

The Town of Summerville Planning Commission Meeting
Minutes
March 18, 2019

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Elaine Segelken, Vice Chairman; Sarah Bares; Tom Hart; Betty Profit; Jonathan Lee; and Kevin Carroll. Staff in attendance included Jessi Shuler, AICP, Director of Planning and Meredith Detsch, Town Planner.

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 25, 2019. Hearing none, the Chairman declared the minutes accepted as presented.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the request to rezone TMS# 145-00-00-014, at Gahagan Road and Garbon Road, approximately 2.15 acres, and owned by Wesley R. Cherry from PUD, Planned Development District, to R-3, Single-Family Residential (attached buildings). Mr. Reaves introduced the request. Chad Priest, the realtor representing the owner, Wesley Cherry, stated that the current zoning only allowed for single-family detached, which was not economically feasible due to the shape and access of the property, so they were requesting rezoning to allow townhomes. He also pointed out that townhomes are a common use in the vicinity of the property. The Commission members had several questions regarding access to the property, sale of the property, the number of townhomes, and the location of the property. Mr. Cherry stated that the access was not yet determined, nor was the sale of the property. Mr. Priest noted that the number of townhomes was limited by the zoning district. Ms. Shuler confirmed that the R-3 zoning allowed eight units per acre, and explained the location of the property using the mapping exhibit.

Hearing no other public comment this hearing was closed at 4:06 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names (as applicable). Ms. Shuler stated that staff had no street names for approval.

The second item under New Business was the request to rezone TMS# 145-00-00-014, at Gahagan Road and Garbon Road, approximately 2.15 acres, and owned by Wesley R. Cherry from PUD, Planned Development District, to R-3, Single-Family Residential (attached buildings). Mr. Reaves introduced the request. Mr. Hart made a motion to recommend approval to Town Council, and Mr. Lee made the second. Dr. Bares stated she appreciated the staff report addressing spot zoning, as she was concerned about that possibility, but she agreed that townhomes fit the area. Mr. Lee added that he hoped an affordable housing element would be considered. Following the discussion, the motion passed unanimously.

Miscellaneous:

Ms. Shuler stated that the Comprehensive Plan Community Workshop would be April 1, 2019 from 6:00 – 7:30 p.m. at the Alston-Bailey Elementary Cafeteria, and the Business Workshop would be April 2, 2019

from 8:00 – 9:30 a.m. at the Cuthbert Community Center. She thanked the Commission members for their recommendations for the stakeholder interviews, and explained that she was still working to get all of those scheduled, but they would be on April 2 and 3, 2019. Mr. Hart asked how the workshops were being advertised, and Ms. Shuler explained that the workshops would be advertised in the newspapers, on social media, on the website, electronic bulletin boards in Town Hall, and emails notifications would also be shared.

Dr. Bares stated that she had heard that the BCDCOG was considering changing the end of the proposed Bus Rapid Transit (BRT) route to end at Nexton rather than Downtown Summerville, and she wanted to make sure that our planning included the terminus Downtown. Ms. Shuler stated that the Town’s intentions certainly included the terminus of the BRT being Downtown, not at Nexton, and that would be stressed at any planning meetings for the BRT and in the Comprehensive Plan.

Adjourn

With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Hart making the second, and Mr. Reaves adjourned the meeting at 4:21 PM.

Respectfully Submitted,



Jessi Shuler, AICP
Director of Planning

Date: 4/15/2019

Approved: 
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman