

The Town of Summerville Planning Commission Meeting
Minutes
May 20, 2019

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Sarah Bares; Elaine Segelken; Betty Profit; Jonathan Lee; and Kevin Carroll. Staff in attendance included Tim Macholl, Zoning Administrator and Meredith Detsch, Town Planner.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

Approval of Minutes:

The Chairman asked if there were any edits or additions to the minutes from the meeting on April 15, 2019. Hearing none, the Chairman declared the minutes accepted as presented.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the petition by Daniel P. Gallagher to annex Dorchester County TMS# 144-04-10-018 (approximately 0.32 acres), Lot 74, located at 113 Niblick Road, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. The Public Hearing was opened to the public and Mr. Reeves asked if anyone in attendance came to speak concerning the first item. No one came forward to comment on the proposal and the public hearing was closed at 4:01 PM.

The second public hearing opened at 4:02 PM and was for the petition by Bayview Holding Company, Inc. to annex Dorchester County TMS# 145-09-06-010 (approximately 1.86 acres) located at 116 Farm Road, currently zoned CG General Commercial in Dorchester County and will be zoned B-3 General Business upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. No one came forward to comment on the petition and the public hearing was closed at 4:02 PM.

The third public hearing opened at 4:03 PM and was for the petition by Lina Elizondo to annex Charleston County TMS# 379-00-00-029 (approximately 0.21 acres), located at 518 E. Richardson Avenue, currently zoned R-4 Single-Family Residential in Charleston County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. No one came forward to comment on the petition and the public hearing was closed at 4:03 PM.

The fourth public hearing opened at 4:03 PM and was for the request to rezone TMS# 130-15-04-002, located at 602 W. 5th North Street, approximately 0.81 acres, and owned by Helen Morris Glenn Estate from R-1, Single-Family Residential, to B-1, Residential Business. Mr. Reaves introduced the request. Michelle Mennetti of 506 N. Palmetto Street stated that she lives next door to the property and is concerned about her privacy and the safety of her children and about parking along N. Palmetto Street, as she has seen the parking issues for the ARK. She agrees with the Myers' letter (submitted into the record by Dr. Bares), which requests that this rezoning be shelved until the area is considered as a whole by the UDO. Mrs. Mennetti also brought up the fact that the property on the other half of the block is a full block deep and that would allow the commercial zoning, should it extend to there, onto W. 4th North Street. Stan Glenn, representing the family that owns 602 W. 5th North Street, pointed out that there are business zoned properties directly across the street, and his family is just trying to ask for the highest and best use of the land. He also noted that the B-1 zoning is in line with the Town's future plans for the area, and they are just looking to get a professional office use. Hearing no further comment, the public hearing was closed at 4:08 PM.

