

The Town of Summerville Planning Commission Meeting
Minutes
September 19, 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; Tom Hart; Jim Bailey; Charlie Stoudenmire; and Elaine Segelken. Betty Profit was unable to attend. Staff in attendance included Jessi Shuler, Director of Planning, and Bonnie Miley, Assistant Town Engineer. 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 August 15, 2022. Ms. Segelken made a motion to approve the minutes as presented, and Mr. Bailey made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the petition by Marymeade Associates Limited Partnership to annex a portion of Berkeley County TMS# 232-00-02-052 (total of 7.76 acres) located off Marymeade Drive & Farm Springs Road, currently zoned PD-MU, Planned Development Mixed Use in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 2) Mr. Reaves introduced the item. Mr. Josh Lilly with Stantec explained that the property would be used as an off-site stormwater pond for planned apartments front Berlin G. Myers Parkway, and the corner piece would be combined with the adjacent commercially zoned property already in the Town. Hearing no further public comment, this public hearing was closed at 4:02 PM.

The second public hearing opened at 4:02 PM and was for the request for a major PUD amendment to the Knightsville Tract PUD (AKA Sweetgrass Station), TMS# 144-01-00-004 and 143-04-00-012, to allow the improvements to Orangeburg Road at the site entrance to be delayed until the completion of the 100th dwelling unit. (Council District 4). Mr. Reaves introduced the item. Mr. Chris Campeau and Ms. Sarah Hamblin of Seamon Whiteside explained that the request is due to a delay caused by a change in the requirements from SCDOT, and the TIA supports the request. Mr. Carroll asked for clarification on what was initially required, and what SCDOT is now requiring. Ms. Hamblin explained that the initial requirement was a left turn lane and a right turn lane on Orangeburg Road at the development entrance. With the approval of an additional project to the south of them, SCDOT is now requiring coordination with the other project (Shobe tract) and the Six Oaks project, so the major change is timing. Mr. Hart asked how long they anticipated it would be until the 100th unit was completed, and when they anticipated the turn lanes being constructed. Ms. Hamblin responded that she thought it would be about 2-3 years for the 100th unit, as phase 1A is ready for platting and the phase 1B is under construction and about two years for the turn lanes. Hearing no further public comment, this public hearing was closed at 4:08 PM.

The third public hearing opened at 4:09 PM and was for the petition by Sum Bottles LLC to annex TMS#s 232-00-01-024 and -025, 1110 N. Main Street, and 232-00-01-029, 127 Berkeley Circle; three parcels totaling 1.388 acres, currently zoned GC, General Commercial, and RNC, Rural and Neighborhood Commercial, respectively, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits (Council District 2). Mr. Reaves introduced the item. Hearing no public comment, this public hearing was closed at 4:09 PM.

The fourth public hearing opened at 4:10 PM and was for the request to rezone TMS# 137-01-06-001, 333 Old Postern Road, approximately 1.16 acres, and owned by the Town of Summerville, from PUD, Planned Development District, to GR-2, General Residential (2 units/acre), (Council District 2). Mr. Reaves introduced the item. Ms. Shuler explained that the Town is requesting for these properties to be rezoned away from the current PUD zoning, as the Woodlands I'On PUD is no longer a viable development as the Town as the current owner has no plans to pursue it. The smaller parcel at 333 Old Postern Road currently has a cottage and barn. The Town is requesting to rezone this property to GR-2 in order to be able to sell the property as a residence. The Town is requesting to rezone the remainder of the property to PL as it will remain under Town ownership at this time. Should Council decide to sell any additional property that property would have to be subdivided off and rezoned at that time. The following citizens spoke:

Christopher Lizzi of 105 Allison Lane asked for clarification if the request was for Public Lands or residential zoning. Mr. Reaves explained that there are two separate properties being considered. Mr. Lizzi then asked if the smaller cottage/barn property could only be developed as one lot, and Mr. Reaves stated that based on its size it could potentially be subdivided into two lots.

