

The Town of Summerville Planning Commission Meeting
Minutes
June 21, 2021

This meeting of the Town of Summerville Planning Commission was held in Town Council Chambers and was attended by Commission Members, Jim Reaves, Chairman; Charlie Stoudenmire; Elaine Segelken; Jonathan Lee; and Betty Profit. Tom Hart and Kevin Carroll were unable to attend. Staff in attendance included Becca Zimmerman, Planner II; Pamela Wike, Planning Assistant; Bonnie Miley, Assistant Town Engineer; and AJ Anastopoulo, Traffic Engineer; 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 17, 2021. Hearing none, the minutes were accepted as distributed.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the petition by Brianna L. Dojan to annex Dorchester County TMS# 145-07-03-036, located at 112 Dove Lane and totaling approximately 0.26 acres. Currently zoned R-2, Single-Family Residential in Dorchester County and will be zoned GR-5, General Residential upon annexation into the Town of Summerville's municipal limits. (Council District 3). Mr. Reaves introduced the item and asked if the petitioner was here. Brianna L. Dojan stated that when she closed on her house, she did not realize she was not part of the town and she would appreciate being annexed, she wants the benefits of being in town like fire and rescue. Mr. Reaves asked if there was anyone else who wished to speak on this petition. Hearing no further public comment, this public hearing was closed at 4:03 PM.

The second public hearing opened at 4:03 PM and was for the petition by Ladson Properties, LLC to annex Dorchester County TMS# 154-00-00-063, located on Ladson Road and totaling approximately 1.5 acres. Currently zoned CG General Commercial in Dorchester County and will be zoned G-B, General Business upon annexation into the Town of Summerville's municipal limits. (Council District 6). Mr. Reaves introduced the item and asked if the petitioner was here. A representative of the petitioner stated that she was in attendance if there were any questions. Mr. Reaves asked if there was anyone else who wished to speak on this petition. Hearing no further public comment, this public hearing was closed at 4:04 PM.

The third public hearing opened at 4:04 PM and was for a request to annex Dorchester County TMS# 144-00-00-083, 751 Orangeburg Road, 144-00-00-013, 713 Orangeburg Road, 144-00-00-156, 172 Reed Street, 144-00-00-183, Orangeburg Road, four parcels totaling approximately 72.89 acres. Currently zoned R-1 and R-1 (A), Single-Family Residential in Dorchester County and will be zoned PUD, Planned Development District upon annexation into the Town of Summerville's municipal limits and the existing Knightsville Tract PUD shall be amended to include these parcels and the additional proposed language (Council District 4). Mr. Reaves introduced the item and asked if the petitioner was here. The applicant stated he appreciated our consideration and they are excited for the opportunity to help the town grow. Mr. Reaves asked for anyone else that would like to speak about this petition. Hearing no further public comment, this public hearing was closed at 4:06 PM.

The fourth public hearing opened at 4:06 PM and was for a request to rezone TMS# 145-06-01-005, located at 55 Old Trolley Road, approximately 0.55 acres, and owned by Christopher M. Limehouse, from GR-5, General Residential, to N-B, Neighborhood Business. (Council District 3). Mr. Reaves introduced the item and asked if the petitioner was here. Christopher M. Limehouse explained that he inherited the house from his grandfather and he has had the house since about 2014 and he rented it and the tenants are in the process of moving on August 1. He and his wife discussed possibly building a new house on the lot, but concluded that it probably was not in the best interest for them to be on that busy road. So, they decided to pursue a rezoning to

Neighborhood Business. He believes the house next to them on Martin Lane is already Neighborhood Business and is bound to the covenants of the neighborhood. His house is not bound to any covenants as it was built in 1948 when it was just Stallville Loop. Mr. Limehouse then discussed the widening of Old Trolley Road years ago from two to four lanes and the annexation of the easement to widen it. He discussed that his grandfather, "Mr. Bobby" was told by the town that he could always rezone the property to commercial whenever he pleased. His grandfather took the town's word then discussed his grandfather's past with the town and that they took the town for their word. Mr. Limehouse stated he is pleading with the town to take advantage of that. Mr. Reaves asked if there was anyone else who wished to speak on this petition.

