

## PLANNING AND DEVELOPMENT COMMITTEE

REPORT for  
February 8, 2021  
5:30 PM  
Virtual Meeting

The Planning and Development Committee of Town Council met on February 8, 2021 at 5:30 PM. The meeting was held virtually via Zoom. Committee members present included Bill McIntosh, Council District 4, Bob Jackson, Council District 6, and Terry Jenkins, Council District 2. Staff members present included Jessi Shuler, AICP, Director of Planning; and other Town staff.

The meeting was called to order at 5:30 PM by Mr. McIntosh.

### Annexation:

Ms. Shuler introduced 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). She stated that the Planning Commission held a public hearing and made a recommendation for approval at their meeting on January 25, 2021. Mr. Jackson made a motion to recommend approval to full Council, and Mr. McIntosh made the second. Mr. McIntosh called for the vote, and the motion passed unanimously.

### Rezoning:

Ms. Shuler then introduced the request to rezone TMS#137-09-01-057, 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). She stated that the Planning Commission held a public hearing and made a recommendation for approval at their meeting on January 25, 2021. Mr. Jackson made a motion to recommend approval to full Council, and Mr. Jenkins made the second. The Committee asked for clarification on the PUD approved for the property. Ms. Shuler explained that the PUD was actually an R-4 development that was approved back in the 1980s, which only allowed for the current development of the 32 townhome style apartments that were already on 725 Central Ave. There was further discussion about the possibility of amending the PUD to allow additional development and also regarding traffic concerns and access to the site. Mr. Bailey asked if he could comment even though he wasn't on the Committee, and Mr. McIntosh allowed him to speak. He stated that he would prefer that the PUD be amended, which would then require commercial use, as he feels the Town is inundated with apartment complexes. Mr. McIntosh noted that the location and orientation of the site may not make commercial use possible. Ms. Shuler provided further background information and informed the Committee that the current owner recently purchased the property and staff had explained the options for development, including the possibility of amending the PUD, which would require a mix of uses or rezoning the property. The owners had an interested party that was looking to develop the site as townhomes, as it is not ideal for commercial, which is why they chose the option to subdivide and rezone. Mr. McIntosh then asked how many townhomes were proposed, and Ms. Shuler responded that they had not yet gotten to the site design stage yet as they wanted to wait to ensure the rezoning was approved first, but that it would most likely be around 20 to 30 townhomes. Following the discussion, Mr. McIntosh called for the vote, and the motion passed 2-1 with Mr. McIntosh voting in opposition.

### Rezoning and Annexations:

The next three agenda items were all introduced and considered together as they are all for one proposed development. Ms. Shuler introduced 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); 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) She stated that the Planning Commission held a public hearing and made a recommendation for denial at their meeting on January 25, 2021. Mr. McIntosh made a motion to recommend denial to full Council, and Mr. Jackson made the second for purposes of discussion. Mr. Jenkins asked for confirmation that the revised proposed site plan that was forwarded to Council earlier in the day addressed the concerns about the density and the line of sight along the curve of the road. Sarah Niemann, representing the proposed developer of the site, confirmed that they did reduce the number of units, 70% of which would be one-bedroom units because it would be a deed-restricted senior apartment community. She also confirmed that the revised site plan helped to address the visibility issue along the curve of the road, as the visibility gets clearer as you move toward the old Bombadil's property. Mr. Jackson stated that he felt the intersection alignment at Gahagan and Miles-Jamison could also be changed to make it safer, and he also noted that the Town is short on senior housing and this site is unlikely for single family homes because of the location. Mr. McIntosh

acknowledged his appreciation of the applicant's attempt to address the issues with the proposal; however, he is concerned about the five single-family residential properties that abut the property and the difficulty of pulling out in that area. He stated that if he was to consider apartments on this site, he would prefer the zoning be PUD because it would give the Town more control and would require some commercial as well. There was further discussion among the Committee members and other Council members regarding the possibilities for the site, conformance with the Comprehensive Plan, and clarifying the reasons for denial. Following the discussion, Mr. McIntosh made a motion to amend his motion to send these items to full Council with no recommendation, and Mr. Jackson seconded the amended motion. Mr. McIntosh called for the question, and the motion passed unanimously.

**Amendment to Town Code:**

Ms. Shuler introduced the proposed amendment to the Town Code, Chapter 28, Article III, to add Section 28-92, Heavy Vehicles Prohibited. She explained that this prohibition was previously in the zoning ordinance as it included a special use permit to continue allowing the parking of tractor-trailers on residential properties that were parking them at the time of adoption of the ordinance in 2002. No special use permits have been requested in a number of years, so the special use portion of the ordinance is no longer needed, which would allow the prohibition to be placed back into this section of Town Code. Mr. Jackson made a motion to recommend approval to full Council, and Mr. Jenkins made the second. Mr. McIntosh called for the question, and the motion passed unanimously.

