

## PLANNING AND DEVELOPMENT COMMITTEE

REPORT for  
July 10, 2023  
5:30 PM

The Planning and Development Committee of Town Council met on July 10, 2023. The meeting was held in the Council Chambers of Town Hall, 200 S. Main Street, Summerville, SC. Committee members present included Terry Jenkins, Council District 2; Russ Touchberry, Council District; and Bob Jackson, Council District 6. Staff members present included Jessi Shuler, AICP, Director of Planning and other Town staff.

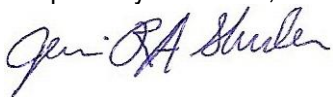
The meeting was called to order at 5:30 PM.

### Annexation:

Ms. Shuler introduced 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). She stated that the Planning Commission held a public hearing and made a recommendation for denial at their meeting on June 19, 2023. Ms. Shuler explained that the denial was primarily based on the zoning district requested, and the feasibility of the lot for the intended use of car sales. She noted that Benjamin Lafond was there on behalf of the applicant and could speak more to the request if the Committee would like. Mr. Lafond noted that he researched the Dorchester County zoning, but the general commercial zoning required a minimum lot size that they couldn't meet, so an ordinance amendment would be required in addition to a rezoning in Dorchester County in order to allow a car sales business on the property, which is why they decided to pursue annexation. He explained that Mr. Pennington has owned a car sales business in Goose Creek for many years, but the property owner is now selling that lot. He only sells about one to two cars per month, and he already owned this property, which is near his home in Jedburg, so he thought he could use this property since it is not viable for residential anymore to keep his motor vehicle sales license. He recognized that the parcel is very narrow, which limits its functionality. He detailed the existing zoning in the County and Town in this area and noted that this lot was only three lots away from property zoned GC in the County and UC-MX in the Town. Mr. Jackson asked if the N-MX zoning would allow for a car lot, and Ms. Shuler confirmed that it would not. Mr. Touchberry asked about the buffers required for this to be a commercial property, and Ms. Shuler explained that it would require a 15' buffer on both sides and rear, although any existing improvements wouldn't have to meet that buffer requirement. Mr. Jenkins asked if the mobile home park expressed any concerns. Ms. Shuler stated that no public comment was received at the public hearing, and Mr. Lafond noted he was told that Mr. Pennington was on good terms with the mobile home park. Mr. Jenkins asserted that his main concern is what could happen with the property going forward, not necessarily Mr. Pennington's use. As noted earlier, Mr. Lafond emphasized that the physical restrictions of the lot would limit any potential uses. Further discussion ensued regarding the access to the lot and what SCDOT would require for a commercial drive, which Mr. Cornette stated he could provide more information about prior to the Council meeting on Thursday. Following the discussion, Mr. Jackson made a motion to send the item to the full Council with no recommendation, and Mr. Touchberry made the second. Mr. Jenkins called for the question, and the motion passed unanimously.

Following no additional business or discussion, the meeting was adjourned at 5:51 PM on a motion by Mr. Touchberry, and a second by Mr. Jackson.

Respectfully submitted,



Jessi Shuler, AICP  
Director of Planning

July 11, 2023

# TOWN *of* SUMMERVILLE, SC

## FINANCE COMMITTEE REPORT

### July 10, 2023

The Finance Committee met on Monday, June 10, 2023. Present were Mayor Waring and Committee members Bob Jackson, Aaron Brown, Russ Touchberry and Terry Jenkins. Bill McIntosh participated via Zoom, and Kima Garten-Schmidt arrived at 6:07pm. Also present were Town Administrator Lisa Wallace, Town Attorney G.W. Parker, and Town Clerk Beth Messervy. Other staff members, members of the press and members of the public were duly notified. The meeting was held in Council Chambers on the third floor 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 5:52pm.
<b>Presentation of Financial Statements</b>	Finance Director Rhonda Moore presented the June 2023 financial statements. She answered questions from the Committee/Councilmembers.
<b>Financial Requisitions And Contracts</b>	<p>Mr. Brown made a motion, seconded by Mr. Jenkins, to authorize the Town Administrator to sign contract with Civitas, LLC for assistance with 2023 CDBG Program Management. The motion carried unanimously.</p> <p>Mr. Jackson made a motion, seconded by Mr. Jenkins, for the Town Administrator to enter into a contract with CERES Environmental to be the primary contractor for on-call disaster debris removal services, once reviewed and approved by the Town Attorney. The motion carried unanimously.</p> <p>Mr. Jackson made a motion, seconded by Mr. Jenkins, for the Town Administrator to enter into a contract with CTC Disaster Response as the secondary contractor for on-call debris removal services, once reviewed and approved by the Town Attorney. The motion carried unanimously.</p> <p>Mr. Jenkins made a motion, seconded by Mr. Jackson, to issue a purchase order in the amount of \$1,829,754.30 to Banks Construction for roadway resurfacing. \$1,755,744.70 will be reimbursed by Dorchester CTC, \$42,719.00 to be funded by CDBG funds and \$31,260.60 to be funded by the Town’s Road Fund. The motion carried unanimously.</p> <p>Mr. Jackson made a motion, seconded by Mr. Touchberry, to issue purchase order(s) in the amount of \$66,240 for a Ford Expedition, plus upfitting and equipment, to replace a Chevy Tahoe that was totaled. Funds to come from insurance proceeds (\$12,000) and Fire Dept. Capital. The motion carried unanimously.</p>
<b>Executive Session</b>	<p>Mr. Jenkins made a motion, seconded by Mr. Jackson, to enter into Executive Session for the following legal, contractual, and personnel matters:</p> <ol style="list-style-type: none"> <li>1. Receive Legal Advice Related to Proposed Changes to Midtown TIF</li> <li>2. Contractual Matter Related to FY23 Audit Services</li> <li>3. Receive Legal Advice on Procedure for Soliciting Vendors for Capital Projects</li> <li>4. Personnel Matters Related to Proposed Salary Adjustments</li> </ol> <p>The motion carried unanimously, and the committee entered into Executive Session at 6:05pm. The committee returned from Executive Session at 7:23pm. Town</p>

	Attorney GW Parker stated that no action was taken on any of the first three (1-3) Executive Session items. He was not in the room for #4.
<b>Other Business</b>	<p>Mr. Jenkins made a motion, seconded by Mr. Jackson, to authorize the Town Administrator to negotiate the terms of a 3 year agreement with Greene Finney for Town audit services for Council to vote on at their Thursday, July 13, 2023 Council meeting. The motion carried unanimously.</p> <p>Mr. McIntosh made a motion, seconded by Mr. Touchberry, to authorize the Mayor and Town Administrator to implement the proposed salary adjustments for direct reports to Council. The motion carried unanimously.</p>
<b>Adjourn</b>	Mr. Jenkins made a motion, seconded by Mr. Jackson, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 7:25pm.

Respectfully submitted,



Beth Messervy, Town Clerk