave	Wood Sage Run
Green Edisto St	Passionflower Run	Yucca St

B. **Street Name Changes**

6. **OLD BUSINESS**

A. **Official Map Amendment #20-01:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 154-11-01-016 from R-4, Multi-Family Residential Housing District to R-2, Single-Family Residential District, 172-11-04-002 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District, and 162-02-01-014 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District

3

7. **NEW BUSINESS**

A. **The Ponds Planned Development Guidelines Revisions:** Applicant – Thomas & Hutton for KH Ponds, LLLP; Text Amendments to the Ponds Plantation Planned District Zoning Regulations adopted pursuant to Rezoning Request #424

B. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Curtis & Clara M Curtis; Applicant: Ashley Land Surveying, Inc.; Location: Johnson Rd, Dorchester; Zoning District: AC (Absence of Controls); 1 lot (Lot A-1 and Residual); TMS# 049-00-00-122

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

July 9, 2020  
4:00 PM

Advisory Notice: Out of an Abundance of Caution Related to Covid-19, Dorchester County Planning Commission Meetings will be open to the Public, However there will be Limited admittance. Information Regarding Viewing the Meeting or Commenting on Items can be Found by Visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 11, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #808** Property Owner: Dorchester County; Applicant: Rosenblum Coe Architects, Inc.; Location: 212 Deming Way, Summerville; Request Zoning Change from I (Industrial District) to PI (Public Institutional District); TMS# 129-00-00-074, 129-00-00-131, and 129-00-00-135; Total Acres – 20.31

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Timber Trace Phase 3** – Property Owner – Ryland Group Inc; Applicant – Sitecast LLC; Location – Mossy Rock Drive, Summerville; Zoning District – PD, Planned Development (Timber Trace); 50 lots; Acreage – 16.11 acres; TMS# 160-00-00-092.
2. **Mallard Crossing Phase 4** – Property Owner Forestar (USA) Real Estate Inc.; Applicant – Bret Schumacher/Forestar Coastal; Location – Near the intersection of Orangeburg Rd. and Mallard Rd.; Zoning District – R-2 (Single-Family Residential); 70 lots; Acreage – 23.16 acres; TMS# 128-00-00-194.
3. **Shady Oaks Townhomes** – Property Owner & Applicant – Rolina Investments LLC; Location – Shady Lane, Summerville; Zoning District – R-4 (Multi-Family Residential); 135 lots; Acreage – 22.19 Acres; TMS# 153-00-00-007.



**B. Preliminary Plats**

5. **STREET NAME REQUESTS**

A. New Street Names

B. **Street Name Changes:** Portion of Parsons Road to Little Parsons Court

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: David Swift & Jo Ann Absher; Applicant: D. Scott Wilson Land Surveyor; Location: Delemar Highway; Zoning District: AC - Absence of Controls; 2 lot; 6.82 acres; TMS# 194-00-00-049.

