

**The Town of Summerville Planning Commission Meeting  
Minutes  
May 16, 2022**

This meeting of the Town of Summerville Planning Commission was held in Town Council Chambers and was attended by Commission Members, Jim Reaves, Chairman; Jim Bailey; Tom Hart; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Kevin Carroll was 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 March 21, 2022. Mr. Hart made a motion to approve the minutes as presented, and Mr. Bailey made the second. The motion passed unanimously.

**Public Hearings:**

The first public hearing opened at 4:01 PM and was for the request to rezone TMS#s 136-12-04-106, 911 D Central Avenue, owned by Gary A. Charpia; and 136-12-04-108, 911 B & C Central Avenue, owned by Leonard A. & Sylvia L. Holmes; two parcels totaling approximately 0.936 acres, from GR-5, General Residential (5 units/acre), to N-B, Neighborhood Business. (Council District 1). Mr. Reaves introduced the item. Ms. Shuler explained that this area was shown as single-family in the Future Land Use plan; however, it is adjacent to other neighborhood business properties and the current access to the properties is from Central Avenue through another property already zoned N-B. That property fronting Central Avenue is a small retail strip center, and Ms. Shuler stated that she believes the owners would like to expand the neighborhood commercial use behind that existing building. The Commission members questioned the exact location of the properties, and Ms. Shuler answered that they were behind the small strip center and adjacent to the self-storage facility. The Commission members then asked if staff received any public comment prior to the meeting, and Ms. Shuler responded that she received no public comment at all regarding the request. Ms. Shuler also noted that a buffer would be required between these properties and the adjacent residential properties. Hearing no public comment, this public hearing was closed at 4:04 PM.

The second public hearing opened at 4:04 PM and was for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.4.3, Lodging. Mr. Reaves introduced the item. Ms. Shuler provided a brief explanation for these amendments and the next ones on the agenda. She explained that in applying the UDO, staff had come across some inconsistencies in the Lodging Conditional Uses, particularly in regards to the N-MX zoning, so this amendment tried to address those concerns. The next amendment for accessory structures is an attempt to address issues that have arisen since the size restriction on accessory structures was completely removed in a prior amendment, while still providing some flexibility. Hearing no public comment, this public hearing was closed at 4:05 PM.

The third public hearing opened at 4:05 PM and was for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.5.2, Uses Customarily Accessory to Residential Dwellings. Mr. Reaves introduced the item and then noted that it had just been covered by Ms. Shuler. Hearing no public comment, this public 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. Ms. Shuler stated these four names were for a neighborhood off of Orangeburg Road, and that additional names for this neighborhood will be forthcoming in the future as more than four will be needed. The proposed names were Gloriosa, Dahlberg, Marblewing, and Coulter. Ms. Segelken made a motion to approve the proposed street names, and Mr. Hart made the second. The motion passed unanimously.

The second item under New Business was the request to rezone TMS#s 136-12-04-106, 911 D Central Avenue, owned by Gary A. Charpia; and 136-12-04-108, 911 B & C Central Avenue, owned by Leonard A. & Sylvia L. Holmes; two parcels totaling approximately 0.936 acres, from GR-5, General Residential (5 units/acre), to N-B, Neighborhood Business. (Council District 1). Mr. Bailey made a motion to recommend approval, and Ms. Segelken made the second. Mr. Reaves called for the question and the motion passed unanimously.

The third item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.4.3, Lodging. Ms. Shuler briefly went through the specific changes being proposed. She explained that the main change was to the owner occupancy requirement in the N-MX, Neighborhood Mixed-Use district, since N-MX does allow for commercial uses. She explained that in discussions with the Planning & Development Committee of Council, they suggested that the requirement for owner occupancy be based off of the surrounding uses, and this is staff's attempt to include that in the ordinance. She then detailed the specific conditions (location, manager's office, meals, leasing of common areas, compatibility, and screening) that were being proposed to be added to the Inn use in the N-MX zoning district as it is currently listed as a permitted use. Ms. Segelken asked about the requirement for 24 hour desk service for the Inn use in N-MX, and Ms. Shuler confirmed that the intent was to have a resident manager, so that if there are issues or complaints, there will always be someone on-site to respond quickly. Mr. Bailey asked how the uses of adjacent properties would be determined by staff. Ms. Shuler explained that staff would have to do a site visit, and would most likely also use the County assessor data and business licenses data to determine surrounding uses if questionable. He then asked what would happen if an adjacent use changed after the conditional use was already approved, and Ms. Shuler noted that as long as the conditions were met at the time of application and approval, a conditional use permit would not be revoked if an adjacent property's use changed because that property owner would have already been aware of the existing lodging use when the adjacent property was purchased. Mr. Hart then asked about the definition of an Inn – what if it had less than ten rooms? Ms. Shuler noted that Inn was defined in the definitions in Chapter 15 of the UDO. She explained that the other lodging uses of ten rooms or less were types of B&Bs, so if someone had ten rooms or less but wanted to serve meals other than breakfast and/or to people who were not staying the night, then it could be considered an Inn. Mr. Hart made a motion to recommend approval, and Ms. Segelken made the second. Mr. Reaves asked if the short term rental regulations would cover AirBnBs or vacation rentals and prohibit the renting of an entire home while someone is out of town. Ms. Shuler confirmed that that would indeed be the case, and the current regulations already prohibited that as the owner-occupancy requirement includes the requirement to be on site when the property is rented. The only change to that is with the N-MX properties. Following the discussion, Mr. Reaves called for the question, and the motion passed unanimously.

The fourth item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.5.2, Uses Customarily Accessory to Residential Dwellings. Ms. Shuler noted again that the round of amendments back in August 2021 took away any size restriction on accessory structures, and staff is starting to see some issues with accessory structures that are almost the same size as the house or even larger. More specifically stormwater and runoff issues have cropped up because accessory structures did not previously require a full Engineering review due to their limited size. These proposed changes add back in size requirements but relate them to the size of the lot, so if

you have a larger lot, you would have more flexibility with the size of your accessory structure. In speaking with the Planning & Development Committee of Council, they recommended that the size be related to the lot size. The idea with the changes is to limit the impact that runoff can have on adjacent properties. Ms. Segelken made a motion to recommend approval, and Mr. Hart made the second. Mr. Reaves called for the question, and the motion passed unanimously.

**Miscellaneous:**

Ms. Shuler reminded the Commission members about their required three hours of training for the year, and she also introduced Leah Davenport, who is an intern with the Planning Department for the summer.

**Adjourn**

With no further business for the Commission, Mr. Bailey made a motion to adjourn with Mr. Hart making the second. The motion carried and the meeting was adjourned at 4:23 PM.

Respectfully Submitted,

Date: 6/20/2022

Jessi Shuler, AICP  
Director of Planning

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