Lisa Cabrera of 315 Rose Lane, stated this has been petitioned before and the homeowners do not want a business in our neighborhood. Rose Lane is a cut through road to Berlin G. Myers Parkway and they speed through the neighborhood all the time. People who live in the neighborhood go slow, they appreciate it is their neighborhood. The resident stated since this was last petitioned, they have had a lot of families move out or have passed and young people with small children have moved into an old neighborhood. They should be able to have their children walk down to the bike path, walk their kids, and the school buses pick up along there. They do not need any more traffic and the intersection of Old Trolley Road and Martin Lane is short and a very busy intersection and there have been multiple accidents there. The resident then discussed the family living at 55 Old Trolley Road and she believes they have been there for eight years. She thinks they were given notice and that they did not want to move. The other end of Rose Lane where they put a daycare, is also a nightmare, even though that is a different subject. The resident described that our way out that way turns into a one lane road and due to the daycare, apartments, and school buses, most of the residents have almost gotten hit and that is why they are against another entrance in and out. They speed through our neighborhood like crazy and we do not need it to get worse. There have been accidents with pets and people. The man down the street got knocked over and had brain surgery. The resident stated she lives at the T junction of Rose Lane and Martin Lane and three times people have crashed into the front of her yard. This was built as a neighborhood and it should be kept residential.

Marie Lee stated she lives in Twin Oaks and moved here in 1962. These neighborhoods should be treasured for what they are, solid built homes and wonderful places to raise families. So, she is totally against turning this place into commercial. Ms. Lee stated she does not know why, if he built it, why the covenants did not say he cannot be commercial. Ms. Lee stated these subdivisions need to be protected as they are close to town and they have people cutting through from Miles Road and she knows how Martin Lane is and it is a bad idea. It sets a precedent we do not want.

Betty Galbreath of 401 Rose Lane, stated that the only access to that property is on Martin Lane, so Mr. Limehouse is wanting to bring his business half way down Martin Lane, which is one house away from her front door, which is why she would not want to see a business go in. There are only two houses on that side of the street, so there will be nothing but traffic on Martin Lane coming to Rose Lane, there is no way around it, they won't go out to Old Trolley Road because of work traffic, especially if you want to turn right. People cut through to miss five traffic lights on Old Trolley Road to get to the Berlin G. Myers Parkway. They do it all the time. Please consider that when making your decision.

William Haselden of 305 Rose Lane, stated Mr. Limehouse said he did not want to have his family live in the house because of the busy traffic on Old Trolley Road. Mr. Haselden stated he and his dog were almost hit and most of the residents are older and we need to protect them and people walking dogs. We want people to live safely.

Curtis Winders of 505 Rose Lane, stated he has had 10 mailboxes hit and a tree in his front yard. He understands Mr. Limehouse wants to change it to a commercial property for more revenue, but how much is a person's life worth. He also stated there is no sidewalk on Rose Lane, just a ditch. People come flying through to save fifty cents. Traffic will increase and the parking at the daycare. Mr. Winders is concerned about parking issues for a new business, paving, and flooding and they already have flooding issues. He is totally against it. It is not safe for people walking. They appreciate Rose Lane being repaved. People are

cutting through, they can miss four lights cutting through. It may end up with a casualty. Mr. Winders then thanked everyone for their time.

Cheryl Harmon of 105 Arbor Road, stated people cut through and do not pay attention, traffic is bad, and a neighbor's dog was hit and dragged in the street in front of kids. This is a daily occurrence. Ms. Harmon stated when she bought her place about 10 years ago, it was mostly retired people. Now, they have about 13 little kids in this little section cutting down to Rose Lane and the traffic is already horrible. She also stated the more traffic you have the more theft you have and they have already had issues with theft at night, this went on for almost a year. Ms. Harmon discussed further the traffic issue and the drivers speeding. The family that lives at 55 Old Trolley Road were given notice that it is being turned into commercial and they need to be out by July. Ms. Harmon discussed not being able to safely get in and out of this lot. There are accidents and there is no room there and people are overshooting and hitting the fence. This is a dangerous situation. Ms. Harmon stated that they would appreciate this being denied.

