

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

March 14, 2024
4:00 PM

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

1. **DETERMINE QUORUM**

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

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

Absent:

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the February 8, 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**

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.

Mr. Solberg gave the staff report, staff does not support General Commercial, staff supports Neighborhood Commercial.

Mr. Pratt recused himself.

- Shawn Legg (404 Sanctuary Park Drive) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Judy asked if there had been any requests for the property.
- Ms. Legg advised a few people reached out.

A motion was made by Mr. Judy to deny CG (General Commercial), seconded by Mr. Symuleski. The vote was (6-0) to deny. (Symuleski, Ayers, Carter, Judy, Kunda, Ackerman) 1 recused (Pratt)

Mr. Pratt returned to the dais.

- 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.

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

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

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.

Mr. Solberg gave the staff report, staff recommends approval with the condition that the properties are combined through a recorded plat prior to third reading by county council.

- Edward Tupper (128 Saddle Trail) stepped to the podium to explain the request and answer any questions the board may have.

- Earl Dupriest (119 Old Parsonage) spoke against the rezoning and provided a handout to the board members and requested that it be included with the minutes.
- Wayne Gibbons (215 Old Parsonage) spoke against the rezoning and provided a handout to the board members.
- Lisa Patrick (118 Townsend Way) spoke against the rezoning.
- Sandy Liberstein (1034 Orangeburg) spoke against the rezoning.
- Michael Casey (162 Old Parsonage) spoke against the rezoning.
- Deborah Swain (120 Patrick Lane) spoke against the rezoning.
- Frances Knight (561 W. Butternut Rd) spoke against the rezoning.
- Ed Carlisle (202 Old Parsonage) spoke against the rezoning.

A motion was made by Mr. Symuleski to defer so the board members could have a workshop, seconded by Mr. Ayers. The vote was (7-0) to defer. (Symuleski, Ayers, Carter, Judy, Kunda, Pratt, Ackerman)

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.

Ms. Wynn gave the staff report, staff recommends approval of the request.

Mr. Ackerman recused himself from the dais.

- Chris Magaldi (Thomas & Hutton) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Pratt asked where water and sewer would be coming from.
- Mr. Magaldi advised water is coming from Lake Marion and sewer is coming from Hwy 178.

A motion was made by Mr. Symuleski to approve, seconded by Mr. Pratt. The vote was (6-1) to approve. (Symuleski, Ayers, Carter, Judy, Kunda, Pratt) I recused (Ackerman)

Mr. Ackerman returned to the dais.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

None

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.

Ms. Wynn explained the modification, and based on the findings presented staff finds that the application does not meet the requirements for a modification and recommends denial of the request.

- Mr. Symuleski asked has staff been approached for lots two through seven.
- Ms. Wynn advised those were proposed and was the reason for the request for modification request.
- Mr. Ackerman asked if this was family land and what is the plan for the property.
- Ms. Wynn advised plans subdivide and sell.
- Mr. Carter asked if the applicant has other options.
- Ms. Wynn advised yes.
- Mr. Pratt asked about water and sewer.
- Ms. Wynn advised no just septic.
- Mr. Pratt asked is the lot size one and a half acres.
- Ms. Wynn advised yes, and the issue is they are exceeding maximum width and depth ratio.
- Melvin Ezzell (536 Bentmoore Drive) stepped to the podium to explain the request and to answer any questions the board may have.

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

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).

Ms. Reinertsen explained the text amendment.

- Mr. Pratt asked a question about the sidewalks, Section 20.5.1, and whether this ordinance would require sidewalks to nowhere.
- Ms. Reinertsen responded that, with regards to commercial properties, there would be no change from the current requirement.
- Mr. Ackerman asked if this could be a workshop.
- Mr. Judy advised about concern with section 20.12(d) and the rural areas for minor subdivisions that are five acres or less.
- Ms. Reinertsen advised it wouldn’t change the current exempt or minor subdivision process but suggested the inclusion of “less than 5 acres” to subsection (d) for clarification.

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. Mr. Pratt amended his motion to include the language in 20.12(d) suggested by staff for minor subdivisions ‘less than five acres’, seconded by Mr. Symuleski. The vote was (7-0) to approve. (Symuleski, Ayers, Carter, Judy, Kunda, Pratt, Ackerman)

8. **REPORT OF CHAIRMAN**

Schedule a workshop

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen advised the board that the subdivision plat that was on last month’s meeting and deferred was not on the agenda for today the developer asked to address the concerns before coming back to the board.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 5:27 p.m.