

The Town of Summerville Planning Commission Meeting
Minutes
March 15, 2021

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; Charlie Stoudenmire; and Betty Profit. Elaine Segelken and Jonathan Lee were unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning; Rebecca Vance, AICP, Town Administrator; Bonnie Miley, Assistant Town Engineer; and Becca Zimmerman, Planner II. 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:

The Chairman asked if there were any edits or additions to the minutes from the meeting on February 22, 2021. Mr. Carroll made a motion for approval, and Mr. Stoudenmire made the second. The motion passed unanimously.

Public Hearings:

The first and only public hearing opened at 4:01 PM and was for the proposed ordinance to repeal and replace in its entirety the Unified Development Ordinance adopted October 10, 2019 and last amended on December 10, 2020. Mr. Reaves introduced the item and asked if there was anyone in attendance to speak on the matter. Tom Wallington stated that he was the property owner of 211 W. Richardson Avenue. He explained that he supports the unification of the regulations in the UDO and likes the zoning concepts, especially the mixed-use districts. He did note that he understood the concerns about the design guidelines and felt that they could be helpful when going before a review board, but not as applicable in the more conventional areas that are more auto-oriented. Mr. Wallington stated that he felt the same with the Parking and Driveways section of the UDO. He did stress that he would like to see things evolve with the UDO rather than just getting rid of it. Mr. Reaves asked if anyone else would like to speak on this matter, hearing and seeing no requests, the public hearing was closed at 4:05 PM.

Old Business

The first item under New Business was the proposed ordinance to repeal and replace in its entirety the Unified Development Ordinance adopted October 10, 2019 and last amended on December 10, 2020. Mr. Hart asked for clarification that the first reading done by Town Council at their meeting on February 4th was to replace the UDO with the previous zoning and land development ordinances. Mr. Reaves confirmed that was the context of the first reading. Mr. Hart stated that his understanding of the discussion is that some portions of the UDO will be preserved and some portions of the old ordinance would be reenacted. He noted that the Planning Commission did not have a proposal yet encompassing those ideas, so he proposed that this item be postponed to allow the discussions to be finalized and research appropriate amendments to be made to include appropriate sections of each ordinance going forward. Mr. Hart made the motion to postpone this item to allow further research and discussion, and Mr. Carroll made the second. The motion passed unanimously.

New Business:

The first item under New Business was New Street Names. Ms. Shuler confirmed that all of the proposed street names had been cleared through the Counties. Ms. Profit made a motion to approve the proposed names of Black Sycamore Dr., Cedar Forest Dr., Pine Gate Dr., Red Foxmoor Alley, and Ridge Walk Alley for the Central Avenue Townhomes. Mr. Hart made the second, and the motion passed unanimously. Mr. Hart then made a motion to approve the proposed names of Gray Pine Ln. and Pine

Waters Ln. for the 125 Germantown Road subdivision. Mr. Carroll made the second, and the motion passed unanimously.

The second item under New Business was the consideration of Dorchester County's Pine Trace Park Master Plan's compatibility with Summerville: Our Town, Our Future (Comprehensive Plan). Eric Davis, the Park and Recreation Director with Dorchester County provided a brief explanation of the plan for the approximately 306 acre park, including mostly passive recreation and open space with some active elements. Mr. Hart asked if the proposed trails for the park would connect to other existing or planned trails. Mr. Davis confirmed that the paved multi-use path through the park would connect to Beverly Drive on the east side of the property and would connect to the future Chandler Creek Trail on the west side that would be built by Dorchester County along the maintenance shelf of Chandler Creek and would eventually connect to the Sawmill Branch Canal Trail. Mr. Carroll asked about the parking capacity of the park. Warren Pruitt, the lead consultant on the project with ADC Engineering, stated that he did not have the exact count, but that it was around 200 to 250 spaces. Mr. Reaves asked for staff's analysis, and Ms. Shuler stated that the Dorchester County Parks Master Plan, which includes this park, is specifically referenced in the Town's Comprehensive Plan in the recommendations to add more park services throughout the Town. She also noted that the Comprehensive Plan also recommends that open spaces be maintained when possible and that parks should follow sustainable practices and minimize impact. Ms. Shuler confirmed that this master plan appears to follow both of those recommendations, and staff recommends that the Planning Commission affirm conformance with the Town's Comprehensive Plan. Following the discussion, Mr. Hart made a motion to confirm conformance with the Town's Comprehensive Plan, and Mr. Carroll made the second. The motion passed unanimously.

Miscellaneous:

Ms. Shuler stated that the only item that she had under Miscellaneous was a reminder about the special meeting scheduled for March 29th at 4:00 PM to hold a public hearing for the repeal of Chapter 11 of the UDO and replacing it in Chapter 22 of Town Code.


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 4:15 PM.

Respectfully Submitted,

Date: 4/19/21

Jessi Shuler, AICP
Director of Planning

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