

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

May 9, 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
Chris Ackerman
Jennifer Kunda
Josh Ayers

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

Absent: Richard Symuleski
Bert Judy
Robert Pratt

2. **REVIEW OF MINUTES**

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

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

3. **REZONING REQUESTS**

A. **RR# 916:** Property Owner: Port City Concrete Land, LLC (Frederick Mixon)
Applicant: Todd Thompson; Location: 277 Seven Mile Rd, Harleyville, SC 29449;
Request Zoning Change from AR (Agricultural Residential District) to I (Industrial)
TMS# 026-00-00-016; Total Acres: 15.64.

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

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

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

None

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

A. **ZTA 24-03:** Zoning Text Amendments to multiple sections of the Zoning and Land Development Regulations Ordinance 04-13 with regards to the Complete Streets program and ordinances. ***This item has been withdrawn.**

B. **ZTA 24-04:** Zoning Text Amendment to Article VII, Section 7.8.3 “Permitted Use Groups”, 7.8.4 “Conditional Uses” and to Article X, Section 10.4.22 “Multi-Family Uses in Mixed-Use Community Districts” (the purpose of this is to amend the CG District uses to make multi-family residential a conditional use and to establish said conditions)

Ms. Reinertsen explained this text amendment would ensure that Multi-Family development within the CG (General Commercial District) will be located within a true commercial development like the requirements currently in place for MUC (Mixed Use Community District) zoning.

- Mr. Ackerman asked about private access.
- Ms. Reinertsen advised there would be separate access to units and this has nothing to do with the roads.
- Ms. Kunda asked if it was a live/ work type space.
- Ms. Reinertsen advised the first floor would be commercial and the second floor would be for residential.
- Mr. Ackerman asked if clarification could be included regarding the access requirement being for the building and not the site.

A motion was made by Mr. Ayers to approve with the amendment regarding access, seconded by Ms. Kunda. The vote was (4-0) to approve. (Ayers, Kunda, Carter, Ackerman)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:09 p.m.