B. **Dorchester County Emergency Operations Center** – Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.

C. **Official Map Amendment #20-01:** Initiator – Dorchester County Council; An Ordinance to Amend the Official Zoning Map of Dorchester County Rezoning the Following Parcels: TMS#s 172-13-01-005, 172-13-02-002, -008, -010 from R-4, Multi-Family Residential District to CLI-2, Commercial Light Industrial-2 District; 180-00-00-037, 181-00-00-047, -049 from R-4, Multi-Family Residential District to CV, Conservation District; 162-14-00-001, 172-00-00-007, 181-00-00-052, from R-4, Multi-Family Residential District to OI, Office and Institutional District; 154-00-00-061, 180-00-00-011, 181-00-00-030 from R-4, Multi-Family Residential District to PI, Public Institutional District; 154-00-00-006, -057, -071, -079, 162-00-00-009, 162-02-01-004 thru -012, -014, -016 thru -019, -022, -023, -229, -231 thru -235, -238, 162-02-02-001 thru -006, -008 thru -011, 181-00-00-020 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 154-00-00-007, -054, -076, -080, 154-11-01-015 thru -029, -031 thru -048, -050, -051, 154-11-06-001 thru -007, 154-11-07-001 thru -041, 154-14-06-009, -015, 154-14-15-017 thru -048, 154-14-16-016 thru -068, 154-14-17-033 thru -095, 154-14-18-003 thru -022, 154-14-21-001, 162-02-03-001 thru -020, 162-02-04-001 thru -018, 162-02-05-001 thru -040, 162-02-06-001 thru -036, 162-13-05-001 thru -005, 172-00-00-019, 172-02-01-001 thru -006, 172-03-01-001, -002, 172-03-02-001 thru -025, 172-03-03-001 thru -008, 172-03-04-001 thru -026, 172-03-05-001 thru -009, 172-03-06-019 thru -022, 172-04-01-001 thru -057, 172-04-02-001 thru -019, 172-04-03-001 thru -007, 172-04-04-001 thru -006, 172-06-03-001 thru -004, 172-06-04-001 thru -029, 172-06-05-001 thru -012, 172-06-06-001 thru -010, 172-07-01-001 thru -027, -029 thru -086, 172-07-02-001 thru -015, 172-07-03-001, -002, 172-07-04-001 thru -008, 172-07-05-001 thru -016, 172-07-06-001 thru -037, 172-07-07-001 thru -013, 172-07-08-001 thru -063, 172-07-09-002 thru -012, 172-07-10-001 thru -008, 172-07-11-001 thru -018, 172-07-12-001 thru -019, 172-07-13-001 thru -007, 172-07-14-001 thru -038, 172-07-15-001

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thru -017, 172-07-16-001 thru -011, 172-07-17-001 thru -064, 172-07-18-001 thru -009, 172-07-19-001 thru -007, 172-07-21-001, 172-07-22-001 thru -015, 172-08-05-001 thru -020, 172-08-06-017, -018, 172-08-07-017 thru -19, 172-08-08-013 thru -024, 172-08-09-001 thru -009, 172-08-10-001 thru -006, 172-08-10-013 thru -025, 172-08-11-001 thru -039, 172-08-12-001 thru -090, 172-08-13-001 thru -012, 172-08-14-001 thru -016, 172-08-15-001 thru -015, 172-08-17-001 thru -013, 172-08-18-001 thru -003, 172-08-19-001 thru -012, 172-08-20-001, -002, 172-11-01-046 thru -063, 172-11-19-001 thru -009, 172-11-20-001 thru -005, 172-12-05-001 thru -009, 172-12-06-001 thru -007, 172-12-07-001 thru -005, 181-00-00-024, -039, -061, 181-06-04-038, 181-11-03-001 thru -012, 181-11-04-001, -003 thru -033, 181-11-05-001 thru -012, 181-11-06-001 thru -003, 181-11-15-001 thru -008, 181-15-03-001, -002, from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 172-00-00-013, 172-11-01-010, -011, -015 thru -017, -019, 172-11-03-001, -002, -010, 172-11-04-002, -003 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District

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

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

June 11, 2020  
4:00 PM

Advisory Notice: Out of an Abundance of Caution Related to Covid-19, Dorchester County Planning Commission Meetings will be open to the Public, However there will be Limited admittance. Information Regarding Viewing the Meeting or Commenting on Items can be Found by Visiting: <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 14, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #807** Property Owner and Applicant: Edward R. Livingston; Location: Cinnamon Road, Summerville; Request Zoning Change from R-1(M) (Single Family Residential, Manufactured Housing District) to R-2(M) (Single-Family Residential Manufactured Housing District); TMS# 121-16-05-003; Total Acres – .55

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Timothy Lakes Phase 1** – Property Owner – D&E Development of the Lowcountry; Applicant – D&E Development of the Lowcountry; Location – Ridgeville Road, near Ridgeville; Zoning District – R-1 (Single-Family Residential); 55 lots; Acreage – 50.69 acres; TMS# Portion of 098-00-00-280.

