

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
January 13, 2022
4:00 PM

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

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

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

3. **REZONING REQUESTS**

A. **RR# 852:** Property Owner and Applicant: John Browning, Jr.; Location: 387 Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-053; Total Acres – 10.00.

Property Owner and Applicant: John Browning, Jr.; Location: Campbell Thickett Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-058; Total Acres – 40.41.

Property Owner and Applicant: Annette W. Blocker; Location: Campbell Thickett Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-059; Total Acres – 23.40.

Property Owner and Applicant: Brian & Kathleen Jerdan; Location: 177 Snipes Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-117; Total Acres – 36.69.

Property Owner: L. F. Knight, III; Applicant: Losse Knight; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-137; Total Acres – 10.00.

Property Owner and Applicant: Robert W. Browning; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-138; Total Acres – 26.96.

- B. **RR#853:** Property Owner: William Branton; Applicant: Gabe Ebner; Location: Central Avenue, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single-Family Residential District); TMS# 143-00-00-046; Total Acres – 51.42.

Property Owner: Victoria Singleton; Applicant: Gabe Ebner; Location: Palmer Road, Summerville, SC 29483; Request of a Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-1 (Single-Family Residential District); TMS# 144-13-00-005; Total Acres – 2.34.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plans**

1. **Carolina Bay Phase 3** – Property Owner – D & A LLC; Applicant – Forsberg Engineering and Surveying; Location – Deep Gap Rd.; Zoning District – R-1(A) (Single-Family Residential) 85 lots; Acreage – 150.69; TMS# 119-00-00-118
2. **Timothy Lakes Phase 3** – Property Owner – D & E Development of the Lowcountry, LLC; Applicant – Hussey Gay Bell Engineering; Location – Darby Meadow Ln.; Zoning District – R-1 (Single-Family Residential) 54 lots; Acreage – 30.61; TMS# 098-00-00-280
3. **Ponds Phase 8** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Blvd.; Zoning District – PD (Ponds Planned Development); 109 lots; Acreage – 48; TMS# 151-00-00-046

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

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

7. **NEW BUSINESS**

A. **ZTA 22-01:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article X, Section 10.7.7 Bonus Density (the purpose of this amendment is to increase maximum cumulative bonus density percentage from 25% to 30%)

B. 2022 Election of Officers

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

January 13, 2022

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1. **DETERMINE QUORUM**

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

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

Absent: Jennifer Kunda

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the December 9, 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, Ackerman, Pratt, Judy, Carter, Mercer).

3. **REZONING REQUESTS**

A. **RR #852:** Property Owner and Applicant: John Browning, Jr.; Location: 387 Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-053; Total Acres – 10.00.

Property Owner and Applicant: John Browning, Jr.; Location: Campbell Thickett Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural

Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-058; Total Acres –40.41.

Property Owner and Applicant: Annette W. Blocker; Location: Campbell Thickett Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-059; Total Acres – 23.40.

Property Owner and Applicant: Brian & Kathleen Jerdan; Location: 177 Snipes Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-117; Total Acres – 36.69.

Property Owner: L. F. Knight, III; Applicant: Losse Knight; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-137; Total Acres – 10.00.

Property Owner and Applicant: Robert W. Browning; Location: Givhans Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single-Family Residential District); TMS# 109-00-00-138; Total Acres – 26.96.

Ms. Reinertsen explained the 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 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. Carter asked if all properties were contiguous.
- Ms. Reinertsen advised yes.
- Mr. Pratt asked if we were approving these all together.
- Mr. Carter advised yes.

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

RR# 852 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- B. **RR #853:** Property Owner: William Branton; Applicant: Gabe Ebner; Location: Central Avenue, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single-Family Residential District); TMS# 143-00-00-046; Total Acres – 51.42.

Property Owner: Victoria Singleton; Applicant: Gabe Ebner; Location: Palmer Road, Summerville, SC 29483; Request of a Zoning Change from R-1M (Single-Family Residential Manufactured Housing District) to R-1 (Single-Family Residential District); TMS# 144-13-00-005; Total Acres – 2.34.

Ms. Reinertsen explained the 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 –

- Keane McLaughlin, engineer with ESP Associates, Inc stepped to the podium and explained that they are working on the traffic issues and access, water and sewer are available.

Mr. Symuleski made a motion to approve, seconded by Mr. Mercer. The vote was (5-0) to approve. (Carter, Mercer, Pratt, Symuleski, Judy). Mr. Ackerman recused himself from the vote.

RR# 853 will be forwarded to County Council with a recommendation from Planning Commission to approve.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plats**

1. **Carolina Bay Phase 3** – Property Owner – D & A LLC; Applicant – Forsberg Engineering and Surveying; Location – Deep Gap Rd.; Zoning District – R-1(A) (Single-Family Residential) 85 lots; Acreage – 150.69; TMS# 119-00-00-118

Ms. Wynn explained the staff report and staff recommends conditional approval, with the condition being receiving final DHEC and Public Works approval.

Comments from audience, applicant, and /or Commission –

- Jason Esposito and Trey Linton with Forsberg explained they are anxious to get started.
- Mr. Judy asked would each lot be served by a well.
- Jason Esposito advised yes and added that the lots in the front are served by public water and sewer.

Mr. Mercer made a motion to approve, seconded by Mr. Ackerman, the vote was (6-0) in favor. (Mercer, Symuleski, Pratt, Carter, Ackerman, Judy)

2. **Timothy Lakes Phase 3** – Property Owner – D & E Development of the Lowcountry, LLC; Applicant – Hussey Gay Bell Engineering; Location – Darby Meadow Ln.; Zoning District – R-1 (Single-Family Residential) 54 lots; Acreage – 30.61; TMS# 098-00-00-280

Ms. Wynn explained the staff report, staff recommends conditional approval with the conditions being one to satisfy the County Engineer regarding the traffic calming measures implemented and two satisfy the minor Planning and DCWS comments.

Comments from audience, applicant, and /or Commission--

- Mr. Judy asked what was is choker traffic calming.
- Justin Robinette with Hussey, Gay, Bell Engineering, explained it is a yield position for cars to take turns and force them to slow down when driving in the development.

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

3. **The Ponds Phase 8** – Property Owner – KH Ponds LLLP; Applicant – Thomas & Hutton Engineering; Location – Hundred Oaks Blvd.; Zoning District – PD (Ponds Planned Development); 109 lots; Acreage – 48; TMS# 151-00-00-046

Ms. Reinertsen explained the staff report and advised that 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—

- David Williams with Thomas & Hutton and Nicole Scott with Nexsen Pruettt stepped to the podium
- Mr. Pratt asked if this is a different phase, and what can we do to resolve.
- Nicole Scott advised they are in mitigation and have hopes to come to an agreement.
- Mr. Symuleski asked what other parcels that have not been submitted yet that are zoned townhomes.
- David Williams stated area near YMCA has acres.

- Mr. Ackerman asked how many acres.
- David Williams said it's a few acres maybe four acres.
- Nicole Scott said that they can't go into specifics because mediation is confidential until it's approved by court and Council.
- Mr. Carter asked if there is a commercial component to this project.
- Nicole Scott advised yes.
- Mr. Carter asked Ms. Reinertsen to cover the concerns in her letter that got this mediation started.
- Ms. Reinertsen advised concerns were with public access, trails, lot sizes, open space, mix of uses.
- Mr. Carter asked has there been a good faith effort to provide the amenities.
- Ms. Reinertsen advised both sides are working on mediation, but nothing at this time.
- Mr. Pratt asked if we deny this request how long before they can come back to Planning Commission.
- Ms. Reinertsen advised they could come back the next month.

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

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

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, 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 of the amended request for R-1 zoning.

Comments from audience, applicant, and /or Commission—

- Sharee Mason, representative for the applicant stepped to the podium advised they revised their proposal.
- Mr. Carter asked if everyone is in agreement on how this proposal worked out.
- Ms. Mason stated yes.
- Mr. Pratt asked where the access would be to the property.
- Ms. Reinertsen stated it would be on Deer Run.

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

RR# 844 will be forwarded to County Council with a recommendation from Planning Commission to approve.

7. **NEW BUSINESS**

- A. **ZTA 22-01:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article X, Section 10.7.7 Bonus Density (the purpose of this amendment is to increase maximum cumulative bonus density percentage from 25% to 30%)

Ms. Reinertsen introduced and explained the text amendment. This amendment is being brought forward at the requests of the applicant. The applicant is working on a cluster subdivision plan and has included several design standards that qualify for bonus density.

Comments from audience, applicant, and /or Commission—

- Mr. Pratt asked if this was for all bonus density or just this applicant
- Ms. Reinertsen advised yes it would be for all.
- Mr. Symuleski asked if any other sites been looked at.
- Ms. Reinertsen advised no but it's up to the developer to make it work
- Mr. Ackerman asked if any additional provisions added to the list
- Ms. Reinertsen advised none at this time.

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

ZTA 22-01 will be forwarded to County Council with a recommendation from Planning Commission to approve.

B. 2022 Election of Officers

Mr. Judy explained that the Committee included Mr. Judy, Ms. Kunda, and Mr. Symuleski and they recommend Mr. Carter to be the Chair and Mr. Pratt to be Vice Chair.

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

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

Mr. Pratt and Mr. Carter discussed Light Industrial zoning matters and how they wished more were brought to the meetings, we need more businesses here in Dorchester County.

12. **ADJOURNMENT**

Meeting Adjourned at 4:38 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNETH F. WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE
February 10, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

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

3. **REZONING REQUESTS**

A. **RR# 854:** Property Owner: David C. & Aliese M. Gaskins; Applicant: Thomas & Hutton; Location: 349 Mentor Road, Summerville, SC 29483; Request of a Zoning Change from SR (Suburban Residential District) to R-2 (Single-Family Residential District); TMS# 128-00-00-166; Total Acres – 2.20.

Property Owner: Trustees of Fred O. & Renee F. Bargatze; Applicant: Thomas & Hutton; Location: 345 Mentor Road, Summerville, SC 29483; Request of a Zoning Change from SR (Suburban Residential District) to R-2 (Single-Family Residential District); TMS# 128-00-00-156; Total Acres – 2.22.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

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

B. **Preliminary Plans**

- 1.

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Summers Corner**

Acuna St	Apple Murex Ln	Basilone Dr
Eastern Cedar Rd	Ebners Saw St	Gazban St
Getty Wallop Ln	Great Divide Dr	Gulleywasher Ave
Hairfield Dr	Junonia Shell St	Lejeune Ave
Lions Way Ln	Magistrate Way	Mermaid Slipper St
Nautilus Shell St	Nola Ferry Rd	Red Turnstone Run
Ryswisk Way	Sharks Eye Dr	Snowberry Ln
Stoneheart St	Turkey Barrel Run	Wallaby Ln
Wolfpack Pine Rd		

2 **Branton Tract**

Stormont Cove

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

1. **East Edisto – Community Plan 1 – Highway 165 Corner 1** – Landowner – East Edisto Holdings LLC; Applicant – Seamon and Whiteside; Zoned – MPFOAD, G-1 Sector, 130.48 acres; TMS 177-00-00-002

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

February 10, 2022

4:00 PM

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1. **DETERMINE QUORUM**

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

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

Absent: Mike Mercer

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 13, 2022 Planning Commission Meeting

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

3. **REZONING REQUESTS**

A. **RR# 854:** Property Owner: David C. & Aliese M. Gaskins; Applicant: Thomas & Hutton; Location: 349 Mentor Road, Summerville, SC 29483; Request of a Zoning Change from SR (Suburban Residential District) to R-2 (Single-Family Residential District); TMS# 128-00-00-166; Total Acres – 2.20.

Property Owner: Trustees of Fred O. & Renee F. Bargatze; Applicant: Thomas & Hutton; Location: 345 Mentor Road, Summerville, SC 29483; Request of a Zoning Change from SR (Suburban Residential District) to R-2 (Single-Family Residential District); TMS# 128-00-00-156; Total Acres – 2.22.

Ms. Reinertsen explained 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 this report, staff recommends approval.

Mr. Carter asked if everything around this was zoned SR.

Ms. Reinertsen advised yes.

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

RR# 854 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**

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.

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

Mr. Carter asked what the conditions were of this approval.

Mrs. Reinertsen stated that the conditions included any remaining staff comments, landscaping bond and acknowledgement that approval doesn't indicate compliance.

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

B. **Preliminary Plats**

None

5. **STREET NAME REQUESTS**

A. New Street Names

1. Summers Corner

Acuna St	Apple Murex Ln	Basilone Dr
Eastern Cedar Rd	Ebners Saw St	Gazban St
Getty Wallop Ln	Great Divide Dr	Gulleywasher Ave
Hairfield Dr	Junonia Shell St	Lejeune Ave
Lions Way Ln	Magistrate Way	Mermaid Slipper St
Nautilus Shell St	Nola Ferry Rd	Red Turnstone Run
Ryswisk Way	Sharks Eye Dr	Snowberry Ln
Stoneheart St	Turkey Barrel Run	Wallaby Ln
Wolfpack Pine Rd		

2. Branton Tract

Stormont Cove

B. Street Name Changes

None

Mr. Judy asked if 911 already approved these street names.

Mrs. Reinertsen advised yes.

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

6. OLD BUSINESS

None

7. NEW BUSINESS

- 1. East Edisto – Community Plan 1 – Highway 165 Corner 1 – Landowner – East Edisto Holdings LLC; Applicant – Seamon and Whiteside; Zoned – MPFOAD, G-1 Sector, 130.48 acres; TMS 177-00-00-002.**

Ms. Reinertsen explained the staff report and staff recommends approval of Corner 1, Community Plan 1 as presented.

Mr. Carter asked if there were any conditions.

Mrs. Reinertsen advised no.

Scott Utsey with True Homes stepped to the podium for questions

Mr. Ackerman asked on southern portion there are thin lots, are these access easements or for drainage.

Scott Utsey advised is for drainage.

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

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

Mr. Pratt stated he would like to get more Industrial in Dorchester County

Ms. Reinertsen advised Mr. Truluck working on this.

Mr. Carter asked if Mr. Truluck could come before the next Planning and Zoning meeting to give us an update.

Ms. Reinertsen advised we would set something up.

12. **ADJOURNMENT**

*Mr. Symuleski made a motion to adjourn, seconded by Mr. Judy.
Meeting Adjourned at 4:16 pm.*

**AMENDED AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
March 10, 2022
4:00 PM**

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 10, 2022 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 855:** Property Owner: Susan E. Murray Beemer; Applicant: Bell Carolina LLC; Location: 1540 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-09-00-005; Total Acres – 1.04.

B. **RR# 856:** Property Owner: Audrey B. Hunt et Al; Applicant: Audrey B. Hunt; Location: 1532 Dawson Branch, Summerville, SC 29483; Request of a Zoning Change from CG (General Commercial District) to R-1M (Single-Family Residential and Manufactured Housing District); TMS# 110-00-00-184; Total Acres – 0.78.

C. **RR# 857:** Property Owner: South Pointe Ventures Partners; Applicant: Dan Ryan Builders; Location: E 5th North Street, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-3 (Single-Family Attached Residential District); TMS# 138-00-00-015; Total Acres – 15.66.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plans**

1. **Legend Oaks Phase 14** – Property Owner – Sweetgum at Legend Oaks LLC; Applicant – RHH, Land Investors; Location – Sweetgum Drive; Zoning District – R-2 (Single-Family Residential) 4 lots; Acreage - .73; TMS# 160-10-00-001

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **East Edisto – Community Plan 4 – Summers Corner** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned – MPFOAD, G-2 Sector, 409 acres; TMS 168-00-00-008

B. **East Edisto – Special District (SD-5) Plan Revision** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned MPOAFD, G-2 Sector, 636 acres; TMS 159-00-00-035 (portion of)

C. **ZTA 22-02:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XIII, Section 13.2.2(b) Use Buffer Types (To allow for use buffers to be interrupted by rail spurs to provide adequate access to rail lines for properties that require use of the railways).

D. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Clyde D & Patricia H Berry; Applicant: Judy Land Surveying, Inc.; Location: Friendship Rd, Reevesville; Zoning District: AR (Agriculture Residential District); 1 Lot (Tract 3 A); TMS# 044-00-00-180.

E. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Clyde D & Patricia H Berry; Applicant: Judy Land Surveying, Inc.; Location: Friendship Rd, Reevesville; Zoning District: AR (Agriculture Residential District); 1 Lot (Tract 3 B); TMS# 044-00-00-180.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

Dorchester County Planning Commission
Meeting Agenda

3

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

March 10, 2022
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
Richard Symuleski
Robert Pratt
Mike Mercer
Jennifer Kunda

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

Absent: Bert Judy

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 10, 2022, Planning Commission Meeting.

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

3. **REZONING REQUESTS**

A. **RR# 855:** Property Owner: Susan E. Murray Beemer; Applicant: Bell Carolina LLC; Location: 1540 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-09-00-005; Total Acres – 1.04.

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.

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

RR# 855 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- B. **RR# 856:** Property Owner: Audrey B. Hunt et Al; Applicant: Audrey B. Hunt; Location: 1532 Dawson Branch, Summerville, SC 29483; Request of a Zoning Change from CG (General Commercial District) to R-1M (Single-Family Residential and Manufactured Housing District); TMS# 110-00-00-184; Total Acres – 0.78.

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 this report, staff recommends approval.

- Audrey Hunt (1532 Dawson Branch), applicant stepped to the podium and wanted to state that she would appreciate approval of the request so that she could be closer to her children.

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

RR# 856 will be forwarded to County Council with a recommendation from Planning Commission to approve.

- C. **RR# 857:** Property Owner: South Pointe Ventures Partners; Applicant: Dan Ryan Builders; Location: E 5th North Street, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-3 (Single-Family Attached Residential District); TMS# 138-00-00-015; Total Acres – 15.66.

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 this report, staff recommends approval with the successful completion of an impact analysis prior to 3rd Reading.

- Ron Bullman (200 River Landing Dr.) with Dan Ryan Builders, stepped to the podium to answer any questions.
- Mr. Pratt asked what the density would be of the complex.
- Ron Bullman advised low 70's townhomes.

- Mr. Mercer asked how many units would be built.
- Ron Bullman advised 70 family units.
- Mr. Mercer stated that on Highway 78 traffic gets very heavy, road widening concerns, also school concerns, where will the children go to school.
- Ron Bullman understanding is that the road is being widened by SCDOT.
- Ms. Reinertsen stated that this phase isn't funded yet.
- Mr. Ackerman asked if this area falls within the boundaries of phase three
- Ms. Reinertsen advised she was unsure.
- Ron Bullman advised there is a permit for a left hand turn lane into the subdivision.
- Mr. Mercer stated coming out of the neighborhood is difficult and asked about an acceleration and deceleration lane.
- Ron Bullman advised he is a land development guy not a traffic expert, he would rely on the professionals.
- Mr. Mercer asked if impact analysis would be current.
- Ron Bullman advised he would rely on the professional engineers if an analysis required then they would have one done.
- Mr. Ackerman asked if a new analysis is required.
- Ms. Reinertsen advised yes.
- Josh Lilly (112 Rock Hill) with Stantec, stepped to the podium and stated that a TIA was done first, and the study showed that a left-hand turn lane was required but not a right-hand turn lane, that was for 200 apartments and the current request is only for 70 townhomes.
- Mr. Ackerman has storm water component concern asked if any discussions about this being a special protection area.
- Josh Lilly stated significant non jurisdictional wetland not used for storage.
- Mr. Mercer asked if they take out trees where will water go.
- Josh Lilly stated that retention ponds would be installed.
- Mr. Pratt stated this is R3 zoning, and mentioned low 70' units, if approved are they only going to build the 70 units or will they come back and ask to build more
- Josh Lilly states took out buffers and wetlands in accordance with the ordinance to come up with the 70 units.
- Mr. Ackerman asked with the current zoning of TRM what an approved use is for this zoning.
- Ms. Reinertsen stated TRM is single family detached residential and mobile homes.
- Mr. Ackerman asked if a mobile home park could be allowed here.
- Ms. Reinertsen stated if the minimum lot size is met.

- Mr. Mercer asked what kind of occupancy will be living here seniors, younger families.
- Ron Bullman stepped to the podium all units two story, single car garage, two bedrooms, possibly three bedrooms, very small, young professional families. mostly due to stairs, rooms are upstairs.
- Mr. Mercer asked about vehicles and traffic typically two cars per family.
- Ron Bullman advised yes two vehicles per family.
- Richards Laws (110 Freeport) has concerns with widening and road improvements attended meetings and no plans to widen through 2028 for Hwy 78. States a turn lane will make things worse.
- Mr. Chinnis advised that Highway 78 has been approved for widening up to Richardson, from Richardson to Berlin G is not approved, no plans on widening Berlin G to county line, a couple hundred yards is in Charleston County. To his knowledge there is no plans to widen Highway 78.
- Cindy Gillette (107 Coastal Wood Lane) has traffic concerns, emergency services being able to access, flooding, already have retention ponds and still have flooding, school buses being able to get in and out of the neighborhood.
- Mike (South Point Resident) stated safety should be considered first, traffic is a concern, currently not safe, flooding is an issue.
- William Johnson (318 Eastover Circle) flooding is a concern states front of the neighborhood is higher than the back, trees being taken down and you can hear traffic from I-26.
- Thomas Clark (308 Mendenhall Street) longtime resident, brought in signatures from Ms. Richerson, has concerns he also submitted a letter to the commissioners, concerned about the quality of life and property values and flooding is a concern.
- Rose Marie Tucker (115 Westmoreland) resident since 1990, brought in pictures after rain to show flooding, spoke about the development of apartments being built in the area making traffic worse, stated traffic study done during Covid doesn't depict a true picture due to everything being shut down and not as much traffic, concerned with detention ponds not being maintained, no sidewalks to make it more of a walking community.
- Mike Boisvert (107 Westmoreland Street) traffic is a concern, accidents, you can't get in and out of the neighborhood, flooding is a concern.

Mr. Mercer made a motion to deny the request, seconded by Ms. Kunda. The vote was 4-2 to deny. (Pratt, Symuleski, Mercer, Kunda in favor), (Carter, Ackerman opposed)

Mr. Ackerman left the meeting at 5:00 p.m.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

B. **Preliminary Plans**

1. **Legend Oaks Phase 14** – Property Owner – Sweetgum at Legend Oaks LLC; Applicant – RHH, Land Investors; Location – Sweetgum Drive; Zoning District – R-2 (Single-Family Residential) 4 lots; Acreage - .73; TMS# 160-10-00-001.

Ms. Reinertsen gave the staff report and staff recommends conditional approval, with the condition being updating the tree mitigation plan.

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

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. **East Edisto – Community Plan 4 – Summers Corner** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned – MPFOAD, G-2 Sector, 409 acres; TMS 168-00-00-008

Ms. Reinertsen gave the staff report and staff recommends conditional approval of Summers Corner Community Plan 4, with the condition being successful recording of the boundary plat to establish the limits of the 409 + acre parcel to support the plan.

- John Marscher with Thomas & Hutton stepped to the podium to answer any questions.
- Mr. Pratt asked if they basically already have their plan.
- Mr. Marscher advised yes.

A motion was made by Mr. Mercer to approve based on staff recommendations, seconded by Mr. Pratt. The vote was (5 to 0) to approve. (Kunda, Carter, Mercer, Symuleski, Pratt)

B. East Edisto – Special District (SD-5) Plan Revision – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned MPOAFD, G-2 Sector, 636 acres; TMS 159-00-00-035 (portion of)

Ms. Reinertsen gave the staff report and staff recommends approval of the revised Special District (SD-5) Plan.