**Presentation:**

Mr. Gene Brislin gave a presentation regarding the D-MX and UC-MX zoning districts and the form of development that would be created by those districts.

Following no additional business or discussion, the meeting was adjourned at 6:40 PM on a motion by Mr. Jenkins, and a second by Mr. Jackson.

Respectfully submitted,



Jessi Shuler, AICP  
Director of Planning

February 8, 2021  
~~February 9, 2020~~

*Mayor*  
Ricky Waring

*Council Members:*  
Bob Jackson  
Walter Bailey  
Aaron Brown  
Terry Jenkins  
Kima Garten-Schmidt  
William McIntosh



*Town Administrator*  
Rebecca Vance

*Town Clerk*  
Beth Messervy

*Town Attorney*  
G.W. Parker

# Town of Summerville

## MINUTES -- PUBLIC WORKS COMMITTEE MEETING February 8, 2021

The meeting was called to order at 6:41pm by Chair Kima Garten-Schmidt. Committee members Bill McIntosh and Walter Bailey were also present. Also in attendance was Director of Public Works Russ Cornette. Press and public were duly notified of the meeting. The meeting was held virtually and livestreamed from the Town's website.

Mr. Cornette presented updates on the following projects:

**a. Public Works Project Updates**

1. **Maple Street.** Michael Baker, Inc is currently conducting right-of-way acquisition for Maple Street. Final construction documents are prepared and was submitted to SCDOT for review in April. SCDOT provided minor comments in October. Baker addressed those comments and have resubmitted and awaiting approval from SCDOT. The asbestos abatement of four properties that are to be demolished will get under way on Feb 15.
2. **Cedar Street Extension.** Cedar Street Extension is in the preliminary design and permitting phase. Survey, environmental and preliminary design work is currently underway. The wetland Jurisdictional Determination was signed and submitted to the Army Corps of Engineers in August. All wetlands were deemed non-jurisdictional. Baker began working on right-of-way plans and is schedule to complete those by February 12, 2021.
3. **Central Avenue Sidewalk Project.** J. Bragg Consulting, Inc was selected to design and permit the sidewalk project. Final plans for Phase 1 are currently being worked on and are expected to be completed soon.
4. **West 5th South St Sidewalk.** The Town has a design contract with a consultant to design on this sidewalk project. Survey work has been completed, and preliminary design work is completed and was presented. Final construction plans are being prepared now.
5. **Lee Street Sidewalk Project.** The Town has a design contract with a Mattern & Craig Consulting Engineers to begin design on this sidewalk project. Survey work has been completed and preliminary design work is completed. Final plans are being completed now and the SCDOT encroachment permit was issued last month. Staff will need to acquire slope permissions from eight properties prior to construction beginning.

6. **North Hickory Street Sidewalk.** Design is completed and has been submitted for permitting and railroad coordination. The railroad is still reviewing the plans for the sidewalk crossing.
7. **Shepard Park Drainage.** Final design work is completed and the pond portion of the project is fully permitted. The Peters Street diversion portion of the project has secured permitting with SCDOT. Stormwater Department will begin installing the diversion pipe along Peters Street in early March. Staff is currently advertising a bid for the construction of the regional retention pond on Parkwood Drive. This project bids on March 2, 2021. Staff will be submitting a grant application again for the State Rural Infrastructure Grant for three-quarters of the bid cost for the retention pond in March.
8. **US-78 North Summerville Drainage Study.** Staff submitted and presented the final flood study to the committee in January 2021. Staff just received a proposal for stormwater management ordinance in this drainage basin. This proposal is still in review.
9. **Springview Lane Oakbrook Drainage Study.** Survey was completed and submitted for this project in June. The Preliminary report was received in June 19. Recommendations are to acquire drainage easements and construct a detention pond behind the SC Department of Mental Health facility on Springview Lane. Final report was submitted in late August. Survey work has been completed to begin design of the proposed pond. Design work has begun and construction documents are expected to be submitted to staff for review in April.

b. **West 3rd South Street Quit Claim Deed Request.** The property owner at 317 South Laurel Street requested the Town approve a quit-claim deed for the unimproved right-of-way of East 3rd South Street to their property. This area is approximately 0.35 acres. Staff has no issue with the request, except that there is a large drainage canal that meanders through the requested property. Staff recommends that this area, in its entirety, be retained as a drainage easement so the canal can be maintained by the Stormwater Department. Before the transfer takes place, half of this area will need to be offered to the opposite adjoining property owner. Mr. McIntosh made a motion, seconded by Mr. Bailey, to move the item to full Council with a recommendation for approval if the Town quit-claims the property to both property owners on either side of the unimproved right-of-way, and retains the easement for Stormwater.

