

**AMENDED AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
April 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

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 9, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

A. **RR# 882:** Property Owner: Dorchester County; Applicant: Dorchester County; Location: Highway 17A South, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS# 158-00-00-008; Total Acres – 35.94

B. **RR# 883:** Property Owner: Effie Q. Gowder Trustee; Applicant: Vivian Grooms; Location: 803 Boone Hill Road, Summerville, SC 29483; Request of a Zoning Change from R-2 (M) (Single-Family Residential Manufactured Housing District) to CN (Neighborhood Commercial District); TMS# 144-07-06-002; Total Acres – .56

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

A. **Executive Session** to receive legal advice pertaining to the proposed amendments to the Ponds Plantation Planned District Zoning Regulations

B. The Ponds Planned Development Guidelines Revisions: Property Owner: KH Ponds, LLLP; Applicant – Thomas & Hutton; Text Amendments to the Ponds Plantation Planned District Zoning Regulations adopted pursuant to Rezoning Request #424

7. **NEW BUSINESS**

A. Modification of Land Development Standards: Modifications from Section 20.1.1(e) regarding the proposed subdivision lots exceeding the width to depth ratio of 1:4; Property Owner – Margaret Benoit Et Al; Applicant – ESP Associates; Location – Central Avenue, Summerville; TMS# 143-00-00-034.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

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1. **DETERMINE QUORUM**

Present: Ed Carter
Robert Pratt
Richard Symuleski
Bert Judy
Mike Mercer
Chris Ackerman

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

Absent: Jennifer Kunda

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 9, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Mercer. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

3. **REZONING REQUESTS**

A. **RR# 882:** Property Owner: Dorchester County; Applicant: Dorchester County; Location: Highway 17A South, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS# 158-00-00-008; Total Acres – 35.94

Ms. Reinertsen gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to I, Industrial.

- Mr. Judy asked why the property was being rezoned to industrial and not recreation.
- Ms. Reinertsen advised to bring the property in conformance with surrounding properties.

A motion was made by Mr. Pratt to approve, seconded by Mr. Ackerman. The vote was (5-1) to approve. (Carter, Mercer, Pratt, Symuleski, Ackerman) One opposed. (Judy)

B. **RR# 883:** Property Owner: Effie Q. Gowder Trustee; Applicant: Vivian Grooms; Location: 803 Boone Hill Road, Summerville, SC 29483; Request of a Zoning Change from R-2 (M) (Single-Family Residential Manufactured Housing District) to CN (Neighborhood Commercial District); TMS# 144-07-06-002; Total Acres – .56

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to CN, Neighborhood Commercial.

- Matthew Grooms (representative for property owner) explained the use and reasons for requesting the rezoning.

A motion was made by Mr. Pratt to approve, seconded by Mr. Mercer. The vote was (6-0) to approve. (Carter, Mercer, Pratt, Symuleski, Ackerman, Judy)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

A. **Executive Session** to receive legal advice pertaining to the proposed amendments to the Ponds Plantation Planned District Zoning Regulations

Mr. Symuleski made a motion to suspend the agenda to go into executive session seconded by Mr. Mercer.

Executive Session began at 4:07p.m.

Mr. Mitchell advised no voting took place in Executive Session; the Planning Commission is out of Executive Session.

Executive Session ended at 4:45 p.m.

Chairman Carter asked how many emails were received in reference to The Ponds Amendments, Ms. Durham advised nine emails. Mr. Carter advised that they are to be included in the official minutes from the meeting. Correspondence attached.

B. The Ponds Planned Development Guidelines Revisions: Property Owner: KH Ponds, LLLP; Applicant – Thomas & Hutton; Text Amendments to the Ponds Plantation Planned District Zoning Regulations adopted pursuant to Rezoning Request #424

- Chuck Bryant (120 Yemassee St) HOA Board Member spoke about the amendments.
- Chuck Miller (288 Lotz) HOA Board Member spoke about the amendments.
- Susan Gage (114 Phoebe Road) thanked the planning commission and read a prepared statement.
- Mr. Carter thanked everyone for their efforts and advised that if The Ponds residents are happy, then he is happy with all but amendment number twenty-two, he doesn't support plat approval being given straight to the planning director and taken from the planning commission.
- Mr. Mercer agreed.

A motion was made by Mr. Symuleski to approve, except amendment number twenty-two that it be stricken in its entirety, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Carter, Mercer, Pratt, Symuleski, Ackerman, Judy)

7. **NEW BUSINESS**

Modification of Land Development Standards: Modifications from Section 20.1.1(e) regarding the proposed subdivision lots exceeding the width to depth ratio of 1:4; Property Owner – Margaret Benoit Et Al; Applicant – ESP Associates; Location – Central Avenue, Summerville; TMS# 143-00-00-034.

Ms. Reinertsen gave the staff report, this request is for a modification from the Land Development Standards to allow a proposed townhouse development to exceed the general lot design standards for lot width to depth.

Mr. Ackerman recused himself from the voting.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Pratt. The vote was (5-0) to approve. (Carter, Mercer, Pratt, Symuleski, Judy)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen advised it's time to start looking at workshop dates to review the Comp Plan.

10. **PUBLIC COMMENT**

Mr. Pratt stated wants more Industrial property in the county.

Ms. Reinertsen advised Industrial is a focal point.

Mr. Judy stated that he would like to see the rezoning on hold until the Comp Plan is completed.

11. **ADJOURNMENT**

Meeting Adjourned at 5:02 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
August 10, 2023
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 13, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

A. New Street Names

1. **Blowing Leaf Lane, Green Thistle Way, Fern Bridge Drive** – private roads to be built Old Orangeburg Road Townhomes.

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **East Edisto – Community Plan 4 Revision** – Summers Corner – Property Owner: Lennar Carolinas, LLC; Applicant: Thomas & Hutton; Location: Clay Field Trail east of Summers Drive; Acreage: 409 ±; TMS# 168-00-00-028, 168-00-00-027, 168-06-00-001.888

- B. **ZTA# 23-02:** Text Amendment to Dorchester County Zoning and Land Development Standards, Ordinance Number 04-13, as amended, with respect to Article VI, Use Group 17(c) “Business, General Services”; Article VII, Section 7.8.3 “Permitted Use Groups”; and Article XIII, Section 13.2 “Screening and Buffering Use” (to update standards for Self-Storage Facilities)

- C. **Comprehensive Plan Amendment** – Resolution to Adopt the 2018 Comprehensive Plan and Future Land Use Map as Reviewed and Updated for 2023.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
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1. **DETERMINE QUORUM**

Present: Ed Carter
Robert Pratt
Richard Symuleski- Via Telephone
Chris Ackerman

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

Absent: Jennifer Kunda
Mike Mercer
Bert Judy

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 13, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as revised, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Symuleski, Pratt, Ackerman, Carter)

3. **REZONING REQUESTS**

None

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

A. New Street Names

Blowing Leaf Lane, Green Thistle Way, Fern Bridge Drive – private roads to be built
Old Orangeburg Road Townhomes

A motion was made by Mr. Pratt to approve, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Ackerman, Pratt, Symuleski, Carter)

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. **East Edisto – Community Plan 4 Revision** – Summers Corner – Property Owner: Lennar Carolinas, LLC; Applicant: Thomas & Hutton; Location: Clay Field Trail east of Summers Drive; Acreage: 409 ±; TMS# 168-00-00-028, 168-00-00-027, 168-06-00-001.888

Ms. Reinertsen gave the staff report, the request is for approval of an amendment to the Summers Corner Community Plan 4 comprised of Community Unit 6, Community Unit 7, a Utilities Special District (SD-4) for a pump station. Staff recommends approval of amended Summers Corner Community Plan 4.

Mr. Ackerman recused himself and left the dais.

- Kendall Grimes (Thomas & Hutton) stepped to the podium to answer any questions.

A motion was made by Mr. Pratt to approve, seconded by Mr. Carter. The vote was (3-1) to approve. (Pratt, Symuleski, Carter) I recused. (Ackerman)

Mr. Ackerman returned to the dais.

- B. **ZTA# 23-02:** Text Amendment to Dorchester County Zoning and Land Development Standards, Ordinance Number 04-13, as amended, with respect to Article VI, Use Group 17(c) “Business, General Services”; Article VII, Section 7.8.3 “Permitted Use Groups”; and Article XIII, Section 13.2 “Screening and Buffering Use” (to update standards for Self-Storage Facilities)

Ms. Reinertsen gave the staff report, the proposed amendments are intended to address issues that have arisen with the development requirements for self-storage buildings and self-storage buildings with ancillary outdoor storage versus

the development requirements for outdoor storage facilities. Particularly with respect to which districts these uses are permitted in and the buffer provisions.

- Mr. Symuleski asked if there's any way to explain the tables.
- Ms. Reinertsen advised they are explained in a separate table in code book.
- Mr. Ackerman asked if the chart has text that references that table.
- Ms. Reinertsen advised the buffer ordinance language itself should.

