



Town of Summerville
Standing Committees of Council

Monday, June 7, 2021 - 5:30 pm

****Training Room** – Annex Building – 200 South Main Street**

*We encourage you to watch the meeting via our Livestream on www.summervillesc.gov,
as there will be limited seating for this meeting.*

AGENDA

1. Public Works Committee

a. Public Works Project Updates

1. Maple Street
 2. Cedar Street Extension
 3. Central Avenue Sidewalk Project
 4. West 5th South St Sidewalk
 5. Lee Street Sidewalk Project
 6. North Hickory Street Sidewalk
 7. Shepard Park Drainage
 8. Springview Lane Oakbrook Drainage Study
 9. Bear Island Road Traffic Signals
- b. Discussion of pedestrian crosswalk at St. Paul's Episcopal Church and W. Carolina Ave
- c. Discussion of Plantation Circle in Newington

2. Planning and Development Committee:

- a. Request to rezone TMS#137-06-11-002, located at 404 W. Richardson Avenue, approximately 0.60 acres, and owned by William A. & Frances L. Harbeson, from GR-2, General Residential, to GR-5, General Residential. (Council District 2) *Planning Commission held a public hearing and made a recommendation for approval at their meeting on May 17.*

3. Finance Committee

- a. Presentation of May 2021 financial reports – Daniel Cabral
- b. Request by the Police Department to purchase a vehicle to replace totaled vehicle PD287, a 2015 Dodge Charger. The total price of the replacement is \$40,392.82. Insurance paid \$18,188.00. The remaining balance being requested is \$22,204.82. The funds are to come from Police Capital – Vehicle/Rolling Equipment.

- c. Approval to issue a purchase order to Landscape Pavers, LLC for the amount of \$152,250.00 for the construction of a new sidewalk along Hickory Street. This project is being funded with federal Community Development Block Grant (CDBG) funds. This project was publicly advertised and sealed bids were collected. Request from Public Works.

4. Discussion of Proposed / Upcoming Council Agenda Items

5. Adjourn

The Town of Summerville Planning Commission Meeting
Minutes
May 17, 2021

This meeting of the Town of Summerville Planning Commission was held in Town Council Chambers and was attended by Commission Members, Jim Reaves, Chairman; Kevin Carroll; Tom Hart; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Jonathan Lee was unable to attend. Staff in attendance included Jessi Shuler, AICP, 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 April 19, 2021. Hearing none, the minutes were accepted as presented.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the request to rezone TMS#137-06-11-002, located at 404 W. Richardson Avenue, approximately 0.60 acres, and owned by William A. & Frances L. Harbeson, from GR-2, General Residential, to GR-5, General Residential. (Council District 2) Mr. Reaves introduced the item and asked if the applicant was in attendance. The applicant Mike Taylor stated that he was representing the owners, as he currently has the property under contract. He explained that he plans to subdivide the lot and build a house for him and his family on the corner. The existing house is only about five feet from the other side property line, so it appears that there could have been another house on the corner in the past. Mr. Taylor noted that he had contacted all of the other property owners on this block and all had given a written or verbal okay to his plans.

Gary Brewer of 209 S. Laurel Street stated that his family had owned the house that he lives in for the past 80 years, and there had never been another house on that property. He also noted that he had not been contacted by Mr. Taylor about his plans. He explained that he didn't personally have a problem with another house being built on the lot, but only if the zoning remains GR-2 because the GR-5 zoning would allow townhomes or smaller homes. He doesn't want the same thing to happen that happened with the Ayers apartments and wants to maintain the integrity of the street. Mr. Reaves asked Mr. Brewer if he knew that his property was already zoned GR-5. Mr. Brewer responded that he just found that out, and he never would have approved it if he'd known.

Tom Haskell of 214 S. Laurel Street informed the Commission that he just moved to his house 14 months ago. He stressed that he also is not opposed to another home, but he doesn't understand why the property needs to be rezoned to GR-5. He doesn't want a large complex with multiple dwellings.

With no further comments this public hearing was closed at 4:09 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names. Ms. Shuler stated that they had no new street names to review this month.

