

The Town of Summerville Planning Commission Meeting  
Minutes  
June 17, 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; Tom Hart; and Kevin Carroll. Staff in attendance included Jessi Shuler, Director of Planning.

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 May 20, 2019. Ms. Segelken made a motion for approval, and Mr. Carroll made the second. The motion passed unanimously.

**Public Hearings:**

There were no public hearings on the agenda.

**Old Business**

The first item under Old Business was the request to rezone TMS# 130-15-04-002, located at 602 W. 5<sup>th</sup> 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, and explained that it was tabled from the last meeting. Mr. Carroll made a motion to recommend approval of the rezoning, and Ms. Profit made the second. Ms. Segelken expressed that she felt there needed to be a clear line between business and residential in the area. Members of the public asked the Chairman if they could speak on the matter under consideration. Mr. Reaves explained that they had already held the public hearing last month, but he would allow them to speak briefly. Jimmy Myers of 505 N. Palmetto Street handed out a letter and map to the members. He stated that he believes that the primary reason people are looking to rezone to commercial on W. 4<sup>th</sup> North St. and W. 5<sup>th</sup> North St. between Pine and Bryan Streets is fear of the road widening of Highway 78 that would only make it conducive to business. However, he stated that the Town has a different concept for the widening that would be a three lane section with tree lined sidewalks that would be an asset to the residential use of the area. Mr. Myers compared the recent rezonings to business in the area to Sherman's march and claimed the changes were detrimental to the entire neighborhood for reasons such as noise and traffic. Stan Glenn, representing the family that owns the property, emphasized that they are only asking for what is palatable to the neighborhood, and the existing house fronts Highway 78, not N. Palmetto Street. Michelle Mennetti of 506 N. Palmetto Street questioned what the Planning Commission would do with the Ayers property that goes the entire depth of the block if they approved this rezoning. She stressed that her biggest concern is cars parked on the side of the road. Ms. Segelken stated that they could require the Ayers to subdivide the property. Ms. Shuler clarified that the Planning Commission could not require the subdivision, but they could choose to deny a rezoning request for that property if it wasn't subdivided first. Following the discussion, Mr. Reaves called for the vote, and the motion failed, with all members voting in opposition. Mr. Reaves explained that they did not have to give a recommendation, but that the request did need to be sent on to Council for consideration. Dr. Bares then made a motion to send the request on to Council without a recommendation. Mr. Hart made the second, and 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 street names for approval at Limehouse Village off of Dorchester Road, and the three Counties had no conflicts with the six names listed on the agenda and highlighted on the application. Ms. Segelken

made a motion to approve all of the names except Weathered Oak Drive as they had Aged Oak and Weathered Hickory as well, and Mr. Carroll made the second. The motion passed unanimously.

**Miscellaneous:**

Ms. Shuler stated that the next Comprehensive Plan Advisory Committee (CPAC) meeting would be July 23, 2019, and they would be considering the Issues and Opportunities Memo drafted by the consultant. The CPAC meeting will be followed by a public visioning workshop on the same date. She will send out additional information in the next couple of weeks.

**Adjourn**

With no further business for the Commission, Dr. Bares made a motion to adjourn with Mr. Carroll making the second, and Mr. Reaves adjourned the meeting at 4:24 PM.

Respectfully Submitted,



Jessi Shuler  
Director of Planning

Date: July 15, 2019

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