A motion was made by Mr. Ackerman to approve, seconded by Mr. Pratt. The vote was (4-0) to approve. (Pratt, Symuleski, Carter, Ackerman)

C. Comprehensive Plan Amendment – Resolution to Adopt the 2018 Comprehensive Plan and Future Land Use Map as Reviewed and Updated for 2023.

Ms. Reinertsen gave the future land use map changes.

- Joe Owens (Burr & Forman) stepped to the podium to give his proposal for 140 acres to be light industrial.

After some discussion the board requested more time and a workshop to review the updates to the land use map.

A motion was made by Mr. Pratt to defer, to schedule another workshop, seconded by Mr. Ackerman. The vote was (4-0) to defer. (Pratt, Symuleski, Carter, Ackerman)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:40 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE
December 14, 2023
4:00 PM

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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**

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE

December 14, 2023

4:00 PM

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1. **DETERMINE QUORUM**

Present: Ed Carter
Richard Symuleski
Chris Ackerman
Josh Ayers – entered at 4:29pm
Robert Pratt
Jennifer Kunda
Bert Judy

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

Absent:

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.

A motion was made by Mr. Symuleski to approve the minutes from November 9 and December 4, seconded by Mr. Pratt. The vote was (6-0) to approve. (Symuleski, Ackerman, Pratt, Carter, Kunda, Judy)

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

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

- Keane McLaughlin (engineer) stepped to the podium to answer any questions.
- Mr. Pratt asked about the existing septic systems and would homes remain on septic.
- Mr. McLaughlin advised there are septic easements and yes homes would remain on septic.
- Mr. Judy asked if the new lots would be close to the existing lots.
- Mr. McLaughlin advised the site plan is being worked on.
- Mr. Judy asked if there was anything planned on the fairways.
- Mr. McLaughlin advised the plan is to leave open space as is may add trails.
- Mr. Judy asked if there are plans to upgrade drainage.
- Mr. McLaughlin advised that they haven't discussed the storm water studies yet.
- Mr. Ackerman asked if there were any drainage events that caused impact on property.
- Ms. Reinertsen advised nothing has been brought to their attention.
- Mr. Carter asked how many units were reduce after the public meeting and what is the price point.
- Mr. McLaughlin advised reduced to three hundred twenty- seven units and price point is still to be determined.
- Michael Snyder (158 Clubhouse Cir) spoke about growth and infrastructure.
- Travis Baerman (146 Clubhouse Cir) spoke against the rezoning.
- Katelyn Wagers (259 Clubhouse Cir) spoke against the rezoning.
- Daniel Cutter (240 Sugar Hill) spoke against the rezoning.
- George Bailey (224 Country Club Blvd) spoke about plans for traffic lights.

A motion was made by Mr. Ackerman to approve, seconded by Mr. Pratt.

The vote was (6-0) to approve. (Ackerman, Symuleski, Pratt, Carter, Kunda, Judy)

Mr. Ayers arrived at 4:29 p.m.

- 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

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

- Cynthia Evans (504 Radnor Hunt Ct) stepped to the podium to explain the request and answer any questions.

A motion was made by Mr. Symuleski to approve, seconded by Ms. Kunda.

The vote was (7-0) to approve. (Ackerman, Symuleski, Ayers, Carter, Pratt, Kunda, Judy)

- 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

Ms. Reinertsen gave the staff report, staff recommends approval of the rezoning.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski.

The vote was (7-0) to approve. (Ackerman, Symuleski, Ayers, Carter, Pratt, Kunda, Judy)

- 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

Ms. Reinertsen gave the staff report, staff recommends approval conditional upon amending the Future Land Use Map designation to Employment Mixed Use and amending the East Edisto Development Agreement to remove this parcel.

A motion was made by Mr. Symuleski to approve with conditions, approval conditional upon amending the Future Land Use Map designation to Employment Mixed Use and amending the East Edisto Development Agreement to remove this parcel, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Ackerman, Symuleski, Ayers, Carter, Pratt, Kunda, Judy)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

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)

Ms. Reinertsen explained the amendments. The proposed amendments would further detail regulations to ensure the County is adequately protecting its resources and residents and also address regulating temporary special event permits in an attempt to avoid unnecessary review for smaller events that are clearly incidental to the principal use of the property.

- Mr. Symuleski asked if someone would be able to have fireworks display on property with this ordinance.
- Ms. Reinertsen advised this is for larger events.

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

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

Ms Reinertsen explained the amendment, staff supports changing the Future Land Use Designation for 157-00-00-001 to Employment Mixed-Use conditional upon removal from the East Edisto Development Agreement.

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

- 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)

Ms. Reinertsen explained this amendment is meant to correct that and re-establish Use Group 1(d), Mineral Resource Extraction on lots over 10 acres as a conditional use. It was previously a Special Exception use but with the amendments to the sand mine ordinance a few years ago, they were re-classified as conditional uses, because this

was omitted in error, and other mining operations exist within District 3, staff supports the request.

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

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:46 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE
February 9, 2023
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 12, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

A. **RR# 878:** Property Owner: REP L&T LLC & Applicant: Dorchester County;
Location: Pecan Tree Rd., St. George, SC 29472; Request of a Zoning Change from
AR (Agricultural Residential District) to I (Industrial District); TMS# 059-00-00-042
& -010; Total Acres – 361.51

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

A. **Modification of Land Development Standards:** Modifications from Section
20.1.2(c) regarding the area leading from the street to the bulk area of the lot (the
flagpole) exceeding 200' in length for New Tract 2B (2.00 acres); Property Owner &
Applicant – Landco Developers LLC; Location – Zion Road, Dorchester; TMS# 106-
00-00-085. **Revisit for motion**

B. **RR# 875:** Property Owner & Applicant: George Felder; Location: 1837 Orangeburg
Road, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural

Residential District) to MUC (Mixed Use Community District District); TMS# 121-00-00-005; Total Acres – 2.16

7. **NEW BUSINESS**

A. **Oakbrook Library** – Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.

B. **East Edisto – Special District (SD-3) Cultural Educational Special District Plan** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned MPOAFD, G-2 Sector, 25.16 Acres; TMS 168-00-00-008 (portion of)

C. **Modification of Land Development Standards:** Modifications from Section 20.1.1(a) regarding subdividing off an easement for New Lots 2 and 3; Property Owner & Applicant – Dorchester County; Location – Walden Ridge Road, Summerville; TMS# 153-00-00-031.

D. **2023 Election of Officers**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE

February 9, 2023
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
Robert Pratt
Richard Symuleski
Bert Judy
Jennifer Kunda

Staff: Kiera Reinertsen, Director
Tim Solberg, Deputy Director
Tiffany Heber, Recorder

Absent: Chris Ackerman
Mike Mercer

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 12, 2023, Planning Commission Meeting.

A motion was made by Mr. Judy to approve the minutes as amended, seconded by Mr. Pratt. The vote was (4-0) to approve. (Carter, Judy, Kunda, Pratt).

Mr. Symuleski arrived at 4:02 p.m.

3. **REZONING REQUESTS**

A. **RR# 878:** Property Owner: REP L&T LLC & Applicant: Dorchester County;
Location: Pecan Tree Rd., St. George, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS# 059-00-00-042 & -010; Total Acres – 361.51

Ms. Reinertsen explained the staff report the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to I, Industrial District with the condition that an amendment to the 2018 Comprehensive Plan Future Land Use Map be appropriately considered and approved to Employment Mixed Use prior to a final 3rd reading.

- Mr. Truluck (Economic Development Director) stepped to the podium and gave some background on the property, no immediate plans for property.
- Mr. Carter asked if they would be cutting off access to properties from Sugar Hill Road to protect existing residential.
- Mr. Truluck stated they would like to preserve access currently there.
- Daniel Cutter (240 Sugar Hill) stated he is against the rezoning, would destroy home values, requests a review of Comprehensive Plan.
- Barbara Felder (196 Summers Place) stated is against rezoning, feels rezoning will disturb the community.
- Ada Wamer (752 Sugar Hill) against rezoning, doesn't want industrial in the area.
- Mazella Berry (608 Sugar Hill) against rezoning, lots of traffic in area already, lots of noise in community.
- Richard Myers (1037 Sugar Hill) wanted clarification on what parcels were being rezoned, against rezoning.

A motion was made by Mr. Judy to approve the zoning of TMS 059-00-00-042 to I but leave TMS 059-00-00-010 as AR and subject to amending the Comp Plan recommendation, seconded by Mr. Symuleski. The vote was (4-1) to approve. (Carter, Symuleski, Judy,Pratt) One Opposed. (Kunda)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

A. **Modification of Land Development Standards:** Modifications from Section 20.1.2(c) regarding the area leading from the street to the bulk area of the lot (the flagpole) exceeding 200' in length for New Tract 2B (2.00 acres); Property Owner & Applicant – Landco Developers LLC; Location – Zion Road, Dorchester; TMS# 106-00-00-085. **Revisit for motion**

Ms. Reinertsen explained this was on last month's agenda and a motion wasn't made so it was brought back to the meeting to make the motion.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (4-1) to approve. (Carter, Symuleski, Judy, Pratt,) One Abstained. (Kunda)

B. RR# 875: Property Owner & Applicant: George Felder; Location: 1837 Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural Residential District) to MUC (Mixed Use Community District District); TMS# 121-00-00-005; Total Acres – 2.16

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to MUC, Mixed Use Community District.

