

PLANNING AND DEVELOPMENT COMMITTEE

REPORT for
March 7, 2022
5:30 PM

The Planning and Development Committee of Town Council met on March 7, 2022. The meeting was held in the Council Chambers of Town Hall, 200 S. Main Street, Summerville, SC. Committee members present included Terry Jenkins, Council District 2; Russ Touchberry, Council District 3; and Bob Jackson, Council District 6. Staff members present included Jessi Shuler, AICP, Director of Planning and other Town staff.

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

Annexation:

Ms. Shuler introduced 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. Jenkins asked for confirmation that the applicant planned to abandon the property line between the two parcels and build a medical office. Ms. Shuler confirmed that this was the plan for the properties and added that they have already applied to DRB as well since the two processes can run concurrently. Mr. Jackson made a motion to move the item to full Council with a recommendation for approval. Mr. Touchberry made the second, and the motion passed unanimously.

Rezoning:

Ms. Shuler then introduced 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. Jenkins asked for confirmation that the Weatherstone residents expressed concerns and were told impacts could be mitigated. Ms. Shuler confirmed that a number of residents attended the public hearing and expressed concerns. The residents were primarily concerned about the plans for the properties and what mitigation measures would be taken if the property was developed commercially. They mentioned complaints about the existing traffic, noise, and stormwater issues along with concerns about keeping customers from the businesses from coming into the neighborhood. The residents wanted to make sure that the development process would be transparent, and they would be kept in the loop regarding the plans for development adjacent to their neighborhood. Ms. Shuler noted that the residents' concerns would primarily be handled during the DRB process, which is open to the public. Mr. Jackson made a motion to move the item to full Council with a recommendation for approval. Mr. Touchberry made the second, and the motion passed unanimously.

UDO Amendments:

Ms. Shuler introduced 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. She briefly explained that the change to Section 2.5 is to add a note that impervious surface calculations for townhome developments would be calculated as a whole for the development, rather than on a by lot basis, as meeting the 50% impervious by lot for townhomes is nearly impossible. The change to Section 2.7, also involves townhomes, and is to add a note that the minimum frontage width for townhomes (in the MF-R, MH-R, N-B, and G-B districts where they are a permitted use) is 15 feet. The current requirement of 50 feet for those districts makes townhomes impossible without a variance. Mr. Touchberry made a motion to move the item to full Council with a recommendation for approval. Mr. Jackson made the second, and the motion passed unanimously.

SCPW Sewer Treatment Plant Site Plan:

Ms. Shuler introduced the site plan for SCPW sewer treatment plant. She reminded the Committee that the site plan has to be approved by Council because the property is zoned PL, Public Lands. Mr. Touchberry made a motion to move the item to full Council with a recommendation for approval. Mr. Jackson made the second, and the motion passed unanimously.

Following no additional business or discussion, the meeting was adjourned at 5:37 PM on a motion by Mr. Touchberry, and a second by Mr. Jackson.

Respectfully submitted,



Jessi Shuler, AICP
Director of Planning

March 8, 2022

Mayor
Ricky Waring



Town Administrator
Lisa Wallace

Council Members:
Bob Jackson
Russ Touchberry
Aaron Brown
Terry Jenkins
Kima Garten-Schmidt
William McIntosh

Town Clerk
Beth Messervy

Town Attorney
G.W. Parker

TOWN of SUMMERVILLE

PUBLIC WORKS AND COMMITTEE ON WATER SUPPLY March 7, 2022

The meeting was called to order at 5:38pm by Chairperson Kima Garten-Schmidt. Present were members Kima Garten-Schmidt, Bill McIntosh (arrived at 5:48pm), Russ Touchberry; Mr. Russ Cornette, Town Engineer and Public Works Director, was also present.

Mr. Cornette stated that the closing of Dorn's Way was on the Parks and Recreation Committee agenda last month, and that before Council decides on whether or not to close it, the Town would have to take over the road from the SCDOT. Mr. Cornette stated that there is no budget for the closing and developing of a park combining Shepard's Park with the new pond on Parkwood. Some discussion followed. Mr. Touchberry made a motion, seconded by Ms. Garten-Schmidt, to move the item to full Council to discuss the takeover of Dorn's Way from the SCDOT. The motion carried unanimously.


Mr. Cornette stated that in response to complaints from Spring Road residents, the Town's Traffic Engineer developed a traffic calming plan for the intersection of Spring Road / Golf Road / Highway 17-A South. After the PW committee approved the proposed plan for the intersection, staff held back on proceeding with the plan because of former Councilman Bailey's concerns. Mr. Touchberry stated that Mr. Cornette put together the most efficient plan to help traffic at the intersection, but that the constituents in the area were opposed to the plan. Some discussion followed. Mr. Touchberry made a motion, seconded by Mr. McIntosh, to recommend to Council to abandon the plan developed by the Traffic Engineer and to have Chief Wright enforced the speed limit at the intersection, while also verifying with the SCDOT that the sight distance is sufficient at the intersection. The motion carried unanimously.

Mr. Cornette presented the request from a citizen for a three way stop sign on Driver Avenue at Six Iron and Three Wood in Corey Woods subdivision. The Traffic Engineer did a study which showed that the intersection(s) did not warrant stop signs there, so staff suggested putting up warning signs instead. Some discussion followed. Mr. Touchberry made a motion, seconded by Mr. McIntosh, to send the item to full Council to approve the proposed signs as shown in the agenda packet for the Public Works and Committee on Water Supply meeting for March 7, 2022

after staff verifies what signage is already in place at that location. The motion carried unanimously.

There being no further business, Mr. Touchberry made a motion, seconded by Mr. McIntosh, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 6:02pm.

Respectfully submitted,


Beth Messervy, Town Clerk

TOWN of SUMMERVILLE

FINANCE COMMITTEE REPORT

March 7, 2022

The Finance Committee met on Monday, March 7, 2022. Present were Mayor Waring and Committee members Bill McIntosh, Bob Jackson, Aaron Brown, Kima Garten-Schmidt, Bob Jackson, Russ Touchberry, and Terry Jenkins. Also present were Town Administrator Lisa Wallace, Town Attorney G.W. Parker, and Town Clerk Beth Messervy. Other staff members, members of the press and members of the public were duly notified. The meeting was held in Council Chambers on the third floor of the Annex Building at 200 S. Main Street and livestreamed from the Town’s web site.

Welcome	Mayor Waring called the meeting to order at 6:03pm.
Presentation of Financial Report	Rhonda Moore presented the February 2022 financial report. The report was accepted as information.
2020 Audit Presentation	David Irwin with Mauldin & Jenkins, LLC presented an overview of the 2020 audit report and the results of the compliance report. He stated that the Town was given a clean and unmodified opinion, which is the highest level of assurance on an audit. He also stated that the single audit (a compliance audit) was given a clean and unmodified report as well.
Presentation by Bicycle and Pedestrian Advisory Committee	Gene Brislin, the Chair of the Bicycle and Pedestrian Advisory Committee, gave an update of what the committee has been doing. He stated that the committee decided to narrow down the 29 projects that they were planning to a few specific projects that they would like Council to consider, which are included in the agenda packet for the Finance Committee. Mr. Brislin stated that the committee would like to see a line item in the upcoming budget for the priority projects.
Benchmark Report from SC Department of Revenue and Fiscal Affairs / Redistricting	Town Administrator Lisa Wallace explained that Council received a copy of the Benchmark Report in early February, and stated that staff is looking for direction as to how to pursue redistricting. Some discussion followed on whether or not the RFA should come up with a redistricting plan; Mr. McIntosh stated that while it is not a requirement to use the RFA, whatever organization that redraws the lines needs Council’s priorities of redistricting. Some discussion followed, and it was determined that the Council would have to have a public hearing regarding redistricting. Mr. Jackson suggested having two public hearings: one for the public to submit their criteria for redistricting, and the second after the criteria is established and a redistricting plan is returned to Council.
Consideration of Organization to Implement Home Repair and Weatherization	Michael Lisle, Economic Development Manager, presented the Finance Committee with three options for an organization to implement and run the Home Repair and Weatherization program for LMI Communities using American Rescue Plan funds. Mr. Brown stated that he had a problem with one of the organizations that he did

Program (ARP funds)	not feel was meeting the needs of Summerville citizens. Mr. Lisle agreed to research the organization further. Mr. Jackson made a motion, seconded by Ms. Garten-Schmidt, to move the item to full Council at the March 10, 2022 meeting so Mr. Lisle would have time to get more information on the organization in question and so that Council could make a final decision.
Consideration of donation to Memorial	Mr. Jackson stated his wishes to donate money to create a memorial to Chris Celiz, a Summerville citizen who was given the Medal of Honor posthumously. Mr. Jackson made a motion, seconded by Mr. Jenkins to give \$4500 from Hospitality Tax fund balance for the memorial to be made. The motion carried unanimously.
Financial Requisitions	<p>Mr. Jenkins made a motion, seconded by Mr. Touchberry, to combine the three financial requisitions listed on the agenda for consideration at the same time. The motion carried unanimously.</p> <p>Mr. McIntosh made a motion, seconded by Mr. Brown, to approve the three financial requisitions listed on the agenda (and below). The motion carried unanimously:</p> <p><i>Authorize the Town Administrator to enter into an agreement with Dominion Energy for utility relocations for the Maple Street project in the amount of \$233,644. Funds to come from fund balance and reimbursed with TIF bond proceeds. Request from Public Works Department.</i></p> <p><i>Authorize the Town Administrator to enter into an agreement with Dorchester County Water and Sewer for utility relocations for the Maple Street project in the amount of \$278,979.56. Funds to come from fund balance and reimbursed with TIF bond proceeds. Request from Public Works Department.</i></p> <p><i>Authorize the Town Administrator to enter into an agreement with Summerville CPW for utility relocations for the Maple Street project in the amount of \$278,489.78. Funds to come from fund balance and reimbursed with TIF bond proceeds. Request from Public Works Department.</i></p>
Executive Session	<p>Mr. Jenkins made a motion, seconded by Ms. Garten-Schmidt, for the Finance Committee to enter into Executive Session to discuss: Contractual Matters Related to Fire Station 6, Contractual Matters Related to Potential Lease of Town-Owned Property (former Century 21), and Contractual Matters Related to Potential Purchase and/or Lease of Property for Municipal Court. The motion carried unanimously, and the Committee entered into Executive Session at 7:08pm.</p> <p>The Committee reconvened at 8:30pm. Town Attorney GW Parker stated that the Committee met in Executive Session to discuss: Contractual Matters Related to Fire Station 6, Contractual Matters</p>

	Related to Potential Lease of Town-Owned Property (former Century 21), and Contractual Matters Related to Potential Purchase and/or Lease of Property for Municipal Court, and that no action was taken in Executive Session.
Other Business	N/A
Adjourn	Mr. McIntosh made a motion, seconded by Mr. Jenkins, to adjourn. The motion carried unanimously, and the meeting adjourned at 8:31pm.

Respectfully submitted,


Beth Messervy
Town Clerk