William E. Collins of 202 Quinby Street asked for clarification on the property the Town owns and the future plans for the property. Ms. Shuler detailed the property that the Town owns and attempted to explain the proposed uses for the properties. She noted that the Planning Commission members aren't at liberty to know the future plans of Council for the residual property. Ms. Shuler informed Mr. Collins that it was her understanding that the piece being cut off due to the Maple Street extension was planned to be sold by the Town for commercial use, but the rest of the piece would most likely be retained by the Town for use as a park. She suggested that he contact Town Council if he wanted additional information regarding their intentions for the property.

Walter Pace of 107 Scott Court expressed that he was okay with the proposed residential zoning for the cottage/barn property, but that he doesn't want the structures to be demolished because they are a part of the history of the area. He suggested that the Town take some type of action to prevent their demolition prior to selling the property.

Hearing no further public comment, this public hearing was closed at 4:20 PM.

The fifth public hearing opened at 4:20 PM and was for the request to rezone TMS# 137-00-00-002, Old Postern Road, W. Richardson Ave., and Parsons Road, approximately 29.51 acres, and owned by the Town of Summerville, from PUD, Planned Development District, to PL, Public Lands, (Council District 2) Mr. Reaves introduced the item, and noted that this item was already discussed as a part of the previous public hearing, so hearing no further comments he closed the public hearing at 4:21 PM.

The sixth public hearing opened at 4:21 PM and was for the petition by Maudco LLC to annex TMS# 145-11-05-047, Deweese Lane, approximately 13 acres, currently zoned TRM, Transitional Residential, in Dorchester County and will be zoned N-R, Neighborhood Residential, upon annexation into the Town of Summerville's municipal limits, (Council District 3) Mr. Reaves introduced the item. Hearing no public comment, this public hearing was closed at 4:21 PM.

The seventh and final public hearing opened at 4:22 PM and was for the petition by Mad Dog Development, LLC to annex TMS#s 145-06-04-006, Stallville Loop, and 145-06-05-008, 265 Stallville Loop, two parcels totaling 1.73 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 3) Mr. Reaves introduced the item. Hearing no public comments, this public hearing was closed at 4:22 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 no new street names for review.

The second item under New Business was the petition by Marymeade Associates Limited Partnership to annex a portion of Berkeley County TMS# 232-00-02-052 (total of 7.76 acres) located off Marymeade Drive & Farm Springs Road, currently zoned PD-MU, Planned Development Mixed Use in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits. (Council District 2) Ms. Segelken made a motion to recommend approval of the annexation, and Mr. Hart made the second. Mr. Reaves called for the question and the motion passed unanimously.

The third item under New Business was the request for a major PUD amendment to the Knightsville Tract PUD (AKA Sweetgrass Station), TMS# 144-01-00-004 and 143-04-00-012, to allow the improvements to Orangeburg Road at the site entrance to be delayed until the completion of the 100th dwelling unit. (Council District 4). Mr. Bailey made a motion to recommend approval of the amendment to the PUD. Mr. Carroll made the second. Ms. Segelken questioned when SCDOT would be ready, and Mr. Hart asked for further information about the coordination issue. Ms. Hamblin explained that SCDOT wanted a three-lane section all the way through the area of all three developments along Orangeburg Road. Mr. Hart expressed his concern about overbuilding before the road is widened because the area is already congested. Ms. Hamblin stated that ultimately the continuous three-lane section would be a better design for everyone. Mr. Hart did not disagree, but stated that he didn't understand why they couldn't delay their home construction until the coordination is done because he felt it would be an undue burden on everyone driving on the road. Mr. Ted Terry, the owner, responded that the TIA shows that the request is fully justified. Following the discussion, Mr. Reaves called for the question and the motion failed on a 3-3 vote with Mr. Stoudenmire, Mr. Carroll, and Mr. Hart voting in opposition.

