

AGENDA
DORCHESTER COUNTY PLANNING COMMISSION MEETING
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNTY COUNCIL CHAMBERS, SUMMERVILLE
October 10, 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 September 13, 2024, Planning Commission Meeting

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plan – Avondale West Phase 2:** Property Owner: Whitehorse 1, LLC; Applicant: Thomas & Hutton; Location: Carter Road, Ridgeville, SC, 29472; Zoning District: R-1 (Single Family Residential District); 143 lots; Acreage: 223.5; TMS # 126-00-00-036.

5. **STREET NAME REQUESTS**

A. **New Street Names**

6. **OLD BUSINESS**

A. **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.

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

7. **NEW BUSINESS**

- A. **Modification of Land Development Standards:** Modification from Table 20.4.2 regarding the proposed creation of a street that exceeds the maximum street length requirement of 1,500 feet to serve the proposed major subdivision known as Legacy Farms; Property Owner: Legacy Farms LLC; Applicant: Beezer Homes LLC (Thomas Wallington) Location: Mentor Street; TMS# 128-00-00-071, -156, -166, and -167.
- B. **East Edisto – Clay Field Trail Rural Land Development Community Plan (RLD)** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned Growth Sector (G-2), East Edisto; TMS # 168-00-00-008.
- C. **Clay Field Trail Fire Station:** Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.
- D. **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 # 168-00-00-008.
- E. **ZTA 24-07:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, with respect to Article X, Section 10.4.11 “Mineral Resource Extraction Operations” for the purpose of limiting the proximity of new mineral resource extraction operations from existing permitted operations.
- F. **Impact Fee Presentation:** A presentation regarding South Carolina Impact Fees.

9. **REPORT OF CHAIRMAN**

10. **REPORT OF PLANNING DIRECTOR**

11. **PUBLIC COMMENT**

12. **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.