

The Town of Summerville Planning Commission Meeting  
Minutes  
May 15, 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; Kevin Carroll; Charlie Stoudenmire; Betty Profit; and Tom Hart. Elaine Segelken 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 April 17, 2023. Hearing none the minutes were approved as submitted.

**Public Hearings:**

The Chairman asked if there were any objections to holding the two public hearings and considering the two requests together as they are adjacent properties owned by family members. Hearing no objections, the first public hearing opened at 4:02 PM and was for the request to rezone TMS#130-14-13-009, located at 715 W. 5th North Street, approximately 0.22 acres, and owned by Thomas A. Limehouse, from N-MX, Neighborhood Mixed-Use to UC-MX, Urban Corridor Mixed-Use, (Council District 1) and the request to rezone TMS#s 130-14-13-007 and -008, located at 100 N. Hampton Street and 711 W. 5th North Street respectively, totaling approximately 1.1 acres, and owned by Willie S. Limehouse, from N-MX, Neighborhood Mixed-Use to UC-MX, Urban Corridor Mixed-Use, (Council District 1) Mr. Reaves introduced the items and asked if the applicant was in attendance. Mr. Tom Limehouse explained that these properties were near the Alston Schools on the original Hoover Chrysler property. On the property that he owns, he explained that he spent over 90 days trying to get rid of the old tires from the previous tenant and then had a proposed vape shop tenant interested, which was not allowed, so he lost his legal nonconforming status. The other two properties that his mother owns still have businesses operating that maintain their legal nonconformity and that will not change any time soon. He noted that he does not believe the other uses allowed in N-MX are viable for the properties, and he feels that there is a need in the neighborhood for affordable car repair services. Mr. Hart asked for confirmation that these properties have had auto-related uses operating for at least 40 years, and Mr. Limehouse confirmed that these properties have been auto-related for probably the last 50 years or more. Mr. Limehouse stated that the only use within the UC-MX that concerned him for these properties was the bar/nightclub use, which Mr. Hart noted the proximity of the schools would likely prohibit. Ms. Shuler stated that the Town doesn't regulate those uses in terms of proximity to schools, as it is handled at the state level. Hearing no further public comment, these public hearings were closed at 4:11 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 and third items under New Business were the request to rezone TMS#130-14-13-009, located at 715 W. 5th North Street, approximately 0.22 acres, and owned by Thomas A. Limehouse, from N-MX, Neighborhood Mixed-Use to UC-MX, Urban Corridor Mixed-Use, (Council District 1) and the request to rezone TMS#s 130-14-13-007 and -008, located at 100 N. Hampton Street and 711 W. 5th North Street

respectively, totaling approximately 1.1 acres, and owned by Willie S. Limehouse, from N-MX, Neighborhood Mixed-Use to UC-MX, Urban Corridor Mixed-Use. (Council District 1) Mr. Hart made a motion to recommend approval of the rezonings to Council, and Mr. Carroll made the second. Mr. Stoudenmire then asked if frontage would be taken from the properties when Highway 78 is widened. Mr. Limehouse responded that he was not sure but there is a good probability of that. Mr. Hart explained that he would normally not be in favor of these requests but given the adjacent properties and the historic use of these properties, he does support these changes. He also noted the need in the neighborhood. Mr. Reaves called for the question and the motion passed unanimously.

**Miscellaneous:**

Mr. Reaves mentioned the list of training opportunities that was provided by email to the Commission members and encouraged them to go ahead and take care of their required training for the year.

**Adjourn**

With no further business for the Commission, Mr. Carroll made a motion to adjourn with Mr. Stoudenmire making the second. The motion carried and the meeting was adjourned at 4:16 PM.

Respectfully Submitted,



Jessi Shuler, AICP  
Director of Planning

Date: 

Approved: Date: June 19, 2023  
Jim Reaves, Chairman or Jim Bailey, Vice Chairman