

The Town of Summerville Planning Commission Meeting
Minutes
July 18, 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; Tom Hart; and Elaine Segelken. Staff in attendance included Jessi Shuler, AICP. 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 June 20, 2022. Mr. Stoudenmire 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 4:02 PM and was for the request to rezone TMS# 137-11-14-005, 414 S. Main Street, approximately 0.64 acres, and owned by 414SMS, LLC, from GR-2, General Residential (2 units/acre), to N-MX, Neighborhood Mixed-Use (Council District 2). Mr. Reaves introduced the item. Ms. Shuler stated that the applicants were unable to attend. Hearing no public comment, this public hearing was closed at 4:02 PM.

The second public hearing opened at 4:03 PM and was for the request to rezone TMS# 154-13-05-002, on Ladson Road, approximately 9.54 acres, and owned by the Summerville Commissioner of Public Works, from PL, Public Lands, to G-B, General Business (Council District 6). Mr. Reaves introduced the item. Ms. Josephine McCall Fenton of 197 Mickler Drive stated that she lived in the Moss Pointe subdivision adjacent to this property. Ms. Fenton noted that she'd lived in her home for many years, and has only recently started experiencing flooding. She is afraid that getting rid of this green space and adding another business will exasperate the flooding in her neighborhood. Further discussion ensued regarding exactly where Ms. Fenton lived and what type of flooding she was experiencing. She questioned what was being proposed on the site, and Mr. Hart stated that they were proposing a medical office. Mr. Reaves further noted that anything done to the property will have to meet stormwater requirements. . Hearing no further public comment, this public hearing was closed at 4:15 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 three additional names for Pineland Preserve: Bernadine, Crosswick, and Stockington. Ms. Segelken made a motion to approve the three street names, and Mr. Carroll made the second. The motion passed unanimously.

The second item under New Business was the request to rezone TMS# 137-11-14-005, 414 S. Main Street, approximately 0.64 acres, and owned by 414SMS, LLC, from GR-2, General Residential (2 units/acre), to N-MX, Neighborhood Mixed-Use (Council District 2). Ms. Segelken made a motion to recommend approval of the annexation, and Mr. Carroll made the second. Ms. Segelken explained that this property was one of a kind, and if it wasn't so isolated, she would not be in favor of this rezoning. She remembers when the property went from a daycare back to a residence. She does not believe that this will set a precedent because it is such an island, an anomaly. Mr. Hart noted that there are three dwellings

on the property – two are rented long term and the third was being used as a short term rental (STR). He asked if the STR was previously nonconforming, and Ms. Shuler confirmed that it was. The Commission discussed the other uses that could be allowed with the N-MX zoning, and Mr. Hart asked if Bethany UMC had any objections. Representatives from the church were in the audience and confirmed that they had no objections to the rezoning. Mr. Reaves called for the question and the motion passed unanimously.

The third item under New Business was the request to rezone TMS# 154-13-05-002, on Ladson Road, approximately 9.54 acres, and owned by the Summerville Commissioner of Public Works, from PL, Public Lands, to G-B, General Business (Council District 6). Mr. Bailey made a motion to recommend approval of the annexation, and Mr. Carroll made the second. Mr. Hart stated that he was concerned about flooding if changed because additional impervious surface would be added. Mr. Carroll noted that it was interesting that it used to be a pond and that he would prefer it stay public lands. Ms. Shuler explained that the pond showed up in the GIS, and it might have been a wastewater pond. She noted that the front of the site is elevated from the road, and that the development would require a 30 foot landscaped buffer adjacent to the residential properties. Mr. Reaves called for the question and the motion passed 4-3 with Mr. Stoudenmire, Mr. Hart, and Mr. Carroll voting in opposition.

Miscellaneous:

There were no items under Miscellaneous.

Adjourn

With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Carroll making the second. The motion carried and the meeting was adjourned at 4:32 PM.

Respectfully Submitted,



Jessi Shuler, AICP
Director of Planning

Date: August 15, 2022

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