

**AGENDA**  
**DORCHESTER COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**  
**July 11, 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](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the June 13, 2024, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 920:** Property Owner & Applicant: Katherine Lee Tupper; Location: Orbit Lane, Summerville, SC 29483; Request Zoning Change from R-1 (Single-Family Residential District) to R-1 (M) (Single-Family Residential Manufactured Housing District); TMS# 135-00-00-297/298; Total Acres: 4.23.

B. **RR# 921:** Property Owner: Willa Mae Powell; Applicant: Tim Mallard; Location: Stable Lane, Ridgville, SC, 29472; Request Zoning Change from AR (Agricultural Residential District) to CLI (Commercial/Light Industrial District); TMS# 098-00-00-190; Total Acres: 26.50.

C. **RR# 922:** Property Owner: Nancy R Bishop, Applicant: Telecia Bilton.; Location: Central Avenue, Summerville, SC, 29483; Request Zoning Change from R-2 (Single-Family Residential District) to CN (Neighborhood Commercial District); TMS# 135-12-00-072; Total Acres: 3.58.

D. **RR# 923:** Property Owner: William Tucker (Estate), Applicant: Lutricia T. Blakey.; Location: Victoria Lane, Summerville, SC, 29483; Request Zoning Change from TRM (Transitional Residential District) to R-1 (M)(A) (Single-Family Residential Manufactured District); TMS# 143-06-00-052; Total Acres: 8.92.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plan – Knightsville Central Avenue Townhomes:** Property Owner: Knightsville LLC; Applicant: Bowman Consulting; Location: 1775 Central Ave,

Summerville; Zoning District: R-4 (Multi-Family Residential District); 119 lots;  
Acreage: 26.23; TMS# 135-16-00-068

5. **STREET NAME REQUESTS**

A. New Street Names

1. **Bronco Road, Campfield Road, Elmtree Drive, Ferndown Court, Gander Lane, Myrtle Terrace, Overstone Court** – private roads to be built in the Avondale West subdivision.
2. **Take Out Trail** – private road to be built off Brewer Rd, Summerville

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **East Edisto Form District Master Plan Regulations Revisions:** Applicant – HIC Land, LLC; Text Amendments to East Edisto Form District Master Plan Regulations adopted pursuant to Dorchester County Ordinance #12-20, particularly with respect to Sections 3.6.2, 4.5.2(d), 4.6.1, and Section 4.9, Table 4, Tables 11A-11J, and Table 14, which address attached front entry garage standards.
- B. **Modification of Land Development Standards:** Modification from Section 20.1.1(a) regarding the proposed subdivision of lots using an easement instead of a right-of-way outside of the Rural Districts; Property Owner: William Tucker (Estate); Applicant: Lutricia Tucker Blakey; Location: Victoria Lane, Summerville; TMS# 143-00-00-030
- C. **Modification of Land Development Standards:** Modification from Section 20.1.1(a) regarding the proposed subdivision of lots using an easement instead of a right-of-way outside of the Rural Districts; Property Owner: William Tucker (Estate); Applicant: Lutricia Tucker Blakey; Location: Victoria Lane / Tucker Road, Summerville; TMS# 143-06-00-052
- D. **Modification of Land Development Standards:** Modification from Section 20.1.1(a) regarding the proposed subdivision of lots using an easement instead of a right-of-way outside of the Rural Districts; Property Owner: William Tucker (Estate); Applicant: Lutricia Tucker Blakey; Location: Scotch Range Road, Summerville; TMS# 135-00-00-056

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**