

The Town of Summerville Planning Commission Meeting  
Minutes  
January 25, 2021

This meeting of the Town of Summerville Planning Commission was held virtually via the Zoom Cloud Meeting Application and was attended by Commission Members, Jim Reaves, Chairman; Kevin Carroll; Tom Hart; Charlie Stoudenmire; Betty Profit; Jonathan Lee; and Elaine Segelken. Staff in attendance included Jessi Shuler, AICP, Director of Planning; and, Bonnie Miley, Assistant Town Engineer. The public viewed the meeting via live-stream and could register to participate in the public hearing or submit any comments in advance of the meeting through email or by phone.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes and Election of Officers:**

The Chairman asked if there were any edits or additions to the minutes from the meeting on November 16, 2020. Hearing none, the Chairman declared the minutes accepted as presented.

Mr. Reaves stated that a Chairman and Vice Chairman needed to be selected for 2021 and asked for nominations. Mr. Carroll made a motion to nominate the current Chairman, Jim Reaves to remain in his position. Mr. Lee made the second. Hearing no other nominations, the vote was called and the nomination carried. Ms. Segelken then made a motion to nominate Kevin Carroll to remain in the position of Vice Chairman. Mr. Stoudenmire made the second. Hearing no other nominations, the vote was called and the nomination carried.

**Public Hearings:**

The first public hearing opened at 4:03 PM and was for the petition by Philip A. Berlinsky to annex Dorchester Co. TMS#s 153-00-00-012, -013, and -032, located off of Ridge Road and Samuels Ln. and totaling approximately 35.82 acres. Currently zoned R-4 Multi-Family Residential in Dorchester County and will be zoned MF-R, Multi-Family Residential upon annexation into the Town of Summerville's municipal limits. (Council District 5) Mr. Reaves introduced the item and asked Mr. Berlinsky if he would like to address the Commission. Mr. Berlinsky explained that he and the Town had come to a mutual agreement a few years ago regarding his property that had the Sawmill Branch Canal running through it, and part of that agreement was that he would be able to annex the rest of the his property into the Town with the equivalent zoning that he had in Dorchester County. Mr. Stoudenmire asked for clarification on where these properties were located. Ms. Shuler showed the map exhibit and briefly explained the location. Mr. Reaves asked if staff had received any public comments on this item, and Ms. Shuler responded that she had not received any comments. This public hearing was closed at 4:06 PM.

The second public hearing opened at 4:07 PM and was for a request to rezone a portion of TMS#137-09-01-016 (to be subdivided), located on Central Avenue, approximately 2.98 acres, and owned by 725 Central LLC, from PUD, Planned Development District, to MF-R, Multi-Family Residential. (Council District 1) Mr. Reaves introduced the request and asked if the applicant was present. Ms. Shuler confirmed that the applicant was participating, and asked him to provide a brief explanation of the request. Tom Wingard, the proposed developer of the property, stated that he intended to build high-end townhomes with a density similar to the units already on the property being subdivided. Mr. Reaves asked if this proposal would also be required to go before DRB, and Mr. Wingard confirmed that it would require DRB approval as well, assuming the rezoning is approved. David Seay, representing the current owner of 725 Central Avenue noted that the current owners were in full support of the request. Ms. Segelken asked if staff had received any public comments on this item, and Ms. Shuler responded that she had not received any comments. This public hearing was closed at 4:11 PM.

