

*Mayor*  
Ricky Waring

*Council Members:*  
Bob Jackson  
Walter Bailey  
Aaron Brown  
Terry Jenkins  
Kima Garten-Schmidt  
William McIntosh



*Town Administrator*  
Rebecca Vance  
*Town Clerk*  
Beth Messervy  
  
*Town Attorney*  
G.W. Parker

# Town of Summerville

## MINUTES -- PUBLIC WORKS COMMITTEE MEETING

June 7, 2021

The meeting was called to order at 5:30pm by Chairperson Kima Garten-Schmidt. Committee members Walter Bailey and Bill McIntosh were present. Also in attendance was Director of Public Works Russ Cornette. Press and public were duly notified of the meeting. The meeting was held in person in the Training Room of the Annex Building at 200 South Main Street and livestreamed from the Town's web site.

Mr. Cornette presented updates on the following projects:

**a. Public Works Project Updates**

- **Maple Street.** Staff is waiting SCDOT approval of the construction plans, the project will be ready for construction when funding is set. The asbestos abatement of four properties that are to be demolished or moved is completed. The demolition of 110 South Maple Street is completed. Regarding the three houses that are being moved, the mover has asked for an extension of 30 days due to delays with permitting and utilities.
- **Cedar Street Extension.** Cedar Street Extension is in the preliminary design and permitting phase. Utility coordination work is ongoing to address utility conflicts. Staff has requested a proposal for R/W acquisition. Staff received the R/W plans in April recently approved them.
- **Central Avenue Sidewalk Project.** J. Bragg Consulting, Inc was selected to design and permit the sidewalk project. Final plans are currently being prepared and have been submitted to SCDOT for permitting.
- **West 5th South St Sidewalk.** The Town has a design contract with a consultant to design on this sidewalk project. Final construction plans are being prepared now and being submitted to SCDOT for permitting.
- **Lee Street Sidewalk Project.** Final permitted plans have been received. Staff will need to acquire slope permissions from eight properties prior to construction beginning which is currently being worked on.
- **North Hickory Street Sidewalk.** This project was bid for construction on June 1. This item is on tonight's Finance Committee agenda for approval. If approved, the contractor will mobilize and begin work later in the month. This project is being funded by CDBG funds.

- **Shepard Park Drainage.** The contractor mobilized and began clearing the site in March. He began digging and hauling material from the pond in April. As of June 1, 2021, the contractor had hauled out 32,922 cy of material which is about 80% of the total material. The contractor will set the outlet structure in the pond. He will haul material for the next two to three weeks depending on weather. Stormwater Department began work on the Peters Street portion of the project in April. This portion should be completed in the next three weeks depending on weather conditions.
  - **Springview Lane Oakbrook Drainage Study.** Final design drawings are now being prepared as well as the easement plat. The preliminary estimated cost for construction of this project is \$225,544. Final plans and plat should be completed in the next 60 days.
  - **Bear Island Road Traffic Signals.** The temporary signals have been installed and are operational. The mast arms are currently being designed and have been ordered. Delivery of the mast arms are expected in nine-10 months.
- b. **Pedestrian Crosswalk** - Mr. Bailey stated that he is concerned for pedestrians' safety crossing West Carolina at St. Paul's Anglican Church. The committee discussed where stop signs could be placed on West Carolina to allow for a crosswalk to get pedestrians from the west side of West Carolina to the east side. Two citizens were present and expressed their concern for the safety of pedestrians and bicyclists. There was discussion to clarify where sidewalks are already in place on West Carolina and the streets off of it. Mr. Cornette offered the solution of putting a crosswalk at the intersection of Beaufort Street and West Carolina, where there is already a 3-way stop. The committee asked Mr. Cornette to explore that option, including getting a cost estimate.
- c. **Newington Plantation – Plantation Circle** Ms. Garten-Schmidt stated that there are four entrances on Plantation Circle and a lot of drivers are not following the one-way signs. Ms. Garten-Schmidt asked Mr. Cornette if staff could make the one-way signs larger and more prevalent. Mr. Cornette agreed to do so.

Mr. Jenkins went back to the Central Avenue sidewalk project as discussed earlier in the meeting. Mr. Jenkins stated that he thought that Council agreed to not continue with the construction of the sidewalk. Mr. Cornette stated that the Town is already spending money for the design and permits for the project. Discussion followed regarding the three different phases of the project. Mr. McIntosh made a motion, seconded by Mr. Bailey, to send the item to full Council for review. The motion carried unanimously.

There being no further business, Mr. McIntosh made a motion, seconded by Mr. Bailey, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 6:11pm.

Respectfully submitted,

  
Beth Messervy, Town Clerk

**PLANNING AND DEVELOPMENT COMMITTEE**

**REPORT** for

June 7, 2021

5:30 PM

The Planning and Development Committee of Town Council met on June 7, 2021 immediately following the Public Works Committee. The meeting was held in the Training Room of Town Hall, 200 S. Main Street, Summerville, SC. Committee members present included Bill McIntosh, Council District 4, Bob Jackson, Council District 6, and Terry Jenkins, Council District 2. Staff members present included Jessi Shuler, AICP, Director of Planning and other Town staff.

The meeting was called to order at 6:11 PM by Mr. McIntosh.

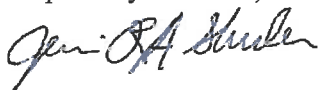
**Rezoning:**

Ms. Shuler introduced the request to rezone TMS#137-06-11-002, located at 404 W. Richardson Avenue, approximately 0.60 acres, and owned by William A. & Frances L. Harbeson, from GR-2, General Residential, to GR-5, General Residential, (Council District 2) She stated that the Planning Commission held a public hearing and made a recommendation for approval at their meeting on May 17, 2021. Mr. Jenkins stated that he had no objection to the lot being subdivided into two lots for a home to be built, but he asked for confirmation from Ms. Shuler that it could not be subdivided into more than two lots if it was zoned GR-5. Ms. Shuler responded that with the existing lot size of 0.60 acres, the minimum lot size of 8,500 sf in GR-5, and the location of the existing historic home on the property, it would require a variance in order to be able to subdivide into more than just two lots, or it would require the BAR approving the demolition of the existing home on the property, which would be highly unlikely. Mr. Jenkins stated that he understood that the current plan was to subdivide into an approximately 15,000 sf lot and an approximately 12,000 sf lot with the existing Sears house, and he reiterated that another lot could not be subdivided out without either BZA or BAR approval. Mr. Jackson asked Ms. Shuler to detail the main difference between the GR-2 and the GR-5 zoning districts. Ms. Shuler explained that both zoning districts were for single-family detached homes as the primary use and the other uses allowed were about the same with a few exceptions. The main difference is the minimum lot size and a slight difference in the setback requirements. Mr. Bailey asked if zoning the lot GR-3 could be a possibility. Ms. Shuler stated that she would need a legal opinion on that in terms of spot zoning, as there are no other properties zoned GR-3 in the Town at this time. Mr. McIntosh noted his hesitation with approving the rezoning because it would still leave the possibility for the BAR or the BZA to approve either demolition or a variance, which would then allow more than two lots to be possible. He felt it would take the decision out of Council's hands. Mr. McIntosh stated that he felt that Council had made some mistakes in the past regarding rezonings, and he is ready to atone for those past mistakes.

Following the discussion, Mr. Jackson made a motion to recommend denial to full Council, and Mr. McIntosh made the second. Mr. McIntosh called for the vote, and the motion passed with Mr. Jenkins the lone vote in opposition.

Following no additional business or discussion, the meeting was adjourned at 6:19 PM on a motion by Mr. McIntosh, and a second by Mr. Jenkins.

Respectfully submitted,



Jessi Shuler, AICP  
Director of Planning

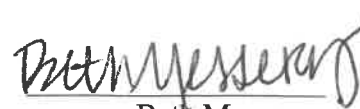
June 8, 2021

**TOWN OF SUMMERVILLE**  
**FINANCE COMMITTEE REPORT**  
**June 7, 2021**

The Finance Committee met on Monday, June 7, 2021. Present were Mayor Waring and Committee members Bob Jackson, Bill McIntosh, Aaron Brown, Kima Garten-Schmidt, Walter Bailey, and Terry Jenkins. Also present were Town Clerk Beth Messervy and Town Attorney G.W. Parker. Other staff members, members of the press and members of the public were duly notified. The meeting was held in the Training Room of the Annex Building at 200 S. Main Street and livestreamed from the Town's web site.

<b>Welcome</b>	Mayor Waring called the meeting to order at 6:20pm.
<b>Presentation of Financial Report</b>	Daniel Cabral presented the April 2021 financial report. Mr. McIntosh expressed his concern with the real property taxes being budgeted for are more than the Town is bringing in. The report was accepted as information.
<b>Financial Requisitions</b>	<p>Mr. McIntosh made a motion, seconded by Mr. Jenkins, to authorize the Police Department to purchase a vehicle to replace totaled vehicle PD287, a 2015 Dodge Charger. The total price of the replacement is \$40,392.82. Insurance paid \$18,188.00. The remaining balance being requested is \$22,204.82. The funds are to come from Police Capital – Vehicle/Rolling Equipment. The motion carried unanimously.</p> <p>Mr. Brown made a motion, seconded by Ms. Garten-Schmidt, to authorize staff to issue a purchase order to Landscape Pavers, LLC for the amount of \$152,250.00 for the construction of a new sidewalk along Hickory Street. This project is being funded with federal Community Development Block Grant (CDBG) funds. This project was publicly advertised and sealed bids were collected. The motion carried unanimously.</p>
<b>Adjourn</b>	There being no further business, Mr. McIntosh made a motion, seconded by Mr. Jackson, to adjourn. The motion carried unanimously, and the meeting adjourned at 6:31pm.

Respectfully submitted,



Beth Messervy  
Town Clerk