

AGENDA
DORCHESTER COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
September 12, 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

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

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

3. **REZONING REQUESTS**

A. **RR# 924:** Property Owner: 103 Ardis Street Holdings LLC; Applicant: Joseph Tecklenburg; Location: O.T. Wallace Drive, Summerville SC 29483; Request Zoning Change from MUC (Mixed Use Community) to CLI (Commercial-Light Industrial); TMS# 129-12-02-004 and -005; Total Acres: 1.07.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plan – Pepper Tree:** Property Owner: Peppertree Development Partners, LLC; Applicant: Stantec; Location: Peppertree Lane, North Charleston, SC, 29420; Zoning District: R-2 (Single Family Residential District); 32 lots; Acreage: 11.67; TMS # 172-00-00-010

B. **Preliminary Plan – Scotch Range Estates:** Property Owner: DM Land Company LLC; Applicant: Kellum Engineering; Location: Scotch Range Road, Summerville, SC, 29483; Zoning District: R-1 (Single Family Residential District); 29 lots; Acreage: 15.01; TMS # 135-00-00-111

5. **STREET NAME REQUESTS**

A. **New Street Names**

1. **Take Out Trail** – private road to be constructed off Brewer Road, Summerville

2. **Jedburg Industrial Way** – private road to be built off Orangeburg Rd, Summerville
3. **Laura Ashley Lane** – private road to be built off Scotch Range Rd, Summerville
4. **Serrano Street** – private road to be built off Woodshire Dr which is off Peppertree Lane, North Charleston
5. **Summers Corner -**

Buckhorn Gap Way	Kopeka Court
Carolina Belle Circle	Lagoon View Lane
Cedarbrook Lane	Moosehead Dr
Chipola Street	Orchard Grove Blvd
Chippeaw Drive	Palmetto Hawk Drive
Clover Field Road	Pampass Grass Trail
Coastal Bend Circle	Salty Skiff Way
Daisy Hollow Drive	Santana Street
Drayton Garden Road	Sunset Hill Circle
Dumas Lane	Tullamore Lane
Flathead Drive	Turtlemound Court
Grace Harbor Avenue	Wanning River Avenue
Grand Marsh Lane	Wren Creek Road

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. **ZTA 24-05:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article VII, “Suburban District Regulations”; Article VIII, “Suburban Transition District Regulations”; Article IX, “Rural District Regulations”; Article X, “Supplemental Provisions”; Article XXV, “Definitions” for the purpose of creating regulations related to recreational vehicles.
- B. **ZTA 24-06:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article X, Section 10.7.4, “Minimum Design Standards”; Article XX “Minimum Design Standards”; and Article XXI, “Required Improvements and Construction Standards” for the purposes of updating design and construction requirements in accordance with adopted County Policy.

C. **East Edisto – Special District (SD-4) Utility Special District Plan** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned Growth Sector (G-2), East Edisto; TMS # 158-00-00-014.

D. **Resolution No 24-17:** a Council resolution adopted September 3, 2024, directing the Planning Commission to conduct studies related to the imposition of a Development Impact Fee for public education facilities within the boundaries of the Dorchester School District Four.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

Dorchester County fully complies with [Title VI](#) of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. County meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the [Title VI Coordinator](#) one week in advance of any meeting at Dorchester County at (843) 832-0144.