The third public hearing opened at 4:11 PM and was for the request to rezone TMS#145-07-05-057, located on Miles-Jamison Road, approximately 4.59 acres, and owned by Diana T. Davis, from PUD, Planned Development District, to MF-R, Multi-Family Residential, (Council District 3) Mr. Reaves introduced the request and asked if the applicant was present. Ms. Shuler confirmed that the applicant was participating, and briefly explained that this request was in concert with the next two public hearings on the agenda, as the three properties would be developed jointly. Sarah Niemann, the proposed developer of the property, stated that she represented the Crestwood Development Company, which develops workforce housing. They developed the Lake Pointe Apartments off of Central Avenue. Ms. Niemann noted that this development would be a deed-restricted senior community and briefly explained their proposed layout for the site, pointing out they they'd moved the building closer to Miles-Jamison Rd. to provide greater buffering for the residential properties behind the site. She described that the community center for their senior development is located inside the L-shaped building, and the building would include an elevator and be professionally managed by NHE with an on-site property manager and a full-time maintenance person. Ms. Niemann reiterated that this development was targeted for workforce housing with a total investment of about \$16 million. Ms. Segelken asked for confirmation that it would be both workforce and deed-restricted to 55 and over. Ms. Niemann confirmed that it would be both with about 70-80% of the units being one bedrooms with rents between \$750-1,100 for the one bedroom units and \$900-1,200 for the two bedroom units. Ms. Segelken asked if the more triangular piece would be developed in the future. Ms. Niemann responded that it would remain open space now, but that having it provided some greater flexibility for site design, although no additional units would be added. Mr. Carroll asked for the total number of units and parking spaces. Ms. Niemann stated that they were proposing 90 units with 95 parking spaces as they run 0.8 spaces per unit for senior developments on average. Mr. Hart asked about the type of property accessed by Pebbles Lane. Ms. Niemann explained that the property was residential and that Pebbles Lane was actually an access easement through their property, which they intended to honor and they had reached out to the owner. Mr. Lee questioned who would maintain Pebbles Lane once the development was built, and Ms. Niemann stated that the developer would maintain it up to their property line and it would be paved. Ms. Segelken asked if staff had received any public comments on this item, and Ms. Shuler responded that she had not received any comments. This public hearing was closed at 4:26 PM.

The fourth public hearing opened at 4:27 PM and was for the petition by Diana T. Davis to annex TMS#145-07-05-056, located at the corner of Miles-Jamison Road and Pebbles Lane and totaling approximately 0.55 acres. Currently zoned R-1, Single Family Residential in Dorchester County and will be zoned MF-R, Multi-Family Residential upon annexation into the Town of Summerville's municipal limits, (Council District 3) Mr. Reaves introduced the request, and since this request was in concert with the previous public hearing, he then closed the public hearing at 4:28 PM.

The fifth public hearing opened at 4:28 PM and was for the petition by Julius W. and Andrea T. Bean to annex TMS#145-07-05-054, located at the 507 Miles-Jamison Road and totaling approximately 1.57 acres. Currently zoned TRM, Transitional Residential District in Dorchester County and will be zoned MF-R, Multi-Family Residential upon annexation into the Town of Summerville's municipal limits, (Council District 3) Mr. Reaves introduced the request, and since this request was in concert with the previous two public hearings, he then closed the public hearing at 4:28 PM.

The sixth and final public hearing opened at 4:28 PM and was for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 2, Section 2.3.6.A, Encroachments and Chapter 11, Section 11.11.3.G, Criminal Penalties. Mr. Reaves introduced the request and Ms. Shuler briefly explained the proposed changes. Ms. Shuler stated that she had received no public comments on these amendments, and Mr. Reaves closed the public hearing at 4:30 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 petition by Philip A. Berlinsky to annex Dorchester Co. TMS#s 153-00-00-012, -013, and -032, located off of Ridge Road and Samuels Ln. and totaling approximately 35.82 acres. Currently zoned R-4 Multi-Family Residential in Dorchester County and will be zoned MF-R, Multi-Family Residential, upon annexation into the Town of Summerville's municipal limits. (Council District 5) Mr. Carroll made a motion to recommend approval to Town Council with Mr. Hart making the second. Following no discussion, the question was called and the motion carried unanimously.

The third item was the request to rezone a portion of TMS#137-09-01-016 (to be subdivided), located on Central Avenue, approximately 2.98 acres, and owned by 725 Central LLC, from PUD, Planned Development District, to MF-R, Multi-Family Residential. (Council District 1). Mr. Carroll made a motion to recommend approval to Town Council with Mr. Lee making the second. Following no discussion, the question was called and the motion carried unanimously.

