

AMENDED AGENDA
(Updated February 7, 2024 to add item 7.C)
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
February 8, 2024
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 January 11, 2024, Planning Commission Meeting

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

A. **Preliminary Plan – Enclave at Legend Oaks:** Property Owner: Beech Hill Summerville LLC; Applicant: Bowman Consulting; Location: 1051 Beech Hill Road, Summerville; Zoning District: R-1 (Single-Family Residential District); 48 lots; Acreage: 310.27; TMS# 160-00-00-026

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** Request for modification from Section 20.12 regarding the placement of septic tanks to allow for a septic tank to be placed on an adjacent lot with associated easement; Property Owner: C/O John Haynes; Applicant: Ryan Phalen; Location: Jewel Drive off Clubhouse Road, Ridgeville; TMS # 180-00-00-012 and -002.

B. Planned Development Amendment Request – Timber Trace: Applicant: Melissa Blocker, Timber Trace Subdivision HOA; Location: Mossy Rock Drive, Summerville; Zoning District: PD (Planned Development District); Request to amend the language in the Planned Development to allow fences up to 6 feet to encroach into the landscape buffer easement at the rear of lots.

C. Resolution No 24-04: a Council resolution adopted February 5, 2024, directing the Planning Commission to conduct studies related to the imposition of a Development Impact Fee for public education facilities within the boundaries of the Dorchester School District Two.

D. Adoption of Planning Commission Bylaws

E. Election of 2024 Officers

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**