

The Town of Summerville Planning Commission Meeting
Minutes
June 20, 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; Kevin Carroll; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Tom Hart was unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning and Michael Lisle, Economic Development Coordinator. 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 16, 2022. Mr. Bailey made a motion to approve the minutes as presented, and Ms. Segelken made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the petition by Nash-Nexton Holdings, LLC to annex Berkeley County TMS#s 221-07-05-132 and 133, Lots 31-A and 31-C (total of 20.833 acres), located along Brighton Park Blvd., currently zoned PD-MU, Planned Development Mixed Use in Berkeley County and will be zoned PUD, Planned Development District upon annexation into the Town of Summerville's municipal limits, and the existing Nexton PUD shall be amended to include this acreage and the additional land use intensities. (Council District 2). Mr. Reaves introduced the item. Brent Gibadlo, representing Nash-Nexton Holdings, LLC, briefly explained that they were annexing this acreage to bring the commercial development of this tract all under the same jurisdiction. He noted that the area remaining in Berkeley County would be residential, but that the commercial area benefited more from the Town's public safety. Hearing no public comment, this public hearing was closed at 4:05 PM.

The second public hearing opened at 4:05 PM and was for the petition by Carroll S. Brown & Blackard Crosscreek, LLC to annex TMS# 161-04-03-002, 6.18 acres located on Crosscreek Drive, currently zoned R-4, Multifamily Residential, 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 6). Mr. Reaves introduced the item. Jeff Roberts and Patrick Head representing JJR Development thanked staff for their guidance with the annexation and explained that this property was an infill lot and their proposed development was proportional to the existing development in the area. Hearing no public comment, this public hearing was closed at 4:07 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 there were no new street names for review.

The second item under New Business was the petition by Nash-Nexton Holdings, LLC to annex Berkeley County TMS#s 221-07-05-132 and 133, Lots 31-A and 31-C (total of 20.833 acres), located along Brighton Park Blvd., currently zoned PD-MU, Planned Development Mixed Use in Berkeley County and will be zoned PUD, Planned Development District upon annexation into the Town of Summerville's municipal limits, and the existing Nexton PUD shall be amended to include this acreage and the additional land use intensities. (Council District 2). Ms. Segelken made a motion to recommend approval

of the annexation, and Mr. Bailey made the second. Mr. Reaves called for the question and the motion passed unanimously.

The third item under New Business was the petition by Carroll S. Brown & Blackard Crosscreek, LLC to annex TMS# 161-04-03-002, 6.18 acres located on Crosscreek Drive, currently zoned R-4, Multifamily Residential, 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 6). Ms. Segelken made a motion to recommend approval of the annexation, and Mr. Carroll made the second. 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. Carroll made a motion to adjourn with Mr. Bailey making the second. The motion carried and the meeting was adjourned at 4:10 PM.

Respectfully Submitted,



Jessi Shuler, AICP
Director of Planning

Date: 7/18/22

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