



**Town of Summerville  
Planning Commission – Special Meeting  
June 22, 2020 - 4:00 PM  
Town Hall, Town Council Chambers**

**The public and Town Council members are strongly encouraged to attend virtually**  
The meeting will be live-streamed through the live-streaming link on the Town's website: <https://sc-summerville.civicplus.com/159/Live-Streaming-Meetings>

*For additional information regarding items on this agenda including any public hearings, please contact the Planning Department at [planning@summervillesc.gov](mailto:planning@summervillesc.gov) or 843.851.4217. Applications and related documents for this meeting are available for review at any time at [www.summervillesc.gov/AgendaCenter](http://www.summervillesc.gov/AgendaCenter)  
Public that chooses to attend this meeting in person will be required to have their temperature scanned and abide by social distancing requirements.*

**II. PUBLIC HEARINGS:** *(notice in Post & Courier on 05.17.20)*

1. Request to amend the Summerville Comprehensive Plan Section I and Town of Summerville Future Land Use Map #2, currently designated as Employment Growth District to Neighborhood Mixed Use with a Commercial Activity Center Focal Point at the area closest to Interstate 26.

**III. OLD BUSINESS:**

**IV. NEW BUSINESS:**

1. Resolution to amend the Summerville Comprehensive Plan Section I and Town of Summerville Future Land Use Map #2, currently designated as Employment Growth District to Neighborhood Mixed Use with a Commercial Activity Center Focal Point at the area closest to Interstate 26.

**V. MISCELLANEOUS:**

**VI. ADJOURNMENT:**

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Chairman or Vice Chairman

Posted June 10, 2020

**COMPREHENSIVE PLAN AMENDMENT  
STAFF REPORT  
PLANNING COMMISSION SPECIAL MEETING  
JUNE 22, 2020**

**Description: Amendment of 2009-2011 Comprehensive Plan, Town of Summerville Planning Area Future Land Use – Map #2**

**Reason for request:** The requested amendment was made by Town Council and received first reading at their May 14, 2020 meeting. This change from Employment Growth District to Neighborhood Mixed-Use with a Commercial Activity Center Focal Point at the area closest to Interstate 26 on the Future Land Use (FLU) map better represents the type of development that has manifested in that area over the last 10 years. This amendment also brings the Town's FLU map in better alignment with Berkeley's County's FLU map, which shows this area as an Employment Area with a Town Center Node surrounded by Low-Density Suburban development. The Comprehensive Plan is in the process of being updated, and it should be noted that the draft Future Land Use Map in the update currently shows this area as a mix of general commercial and residential uses; however, the update still requires public input and must go through the adoption process. The Development Agreement for the Sheep Island PUD requires this amendment in order to have that proposed development in compliance with the Comprehensive Plan, which makes this amendment a necessity at this time rather than waiting on the updated plan to be adopted.

**RESOLUTION**

**A RESOLUTION RECOMMENDING THE TOWN OF SUMMERVILLE TOWN COUNCIL TO APPROVE THE AMENDMENT TO THE 2009-2011 COMPREHENSIVE PLAN, IN ACCORDANCE WITH, THE SOUTH CAROLINA COMPREHENSIVE PLANNING ENABLING ACT OF 1994, S.C. CODE OF LAWS § 6-29-510, ET SEQ.:**

**WHEREAS**, the Town adopted a Comprehensive Plan on August 8, 2009, Amended on February 9, 2011 and July 9, 2014, and;

**WHEREAS**, the far northern quadrant across Interstate 26 to the left of Sheep Island Rd. is designated as an Employment Growth District to encourage industrial and commercial growth which is reflected on the Town of Summerville Planning Area Future Land Use - Map #2, and;

**WHEREAS**, this northern quadrant across Interstate 26 to the left of Sheep Island Rd. has been impacted by population changes and growth which have dictated this area be designated as Neighborhood Mixed Use with a Commercial Activity Center Focal Point at the area closest to Interstate 26, and;

**WHEREAS**, South Carolina Code Ann. §6-29-520 requires that a recommendation of the plan or any element, amendment, extension, or addition must be by resolution of the planning commission, carried by the affirmative votes of at least a majority of the entire membership.

**NOW, THEREFORE, BE IT RESOLVED** by the Town of Summerville Planning Commission, in a meeting duly assembled, to recommend for the Summerville Town Council to approve the proposed amendment to the Comprehensive Plan to change the far northern quadrant across Interstate 26 to the left of Sheep Island Rd. reflected on the Town of Summerville Planning Area Future Land Use - Map #2 as Employment Growth District to Neighborhood Mixed Use with a Commercial Activity Center Focal Point at the area closest to Interstate 26.

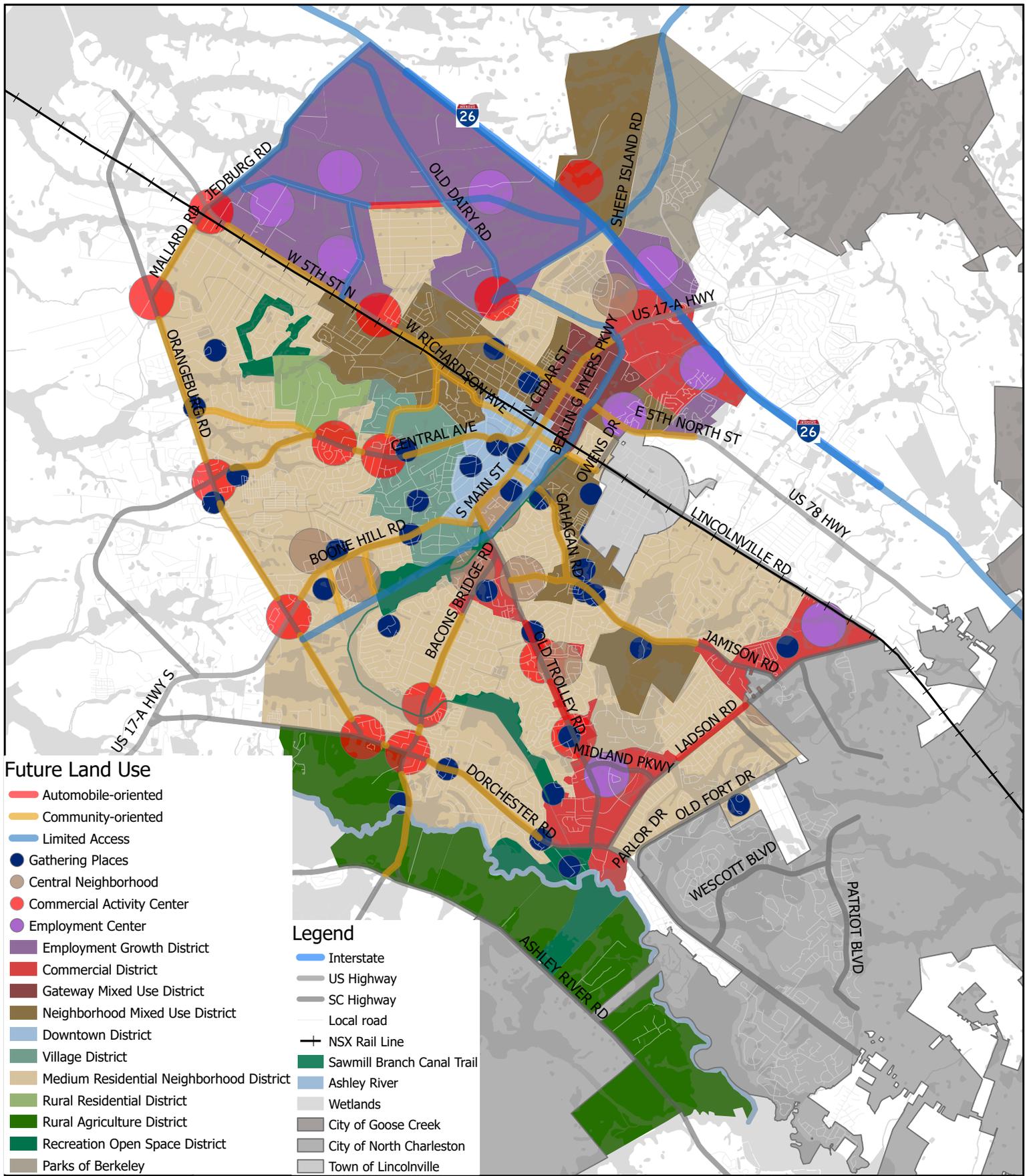
**DONE** this 22<sup>nd</sup> day of June, 2020.

SUMMERVILLE, SOUTH CAROLINA

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Jim Reaves, Chairman, Planning Commission; or,  
Kevin Carroll, Vice Chairman, Planning Commission

ATTEST:

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Jessi Shuler, AICP  
Director of Planning



Town of Summerville Planning Area  
 Future Land Use - Map # 2  
 May 14, 2020

