

The Town of Summerville Planning Commission Meeting  
Minutes  
March 20, 2023

This meeting of the Town of Summerville Planning Commission was held in Town Council Chambers and was attended by Commission Members, Jim Reaves, Chairman; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Kevin Carroll; Tom Hart; and Jim Bailey were unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning. 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 27, 2023. Hearing none the minutes were approved as submitted.

**Public Hearings:**

The first public hearing opened at 4:01 PM and was for the petition by CVEA Summerville III, LLC to annex TMS#220-00-02-147, located on N. Maple Street and totaling approximately 10.34 acres. Currently zoned PD – OP/IP, Planned Development – Office Park/Industrial Park, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville’s municipal limits. (Council District 2) Mr. Reaves introduced the item and asked if the applicant was in attendance. Hearing no public comment, this public hearing was closed at 4:01 PM.

The second public hearing opened at 4:02 PM and was for the request to rezone TMS#232-00-02-131, located on Maryeade Drive and Angus Drive, approximately 12.983 acres, and owned by Invesco LP, from L-1, Light Industrial, to G-B (General Business). (Council District 2) Mr. Reaves introduced the item and asked if the applicant would like to present the request. Josh Lilly with Stantec, representing the owner, stated that this was a straight-forward rezoning request, but he would answer questions if there were any. Hearing no other public comment, this public hearing was closed at 4:02 PM.

The last public hearing opened at 4:03 PM and was for the ordinance to amend the Unified Development Ordinance (UDO), 13.3.4, Tree Protection Board (TPB) by: more fully setting forth the authority under which the TPB was created; clarify the section under which an administrative review is appropriate; and add a new section 13.3.4(C)(5), Appeals from Decisions of the TPB. Hearing no public comment this public hearing was closed at 4:03 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 had no street names for consideration this month.

The second item under New Business was the petition by CVEA Summerville III, LLC to annex TMS#220-00-02-147, located on N. Maple Street and totaling approximately 10.34 acres. Currently zoned PD – OP/IP, Planned Development – Office Park/Industrial Park, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville’s municipal limits. (Council District 2) Ms. Segelken made a motion to recommend approval of the annexation to Council, and Ms. Profit made the second. Mr. Reaves called for the question and the motion passed unanimously.

The third item under New Business was the request to rezone TMS#232-00-02-131, located on Marymeade Drive and Angus Drive, approximately 12.983 acres, and owned by Invesco LP, from L-I Light Industrial, to G-B (General Business). (Council District 2) Ms. Segelken made a motion to recommend approval of the rezoning to Council, and Ms. Profit made the second. Mr. Reaves called for the question and the motion passed unanimously.

The fourth and final item under New Business was the ordinance to amend the Unified Development Ordinance (UDO), 13.3.4, Tree Protection Board (TPB) by: more fully setting forth the authority under which the TPB was created; clarify the section under which an administrative review is appropriate; and, add a new section 13.3.4(C)(5), Appeals from Decisions of the TPB. Ms. Segelken made a motion to recommend approval of the amendment to Council, and Mr. Stoudenmire made the second. The motion passed unanimously.

**Miscellaneous:**

**Adjourn**

With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Stoudenmire making the second. The motion carried and the meeting was adjourned at 4:07 PM.

Respectfully Submitted,



Jessi Shuler, AICP  
Director of Planning

Date: 4/17/23

Approved:   
Jim Reaves, Chairman or Jim Bailey, Vice Chairman