

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

April 11, 2024
4:00 PM

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

1. **DETERMINE QUORUM**

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

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

Absent: Josh Ayers

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the March 14, 2024, Planning Commission Meeting.

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

3. **REZONING REQUESTS**

A. **RR# 915:** Property Owner: 373 Properties, LLC (Vivian G. Jager); Applicant: Vivian G Jager; Location: 204 Canaan Rd, Ridgeville, SC 29472; Request Zoning Change from AR (Agricultural Residential District) to CLI (Commercial-Light Industrial District); TMS# 150-00-00-164; Total Acres: 2.52.

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

- Mr. Pratt asked if any of the property touched Industrial.
- Ms. Wynn advised yes.
- Mr. Ackerman asked is staff would support if access was solely on Hwy 17-A
- Ms. Wynn advised it is possible but its staffs understanding that the SCDOT doesn't support Hwy 17-A access and the primary concern is the creation of an isolated CLI parcel within the Riparian Corridor future land use designation.
- Vivian & Michael Jager (204 Caanan Rd) stepped to the podium to explain the request and answer any questions that the board may have.
- Mr. Ackerman asked if this is an allowed use in Neighborhood Commercial.
- Ms. Wynn advised not sure if Neighborhood Commercial would be able to support this, several zonings were looked at.
- Mr. Carter asked how far the location from Highway 61 is.
- Ms. Wynn advised about three quarters of a mile.
- Mr. Ackerman asked the applicant if they knew that if they were denied today that they would have to wait a year to apply again.
- Mr. Jager advised it's not their intent to disturb the residences on Canaan Rd.
- Kelvin Morrison (185 Canaan) spoke against the rezoning.
- Kimberly Morrison (185 Canaan Rd) spoke against the rezoning.
- Stacey Jenkins (196 Canaan Rd) spoke against the rezoning.

*A motion was made by Mr. Symuleski to deny, seconded by Mr. Judy.
The vote was (4-2) to deny. (Symuleski, Judy, Kunda, Pratt) Two opposed. (Carter, Ackerman)*

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

A. **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 explained this rezoning was deferred from the last meeting and a workshop was held and no action was taken during the workshop.

- Edward Tupper and Bryan Heatherly (applicants) stepped to the podium to explain the request and answer any questions that the board may have as well as explain to the Board that they would be willing to amend their request from General Commercial to Neighborhood Commercial.
- Mr. Pratt asked for clarity between the Neighborhood Commercial and General Commercial.
- Mr. Tupper advised that from previous discussions Neighborhood Commercial was acceptable for them.
- Wayne Gibbons (215 Old Parsonage) spoke against the rezoning.
- Don Patrick (community member) spoke against the rezoning.
- Earl Dupriest (1555 Terns Nest) spoke against the rezoning.
- Ed Carlisle (202 Old Parsonage) spoke against the rezoning.
- Renee Patrick (218 Old Parsonage) spoke against the rezoning.
- Ms. Kunda asked what the current use is of the parcel zoned Office Institutional (OI).
- Mr. Solberg advised it is a single-family dwelling.
- Ms. Kunda asked if Neighborhood Commercial opens for SCDOT to allow an exit on Old Parsonage Rd.
- Mr. Solberg stated that Neighborhood Commercial district does not have the same site plan requirements as does General Commercial so the County would not be able to restrict access necessarily to Old Parsonage Rd.
- Mr. Pratt asked if Neighborhood Commercial came about could there be restrictions.
- Mr. Solberg advised no.
- Mr. Ackerman advised that drainage and sewer improvements would be handled by staff through existing County, State and Federal Regulations.
- Mr. Symuleski asked if water and sewer are available in the area.
- Mr. Solberg advised it is available.
- Mr. Carter advised while this meets all the requirements for General Commercial, General Commercial has potential impacts, he does support Neighborhood Commercial, it has minimal impacts, and we can try to steer development that we insist on curb cut only on primary central avenue.

- Ms. Kunda advised she does not agree with Neighborhood Commercial for the development at this time.

A motion was made by Mr. Ackerman to approve Neighborhood Commercial (CN), with the condition that the properties be combined through recorded plat prior to 3rd reading by County Council, seconded by Mr. Pratt. The vote was (4-2) to approve. (Symuleski, Carter, Pratt, Ackerman) Two members opposed. (Kunda, Judy)

7. **NEW BUSINESS**

None

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:57 p.m.