The fourth item was the request to rezone TMS#145-07-05-057, located on Miles-Jamison Road, approximately 4.59 acres, and owned by Diana T. Davis, from PUD, Planned Development District, to MF-R, Multi-Family Residential. (Council District 3). Ms. Segelken made a motion to recommend approval to Town Council with Mr. Carroll making the second. Mr. Hart expressed concern about changing the zoning from single-family and jumping to 90 units so close to a busy intersection. He felt that it would be a big change for the area and put too much of a burden on the surrounding property owners, none of whom have provided any comment. Ms. Segelken asked what the next step in the process would be if the rezoning was approved. Ms. Shuler explained that it would go before the DRB and a traffic impact analysis would also be required. Mr. Lee noted that there are other surrounding properties also for sale making this a prime area for redevelopment. Ms. Segelken agreed, noting that this area was changing almost from rural to urban. Mr. Stoudenmire asked if the residents were adequately notified, and Ms. Shuler and Mr. Reaves assured him that all notification was done as required by state law and the Town's UDO, including advertising in the newspaper and posting multiple signs on the properties. Mr. Hart brought up that the posted signs can be hard to read on a busy road such as Miles-Jamison, and again stressed that 90 units on about five acres or so would be a big change for the surrounding properties without a whole lot of buffering. Mr. Reaves reminded the Commission that it was not their purview to worry about the site plan, only the zoning change request. Mr. Hart stated that he understood, but that their hands were tied if the area was zoned MF-R. Ms. Segelken stated that she felt that this area was good for the proposed use. Mr. Carroll noted that he was in the same boat as Mr. Hart as far as the proposed density on the site was concerned. Ms. Niemann asked if she could respond to the concerns, and Mr. Reaves allowed it. Ms. Niemann stated that they were not stuck to the 90 units and can work with the density. She went on to explain that the traffic for a 55+ development is much different than a traditional one, as the peak hours are rarely impacted. In addition, workforce housing is often shift workers, not the 9-5 workers. On average these 55+ workforce housing apartment complexes have 0.8 cars per unit, which is much less than a standard apartment complex.

Following the discussion, Mr. Reaves called for a roll call vote. The motion failed with Ms. Segelken, Mr. Lee, and Mr. Reaves voting in favor, although with some reservations, and Mr. Carroll, Ms. Profit, Mr. Hart, and Mr. Stoudenmire voting against the motion.

Mr. Reaves then noted that the next two items under New Business were part of the same proposed development. The fifth and sixth items were the petition by Diana T. Davis to annex TMS#145-07-05-056, located at the corner of Miles-Jamison Road and Pebbles Lane and totaling approximately 0.55 acres. Currently zoned R-1, Single Family Residential in Dorchester County and will be zoned MF-R, Multi-Family Residential upon annexation into the Town of Summerville's municipal limits. (Council District 3) and the petition by Julius W. and Andrea T. Bean to annex TMS#145-07-05-054, located at the 507 Miles-Jamison Road and totaling approximately 1.57 acres. Currently zoned TRM, Transitional Residential District in Dorchester County and will be zoned MF-R, Multi-Family Residential upon annexation into the Town of Summerville's municipal limits. (Council District 3). Mr. Lee made a motion to combine items five and six with the vote for item four, and Ms. Segelken made the second. Following no discussion, the question was called and the motion carried unanimously.

The seventh and final item was proposed amendments to the Summerville Unified Development Ordinance, Chapter 2, Section 2.3.6.A, Encroachments and Chapter 11, Section 11.11.3.G, Criminal Penalties. Ms. Segelken made a motion to recommend approval to Town Council, and Ms. Profit made the second. Mr. Lee asked for clarification on the graphic regarding fence location and height, specifically the area labeled three, noting that he could not find anything regarding the 7' height elsewhere in the UDO. Ms. Shuler explained that fences in the rear yards could be more than 7' in height, but if they were, the building code required that they get a building permit and provide engineered drawings. Mr. Carroll asked about the meaning of opaque in this instance, and Ms. Shuler explained that a picket fence would be non-opaque, but a wooden stockade style fence would be considered opaque. Following the discussion, the question was called and the motion carried unanimously.

**Miscellaneous:**

Ms. Shuler stated that she had no items under Miscellaneous, and Mr. Reaves briefly reminded the members about the three hours of required training that needed to be completed each year. Ms. Shuler stated that she had not received any training opportunities as of yet, but that they would be notified as they were received.

**Adjourn**

With no further business for the Commission, Mr. Carroll made a motion to adjourn with Mr. Hart making the second. The motion carried and the meeting was adjourned at 5:03 PM.

Respectfully Submitted,

Date: 2/22/21

Jessi Shuler, AICP  
Director of Planning

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