The second item under New Business was the request to rezone TMS#137-06-11-002, located at 404 W. Richardson Avenue, approximately 0.60 acres, and owned by William A. & Frances L. Harbeson, from GR-2, General Residential, to GR-5, General Residential. (Council District 2) Mr. Carroll made a motion

to recommend approval of the request to Town Council with Mr. Reaves making the second for purposes of discussion.

Ms. Segelken questioned the differences between GR-2 and GR-5. Ms. Shuler explained that the primary difference was the minimum lot size – 20,000 sf for GR-2 and 8,500 sf for GR-5. They also had slightly different setbacks. She further explained that GR-5 only allows for townhomes as a conditional use if it is part of the entire block face. Ms. Shuler also noted that since this block is in the Historic District, the BAR would have to approve demolition of any homes on the block in order to allow for townhomes, and she felt that approval would be extremely unlikely. Ms. Segelken mentioned that she was initially concerned about rezoning the corner of a block that is entirely GR-2, but that her concern was eased when she found out that it was only being requested to allow an additional residence to be built. Mr. Hart detailed that he'd spoken to both Mr. Taylor and Mr. Brewer, and he believed that there was a misunderstanding about the rezoning request. He asked for confirmation from Mr. Taylor that he only intended to build one house, and Mr. Taylor confirmed. He then asked Mr. Brewer if he would be okay with the rezoning if the conditions don't allow townhomes. Mr. Brewer responded that that would ease his concerns, but then asked about Mr. Taylor's intentions for the existing Sears house on the property. Mr. Taylor stressed that he has lived in Summerville his whole life. He plans to do a few minor improvements to the Sears house, such as adding a rock drive and a fence before either selling the property or renting it out. Mr. Stoudenmire pointed out that Mr. Brewer was challenging Mr. Taylor's request for the GR-5 zoning when his own property was zoned GR-5. Mr. Carroll questioned how the lot was planned to be subdivided. Ms. Shuler showed the proposed subdivision on the screen, and Mr. Taylor detailed that each lot would be about 80 feet wide and he planned to build about a 2,500 sf house. Mr. Brewer agreed that he was more comfortable with the request after understanding the conditions necessary to allow townhomes, but he questioned why this could not be accomplished through a variance. Ms. Shuler explained that multiple variances would be required, and Mr. Reaves also noted that it had to do with real property laws.

Following the discussion, the question was called and the motion carried unanimously.

Miscellaneous:

Mr. Reaves reminded the Commission members about the upcoming training opportunities.

Adjourn

With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Carroll making the second. The motion carried and the meeting was adjourned at 4:26 PM.

Respectfully Submitted,

Jessi Shuler, AICP
Director of Planning

Date: _____

Approved: _____
Jim Reaves, Chairman or Kevin Carroll, Vice Chairman

Mayor
Ricky Waring

Councilmembers:
Bill McIntosh, Mayor Pro Tem
Walter Bailey
Aaron Brown
Kima Garten-Schmidt
Bob Jackson
Terry Jenkins



Town Administrator
Rebecca Vance

Town Clerk
Beth Messervy

Town Attorney
G.W. Parker

TOWN OF SUMMERVILLE

Memorandum

To: Planning & Development Committee

From: Jessi Shuler, Director of Planning

Date: June 7, 2021

Subject: Staff Report for Rezoning of TMS#137-06-11-002, 404 W. Richardson Ave.

ISSUE

The applicant Michael Taylor has requested to rezone the property to GR-5 on behalf of the Harbesons.

BACKGROUND/DISCUSSION

The following reasoning is stated on the application:

The existing house is positioned to the far right of the property (approx. 5' off the property line); leaving a large vacant corner. It's almost as if there was a house or other structure on the corner at some point in the past. I am proposing to divide the lot in half to build my family a single-family residence on the vacant corner of Richardson and Laurel. The property currently has two entrances; one, from Richardson which serves as the access to the existing home, and the second, from Laurel that would serve as the access to the new lot. No DOT approvals will be needed. I have attached a letter of support for the rezoning of the property from current owners; The Harbesons. He owns the entire laurel side of the block from Richardson to West 2nd South Street. I have also spoken with and have support from the adjoining neighbors, Karen Duncan and Rudd Smith.