- George Felder (195 Coosenberry Road) explained that this should be two parcels not one.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve. (Carter, Symuleski, Judy, Pratt, Kunda).

7. **NEW BUSINESS**

A. Oakbrook Library – Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.

Ms. Reinertsen explained the staff report, the action needed from Planning Commission on this item is a motion to either find that the project is compatible with the Comprehensive Plan or not compatible with the Comprehensive Plan.

A motion was made by Mr. Symuleski to approve, seconded by Ms. Kunda. The vote was (5-0) to approve. (Carter, Symuleski, Judy, Pratt, Kunda).

B. East Edisto – Special District (SD-3) Cultural Educational Special District Plan – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned MPOAFD, G-2 Sector, 25.16 Acres; TMS 168-00-00-008 (portion of).

Ms. Reinertsen gave the staff report, the plan has been evaluated for conformance with the Form District Master Plan. For that and the reasons listed in this report, staff recommends approval of the Special District (SD-3) Plan.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (4-1) to approve. (Carter, Symuleski, Judy, Pratt). One Opposed (Kunda).

- C. **Modification of Land Development Standards:** Modifications from Section 20.1.1(a) regarding subdividing off an easement for New Lots 2 and 3; Property Owner & Applicant – Dorchester County; Location – Walden Ridge Road, Summerville; TMS# 153-00-00-031.

Ms. Reinertsen gave the staff report and explained the modification to the front lot line for all lots shall abut a publicly or privately maintained right of way except in the Rural Districts where lots can abut an approved Ingress/Egress Easement.

A motion was made by Mr. Judy to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve. (Carter, Symuleski, Judy, Pratt, Kunda).

D. **2023 Election of Officers**

Mr. Pratt, Mr. Symuleski and Mr. Mercer were the nominating committee.

- Mr. Carter was nominated as Chairman.
- Mr. Ackerman was nominated as Vice Chairman.

A motion was made by Mr. Judy to approve, seconded by Ms. Kunda. The vote was (5-0) to approve. (Carter, Symuleski, Judy, Pratt, Kunda).

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

- Ms. Reinertsen explained the Comp Plan review schedule and gave an update on a text amendment that was brought forward previously.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:49 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
January 12, 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 December 8, 2022, Planning Commission Meeting

3. **REZONING REQUESTS**

RR# 876: Property Owner & Applicant: Shassidy Salters; Location: Dorchester Road, Summerville, SC 29485; Request of a Zoning Change from R-3 (Single-Family Attached Residential District) to R-2(M) (Single-Family Residential Manufactured Housing District); TMS# 152-00-00-140; Total Acres – 1.00

RR# 877: Property Owner & Applicant: Beverly W. Rogers Jr.; Location: 3401 West 5th North St., Summerville, SC 29483; Request of a Zoning Change from R-4 (Multi-Family Residential District) to CLI (Commercial Light-Industrial Two District); TMS# 110-00-00-022; Total Acres – 450.13 (**No action will be taken on this item**)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

A. **ZTA# 22-09:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article VI, “Use Groups”, Article IX, Section 9.2 “Conservation District”, and Article X, Section 10.4.23 “Outdoor Special Event Venues” (to expand the use and conditions for Outdoor Special Event Venues in the Conservation District)

7. **NEW BUSINESS**

- A. **Modification of Land Development Standards:** Modifications from Section 20.1.2(c) regarding the area leading from the street to the bulk area of the lot (the flagpole) exceeding 200' in length for New Tract 2B (2.00 acres); Property Owner & Applicant – Landco Developers LLC; Location – Zion Road, Dorchester; TMS# 106-00-00-085

8. **REPORT OF CHAIRMAN**

- A. Appointment of Committee for 2023 Officer Elections

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

January 12, 2023

4:00 PM

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1. **DETERMINE QUORUM**

Present: Ed Carter
Chris Ackerman
Robert Pratt
Richard Symuleski
Bert Judy
Mike Mercer

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

Absent: Jennifer Kunda

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the December 8, 2022, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes as amended, seconded by Mr. Mercer. The vote was (6-0) to approve. (Carter, Symuleski, Judy, Ackerman, Pratt, Mercer).

3. **REZONING REQUESTS**

RR# 876: Property Owner & Applicant: Shassidy Salters; Location: Dorchester Road, Summerville, SC 29485; Request of a Zoning Change from R-3 (Single-Family Attached Residential District) to R-2(M) (Single-Family Residential Manufactured Housing District); TMS# 152-00-00-140; Total Acres – 1.00

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the

2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in the report, staff recommends approval of the proposed rezoning to R-2 (M), Single Family Residential Manufactured Housing District.

- Shassidy Salters (property owner) stepped to the podium to explain why she wanted to rezone the property to be able to have her mobile home on the lot.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Carter, Symuleski, Judy, Ackerman, Pratt, Mercer).

RR# 877: Property Owner & Applicant: Beverly W. Rogers Jr.; Location: 3401 West 5th North St., Summerville, SC 29483; Request of a Zoning Change from R-4 (Multi-Family Residential District) to CLI (Commercial Light-Industrial Two District); TMS# 110-00-00-022; Total Acres – 450.13 (**No action will be taken on this item**)

No action taken on this item.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

A. **ZTA# 22-09:** Text Amendment to Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended with respect to Article VI, “Use Groups”, Article IX, Section 9.2 “Conservation District”, and Article X, Section 10.4.23 “Outdoor Special Event Venues” (to expand the use and conditions for Outdoor Special Event Venues in the Conservation District)

Mr. Solberg gave the staff report. Staff is initiating the proposed amendments as a response to pressures related to ongoing special events at locations in the County. Specifically, areas in the County which affect the delivery of County services or have the likelihood of creating burden that may strain County resources or cause nuisance to neighboring properties without sufficient review and consideration. Section 10.4.23 regulates outdoor special event venues but requires some clarification and detail to ensure the County is adequately protecting its resources and residents. Staff also researched the use of bonds for cleanup and costs associated with the County’s response to special events. Staff has some concern on how to determine and manage such a bond and at this time would advise against this requirement in the ordinance, however, suggests that agencies that may incur costs or liability may require such

fees, deposits, insurance or bond when deemed appropriate in their letters of coordination. Staff is confident that the wording used in the proposed section 10.4.23 (a) and 10.4.23 (b) will provide latitude over the many variables to require necessary means for monitoring nuisance factors.

- Mr. Symuleski asked if he has a space, and someone wants to have a concert on this property how would that be affected.
- Ms. Reinertsen advised right now applicants provide a master plan with, access, parking, stages, sound, for approval.
- Mr. Judy asked if this was for all districts.
- Ms. Reinertsen advised it would be three zoning districts that this would apply to.
- Mr. Ackerman asked about the noise meters, how would noise be enforced.
- Ms. Reinertsen advised Zoning would enforce the noise ordinance related to the decibel levels.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Mercer. The vote was (6-0) to approve. (Carter, Symuleski, Judy, Ackerman, Pratt, Mercer).

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** Modifications from Section 20.1.2(c) regarding the area leading from the street to the bulk area of the lot (the flagpole) exceeding 200' in length for New Tract 2B (2.00 acres); Property Owner & Applicant – Landco Developers LLC; Location – Zion Road, Dorchester; TMS# 106-00-00-085.

Ms. Reinertsen explained the modifications, that area leading from the street to the bulk area of the lot, containing the driveway (herein referred to as the flagpole) shall not be longer than two hundred feet (200') and not narrower than twenty-five feet (25').

- Mr. Judy what is significance of the two hundred feet.
- Ms. Reinertsen stated she isn't sure if it's based on urban or suburban districts.

No motion was made on this item. All were in favor (6-0) (Carter, Symuleski, Judy, Ackerman, Pratt, Mercer).

8. **REPORT OF CHAIRMAN**

A. Appointment of Committee for 2023 Officer Elections

Mr. Carter appointed Mr. Pratt to pick the committee for the 2023 officer elections.

Mr. Pratt chose Mr. Symuleski and Mr. Mercer to be on the committee.

9. **REPORT OF PLANNING DIRECTOR**

- Ms. Reinertsen advised that the five- year comp plan will be up for review.
- Mr. Symuleski asked if there were any continuing education workshops in the future.
- Ms. Reinertsen advised yes.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:19 pm.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
July 13, 2023
4:00 PM

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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**

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

July 13, 2023
4:00 PM

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1. **DETERMINE QUORUM**

Present: Ed Carter
Robert Pratt
Richard Symuleski
Bert Judy

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

Absent: Jennifer Kunda
Mike Mercer
Chris Ackerman

2. **REVIEW OF MINUTES**

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

A motion was made by Mr. Symuleski to approve the minutes as revised, seconded by Mr. Judy. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

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

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this

and the reasons stated in this report, staff recommends approval of the proposed rezoning to RX, Rural Crossroads District.