B. **Preliminary Plats**

1. **Gates at Orangeburg** – Property Owner – JBH Development LLC; Applicant – Nautilus Engineering – 1060 Orangeburg Road, Summerville; Zoning District – R-4, Multi-Family Residential & R-3, Single-Family Attached; 132 lots; 20.71 acres; TMS# 136-00-00-130, -202, -224, -286.

5. **STREET NAME REQUESTS**

A. **New Street Names**

**B. Street Name Changes**

6. **OLD BUSINESS**
7. **NEW BUSINESS**
8. **REPORT OF CHAIRMAN**
9. **REPORT OF PLANNING DIRECTOR**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

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

May 14, 2020  
4:00 PM

Advisory Notice: Out of an Abundance of Caution Related to Covid-19, Dorchester County Planning Commission Meetings are Closed to the Public. Information Regarding Viewing the Meeting or Commenting on Items can be Found by Visiting:

<https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/virtual-meetings>

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 12, 2020 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR #804** Property Owners: Clary L. & Edward T. Samuels; Applicant: Clary L. Samuels; Location: Starr Road, Summerville; Request Zoning Change from CG (General Commercial District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 151-04-00-054 and TMS# 151-04-00-062; Total Acres – 3.45

B. **RR #805** Property Owner: North Star Pro, LLC; Applicant: Robert Pratt; Location: Travelers Blvd, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to CG (General Commercial District); TMS# 161-04-01-010 and TMS# 161-04-01-011; Total Acres - .88

C. **RR #806** Property Owner and Applicant: Fran L. Grossman; Location: Oakbrook Lane, Summerville, SC; Request Zoning Change from R-4 (Multi-Family Residential District) to CG (General Commercial District); TMS# 161-04-01-005 and TMS# 161-04-01-006; Total Acres – 1.15

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

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

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

**B. Preliminary Plats**

5. **STREET NAME REQUESTS**

A. New Street Names

B. Street Name Changes

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. Mario Formisano, Director, Dorchester County Emergency Management Department  
- Presentation of the Dorchester County Hazard Mitigation Plan

B. **East Edisto – Special District (SD-5) Plan – Summer’s Corner** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned – MPOAFD, G-2 Sector, 357.12 acres; TMS 158-00-00-014 (portion of).

C. Waiver/Modification Request for Indian Springs Frontage Parcel B Subdivision.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

March 12, 2020

4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 13, 2020 Planning Commission Meeting.

3. **REZONING REQUESTS**

A. **RR #802** Property Owner and Applicant: Albert Marr; Location: Antler Drive, Summerville; Request Zoning Change from R-1(M)(A) (Single-Family Residential District, Manufactured Housing) to AC (Absence of Controls District); TMS# 071-00-00-243; Total Acres – 29.97

B. **RR #803** Property Owner and Applicant: Swanson Rd LLC; Location: Mentor Street, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-2 (Single-Family Residential District); TMS# 128-00-00-147, 135-00-00-016, 128-00-00-148; Total Acres - 46.37.

Property Owner: General M. Baker; Applicant: Swanson Rd LLC; Location: W. Butternut Road, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-2 (Single-Family Residential District); TMS# 135-00-00-195; Total Acres – 5.48.

Property Owner: William W. & Vivian K. Newell; Applicant: Swanson Rd LLC; Location: Mentor Street, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-2 (Single-Family Residential District); TMS# 128-00-00-197; Total Acres – 5.5.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

**A. New Street Names**

**B. Street Name Changes**

**6. OLD BUSINESS**

**A. Zoning ZTA #20-01** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.4 “R-3, Single-Family Attached Residential District”; Article VII, Section 7.5 “R-4, Multi-Family Residential District”; Article VIII, Section 8.2 “MUC, Mixed Use Community District”; Article XXI, Section 21.13 “Oversized and Off-Site Improvements”; and Article XXV “Definitions”: to create standards for open space and off-site improvements for medium and higher density developments when the additional impacts of such developments would make existing infrastructure inadequate to serve such developments.