- John Marscher with Thomas & Hutton stepped to the podium to answer any questions.
- Ms. Kunda asked about the number of units now verses originally, and stated that this area is a bus loop, not a fan of this entrance, ton of traffic
- Mr. Marscher this is to gain a second access to Clayfield Trail.
- Ms. Kunda asked about the main entrance, and how far is the second entrance located.
- Mr. Marscher advised it's not located near the school.
- Ms. Kunda advised traffic is a pain already out here and road can't be widened.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Mercer, the vote was (4 to 1) to approve. (Symuleski, Pratt, Mercer, Carter) One opposed. (Kunda)

C. ZTA 22-02: Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XIII, Section 13.2.2(b) Use Buffer Types (To allow for use buffers to be interrupted by rail spurs to provide adequate access to rail lines for properties that require use of the railways).

Ms. Reinertsen gave the staff report and after discussing the situation with project representatives, it was decided that because of the potential for this type of scenario to occur on other sites along the rail line, a text amendment to the code would be a better route than a seeking a variance.

- Jonathan Yates stepped to the podium to advise that when you have a property and need rail access a train cannot make a 90 degree turn.

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

ZTA 22-02 will be forwarded to County Council with a recommendation from Planning Commission to approve.

D. Modification of Land Development Standards: Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Clyde D & Patricia H Berry; Applicant: Judy Land Surveying, Inc.; Location: Friendship Rd, Reevesville; Zoning District: AR (Agriculture Residential District); 1 Lot (Tract 3 A); TMS# 044-00-00-180.

E. Modification of Land Development Standards: Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Clyde D & Patricia H Berry; Applicant: Judy Land Surveying, Inc.; Location: Friendship Rd, Reevesville; Zoning District: AR (Agriculture Residential District); 1 Lot (Tract 3 B); TMS# 044-00-00-180.

Ms. Reinertsen gave the staff report on items D. and E. Both are Modification of Land Development Standards and staff recommends approval.

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

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen advised that a meeting with Economic Development may be in April or May.

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 5:25 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
April 14, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 10, 2022 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 858:** Property Owner: First National Bank of SC; Applicant: Robert Pratt, LLC; Location: 510 Miles Jamison Road, Summerville, SC 29485; Request of a Zoning Change from TRM (Transitional Residential District) to CG (General Commercial District); TMS# 145-07-10-009, -010; Total Acres – 2.00.

B. **RR# 859:** Property Owner & Applicant: Thomas Limehouse; Location: 406, 408 & 410 Dubois Road, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 135-16-00-052, -079 & -080; Total Acres – 1.11.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

B. **Preliminary Plans**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **ZTA 22-03:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XVIII, Section 18.5 Impact Analysis to add new Subsection (c) setting forth responsibility for payment.

B. **Sandridge Road Fire Station:** Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.

C. **Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Debra & Ira McKee; Applicant: Judy Land Surveying, Inc.; Location: Bluewood Lane, Reevesville; Zoning District: AR (Agriculture Residential District); 1 Lot (Tract B); TMS# 030-00-00-141.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

April 14, 2022
4:00 PM

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1. **DETERMINE QUORUM**

Present: Chris Ackerman
Richard Symuleski
Robert Pratt
Mike Mercer
Bert Judy

Staff: Kiera Reinertsen, Director
Jennifer Durham, Recorder

Absent: Ed Carter
Jennifer Kunda

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 10, 2022, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as submitted, seconded by Mr. Ackerman. The vote was (5-0) to approve. (Symuleski, Ackerman, Pratt, Mercer, Judy).

3. **REZONING REQUESTS**

A. **RR# 858:** Property Owner: First National Bank of SC; Applicant: Robert Pratt, LLC; Location: 510 Miles Jamison Road, Summerville, SC 29485; Request of a Zoning Change from TRM (Transitional Residential District) to CG (General Commercial District); TMS# 145-07-10-009, -010; Total Acres – 2.00.

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 denial.

Mr. Pratt recused himself from the vote.

- Mr. Pratt (applicant) explained that the rezoning request was for property that he owns and wants to build small business spaces on the property and General Commercial zoning gives more flexibility and he also stated that he will not be putting a homeless shelter here.
- Mr. Ackerman asked if there were still home-owners living around the property. Ms. Reinertsen advised yes.
- Mr. Ackerman asked if the property next door was Commercial General. Ms. Reinertsen advised yes.
- Mr. Mercer brought up traffic concerns already on Miles Road.
- Mr. Ackerman asked what the width was and if the plan was to combine the properties.
- Mr. Pratt advised he would get rid of the property line to combine.
- Ms. Reinertsen advised there is 400ft of frontage.
- Mr. Ackerman asked if Miles Jamison was state or county road. Ms. Reinertsen advised it is state.
- Mr. Ackerman asked what other zoning would be allowed. Ms. Reinertsen explained what uses were allowed in Commercial General.
- Ms. Reinertsen advised that Neighborhood Commercial would allow a sit-down restaurant.
- Mr. Pratt stated that if he could do a sit-down restaurant then he would be open to Neighborhood Commercial.

Mr. Pratt passed the gavel to Mr. Symuleski.

A motion was made by Mr. Mercer to approve as General Commercial, seconded by Mr. Judy. The vote was (2-2) to approve. In favor (Mercer, Judy). Opposed (Ackerman, Symuleski). One Abstain (Pratt). The motion failed.

A second motion was made by Mr. Ackerman to approve as Neighborhood Commercial, seconded by Mr. Mercer. The vote was 4-0 to approve. In favor (Mercer, Symuleski, Ackerman, Judy). One Abstain (Pratt). The motion passed.

RR# 858 will be forwarded to County Council with a recommendation from Planning Commission to approve as Neighborhood Commercial.

Mr. Symuleski returned the gavel to Mr. Pratt.

- B. **RR# 859:** Property Owner & Applicant: Thomas Limehouse; Location: 406, 408 & 410 Dubois Road, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 135-16-00-052, -079 & -080; Total Acres – 1.11.

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 this report, staff recommends approval.

- Tom Limehouse (property owner) stepped to the podium and explained what he wants to do with the property, and that he would be glad to answer any questions.

A motion was made by Mr. Symuleski to approve seconded by Mr. Ackerman. The vote was (5-0) to approve. In favor (Pratt, Symuleski, Mercer, Ackerman, Judy).

RR# 859 will be forwarded to County Council with a recommendation from Planning Commission to approve.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

B. **Preliminary Plans**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. **ZTA 22-03:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XVIII, Section 18.5 Impact Analysis to add new Subsection (c) setting forth responsibility for payment.

Ms. Reinertsen gave the staff report and explained the background of the Impact Analysis, also explained the proposed responsibility for payment, because the county is ready to move forward with the first impact analysis at this time, the proposed text amendment has already been given 1st Reading.

- Mr. Ackerman asked if anyone who needed an impact analysis would want to get their own consultant could they do that.
- Ms. Reinertsen advised that they would only be able to work with this consultant.
- Mr. Ackerman asked if there would be a middle-man fee, Ms. Reinertsen said they have not discussed that.
- Mr. Mercer asked for clarification on the how the consultant is paid.
- Ms. Reinertsen advised that the contract is directly with the consultant.
- Mr. Pratt asked who consultant is.
- Ms. Reinertsen advised Municipal.

A motion was made by Mr. Ackerman to approve seconded by Mr. Symuleski. The vote was (5-0) to approve. In favor (Pratt, Symuleski, Mercer, Ackerman, Judy).

B. Sandridge Road Fire Station: Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.

Ms. Reinertsen explained the background for the Dorchester County Improvement plan that includes a new fire station to better serve the surrounding community. The plans still need to be reviewed by the technical review committee. The action needed from Planning Commission is a motion to either find that the project is compatible with the Comprehensive Plan or not compatible with the Comprehensive Plan.

- Mr. Symuleski asked if the stations would be manned station or volunteer station.
- Mario Formisano (Deputy Administrator for Public Safety) stepped to the podium advised at this time volunteer.
- Mr. Judy asked how many volunteers in the entire county.
- Mr. Formisano advised estimated around 50 volunteers.
- Mr. Ackerman asked when it comes to South Carolina code of laws is there any health and safety clause that necessitates a need
- Ms. Reinertsen advised it would defer back to the comprehensive plan.
- Mr. Pratt asked if the county would be reviewing the comprehensive plan.
- Ms. Reinertsen advised yes in 2023.
- Mr. Mercer asked how many volunteers have been to the fire school.
- Mr. Formisano advised there are several levels of fire school and what each level includes.
- Mr. Judy stated that we are lacking in volunteer fireman.

A motion was made by Mr. Ackerman to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve. In favor (Mercer, Symuleski, Pratt, Ackerman, Judy)

- C. Modification of Land Development Standards:** Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Debra & Ira McKee; Applicant: Judy Land Surveying, Inc.; Location: Bluewood Lane, Reevesville; Zoning District: AR (Agriculture Residential District); 1 Lot (Tract B); TMS# 030-00-00-141.

Ms. Reinertsen explained the modification regarding Minor Subdivisions.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (5-0) to approve. (Mercer, Symuleski, Pratt, Ackerman, Judy)

Mr. Judy and Mr. Symuleski asked to have staff come up with revised wording on Minor Subdivisions.

Mr. Judy asked that heirs property policy also be looked in when subdividing property.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen advised that at the next meeting Mr. Truluck would speak to the Planning Commission.

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 4:52 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
May 12, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the April 14, 2022 Planning Commission Meeting

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plans**

1. **Irongate At Poplar Grove Phase 1** – Property Owner: Rantowles Property, LLC; Applicant: Thomas & Hutton Engineering; Location: County Line Road; 44 Lots; Acreage: 115.31; TMS# 201-00-00-001 and -002

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

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: Clifford E. Byars; Applicant: Richard J. Rhode, PLS; Location: Charleston Hwy (U.S. Hwy 178), St. George; Zoning District: AR (Agricultural Residential District); 1 Lot (Tract 2); TMS 014-00-00-239.

B. Discussion of the Minor Subdivision zoning text amendments

C. Discussion of Industrial Zoning with the Economic Development Director

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

MINUTES
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1. **DETERMINE QUORUM**

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

Staff: Kiera Reinertsen, Director
Jennifer Durham, Recorder

Absent: Mike Mercer

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the April 14, 2022, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as submitted, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Symuleski, Ackerman, Pratt, Carter, Judy, Kunda).

3. **REZONING REQUESTS**

None

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. Preliminary Plans

1. **Irongate At Poplar Grove Phase 1** – Property Owner: Rantowles Property, LLC; Applicant: Thomas & Hutton Engineering; Location: County Line Road; 44 Lots; Acreage: 115.31; TMS# 201-00-00-001 and -002

Ms. Reinertsen gave the staff report and staff recommends approval, conditional on successful resolution of the outstanding water pipe size issue. If Planning Commission chooses to approve the requested width-to-depth ratio waiver, please make sure to specifically incorporate it in any motions for preliminary plan approval.

- John Marscher with Thomas & Hutton stepped to the podium to answer any questions.
- Mr. Pratt asked for clarification on the water line size.
- Mr. Marscher stated they extended the lot lines passed the allowed depth in order to place docks on the lots.
- Ms. Reinertsen explained this is the width to depth ratio.
- Mr. Marscher stated they had six-inch line and wanted it upgraded to eight-inch line
- Mr. Pratt asked if it would be public or private.
- Mr. Marscher advised public water and private roads.

A motion was made by Mr. Ackerman to approve with the width to depth ratio waiver, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Symuleski, Ackerman, Pratt, Carter, Judy, Kunda).

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

A. Modification of Land Development Standards: Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions. Owner: Clifford E. Byars; Applicant: Richard J. Rhode, PLS; Location: Charleston Hwy (U.S. Hwy 178), St. George; Zoning District: AR (Agricultural Residential District); 1 Lot (Tract 2); TMS 014-00-00-239.

Ms. Reinertsen gave the staff report on the minor subdivision modification request. A minor subdivision in Dorchester County shall include all divisions of a

parcel of land into two to ten lots. Once you exercise the minor subdivision rule you can't subdivide those properties anymore.

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

B. Discussion of the Minor Subdivision zoning text amendment

Ms. Reinertsen gave the staff report and proposed to remove the limitations that the subdivision rule shall only be exercised once per parcel and the rule that the property must be deed restricted and or zoning restricted to any future subdivision of each individual parcel and explained that this came out of the meeting from last month. This discussion is not something to be voted on tonight and will be brought to the next meeting.

C. Discussion of Industrial Zoning with the Economic Development Director

- Mr. John Truluck stepped to the podium to give an update on Economic Development, spoke about the five- year plan, infrastructure, Lake Marion water line, and the Wal-Mart Distribution Center. After some discussion back and forth Mr. Carter asked if the Planning Commission could get a tour of the Wal-Mart Distribution Center, Mr. Truluck said he will schedule it.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

- Susan Gage (114 Phoebe Rd) The Ponds resident, stepped to the podium addressing concerns that she has with KH Ponds, Kolter, compliance with the development agreement, also unhappy with the mediation agreement.
- Mr. Carter asked staff if a copy of the mediation agreement could be emailed to the Planning Commission.
- Ms. Reinertsen advised yes.
- John Ptolemy (113 Phoebe Rd) The Ponds resident, stepped to the podium and addressed his concern that planning commission members weren't included in the mediation meeting, school proposal was changed, trails changed.

- Debra Whitfield (113 Phoebe Rd) Realtor and The Ponds resident, stepped to the podium and stated that she was appalled about the situation and feels they were given false advertising, no access to trails, took away the school, the settlement agreement has been a power grab for the county.

12. **ADJOURNMENT**

Meeting Adjourned at 4:58 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
June 9, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 12, 2022 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 860:** Property Owner: Lorene Muckelvaney; Applicant: Ronald Moore; Location: 404 Eagle Drive, Ridgeville, SC, 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1M (Single Family Residential Manufactured Housing District); TMS# 118-00-00-028; Total Acres – 3.0.

B. **RR# 861:** Property Owner: Summerville Commissioner of Public Works; Applicant: R. Christopher Kahler; Location: 2830 Bacons Bridge Road, Summerville, SC 29483; Request of a Zoning Change from R-4 (Multi-Family Residential District) to PI (Public Institutional District); TMS# 160-00-00-009, 160-00-00-010; Total Acres – 5.83.

Property Owner & Applicant: Dorchester County; Location: Bacons Bridge Road, Summerville, SC 29483; Request of a Zoning Change from R-4 (Multi-Family Residential District) to PI (Public Institutional District); TMS# 160-00-00-008, -011, -013 thru -016, -103, 152-00-00-105; Total Acres – 106.49

C. **RR# 862:** Property Owner: Rolina Homes, LLC; Applicant: Locklair Consulting, Inc; Location: Mentor Street and Butternut Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single Family Residential District); TMS# 135-00-00-228; Total Acres – 9.8.

D. **RR# 863:** Property Owner & Applicant: M. Travis Lee; Location: 1759 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CG (General Commercial District); TMS# 135-16-00-055; Total Acres – 1.27.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Peninsula at Poplar Grove** – Property Owner: Rantowles Property, LLC;
Applicant: Thomas & Hutton Engineering; Location: County Line Road; 27 Lots;
Acreage: 39.60; TMS# 204-00-00-001

B. **Preliminary Plans**

1. **Crossing at Givhans** – Property Owner: HQ Givhans, LLC; Applicant: Civil Site
Engineering; Location: Givhans Road; 107 Lots; Acreage: 62.86; TMS# 119-00-
00-037 & 080

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA 22-04:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XVII, Section 17.1.2 Minor Subdivision (To allow future subdivision of lots created through the minor subdivision process)

- B. **ZTA 22-05:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article V, Section 5.7 (To update the fee schedule and hiring of professionals to assist with review)

- C. **Modification of Land Development Standards:** Modification from Table 20.4.2 ‘Street Design Standards’ regarding reducing the minimum required right-of-way width of 50’ to 30’. Owner: Hunter Quinn Homes LLC; Applicant: Tim Elmer RLS, PLS; Location: Deer Run Rd, Summerville; Zoning District: R-1, Single-Family Residential District; 3 Lots; TMS 129-00-00-053.

- D. **East Edisto - Community Plan 1-F Revision** – Summers Corner – Property Owner: Lennar Carolinas, LLC; Applicant: Thomas & Hutton; Location: Watergrass Way; Acreage: 21.43; TMS# 159-00-00-023

8. **REPORT OF CHAIRMAN**

3

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

June 9, 2022
4:00 PM

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1. **DETERMINE QUORUM**

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

Staff: Kiera Reinertsen, Director
Jennifer Durham, Recorder

Absent: Jennifer Kunda

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 12, 2022, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as submitted, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Symuleski, Ackerman, Pratt, Carter, Judy, Mercer).

3. **REZONING REQUESTS**

A. **RR# 860:** Property Owner: Lorene Muckelvaney; Applicant: Ronald Moore; Location: 404 Eagle Drive, Ridgeville, SC, 29472; Request of a Zoning Change from AR (Agricultural Residential District) to R-1M (Single Family Residential Manufactured Housing District); TMS# 118-00-00-028; Total Acres – 3.0.

Ms. Reinertsen gave the staff report and the request to rezone has been evaluated against the 2018 Comprehensive Plan, the Ridgeville/Givhans Growth Management Plan, and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends denial. Applying for a variance would be a better option.

- Mr. Judy asked when the ordinance got changed.
- Ms. Reinertsen advised 2019.
- Mr. Symuleski asked if approved and does it get taken to the Board of Zoning Appeals.
- Ms. Reinertsen advised yes.
- Mr. Pratt how many lots are they trying to get?
- Ms. Reinertsen advised five.
- Mr. Pratt asked if this is family trying to give everyone their own homesite?
- Ms. Reinertsen advised that she thinks this is what they are doing based on application.
- Mr. Mercer explained that the reason on the application does say that they want to rezone to give all five of their children a portion.
- Mr. Judy said he believes that we should try to help these folks.
- Mr. Pratt asked about the cost of a variance.
- Ms. Reinertsen advised the cost is the same.
- Mr. Judy asked if we could apply the rezoning fee to the variance.
- Ms. Reinertsen advised that the fee is set up to cover the advertising and posting of the request.

A motion was made by Mr. Mercer to deny based on the variance recommendation, seconded by Mr. Ackerman. The vote was (6-0) to deny. (Symuleski, Ackerman, Pratt, Carter, Judy, Mercer).

B. RR# 861: Property Owner: Summerville Commissioner of Public Works; Applicant: R. Christopher Kahler; Location: 2830 Bacons Bridge Road, Summerville, SC 29483; Request of a Zoning Change from R-4 (Multi-Family Residential District) to PI (Public Institutional District); TMS# 160-00-00-009, 160-00-00-010; Total Acres – 5.83.

Property Owner & Applicant: Dorchester County; Location: Bacons Bridge Road, Summerville, SC 29483; Request of a Zoning Change from R-4 (Multi-Family Residential District) to PI (Public Institutional District); TMS# 160-00-00-008, -011, -013 thru -016, -103, 152-00-00-105; Total Acres – 106.49

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 this report, staff recommends approval.

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

- C. **RR# 862:** Property Owner: Rolina Homes, LLC; Applicant: Locklair Consulting, Inc; Location: Mentor Street and Butternut Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single Family Residential District); TMS# 135-00-00-228; Total Acres – 9.8.

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 this report, staff recommends deferral of this request to allow the applicant to work with Planning and Public Works on options for the realigning the intersection of Mentor Street and W Butternut.

- Mr. Symuleski asked what is the envision on the realignment.
- Ms. Reinertsen advised that public works is looking at different options
- Mr. Ackerman asked if this is a narrow 25 ft right of way.
- Ms. Reinertsen advised its not a full 50 ft.
- Mr. Ackerman asked are there existing utilities in this area.
- Ms. Reinertsen advised a small portion is sewer but doesn't know about water.
- Mr. Pratt feels that R1 is a reasonable request.
- Renee Barrett (175 Mentor) stepped to the podium and explained that she lives on the gravel part of the road and travels Mentor and Butternut and can barely see signs, feels its very dangerous. There have also been fatalities.

A motion was made by Mr. Pratt to defer, seconded by Mr. Symuleski. The vote was (6-0) to defer. (Symuleski, Ackerman, Pratt, Carter, Judy, Mercer).

- D. **RR# 863:** Property Owner & Applicant: M. Travis Lee; Location: 1759 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CG (General Commercial District); TMS# 135-16-00-055; Total Acres – 1.27.

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 this report, staff recommends denial of General Commercial but can support Neighborhood Commercial.

- Mr. Carter asked if this was discussed with the applicant
- Ms. Reinertsen advised no.
- Mr. Ackerman asked if Neighborhood Commercial would still not allow them to have the use they want.
- Ms. Reinertsen advised that is correct.

A motion was made by Mr. Pratt to defer, seconded by Mr. Mercer. The vote was (6-0) to defer. (Symuleski, Ackerman, Pratt, Carter, Judy, Mercer).

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1. **Peninsula at Poplar Grove** – Property Owner: Rantowles Property, LLC; Applicant: Thomas & Hutton Engineering; Location: County Line Road; 27 Lots; Acreage: 39.60; TMS# 204-00-00-001.

Ms. Reinertsen gave the staff report and Staff recommends approval.

- Kendall Grumbles (Thomas & Hutton) stepped to the podium to answer any questions, there were no questions.

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

B. **Preliminary Plans**

1. **Crossing at Givhans** – Property Owner: HQ Givhans, LLC; Applicant: Civil Site Engineering; Location: Givhans Road; 107 Lots; Acreage: 62.86; TMS# 119-00-00-037 & 080.

Ms. Reinertsen gave the staff report and based on the analysis and staff recommends approval.

- Mr. Carter asked which school district this falls in.
- Ms. Reinertsen advised she thinks it's District 4.
- Mr. Pratt asked if the trails would be natural trails.
- Ms. Reinertsen advised yes.

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

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. Street Name Changes

None

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA 22-04:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XVII, Section 17.1.2 Minor Subdivision (To allow future subdivision of lots created through the minor subdivision process)

Ms. Reinertsen gave the staff report. At the April Planning Commission meeting, Planning Commission directed staff to look at the language in the code relating to Minor Subdivisions and the provision that minor subdivisions only be executed once per parcel. Staff brought the following text for discussion at the May meeting and now presents it for a recommendation to County Council. The proposed amendment will eliminate the need to get a waiver from Planning Commission if subdividing a parcel that was created through the Minor Subdivision process.

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

- B. **ZTA 22-05:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article V, Section 5.7 (To update the fee schedule and hiring of professionals to assist with review)

Ms. Reinertsen gave the staff report. As part of the budget cycle this year, Planning staff conducted an evaluation of the fee schedule and has prepared the attached proposed fee schedule. No major changes to the existing fees are proposed however, several new items are being added for services or reviews more recently created such as cluster yield plan reviews. The code is also being amended to clarify that the County can pass along the cost of hiring professional legal counsel to review development agreements to the applicant. The below proposed amendment shows changes or additions in red. Because this is running as part of the budget cycle, 1st Reading has already been given on the proposed text except for the Zoning Permit for Accessory Structures & Decks under \$30 and Cottage Industry applications which were added after 1st Reading.

- Mr. Mercer stated that the staff needs resources and feel this is reasonable.
- Mr. Pratt advised that he agrees.

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

Mr. Judy recused himself from the dais.

C. Modification of Land Development Standards: Modification from Table 20.4.2 'Street Design Standards' regarding reducing the minimum required right-of-way width of 50' to 30'. Owner: Hunter Quinn Homes LLC; Applicant: Tim Elmer RLS, PLS; Location: Deer Run Rd, Summerville; Zoning District: R-1, Single-Family Residential District; 3 Lots; TMS 129-00-00-053.

Ms. Reinertsen gave the staff report and staff has no issue with going to a 30ft private road.

- Mr. Carter asked does public works have a problem with it.
- Ms. Reinertsen advised no.
- Mr. Ackerman asked if they would still have to meet the 150 ft for fire and turn around.
- Ms. Reinertsen advised its not going to be a fully paved road and it would only be three lots.
- Mr. Symuleski asked if fire and emergency services consulted.
- Ms. Reinertsen advised this isn't anything different than what has been done in the past for easements.

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

Mr. Judy returned to the dais.

