

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

September 12, 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
Ed Carter
Chris Ackerman
Jennifer Kunda

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

Absent:

2. **REVIEW OF MINUTES**

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

A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Judy. The vote was (7-0) to approve. (Ayers, Pratt, Symuleski, Judy, Carter, Ackerman, Kunda)

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.

Ms. Wynn gave the staff report, the subject properties have frontage along OT Wallace Drive, Ardis Street, and Azalea Drive in the Azalea Estates neighborhood

with both subject properties sharing property lines with an existing CLI parcel, also owned by the applicant. The applicant would like to extend the CLI district to these properties in order to expand the existing light-industrial uses on the adjacent property. Subject parcel number -004 has both a commercial structure and a residence on it, so the applicant is only requesting to rezone the portion of the property with the commercial structure with plans to subdivide that portion, as delineated on the exhibit provided in this packet. The existing home site will remain zoned MUC and is planned to continue to be used as a residence. A majority of the properties in Azalea Estates area and Clemson Terrace neighborhood to the north are zoned MUC, a district which allows a wide range of uses, from single-family residential, manufactured housing to retail and manufacturing uses. There are many single family detached and manufactured homes in the area mixed with multiple light-industrial uses, including contractors, auto sales, and manufacturing. The CLI district has many of the same allowed uses but does not allow some of the less intense uses that can be permitted in MUC, such as residential and institutional. A rezoning would allow the applicant to continue light industrial development in a more cohesive manner with zoning matching the existing adjacent CLI property. Due to its proximity to Highway 78, this area is designated for Transit Oriented Development on the Future Land Use Map and staff anticipates expansion of nearby commercial and industrial districts in the area to provide services along the major arterial. The property is located within the water service area of Summerville CPW and within the sewer service area of DCWS. There is sewer in the area, though any connections would need to be coordinated with DCWS and any extensions would be the responsibility of the developer. Any other applicable development requirements would require review through the Technical Review Committee process, including buffers and parking.

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.

- John Tecklenberg stepped to the podium to answer any questions the board members may have.

A motion was made by Mr. Symuleski to approve the request, seconded by Mr. Pratt. The vote was (7-0) to approve. (Ayers, Pratt, Symuleski, Judy, Carter, Ackerman, Kunda)

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

Mr. Solberg gave the staff report, this development meets all minimum lot requirements of the R-2 District, as certified by the Engineer of Record including lot

size and ability to meet applicable setback requirements on each building pad. A traffic study was completed by a third-party consultant selected by the County and funded by the developer. The report has minimal recommendations because the proposal results in limited impact to the already developed neighborhood. Recommendations are to be accommodated within the plan and in coordination with Public Works and SCDOT. The applicant is proposing to preserve 181 of the 232 trees on site and is meeting the required canopy coverage for the development. The development has worked with the property owners to the north to provide continued access to their property. Although that area is currently undeveloped, the applicant is providing the remainder of right of way for the existing half-street and cul-de-sac and providing access through an easement that is to be graveled. This access will provide for a required turnaround on the long cul-de-sac provided for this development.

Staff is recommending approval of the preliminary plan with the following conditions to be met prior to final approval: 1. Final approval from Dorchester County Public Works, Water and Sewer and Planning and Zoning staff.

- Taylor Reeves (Stantec) stepped to the podium to answer any questions the board may have.
- Mr. Judy asked if the cul-de-sac would go anywhere.
- Ms. Reeves advised it serves residential property and would not tie into anything.

A motion was made by Mr. Ayers to approve with the conditions, final approval from Dorchester County Public Works, Water and Sewer and Planning and Zoning staff, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Pratt, Symuleski, Judy, Ayers, Carter, Kunda, Ackerman)

- 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.

Mr. Solberg gave the staff report, this development meets all minimum lot requirements of the R-1 District, as certified by the Engineer of Record including lot size and ability to meet applicable setback requirements on each building pad. A permit for on-site septic for each lot has been provided by the applicant. Staff has provided concerns to the applicant on some of the lots and their configuration due to present wetlands. The applicant has provided building pads and septic drain fields on the preliminary plan to illustrate their ability to construct homes on the lots and Public Works has approved of the drainage of the development. The applicant provided a

trip generation traffic memo that demonstrated that the number of trips provided by the proposed subdivision did not meet the requirements of SCDOT's Access & Roadside Management Standards to necessitate a full traffic impact analysis. The applicant is meeting the tree canopy requirements and proposing to mitigate any tree removals with designated tree save areas that will be posted and are included in the final plans. The cul-de-sac length exceeds the maximum length of Section 20.4.2 to which the applicant has submitted a modification request for consideration accompanying this plan review. Staff recognizes the inability to connect to other roadways and presence of wetlands and does not object to the modification. Staff is recommending approval of the preliminary plan with the following conditions to be met prior to final approval: Include sidewalks on both sides of street on updated preliminary plan. Final approval from Dorchester County Public Works and Planning and Zoning staff.

