

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
June 8, 2023
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 May 11, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

- A. **RR# 884:** Property Owner: Fair Springs, LLC; Applicant: Robert B. & Sallie Limehouse Cheatham; Location: 171 Min & 2714 Bacons Bridge, Summerville, SC 29483; Request of a Zoning Change from SR (Suburban Residential District) to CG (General Commercial District); TMS# 152-00-00-064 & -065; Total Acres – 13.14
- B. **RR# 885:** Property Owner: Norma J. & Melvin Boyd; Applicant: Curtis Neat; Location: 970 Clubhouse Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to RX (Rural Crossroads District); TMS# 175-00-00-019; Total Acres –1.2
- C. **RR# 886:** Property Owner: Conniffe & Co., LLC; Applicant: Jami Conniffe; Location: 10574 Dorchester Road, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single- Family Residential District) to CN (Neighborhood Commercial District); TMS# 153-09-06-007; Total Acres – .27
- D. **RR# 887:** Property Owner: MJL Development, LLC; Applicant: Locklair Consulting Inc.; Location: O T Wallace Drive & Colkitt Street, Summerville, SC 29483; Request of a Zoning Change from MUC (Mixed Use Community District) to R-2 (Single- Family Residential District); TMS# 129-00-00-057, 129-04-09-005, -008 & -009; Total Acres – 15.07

- E. **RR# 888:** Property Owner: 310 Industrial Road, LLC; Applicant: Elloit Calhoun; Location: Pidgeon Bay Road, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single- Family Residential District) to CLI-2 (Commercial/ Light Industrial District); TMS# 130-13-00-009; Total Acres – 1.02
- F. **RR#889:** Property Owner: Jesse Porter Jr.; Applicant: David Willis.; Location: 1140 Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to PI (Public Institutional District); TMS# 128-00-00-048/130; Total Acres – 5.74

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Preliminary Plan – DV Timbers** – Property Owner – DV Timbers LLC; Applicant – Stantec; Location – Near Knightsville; Zoning District – MUC (Mixed Use Community); 73 lots; Acreage – 54.51; TMS# 134-00-00-039
- B. **Preliminary Plan –Richardson Tract** – Property Owner – Judith and Jonathan Richardson; Applicant – Thomas & Hutton; Location – 1315 Orangeburg Road; Zoning District – R-2 (Single-Family Residential); 75 lots; Acreage – 41.97; TMS# 128-00-00-043 & -227

5. **STREET NAME REQUESTS**

A. New Street Names

- 1. **Croaker Drive, Grouper Lane, and Tuna Lane** – private roads to be built in the Richardson Tract subdivision.

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA# 23-01:** Text Amendment to Dorchester County Zoning and Land Development Standards, Ordinance Number 04-13, as amended, with respect to Article X, Section 10.4.3 “Home Occupations” (to set standards for in-home daycares and educational programs)

8. **REPORT OF CHAIRMAN**

Dorchester County Planning Commission
Meeting Agenda

3

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**