D. East Edisto - Community Plan 1-F Revision – Summers Corner – Property Owner: Lennar Carolinas, LLC; Applicant: Thomas & Hutton; Location: Watergrass Way; Acreage: 21.43; TMS# 159-00-00-023

Ms. Reinertsen gave the staff report and staff recommends approval for the amended portion of Summers Corner Community Plan for development in 1F.

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

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

Mr. Pratt thanked staff for getting the Planning Commission a tour of the Wal-Mart Distribution Center.

12. **ADJOURNMENT**

Meeting Adjourned at 4:45 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
July 14, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 9, 2022 Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 864:** Property Owner: Christopher C. & Douglas A. & Jason Hutto; Applicant: CHI Acquisitions, LP; Location: E Main Street (Hwy 178), Harleyville, SC 29448; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS # 049-00-00-055/119; Total Acres—373.08.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

1.

B. **Preliminary Plans**

1.

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Pineview North

Deer Crest Ln
Forrest Creek Dr

Sandalwood Way
Silver Blossom Ln

Laurel Oaks Dr
Mountaintop Way

Winged Trace Ln

2. Pineview South

Bristlecone Loop
Flint Rock Dr
Fox Meadow Ln
Lodgepole Dr

Meadow Bluff Ln
Tail Crest Dr
View Pointe Dr
Whitebark Dr

B. Street Name Changes

6. **OLD BUSINESS**

A. **RR# 862:** Property Owner: Rolina Homes, LLC; Applicant: Locklair Consulting, Inc; Location: Mentor Street and Butternut Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single Family Residential District); TMS# 135-00-00-228; Total Acres – 9.8

B. **RR# 863:** Property Owner & Applicant: M. Travis Lee; Location: 1759 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CG (General Commercial District); TMS# 135-16-00-055; Total Acres – 1.27.

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** Modification from Section 20.1.1(e) regarding excessive lot depth in relation to lot width for the creation of Lot 3; 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 Lot 3; Owner – Eddie Tucker et al; Applicant – Associated Surveyors, LLC; Location – Hutson Grove Ln, Summerville; TMS# 121-00-00-009.

B. **Modification of Land Development Standards:** Modification of Land Development Standards: Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions; 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 creation of Tract 2; Owner – Justin & Chelsea Masters (JTROS); Applicant – Judy Land Surveying, Inc.; McArn Rd, Ridgeville; TMS# 134-00-00-037.

C. **Modification of Land Development Standards:** 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 creation of Tract N; Owner – Jimmy V

3

Nixon (-040), Ralph A Martino (-086); Location – Quaker Rd, St George; TMS# 078-00-00-040 and -086.

D. Modification of Land Development Standards: 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 creation of Lot 6; Owner – Thelma B Johnson et al; Applicant – Ashley Land Surveying, Inc.; Location – Second Texas Rd, St George; TMS# 081-00-00-047.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

July 14, 2022
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1. **DETERMINE QUORUM**

Present: Ed Carter
Richard Symuleski
Robert Pratt
Mike Mercer

Staff: Kiera Reinertsen, Director
Jennifer Durham, Recorder

Absent: Jennifer Kunda
Chris Ackerman
Bert Judy

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 9, 2022, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as submitted, seconded by Mr. Mercer. The vote was (4-0) to approve. (Symuleski, Pratt, Carter, Mercer).

3. **REZONING REQUESTS**

A. **RR# 864:** Property Owner: Christopher C. & Douglas A. & Jason Hutto; Applicant: CHI Acquisitions, LP; Location: E Main Street (Hwy 178), Harleyville, SC 29448; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS # 049-00-00-055/119; Total Acres—373.08.

- Mr. Carter advised that the applicant has requested to defer this request.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

B. **Preliminary Plans**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Pineview North

Deer Crest Ln
Forrest Creek Dr
Laurel Oaks Dr
Mountaintop Way

Sandalwood Way
Silver Blossom Ln
Winged Trace Ln

2. Pineview South

Bristlecone Loop
Flint Rock Dr
Fox Meadow Ln
Lodgepole Dr

Meadow Bluff Ln
Tail Crest Dr
View Pointe Dr
Whitebark Dr

B. **Street Name Changes**

None

A motion was made by Mr. Symuleski to approve, seconded by Mr. Mercer. The vote was (4-0) to approve. (Symuleski, Pratt, Carter, Mercer).

6. **OLD BUSINESS**

A. **RR# 862:** Property Owner: Rolina Homes, LLC; Applicant: Locklair Consulting, Inc; Location: Mentor Street and Butternut Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single Family Residential District); TMS# 135-00-00-228; Total Acres – 9.8

- Mr. Carter advised that the applicant has requested to defer to a later date.

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

B. RR# 863: Property Owner & Applicant: M. Travis Lee; Location: 1759 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CG (General Commercial District); TMS# 135-16-00-055; Total Acres – 1.27.

Ms. Reinertsen gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan, zoning district regulations, and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends denial of General Commercial but can support Neighborhood Commercial

- Mr. Symuleski asked if Planning Commission denies the request, can the applicant go to the Board of Zoning Appeals.
- Ms. Reinertsen advised no, the Board of Zoning Appeals cannot grant variances on a use.
- Mr. Pratt said he feels the quarter mile rule is a good reason why staff is saying commercial neighborhood rather than general commercial, also asked if other general commercial properties in area.
- Ms. Reinertsen advised yes but some of those aren't being used as general commercial they are located further down Central Ave but those are grandfathered in.

A motion was made by Mr. Symuleski to deny, seconded by Mr. Mercer. The vote was (4-0) to deny. (Symuleski, Pratt, Carter, Mercer).

7. **NEW BUSINESS**

A. Modification of Land Development Standards: Modification from Section 20.1.1(e) regarding excessive lot depth in relation to lot width for the creation of Lot 3; 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 Lot 3; Owner – Eddie Tucker et al; Applicant – Associated Surveyors, LLC; Location – Hutson Grove Ln, Summerville; TMS# 121-00-00-009.

B. Modification of Land Development Standards: Modification of Land Development Standards: Modification from Section 17.1.2(a)(1) regarding limitations on Minor Subdivisions; 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 creation of Tract 2; Owner – Justin & Chelsea Masters (JTROS); Applicant – Judy Land Surveying, Inc.; McArn Rd, Ridgeville; TMS# 134-00-00-037.

C. **Modification of Land Development Standards:** 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 creation of Tract N; Owner – Jimmy V Nixon (-040), Ralph A Martino (-086); Location – Quaker Rd, St George; TMS# 078-00-00-040 and -086.

D. **Modification of Land Development Standards:** 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 creation of Lot 6; Owner – Thelma B Johnson et al; Applicant – Ashley Land Surveying, Inc.; Location – Second Texas Rd, St George; TMS# 081-00-00-047.

Ms. Reinertsen gave the staff report for all four items together noting that all modification requests have a flag lot design that exceeds 200 feet. Also, a text amendment is being processed that will allow further division of minor subdivisions.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (4-0) to approve. (Symuleski, Pratt, Carter, Mercer).

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

- Joe Brothers (139 Mitchells Ct) stepped to the podium and asked for clarification on a flag-pole lot.
- Ms. Reinertsen pulled up a map on the screen and explained it.
- Charles Ackerman (191 E Main St) stepped to the podium and asked about rezoning item #864.
- Mr. Carter advised that the rezoning had been deferred, and that we may have to have a special meeting for this rezoning.

12. **ADJOURNMENT**

Meeting Adjourned at 4:13 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
August 11, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 14, 2022, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 865:** Property Owner & Applicant: Katherine Lee Tupper; Location: Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 135-00-00-295; Total Acres – 2.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

A. **New Street Names**

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

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

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

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

August 11, 2022
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
Robert Pratt
Mike Mercer
Jennifer Kunda
Bert Judy

Staff: Kiera Reinertsen, Director
Jennifer Durham, Recorder
Bradley Mitchell, Deputy County Attorney

Absent: Richard Symuleski

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 14, 2022, Planning Commission Meeting.

A motion was made by Mr. Pratt to approve the minutes as submitted, seconded by Mr. Mercer. The vote was (6-0) to approve. (Pratt, Carter, Mercer, Judy, Ackerman, Kunda).

3. **REZONING REQUESTS**

A. **RR# 865:** Property Owner & Applicant: Katherine Lee Tupper; Location: Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single-Family Residential District) to R-1M (Single-Family Residential Manufactured Housing District); TMS# 135-00-00-295; Total Acres – 2.

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 this report, staff recommends approval.

- Katherine Lee Tupper (1805 Central Ave) stepped to the podium and advised that she is giving this lot to her son to live on they wanted to be able to put a mobile home on the property and weren't aware that it wasn't zoned for mobile homes until they went to apply for an address.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Final Plats**

None

B. **Preliminary Plans**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

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

Chairman Carter advised that before we take up the next item regarding The Ponds Planned Development Guidelines Revisions, I would move to amend the agenda to receive legal advice in executive session, seconded by Mr. Mercer. The vote was 6-0. (Pratt, Mercer, Carter, Ackerman, Kunda, Judy).

Mr. Ackerman made a motion that they move to go into executive session to receive legal advice regarding the proposed The Ponds Planned Development Guidelines Revisions amendments, seconded by Mr. Pratt. The vote was 6-0. (Pratt, Mercer, Carter, Ackerman, Kunda, Judy).

The Planning Commission went into executive session at 4:07 p.m.

The Planning Commission returned from executive session at 5:06 p.m.

Mr. Carter asked Mr. Mitchell (Deputy Attorney) to bring the meeting out of executive session.

Mr. Mitchell advised no formal actions were taken in executive session and advised now is an appropriate time to move forward with the meeting.

Mr. Carter asked if Mr. Mitchell would explain the difference between the development agreement verses the guidelines.

Mr. Mitchell explained there are two documents, one is the Development Agreement that is between Dorchester County Council and the Developer, the second one that is under Planning Commission authority is the Planned Development Agreement.

Mr. Ackerman made a motion to defer this to the next meeting to give the Planning Commission members time to discuss and have a workshop before the next meeting, seconded by Mr. Pratt. The vote was 6-0 to defer. (Carter, Kunda, Ackerman, Pratt, Mercer, Judy)

Mr. Carter advised the reason for the deferral is to give Planning Commission more time to get a better understanding, have the workshop and get answers and be able to come back to the next meeting with their recommendations.

- Mr. Pratt agrees this is a lot of information and a workshop is needed.
- Mr. Carter asked if they would still be within the timeframe
- Mr. Mitchell advised they have 30 days to make a decision.
- Mr. Carter advised that everyone would be able to speak at the next meeting.
- Someone from the audience asked about the County Council meeting on August 15th if this would affect it being read by title.
- Mr. Mitchell advised that on the 15th it would be a reading by title only.
- Someone from the audience asked would they be discussing any amendments at the August 15 County council Meeting.
- Mr. Mitchell said that this would be the first reading, he doesn't believe that amendments would be discussed, he believes there will be executive session.
- Someone from the audience asked if the workshop would be public.
- Mr. Carter advised it would.

After some back and forth between some audience members Mr. Judy made a motion to end debate. All in favor to end the debate.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

- Mr. Brian Rizen stepped to the podium to remind the Planning Commission of his outstanding motion for consideration in circuit court for the master settlement agreement due to omission of fact and conflict of interest.

12. **ADJOURNMENT**

Meeting Adjourned at 5:18 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
September 8, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the August 11, 2022, Planning Commission Meeting

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

A. New Street Names

1. **The Retreat Townes**

St Rose Circle

B. **Street Name Changes**

6. **OLD BUSINESS**

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

7. **NEW BUSINESS**

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

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

September 8, 2022
4:00 PM

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1. **DETERMINE QUORUM**

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

Staff: Kiera Reinertsen, Director
Jennifer Durham, Recorder
Bradley Mitchell, Deputy County Attorney

Absent:

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the August 11, 2022, Planning Commission Meeting.

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

3. **REZONING REQUESTS**

None

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Retreat Homes

St. Rose Circle

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

B. **Street Name Changes**

None

Mr. Pratt requested an amendment to the agenda to go into Executive Session seconded by Mr. Mercer.

