

**AGENDA**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY KENNY WAGGONER BUILDING**  
**COUNTY COUNCIL CHAMBERS, ST. GEORGE**  
**December 14, 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 November 9, 2023, Planning Commission Meeting.
- B. Adoption of Minutes from the December 4, 2023, Special Planning Commission Meeting.

3. **REZONING REQUESTS**

- A. **RR #903:** Property Owner: Michael W. & Alice R. Durr; Applicant: DR Horton, LLC; Location: Sugar Hill Road St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single Family Residential District); TMS# 059-00-00-041; Total Acres –209.64

Property Owner: Jacqueline Alesia Durr.; Applicant: DR Horton, LLC; Location: 218 Clubhouse Circle, St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to R-1 (Single Family Residential District); TMS# 059-00-00-007; Total Acres –91.19

- B. **RR #907:** Property Owner: Frances A. Grooms; Applicant: Cynthia R. Evans; Location: 292 Embassy Drive, Summerville, SC 29483; Request of a Zoning Change from R-1(M)(A) (Single-Family Residential Manufactured Housing District) to R-1(M) (Single-Family Residential Manufactured Housing District); TMS# 143-08-05-007; Total Acres –.923
- C. **RR #908:** Property Owner: Stable Lane, LLC; Applicant: B. W. Rogers; Location: Stable Lane, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/ Light Industrial District); TMS# 098-00-00-068/348; Total Acres –158.82

D. **RR #909:** Property Owner & Applicant: Dorchester County; Location: Research Center Drive, Ridgeville, SC 29472; Request of a Zoning Change from EEMPOAFD (East Edisto Master-Planned Overlay Areas Form District) to I (Industrial District); TMS# 157-00-00-001; Total Acres –231.04

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

A. **ZTA# 23-04:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article X, Section 10.2.3 “Other Temporary Uses”, and Section 10.4.23 “Outdoor Special Event Venues” (to update the standards for temporary special events and outdoor special event venues)

7. **NEW BUSINESS**

A. **Comprehensive Plan Amendment** – Resolution to Amend the Future Land Use Map with regard to TMS# 157-00-00-001 from East Edisto Overlay to Employment Mixed Use

B. **ZTA 23-05:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article XI, Section 11.5.11 “Additional Requirements for District 3” (to add Use Group 1(d) as a Conditional Use within District 3 of the Ashley River Historic Overlay District)

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**