- Scott Eadie (160 Joseph Ln) stepped to the podium to explain his request and to answer any questions.
- Mr. Carter asked what the site would look like.
- Mr. Eadie explained that there would be an office and a parking area for the public to make payments and sign up for services.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Judy. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

- 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

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to CN, Neighborhood Commercial.

- Leslie Hannah (108 Dockwell Ln) stepped to the podium to answer any questions.
- William New (111 Mary Ellie Dr.) stepped to the podium to answer any questions.
- Mr. Judy asked what was on property now.
- Mr. New advised used car lot.
- Mr. Pratt asked what the plans for property were.
- Mr. New advised rezoning to hopefully sell as commercial.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Judy. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

- 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

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this

and the reasons stated in this report, staff recommends approval of the proposed rezoning to PI, Public Institutional District.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

- 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

Mr. Solberg gave the staff report, The request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to OI, Office and Institutional District.

Mr. Pratt recused himself.

- Julian Weatherford (514 Dogwood) stepped to the podium to represent the client and answer any questions.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Judy. The vote was (3-0) to approve. (Judy, Symuleski, Carter) I recused. (Pratt)

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

Mr. Solberg gave the staff report, staff is recommending approval of the preliminary plan with the following conditions, final approval from Dorchester County Public Works.

- Josh Lilly (Stantec) representing the client, stepped to the answer any questions.
- Mr. Judy asked what fire service said about cul-de-sac.
- Mr. Solberg advised they had no issues.
- Mr. Symuleski asked was this area all on one community well.
- Mr. Lilly advised each lot would have individual well and septic.
- Mr. Symuleski asked if each lot would have a perk test.

- Mr. Lilly advised yes, and the location would be in front and septic on back of lot.
- Mr. Symuleski asked about elevation.
- Mr. Lilly advised determined when well gets drilled.
- Mr. Symuleski will be using raised mounds systems.
- Mr. Lilly advised engineered systems.
- Mr. Pratt asked about sand in soil.
- Mr. Lilly advised the sand there would be removed.
- Tim L. (builder with NVR) stepped to the podium to answer any questions.
- Mr. Carter asked about price point.
- Tim L. advised \$400,000 plus range, estate style home, slab homes, two with option of three car garages, vinyl siding.

A motion was made by Mr. Judy to approve with staff's conditions, final approval from public works, width to depth and cul-de-sac length, seconded by Mr. Pratt. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

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.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

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

Ms. Reinertsen gave an updated report, the developer has worked with staff to relocate the street trees in conflict with the sewer line. Staff has also received the request for a land development modification from the strict requirements of the traffic calming ordinance. Staff recommends approval with inclusion of the land development modification or incorporation of another means of traffic calming that does not affect the road width.

- John Marshner (Thomas & Hutton) stepped to the podium to answer any questions and read a prepared statement.
- Mr. Carter asked if Orangeburg Rd was part of the widening.

- Ms. Reinertsen advised there is ongoing discussion about improvements.

A motion was made by Mr. Pratt to approve, seconded by Mr. Judy. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

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

A motion was made by Mr. Judy to approve, seconded by Mr. Symuleski. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

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)

Ms. Reinertsen gave staff report, the plan has been evaluated for conformance with the Form District Master Plan. For that and the reasons listed in this report, staff recommends conditional approval of the Special District (SD-2) Plan, wherein the condition is successful recording of a boundary plat creating the full 18.7-acre park parcel and the requisite pump station lot.

- John Marsher (Thomas & Hutton) stepped to the podium to answer any questions.

A motion was made by Mr. Symuleski to approve with the condition successful recording of a boundary plat, seconded by Mr. Pratt. The vote was (4-0) to approve. (Judy, Pratt, Symuleski, Carter)

B. Update and Discussion of Comprehensive Plan Review

Ms. Reinertsen reviewed results from the two public Comprehensive Plan Meetings held.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

- Tim Louis (613 E Main) stepped to the podium and read a prepared statement.
- Tony Gethers (413 Geddisville) stepped to the podium to inquire about 974 Clubhouse, advised brother Curtis unable to attend to find out next steps.
- Ms. Reinertsen advised that third reading was given at county council and that his brother could apply for his business license.

11. **ADJOURNMENT**

Meeting Adjourned at 4:58 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
July 11, 2023
3:00 PM

1. Review of information received during Comprehensive Plan Review public workshops held on 6/27 and 6/29
2. Discussion of Future Land Use Map

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
June 8, 2023
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 11, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

- A. **RR# 884:** Property Owner: Fair Springs, LLC; Applicant: Robert B. & Sallie Limehouse Cheatham; Location: 171 Min & 2714 Bacons Bridge, Summerville, SC 29483; Request of a Zoning Change from SR (Suburban Residential District) to CG (General Commercial District); TMS# 152-00-00-064 & -065; Total Acres – 13.14
- B. **RR# 885:** Property Owner: Norma J. & Melvin Boyd; Applicant: Curtis Neat; Location: 970 Clubhouse Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to RX (Rural Crossroads District); TMS# 175-00-00-019; Total Acres –1.2
- C. **RR# 886:** Property Owner: Conniffe & Co., LLC; Applicant: Jami Conniffe; Location: 10574 Dorchester Road, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single- Family Residential District) to CN (Neighborhood Commercial District); TMS# 153-09-06-007; Total Acres – .27
- D. **RR# 887:** Property Owner: MJL Development, LLC; Applicant: Locklair Consulting Inc.; Location: O T Wallace Drive & Colkitt Street, Summerville, SC 29483; Request of a Zoning Change from MUC (Mixed Use Community District) to R-2 (Single- Family Residential District); TMS# 129-00-00-057, 129-04-09-005, -008 & -009; Total Acres – 15.07

- E. **RR# 888:** Property Owner: 310 Industrial Road, LLC; Applicant: Elloit Calhoun; Location: Pidgeon Bay Road, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single- Family Residential District) to CLI-2 (Commercial/ Light Industrial District); TMS# 130-13-00-009; Total Acres – 1.02
- F. **RR#889:** Property Owner: Jesse Porter Jr.; Applicant: David Willis.; Location: 1140 Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to PI (Public Institutional District); TMS# 128-00-00-048/130; Total Acres – 5.74

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Preliminary Plan – DV Timbers** – Property Owner – DV Timbers LLC; Applicant – Stantec; Location – Near Knightsville; Zoning District – MUC (Mixed Use Community); 73 lots; Acreage – 54.51; TMS# 134-00-00-039
- B. **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

5. **STREET NAME REQUESTS**

A. New Street Names

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

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA# 23-01:** Text Amendment to Dorchester County Zoning and Land Development Standards, Ordinance Number 04-13, as amended, with respect to Article X, Section 10.4.3 “Home Occupations” (to set standards for in-home daycares and educational programs)

8. **REPORT OF CHAIRMAN**

Dorchester County Planning Commission
Meeting Agenda

3

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

June 8, 2023
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: Jennifer Kunda
Robert Pratt
Richard Symuleski
Bert Judy
Chris Ackerman– *served as Chair in Mr. Carters absence.*
Mike Mercer

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

Absent: Ed Carter

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 11, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Judy. The vote was (6-0) to approve. (Kunda, Judy, Pratt, Symuleski, Ackerman, Mercer)

3. **REZONING REQUESTS**

A. **RR# 884:** Property Owner: Fair Springs, LLC; Applicant: Robert B. & Sallie Limehouse Cheatham; Location: 171 Min & 2714 Bacons Bridge, Summerville, SC 29485; Request of a Zoning Change from SR (Suburban Residential District) to CG (General Commercial District); TMS# 152-00-00-064 & -065; Total Acres – 13.14

Mr. Solberg gave the staff report, staff recommends approval of the proposed rezoning to CG, General Commercial District with a condition that the two lots be combined by plat.

- Robert Cheatham (4231 John G Richards Rd) stepped to the podium explained the request and to answer any questions that the board may have.
- Mr. Pratt asked if this was in the Historic Overlay District.
- Ms. Reinertsen advised no.
- Mr. Judy asked if this property was next to the property that the county just recently purchased.
- Ms. Reinertsen advised yes.

A motion was made by Mr. Symuleski to approve with the condition that the properties be combined by plat prior to third reading, seconded by Mr. Pratt. The vote was (6-0) to approve. (Mercer, Judy, Pratt, Symuleski, Ackerman, Kunda)

- B. **RR# 885:** Property Owner: Norma J. & Melvin Boyd; Applicant: Curtis Neat; Location: 970 Clubhouse Road, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to RX (Rural Crossroads District); TMS# 175-00-00-019; Total Acres –1.2

Mr. Solberg gave the staff report, staff recommends approval of the proposed rezoning to RX, Rural Crossroads District.

- Curtis Neat (970 Clubhouse Rd) stepped to the podium to explain why he is requesting the rezoning and to answer any questions the board may have.

A motion was made by Mr. Judy to approve, seconded by Mr. Mercer. The vote was (6-0) to approve. (Mercer, Kunda, Judy, Pratt, Symuleski, Ackerman)

- C. **RR# 886:** Property Owner: Conniffe & Co., LLC; Applicant: Jami Conniffe; Location: 10574 Dorchester Road, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single- Family Residential District) to CN (Neighborhood Commercial District); TMS# 153-09-06-007; Total Acres – .27

Mr. Solberg gave the staff report, staff recommends approval of the rezoning to CN, Neighborhood Commercial.

