

**AGENDA**  
**DORCHESTER COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**  
**November 14, 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](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from October 10, 2024, Planning Commission Meeting

3. **REZONING REQUESTS**

A. **RR# 925:** Property Owner: Blythewood Development; Applicant: Chip Wyatt; Location: Highway 15 N, Harleyville, SC 29448; Request Zoning Change from CG (General Commercial District) to AR (Agricultural Residential District); TMS# 008-00-00-048; Total Acres: 31.83.

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

5. **STREET NAME REQUESTS**

A. **New Street Names**

6. **OLD BUSINESS**

A. **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.

7. **NEW BUSINESS**

A. **Modification of Land Development Standards:** Modification from Sec. 20.1.1(a) regarding the proposed subdivision of lots off an easement in the suburban area;

Property Owner: Celia Simmons; Applicant: James Simmons; Location: Danberry Drive; TMS# 145-10-01-042.

**B. Modification of Land Development Standards:** Modification from Sec. 20.5.1(b) requiring sidewalks on both sides of the street in new residential developments; and Modification from Sec. 20.4.2 maximum cul-de-sac length requirement; Property Owner: MJL Development; Applicant: Elliott Locklair; Location: Colkitt Street TMS# 129-00-00-057, 129-04-09-005, -008 and -009.

**C. ZTA 24-08:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number04-13, as amended, with respect to Article VII “Zoning and Development Suburban District Regulations”; Article VIII “Zoning and Development Suburban Transition District Regulations”; Article IX “Zoning and Development Rural District Regulations”; and Article X, Section 10.7 “Cluster Subdivision Development” for the purposes of updating maximum impervious surface requirements to align with existing minimum lot sizes.

**D. Adoption of 2025 Meeting Schedule**

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.*