Mr. Pratt requested that the Planning Commission enter into Executive Session seconded by Mr. Symuleski.

Planning Commission entered into Executive Session at 4:04 p.m.

Planning Commission returned from Executive Session at 4:23 p.m.

Mr. Mitchell (Deputy Attorney) advised that there were no actions taken in Executive Session.

6. **OLD BUSINESS**

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

- Cheryl Shoun (Nexsen Pruet) stepped to the podium and asked if modifications were received and would be glad to answer any questions, also advised that amendment number eleven could be deleted.
- Mr. Price (116 Phoebe Rd) stepped to the podium to state that the workshop that was held was very helpful and asks for support with a NO vote.
- Mr. Riesen (152 Lotz Dr) stepped to the podium and stated that he has questions about the 30- day timeline, does each revision reset the timeline, does a no vote reset the Mediation Settlement, also advised that he has a motion in court for conflict of interest.
- Mark Gage (Phoebe Rd) stepped to the podium and wanted to say thank you to the Planning Commission for their efforts and supporting the residents.

- Emily Quandt (135 Musket Loop) stepped to the podium and made a plea to the county and Kolter to put an end to this, also wants amenities brought back.

A motion was made by Mr. Ackerman to recommend disapproval of the proposed Ponds PD amendment to include the amendment changes sent last night, seconded by Mr. Symuleski. The vote was (7-0) to deny. (Pratt, Carter, Mercer, Judy, Ackerman, Kunda, Symuleski).

7. **NEW BUSINESS**

None

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 4:39 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
October 13, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the September 8, 2022, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 866:** Property Owner & Applicant: Robert Holladay & Phyllis Savenkoff; Location: 1706 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-16-00-034; Total Acres – .37

B. **RR# 867:** Property Owner & Applicant: Delvin Cano Alva; Location: 117 Roberts Road, Summerville, SC 29483; Request of a Zoning Change from R-1(A) (Single-Family Residential District) to R-1(M)(A) (Single-Family Residential Manufactured Housing District); TMS# 143-06-00-012; Total Acres – 2.40

C. **RR# 868:** Property Owner & Applicant: Michael H. & Stephanie H. Myers; Location: 4005 Ladson Road, Ladson, SC 29456; Request of a Zoning Change from R-2 (Single-Family Residential District) to CN (Neighborhood Commercial District); TMS# 154-10-09-035; Total Acres – .46

D. **RR# 869:** Property Owner & Applicant: Philip Turner; Location: Sandridge Road, Dorchester, SC 29437; Request of a Zoning Change from AR (Agricultural Residential District) to CG (General Commercial District); TMS# 094-00-00-046; Total Acres – 5.65

E. **RR# 870:** Property Owner: Central Summerville, LLC; Applicant: Ike Boatwright; Location: 2215 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from CG (General Commercial District) to R-3 (Single-Family Attached Residential District); TMS# 151-04-00-009/043; Total Acres – 5.05

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

A. New Street Names

B. Street Name Changes

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** 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 Residual Area (2.9 acres); Owner – Elizabeth Black; Location – Sandhill Road, Dorchester; TMS# 074-00-00-012.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

October 13, 2022

4:00 PM

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1. **DETERMINE QUORUM**

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

Staff: Kiera Reinertsen, Director
Tim Solberg, Deputy Director
Jennifer Durham, Recorder

Absent:

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the September 8, 2022, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as submitted, seconded by Mr. Mercer. The vote was (6-0) to approve. (Carter, Mercer, Judy, Ackerman, Kunda, Symuleski).

3. **REZONING REQUESTS**

A. **RR# 866:** Property Owner & Applicant: Robert Holladay & Phyllis Savenkoff;
Location: 1706 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-16-00-034; Total Acres – .37

Mr. Solberg gave the 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 of the proposed rezoning to CN, Neighborhood Commercial.

A motion was made by Mr. Symuleski to approve the request, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Carter, Mercer, Judy, Ackerman, Kunda, Symuleski).

B. RR# 867: Property Owner & Applicant: Delvin Cano Alva; Location: 117 Roberts Road, Summerville, SC 29483; Request of a Zoning Change from R-1(A) (Single-Family Residential District) to R-1(M)(A) (Single-Family Residential Manufactured Housing District); TMS# 143-06-00-012; Total Acres – 2.40

Mr. Solberg gave the staff report, the difference between R-1 (A) and R-1 (M)(A) is the addition of manufactured housing as a permitted use. All other zoning requirements remain the same. 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 of the proposed rezoning to R-1 (M)(A), Single-Family Residential Manufactured Housing District.

- Delvin Cano, applicant (104 Terry Ave) stepped to the podium to explain that he recently purchased the property and that his intended use for the property is to allow mobile homes in hopes to be able to have more than one mobile home on the property for his family.

Mr. Pratt arrived at 4:05 pm to the meeting.

- Daniel Mundy (125 Roberts Rd) explained that the back of his property is wetlands, he is against mobile homes moving to this area, has concerns with crime, traffic, overcrowding, flooding, and decreased property value.
- Chris Grooms (135 Roberts Rd) has concerns with over populations, crime, and safety in the area.
- David Hill (131 Roberts Rd) lived here thirty years, feels already crowded in the area due to two mobile homes parks already on the same road.
- James Chinnners (127 Roberts Rd) has same complaints as previous speakers, and states that new owner has already taken trees down on property.
- Mr. Symuleski asked if we authorize the subdivision does he have enough room to provide access road to subdivide lots in the back for development
- Mr. Solberg explained that each would have to meet lot size requirements, setbacks and provide access.
- Mr. Symuleski asked would applicant have to pass a perk test.
- Mr. Solberg advised yes.

- Mr. Ackerman asked about adjacent TRM buffer, are there requirements for a manufactured housing community.
- Ms. Reinertsen advised that it would require a 50 ft buffer.
- Mr. Pratt asked if mobile homes allowed in this area.
- Mr. Solberg advised yes within a short proximity.

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

- C. **RR# 868:** Property Owner & Applicant: Michael H. & Stephanie H. Myers; Location: 4005 Ladson Road, Ladson, SC 29456; Request of a Zoning Change from R-2 (Single-Family Residential District) to CN (Neighborhood Commercial District); TMS# 154-10-09-035; Total Acres – .46

Mr. Solberg gave the staff report, district requirements state that CN districts approved shall be no less than 1.5 acres and no more than 5 acres in total land area. If approved, this district would increase from 1.34 acres to 1.8 acres, thereby conforming with district standards. The lot is likely to be of sufficient size to accommodate development while meeting buffer and TOD requirements. The property further meets the district requirements of location along local access or two-lane minor collector road providing access to surrounding residential and nonresidential uses. 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 of the proposed rezoning to CN, Neighborhood Commercial.

- Mr. Symuleski asked if this was next to a bank.
- Ms. Reinertsen advised its next to Aging Gracefully a Senior day care facility.

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

- D. **RR# 869:** Property Owner & Applicant: Philip Turner; Location: Sandridge Road, Dorchester, SC 29437; Request of a Zoning Change from AR (Agricultural Residential District) to CG (General Commercial District); TMS# 094-00-00-046; Total Acres – 5.65

Mr. Solberg gave the staff report, the applicant has requested the rezoning against the advice of staff to locate his auto and diesel repair business on the property. To better accommodate such a use in this area of the County, staff has recommended pursuit of the conditionally permitted use of “Cottage Industry” following the conditions set forth in Section 10.4.24. 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 denial of the proposed rezoning to General Commercial.

- Philip Turner (1160 Cannon Road) applicant stepped to the podium to answer any questions from commission
- Mr. Pratt asked has staff made recommendation.
- Mr. Solberg advised to deny.
- Mr. Pratt asked if there was an alternative.
- Mr. Turner advised land was zoned Absence of Controls and rezoned to Agricultural Residential, also advised that the gas station Kings One Stop is commercial and a car lot across from Kings is also commercial.
- Mr. Judy advised that Kings One Stop is a good distance away from the property.
- Mr. Turner stated six miles.
- Mr. Carter advised that the property across from Kings is owned by same owner.
- Mr. Mercer asked why applicant didn't want to do cottage industry.
- Mr. Turner advised was not aware of this option at the time of application, but was later informed by staff but decided to pursue the rezoning first.
- Mr. Symuleski asked if the application can be deferred to comply with recommendation.
- Mr. Turner advised that he spoke with Planning and would be interested in a plan B or other options.
- Mr. Ackerman asked applicant if he would be interested in cottage industry.
- Mr. Turner advised yes.
- Mr. Pratt asked if the applicant would have to residence to have a business on property.
- Mary Womble (1690 Sandridge) stated she is against having a business here in the area, has a fire station across from her property and doesn't approve of that, moved here to enjoy the quiet.
- Mr. Pratt asked what cottage industry means.
- Mr. Solberg explained you must live onsite to be cottage industry, and there wouldn't be a need for a zoning change.

A motion was made by Mr. Pratt to table the request, seconded by Mr. Mercer. The vote was (7-0) to table. (Pratt, Carter, Mercer, Judy, Ackerman, Kunda, Symuleski).

E. RR# 870: Property Owner: Central Summerville, LLC; Applicant: Ike Boatwright; Location: 2215 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from CG (General Commercial District) to R-3 (Single-Family Attached Residential District); TMS# 151-04-00-009/043; Total Acres – 5.05

Mr. Solberg advised that after the submission deadline the applicant advised planning that they wanted to change the request from R-3 to R-4, so this request would need to be deferred to give time to send out a new notice to the public.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

None

B. **Street Name Changes**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

Modification of Land Development Standards: 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 Residual Area (2.9 acres); Owner – Elizabeth Black; Location – Sandhill Road, Dorchester; TMS# 074-00-00-012.

Mr. Solberg gave the staff report, this is a modification to flag lots, staff recommends approval.

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

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

Chris Grooms asked if the rezoning for Roberts Road was approved.

Mr. Carter advised yes.

Chris Grooms asked if the decision could be appealed.

Mr. Carter advised that the request would go through county council.

Ms. Reinertsen explained the process.

12. **ADJOURNMENT**

Meeting Adjourned at 4:35 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE
November 10, 2022
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the October 13, 2022, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 870:** Property Owner: Central Summerville, LLC; Applicant: Ike Boatwright; Location: 2215 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from CG (General Commercial District) to R-4 (Multi-Family Residential District); TMS# 151-04-00-009/043; Total Acres – 5.05

B. **RR# 871:** Property Owner & Applicant: Steven & Jennifer Round; Location: Lot 9 & 10 Gray Goose Lane, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 162-02-01-009/010; Total Acres – 2.31

C. **RR# 872:** Property Owner: Gayle Williamson, Applicant: Knight Transportation Inc; Location: 9655 Charleston Highway, St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/ Light Industrial District); TMS# 007-00-00-088; Total Acres – 109.30

D. **RR# 873:** Property Owner: Shealy Property Investments, LLC, Applicant: William J. Shealy; Location: 107 McCormack Ave, North Charleston, SC 29420; Request of a Zoning Change from R-2 (M) (Single-Family Residential Manufactured Housing District) to CG (General Commercial District); TMS# 172-11-03-010; Total Acres – .19

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Ridgeville Industrial Campus

Artic Lupine Drive Railside Drive

2. Running Rose Lane – private driveway located off Gallashaw Rd

B. **Street Name Changes**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **ZTA 22-06:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article VII, Section 7.1 thru 7.13, Article VIII, Section 8.1 thru 8.3, and Article IX, Section 9.1 and 9.2 (The purpose of this amendment is to update district location requirements, and clarify density as “net” density)

B. **ZTA 22-07:** Text Amendment to the East Edisto Form District Master Plan, Ordinance Number 12-19, as last amended by Ordinance 16-09, with respect to Article 5 “Standards and Tables”, Table 8 “Building & Lot Principal Functions” (to remove the requirement that certain functions within a T2-1 zone be located within a Rural Clustered Land Development (RCLD) Community Unit)

C. **ZTA 22-08:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article XVII, Section 17.8 “Impact Analysis” to delete subsections (a)(2) and (a)(3) (to eliminate the requirement for an Impact Analysis for by-right development)

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

November 10, 2022

4:00 PM

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1. **DETERMINE QUORUM**

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

Staff: Kiera Reinertsen, Director
Tim Solberg, Deputy Director
Jennifer Durham, Recorder

Absent: Mike Mercer

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the October 13, 2022, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as submitted, seconded by Mr. Judy. The vote was (6-0) to approve. (Carter, Symuleski, Judy, Ackerman, Kunda, Pratt).

