

The Town of Summerville Planning Commission Meeting
Minutes
August 16, 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; Tom Hart; Kevin Carroll; Elaine Segelken; and Betty Profit. Jonathan Lee was unable to attend. Staff in attendance included Jessi Shuler, Director of Planning. 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 July 19, 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 Summerville Partners of Georgia, LLLP to annex Dorchester Co. TMS#s 152-00-00-014 and 016, located on Dorchester Road and totaling approximately 278.53 acres. Currently zoned CG, General Commercial and R-4, Multi-family Residential in Dorchester County and will be zoned PUD, Planned Development District, upon annexation into the Town of Summerville's municipal limits. (Council District 5). Mr. Reaves introduced the item and asked if anyone wished to speak on the item. Chris Magaldi with Thomas & Hutton stated that he represented the applicants on the project and was available to answer any questions. Ms. Shuler briefly outlined the PUD request for single-family detached and attached homes, a commercial area at the intersection of Dorchester Road and Orangeburg Road, a Town Park, 75' undisturbed buffers between the adjacent residential areas, and preservation of a majority of the wetlands. Mr. Hart asked about access and if a TIA had been completed for the project. Ms. Shuler explained that the TIA was in progress, but not yet completed and the proposed access points were included in that analysis. Hearing no further public comment, this public hearing was closed at 4:04 PM.

Mr. Reaves asked Ms. Shuler for confirmation that the second advertised public hearing item was requested to be deferred by the applicant, and Ms. Shuler confirmed that was the case.

The second public hearing (the third advertised) opened at 4:05 PM and was for the petition by Extra Effort Sports, LLC to annex Dorchester Co. TMS# 144-00-00-075, located at 620 Greenwave Boulevard, approximately 0.918 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 4) Mr. Reaves introduced the item and asked if the petitioner was here. The applicant was not in attendance. Mr. Reaves asked if there was anyone else who wished to speak on this petition. Hearing no public comment, this public hearing was closed at 4:06 PM.

The third public hearing (the fourth advertised) opened at 4:06 PM and was for the petition by the Town of Summerville to annex the N. Maple Street right-of-way fronting on Tracts 36, 39, 40, 41, 42, 46, 47, 49, 50, 51, 52, 58, 59, 60, 61, 71, and 78. Mr. Reaves introduced the item and asked Ms. Shuler to briefly explain the request. Ms. Shuler explained that this annexation was only of the portions of right-of-way that the Town has already acquired from the stated tracts. Mr. Reaves asked if there was anyone else who would like to speak about this petition. Laurie Bessette of 105 Cherry Place stated that she lived adjacent to property that fronted N. Maple Street, and she wanted to know if the road widening would affect the plans for that property, or if that property had approved development plans. Ms. Shuler noted that the properties that were adjacent to the right-of-ways being considered for annexation were not in the Town limits, so she was not aware of any development plans for those properties. As for other property fronting N. Maple St. adjacent to the area Ms. Bessette referenced, there is not a development plan in place at this time, but the developer will have to go before the Town's Design Review Board for approvals and a buffer will be required for any commercial

development adjacent to her property. Hearing no further public comment, this public hearing was closed at 4:13 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 they did not have any new street names for review.

The second item under New Business was the petition by Summerville Partners of Georgia, LLLP to annex Dorchester Co. TMS#s 152-00-00-014 and 016, located on Dorchester Road and totaling approximately 278.53 acres. Currently zoned CG, General Commercial and R-4, Multi-family Residential in Dorchester County and will be zoned PUD, Planned Development District, upon annexation into the Town of Summerville's municipal limits, (Council District 5). Mr. Carroll made a motion to accept the petition with the proposed PUD with Mr. Hart making the second. Ms. Segelken stated that she had some specific questions regarding the PUD. She asked if the language on page 13 regarding tree clearing was standard language, specifically the meaning of the language in the 3rd bullet and the 8th and 9th bullets. Mr. Magaldi confirmed that this language was pretty standard in the most recent PUDs that they had gotten approved in the Town. He pointed out that most of the area to be disturbed in this development was already cleared as it is existing farmland, but that they would work around the existing trees as much as possible. He gave some examples of how the language in the bullets could be used. Mr. Reaves asked if the proposed park was agreed to be taken over by the Town. Ms. Shuler confirmed that the Town had been in discussions with the developer regarding the proposed park, which would be handled in the Development Agreement for the property. Mr. Magaldi also confirmed that the roads would be town-owned. There was some discussion regarding the width of the sidewalks and street tree locations, and Mr. Magaldi assured the Commission that wider eight to ten foot multi-use paths would also be included throughout the development, and the street trees would be located to minimize any conflicts. Mr. Hart expressed his concern that the Fiscal Impact Analysis shows a cost to the Town over 20 years unless the commercial performs better than estimated. He wanted it noted that the analysis showed scenarios with an increase in the revenue from the commercial, but not an increase in costs to the Town over the 20 years, which he did not believe was accurate. Mr. Magaldi explained that their consultant had used the guidelines provided by the Town to evaluate the costs. Mr. Hart agreed that he was happy with the commercial aspect of the project and the Town park, but he was concerned about the number of people and the impact statement showing an overall cost to the Town for the development. Mr. Magaldi answered a few more follow-up questions about the park, noting that the proposal was just to give the land, which was primarily highland, to the Town, not develop the park for the Town, but that could change depending on the Development Agreement. Following the discussion, Mr. Reaves called for the question, and the motion carried 5-1 with Mr. Stoudenmire the lone vote in opposition.

The third item under New Business was the petition by Extra Effort Sports, LLC to annex Dorchester Co. TMS# 144-00-00-075, located at 620 Greenwave Boulevard, approximately 0.918 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 4). Mr. Hart made a motion to recommend acceptance of the annexation petition with the requested zoning, and Mr. Carroll made the second. Mr. Reaves asked what type of business was planned. Ms. Shuler explained that they were in the process of building an indoor sports facility. The original plan was to utilize septic for the sewer, but after starting construction, it was determined that the septic would no longer be viable, so annexation was needed to connect to SCPW sewer. Following the discussion, the question was called and the motion carried unanimously.

The fourth item under New Business was the petition by the Town of Summerville to annex the N. Maple Street right-of-way fronting on Tracts 36, 39, 40, 41, 42, 46, 47, 49, 50, 51, 52, 58, 59, 60, 61, 71, and 78. Ms. Segelken made a motion to recommend approval with Mr. Hart making the second. Mr. Hart asked for confirmation that only the right-of-way already owned by the Town was being annexed and that this would not

result in any tax increases for the property owners in the referenced tracts, and Ms. Shuler confirmed that he was correct. Following the discussion, the question was called and the motion carried unanimously.

Miscellaneous:

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

Adjourn:


With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Stoudenmire making the second. The motion carried and the meeting was adjourned at 4:33 PM.

Respectfully Submitted,



Jessi Shuler, AICP
Director of Planning

Date: 9/20/21

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

