Town of Summerville

Standing Committees of Council

Monday, October 5, 2020 - 5:30 p.m

Council Chambers – 200 South Main Street

AGENDA

1. **Parks and Recreation Committee**
   a. Skate park expansion update
   b. Doty Park tennis lighting
   c. Other business, as necessary

2. **Planning and Development Committee**
   a. Request to rezone TMS# 130-00-00-008, located on N. Maple St., approximately 20.86 acres, and owned by Rosemary S. Harper Ward Trust from AC, Agricultural Conservation, to N-MX, Neighborhood Mixed-Use. (Council District 1) Planning Commission held a public hearing and made a recommendation for approval at their meeting on September 21, 2020.
   b. Proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.4.8.A Drive-Thru/Drive-In Facility (UC-MX).Planning Commission held a public hearing and made a recommendation for approval at their meeting on September 21, 2020.

3. **Public Works Committee**
   a. Public Works Project Updates
      1. 2020 Fall Road Resurfacing
      2. Maple Street
      3. Cedar Street Extension
      4. Central Avenue Sidewalk Project
      5. West 5th South St Sidewalk
      6. Lee Street Sidewalk Project
      7. North Hickory Street Sidewalk
      8. Shepard Park Drainage
      9. US-78 North Summerville Drainage Study
      10. Springview Lane Oakbrook Drainage Study.
   b. Millbrook Subdivision New Entrance
   c. South Laurel Street Takeover
   d. Gahagan Road School Crossing Signs and Black Oak Drive Sidewalk

4. **Finance Committee**
    a. Presentation of September 2020 financial reports
    b. Status of Audit
    c. Status of Budget timeline
    d. Consideration of ConserFund Loan for Doty Park Tennis Court Lighting
    e. Approval to accept two Highway Safety Traffic Grants. One is for two traffic enforcement officers and the other is for a DUI enforcement officer. This is a 100% covered grant for personnel totaling $235,703.00.
    f. Surplus Vehicles
        a. Parks and Recreation Vehicle #R64, a 2002 Ford F150 with 247,870 miles. Funds to go to General Fund.
        b. Authorization to surplus
            1. Car 9, a 2006 Ford Crown Victoria, VIN# 2FAFP71W66X156416, Mileage: 115,622
            2. F3, a 2004 Ford Crown Victoria, VIN# 2FAFP74W44X148792, Mileage: 137,608.
    g. Financial Requisitions
        a. Authorization to issue a purchase order to Sanders Brothers Construction in the amount of $346,281.30 for the Fall 2020 Road Resurfacing Project. Request from Public Works Department. Funds to come from budgeted capital.
        b. Authorization to spend up to $25,000 of Stormwater Fund Balance for Corey Woods drainage project.

5. **Adjourn**

TOWN OF SUMMERVILLE PARKS & RECREATION DEPARTMENT

"Creating Sense of Place Through Parks & Play"

TO: Beth Messervy, Town Clerk

CC: Rebecca Vance, Town Administrator

FROM: Amy Evans, Parks & Recreation Director

DATE: September 29, 2020

RE: Parks & Recreation Committee Agenda Items – October 2020 Meeting

1) Skate Park Expansion Update
   -After additional research, staff recommends building a custom concrete park.
   -Approximate cost to do this is $50 per square foot.
   -Discussion of possible financing options.
   -Staff requests authorization to continue pursuing this project. The next step would be to hold a public input session to get input from the local skating community.

2) Doty Park Tennis Lighting
   - Consideration of replacing all the tennis court lights at Doty Park with LED lights. These lights have a ten-year warranty.
   -A ConserFund loan would be used to finance this project over the next ten years. Interest rate would be 1.5%. The annual installment would be $4,085. Amount to be financed is $37,917.
   -The annual energy and maintenance savings are estimated at $6,000.

3) Other business, as necessary.