A motion was made by Mr. Pratt to approve, seconded by Mr. Mercer. The vote was (6-0) to approve. (Mercer, Kunda, Judy, Pratt, Symuleski, Ackerman)

- D. **RR# 887:** Property Owner: MJL Development, LLC; Applicant: Locklair Consulting Inc.; Location: O T Wallace Drive & Colkitt Street, Summerville, SC 29483; Request of a Zoning Change from MUC (Mixed Use Community District) to R-2 (Single- Family Residential District); TMS# 129-00-00-057, 129-04-09-005, -008 & -009; Total Acres – 15.07

Ms. Reinertsen gave the staff report, although the Comprehensive Plan designation generally would not support R-2 zoning, because the existing zoning allows uses and development with greater impact, a rezoning can be supported. If Planning Commission finds that the development predictability afforded by R-2 zoning is more desirable than the enhanced residential design standards required under the MUC district, staff will support approval of the request.

- Elliott Locklear (128 S. Main) stepped to the podium to explain the request and to answer any questions the board may have.
- Byron Upchurch (146 Colkitt) spoke against the rezoning.
- Ms. Easton (117 Colkitt) spoke against the rezoning.
- Mr. Ackerman asked about drainage culverts.
- Ms. Reinertsen advised public works would be better to answer that.
- Mr. Symuleski asked about FEMA flood designation is.
- Ms. Reinertsen advised is AE.
- Mr. Judy asked what could be built as the zoning is now.
- Ms. Reinertsen advised wide variety (mobile homes, single family, townhomes, light industrial, apartments)
- Kenneth Brinson (117 Colkitt) spoke against the rezoning.
- Mr. Crowley (1209 OT Wallace) spoke against the rezoning.

A motion was made by Mr. Pratt to approve, seconded by Mr. Judy. The vote was (6-0) to approve. (Mercer, Kunda, Judy, Pratt, Symuleski, Ackerman)

- E. **RR# 888:** Property Owner: 310 Industrial Road, LLC; Applicant: Elloit Calhoun; Location: Pidgeon Bay Road, Summerville, SC 29483; Request of a Zoning Change from R-1 (Single- Family Residential District) to CLI-2 (Commercial/ Light Industrial District); TMS# 130-13-00-009; Total Acres – 1.02

Mr. Solberg gave the staff report, staff recommends approval of the proposed rezoning to CLI2, Commercial/Light Industrial District Two with a condition that the lot be joined by plat to the adjacent CLI2 lot.

- Chip Wyatt (759 Folly Rd) representing the applicant stepped to the podium to explain the request for rezoning and to answer any questions the board may have.

A motion was made by Mr. Symuleski to approve with the condition that the lot be joined by plat to the adjacent CLI2 lot, seconded by Mr. Mercer. The vote was (6-0) to approve. (Mercer, Kunda, Judy, Pratt, Symuleski, Ackerman)

- F. **RR#889:** Property Owner: Jesse Porter Jr.; Applicant: David Willis.; Location: 1140 Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential- Manufactured Housing District) to PI (Public Institutional District); TMS# 128-00-00-048/130; Total Acres – 5.74

Mr. Solberg gave the staff report, staff recommends approval of the proposed rezoning to PI, Public Institutional.

- David Willis (141 Briarwood) stepped to the podium to explain the request and to answer any questions the board may have.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Mercer, Kunda, Judy, Pratt, Symuleski, Ackerman)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Preliminary Plan – DV Timbers** – Property Owner – DV Timbers LLC;
Applicant – Stantec; Location – Near Knightsville; Zoning District – MUC
(Mixed Use Community); 73 lots; Acreage – 54.51; TMS# 134-00-00-039

Mr. Solberg gave the staff report, staff is recommending approval of the preliminary plan.

- Bryan Kizer (1494 Stratton Place) engineer stepped to the podium to explain proposed development and answer any questions the board may have.
- Mr. Pratt asked where access would be.
- Mr. Kizer advised either Trinity or Helms.

A motion was made by Mr. Judy approve, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Mercer, Kunda, Judy, Pratt, Symuleski, Ackerman)

B. 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

Ms. Reinertsen gave the staff report, staff recommends conditional approval with continued coordination on the street tree and traffic calming elements to be addressed to staff's satisfaction.

- Ben Taylor (682 Johnnie Dodds) with Thomas & Hutton stepped to the podium to answer any questions that the board may have.
- Mr. Symuleski asked if improvements in and around wetlands would be impervious.
- Mr. Taylor advised yes.
- Mr. Pratt asked this is a busy road is there no turn lane required.
- Mr. Taylor advised no, it wasn't a recommendation from SCDOT.
- Mr. Mercer asked about staff recommendations, would requirements be met.
- Mr. Taylor advised yes.
- Mr. Judy how far away is this from the intersection.
- Ms. Reinertsen advised six hundred forty to six hundred fifty feet away.
- Mr. Ackerman asked if there has been discussion about emergency access.
- Ms. Reinertsen stated no updates on this at this time.
- Ms. Kunda asked about trails being on the plan, does planning have information on these.
- Ms. Reinertsen advised they do have specifications.
- Mr. Ackerman asked what the dark area is on the plan.
- Mr. Taylor advised natural trail.

A motion was made by Mr. Pratt to conditionally approve with the conditions being: addressing outstanding traffic calming and street tree staff comments, and to include a recommendation to look into acceleration and deceleration lanes, seconded by Mr. Judy. The motion failed for lack of majority. The vote was (3-3) approve (Judy, Pratt, Ackerman), opposed (Symuleski, Mercer, Kunda)

5. **STREET NAME REQUESTS**

A. New Street Names

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

A motion was made by Mr. Judy to defer, seconded by Ms. Kunda. The vote was (6-0) to defer. (Kunda, Judy, Pratt, Symuleski, Ackerman, Mercer)

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. **ZTA# 23-01:** Text Amendment to Dorchester County Zoning and Land Development Standards, Ordinance Number 04-13, as amended, with respect to Article X, Section 10.4.3 “Home Occupations” (to set standards for in-home daycares and educational programs)

Ms. Reinertsen gave the staff report, the proposed amendments are being initiated to address the differentiation between a home-based business and an in-home daycare or educational program. Home-based businesses are intended to provide opportunities for employment from the home while minimizing external indications that business activity is being conducted. In contrast to that, and our current regulations, home based daycares and educational programs are expected/required to operate with an external component. Outdoor play areas and play time are generally required when adequate park space is not available nearby. The proposed amendments to our Home Occupation regulations involve creating home-based daycares/educational programs as its own subcategory of home occupations and setting a different group of standards to those uses that more accurately reflect their style of operating.

- Jennifer Stratton (157 Beliks Way) stepped to the podium to explain the program.
- Mr. Judy asked if the applicant keeps kids all day.
- Ms. Stratton advised she has classes, drop off programs and one-hour classes throughout the week.
- Mr. Ackerman stated needs more information.
- Ms. Stratton guidelines are outlined already by state.
- Ms. Kunda feels over stepping bounds.
- Ms. Stratton stated the at home business and daycare ordinances contradict each other.

- Mr. Pratt asked if the applicant was in compliance or would she be shut down.
- Ms. Stratton advised that she was temporarily shut down until the amendments are made, she explained the program in more detail.

A motion was made by Mr. Symuleski to approve, striking item number B2 and B4 and adding B7 to all applicable county and state and federal regulations, seconded by Mr. Pratt. The vote was (6-0) to approve. (Mercer, Kunda, Judy, Pratt, Symuleski, Ackerman)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 5:45 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
March 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 February 9, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

A. **RR# 875-B:** Property Owner & Applicant: George Felder; Location: Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural Residential District) to MUC (Mixed Use Community District); TMS# 121-00-00-149; Total Acres – 2

B. **RR# 879:** Property Owner: Lisa Ann Blalock; Applicant: Six Wilson, LLC; Location: Highway 15 N, Harleyville, SC 29448; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/ Light - Industrial District); TMS# 008-00-00-020; Total Acres – 27.69

C. **RR# 880:** Property Owner & Applicant: Geraldine Huff & Mary J. Reed; Location: 1751 Central Ave., Summerville, SC 29483; Request of a Zoning Change from R-2 (Single -Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-16-00-054; Total Acres – .98

D. **RR# 881:** Property Owner: Carl F. Dinge; Applicant: Landmark Industrial, LLC; Location: 1596 Hwy 78, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/ Light - Industrial District); TMS# 086-00-00-018 (portion of); Total Acres – 77.4

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

A. **RR# 862:** Property Owner: Rolina Homes, LLC; Applicant: Locklair Consulting, Inc; Location: Mentor Street and Butternut Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single Family Residential District); TMS# 135-00-00-014/228; Total Acres – 10.96

7. **NEW BUSINESS**

A. **Comprehensive Plan Amendment** – Resolution to Amend the Future Land Use Map with regard to TMS# 059-00-00-042, and -010 from Transit Oriented Development, Medium Density Traditional Neighborhood, and Low Density Rural and Traditional Neighborhood to Employment Mixed Use.

