

The Town of Summerville Special Planning Commission Meeting  
Minutes  
February 28, 2022

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; Jim Bailey; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Staff in attendance included Jessi Shuler, AICP, Director of Planning and Remy Clark, Planning Assistant. The public was invited to attend in person, or they viewed the meeting via live-stream.

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 January 19, 2022. Mr. Carroll made a motion to approve the minutes as presented, and Mr. Hart made the second. The motion passed unanimously.

Mr. Reaves then asked if there were any nominations for Chairman for 2022. Ms. Segelken moved to nominate Mr. Reaves again, and Mr. Hart seconded. Mr. Reaves called for the vote, and the motion passed unanimously. Mr. Reaves then moved to nominate Mr. Carroll as Vice Chairman, and Mr. Hart made the second. Mr. Reaves called for the vote, and the motion passed unanimously.

**Public Hearings:**

The first public hearing opened at 4:02 PM and was for the petition by M&T Real Estate LLC to annex Dorchester Co. TMS#s 145-06-05-006 and 145-10-02-042, located at 227 and 229 Stallville Loop and totaling approximately 1.10 acres. Currently zoned CG, General Commercial in Dorchester County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 3). Mr. Reaves introduced the item. Hearing no public comment, this public hearing was closed at 4:03 PM.

The second public hearing opened at 4:04 PM and was for the request to rezone TMS#s 130-00-00-021 and 022, 221-00-00-008, -216, and -217, 730-00-00-021 and -022, located off N. Maple Street, Old Dairy Road, and Bear Island Road, approximately 48.83 acres, and owned by Dustoff22 LLC, from AC, Agricultural Conservation, to G-B, General Business. (Council District 1). Mr. Reaves introduced the item and asked if the applicant would like to present the request. Andrew Smith, representing the owners, explained that they had no specific development plans for the properties at this time, but they were working closely with CVEA (adjacent property owner) on planning for water/sewer and shared access. He noted that they would be conveying a sliver of land to the adjacent property to the southwest, which would require rezoning, and it made sense to go ahead and rezone all of the properties. Mr. Reaves then opened the floor to the public to comment.

MaryJo Delaney of 250 Avonshire Drive – expressed concerns about the lack of detail on the rezoning exhibit map, particularly regarding the wetlands.

Gary Henry of 568 Delafield Drive – stated that his main concern was if the proposed development was going to be residential or commercial, and if commercial, the process needs to be transparent and a buffer needs to be required. Ms. Shuler responded that this was proposed to be commercial, although there is no specific plan at this time. Once specifics plan were proposed, the project would have to go through the Design Review Board (DRB), whose meetings are public. She confirmed that a 30 foot wide vegetated buffer would be required.

Byron Toney of 366 Southport Drive – questioned what type of buffer and the required vegetation. Ms. Shuler did confirm that existing vegetation would have to remain if possible and additional vegetation may be required, but no fence is required, although the DRB could require one.

A gentleman that lives on Wassamassaw Rd. asked for clarification on the location of the proposed development and the type of development. Ms. Shuler explained that these properties did not back up to the Robynwynn neighborhood, but were a little further north and commercial development was proposed.

Renae Isaac of 339 Southport Drive – stated that she was on the Weatherstone HOA Board of Directors. She informed the Commission that the HOA had already received noise and other complaints for some of the area that backed up to lots in Weatherstone. She is concerned that rezoning more land commercial will be detrimental on the neighborhood and noted that if it was to be commercial, the HOA is willing to work with the developer to mitigate impacts. The HOA wants to be kept in the loop throughout the development process. Ms. Shuler explained that she could let her know (if she provided her email address) when any of those properties along N. Maple Street that back up to Weatherstone submit for DRB review.

Darleen Addis of 572 Delafield Drive – complained about the number of businesses and the traffic that already exists in the area. She also raised concerns about how wet the ground already was in her backyard and that it will only get worse with more trees removed and more buildings added. She added that the work already being done was loud and obnoxious.

Robert McCulloch of 565 Delafield Drive – echoed everything that had already been said by his neighbors, and stressed his concern about allowing the rezoning without a plan for the development.

Jesse Gordier of 130 Avonshire Drive – asked if the businesses would be required to provide a barrier between their businesses and the lots on Delafield to keep people from coming into the neighborhood. Mr. Reaves noted that the UDO spelled out the requirements for the buffer.

Seeing no further public comment, Mr. Reaves closed the public hearing at 4:29 PM.

The last public hearing opened at 4:30 PM and was for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 2, Section 2.5, Mixed-Use District Standards, and Section 2.7, Conventional District Standards. Ms. Shuler briefly explained that the requested amendments were proposed by staff to deal with issues that have arisen with the development of townhomes in both the N-R district and the MF-R district. Without these proposed changes developing townhomes in these two districts (and also the MH-R, N-B, and G-B) is essentially impossible without a variance even though townhomes are a permitted use in those districts. Hearing no public comment this public hearing was closed at 4:34 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 have street names in two different developments to review this month. The proposed names of Berry Shoals Drive, Goat Alley, and Telluride Lane are for a townhome apartment development off of Martin's Creek Boulevard. The development needs three street names. Mr. Carroll made a motion to approve the three proposed street names, and Mr. Bailey made the second. The motion passed unanimously.

Ms. Shuler noted that Downtown Nexton needed one more street name and the following names were proposed: Guild Street and Consortium Way. Mr. Carroll made a motion to approve Guild Street, and Ms. Segelken made the second. The motion passed unanimously.

The second item under New Business was the petition by M&T Real Estate LLC to annex Dorchester Co. TMS#s 145-06-05-006 and 145-10-02-042, located at 227 and 229 Stallville Loop and totaling approximately 1.10 acres. Currently zoned CG, General Commercial in Dorchester County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 3) Ms. Segelken made a motion to recommend approval, and Mr. Carroll made the second. Ms. Segelken noted that these two properties were originally a part of Stallville Village, and Mr. Reaves commented that the adjacent property was in the Town's Historic District. Mr. Reaves then called for the question and the motion passed unanimously.

The third item under New Business was the request to rezone TMS#s 130-00-00-021 and 022, 221-00-00-008, -216, and -217, 730-00-00-021 and -022, located off N. Maple Street, Old Dairy Road, and Bear Island Road, approximately 48.83 acres, and owned by Dustoff22 LLC, from AC, Agricultural Conservation, to G-B, General Business. (Council District 1) Ms. Segelken made the motion to recommend rezoning, and Mr. Hart made the second. Mr. Hart requested confirmation that the seven parcels were consistent with the surrounding zoning. Ms. Shuler confirmed that they were consistent with the surrounding zoning and with the Comprehensive Plan. Mr. Hart then asked for confirmation that the DRB meetings would be open to the public, and Ms. Shuler confirmed that they were. Mr. Reaves then called for the question, and the motion passed 6-1 with Mr. Carroll the lone vote in opposition.

The fourth and final item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 2, Section 2.5, Mixed-Use District Standards, and Section 2.7, Conventional District Standards. Mr. Bailey made a motion to recommend approval, and Mr. Carroll made the second. The motion passed unanimously.

**Miscellaneous:**

Mr. Reaves reminded the Commission members about their training responsibilities and urged them to get it done while there were still plenty of webinar opportunities. Ms. Shuler introduced the new Planning Assistant, Remy Clark, and noted that Pam moved to the Planner I position. She also reminded them about their upcoming joint workshop with the BAR on March 15<sup>th</sup> at 6:00 PM.

**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 4:46 PM.

Respectfully Submitted,



Jessi Shuler, AICP  
Director of Planning

Date: March 21, 2022

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