Thomas G. stated he moved into that neighborhood in 1971 and has seen a lot of change and a lot of growth. He stated that as traffic picks up, Rose Lane and Ashley Road are run throughs to avoid choked down traffic. On Frontage they have had three police cars come through the metal fence. Mr. Thomas G. then discussed speeding and it is 25mph and an accident around a curve. It is growth. Little bits at a time we keep getting chipped away. Mr. Thomas G. then said he appreciates getting to express himself.

Ms. Zimmerman then read emails into the record incorporated as a part of these minutes from Mallory Everett, 188 Ashley Drive, opposed; Janet Joslin, 511 Rose Lane, opposed; and Deborah Gunn, 314 Rose Lane, opposed.

Hearing no further public comment, Mr. Reaves closed this public hearing at 4:28 PM.

The fifth public hearing opened at 4:28 PM and was for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.6.1.G Mobile Food/Retail Vending. Mr. Reaves asked Ms. Zimmerman, Planner II, to explain this proposed amendment. Ms. Zimmerman discussed the previous requirements to have a food truck in the Town of Summerville, where a permit would be required. This amendment removes that requirement. They would need to apply for a Business License and she discussed the regulations. Mr. Reaves asked for anyone else that would like to speak about this this proposed amendment. Hearing no further public comment, this public hearing was closed at 4:31 PM.

The sixth public hearing opened at 4:31 PM and was for a petition by The Bluffs at Ashley River Property Owners Association, Inc. to annex Dorchester County TMS# 152-00-00-013, located off Ashley Bluffs Road and totaling approximately 49.92 acres. Currently zoned PD, Planned Development, in Dorchester County and will be zoned AC, Agricultural Conservation, upon annexation into the Town of Summerville's municipal limits. (Council District 5). Mr. Reaves introduced the item and asked if the petitioner was here. Mr. Rob Charest stated he was a representative of the Board for the HOA at The Bluffs. He stated they agree to the annexation and he discussed they wanted to annex the lots next to them. He stated the developer and the Town of Summerville currently have an agreement with them on a 75 foot treed buffer and they want to keep the property value higher. Mr. Reaves asked for anyone else that would like to speak about this this proposed petition.

Another member of the Board for the HOA at The Bluffs stated his concern of the recent departure of our Town Administrator, who they were working with on this. He stated he understands why the Town of Summerville came to them to annex the wetlands, so they can annex the potential development next to them. He also stated Dorchester County told them do not do that, it is bad. He is concerned since the Town Administrator is no longer with the Town as to whether the agreement they had still stands. This is his question to us. He then discussed they want to maintain safety and property values and now things are changing. He is concerned why all of a sudden the Town of Summerville and Dorchester County are so interested in them. He would like answers. Mr. Reaves stated we can look into it. He stated in general they

all are in favor, but the Town Administrator, she was not here very long, and I had confidence in her, she seemed sharp, she knew what she was doing, and now she is gone all of a sudden for no reason. Does this impact them? He stressed that they just want to make sure what they worked out with the Town of Summerville stands and he has unanswered questions.

Michael Lisle, Economic Development Director, stated he and Rebecca Vance went out and met with the HOA a few months ago and this is a wetlands property and it does create continuity for a multi-parcel development. Mr. Lisle stated the developer will do a 75 foot buffer and that the Development Agreement will not change with the departure of Ms. Vance. Mr. Reaves stated the AC zoning will also protect that parcel. Mr. Lisle agreed.

Mr. Reaves asked if there was anyone else who wished to speak about this petition. Hearing no further public comment, this public hearing was closed at 4:37 PM.

Old Business

There were no items under Old Business.

New Business

The first item under New Business was New Street Names. Ms. Zimmerman stated that they had no new street names to review.

The second item under New Business was the petition by Brianna L. Dojan to annex Dorchester County TMS# 145-07-03-036, located at 112 Dove Lane and totaling approximately 0.26 acres. Currently zoned R-2, Single-Family Residential in Dorchester County and will be zoned GR-5, General Residential, upon annexation into the Town of Summerville's municipal limits. (Council District 3). Mr. Lee made a motion to accept with Ms. Segelken making the second. Following no discussion, the question was called and the motion carried unanimously.

The third item under New Business was the petition by Ladson Properties, LLC to annex Dorchester County TMS# 154-00-00-063, located on Ladson Road and totaling approximately 1.5 acres. Currently zoned CG General Commercial in Dorchester County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 6). Mr. Lee made a motion to accept with Mr. Stoudenmire making the second. Following no discussion, the question was called and the motion carried unanimously.

The fourth item under New Business was the request to annex Dorchester County TMS# 144-00-00-083, 751 Orangeburg Road, 144-00-00-013, 713 Orangeburg Road; 144-00-00-156, 172 Reed Street; 144-00-00-183, Orangeburg Road, four parcels totaling approximately 72.89 acres. Currently zoned R-1 and R-1 (A), Single-Family Residential in Dorchester County and will be zoned PUD, Planned Development District upon annexation into the Town of Summerville's municipal limits and the existing Knightsville Tract PUD shall be amended to include these parcels and the additional proposed language (Council District 4). Mr. Stoudenmire made a motion to accept with Ms. Segelken making the second. Mr. Lee stated he was concerned that the development might not pay for itself. Ms. Zimmerman referred to Ms. Shuler's staff report and not knowing the type of business and it allows for some commercial and the density of the 301 residential units and there has not been a fiscal impact analysis done yet. Mr. Lee asked about the size of the commercial development in the front on Orangeburg Road. The applicant stated it is 2.5 acres in the front and they are currently going through a financial analysis. Mr. Reaves stated that typically anytime we annex residential property it seldom pays for itself for the services we provide. We rely on franchise fees to offset that. The short answer is residential never pays for itself. Mr. Lee asked why the Knightsville South tract is being merged with this. The applicant stated it was encouraged by Dorchester County and Town staff. With no further questions, the question was called and the motion carried unanimously.

The fifth item under New Business was the request to rezone TMS# 145-06-01-005, located at 55 Old Trolley Road, approximately 0.55 acres, and owned by Christopher M. Limehouse, from GR-5, General Residential, to N-B, Neighborhood Business, (Council District 3). Ms. Segelken made a motion to deny with Ms. Profit making the second. Ms. Segelken noted that this property came before the board before and with the growth of the town and her being familiar with the area, encroachment into residential areas when there is a set boundary is not beneficial where there are set neighborhoods. Ms. Segelken also discussed the importance of keeping it the same zoning as the rest of that block and that access has been limited onto Old Trolley Road. Mr. Lee discussed the zoning around this parcel and that it would set a precedent for further encroachment and this does not follow the towns future planning. Mr. Lee also thanked the citizens for their comments about concerns about traffic. Following no further discussion, the question was called and the motion carried unanimously to deny.

The sixth item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.6.1.G Mobile Food/Retail Vending. Ms. Segelken made a motion to approve with Ms. Profit making the second. Following no discussion, the question was called and the motion carried unanimously.

The last item under New Business for a petition by The Bluffs at Ashley River Property Owners Association, Inc. to annex Dorchester County TMS# 152-00-00-013, located off Ashley Bluffs Road and totaling approximately 49.92 acres. Currently zoned PD, Planned Development, in Dorchester County and will be zoned AC, Agricultural Conservation, upon annexation into the Town of Summerville's municipal limits. (Council District 5). Ms. Segelken made a motion to recommend annexation with Mr. Stoudenmire making the second. Following no discussion, the question was called and the motion carried unanimously.

Miscellaneous:

Ms. Zimmerman stated that she had no items under Miscellaneous.

Adjourn:

With no further business for the Commission, Mr. Lee made a motion to adjourn with Ms. Segelken making the second. The motion carried and the meeting was adjourned at 4:52 PM.

Respectfully Submitted,



Jessi Shuler, AICP
Director of Planning

Date: July 19, 2021

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