



**Town of Summerville  
Planning Commission**  
**The public and Town Council members are invited to attend**  
**August 19, 2019 - 4:00 PM**  
**Summerville Town Hall, Training Room**  
**200 S. Main Street, Summerville, SC**

*For additional information regarding items on this agenda including any public hearings, please contact the Planning Department at 843.851.5200. Applications and related documents for this meeting are available for review at any time at [www.summerville.sc.gov](http://www.summerville.sc.gov), Public Notices; and, in the Planning Department during regular business hours, Monday–Friday, 8:30–5:00 excluding Town of Summerville holidays.*

**I. APPROVAL OF MINUTES:**

1. Approval of minutes from meeting on July 15, 2019.

**II. PUBLIC HEARINGS:**

1. Proposed amendments to the Town Code, Chapter 20, Planning and Development; Article V - Traffic Impact Analysis; Section 20-152 – Traffic Impact Analysis Required, Subsection (a) - Applicability.
2. Proposed amendments to the Town Code, Chapter 32, Zoning; Article III – Zoning District Regulations, Section 32-123 – R-2 Single Family Residential, by adding a new section to provide for a moratorium on the subdivision of a tract of land into five or more parcels.

**III. OLD BUSINESS:**

**IV. NEW BUSINESS:**

1. New Street Names (as needed)
2. Proposed amendments to the Town Code, Chapter 20, Planning and Development; Article V - Traffic Impact Analysis; Section 20-152 – Traffic Impact Analysis Required, Subsection (a) - Applicability.
3. Proposed amendments to the Town Code, Chapter 32, Zoning; Article III – Zoning District Regulations, Section 32-123 – R-2 Single Family Residential, by adding a new section to provide for a moratorium on the subdivision of a tract of land into five or more parcels.

**V. MISCELLANEOUS:**

1. Comprehensive Plan & Master Transportation Plan update

**VI. ADJOURNMENT:**

Posted August 12, 2019

---

Chairman or Vice Chairman

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: \_\_\_\_\_

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

**ORDINANCE AMENDMENTS  
STAFF REPORT  
PLANNING COMMISSION  
August 19, 2019**

**Request: Proposed amendments to the Town Code, Section 20-152 (a) Traffic Impact Analysis Required, Applicability**

At the request of the Mayor and Council, these proposed amendments have been sent to the Planning Commission. The change to 50 from 100 mirrors the language used by Dorchester County. Staff and the Town attorney have no issues with these proposed changes.

**Request: Proposed amendments to the Town Code, Section 32-123 R-2 Single Family Residential**

At the request of the Mayor and Council, these proposed amendments have been sent to the Planning Commission to consider a moratorium on the subdivision of a tract of land into five or more parcels. As currently written, both staff and the Town attorney have concerns about implementation of the moratorium.

**AN ORDINANCE 19-**  
**AN ORDINANCE TO AMEND CHAPTER 20 – PLANNING AND DEVELOPMENT;**  
**ARTICLE V – TRAFFIC IMPACT ANALYSIS**

**BE IT ORDAINED, by the Mayor and Council of the Town of Summerville, in Council assembled, that Chapter 20 – Planning and Development; Article V – Traffic Impact Analysis; Section 20-152 – Traffic Impact Analysis Required, Subsection (a) is hereby amended as follows:**

Section 20-152 – Traffic Impact Analysis Required

- a) Applicability. A traffic impact analysis (TIA) shall be required for any development that would generate more than 400 **50** trips during the peak hour on the adjacent street in accordance with the ITE Trip Generation Manual, latest edition.
  - a. A second phase, second subdivision, or addition that generates traffic beyond this threshold when taken as a whole shall also require a TIA, even though that development does not qualify on its own.
  - b. Change of use. A new TIA will be required if the new use would generate traffic beyond the 400 **50** trips during peak hour threshold.
  - ~~c. A TIA can be required at any time as determined by the town engineer or designee.~~  
c. A TIA can be required at any time as determined by the town engineer or designee in his/her sole discretion and judgement when there is a belief that the development may create an adverse impact to the surrounding area.

## AN ORDINANCE

### AN ORDINANCE TO PROVIDE FOR A MORATORIUM ON THE SUBDIVISION OF A TRACT OF LAND INTO FIVE OR MORE PARCELS.

BE IT ORDAINED, by the Mayor and Council members of the Town of Summerville, in Council assembled, that Chapter 32 – Zoning, Article III – Zoning District Regulations, Sections ~~32-122, 32-123, 32-124, 32-125, 32-126, 32-127, and 32-128~~ of the Code of Ordinances of the Town of Summerville, South Carolina, are hereby amending by adding a new Section as follows:

WHEREAS, the Town of Summerville has established by ordinance a hierarchy of zones designed to guide development in accordance with existing and future needs; for the purpose of promoting the health, safety, morals or general welfare of the town; lessening congestion in the streets, securing safety from fire; providing adequate light, and to prevent the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewerage, schools, parks and other public improvements; protecting scenic and critical areas and protecting areas subject to periodic flooding; and,

WHEREAS, the subdivision of tracts of land into five or more parcels for the purpose of constructing new dwelling abodes has and is placing an undue burden on the Town's ability and resources to provide: (1) adequate fire and police protection; (2) the safety of **its** streets and thoroughfares; and, (3) sufficient stormwater infrastructure to prevent flooding, all of which are necessary to provide for the needs of its new and current citizens; and,

WHEREAS, the Town has been unable to determine any alternative less burdensome on the property rights of **its** citizens; and,

WHEREAS, the current Town Zoning Ordinances are insufficient to address the needs of **its** growing community; and,

WHEREAS, the Town is currently: (1) undergoing a study to revise **its** Comprehensive Plan; (2) having a Traffic Impact Analysis Study performed; (3) revising a Unified Development Ordinance which has been given 1<sup>st</sup> Reading; and, (4) undergoing a Capital Needs Plan - all of which are designed for and being done to provide for orderly development for the future needs of the Town in keeping with **its** history and character; and,

WHEREAS, the Town, in consultation with its Planning Commission and staff, will need time to determine how its Zoning Ordinance and Comprehensive Plan will best be revised upon the completion of the ongoing studies; and,

WHEREAS, the Town has determined that it is necessary to protect the public's health, safety and welfare by passing an ordinance declaring a moratorium as provided below on the division of any tract of land into five (5) or more parcels, for zones ~~R-1, R-2., R-3, PUD (Planned Development District), R-5, R-6, and, R-7.~~

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council Members of the Town of Summerville in Council assembled of the Town of Summerville, in Council assembled:

1. A Moratorium is hereby enacted to prevent the subdivision of any tract of land into five (5) or more parcels located in Zones ~~s R-1, R-2, R-3, PUD, R-5, R-6, and R-7~~; and,
2. This Moratorium shall be effective for Ninety (90) days from the date of 2<sup>nd</sup> Reading; and,
3. All Ordinances inconsistent with this Moratorium are likewise suspended to the extent of such inconsistency; and,

It is so ordained on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 A.D.

\_\_\_\_\_  
Beth Messervy, Town Clerk

\_\_\_\_\_  
William W. Johnson, Mayor

First reading: June 16, 2019  
Public hearing: August 19, 2019  
Second reading: \_\_\_\_\_