

The Town of Summerville Planning Commission Meeting  
Minutes  
August 15, 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; Kevin Carroll; Betty Profit; and Elaine Segelken. Tom Hart, Jim Bailey, and Charlie Stoudenmire were unable to attend. Staff in attendance included Tim Macholl. 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 4:02 PM.

**Approval of Minutes:**

The Chairman asked if there were any edits or additions to the minutes from the meeting on July 18, 2022. Ms. Segelken made a motion to approve the minutes as presented, and Mr. Carroll made the second. The motion passed unanimously.

**Public Hearings:**

The first public hearing opened at 4:04 PM and was for the Request to rezone TMS# 145-11-03-010. 160 Community Road, approximately 2.19 acres, and owned by Classic Car Restoration, LLC from G-B, General Business to PL, Public Lands, (Council District 3). Mr. Reaves introduced the item. Mr. Chris Kahler of Summerville Commissioners of Public Works explained that SCPW is purchasing the property and rezoning it. It is currently an unused car repair location. SCPW owns the property across the street, and they are purchasing the property for potential future needs. There are no immediate plans for the property at this time, except maybe as a laydown yard for some materials. Ms. Segelken asked if there was anything special about the property. Mr. Kahler said that there was not, it just had one existing building on it. Mr. Reaves asked if there was anyone from the public with a comment. Mr. Alex McIntosh of 130 Hope Drive approached the podium and asked that there be a buffer if the property is developed. Mr. Reaves explained that any future development would be required to meet Design Review Board requirements and approvals. Hearing no further public comment, this public hearing was closed at 4:06 PM.

The second public hearing opened at 4:06 PM and was for the request to rezone TMS#s 130-00-00-008 and -055, 130-00-00-053.999 and 130-00-00-054.999, owned by North Maple MBM, LLC; 130-00-00-057 and -058, owned by 7P Partners, Inc.; and a portion of 130-00-00-021, owned by Dustoff 22, LLC; seven parcels totaling approximately 4.599 acres, from G-B, General Business, to PUD, Planned Development District. The existing North Maple Mixed Use PUD shall be amended to include these parcels for commercial uses, (Council District 1). Mr. Reaves introduced the item. Mr. Chris Campeau of Seamon Whiteside explained that the request is to simplify property zoning and add property to the existing Salisbury PUD. The goal is to achieve cohesive development across the frontage and these properties will be added to the Neighborhood Commercial areas for additional acreage. Ms. Segelken asked if the light green area on the exhibit was the area to be added. Mr. Campeau confirmed it was. Hearing no public comment, this public hearing was closed at 4:11 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 there were five additional names for the Sheep Island PUD: *Merino, Dorset Horn, Ryeland, Icelandic, and Texel.* Mr.

Carroll pointed out that they were all sheep varieties. Mr. Carroll made a motion to approve the five street names as presented, and Ms. Segelken made the second. The motion passed unanimously. 4-0.

The second item under New Business was the request to rezone TMS# 145-11-03-010, 160 Community Road, approximately 2.19 acres, and owned by Classic Car Restoration, LLC from G-B, General Business to PL, Public Lands, (Council District 3). Ms. Segelken made a motion to recommend approval of the rezoning, and Mr. Carroll made the second. Mr. Reaves called for the question and the motion passed unanimously.

The third item under New Business was the request to rezone TMS#s 130-00-00-008 and -055, 130-00-00-053.999 and 130-00-00-054.999, owned by North Maple MBM, LLC; 130-00-00-057 and -058, owned by 7P Partners, Inc.; and a portion of 130-00-00-021, owned by Dustoff 22, LLC; seven parcels totaling approximately 4.599 acres, from G-B, General Business, to PUD, Planned Development District. The existing North Maple Mixed Use PUD shall be amended to include these parcels for commercial uses, (Council District 1). Ms. Segelken made a motion to recommend approval of the rezoning, and amendment to the PUD. Ms. Profit made the second. Hearing no discussion Mr. Reaves called for the question and the motion passed unanimously 4-0.

**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 4:15 PM.

Respectfully Submitted,



Tim Macholl  
Zoning Administrator

Date: September 19, 2022

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