

AGENDA
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
March 14, 2024
4:00 PM

All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments can also be submitted for the public record ahead of the meeting by mailing the Planning Commission, at 500 North Main Street, Box 3, Summerville, SC 29483, or e-mail at DCGPlanning@dorchestercountysc.gov

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 8, 2024, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 911:** Property Owner: Linda Brown (Estate); Applicant: Shawn Legg; Location: 3915 Ladson Rd, Ladson, SC 29456; Request of a Zoning Change from R-2 (Single-Family Residential District) to CG (General Commercial District); TMS# 154-11-01-003; Total Acres: 0.93.

B. **RR# 912:** Property Owner: Benhuntson Construction LLC; Applicant: Ben Bullock; Location: 3919 Ladson Rd, Ladson, SC 29456; Request Zoning Change from R-2 (Single-Family Residential District) to CN (Neighborhood Commercial District); TMS# 154-11-01-001; Total Acres: 0.47.

C. **RR# 913 (four properties):**
Property Owner: Edward H. Tupper; Applicant: Bryan Heatherly; Location: 1526 Central Ave, Summerville, SC 29483; Request Zoning Change from CN (Neighborhood Commercial District) to CG (General Commercial District); TMS# 136-09-00-006; Total Acres: 0.48

Property Owner: Jesse C Bryant Jr. (Trustee); Applicant: Bryan Heatherly; Location: Old Parsonage Rd, Summerville, SC 29483; Request Zoning Change from R-1 (Single-Family Residential District) to CG (General Commercial District); TMS #s 136-09-00-028 and -029; Total Acres: 2.2

Property Owner: Jane Kesler Upshur (Trustee); Applicant: Bryan Heatherly; Location: Old Parsonage Rd, Summerville, SC 29483; Request Zoning Change from

R-1 (Single-Family Residential District) to CG (General Commercial District); TMS# 136-09-00-049; Total Acres: 2.82.

D. RR# 914: (four properties):

Property Owner: Mary W. Gianatos; Applicant: Joe Owens & Randy Lowell;
Location: Highway 15 and I-26; Request Zoning Change from AR (Agricultural Residential District) to CLI (Commercial-Light Industrial District); TMS #s 004-00-00-028 and -033; Total Acres: 133.01

Property Owner: Douglas Murray & Michael Murray; Applicant: Joe Owens & Randy Lowell; Location: Highway 15 and I-26; Request Zoning Change from AR (Agricultural Residential District) to CLI (Commercial-Light Industrial District); TMS #s 004-00-00-063; Total Acres: 83.44

Property Owner: Derek S. Weathers & Allen B. Weathers; Applicant: Joe Owens & Randy Lowell; Location: Highway 15 and I-26; Request Zoning Change from AR (Agricultural Residential District) to CLI (Commercial-Light Industrial District); TMS #s 004-00-00-034; Total Acres: 97.7.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** Request for modification from Section 20.1.1(e) to allow the creation of new lots that exceed the maximum lot to depth ratio; Property Owner: Jeffrey A. Sweatman; Applicant: Melvin Ezzell; Location: Radio Road, St. George, SC 29477; TMS # 070-00-00-103.

B. **ZTA 24-02:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article IX, Section 9.1 "Agricultural Residential District"; Article XX, Section 20.4 .1 "General Street Design Standards"; Section 20.5.1 "Sidewalk Provision Requirements by Zoning District", Section 20.6.2 "Lighting Provision Standards", Section 20.10 "Water Supply", 20.12 "Sanitary Sewage Disposal" (the purpose of this amendment is to update the design requirements for Major Subdivisions).

8. **REPORT OF CHAIRMAN**

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9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**