

MINUTES
DORCHESTER PLANNING COMMISSION
COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY KENNY WAGGONER BUILDING
COUNTY COUNCIL CHAMBERS, ST. GEORGE

June 13, 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
Bert Judy
Richard Symuleski

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

Absent: Robert Pratt

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the May 9, 2024, Planning Commission Meeting.

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

3. **REZONING REQUESTS**

A. **RR# 917:** Property Owner: Harleyville Properties, LLC (Wess Shannon Rahn)
Applicant: Wess Rahn; Location: 146 Brown Town Rd, Harleyville, SC 29448;
Request Zoning Change from AR (Agricultural Residential District) to CLI
(Commercial-Light Industrial District); TMS# 016-00-00-025; Total Acres: 6.97.

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

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

- B. **RR# 918:** Property Owner: Fawcett Farms, LLC (Michael R. Fawcett) Applicant: DR Horton, Inc.; Location: Sugar Hill Rd, St. George, SC, 29477; Request Zoning Change from AR (Agricultural Residential District) to R-1 (Single Family Residential District); Portion of TMS# 059-00-00-008; Total Acres: 78.

Ms Wynn gave the staff report, staff recommends approval with the condition that a plat subdividing the rezoned portion of the property be recorded prior to third reading.

- Mr. Symuleski asked if water and sewer had been secured.
- Ms. Wynn advised it has been discussed.
- Mr. Symuleski asked if water and sewer not secured would they get septic.
- Ms. Reinertsen advised can't get approved without water and sewer hookup, septic not allowed.
- Barbara Felder (196 Summers Place) stepped to the podium and spoke against the rezoning.
- Mazella Berry (608 Sugar Hill Rd) stepped to the podium and spoke against the rezoning.
- Keane McLaughlin (Project Representative) stepped to the podium and explained the request, advised a public meeting was held in reference to this rezoning, advised that fifty percent of the site will remain undeveloped and that confirmation of availability for water and sewer have been obtained.
- Mr. Judy asked if there would homeowners association maintain open space.
- Mr. McLaughlin advised yes.
- Mr. Judy asked if open space is being preserved including wetlands.
- Ms. Wynn advised that in a cluster, 30% of the site must preserved as open space and wetlands could not be included as open space as they are already protected.
- Mr. Judy asked if there would be a fifty- foot buffer.
- Mr. McLaughlin advised yes.
- Mr. Ackerman asked if the streets would be private or public.
- Mr. McLaughlin advised public.
- Mr. Ackerman asked if there will be enough drainage.
- Mr. McLaughlin advised drainage and stormwater calculations will be done in accordance with DHEC and engineering but that ESP engineers have planned easements to help stormwater channel into stormwater ponds.
- Mr. Symuleski asked if the stormwater ponds will eventually drain into the surrounding riparian systems.
- Mr McLaughlin purported that he assumed the water would sit and filter in the pond for a while and then slowly trickle back into the natural habitat, slowed by stormwater systems required by state and local laws.
- Mr. Judy asked if there was a proposed street on adjoining properties.
- Mr. McLaughlin advised no.

A motion was made by Mr. Ackerman to approve with the condition that a plat subdividing the rezoned portion of the property be recorded prior to third reading, seconded by Mr. Ackerman. The vote was (5-0) to approve. (Ayers, Kunda, Carter, Ackerman, Judy) 1 abstain. (Symuleski)

- C. **RR# 919:** Property Owner: BKP Properties, LLC (Rashminkumar Patel) Applicant: Rashminkumar Patel; Location: Highway 15 North, St. George, SC 29477; Request Zoning Change from AR (Agricultural Residential District) to CG (General Commercial District) TMS# 014-00-00-216; Total Acres: 8.09.

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

- Chairman Carter as what uses are allowed in the RX district.
- Ms. Wynn advised that agricultural and ag-related businesses in addition to commercial uses are permitted with the intent to allow rurally compatible business in the rural areas.
- Mr. Judy asked if staff had discussed the RX district with the applicant.
- Ms. Wynn advised yes

*A motion was made by Mr. Judy to deny, seconded by Ms. Kunda.
The vote was (6-0) to deny. (Ayers, Kunda, Carter, Ackerman, Judy, Symuleski)*

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

None

5. **STREET NAME REQUESTS**

- A. **Hidden Farm Lane** – existing private easement located off Orangeburg Rd, Summerville.

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

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

None

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen spoke to the board about the school district referendum and continuing education.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 4:29 p.m.