The fourth item under New Business was the petition by Sum Bottles LLC to annex TMS#s 232-00-01-024 and -025, 1110 N. Main Street, and 232-00-01-029, 127 Berkeley Circle: three parcels totaling 1.388 acres, currently zoned GC, General Commercial, and RNC, Rural and Neighborhood Commercial, respectively, in Berkeley County and will be zoned G-B, General Business, upon annexation into the Town of Summerville's municipal limits (Council District 2). Mr. Bailey made a motion to recommend approval of the annexation, and Ms. Segelken made the second. Mr. Reaves called for the question and the motion passed unanimously.

The fifth item under New Business was the request to rezone TMS# 137-01-06-001, 333 Old Postern Road, approximately 1.16 acres, and owned by the Town of Summerville, from PUD, Planned Development District, to GR-2, General Residential (2 units/acre), (Council District 2). Mr. Carroll made a motion to recommend approval of the rezoning, and Mr. Stoudenmire made the second. Ms. Segelken made a motion to amend the current motion to add that Council take some sort of action prior to the sale to ensure that the buildings on the property are protected from demolition. Mr. Carroll seconded the amendment. Ms. Shuler stated that the property could be added to the local Historic District or some sort of deed restriction could possibly be added. The Commission agreed that they would not specify how the property should be protected, just request that it be done in some way. Following the discussion Mr. Reaves called for the question on the amendment, and the amendment passed unanimously. He then called for the question on the amended motion, which also passed unanimously.

The sixth item under New Business was the request to rezone TMS# 137-00-00-002, Old Postern Road, W. Richardson Ave., and Parsons Road, approximately 29.51 acres, and owned by the Town of Summerville, from PUD, Planned Development District, to PL, Public Lands, (Council District 2). Mr. Carroll made a motion to recommend approval of the rezoning, and Mr. Stoudenmire made the second. Mr. Reaves called for the question and the motion passed unanimously.

The seventh item under New Business was the petition by Maudco LLC to annex TMS# 145-11-05-047, Deweese Lane, approximately 13 acres, currently zoned TRM, Transitional Residential, in Dorchester County and will be zoned N-R, Neighborhood Residential, upon annexation into the Town of Summerville's municipal limits, (Council District 3). Mr. Carroll made a motion to recommend approval of the annexation, and Mr. Stoudenmire made the second. Mr. Bailey motioned to table the item as he did not feel that they had enough information to make an informed decision. Mr. Bailey's motion did not receive a second, although Ms. Segelken agreed that they did not have enough information to recommend approval. Following the discussion, Mr. Reaves called for the question, and the motion failed unanimously.

The eighth item under New Business was the petition by Mad Dog Development, LLC to annex TMS#s 145-06-04-006, Stallville Loop, and 145-06-05-008, 265 Stallville Loop; two parcels totaling 1.73 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 3). Mr. Hart made a motion to recommend approval of the annexation, and Mr. Carroll made the second. Mr. Carroll asked for more information on the proposed car wash. Brian Cook representing Wash Wizard explained that the property had gone through TRC review and would be submitting to the DRB. SCDOT is requiring them to share the existing curb cut on Bacon's Bridge Road with the adjacent property owner, so there will be no curb cut on Stallville Loop. The location of the building on the site will be adjacent to the church. Following the discussion, Mr. Reaves called for the question, and the motion passed on a 5-1 vote with Mr. Carroll the lone vote 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. Stoudenmire making the second. The motion carried and the meeting was adjourned at 4:46 PM.

Respectfully Submitted,

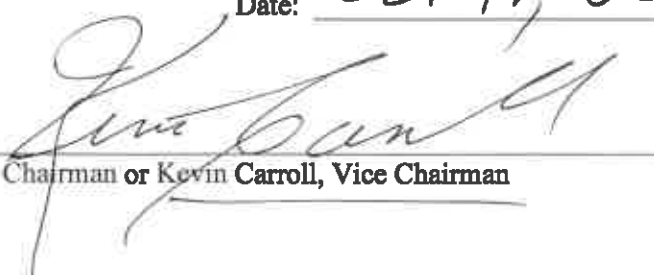


Jessi Shuler
Director of Planning

Date:

Oct 17, 2022

Approved:


Jim Reaves, Chairman or Kevin Carroll, Vice Chairman