

The Town of Summerville Planning Commission Meeting
Minutes
July 15, 2019

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; 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 4:06 PM.

Approval of Minutes:

The Chairman asked if there were any edits or additions to the minutes from the meeting on June 17, 2019. Mr. Carroll made a motion for approval, and Ms. Profit made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:08 PM and was for the petition by Iron Gate Homes, LLC to annex Dorchester County TMS# 136-00-00-140 (approximately 3.82 acres), Lots 1 and 2, located at 111 W. Butternut Rd., currently zoned R-4 Multi-Family Residential in Dorchester County and will be zoned R-3 Single-Family Residential Attached Buildings (Lot 2) and B-2 Neighborhood Business Center (Lot 1) upon annexation into the Town of Summerville's municipal limits. Mr. Reaves introduced the request. Chris Calabrese stated that he was one of the owners. He explained the plan to subdivide the property into two lots, and pointed out that the proposed zoning was comparable to the existing R-4 zoning in Dorchester County. Mr. Calabrese noted that the proposed Lot 1 was no longer viable for residential due to power lines and an electrical substation on the site, and the proposed Lot 2 would have a lower density if granted the requested R-3 zoning, than the 13 units/acre allowed currently in the County. Teresa Gallagher of 101 Canterling Hills Lane asked about the proposed use of the property. Mr. Reaves responded that according to the information given to staff, the business use would be a salon and golf cart storage, and the residential use would be townhomes. Ms. Gallagher had further questions about the adjacent property and what would be allowed, which Mr. Reaves could not answer as it was not in the Town's jurisdiction. She stated that she was concerned about traffic, the lack of sidewalks, the 45 mph speed limit, and a loss of her property value. Ms. Gallagher questioned if the residences would be low income or fixed income. Edwin Babb, who is proposing to use the property in question for his business, stated that he himself lives in Huntington Farms and would not do anything to jeopardize the property values. Hearing no further comment, the public hearing was closed at 4:18 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names (as applicable). Ms. Shuler explained that they did not have any street names for approval.

The second item under New Business was the petition by Iron Gate Homes, LLC to annex Dorchester County TMS# 136-00-00-140 (approximately 3.82 acres), Lots 1 and 2, located at 111 W. Butternut Rd., currently zoned R-4 Multi-Family Residential in Dorchester County and will be zoned R-3 Single-Family Residential Attached Buildings (Lot 2) and B-2 Neighborhood Business Center (Lot 1) 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 to Council, and Mr. Lee made the second. The motion passed unanimously.

Miscellaneous:

Ms. Shuler reminded the Planning Commission that the next Comprehensive Plan Advisory Committee (CPAC) meeting would be July 23, 2019, and they would be considering the Issues and Opportunities Memo (IOM) drafted by the consultant. The CPAC meeting will be followed by a public visioning workshop on the same date from 6:00 – 7:30 p.m. Both will be held at the Rollins Edwards Community Center. She stated that she had emailed the Commission members the draft IOM, and if they could please review and provide comments.

Adjourn

With no further business for the Commission, Mr. Carroll made a motion to adjourn with Ms. Profit making the second, and Mr. Reaves adjourned the meeting at 4:21 PM.

Respectfully Submitted,

Jessi Shuler
Director of Planning

Date: August 19, 2019

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