c. **Stormwater Projects Update**

- **Robinwyn Drainage.** Stormwater crews have been regrading roadside and outfall ditches as well as replacing driveway pipes in Robinwyn for several months. This project consisted of addressing each road in the Robinwyn subdivision to ensure the ditches flow properly reducing standing water and localized flooding. This work will continue several more weeks until completion.
- **Sawmill Branch Canal Repairs.** Crews mobilized to repair the large washout area on Sawmill Branch canal last month near East Richardson Avenue and the trailhead. This repair was completed.
- **Corey Woods Drainage.** Staff identified areas in Corey Woods Subdivision that needed significant maintenance. Two undersized pipes were removed from the canal in Hurricane Branch several months ago. A new upgraded driveway pipe was recently delivered and will be installed at the end of Longleaf Drive upstream of the two pipes that were removed. Crews have cleaned ditches around Five Iron Drive. Areas remaining are behind Four iron Court and Six Iron Drive. There are also plans to line pipes under Woodward and Six Iron for preservation purposes. A tree contractor

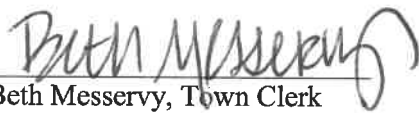
began to remove trees from ditches last month, and has nearly completed all the tree removals. Stormwater crews have begun coming behind the tree contractor to clean these ditches. This work will significantly improve the drainage situation in Corey Woods when completed.

- **Salisbury Drive Drainage.** Staff recently acquired drainage easements from three properties near Salisbury Drive. Crews began work to install a new pipe in these easements that will address an ongoing drainage issue. This work will be completed later this month.

Item D on the agenda (Farm Springs Road) was moved to Executive Session at the Council meeting on Thursday, February 11, 2021.

There being no further business, Mr. McIntosh made a motion, seconded by Mr. Bailey, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 6:56pm.

Respectfully submitted,

  
Beth Messervy, Town Clerk

**TOWN OF SUMMERVILLE  
FINANCE COMMITTEE REPORT  
February 8, 2021**

The Finance Committee met on Monday, February 8, 2021. Present were Mayor Waring and Committee members Bob Jackson, Aaron Brown, Walter Bailey, Kima Garten-Schmidt, Terry Jenkins and Bill McIntosh. Also present were Town Clerk Beth Messervy and Town Attorney G.W. Parker. Other staff members, members of the press and members of the public were duly notified. The meeting was held virtually; it was livestreamed and recorded.

<b>Welcome</b>	Mayor Waring called the meeting to order at 6:57pm.
<b>Presentation of Financial Report</b>	Andrew Shelton presented the January 2021 financial report. The report was accepted as information.
<b>Request from SPD</b>	Mr. Brown made a motion, seconded by Mr. Bailey, to authorize the Summerville Police Department to present Sergeant D. Henderson with his Glock service weapon upon his retirement in March 2021. The motion carried unanimously.
<b>Vehicle Surplus</b>	<p>Mr. Jackson made a motion, seconded by Ms. Garten-Schmidt, to authorize staff to surplus the following SPD vehicles with the proceeds covering associated costs of hardware/software for a Faro Crime/Collision Scene 3D measurement, imaging and realization technology unit:</p> <ul style="list-style-type: none"> <li>a. P2 2010 Dodge Charger</li> <li>b. P4 2010 Dodge Charger</li> <li>c. P186 2008 Ford Crown Victoria</li> <li>d. P230 2012 Dodge Charger</li> <li>e. P256 2014 Dodge Charger</li> <li>f. P258 2014 Dodge Charger</li> <li>g. P342 2013 Chevrolet Tahoe</li> </ul> <p>Mr. Brown made a motion, seconded by Ms. Garten-Schmidt to surplus Parks &amp; Recreation vehicle #R59 a 1998 Chevy 3500 with 119,727 miles. The motion carried unanimously.</p>
<b>Financial Requisitions</b>	<p>Ms. Garten-Schmidt made a motion, seconded by Mr. Jackson, to issue a purchase order to Cooper Motor Company in the amount of \$49,078 for a RAM 3500 with a flatbed dump. Funds to come from budgeted capital funds. This is on a State Contract. Request from the Parks &amp; Recreation Department.</p> <p>Mr. Jackson made a motion, seconded by Mr. McIntosh, to issue a purchase order in the amount of \$40,530.53 to Municipal Emergency Services for a Sole Source for SCBAs. Funds to come from budgeted capital. Request from the Fire Department.</p> <p>Mr. Jenkins made a motion, seconded by Mr. Bailey, to issue a purchase order to Dick Smith Ford in the amount of \$63,414 for a</p>

Ford F450 for the Stormwater Department. This is on a State contract and was budgeted for in the January 1 – June 30, 2021 budget cycle.

---

**Adjourn**

There being no further business, Mr. McIntosh made a motion, seconded by Mr. Jackson, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 7:03pm.

Respectfully submitted,

  
Beth Messervy  
Town Clerk