The fifth public hearing opened at 4:08 PM and was for the petition by The Whitfield Company to annex Berkeley County TMS# 208-00-02-013 (approximately 973 acres) located off of the Nexton Parkway Interchange and Linda Way, currently zoned HI, Heavy Industrial, and Flex1, Agricultural, in Berkeley County and will be zoned PUD, Planned Development District, upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. Stefan Hoyer with the Hoyer Investment Company, who is representing the owner, explained that this property has been identified in the Town's plans for annexation, and they are trying to create a self-sustaining community for living, shopping, entertainment, and jobs. The site is surrounded by 20 million square feet of approved industrial space, and additional housing diversity of a high quality will provide more options for people to live closer to where they work. His goal is for this development to support downtown, not compete with it. Most of the wetlands would be preserved, and the existing dirt pits would be turned into a lake system. Chris Magaldi with Thomas & Hutton, civil engineer for the developer, addressed the staff comments included in the staff report. He confirmed that they had no problems fully addressing comments 2, 3, 4, 5, 7, and 9, and would make those changes. In regards to comment 1, staff's request for additional commercial and even industrial square footage, Mr. Magaldi confirmed that they would increase the commercial square footage up to a half million with the possibility of a million square feet of industrial flex space. As for the regional park, he explained that they were open to the possibility of a park and would discuss that as part of the Development Agreement that must be approved by Town Council. In regards to comment 6, staff's request that no houses front the Central Connector Street and that a multi-use path of 8' minimum be added on both sides, Mr. Magaldi noted that they were planning to have some houses front the Central Connector Street; however, they would be alley-loaded, so no driveways would access it. He also explained that they could provide a 10' wide multi-use path on one side of the Central Connector Street. In regards to comment 8, staff's request to show vehicular connections to Sheep Island Road, Mr. Magaldi informed the Commission that following this submittal, they found out that Sheep Island Road was not a public right-of-way, so they could not improve it; however, they would provide better connection internally on their site, and a future connection to adjacent property. He provided a revised conceptual plan that showed these access changes. Rick Reiff with Ramey Kemp, traffic engineer for the project, addressed comment 10 regarding the traffic study. He explained that he was working with the BCDCOG to update their traffic model, as Nexton Parkway was not included in their current model. Ms. Segelken asked if the traffic study included 2019 traffic counts as this area is growing rapidly, and Mr. Reiff responded that the counts were from 2018, but the study included a high background growth rate of 13%. George Bullwinkel of Nexsen Pruet, attorney for the developer, stated that they were working closely with the BCDCOG and looking at all of the planned uses in the area. Ms. Segelken also asked about the possibility of donating land to the Town. Mr. Bullwinkel expressed their interest in discussing any possible land donations with Town Council based upon the needs of the Town, whether it be for fire, police, or recreation. With no further public comment, the public hearing was closed at 4:23 PM.

The sixth public hearing opened at 4:24 PM and was for the petition by Helen Olimpia and Hernandez Tamayo Bourdier to annex Dorchester County TMS# 136-12-02-032 (approximately 0.5 acres), Lot 13, Block B, located at 124 Wilson Drive, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-1 Single-Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. The property owners stated that they were in attendance, and planned to build a home on the property. With no further public comment, the public hearing was closed at 4:24 PM.

Old Business

The first item under Old Business was the petition by W.D. Phillips to annex Berkeley County TMS# 232-00-02-051 (approximately 1.66 acres) located at 1107 through 1111 N. Main Street, currently zoned GC General Commercial in Berkeley County and will be zoned B-3 General Business upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request and noted that this

item was tabled from last month's meeting, and Town Council had already given first reading. Ms. Shuler stated that she had no further information from the property owner who was informed that this item would be on the agenda again this month. Ms. Segelken asked if this property included the electronic billboard, and Mr. Macholl responded that the billboard was actually on the adjacent property. Ms. Segelken then made a motion to recommend approval of the annexation, and Mr. Carroll made the second. The motion passed unanimously.

New Business:

The first item under New Business was New Street Names (as applicable). Ms. Shuler explained that they did have one street name for approval at the front of Pine Forest Country Club, and the three Counties had no conflicts with their top choice on the application. Ms. Segelken made a motion to approve the street name Diedre Court, and Mr. Lee made the second. The motion passed unanimously.

The second item under New Business was the petition by Daniel P. Gallagher to annex Dorchester County TMS# 144-04-10-018 (approximately 0.32 acres), Lot 74, located at 113 Niblick Road, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. Dr. Bares made a motion to recommend approval of the annexation. The motion was seconded by Ms. Segelken. The motion passed unanimously.

The third item under New Business was the petition by Bayview Holding Company, Inc. to annex Dorchester County TMS# 145-09-06-010 (approximately 1.86 acres) located at 116 Farm Road, currently zoned CG General Commercial in Dorchester County and will be zoned B-3 General Business upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. Mr. Carroll made a motion to recommend approval of the annexation. The motion was seconded by Dr. Bares. The motion passed unanimously.

The fourth item under New Business was the petition by Lina Elizondo to annex Charleston County TMS# 379-00-00-029 (approximately 0.21 acres), located at 518 E. Richardson Avenue, currently zoned R-4 Single-Family Residential in Charleston County and will be zoned R-2 Single-Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. Dr. Bares made a motion to recommend approval of the annexation. The motion was seconded by Mr. Carroll. The motion passed unanimously.