3. **REZONING REQUESTS**

A. **RR# 870:** Property Owner: Central Summerville, LLC; Applicant: Ike Boatwright; Location: 2215 Central Avenue, Summerville, SC 29483; Request of a Zoning Change from CG (General Commercial District) to R-4 (Multi-Family Residential District); TMS# 151-04-00-009/043; Total Acres – 5.05

Ms. Reinertsen gave the 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 of the proposed rezoning to R-4, Multi-Family Residential District.

- Ike Boatwright (1232 Wappetaw Place) stepped to the podium to answer any questions.
- Ms. Kunda asked if the area had water & sewer.
- Mr. Boatwright advised yes.

A motion was made by Mr. Ackerman to approve the request, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Carter, Pratt, Judy, Ackerman, Kunda, Symuleski).

B. RR# 871: Property Owner & Applicant: Steven & Jennifer Round; Location: Lot 9 & 10 Gray Goose Lane, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single-Family Residential District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 162-02-01-009/010; Total Acres – 2.31

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. The Comprehensive Plan does not limit the zoning change, however the statement of intent of Section 7.2.1 of County Ordinances does not support the zoning change. From this and the reasons stated in this report, staff recommends denial of the proposed rezoning to R-1 (M), Single-Family Residential Manufactured Housing District.

- Mr. Carter asked if this was a private road.
- Jennifer Round (5039 Ballantine) applicant stepped to answer any questions.
- Mr. Pratt asked what is the intention.
- Ms. Round advised just one mobile home, intended on building a custom home but due to costs had to look at other avenues, would be bricking in the mobile home.
- Mr. Judy asked if this home will be their personal home.
- Mr. Ackerman asked if modular falls under R-1 zoning.
- Ms. Reinertsen advised yes.
- Mr. Pratt asked did applicant have picture of the mobile home.
- Ms. Round advised there is a picture in her packet.
- Mr. Carter asked about the wetlands.
- Ms. Round wetlands were built up.
- Mr. Carter asked of a wetland delineation was done
- Ms. Round advised yes.
- Mr. Solberg advised the applicant has a preliminary jurisdictional determination.
- Mr. Symuleski asked if an AJD study was done to advise if they could build on this lot, advised that they have a PJD.
- Ms. Round advised that they have something from the Army Corp of Engineers.
- Mr. Symuleski advised on the difference of the two studies.
- Mr. Carter asked if water & sewer are available.

- Ms. Round advised yes.
- Clifford Forner (169 Old Fort) opposes allowing mobile homes in this area.
- Maile Whitehead (4892 Gray Goose) currently building a home in area opposes mobile homes being allowed here.
- Pam Swanson (4901 Gray Goose) has lived here thirty years, road is private, wishes the county would take over the road here, opposes mobile homes being allowed here.
- Brendon Spivey (4940 Gray Goose) opposes mobile homes being allowed here, when he built his home, he had to abide by the covenants and feels everyone else should too.
- Mr. Carter asked for staff to state again for the record why they opposed the rezoning.
- Mr. Solberg advised staff opposes due to R-1 intent: one, to accommodate the development of manufacture housing communities with defined performance standards within moderate density areas of the county and two, to accommodate the location of manufactured housing units as temporary uses of land where predominant uses in the neighborhood are transitioning or converting from residential to non-residential uses.
- Mr. Ackerman asked about drainage patterns, flooding issues.
- Ms. Reinertsen advised none that she is aware of.
- Mr. Pratt asked if this is in an AE flood zone.
- Mr. Symuleski advised yes.

A motion was made by Mr. Pratt to deny the request, based on the character of the neighborhood, seconded by Mr. Ackerman. The vote was (6-0) to deny. (Carter, Judy, Ackerman, Kunda, Symuleski, Pratt).

Ms. Kunda wanted to state for the record that she feels for the applicant and their family, and that as a commission they are going to probably see a lot more of this due to the way the market is and it's almost unaffordable to build.

C. **RR# 872:** Property Owner: Gayle Williamson, Applicant: Knight Transportation Inc; Location: 9655 Charleston Highway, St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/ Light Industrial District); TMS# 007-00-00-088; Total Acres – 109.30

Mr. Solberg gave the 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 of the proposed rezoning to CLI, Commercial/Light-Industrial District with the condition that ZTA 22-06 be approved prior to 3rd reading.

- Mr. Ackerman asked if this goes against the current plan and there's going to be a text amendment, can we vote on the text amendment first or do we have to have that approval in place before we approve something that goes against the current plan

- Ms. Reinertsen advised that at the point that it would need to have third reading, the text amendment would receive third reading first on council's agenda before that, they'll run together, and they would make sure that the text amendment would be read first.
- Mr. Symuleski asked if procedurally we had any problem today.
- Ms. Reinertsen advised no.

A motion was made by Mr. Symuleski to approve the request, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Carter, Pratt, Judy, Ackerman, Kunda, Symuleski).

- Mr. Judy asked about impact analysis and text amendment.
- Ms. Reinertsen advised impact analysis for residential not commercial or industrial, will have to do traffic analysis.

D. **RR# 873:** Property Owner: Shealy Property Investments, LLC, Applicant: William J. Shealy; Location: 107 McCormack Ave, North Charleston, SC 29420; Request of a Zoning Change from R-2 (M) (Single-Family Residential Manufactured Housing District) to CG (General Commercial District); TMS# 172-11-03-010; Total Acres – .19

Mr. Solberg gave the 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 of the proposed rezoning to CG, General Commercial with a recommended condition that the lot in question be combined with the adjacent lot under the same ownership through a plat that would dissolve the property line turning the two lots into one prior to 3rd Reading.

- William Shealy (8574 Sentry Circle) applicant stepped to the podium to answer any questions and stated that he agrees with dissolving the property line.

A motion was made by Mr. Judy to approve the request with the conditions to dissolve the property line turning the two lots into one prior to 3rd Reading, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Carter, Pratt, Judy, Ackerman, Kunda, Symuleski).

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. Ridgeville Industrial Campus

Arctic Lupine Drive

Railside Drive

2. Running Rose Lane – private driveway located off Gallashaw Road

A motion was made by Mr. Symuleski to approve the request, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Carter, Pratt, Judy, Ackerman, Kunda, Symuleski).

B. Street Name Changes

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. **ZTA 22-06:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article VII, Section 7.1 thru 7.13, Article VIII, Section 8.1 thru 8.3, and Article IX, Section 9.1 and 9.2 (The purpose of this amendment is to update district location requirements, and clarify density as “net” density)

Ms. Reinertsen explained the amendment, this text amendment is being proposed as a code clean-up and update in several areas. It was staff’s intent to process most of these revisions during a code re-write soon, but several recent events have made the proposed revisions necessary at this time. Although the proposed revisions affect all zoning districts and appears to be large, it is focused on only a few common sections.

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

- B. **ZTA 22-07:** Text Amendment to the East Edisto Form District Master Plan, Ordinance Number 12-19, as last amended by Ordinance 16-09, with respect to Article 5 “Standards and Tables”, Table 8 “Building & Lot Principal Functions” (to remove the requirement that certain functions within a T2-1 zone be located within a Rural Clustered Land Development (RCLD) Community Unit)

Ms. Reinertsen explained the amendment is to revise Article 5, Table 8 to allow certain agricultural and residential functions (uses) in the T2-1 district outside a Rural Clustered Land Development (RCLD). In addition to the amendment being brought forward, the East Edisto Master Plan refers to Home Occupations and Rural Home Occupations as an accessory function. However, there is no differentiation provided for what a Rural Home Occupation is beyond a type of Home Occupation. It’s clear that the form- based code intended to differentiate between these uses, but the adopted code does not. Staff seeks

Planning Commission direction about whether the Rural Home Occupation should be clarified as part of this exercise.

- Mr. Symuleski asked would a horse farm be a home- based business.
- Ms. Reinertsen advised it depends on the intensity and intent.
- Mr. Ackerman asked if the zoning only affected rural development areas.
- Ms. Reinertsen advised right now no it would apply to T2-1 lots throughout the development.
- Mr. Ackerman asked would there be additional buffer requirements for chickens, goats, horse stables, etc.
- Ms. Reinertsen advised no.
- Mr. Judy stated he believes state has applications for agriculture, equestrian.

Ms. Kunda recused herself from the dais at 4:51pm

- Mr. Judy asked if they were allowing mobile homes and agricultural in this area.
- Ms. Reinertsen advised you could approve all or approve separately.
- Mr. Judy asked if the application received included mobile homes
- Ms. Reinertsen advised yes.
- Mr. Carter asked if this was staff initiated.
- Ms. Reinertsen advised no.
- Ms. Kunda stepped to the podium and addressed the commission and stated that she has no issues with agricultural uses of the land as long as there is some sort of state buffering and until we know what that is asking the commission to delay making a change until they know what is for sure required, advised when this area was originally sold mobile homes were not allowed, has no problem with allowing temporary use of a mobile home while their home is being built, advised that people are spending millions of money to build out there when no mobile homes were allowed and then zoning gets changed to allow mobile homes there will be a lot of upset people.
- Jessica Maan (1155 Joseph Anthony Dr) daughter of property owner stepped to the podium advised that they are the equestrian owners and wanted to clarify that the other landowners were allowed to build a mobile home park, but they only wanted one mobile home on the lot and were forced to get permits for additional homes they didn't want. Advised that they totally respect where there may be buffering issues, has 25 acres, asked to allow small businesses for horse training, she teaches horseback riding.
- Mr. Judy feels there should be agriculture in every area.
- Mr. Ackerman asked if the decision made today doesn't apply until the three readings from council.
- Mr. Symuleski stated that he has an issue with approving the mobile home and agriculture together.
- Ms. Reinertsen advised asterisks could be removed from either one.

Mr. Pratt left the meeting at 5:03 pm

After some more back and forth between the commission members the decision was made to defer this text amendment.

A motion was made by Mr. Carter to defer, seconded by Mr. Symuleski. The vote was (4-0) to defer. (Carter, Judy, Ackerman, Symuleski).

Ms. Kunda returned to the dais at 5:05 p.m.

C. **ZTA 22-08:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article XVII, Section 17.8 “Impact Analysis” to delete subsections (a)(2) and (a)(3) (to eliminate the requirement for an Impact Analysis for by-right development)

Ms. Reinertsen explained the amendment, because by-right development cannot be compelled to mitigate impacts beyond what is currently required by ordinance, removing the requirement that these developments conduct an analysis will not negatively affect the County. Keeping the requirement in place for rezonings, informs the county of potential adverse developmental impacts and offers an opportunity to offset the impact by requiring mitigation by means of a development agreement, or by denying the rezoning altogether.

- Ms. Kunda asked if we no longer require analysis.
- Ms. Reinertsen advised correct where by-right.
- Mr. Ackerman asked if by-right was in the language.
- Ms. Reinertsen stated she is open to adding it to the language.
- Ms. Symuleski stated it’s better to add it to the language.

A motion was made by Mr. Symuleski to approve with the inclusion of the language, seconded by Mr. Ackerman. The vote was (5-0) to approve. (Carter, Ackerman, Kunda, Symuleski, Judy).

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen thanked everyone for participating in the last training, advised there will be another one coming up in December.

10. **PUBLIC COMMENT**

None

12. **ADJOURNMENT**

Meeting Adjourned at 5:11 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
December 8, 2022
4:00 PM

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

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the November 10, 2022, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 874:** Property Owner: MAUDCO, LLC; Applicant: Davis McNair, PE;
Location: Dewees Lane, Summerville, SC 29485; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 145-11-05-047; Total Acres – 12.35

B. **RR# 875:** Property Owner & Applicant: George Felder; Location: 1837 Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural Residential District) to CG (General Commercial District); TMS# 121-00-00-005; Total Acres – 2.16

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plan – Pineview North Phase 1** – Property Owner – HIC Chilton, LLC; Applicant – Thomas & Hutton; Location – Highway 78; Zoning District – R-2 (Single-Family Residential); 97 lots; Acreage – 56.32; TMS# 110-00-00-020 (portion of)

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

- A. **ZTA 22-07:** Text Amendment to the East Edisto Form District Master Plan, Ordinance Number 12-19, as last amended by Ordinance 16-09, with respect to Article 5 “Standards and Tables”, Table 8 “Building & Lot Principal Functions” (to remove the requirement that certain functions within a T2-1 zone be located within a Rural Clustered Land Development (RCLD) Community Unit)

7. **NEW BUSINESS**

- A. Adoption of 2023 Planning Commission Meeting Schedule
- B. **ZTA# 22-09:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article VI, “Use Groups”, Article IX, Section 9.2 “Conservation District”, and Article X, Section 10.4.23 “Outdoor Special Event Venues” (to expand the use and conditions for Outdoor Special Event Venues in the Conservation District)
- C. **Modification of Land Development Standards:** Modifications 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 and nor narrower than 25’ for New Lot 63-B (1.53 acres); Property Owner – KM Property Management Services LLC; Applicant – Pineapple Express Construction LLC; Location – Cheyenne Road, Summerville; TMS# 128-10-02-001.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

December 8, 2022

4:00 PM

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1. **DETERMINE QUORUM**

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

Staff: Kiera Reinertsen, Director
 Tim Solberg, Deputy Director
 Jennifer Durham, Recorder

Absent:

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the November 10, 2022, Planning Commission Meeting.

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

Mr. Symuleski made a motion to amend the agenda to move to executive session for legal counsel seconded by Mr. Ackerman. The vote was (7-0) to approve. (Carter, Symuleski, Judy, Ackerman, Kunda, Pratt, Mercer).

Mr. Ackerman made a motion to go into executive session to receive legal counsel, seconded by Mr. Symuleski. The vote was (7-0) to approve. (Carter, Symuleski, Judy, Ackerman, Kunda, Pratt, Mercer).

Planning Commission went into executive session 4:03pm

Planning Commission returned from executive session at 4:31pm

Mr. Frampton (County Attorney) advised that Planning Commission was out of executive session and no action was taken.

3. **REZONING REQUESTS**

A. **RR# 874:** Property Owner: MAUDCO, LLC; Applicant: Davis McNair, PE;
Location: Dewees Lane, Summerville, SC 29485; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to R-2 (Single-Family Residential District); TMS# 145-11-05-047; Total Acres – 12.35

Ms. Reinertsen gave the 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 deferral of the proposed rezoning to R-2, Single-Family Residential District to further develop plans for access to the site.

- Mr. Carter asked the reason of the denial
- Ms. Reinertsen advised issues with access
- Keane McLaughlin (ESP Associates) stepped to the podium to answer any questions and thinks rezoning is appropriate advised they are aware access is too narrow.

Mr. Ackerman and Mr. Pratt recused themselves from this rezoning.

- Robert Weiss (205 Harlesden Ln) has traffic concerns, there are two homes on this street, and this is a small community, supports access from Miles Jamison but not Drury Ln.
- Mr. Judy asked if we move to defer will this come back next month.
- Ms. Reinertsen advised yes.
- Mr. Judy asked how the access negotiations are going.
- Mr. McLaughlin haven't spoken to Dorchester County yet on access would like to do that.
- Mr. Mercer stated there are 19 or 20 homes in this area and if folks find out there is a cut through this would increase traffic.
- Mr. Carter asked if the recommendation is to defer until the access is worked out.
- Ms. Reinertsen advised that is correct.
- Mr. Symuleski asked if this is deferred, and it's not resolved by next meeting.
- Ms. Reinertsen advised that applicant could request ask an indefinite deferral

A motion was made by Mr. Symuleski to defer request, seconded by Mr. Judy. The vote was (5-0) to defer. (Carter, Judy, Mercer, Kunda, Symuleski) Two recused (Ackerman, Pratt).

B. RR# 875: Property Owner & Applicant: George Felder; Location: 1837 Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural Residential District) to CG (General Commercial District); TMS# 121-00-00-005; Total Acres – 2.16

Mr. Solberg gave the 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 finds zoning to General Commercial to not be consistent with the district regulations and is therefore asking for deferral. The applicant has been consulted with this request and we are seeking their concurrence on the deferral to provide additional time for consideration.

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. Preliminary Plan – Pineview North Phase 1 – Property Owner – HIC Chilton, LLC; Applicant – Thomas & Hutton; Location – Highway 78; Zoning District – R-2 (Single-Family Residential); 97 lots; Acreage – 56.32; TMS# 110-00-00-020 (portion of)

Ms. Reinertsen gave the staff report, The development is consistent with the Comprehensive Plan; including its location within the Transit Oriented Development settlement type and use of open space areas where it abuts environmentally sensitive areas within the Natural Riparian Corridor of the Future Land Use Map. Staff recommends approval.

- Mr. Carter asked if this is by-right development.
- Ms. Reinertsen advised yes.
- Mr. Carter asked if this was two phases
- Ms. Reinertsen advised yes
- Mr. Carter asked what the total number of lots will be.
- Ms. Reinertsen advised 185 lots between the two phases.
- David Williams (Thomas & Hutton) stepped to the podium to answer any questions.
- Mr. Pratt asked if property dropped off at the back.
- Mr. Williams advised yes.

- Mr. Pratt asked if the land in back could be used as recreation.
- Mr. Williams advised yes.
- Mr. Ackerman asked if there would be another access point or just the one.
- Mr. Williams only one access point.

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

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

- A. **ZTA 22-07:** Text Amendment to the East Edisto Form District Master Plan, Ordinance Number 12-19, as last amended by Ordinance 16-09, with respect to Article 5 “Standards and Tables”, Table 8 “Building & Lot Principal Functions” (to remove the requirement that certain functions within a T2-1 zone be located within a Rural Clustered Land Development (RCLD) Community Unit)

Ms. Reinertsen gave the staff report. This text amendment request is to revise Table 8 in article 5 which regulates Building and Lot principal functions in all T-Zones, Special Districts, Civic and Utility Zones. The issue with the allowed primary functions (i.e., primary uses) is found on Table 8 which limits some functions you might expect in a rural setting, on T2-1 lots that are not created through a RCLD Community Plan.

Planning Commission reviewed this request last month and opted to defer to allow additional research into two topics of discussion. One, a question about buffers for agricultural uses was raised and, two discussions about manufactured homes and whether they are/can be allowed in the T2-1 district.

- David Kunda (181 Silver Cypress) owns fifty-four acres, understood when purchased that single mobile homes were not allowed, having a mobile home next to a million dollar home would depreciate the value, aware there is a loophole and a mobile home park can be created in this district, is fine with mobile homes currently there but doesn't want to change the requirements, grandfather them in and asks that an amendment be made to the loophole.
- Drew Knoppe (1421 Peninsula Pointe) purchased fifty acres, was under the understanding that land would be protected, mobile homes will devalue, rules shouldn't be changed after the fact for current mobile homes already here, owns horses, moved to this area so they could have their horses.

- Shannon Rogers (133 Heart Pine Circle) asking no change to be made to placing single mobile homes and to modify the loophole allowing mobile home parks, wants the space to be maintained as country, wants investment to be protected, having mobile homes would devalue the custom homes.
- Mr. Symuleski asked submittal from property owners had twelve blanks and only seven signatures. Not all signed the recommendation for the change
- Ms. Reinertsen there are two versions that have all property owners.
- Mr. Mercer asked if horse stables would be allowed.
- Ms. Reinertsen advised that they address the agricultural uses under category eight and allow them.
- Mr. Pratt asked if we wanted to allow horses would we be making a change
- Ms. Reinertsen advised section eight outlines all the agricultural uses
- Mr. Carter stated that this issue is not about horses it's about agriculture
- Mr. Mercer asked about a riding school.
- Ms. Reinertsen advised it would still be allowed
- Ms. Kunda form base code shows additional protections for surrounding property.

A motion was made by Mr. Judy to approve the request for agriculture in T2-1 District, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Mercer, Carter, Judy, Ackerman, Kunda, Symuleski, Pratt).

- Mr. Pratt stated that he understands the owners concerns and supports restrictions of mobile homes.
- Ms. Kunda stated that you can have a mobile home while you are building your home for up to twelve months, a civic building or classroom can have a mobile classroom, loopholes need to be closed and mobile home park issue needs to be addressed. two mobile homes be placed before or after zoning changes.
- Ms. Reinertsen placed after, they are grandfathered in, legal nonconforming
- Mr. Ackerman how do we handle the grandfathering of current property owners.
- Ms. Reinertsen the change in the code would change going forward but prior would be grandfathered.
- Mr. Ackerman if mobile home there after twelve months would code enforcement be involved.
- Ms. Reinertsen this would be something they would look in to.
- Mr. Pratt asked if we even need to address the mobile homes since they are allowed.
- Mr. Carter advised mobile home parks are allowed.
- Ms. Kunda, we need to address the mobile home parks.

A motion was made by Ms. Kunda to approve the request to keep single mobile home codes as they are today, and to make a change to mobile home communities to not be

allowed in this District, seconded by Mr. Judy. The vote was (7-0) to approve. (Mercer, Carter, Judy, Ackerman, Kunda, Symuleski, Pratt).

7. **NEW BUSINESS**

A. Adoption of 2023 Planning Commission Meeting Schedule

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

B. **ZTA# 22-09:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article VI, “Use Groups”, Article IX, Section 9.2 “Conservation District”, and Article X, Section 10.4.23 “Outdoor Special Event Venues” (to expand the use and conditions for Outdoor Special Event Venues in the Conservation District)

Mr. Solberg gave the staff report. This Staff is initiating the proposed amendments as a response to pressures related to ongoing special events at locations in the County. Specifically, areas in the County which affect the delivery of County services or have the likelihood of creating burden that may strain County resources or cause nuisance to neighboring properties without sufficient review and consideration. Section 10.4.23 regulates outdoor special event venues but requires some clarification and detail to ensure the County is adequately protecting its resources and residents.

- Mr. Carter asked if a bond is considered, to ensure clean-up.
- Mr. Symuleski stated there was a zoning issue in the past, and it was being rezoned to allow concerts how would we address decibel levels at concerts.
- Mr. Solberg it is complicated, noise levels are hard to determine, ways of measuring volume are different, documentation is required and an acknowledgement statement that they own a noise meter and a plan to measure noise during the event.

Mr. Judy left the meeting at 5:26 p.m.

- Ms. Kunda issue came in to change event planning a few months back and residents called police due to noise, they were told there was nothing that could be done, couldn't call planning and zoning after hours, what is in place if they violate the rules, is there a penalty.
- Mr. Carter the reason we are changing this amendment is because of that issue.

A motion was made by Mr. Symuleski to defer the request, seconded by Ms. Kunda. The vote was (6-0) to defer. (Carter, Mercer, Ackerman, Kunda, Symuleski, Pratt).

C. Modification of Land Development Standards: Modifications 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 and nor narrower than 25' for New Lot 63-B (1.53 acres); Property Owner – KM Property Management Services LLC; Applicant – Pineapple Express Construction LLC; Location – Cheyenne Road, Summerville; TMS# 128-10-02-001.

Mr. Solberg explained the modification, the area leading from the street to the bulk area of the lot, containing the driveway (herein referred to as the flagpole) shall not be longer than two hundred feet (200') and nor narrower than twenty-five feet (25').

A motion was made by Mr. Pratt to approve the request, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Carter, Mercer, Ackerman, Kunda, Symuleski, Pratt).

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None.

10. **PUBLIC COMMENT**

A gentleman from the audience who lives at 109 Daniel stated that the flagpole request was his request.

11. **ADJOURNMENT**

Meeting Adjourned at 5:32 pm.