Sincerely,
Amy Evans
Parks & Recreation Director
Town of Summerville

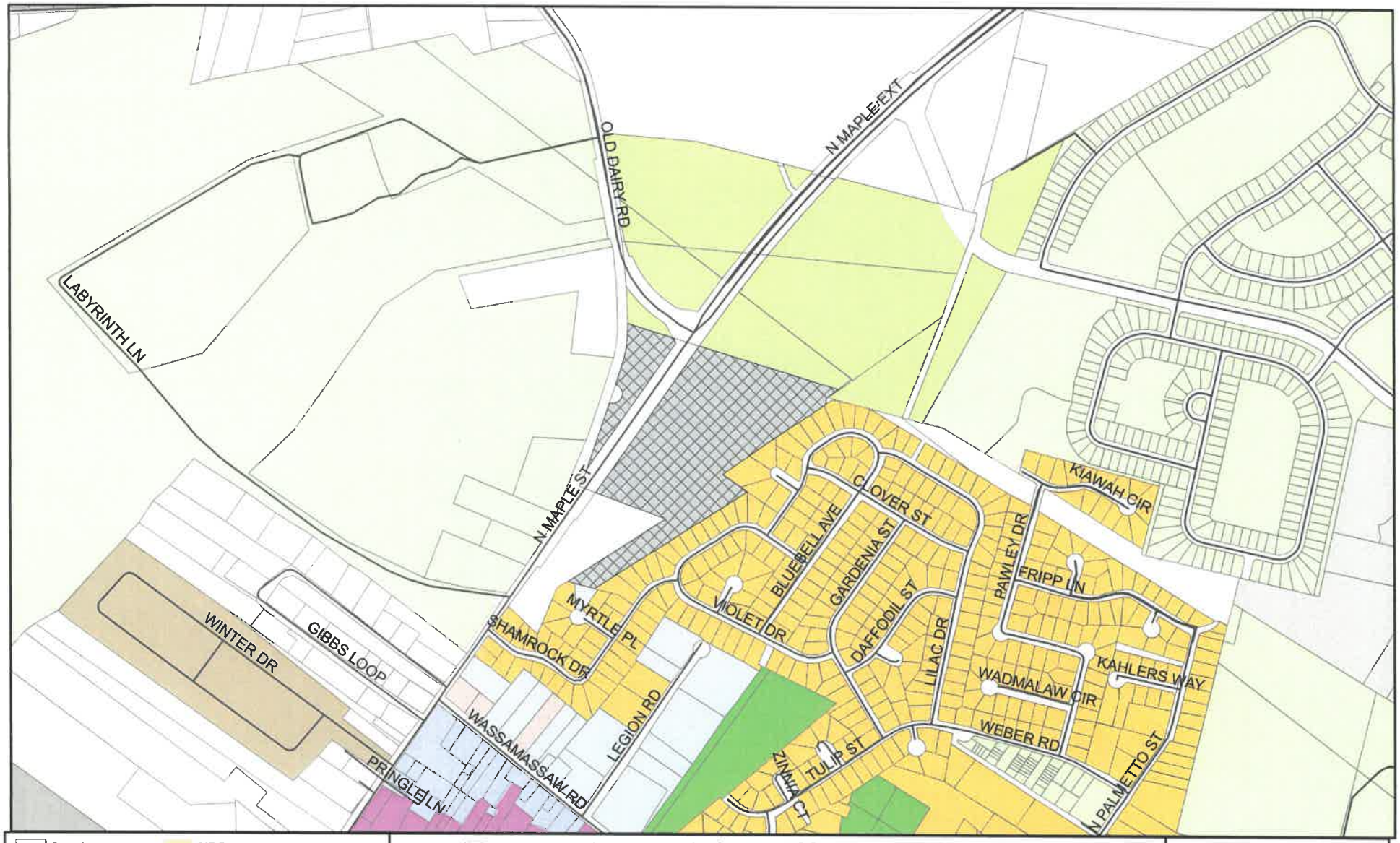
REZONING
STAFF REPORT
PLANNING & DEVELOPMENT COMMITTEE
October 5, 2020

TMS#s: 130-00-00-008
Location: N. Maple St.
Description: one parcel, approximately 20.86 acres
Request: Rezoning to N-MX, Neighborhood Mixed-Use

The property owner is requesting for the above referenced parcel to be rezoned from AC, Agricultural Conservation to N-MX, Neighborhood Mixed-Use.

This property is included in the Town's 'Employment Growth' District within the Town's 2009-2011 Comprehensive Plan and Update as well as on the accompanying Future Land Use Map, and it also falls under a Commercial Activity Node. The area also falls under the Sheep Island focus area in the 2014 Vision Plan appended to the Comprehensive Plan. That plan proposes a mix of uses, including single-family and multi-family residential, commercial, industrial, and civic uses. This property is also adjacent to the recently annexed and approved North Maple Mixed Use PUD, which uses the N-MX zoning requirements as its base. Based on these findings the requested N-MX, Neighborhood Mixed-Use, zoning district is interpreted by staff to be in conformance with the Town's Comprehensive Plan and is recommended for approval.

The Planning Commission received no public comment, and recommended approval at their meeting on September 21, 2020.



Parcels

Zoning Districts

- AC
- D-MX
- G-B
- GR-2
- GR-5
- HI
- LI
- MF-R
- MH-R
- N-B
- N-MX
- N-R
- PL
- PUD
- PUD/DA
- UC-MX

Rezoning - TMS# 130-00-00-008
N. Maple Street

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map; however, the Town of Summerville disclaims all representation and liability for the use of this map.