As a lifelong resident of Summerville and contractor, I take pride in our town and look forward to building something on this corner that will fit the historic character and charm of Summerville.

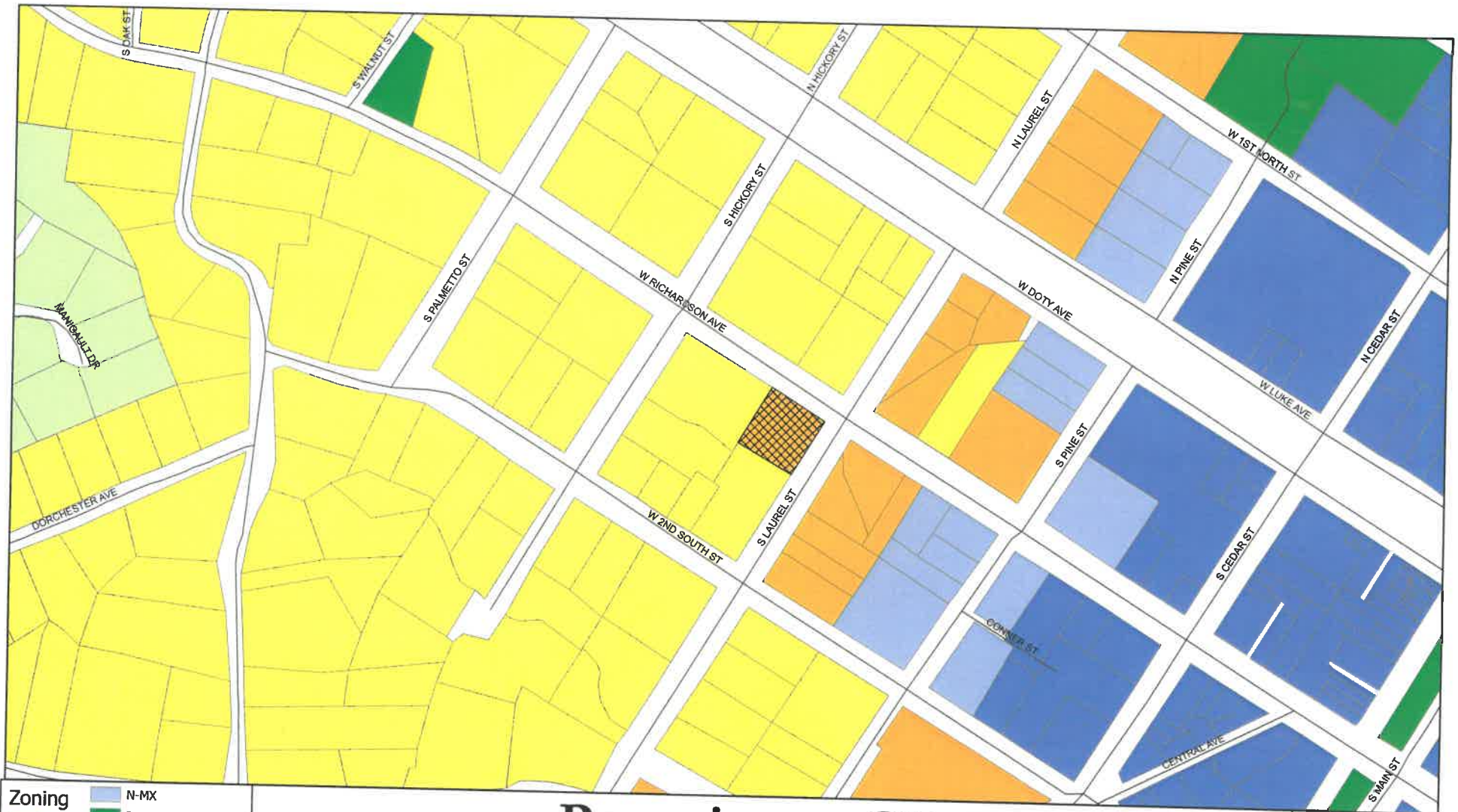
This property is included in the Town's 'Single-Family Residential' area as identified within the Summerville: Our Town, Our Future Comprehensive Plan as well as on the accompanying Future Land Use Map, which includes detached single-family uses with a typical density of 2-5 units per acre.

As noted by the applicant, this property currently has a single-family home on the far right side of the property. The Comp Plan does state that infill areas should be targeted first for new growth to minimize the need for significant capital improvements in greenfield areas; however, the Historic District is not an area identified for priority infill. The adjacent properties across S. Laurel Street are already zoned GR-5, but all of the lots on this block and the other immediately adjacent blocks are zoned GR-2.

Public comment was received at the public hearing from neighbors across S. Laurel St., which is detailed in the provided draft Planning Commission minutes, and Planning Commission made a recommendation for approval at their meeting on May 17, 2021.

RECOMMENDATION

The proposed rezoning is not out of line with the Town's Future Land Use Plan; however, it is ultimately Council's decision as to whether the rezoning and subdivision of this lot in order to build another home would detract from the character of the surrounding area.



- Zoning**
- N-MX
 - PL
 - D-MX
 - PUD
 - GR-2
 - GR-5
 - Rezoning Request

Rezoning to GR-5

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map; however, the Town of Summerville disclaims all representation and liability for the use of this map.

2021



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

April 13, 2021

Letter of Support
Concerning the Request for Rezoning
Of
404 W. Richardson Avenue, Summerville, SC 29483

To whom it may concern,

We, with this letter, give our support for the request of Michael Taylor for a variance in the zoning of 404 W. Richardson Avenue in the town of Summerville. We understand that it is Mr. Taylor's intention to subdivide and create two single family lots from the existing .60 acres with approximately 160 feet of frontage on W. Richardson.

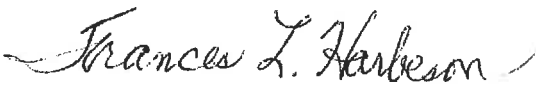
We are the property owners of 403 W. 2nd South Street. We are confident that Mr. Taylor's future proposed construction will meet or exceed the recommendations for this area and add value to the neighboring properties.

In conclusion, we urge you to approve the request of Michael Taylor.

Best regards,


William A. Harbeson

4/13/2021


Frances L. Harbeson

4/13/2021

FILED - RECORDED
R/M / ROD

2011 FEB -4 PM 2:04

MARGARET L. BAILEY
DORCHESTER COUNTY, SC

#76

2163



WEST SECOND SOUTH STREET 5-18-122
100' R/W

S.C. HIGHWAY 165 WEST RICHARDSON AVENUE 100' R/W



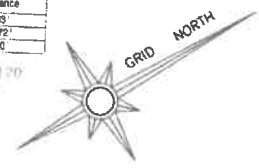
PLAT SHOWING TWO
LOTS IN DETMOLD
BLOCK 12, TMS NO.
137-06-11-002 AND
TMS NO. 137-06-11-
001, DISPLAYING
PROPERTY LINE
AJUSTMENT BETWEEN
THE LOTS, AS
REQUESTED BY THE
OWNER

WILLIAM A.
AND
FRANCES A.
HARBESON

TOWN OF SUMMERVILLE
DORCHESTER COUNTY
SOUTH CAROLINA

DECEMBER 16, 2010
JOB NO. 10-122

Course	Bearing	Distance
L1	N 57°22'44" W	1.05'
L2	N 56°33'18" W	17.72'
L3	N 00°05'44" W	3.00'



REFERENCE
1) PLAT OF LOT, DATED JULY 21, 1981 BY THOMAS W. BAILEY
AND RECORDED IN PLAT BY R/R 0
2) THIS PROPERTY IS LOCATED IN FLOOD ZONE (L-1) AS PER FEMA NO. 18267-1003 DATED
DECEMBER 4, 1993
3) THIS PROPERTY WAS CONVEYED BY REFERENCE PLAT AND SALE INSTRUMENT, NO. 1152, DATED
MAY 19, 1981 BY WILLIAM A. & FRANCES A. HARBESON TO THE TOWN OF SUMMERVILLE.
4) THIS PROPERTY MAY BE SUBJECT TO OTHER UTILITIES (SEWER, GAS, ETC.) TO THE PROPERTY.
5) SEWER, ELECTRIC, AND/OR TELEPHONE (CABLE) STATEMENTS, SUCH AS TOWN SEWER, SANITARY
NOTED HEREIN, THIS PLAT DOES NOT DEFINE OR ADDRESS ANY UNUSUAL CONDITIONS OF ANY OF
THESE UTILITIES, UNLESS NOTED OTHERWISE.
6) IF THE SURVEYER FROM THIS OFFICE IS NOT IN AGREEMENT WITH A RAISED CHAINING (E.G.,
UNSHOULDER FROM THE ORIGINAL SURVEY), SURVEY MAY BE WARY OF ITEMS THAT MAY BE ASKED AND
1999 DETMOLD BASELINE READ (ADJUSTED) MAY (DATE) 1999

