

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

February 8, 2024
4:00 PM

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

1. **DETERMINE QUORUM**

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

Staff: Tim Solberg, Deputy Director
Emily Wynn, Principal Planner
Jennifer Durham, Recorder

Absent:

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the January 11, 2024, Planning Commission Meeting.

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

3. **REZONING REQUESTS**

None

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

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

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

- Mr. Pratt asked what the flood zone was.
- Ms. Wynn advised AE.
- Chad Malone & Jenna Nelson (Bowman) stepped to the podium to answer any questions the board may have.
- Mr. Symuleski advised there are questions about the analysis.
- Mr. Ackerman advised there are stormwater and, road elevation concerns.
- Mr. Symuleski asked about the waiver.
- Mr. Malone advised the waiver was due to ponds size.

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

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** Request for modification from Section 20.12 regarded the placement of septic tanks to allow for a septic tank to be placed on an adjacent lot with associated easement; Property Owner: C/O John Haynes; Applicant: Ryan Phalen; Location: Jewel Drive off Clubhouse Road, Ridgeville; TMS # 184-00-00-012.

Mr. Solberg pointed out that a correction was needed in the TMS # listed on the agenda and staff report and noted that there are a number of parcels in this section originally appeared to be involved and affected, but the only parcel which is seeking the modification is TMS: 184-00-00-012.

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

- Ryan Phalen and Stanley Gathers (applicants) stepped to the podium to answer any questions the board may have.

A motion was made by Mr. Symuleski to approve with the condition that the easement be recorded in the deed about septic, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Symuleski, Ayers, Carter, Judy, Kunda, Pratt, Ackerman)

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

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

- Mr. Ackerman asked if typically, this would be HOA space.
- Mr. Solberg advised not sure why this wasn't in HOA space.
- Joanna Hammonds (1066 Mossy Rock Dr) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Carter asked how many lots does this affect.
- Mr. Hammonds advised many homes.
- Mr. Ackerman asked shouldn't the easement be documented on the plat.
- Mr. Symuleski asked if the buffer was adjacent to the drainage.
- Mr. Solberg advised yes.
- Ms. Hammonds advised that they want to put in a French drain.

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

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

Mr. Solberg explained the resolution.

A motion was made by Mr. Symuleski to move that the Planning Commission authorize county staff to commence the process of conducting the necessary studies and the development of a resulting impact fee Ordinance, in coordination with Dorchester School District Two, for consideration by the Planning Commission pursuant to Resolution No. 24-04 adopted by County Council on February 5, 2024. This would include, but not limited to, the development of a RFP or RFQ for qualified entities to prepare the necessary studies and/or to prepare a resulting impact fee ordinance for consideration by the Planning Commission, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Symuleski, Ayers, Carter, Judy, Kunda, Pratt, Ackerman)

D. Adoption of Planning Commission Bylaws

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

E. Election of 2024 Officers

Mr. Carter passed the gavel to Mr. Judy

Mr. Judy gave the report from the committee, and the committee voted Ed Carter as Chair, and Rich Symuleski as Vice Chair. All were in favor.

Mr. Judy passed the gavel back to Mr. Carter.

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

- John Andrade (2003 Asher Loop) spoke about drainage on Asher Loop.
- Rick Dawson spoke about Enclave at Legend Oaks.
- Thomas Benjamin Lucas (2035 Asher Loop) spoke about flooding.
- Chris Field spoke about Timber Trace.
- Charles McCallum (2037 Asher Loop) thanked planning commission, spoke about Asher Loop flooding.
- Elizabeth Ferguson (1410 Peninsula Point) spoke about reflectors in school zone and burning ordinance.

11. **ADJOURNMENT**

Meeting Adjourned at 4:50 p.m.