B. **East Edisto – Community Plan 3 Revision** – Summers Corner – Property Owner: Lennar Carolinas, LLC; Applicant: Thomas & Hutton; Location: Clay Field Trail and Summers Drive; Acreage: 463.4; TMS# 167-00-00-013, 159-00-00-030/-039

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

March 9, 2023

4:00 PM

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1. **DETERMINE QUORUM**

Present: Ed Carter
Robert Pratt
Richard Symuleski
Bert Judy
Mike Mercer
Chris Ackerman

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

Absent: Jennifer Kunda

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 9, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Pratt. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

3. **REZONING REQUESTS**

A. **RR# 875-B:** Property Owner & Applicant: George Felder; Location: Orangeburg Road, Summerville, SC 29483; Request of a Zoning Change from AR (Agricultural Residential District) to MUC (Mixed Use Community District); TMS# 121-00-00-149; Total Acres – 2

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this

and the reasons stated in this report, staff recommends approval of the proposed rezoning to MUC, Mixed Use Community District.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

B. RR# 879: Property Owner: Lisa Ann Blalock; Applicant: Six Wilson, LLC; Location: Highway 15 N, Harleyville, SC 29448; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/ Light - Industrial District); TMS# 008-00-00-020; Total Acres – 27.69

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to CLI, Commercial/Light-Industrial District with a condition that staff receives and approves of a submitted conceptual plan that conforms to Section 7.9.10.

Mr. Solberg advised that since the staff report was sent out that a conceptual plan was received, and this condition no longer applies.

- Barry Wilson (owner) stepped to the podium to answer any questions and explained Six Wilson is a trucking company.

A motion was made by Mr. Ackerman to approve, seconded by Mr. Mercer. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

C. RR# 880: Property Owner & Applicant: Geraldine Huff & Mary J. Reed; Location: 1751 Central Ave., Summerville, SC 29483; Request of a Zoning Change from R-2 (Single -Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-16-00-054; Total Acres – .98

Mr. Solberg gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to CN, Neighborhood Commercial.

A motion was made by Mr. Mercer to approve, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

D. RR# 881: Property Owner: Carl F. Dinger; Applicant: Landmark Industrial, LLC; Location: 1596 Hwy 78, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/ Light - Industrial District); TMS# 086-00-00-018 (portion of); Total Acres – 77.4

Ms. Reinertsen gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to Commercial/ Light-Industrial District.

- Dave Williams (Landmark Industrial, LLC) stepped to the podium to answer any questions.
- Mr. Pratt asked this rezoning was just for a portion of this parcel.
- Mr. advised yes.
- Mr. Judy asked if this track extends into Berkeley County.
- Mr. Williams advised yes.
- Mr. Symuleski asked if lots to the left are residential.
- Mr. Williams advised yes.
- Mr. Symuleski will there be a buffer.
- Mr. Williams advised yes.

A motion was made by Mr. Mercer to approve, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

A. **RR# 862:** Property Owner: Rolina Homes, LLC; Applicant: Locklair Consulting, Inc; Location: Mentor Street and Butternut Road, Summerville, SC 29483; Request of a Zoning Change from TRM (Transitional Residential District) to R-1 (Single Family Residential District); TMS# 135-00-00-014/228; Total Acres – 10.96

Ms. Reinertsen gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of this request with the clear understanding that any development plans will be contingent upon Public Works approval and Developer installation of improvements to the intersection of Mentor and W Butternut.

- Elliott Locklair (Consultant) stepped to the podium to answer any questions.
- Mr. Judy asked if the second tract front Butternut.
- Mr. Locklair advised no frontage.

A motion was made by Mr. Mercer to approve, seconded by Mr. Pratt. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

7. **NEW BUSINESS**

- A. **Comprehensive Plan Amendment** – Resolution to Amend the Future Land Use Map regarding TMS# 059-00-00-042, and -010 from Transit Oriented Development, Medium Density Traditional Neighborhood, and Low Density Rural and Traditional Neighborhood to Employment Mixed Use.

Ms. Reinertsen gave the staff report, the Employment Mixed-Use settlement type provides land for employment for a variety of uses including industry, light-industry, office and commercial. The characteristics of the site, proximity to rail, proximity to Highway 78, abutting and sharing Pecan Tree with other property already zoned Industrial would suggest that Industrial zoning is appropriate and that Employment Mixed-Use would serve the site better than the current residential designations. For the reasons listed above, staff supports changing the Future Land Use Designation for 059-00-00-042 and -010 to Employment Mixed-Use.

- Barbara Felder (196 Summer Place) stepped to the podium to explain opposition to the rezoning and that ten pages of signature were brought to the County Council meeting opposing this rezoning. The community wants to know what is being brought here. There are concerns with traffic, toxic waste, and feels amenities need to be brought to this community.

A motion was made by Mr. Judy to approve changing the Future Land Use Designation for 059-00-00-042 to Employment Mixed-Use and leaving-010 as-is, seconded by Mr. Pratt. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

- B. **East Edisto – Community Plan 3 Revision** – Summers Corner – Property Owner: Lennar Carolinas, LLC; Applicant: Thomas & Hutton; Location: Clay Field Trail and Summers Drive; Acreage: 463.4; TMS# 167-00-00-013, 159-00-00-030/-039

Ms. Reinertsen gave the staff report, Staff recommends conditional approval of the revised Summers Corner Community Plan 3, with the condition being successful recording of the updated boundary plat to establish the limits of the 446.74-acre

parcel to support the plan, and approval by SCDOT of the updated TIS to support the expansion. Due to the minimum nature of the 20-acre expansion, staff does not expect additional traffic improvements will be required.

A motion was made by Mr. Pratt to approve, seconded by Mr. Ackerman. The vote was (6-0) to approve. (Carter, Judy, Mercer, Pratt, Symuleski, Ackerman)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

- Mazella Berry (608 Sugarhill Rd) stepped to the podium to explain opposition for the rezoning of the Sugar Hill, Pecan Tree rezoning, has traffic concerns, toxic waste concerns, concerned about the unknown coming to the area, noise from businesses in the area is another concern.

11. **ADJOURNMENT**

Meeting Adjourned at 4:39 pm.

AGENDA
AMENDED
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
May 11, 2023
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the April 13, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plan – Pineview North Phase 2** – Property Owner – HIC Chilton, LLC; Applicant – Thomas & Hutton; Location – Highway 78; Zoning District – R-2 (Single-Family Residential); 88 lots; Acreage – 31.99; TMS# 110-00-00-020 (portion of)

B. **Preliminary Plan – Avondale West Phase 1** – Property Owner – Whitehorse 1 LLC; Applicant – Thomas & Hutton; Location – Carter Rd; Zoning District – R-1 (Single-Family Residential); 142 lots; Acreage – 70; TMS# 126-00-00-036 (portion of)

5. **STREET NAME REQUESTS**

A. New Street Names

1. **Braxton Road** – private road to be built off Dantzler Rd, Harleyville

6. **OLD BUSINESS**

7. **NEW BUSINESS**
 - A. Update and Discussion of Comprehensive Plan Review
8. **REPORT OF CHAIRMAN**
9. **REPORT OF PLANNING DIRECTOR**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

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

May 11, 2023
4:00 PM

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1. **DETERMINE QUORUM**

Present: Ed Carter
Robert Pratt
Richard Symuleski
Bert Judy
Chris Ackerman

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

Absent: Jennifer Kunda
Mike Mercer

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the April 13, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Ackerman. The vote was (5-0) to approve. (Carter, Judy, Pratt, Symuleski, Ackerman)

3. **REZONING REQUESTS**

None

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plan – Pineview North Phase 2** – Property Owner – HIC Chilton, LLC; Applicant – Thomas & Hutton; Location – Highway 78; Zoning District – R-2 (Single-Family Residential); 88 lots; Acreage – 31.99; TMS# 110-00-00-020 (portion of)

Ms. Reinertsen gave the staff report, staff recommends conditional approval with receipt of an acceptable Amenity Site Improvement Plan required.

Ms. Reinertsen stated that the Amenity Site Plan was received.

- David Williams (Thomas & Hutton) stepped to the podium to answer any questions.
- Mr. Ackerman asked about traffic detail.
- Mr. Williams advised traffic was coordinated by Public Works.
- Mr. Pratt asked about the acreage and are they building townhomes.
- Mr. Williams advised 108 acres and there is a large section that is not being developed and advised they are building single family detached homes.

A motion was made by Mr. Ackerman to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve. (Carter, Judy, Pratt, Symuleski, Ackerman)

B. Preliminary Plan – Avondale West Phase 1 – Property Owner – Whitehorse 1 LLC; Applicant – Thomas & Hutton; Location – Carter Rd; Zoning District – R-1 (Single-Family Residential); 142 lots; Acreage – 70; TMS# 126-00-00-036 (portion of)

Mr. Solberg gave the staff report, staff is recommending approval of the preliminary plan with the following conditions to be met prior to final approval: Final approval from Dorchester County Public Works including approved construction of recommendations of the traffic study. Final approval from Dorchester County Water and Sewer. Final approval from Dorchester County Planning and Zoning to include review and receipt of an acceptable amenity site plan prior to final plat.

