

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

January 11, 2024
4:00 PM

NOTICE: All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments could 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**

Present: Ed Carter
Richard Symuleski
Chris Ackerman
Josh Ayers
Jennifer Kunda
Bert Judy
Robert Pratt

Staff: Kiera Reinertsen, Director
Tim Solberg, Deputy Director
Jennifer Durham, Recorder

Absent:

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the December 14, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Judy. The vote was (7-0) to approve. (Symuleski, Ackerman, Ayers, Carter, Kunda, Judy, Pratt)

3. **REZONING REQUESTS**

A. **RR# 910:** Property Owner: Karen & George E Moore Jr.; Applicant: Jamie Moore; Location: 142 Water Wheel Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/Light Industrial District); TMS# 099-00-00-074; Total Acres – 27.88

Mr. Solberg gave the staff report, staff recommends approval of the rezoning.

- Jamie Moore (142 Water Wheel) stepped to the podium to explain the request and answer any questions the board may have.

A motion was made by Mr. Judy to approve, seconded by Mr. Symuleski. The vote was (7-0) to approve. (Symuleski, Ayers, Carter, Judy, Kunda, Pratt, Ackerman)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- 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.

Ms. Reinertsen gave the staff report, staff recommends conditional approval with inclusion of the land development modification. The condition is addressing remaining minor outstanding staff comments.

After some back and forth between the board members the decision was made to defer, the applicant was not in attendance, so more time is needed to answer questions that the board has.

A motion was made by Mr. Pratt to defer to next month, seconded by Mr. Symuleski. The vote was (7-0) to defer. (Ackerman, Symuleski, Ayers, Carter, Pratt, Kunda, Judy)

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. **ZTA 24-01:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article V, Section 5.4.2(a) “Determination of the Front Yard for Regular Lots” (the purpose of this amendment is to clarify determination of front yard on access easements)

Ms. Reinertsen explained this amendment will clarify front yards on easements.

- Mr. Judy asked if something was received in reference to this amendment.
- Ms. Reinertsen advised yes it was brought to a council member.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ayers. The vote was (7-0) to approve. (Ackerman, Symuleski, Ayers, Carter, Pratt, Kunda, Judy)

- B. Modification of Land Development Standards:** Modification from Section 20.1.1(a) regarding the proposed subdivision of lots using an easement instead of a right-of-way outside of the Rural Districts; Property Owner & Applicant: Judith Richardson; Location: off Orangeburg Road, Summerville; TMS #128-00-00-123

Ms. Reinertsen gave the staff report, and advised on the reason for the request, staff recommends approval.

- Jonathan Richardson (287 Summerset Lane) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Judy asked if this was family land.
- Mr. Richardson advised yes.

A motion was made by Mr. Judy to approve, seconded by Mr. Symuleski. The vote was (7-0) to approve. (Ackerman, Symuleski, Ayers, Carter, Pratt, Kunda, Judy)

8. **REPORT OF CHAIRMAN**

- A. Appointment of Committee for 2024 Officer Elections

Mr. Carter appointed Mr. Judy.

9. **REPORT OF PLANNING DIRECTOR**

- A. Discussion of Commission Bylaws

Ms. Reinertsen advised that the bylaws needed updating and asked if anyone had a hard copy or digital copy of the bylaws from previous years.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:30 p.m.