

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

July 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: Richard Symuleski
Bert Judy
Robert Pratt
Josh Ayers

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

Absent: Ed Carter
Chris Ackerman
Jennifer Kunda

2. **REVIEW OF MINUTES**

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

A motion was made by Mr. Judy to approve the minutes, seconded by Mr. Pratt. The vote was (4-0) to approve. (Ayers, Pratt, Symuleski, Judy)

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.

Ms. Wynn gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in the report, staff recommends approval.

- Katherine Tupper (owner) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Pratt asked which parcel was rezoned in the area previously.
- Ms. Tupper explained.

*A motion was made by Mr. Ayers to approve, seconded by Mr. Judy.
The vote was (4-0) to approve. (Ayers, Symuleski, Pratt, Judy)*

- B. **RR# 921:** Property Owner: Willa Mae Powell; Applicant: Tim Mallard; Location: Stable Lane, Ridgeville, 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.

Ms. Wynn gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in the report, staff recommends approval.

- Mr. Pratt asked if this was cleared for a logistics facility.
- Ms. Wynn advised yes but the access for that facility will be off Highway 78 not Stable Lane.

*A motion was made by Mr. Pratt to approve, seconded by Mr. Ayers.
The vote was (4-0) to approve. (Ayers, Symuleski, Pratt, Judy)*

- 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.

Ms. Wynn gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval.

- Telecia Bilton stepped to the podium to answer any questions the board may have.
- Mr. Symuleski stated his main concern would be the wastewater if they had to go the route of septic.
- Mr. Ayers asked if sewer was already in area what it would take to connect.
- Ms Wynn advised while there is sewer in the area, connection would require extension of the lines and obtaining necessary easements which would be the responsibility of the applicant. If the applicant had to go the septic route, all DHEC approvals would have to be obtained prior to approval of any development.
- Ms. Bilton stated they have discussed what would be required to connect to sewer and intend to make the necessary improvements.
- Mr. Pratt asked if there would be showers.

- Ms. Bilton advised that it will be predominantly a pickleball club with limited showers and a restroom facility, though it would not have the same intensity of shower areas as a traditional gym.
- Mr. Judy asked if owners behind property had reach out with any issues with the proposed rezoning.
- Ms. Bilton advised no.
- Mr. Ayers asked if the road needed to be moved what is the process.
- Ms Wynn advised that would be a civil matter to be coordinated between the property owners, but that legal access would have to be provided prior to approval of any development on the subject property.
- Mr. Pratt noted that the property does touch other commercial districts and uses.

*A motion was made by Mr. Ayers to approve, seconded by Mr. Judy.
The vote was (4-0) to approve. (Ayers, Pratt, Symuleski, Judy)*

- 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.

Ms. Wynn gave the staff report, the request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval of the proposed rezoning to R-1 (M)(A), Single Family Residential Manufactured Housing District.

- Mr. Pratt noted he would like to see some topographical maps.
- Mr. Judy asked if this was the same family doing modifications in the back.
- Ms. Wynn advised yes.

*A motion was made by Mr. Judy to approve, seconded by Mr. Ayers.
The vote was (4-0) to approve. (Ayers, Pratt, Symuleski, Judy)*

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.

Mr. Solberg gave the staff report, staff is recommending approval of the preliminary plan with the following conditions to be met prior to final approval: Final approval from Dorchester County Public Works, Water and Sewer and Planning and Zoning staff.

- Chad Malone (Bowman Engineering) stepped to the podium to explain the request and answer any questions the board may have.
- Mr. Pratt asked if the intersection for this development and Chaussee Blvd will line up.
- Mr. Soberg advised the turn lane would line up.
- Mr. Judy asked about non-conforming lots.
- Mr. Solberg advised that article 20.1.1 of the ordinance allows the planning commission to review this as a modification.
- Mr. Pratt asked if this would be considered workforce housing.
- Mr. Malone stated he was unsure and that would be a question for the developer.
- Mr. Symuleski asked the price point.
- Mr. Malone advised did not know the price point and that would be a question for the developer.
- Mr. Chinnis stepped to the podium to explain his concerns regarding adequate parking and turning radius to accommodate fire trucks and emergency vehicles.
- Mr. Solberg there is on street parking and that the road is private. He noted the Fire Marshal is involved in review and has viewed and signed off on the plans.
- Mr. Malone advised a truck turn analysis can be done.
- Mr. Judy asked if planning approved would this go to council.
- Mr. Solberg advised no preliminary plan would not go to council.
- Mr. Pratt expressed concerns about the alignment of entrance with Chaussee Blvd.

A motion was made by Mr. Judy to approve, seconded by Mr. Pratt with the condition that the entrance lines up with Chaussee Blvd, and a traffic analysis be done by SCDOT. The vote was (3-0) to approve. (Pratt, Symuleski, Judy) One opposed (Ayers)

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.

A motion was made by Mr. Pratt to approve, seconded by Mr. Judy. The vote was (4-0) to approve. (Ayers, Symuleski, Judy, Pratt)

2. **Take Out Trail** – private road to be built off Brewer Rd, Summerville

A motion was made by Mr. Ayers to approve, seconded by Mr. Judy. The vote was (4-0) to approve. (Ayers, Symuleski, Judy, Pratt)

6. **OLD BUSINESS**

None

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.

Ms. Wynn advised the board that the applicant requested to defer this request.

- Victor Podilla (HIC Land Development) stepped to the podium to answer any questions and requested a workshop.

A motion was made by Mr. Pratt to defer, seconded by Mr. Judy.

The vote was (4-0) to defer. (Ayers, Pratt, Symuleski, Judy)

- 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

Ms. Wynn gave the staff report for the Modification requests for item B, C, and D on the agenda, staff provided After reviewing the request, staff provided the following findings, The modification will not be detrimental to the public health, safety, and general welfare of the County; The modification will not adversely affect the reasonable development of adjacent property; The modification may be considered

justified as two of the tracts are solely accessed from existing easements, and the acreage of subdivided lots from all three tracts has also been determined by court order and creating private rights-of-way will deviate from that court order; The justification does not generally apply to similar developments as this pertains to undeveloped heirs property within a suburban area; and The modification is consistent with the objectives of this Ordinance. Although located in suburban zoning districts, the tracts being subdivided are located within areas with existing rural-style development with large lots, family lands, and established easements.

Based on the findings presented in the analysis, staff finds that the application does meet the requirements for a modification and therefore recommends approval.

*A motion was made by Mr. Ayers to approve, seconded by Mr. Judy.
The vote was (4-0) to approve. (Ayers, Symuleski, Pratt, Judy)*

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

None

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 5:09 p.m.