

The Town of Summerville Planning Commission Meeting
Minutes
November 18, 2019

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Tom Hart; Elaine Segelken; and Betty Profit. Jonathan Lee and Kevin Carroll were absent. Staff in attendance included Jessi Shuler, Director of Planning.

Jim Reaves, Chairman, called the meeting to order at 4:01 PM.

Approval of Minutes:

The Chairman asked if there were any edits or additions to the minutes from the meeting on October 21, 2019. Mr. Hart made a motion to approve the minutes as presented, and Ms. Segelken made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:02 PM and was for the request to rezone TMS# 145-02-11-003, located on E. Carolina Ave., approximately 4.65 acres, and owned by Dr. Thomas M. Leland from GR-2, Single-Family Residential, to N-B, Neighborhood Business. Mr. Reaves introduced the request and asked if the applicant was in attendance. Seeing that the applicant was not in attendance and no public wished to speak on the matter, Mr. Reaves closed the public hearing at 4:03 PM.

The second public hearing opened at 4:03 PM and was for the request to rezone TMS# 145-02-11-002, located at 208 E. Carolina Ave., approximately 0.61 acres, and owned by Margaret B. and Michael B. Murray from GR-2, Single-Family Residential, to N-B, Neighborhood Business. Mr. Reaves introduced the request and asked if the applicant wished to present his request. Michael Murray, the owner, explained that his father purchased the land back in 1955 and built the home. At the time, his father did not anticipate the explosive growth in the area. The house is the only one on that side of the road with a driveway out to E. Carolina Avenue. Mr. Murray stated that he has tried to sell the house, but all of the interested buyers have had major concerns about exiting the driveway, as there is a brick wall that blocks the sight line back up E. Carolina. His stated that his property is adjacent to the Leland property, which is contiguous with the commercial properties on the other side of the Sawmill Branch Canal. Mr. Murray also described some drainage issues that he has been experiencing in his front yard after E. Carolina Avenue was widened when the Berlin G. Myers Parkway was constructed. In addition, the future uncertainty about the Berlin G. Myers extension has impacted his ability to sell the home as a residence. Hearing no further public comment, Mr. Reaves closed the public hearing at 4:08 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 have three street names for approval in an apartment complex in the Six Oaks PUD off of Tupperway Drive. The apartment complex, called Vantage at Summerville, had the following road names cleared by the County addressing entities: Six Oaks Circle, Carolina Cherry Circle, and Golden Bell Circle. Ms. Shuler explained that all three names could be approved. She also stated that one of the road's suffixes may need to be changed to Lane, as three other road names submitted with the suffix of lane had conflicts with existing road names and were not cleared by the County addressing entities. Ms. Segelken made a motion to approve all three road names, and Ms. Profit made the second. The motion passed unanimously.

The second item under New Business was the request to rezone TMS# 145-02-11-003, located on E. Carolina Ave., approximately 4.65 acres, and owned by Dr. Thomas M. Leland from GR-2, Single-Family Residential, to N-B, Neighborhood Business. Mr. Reaves introduced the request. Mr. Hart made a motion to grant the rezoning request, and Ms. Profit made the second. Mr. Reaves opened the floor to discussion, and Ms. Segelken expressed concerns about commercial uses spreading up E. Carolina Avenue toward S. Main Street. She asked for confirmation from Ms. Shuler that setbacks and buffers would be required between these properties (the one in question and the next one on the agenda) and adjacent residential properties, and Ms. Shuler confirmed that that was correct. Ms. Shuler noted that staff recommended approval of these rezonings, as they fell under a different Future Land Use classification than the other adjacent residential properties, and Bird Street appeared to be a clear distinction, as it was also the boundary for the Historic District. Mr. Hart explained that he was also sensitive to extending the commercial zoning, but he believes that in this circumstance the Berlin G. Myers Parkway has taken over the residential character of these properties and both have already been economically impacted. Mr. Reaves agreed that these properties served as a de facto transition area given the Berlin G. Myers Parkway and planned extension. Following the discussion, Mr. Reaves called for the question, and the motion passed unanimously.

The third item under New Business was the request to rezone TMS# 145-02-11-002, located at 208 E. Carolina Ave., approximately 0.61 acres, and owned by Margaret B. and Michael B. Murray from GR-2, Single-Family Residential, to N-B, Neighborhood Business. Mr. Reaves introduced the request. Mr. Hart made a motion to grant the rezoning request, and Ms. Segelken made the second. Mr. Reaves opened the floor to discussion, and Ms. Segelken reiterated her thoughts and considerations as expressed on the previous agenda item. Mr. Reaves called for the question, and the motion passed unanimously.

Miscellaneous:

The first item under Miscellaneous was the Comprehensive Plan & Master Transportation Plan Update. Ms. Shuler informed the Commission that staff had received the Draft Vision, Goals, and Objectives, which they would be reviewing in the next week or so. Any comments will be discussed with the consultant prior to them beginning to draft the Comprehensive Plan elements.

Adjourn

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

Respectfully Submitted,

Jessi Shuler
Director of Planning

Date: December 16, 2019

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