- Ryan Williams (engineer) stepped to the podium to answer any questions the board may have.
- Mr. Pratt asked if there was county water.
- Mr. Williams advised yes.
- Mr. Pratt will one septic per lot.
- Mr. Williams yes.
- Mr. Judy asked are septic and drainage shown.
- Mr. Williams advised yes.
- Mr. Carter asked was a perk test done on each lot and did they pass.
- Mr. Williams advised yes.

A motion was made by Mr. Symuleski to deny, seconded by Mr. Pratt. The vote was (6-1) to deny. (Pratt, Symuleski, Judy, Carter, Kunda, Ayers) One approve (Ackerman)

5. **STREET NAME REQUESTS**

A. New Street Names

- a. **Take Out Trail** – private road to be constructed off Brewer Road, Summerville
- b. **Jedburg Industrial Way** – private road to be built off Orangeburg Rd, Summerville
- c. **Laura Ashley Lane** – private road to be built off Scotch Range Rd, Summerville
- d. **Serrano Street** – private road to be built off Woodshire Dr which is off Peppertree Lane, North Charleston

e. **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

A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)

6. **OLD BUSINESS**

None

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.

Ms. Reinertsen gave the staff report, this text amendment was suggested by the Board of Zoning Appeals as they have recently seen an increase in applications for RV Parks (which require Board of Zoning Appeals approval in the Rural Districts). However, reviews of these requests are difficult because there are no standards to review RV Parks against. Due to the lack in regulations, several applications came in recently for one-stall RV Parks as individuals sought to obtain permission to effectively use RVs as a dwelling, which is not permitted and not the intent of allowing RV Parks. These amendments seek to clarify what constitutes an RV Park and provide standards for the provision of water, sewer, and site development. These

were developed in consultation with the Building Official and also create an allowance for using RVs while constructing a new home.

- Mr. Symuleski asked about sewage disposal requirements
- Ms. Reinertsen advised yes DHEC.
- Mr. Ackerman asked about storm water.
- Ms. Reinertsen advised still looking at disturbed areas

A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (7-0) to approve. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)

- 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.

Kiera gave the staff report, County staff has been working for the past year with the BCD COG to develop a Complete Streets policy and design guidance. The COG coordinated several public workshops last fall, along with an online survey, to get feedback from Dorchester County residents on a countywide Complete Streets policy. The information gathered from these sessions has been used to guide the amendments currently under consideration. Some of the proposed amendments are textual clean-ups but the notable changes include, the incorporation of language referencing Complete Streets design guidance documents published by the American Association of State Highway & Transportation Officials (AASHTO), Federal Highway Administration (FHWA), and National Association of City Transportation Officials (NACTO) and updated sidewalk standards.

- Mr. Carter clarified that the changes are being addressed not the document.
- Ms. Reinertsen advised yes.
- Mr. Ackerman advised clarification is needed with Public Works.
- Mr. Judy asked if this was specifically for major subdivisions.
- Ms. Reinertsen advised yes, it’s for all projects or developments.

Planning staff continues to work with Public Works staff to further refine road design standards but wanted to move forward with the attached redlines to begin to implement Complete Streets provisions.

A motion was made by Mr. Symuleski to defer, seconded by Mr. Ackerman.

The vote was (7-0) to defer. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)

- 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.

Ms. Reinertsen gave the staff report, in this application, an elevated water tower is proposed with the intent that it will eventually be located adjacent to a residential community district and support future residential development. The Planning Commission's role is to review the Special District Plan for consistency with the East Edisto Form District Master Plan and its regulations for use, form, and development. The submittal includes plans that depict layout and orientation, including buffering, tree protection, and relationship to future thoroughfares and adjacent districts. Infrastructure plans will be submitted to and reviewed by the CRC (Consolidated Review Committee) which handles East Edisto development plan review at a staff level.

Staff recommends approval.

Mr. Ackerman recused himself from the dais.

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

Mr. Ackerman returned to the dais.

- 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.

Ms. Reinertsen explained the Resolution to the board.

A motion was made by Mr. Ackerman to move that the Planning Commission authorize county staff to commence the process of conducting the necessary studies and the development of a resulting impact fee Ordinance, in coordination with Dorchester School District Four, for consideration by the Planning Commission pursuant to Resolution No. 24-17 adopted by County Council on September 3, 2024. This would include, but not limited to, the development of an RFP for qualified entities to prepare the necessary studies and/or to prepare a resulting impact fee ordinance for consideration by the Planning Commission. to approve, seconded by Mr.

Symuleski. The vote was (7-0) to approve. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen passed out the School Development Impact Fee Study and Capital Improvement Plan for their review.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

Meeting Adjourned at 5:05 p.m.