

**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**  
**July 13, 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](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 8, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

- A. **RR# 890:** Property Owner: Eadie’s Rural Waste Services, LLC; Applicant: Scott Jackson Eadie; Location: 1458 Highway 61, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to RX (Rural Crossroads District); TMS# 133-00-00-039; Total Acres – 2.03
- B. **RR# 891:** Property Owner & Applicant: William P. New & Leslie Hannah; Location: 206 Mallard Road, Summerville, SC 29483; Request of a Zoning Change from R 1(M) (Single Family Residential Manufactured Housing District) to CN (Neighborhood Commercial District); TMS# 121-16-03-005; Total Acres –.90
- C. **RR# 892:** Property Owner & Applicant: Dorchester County; Location: W. Smith Street, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential Manufactured Housing District) to PI (Public Institutional District); TMS# 145-08-00-019; Total Acres – 3
- D. **RR# 893:** Property Owner: Bao Le and Nam Ngo; Applicant: Lucas Hippel; Location: 9666 Jamison Road, Ladson, SC 29456; Request of a Zoning Change from R-1 (Single Family Residential District) to OI (Office and Institutional District); TMS# 154-03-00-011; Total Acres – 1.04

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Preliminary Plan – Pine Ridge Estates Phase 1 and Phase 2** – Property Owner – NVR Inc; Applicant – Stantec; Location – Cummins Chapel Rd; Zoning District – AR (Agricultural Residential); 143 lots; Acreage – 250.22; TMS# 118-00-00-067

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Lacebark Drive, Mugo Pine Drive, Thinleaf Avenue** – public roads to be built in Pine Ridge Estates Ph 1 and Ph 2.

6. **OLD BUSINESS**

- A. **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

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

7. **NEW BUSINESS**

- A. **East Edisto – Summers Corner Central Amenity Special District Plan (SD-2) and (SD-4)** - Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned MPOAFD, G-2 Sector, 19.14 Acres; TMS 159-00-00-014 and 168-00-00-008 (portion of)

- B. **Update and Discussion of Comprehensive Plan Review**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**