2020

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 0.1 0.2 Mi

ORDINANCE

To Amend the Zoning Map of the Town of Summerville

BE IT ORDAINED, by the Mayor and Town Council of the Town of Summerville in Council assembled that the approximately 20.86 acres owned by Rosemary S. Harper Ward Trust located on N. Maple Street and known as Dorchester TMS# 130-00-00-008 be rezoned to the classification of N-MX, "Neighborhood Mixed-Use" from the classification of AC "Agricultural Conservation."

The Zoning Map of the Town of Summerville is hereby amended so as to incorporate this change.

Ratified this _____ day of _____, 2020.

_____
Ricky Waring, Mayor

_____
Beth Messervy, Town Clerk

PUBLIC HEARING: September 21, 2020

FIRST READING: _____

SECOND READING: _____

DocuSign Envelope ID: 75FDF047-96D6-4773-8921-7968245F1B5F

PROPERTY OWNER ACKNOWLEDGEMENT FORM FOR APPLICATIONS TO BOARDS & COMMISSIONS

Board/Commission:	**Town of Summerville Planning Commission**
Nature of Approval Requested (e.g. rezoning, variance, etc.):	**Rezone to Neighborhood Commercial N-MX**
Parcel ID (TMS No.):	**TMS 130-00-00-008**
Property Address:	**North Maple Street, Summerville, SC 29483**
Property Owner:	**Rosemary S Harper Ward Trust**
Property Owner Phone:	702-857-9143
Property Owner Email:	2jack2@gmail.com
Applicant:	**Chris Campeau, Seamon Whiteside**
Applicant Phone:	**843-884-1667 x 215**
Applicant Email:	**ccampeau@seamonwhiteside.com**

I, Jack Harper (*print property owner name*), hereby certify that the Applicant specified above has my permission to submit the above-referenced application for consideration by the applicable Town of Summerville Board/Commission.

DocuSigned by:
Jack Harper
E9D88C2925D9414...

(Signature of Property Owner)

8/26/2020

(Date)

AN ORDINANCE

TO AMEND THE SUMMERVILLE UNIFIED DEVELOPMENT ORDINANCE, SECTION 3.4.8, SUBSECTION (A) ENTITLED DRIVE-THRU/DRIVE-IN FACILITY (UC-MX), OF THE TOWN OF SUMMERVILLE CODE OF ORDINANCES

BE IT ORDAINED by the Mayor and Council members of the Town of Summerville, in Council assembled, that the Summerville Unified Development Ordinance, Section 3.4.8 Vehicular, subsection (A) entitled Drive-Thru/Drive-In Facility (UC-MX) is amended as follows:

3.4.8. Vehicular

A. Drive-Thru/Drive-In Facility (UC-MX)

1. Design Review Required for UC-MX: All new Drive-Thru Facilities shall be subject to Design Review and shall be subject to the following standards:

a. Rear Location: Drive-thru service facilities must be located in the rear of properties.

b. May Not Face Primary Street: The drive-thru window shall not be located on the façade of the building facing the primary street.

c. Maximum Stacking: The stacking area may not encroach into the front yard.

d. Maximum Number of Stacking Lanes: 1 (May be increased subject to Design Review)

e. Location of Stacking Lanes: Stacking lanes are prohibited from circulating between the building and the primary street. Stacking lanes circulating between the building and a secondary street may be approved at the discretion of the DRB. If approved by the DRB, screening is required in the form of a knee wall and/or an appropriate amount of landscape planting to screen the lane effectively from view from the public ROW.

Ratified this _____ day of _____, 2020 A.D.