- Mr. Carter asked about traffic study who was paying for this.
- Mr. Williams advised the developer.
- Mr. Ackerman asked about water & sewer availability.
- Mr. Judy asked about a small road coming out would it be an access road.
- Mr. Williams this is still being coordinated.
- Mr. Symuleski asked if roads would have to be approved by SCDOT before construction began.
- Ms. Reinertsen advised yes.
- Gary Bolduc (188 Harrell Road) spoke about the Growth Management Plan, should this be slowed down before infrastructure.
- Ms. Reinertsen explained the main emphasis was to control rezoning. This tract was already zoned R-1 in 2006 and would be allowed to go forward.

A motion was made by Mr. Symuleski to approve with the three conditions that staff recommended, seconded by Mr. Ackerman. The vote was (5-0) to approve. (Carter, Judy, Pratt, Symuleski, Ackerman)

5. **STREET NAME REQUESTS**

A. New Street Names

1. **Braxton Road** – private road to be built off Dantzler Rd, Harleyville

A motion was made by Mr. Pratt to approve, seconded by Mr. Ackerman. The vote was (5-0) to approve. (Carter, Judy, Pratt, Symuleski, Ackerman)

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

A. **Update and Discussion of Comprehensive Plan Review**

Ms. Reinertsen briefly explained the elements of the Comprehensive Plan, made note of a new element added, and reviewed some points of discussion with the Planning Commission. Ms. Reinertsen also advised that there will be a survey, public meetings and Planning Commission Workshop coming up.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

Barbara Felder spoke about the comprehensive plan, diversity, and preserving agriculture.

11. **ADJOURNMENT**

Meeting Adjourned at 4:33 p.m.

**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

Dorchester County Planning Commission
Meeting Agenda

3

B. Update on Rezoning Request #895

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

November 9, 2023

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

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

Absent: Jennifer Kunda
Bert Judy
Robert Pratt

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the October 12, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Symuleski, Ackerman, Ayers, Carter)

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

Ms. Reinertsen gave the staff report, staff recommends approval of the proposed rezoning.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Ackerman, Symuleski, Ayers, Carter)

- 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

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

- Butch Clayton (1318 Highway 61) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Ackerman to approve, seconded by Mr. Symuleski. The vote was (4-0) to approve. (Ackerman, Symuleski, Ayers, Carter)

- 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 – .54

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

- Brad Middleton (Ragland Homes) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Ackerman, Symuleski, Ayers, Carter)

- 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

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

- Don Haas (owner) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Ackerman, Symuleski, Ayers, Carter)

- 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

Ms. Reinertsen gave the staff report, staff recommends approval of the proposed rezoning with approval of the Development Agreement.

- Mark Mathewson (128 S Main) stepped to the podium to answer any questions the board may have.
- Mr. Symuleski asked if there was any discussion with the airport.
- Ms. Reinertsen advised there has been discussion with the airport.
- Tommy Feagin (111 Ponderosa Rd) spoke against the rezoning.
- Maria Pettis (416 Sedgewick Rd) spoke against the rezoning.
- Linda Fish (124 Summerset Lane) spoke against the rezoning.
- James Johnson (200 Frys Way) spoke against the rezoning.
- Arlene Wheeler (377 Summerset Lane) spoke against the rezoning.
- Teresa Manley (121 Pontoria Dr) spoke against the rezoning.
- Melanie Jenkins (285 Sedgewick Lane) spoke against the rezoning.
- Debbie Eckles Rudd (338 Summerset Lane) spoke against the rezoning.
- Johnny Chandler (204 Sincliar Rd) spoke against the rezoning.
- Rachel spoke against the rezoning.
- David Hansen (436 Summerset Lane) spoke against the rezoning.
- Suzanne Harris spoke against the rezoning.
- Holly Lafevers (Winningham) spoke against the rezoning.
- Candace Jennings (Poplar Circle) spoke against the rezoning.
- Helen Pool (Sedgewick) spoke against the rezoning.
- Mr. Symuleski asked about the analysis in staff report.
- Ms. Reinertsen advised an assessment district will be used and developers are using their own funds well.
- Mr. Symuleski asked if Planning Commission would see this again.
- Ms. Reinertsen advised yes for preliminary plan approvals.
- Mr. Carter asked what is allowed under the current zoning.

- Ms. Reinertsen advised that MUC allows mobile homes, townhouses, single-family on bigger lot sizes, and light industrial, R-2 limits to single family homes.

Mr. Ackerman recused himself from voting.

- Mr. Ayers asked do we know a timeline on when developer would start building and roads would start.
- Ms. Reinertsen advised at least a year for development; roads are on a longer time frame.
- Mr. Ackerman asked for clarification about the current zoning allowing mobile homes, apartments and townhouses, etc. would be looking at twice the number of townhomes than what's being proposed.

A motion was made by Mr. Symuleski to defer to next month, since only three members were able to vote, seconded by Mr. Ayers. The vote was (2-1) to defer. (Symuleski, Ayers) 1 opposed (Carter) 1 recused. (Ackerman)

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

Ms. Reinertsen gave the staff report, staff recommends approval of the preliminary plan with condition, final approval from Dorchester County Public Works.

A motion was made by Mr. Symuleski to approve with the condition of final approval from Dorchester County Public Works, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Ackerman, Symuleski, Ayers, Carter)

- 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

Ms. Reinertsen gave the staff report, item B and item C (Phillips Crossing Phase 1 & 2) were discussed together, staff recommends approval with conditions that they receive final approval from Dorchester County Public Works and address all minor outstanding comments.

- Jeff Tanner (Engineer) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Ackerman to approve both item B and C (Phillips Crossing Phase 1&2) with the conditions of final approval from Dorchester County Public Works and address all minor outstanding comments, seconded by Mr. Symuleski. The vote was (4-0) to approve. (Ackerman, Symuleski, Ayers, Carter)

5. **STREET NAME REQUESTS**

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

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Ackerman, Symuleski, Carter, Ayers)

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)

Ms. Reinertsen explained the amendment, staff was asked to assist in the development of an ordinance to allow detached garages in the front yard.

- Mr. Ackerman asked if an HOA’s recorded restrictions supersedes.
- Ms. Reinertsen advised both rules apply.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (4-0) to approve. (Ackerman, Symuleski, Ayers, Carter)

7. **NEW BUSINESS**

A. **Adoption of 2024 Planning Commission Meeting Schedule**

A motion was made by Mr. Ackerman to approve, seconded by Mr. Symuleski. The vote was (4-0) to approve. (Ackerman, Symuleski, Carter, Ayers)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

A. Minor Amendment to the Mallard Crossing PD

Ms. Reinertsen gave an update on the amendment to the Mallard Crossing PD that had been approved by the Zoning Administrator.

B. Update on Rezoning Request #895

Ms. Reinertsen advised that this rezoning was deferred originally, and they have since been advised that it annexed into the Town of St. George.

Ms Reinertsen reminded board members about continuing education.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 5:40 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE
October 12, 2023
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

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

3. **REZONING REQUESTS**

A. **RR# 898:** Property Owner & Applicant: Herman L. & Harriet J. Holman; Location: 6188 Badham Drive, Reevesville, SC 29471; Request of a Zoning Change from AR (Agricultural Residential District) to CG (General Commercial District); TMS# 044-00-00-029; Total Acres – 9.22

B. **RR# 899:** Property Owner: Eadies Rural Waste Services LLC; Applicant: Scott Eadie; Location: 1486 Highway 61, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to RX (Rural Crossroads District); TMS# 133-00-00-038/143; Total Acres –2.16

C. **RR# 900:** Property Owner: Beverly W. Rogers, Jr.; Applicant: Preston Busbee on behalf of Stream Realty; Location: 3401 W 5th North Street, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CLI (Commercial/Light Industrial District); TMS# 110-00-00-022 (portion of); Total Acres –226.82

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

- A. **RR# 895:** Property Owner: Richard Cutter; Applicant: KRM Holdings, LLC; Location: Winningham Road, St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS# 044-00-00-088; Total Acres –5.68

7. **NEW 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)
- B. **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)

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE

October 12, 2023

4:00 PM

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1. **DETERMINE QUORUM**

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

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

Absent:

2. **REVIEW OF MINUTES**

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

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Pratt. The vote was (6-0) to approve. (Symuleski, Pratt, Ackerman, Kunda, Carter, Judy)

3. **REZONING REQUESTS**

A. **RR# 898:** Property Owner & Applicant: Herman L. & Harriet J. Holman; Location: 6188 Badham Drive, Reevesville, SC 29471; Request of a Zoning Change from AR (Agricultural Residential District) to CG (General Commercial District); TMS# 044-00-00-029; Total Acres – 9.22

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

- Herman & Harriet Holman (6196 Badham) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Pratt. The vote was (6-0) to approve. (Ackerman, Pratt, Symuleski, Kunda, Judy, Carter)

- B. **RR# 899:** Property Owner: Eadies Rural Waste Services LLC; Applicant: Scott Eadie; Location: 1486 Highway 61, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to RX (Rural Crossroads District); TMS# 133-00-00-038/143; Total Acres –2.16

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

- Scott Eadie (160 Joseph Ln) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Judy to approve, seconded by Mr. Symuleski. The vote was (6-0) to approve. (Ackerman, Pratt, Symuleski, Kunda, Carter, Judy)

- C. **RR# 900:** Property Owner: Beverly W. Rogers, Jr.; Applicant: Preston Busbee on behalf of Stream Realty; Location: 3401 W 5th North Street, Summerville, SC 29483; Request of a Zoning Change from R-2 (Single-Family Residential District) to CLI (Commercial/Light Industrial District); TMS# 110-00-00-022 (portion of); Total Acres –226.82

Ms. Reinertsen gave the staff report, staff recommends approval with a condition that the final plat be completed prior to third reading to avoid a tax parcel with multiple zoning districts.