The fifth item under New Business was the request to rezone TMS# 130-15-04-002, located at 602 W. 5th North Street, approximately 0.81 acres, and owned by Helen Morris Glenn Estate from R-1, Single-Family Residential, to B-1, Residential Business. Mr. Reaves introduced the request. Ms. Segelken made a motion to recommend denial of the rezoning, and Dr. Bares made the second. Ms. Segelken explained that she felt there needed to be a clear line of business encroachment, and given the adjacent property that extends all the way to W. 4th North Street, she believes that this needs further study. Dr. Bares expressed her concern about spot zoning, since the rest of the block is zoned R-1. Ms. Shuler explained that given the close proximity of other B-1 zoned properties, this would not qualify as spot zoning. Mr. Reaves expressed some concern that there is not a specific plan for the property. Mr. Lee pointed out that relatively few people still lived on Highway 78 in the area, the UDO shows the area as mixed use, and plans are in place to widen Highway 78. Mr. Glenn noted that the other properties in the immediate vicinity had been rezoned to business, and while it is not the Town's job to increase his property value, he would like for his family to be able to reap the benefits not the next buyer. Mr. Carroll commented that this block had a very residential feel to it, and Mr. Lee questioned if SCDOT would restrict access on Highway 78 once it was widened. Following the discussion, Mr. Reaves called for the vote, and the motion failed, 3-3, with Dr. Bares, Ms. Segelken, and Ms. Profit voting in favor, and Mr. Reaves, Mr.

Lee, and Mr. Carroll voting against. Mr. Carroll then made a motion to table the item until the June meeting to allow further study. Ms. Segelken made the second, and the motion passed unanimously.

The sixth item under New Business was the petition by The Whitfield Company to annex Berkeley County TMS# 208-00-02-013 (approximately 973 acres) located off of the Nexton Parkway Interchange and Linda Way, currently zoned HI, Heavy Industrial, and Flex1, Agricultural, in Berkeley County and will be zoned PUD, Planned Development District, upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. Dr. Bares made a motion to recommend approval of the annexation and PUD with the changes discussed, and Ms. Segelken made the second. Ms. Segelken pointed out a typo that needed to be fixed on page 12, under B., in the first sentence "that" should be changed to "where." She also questioned whether the language regarding grand tree mitigation was typical and asked for clarification on the exemption from the CDRB. Ms. Shuler responded that the grand tree mitigation language is similar to our current ordinance, and she explained that they would only be exempt from the CDRB if they created their own design guidelines, and those guidelines would have to be reviewed by the CDRB and approved by staff. There was further discussion regarding the proposed Development Agreement, which will have to go before Council for two public hearings. Ms. Segelken asked for clarification on the wetlands and open space, and Ms. Shuler explained that they would have to provide a percentage of both open space and usable park space, which is similar to the UDO. Dr. Bares expressed her belief that this proposed development was a relatively conservative use of the land and something that the Town would want. Mr. Lee asked about the exhibit of road improvements mentioned in the traffic study letter and asked for clarification on Level of Service (LOS). Mr. Reiff provided a hardcopy of the exhibit for the traffic study and gave a brief explanation on Level of Service and the Highway Capacity Manual. Following the discussion, Mr. Reaves called for the question, and the motion passed unanimously.

The seventh item under New Business was for the petition by Helen Olimpia and Hernandez Tamayo Bourdier to annex Dorchester County TMS# 136-12-02-032 (approximately 0.5 acres), Lot 13, Block B, located at 124 Wilson Drive, currently zoned R-2 Single-Family Residential in Dorchester County and will be zoned R-1 Single-Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. Ms. Segelken made a motion to recommend approval of the annexation, and Mr. Carroll made the second. The motion passed unanimously.

Miscellaneous:

Ms. Shuler stated that she had nothing to report at this time regarding the Comprehensive Plan & Master Transportation Plan update.

Adjourn

With no further business for the Commission, Mr. Lee made a motion to adjourn with Dr. Bares making the second, and Mr. Reaves adjourned the meeting at 5:01 PM.

Respectfully Submitted,



Jessi Shuler
Director of Planning

Date: June 17, 2019

Approved: 
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman