

The Town of Summerville Planning Commission Meeting
Minutes
June 19, 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; Elaine Segelken; and Tom Hart. Betty Profit and Jim Bailey were unable to attend. Staff in attendance included Tim Macholl, Zoning Administrator, and Rhonda Moore, Director of Finance. 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 May 15, 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 Samuel G. Pennington and Hallie Perkins to annex TMS#130-10-00-018, located at 518 N. Maple Street and totaling approximately 0.58 acres. Currently zoned OI, Office and Institutional District in Dorchester County and will be zoned UC-MX, Urban Corridor Mixed-Use, upon annexation into the Town of Summerville's municipal limits. (Council District 1) Mr. Reaves introduced the item. The applicant was not in attendance. Hearing no other public comment, the public hearing was closed at 4:02 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names. Mr. Macholl stated that they had no street names for consideration this month.

The second item under New Business was the petition by Samuel G. Pennington and Hallie Perkins to annex TMS#130-10-00-018, located at 518 N. Maple Street and totaling approximately 0.58 acres. Currently zoned OI, Office and Institutional District in Dorchester County and will be zoned UC-MX, Urban Corridor Mixed-Use, upon annexation into the Town of Summerville's municipal limits. (Council District 1) Mr. Carroll made a motion to recommend approval of the annexation to Council, and Ms. Segelken made the second. Mr. Carroll asked for confirmation of the location of his property, and Mr. Macholl confirmed that it was on the left side of N. Maple Street if you were heading north toward the interstate from Highway 78. Mr. Reaves stated that he had some misgivings about the requested zoning of UC-MX as he was concerned that the applicants were zoning shopping. He noted that the surrounding properties are all residential and the property across the street is Neighborhood Mixed-Use, and it is a long, skinny lot to use for a car sales business. Mr. Hart agreed that he also had some reservations about the request. Mr. Carroll noted the number of curb cuts along N. Maple Street and his concerns about safety. Mr. Reaves called for the question and the motion failed unanimously.

The third item under New Business was an ordinance to amend the Town of Summerville Code of Ordinances, Chapter 20, Article IV, Sections 20-103(9) and 20-109 (B) and (D), to reduce the eighty percent (80%) discount of the maximum impact fee allowed to zero percent (0%) so as to apply one hundred percent (100%) of the maximum allowable Parks and Recreation Impact fee. Town Council gave first reading at their meeting on June 8, 2023 and will hold a public hearing at their meeting on July 13, 2023. Mr. Carroll made a motion to recommend approval to Council, and Mr. Hart made the second. Mr.

Carroll asked if the revenues from impact fees go into the general fund or a special designated fund. Ms. Moore responded that the revenues are kept separate. Mr. Carroll then asked if the funds were invested, and Ms. Moore confirmed that they were. Mr. Hart asked for confirmation that this change would mean that there would be no discount on the Parks and Recreation fees, and Ms. Moore confirmed that this would remove the 80% discount on the Parks and Recreation fees. Mr. Hart asked if this would improve facilities for new and existing residents. Ms. Moore responded that yes it could go to all new improvements that would benefit both existing and new residents. Further discussion ensued regarding the different categories for impact fees. Ms. Segelken then asked about the staff recommendation to add additional language to the proposed amendment. Ms. Moore explained that staff and Council did not want to change the fees for those projects that were already at a certain stage of development, so the proposed additional language would address that concern. Mr. Macholl confirmed that the additional language would prevent the costs from changing mid-stream for those developments that have already spent a significant amount of time and money based on a certain cost per unit for their pro forma. Mr. Hart asked how much of the overall impact fee of \$6,523 would be from the Parks and Recreation fee, and Ms. Moore stated that it would be \$3,853 for a single-family home, and the remaining fees would be split between Fire Protection and Municipal Facilities & Equipment, which are already at a 0% discount rate. Mr. Carroll asked if there was a difference between condos and single-family detached homes, and Mr. Macholl stated that it appeared that they were each treated as a single-family dwelling unit. Mr. Stoudenmire emphasized that he felt the most important part of the community is the children and the schools are slowly going downhill due to funding struggles, and he just needed to point that out. Ms. Moore stated that she wished that the Town could make a bigger impact there.

Following the discussion, Mr. Reaves called for the question, and the motion passed unanimously.

Miscellaneous:

There were no items under Miscellaneous.

Adjourn

With no further business for the Commission, Mr. Stoudenmire made a motion to adjourn with Mr. Carroll making the second. The motion carried and the meeting was adjourned at 4:18 PM.

Respectfully Submitted,



Jessi Shuler, AICP
Director of Planning

Date: 7/17/23

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