**B. Official Map Amendment #19-01:** Initiator – Dorchester County Council; Official Map Amendment to Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as amended as follows: TMS#s 144-00-00-036, 151-00-00-015, 152-01-01-015 from R-4, Multi-Family Residential District to CG, General Commercial District; 151-00-00-016 from R-4, Multi-Family Residential District to CV, Conservation District; 143-11-00-041 from R-4 Multi-Family Residential District to PI, Public Institutional District; 135-00-00-001, -006, -076 thru -079, -084, -126, -141, -167, -184, -281 thru -287, 135-15-00-031, -033, -034, 135-16-00-052, -079, -080, 144-00-00-013, -035, -054, -056, -083, -183, 144-01-00-002, -003, -005, 152-00-00-145, -172, -235, 152-01-01-001, -007, -011 thru -014, -017, -018 from R-4, Multi-Family Residential District to R-1, Single-Family Residential District; 143-00-00-012, -027 thru -029, -034, -038, -096, -104, -110, 143-02-00-003, -015, -031 thru -033, 143-04-00-010, -011, -015 thru -017, -022 thru -024, 143-06-00-001, -002, -008, -009, -011 thru -015, -021 thru -025, -031, -034 thru -036, -041, -043 thru -045, -047, -048, -050, -061, -063, -064, 143-07-00-006, -008 thru -013, -020, -022 thru -026, -028 thru -030, -033 thru -035, -038 thru -042, 143-08-03-001, -003 thru -005, 143-08-04-001 thru -003, -006 thru -009, -013, -014, -018, -024, -028, -030 thru -033, -036, -038, 143-08-05-001, -007 thru -012, -014, -016 thru -018, 143-10-00-001 thru -004, 143-11-00-001 thru -015, -018 thru -020, -022, -030, -031, -034 thru -037, -050 thru -055, -060, 143-15-00-012, -013, -017 thru -019, -022, -035, 143-16-00-001, -028, -029, -045, -046, -048, -051, 144-00-00-085 thru -087, -156, -162, 144-01-00-001, -016, 144-05-00-001 thru -005, -007 thru -014, -016, -017, -019 thru -035, -038 thru -040, -043, -045 thru -047, -049 thru -062, 144-06-06-002, 151-00-00-038, 151-04-00-041, -042, 152-01-01-



008, -016 from R-4, Multi-Family Residential District to R-1A, Single-Family Residential District; 135-00-00-127, 143-00-00-050, -051, 143-06-01-031, 143-06-02-015, 143-08-03-002, 143-15-00-014, -036 thru -039, 152-01-01-003 thru -005, -023 from R-4, Multi-Family Residential District to R-1M, Single-Family Residential Manufactured Housing District; 143-00-00-041, -042, -049, -052, -116, -121, -122, -131, -132, 143-02-00-013, -014, -019, -026, -048, 143-04-00-008, -009, -025, 143-08-05-002 thru -006, -013, -015, 143-10-00-005, -006, -009 thru -012, 144-01-00-015, -024 from R-4, Multi-Family Residential District to R-1MA, Single-Family Residential Manufactured Housing District; 135-00-00-007 thru -009, -080, -081, -120, -121, -160, 135-16-00-030 thru -032, -040, -046 thru -050, -054, -055, -057, -059, -061 thru -063, -068, thru -070, -072, -084 from R-4, Multi-Family Residential District to R-2, Single-Family Residential District; 135-16-00-019, -021, -060, 136-13-00-003, -016, 144-01-00-014, -017, -018 from R-4, Multi-Family Residential District to R-2M, Single-Family Residential Manufactured Housing District; 135-16-00-007 from R-4, Multi-Family Residential District to R-3, Single-Family Attached Residential District; 143-15-00-020, -023, -024, -027 thru -029, -031 thru -034, 143-16-00-044, -052 from Multi-Family Residential District to SR, Suburban Residential District; 143-00-00-001 thru -003, -005 thru -011, -013 thru -015, -017 thru -021, -023 thru -026, -030 thru -033, -035, -036, -044, -046 thru -048, -053, -055, -058, -059, -061 thru -063, -065, -066, -069, -071 thru -076, -078 thru -081, -083, -084, -086 thru -088, -093 thru -095, -106, -109, -113, -118, -120, 143-06-00-005 thru -007, -010, -016 thru -019, -028 thru -030, -032, -037 thru -039, -042, -046, -049, -051, -052, -062, 143-08-04-005, -010, -012, -017, -020 thru -023, -025, -026, -034, 143-11-00-021, -032, -038, -040, -045, -046, -057 thru -059, -062, -063, 143-12-00-001, -002, -004, -006 thru -011, -013 thru -016, 143-15-00-015, -016, -021, -025, -026, 144-00-00-002, 144-13-00-001, -002, 151-00-00-001 thru -009, -012, -027, -040, -041, -053, -058 thru -061, -066, -071, -073, -074, -077 thru -079, -081, -100, -104, -105, 151-04-00-036, -037, -039, -040, and -049 from R-4, Multi-Family Residential District to TRM, Transitional Residential District.

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

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

February 13, 2020  
4:00 PM

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 9, 2020 Planning Commission Meeting.

3. **REZONING REQUESTS**

A. **RR #799** Property Owners: Earnest G. & Collen D. Ewers; Applicant: Matheus Barion; Location: 1805 and 1807 Central Avenue, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to CLI (Commercial Light Industrial District); TMS# 135-00-00-126 & 135-00-00-184; Total Acres – 2.00

B. **RR #800** Property Owners: Brian & Melissa Hunt; Applicant: Brian Hunt; Location: Eternal Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential District Manufactured Housing); TMS# 145-10-01-043 and 145-10-01-074; Total Acres – 1.36

C. **RR #801** Property Owner and Applicant: Moneguie Palmer-Hymes; Location: Salters Lane, Summerville; Request Zoning Change from R-4 (Multi-Family Residential District) to R-1(M) (Single-Family Residential District Manufactured Housing); TMS# 153-09-08-008 and 153-09-08-010; Total Acres - 0.57

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plats**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Sonoran Circle – The Palms at Edgewater

**B. Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **East Edisto – Summers Corner Community Plan 2 (Units 2 and 3)** – Property Owner - Lennar Carolinas; Applicant – Thomas & Hutton, LLC; Zoning District - EEMPOAF, G-2 Sector; Total Acreage -316.78; Parent TMS# 168-00-00-018 & 168-00-00-019.

B. **Zoning ZTA #20-01** Text Amendment to Dorchester County Zoning and Land Development Standards (ZLDS), Ordinance #04-13, as amended, to Article VII, Section 7.4 “R-3, Single-Family Attached Residential District”; Article VII, Section 7.5 “R-4, Multi-Family Residential District”; Article VIII, Section 8.2 “MUC, Mixed Use Community District”; Article XXI, Section 21.13 “Oversized and Off-Site Improvements”; and Article XXV “Definitions”: to create standards for open space and off-site improvements for medium and higher density developments when the additional impacts of such developments would make existing infrastructure inadequate to serve such developments.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

January 9, 2020  
4:00 PM

1. **DETERMINE QUORUM**
  
2. **REVIEW OF MINUTES**
  - A. Adoption of Minutes from the December 12, 2019 Planning Commission Meeting.
  
3. **REZONING REQUESTS**
  
4. **SUBDIVISION APPLICATIONS AND REQUESTS**
  - A. Final Plats
  
  - B. Preliminary Plats
  
5. **STREET NAME REQUESTS**
  - A. New Street Names
  
  - B. Street Name Changes
  
6. **OLD BUSINESS**
  
7. **NEW BUSINESS**
  - A. Waiver/Modification Request for Embassy Drive Subdivision
  
  - B. 2020 Election of Officers
  
8. **REPORT OF CHAIRMAN**
  
9. **REPORT OF PLANNING DIRECTOR**
  
10. **PUBLIC COMMENT**
  
11. **ADJOURNMENT**