

**AMENDED AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
November 9, 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 October 12, 2023, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 901:** Property Owners: Multiple; Applicant: Dorchester County; Location: Beliks Way, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to SR (Suburban Residential District); TMS# 135-05-02-006 thru -014, 135-05-02-022, 135-05-03-001, -002, 135-05-03-004 thru -007, -009, -012, -015, -017 thru -020, 135-09-03-001 thru -003; Request of a Zoning Change from R-1MA (Single-Family Residential Manufactured Housing District) to SR (Suburban Residential District); TMS# 135-09-01-002; Total Acres – 87.64

B. **RR# 902:** Property Owner: Steven Murray; Applicant: Carolina Contracting Solutions, LLC; Location: 1318 Highway 61, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/Light Industrial District); TMS# 133-00-00-040/159/160/; Total Acres – 6.8

C. **RR# 904:** Property Owner: 524 N Maple, LLC; Applicant: Brad Middleton; Location: 524 N Maple Street, Summerville, SC 29483; Request of a Zoning Change from R-1 (M) (Single-Family Residential Manufactured Housing District) to OI (Office and Institutional District); TMS# 130-10-00-015; Total Acres – .48

D. **RR# 905:** Property Owner & Applicant: Donald A. Jr. & Linda A. Haas; Location: 1570 Bacons Bridge Rd, Summerville, SC 29485; Request of a Zoning Change from R-1 (Single-Family Residential District) to OI (Office and Institutional District); TMS# 145-13-03-029/030; Total Acres – 1.97

- E. **RR# 906:** Property owners: Multiple; Applicant: Mark Matthewson on Behalf of BRD Land Development; Location: Yerby Road, Summerville, SC 29483; Request of a Zoning Change from MUC (Mixed Use Community District) to R-2 (Single-Family Residential District); TMS# 120-00-00-017, -140, 127-00-00-099, 128-00-00-086, and -088; Total Acres – 605.46

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Preliminary Plan – Central Towers** – Property Owner – Margaret Benoit, et al; Applicant – ESP Associates, Inc.; Location – Central Avenue, Summerville; Zoning District – R-4 (Multi-Family Residential District); 95 lots; Acreage – 24.34; TMS# 143-00-00-034
- B. **Preliminary Plan** – Phillips Crossing Phase 1– Property Owner – Tuggle LLC; Applicant – Anchor Consulting; Location Highway 61 and Tuggle Lane, Ridgeville; Zoning District – AR (Agricultural Residential District); 50 lots; Acreage – 36.46; TMS# 150-00-00-007 & -009
- C. **Preliminary Plan** – Phillips Crossing Phase 2– Property Owner – Tuggle LLC; Applicant – Anchor Consulting; Location Highway 61 and Tuggle Lane, Ridgeville; Zoning District – AR (Agricultural Residential District); 20 lots; Acreage – 18.62; TMS# 150-00-00-007

5. **STREET NAME REQUESTS**

- A. **Eiffel Road, Roller Road, Spreckels Drive** – private roads to be built in Central Towers

6. **OLD BUSINESS**

- A. **ZTA# 23-03:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article X, Section 10.4.2(1) “Accessory Structures” (to provide limited flexibility in the location of detached garages)

7. **NEW BUSINESS**

- A. Adoption of 2024 Planning Commission Meeting Schedule

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

- A. Minor Amendment to the Mallard Crossing PD

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B. Update on Rezoning Request #895

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**