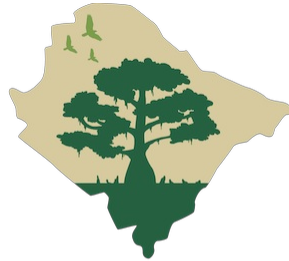


BERKELEY COUNTY GOVERNMENT
PLANNING COMMISSION AGENDA
OCTOBER 25, 2022

County Administration Building
1003 Highway 52, Moncks Corner, SC 29461

6:00 PM



BERKELEY
— COUNTY —
SOUTH CAROLINA

Chairman

Marion Turner

Vice Chairman

Thomas Evans

Commission Member

James Sineath

Commission Member

Stephen Parker

Commission Member

Terry Blackwell

Commission Member

Lisa Kerns

Commission Member

Troy Sanders

Commission Member

Lynn Hoover

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

ELECTRONIC PARTICIPATION AUTHORIZED

- 1. Call to Order**
- 2. Invocation and Pledge of Allegiance to the Flag of the United States of America**
- 3. Consideration of Minutes**

3.A Planning Commission Meeting - Minutes from September 27, 2022
[2022_0927_PC.pdf](#)

4. INFORMATION/DISCUSSION ITEMS

4.A ONE BERKELEY 2020 COMPREHENSIVE PLAN UPDATE PRESENTATION
[Berkeley County FLUM Draft 11.pdf](#)
[Berkeley County Place Type descriptions_1022.pdf](#)
[OneBerkeley - Proposed Action Plan Matrix \(09-30-2022\).pdf](#)
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5. Request(s) for Waiver

5.A
A REQUEST FROM LARRY GOSS FOR A WAIVER OF PRIVATE ROADWAY REQUIREMENTS ESTABLISHED IN §59-45(a)(3)(c) OF THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS OF BERKELEY COUNTY, SOUTH CAROLINA, FOR AN INTENDED 2-LOT SUBDIVISION OF TMS: 263-00-03-061, LOCATED ALONG OAKVIEW LANE IN THE WANDO COMMUNITY (COUNTY COUNCIL DISTRICT 2)

[Application.pdf](#)
[Larry Goss_Waiver Request_263-00-03-061- Staff Report.docx](#)
[Hold Harmless Larry Goss.pdf](#)
[PLMS 43154.pdf](#)
[Letters \(4\).pdf](#)
[Zoning Map.jpg](#)
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6. Request(s) for Rezoning

6.A
AN ORDINANCE TO MODIFY THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF BERKELEY COUNTY, SOUTH CAROLINA, IN REGARD TO DEAN HENSLEY ENTERPRISES, LLC FOR TMS: 233-06-00-015 (±1.88 ACRES) AND 233-06-00-016 (±1.22 ACRES); LOCATED ON ROYLE ROAD, IN THE VICINITY OF SUMMERVILLE; FROM THE MANUFACTURED RESIDENTIAL (R-2) DISTRICT TO THE RURAL NEIGHBORHOOD COMMERCIAL (RNC) DISTRICT IN COUNCIL DISTRICT 4.

[Dean Hensley Enterprises LCC_233-06-015 and 016_R2_to_RNC - Staff Report.docx](#)
[Application.pdf](#)

[Plat.pdf](#)
[Plan.pdf](#)
[TIA.pdf](#)
[Aerial.jpg](#)
[Zoning.jpg](#)
[FLU.jpg](#)
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6.B

AN ORDINANCE TO MODIFY THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF BERKELEY COUNTY, SOUTH CAROLINA, IN REGARD TO GARY LONG OF GARDEN PARK LANDCO, LLC FOR A +/- 1.128 ACRE PORTION OF TMS: 242-00-01-090 (±30.99 ACRE PARCEL); LOCATED ON COLLEGE PARK ROAD NEAR GAILMOOR AND GLEASON DRIVES, IN THE VICINITY OF LADSON; FROM THE GENERAL COMMERCIAL (GC) DISTRICT TO THE MULTIFAMILY RESIDENTIAL DISTRICT LARGE SCALE (R-5) DISTRICT IN COUNCIL DISTRICT 5.

[242-00-01-090 Garden Park & Will Rogan.docx](#)
[21008.Berk Co Rezoning Application.Signed.2022 1012.pdf](#)
[Plat.CabP.Pg269.tiff](#)
[21008.Garden Park Apartments.C5.01-C5.02.Rev1.2022 0720.pdf](#)
[aerial_imagery.pdf](#)
[aerial_imagery_ZOOMED_OUT.pdf](#)
[ZONING_MAP.pdf](#)
[210707 Garden Park TIA.pdf](#)
[Third_PartyTIARReview.pdf](#)
[FLUM.pdf](#)
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7. Departmental Updates

8. Closing Remarks and Adjournment