- Jason Schnittger stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Pratt asked if they were building warehouses.
- Mr. Schnittger advised there are six proposed buildings.
- Mr. Carter asked about avigation.
- Mr. Schnittger advised spoke with airport, they meet general guidelines still need full FAA approval.
- Mr. Ackerman asked about water and sewer.
- Mr. Schnittger agreement is in the works for utilities.
- Ms. Kunda asked if this will remain zoned R-2
- Ms. Reinertsen advised yes.

A motion was made by Mr. Pratt to approve, seconded by Mr. Ackerman with the condition recording of the final plat prior to third reading. The vote was (6-0) to approve. (Ackerman, Pratt, Symuleski, Kunda, Carter, Judy)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

- A. **RR# 895:** Property Owner: Richard Cutter; Applicant: KRM Holdings, LLC; Location: Winningham Road, St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS# 044-00-00-088; Total Acres –5.68

Mr. Pratt advised the person making this request was supposed to be taken off the agenda.

A motion was made by Mr. Pratt to defer, seconded by Mr. Judy. The vote was (6-0) to defer. (Ackerman, Pratt, Symuleski, Kunda, Judy, Carter)

7. **NEW 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)

Ms. Reinertsen advised that a request for deferral was received because the applicant couldn’t attend the meeting.

A motion was made by Mr. Symuleski to defer, seconded by Ms. Kunda. The vote was (6-0) to defer. (Ackerman, Pratt, Symuleski, Kunda, Carter, Judy)

- B. **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)

Ms. Reinertsen explained the staff report, the purpose is to regulate event venues.

A motion was made by Mr. Ackerman to defer, seconded by Mr. Symuleski. The vote was (6-0) to defer. (Ackerman, Pratt, Symuleski, Kunda, Carter, Judy)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen reminded the commissioners about continuing education sessions.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:25 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
September 14, 2023
4:00 PM

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1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the August 10, 2023, Planning Commission Meeting.

3. **REZONING REQUESTS**

RR# 894: Property Owner & Applicant: Tracie Mitchum; Location: 9646 Jamison Road, Ladson, SC 29456; Request of a Zoning Change from R-1 (Single- Family Residential District) to OI (Office and Institutional District); TMS# 154-03-00-015; Total Acres – .57

RR# 895: Property Owner: Richard Cutter; Applicant: KRM Holdings, LLC; Location: Winningham Road, St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS# 044-00-00-088; Total Acres –5.68

RR# 896: Property Owner: Jeffrey Bouknight; Applicant: Burr & Forman LLP, f/b/o Foundry Commercial; Location: Highway 78, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/Light Industrial District); TMS# 098-00-00-244/266/264/265; Total Acres –68.61

Property Owner: Reuben H. Owens; Applicant: Burr & Forman, LLP, f/b/o Foundry Commercial; Location: Highway 78, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/Light Industrial District); TMS# 098-00-00-212; Total Acres –36.0

RR# 897: Property Owner: Rosa Mae Danials Glover Et Al; Applicant: Herbert Daniels; Location: 105 Rosa Ann Drive, St. George, SC 29477; Request of a Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS# 013-00-00-013; Total Acres – 2.10

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

A. **Comprehensive Plan Amendment** – Resolution to Adopt the 2018 Comprehensive Plan and Future Land Use Map as Reviewed and Updated for 2023.

7. **NEW BUSINESS**

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

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

September 14, 2023

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: Mike Mercer
Robert Pratt
Richard Symuleski
Chris Ackerman- *served as Chair in Mr. Carters absence.*
Jennifer Kunda

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

Absent: Ed Carter
Bert Judy

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the August 10, 2023, Planning Commission Meeting.

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Pratt. The vote was (5-0) to approve. (Symuleski, Pratt, Ackerman, Kunda, Mercer)

3. **REZONING REQUESTS**

RR# 894: Property Owner & Applicant: Tracie Mitchum; Location: 9646 Jamison Road, Ladson, SC 29456; Request of a Zoning Change from R-1 (Single- Family Residential District) to OI (Office and Institutional District); TMS# 154-03-00-015; Total Acres – .57

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

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (5-0) to approve. (Ackerman, Pratt, Symuleski, Kunda, Mercer)

RR# 895: Property Owner: Richard Cutter; Applicant: KRM Holdings, LLC; Location: Winningham Road, St. George, SC 29477; Request of a Zoning Change from AR (Agricultural Residential District) to I (Industrial District); TMS# 044-00-00-088; Total Acres –5.68

The applicant sent in a request to defer this request.

A motion was made by Mr. Symuleski to defer, seconded by Mr. Mercer. The vote was (5-0) to defer. (Ackerman, Pratt, Symuleski, Kunda, Mercer)

RR# 896: Property Owner: Jeffrey Bouknight; Applicant: Burr & Forman LLP, f/b/o Foundry Commercial; Location: Highway 78, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/Light Industrial District); TMS# 098-00-00-244/266/264/265; Total Acres –68.61

Property Owner: Reuben H. Owens; Applicant: Burr & Forman, LLP, f/b/o Foundry Commercial; Location: Highway 78, Ridgeville, SC 29472; Request of a Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/Light Industrial District); TMS# 098-00-00-212; Total Acres –36.0

Mr. Solberg gave the staff report, staff recommends approval of the request with the condition that the proposed land use map approval is approved.

- Joe Owens (Burr Forman) & Bill Simerville (Foundry Commercial) stepped to the podium to explain the request and to answer any questions the board may have.
- Mr. Mercer asked if they were working with the county on water and sewer.
- Mr. Owens advised water and sewer would be paid for by the developer.
- Mr. Symuleski asked if a 404 permit was obtained from Corp of Engineers.
- Mr. Owens advised not until rezoning was complete.
- Mr. Mercer asked about traffic.
- Mr. Owens advised a traffic study wouldn't be done until the review process.
- Mr. Pratt asked about commercial building in the area, what are their thoughts.
- Mr. Owens advised a gas station, small rural store.
- Mr. Ackerman asked would about TIA.
- Mr. Solberg advised conceptual right now.
- Mr. Pratt asked if there were any calls about this rezoning.
- Mr. Solberg advised no calls received.
- Mr. Mercer asked if a traffic study would be done before approval.
- Mr. Solberg advised yes.
- Mr. Ackerman asked what size water main.

- Preston Busby (Sieman & Whiteside) advised believes it's a ten- or twelve-inch line.

A first motion was made by Mr. Symuleski to approve, an amendment to the motion was made by Mr. Mercer with clarification that the proposed land use map approval was approved, seconded by Mr. Pratt. The vote was (5-0) to approve. (Ackerman, Pratt, Symuleski, Kunda, Mercer)

RR# 897: Property Owner: Rosa Mae Danials Glover Et Al; Applicant: Herbert Daniels; Location: 105 Rosa Ann Drive, St. George, SC 29477; Request of a Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS# 013-00-00-013; Total Acres – 2.10

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

- Shadeana Green (105 Rosa Ann Dr) stepped to the podium to explain her request and answer any questions the board may have.
- Mr. Symuleski asked if the variance would be approved.
- Ms. Reinertsen advised it would go through Board of Zoning Appeals.
- Mr. Pratt asked if changing the zoning would affect surrounding properties.
- Ms Reinertsen advised buffers wouldn't change based on zoning, changes are based on use.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Mercer. The vote was (5-0) to approve. (Ackerman, Pratt, Symuleski, Kunda, Mercer)

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

A. **Comprehensive Plan Amendment** – Resolution to Adopt the 2018 Comprehensive Plan and Future Land Use Map as Reviewed and Updated for 2023.

Ms. Reinertsen gave the Comprehensive Plan update.

- Mr. Chinnis stepped to the podium and spoke for the Comprehensive Plan.

A motion was made by Mr. Pratt to approve, seconded by Ms. Kunda. The vote was (5-0) to approve. (Ackerman, Pratt, Symuleski, Kunda, Mercer)

7. **NEW BUSINESS**

None

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:40 p.m.

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
September 1, 2023
3:00 PM

1. Discussion of 2018 Dorchester County Comprehensive Plan Review and proposed amendments to the Future Land Use Map