PLAT APPROVED
Russell W. Cornette
RUSSELL W. CORNETTE, P.E.
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE 2-4-11



I, JOHN DAVID BASS, HEREBY STATE TO THE REST OF MY KNOWLEDGE
IN INFORMATION AND BELIEF, THAT THE ABOVE JOURNAL HEREIN WAS MADE
IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINKING STANDARDS
MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA,
AND HEREIN EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS
SPECIFIED THEREIN. THERE ARE NO VISIONS, TO THE SURVEYOR WHEN ON
SITE, ENCUMBRANCES OR PROJECTIONS OTHER THAN THOSE NOTED ABOVE.
John David Bass 12/21/2010
JOHN DAVID BASS
P.E. REGISTRATION NO. 19290
*E. HARBESON SURVEYORS

NOTES
1) TMS NO. 137-06-11-001 & 137-06-11-002
2) ZONED R-1
3) THIS PROPERTY IS LOCATED IN FLOOD ZONE (L-1) AS PER FEMA NO. 18267-1003 DATED
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UNSHOULDER FROM THE ORIGINAL SURVEY), SURVEY MAY BE WARY OF ITEMS THAT MAY BE ASKED AND
1999 DETMOLD BASELINE READ (ADJUSTED) MAY (DATE) 1999

AGENCY BLOCK
ASSOCIATED SURVEYORS OF SUMMERVILLE
P.O. BOX 2, SUMMERVILLE, SC 29404
843-531-1162

N 31°02'27"E 90.84'

N 30°54'32"E 194.90'

ANCES A HARBESON
7 06 11 001
76 ACRES
12 ACRES
88 ACRES

32°03'21"W 87.77'

S 60°05'44"E 158.52'

TMS NO 137-06-11-002

WAS 0.72 ACRES
LESS 0.12 ACRES
NOW 0.60 ACRES
WILLIAM A. & FRANCES
HARBESON

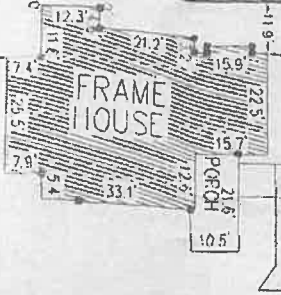
15,760 SF
New Lot
Size

S 31°29'23"W 197.61'

S 58°25'55" 160.13'

HIGHWAY 165
WEST RICHARD

Proposed
New Property
Line



3/4" GALV PIPE TxD
1/2" REBAR SET
LINE TO EE ABANDONED
S 57°26'40"E 157.15'
1" OPEN PIPE FOUND
REF 1/2" REBAR SET
3.0' ON LINE
ON CORNER

OPEN PIPE TxD
N 43°30'00"
E 225°58'45"
1/2" REBAR SET
N 41°32'40"
E 225°12'24.99"

7/17/04

ORDINANCE

To Amend the Zoning Map of the Town of Summerville

BE IT ORDAINED, by the Mayor and Town Council of the Town of Summerville in Council assembled that the approximately 0.60 acres owned by William A. and Frances L. Harbeson located at 404 W. Richardson Avenue and known as Dorchester TMS# 137-06-11-002 be rezoned to the classification of GR-5 "General Residential" from the classification of GR-2 "General Residential"

The Zoning Map of the Town of Summerville is hereby amended so as to incorporate this change.

Ratified this _____ day of _____, 2021.

Ricky Waring, Mayor

Beth Messervy, Town Clerk

PUBLIC HEARING: May 17, 2021

FIRST READING: June 10, 2021

SECOND READING: _____