_____
Richard Waring, Mayor

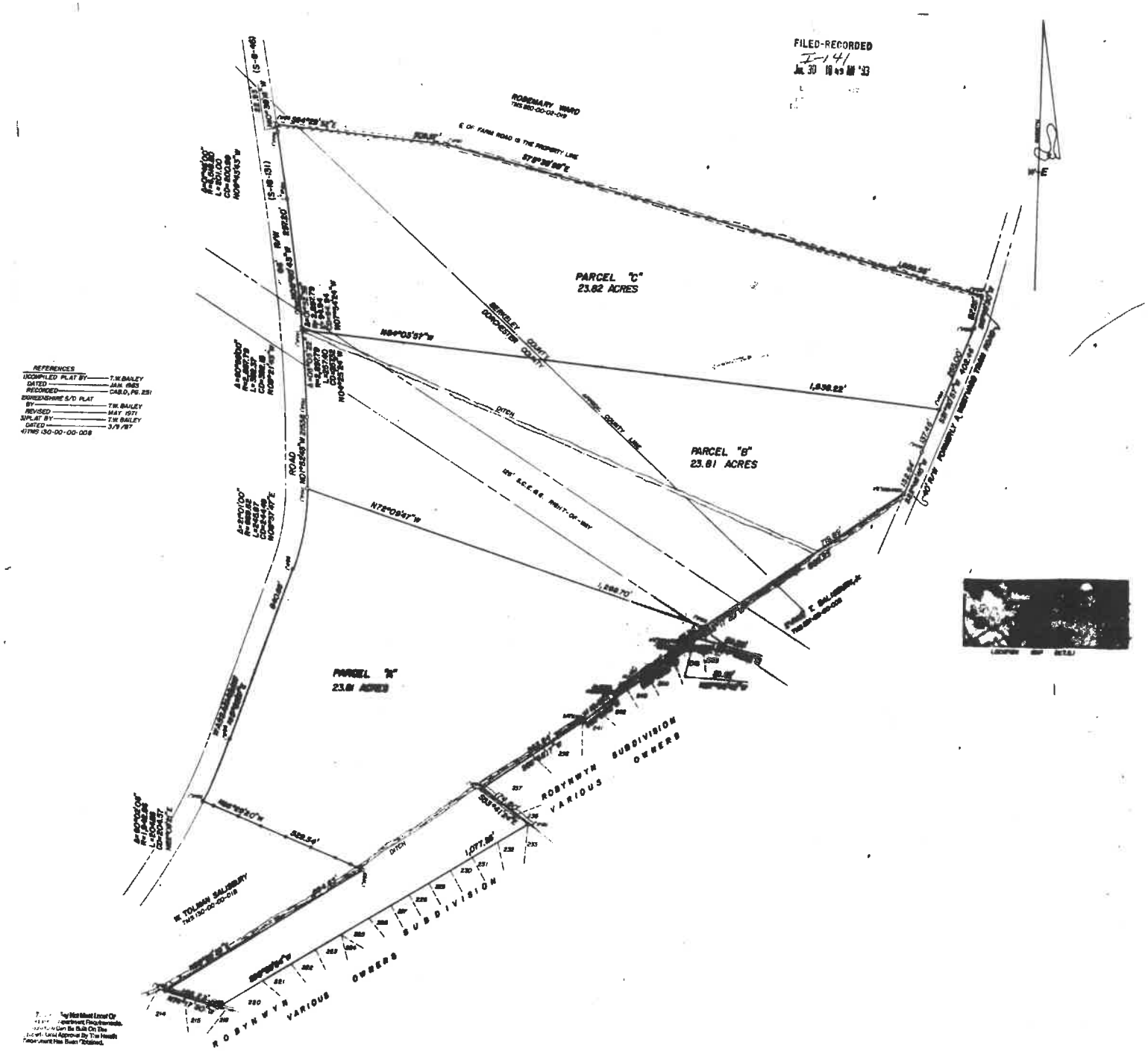
_____
Beth Messervy, Town Clerk

PUBLIC HEARING: _____

FIRST READING: _____

SECOND READING: _____

FILED-RECORDED
I-141
Jul 30 10 45 AM '93



REFERENCES
1) COMPILED PLAT BY — T.W. BAILEY
DATED — JAN. 1983
RECORDED — CAB.D, PG. 251
2) GREENSHIRE S/D PLAT
BY — T.W. BAILEY
REVISED — MAY 1971
3) PLAT BY — T.W. BAILEY
DATED — 3/9/87
4) TMS 130-00-00-008

SOUTH CAROLINA
BERKELEY & DORCHESTER COUNTIES

PLAT OF 71.44 ACRES OWNED BY——
LOUISE H. SALISBURY
DIVIDED BY THIS SURVEY INTO THREE PARCELS MARKED PARCEL "A", PARCEL "B" & PARCEL "C" HEREON.
PARCEL "A" IS PROPOSED TO BE CONVEYED TO —— ROSEMARY S. WARD
PARCEL "B" IS PROPOSED TO BE CONVEYED TO —— MARGARET S. BELL
PARCEL "C" IS PROPOSED TO BE CONVEYED TO —— EVANS T. SALISBURY, Jr.

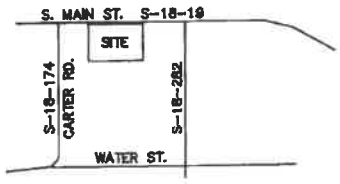
SURVEYED MAY 20, 1993
BY JOHN DAVID BASS
JOB NO. 93-211

REFERENCE PLAT BY:

H.P. TOMPKINS JR. AUG. 30, 1976 PL. CAB. C-74
THOMAS W. BAILEY OCT. 27, 1988 PL. CAB. G-140

DORCHESTER COUNTY PLANNING BOARD
EXEMPT under Provision of ARTICLE
V, PAR. 3(1), Dorchester
County Subdivision Ordinance

JUL 2 9 1993 DATE



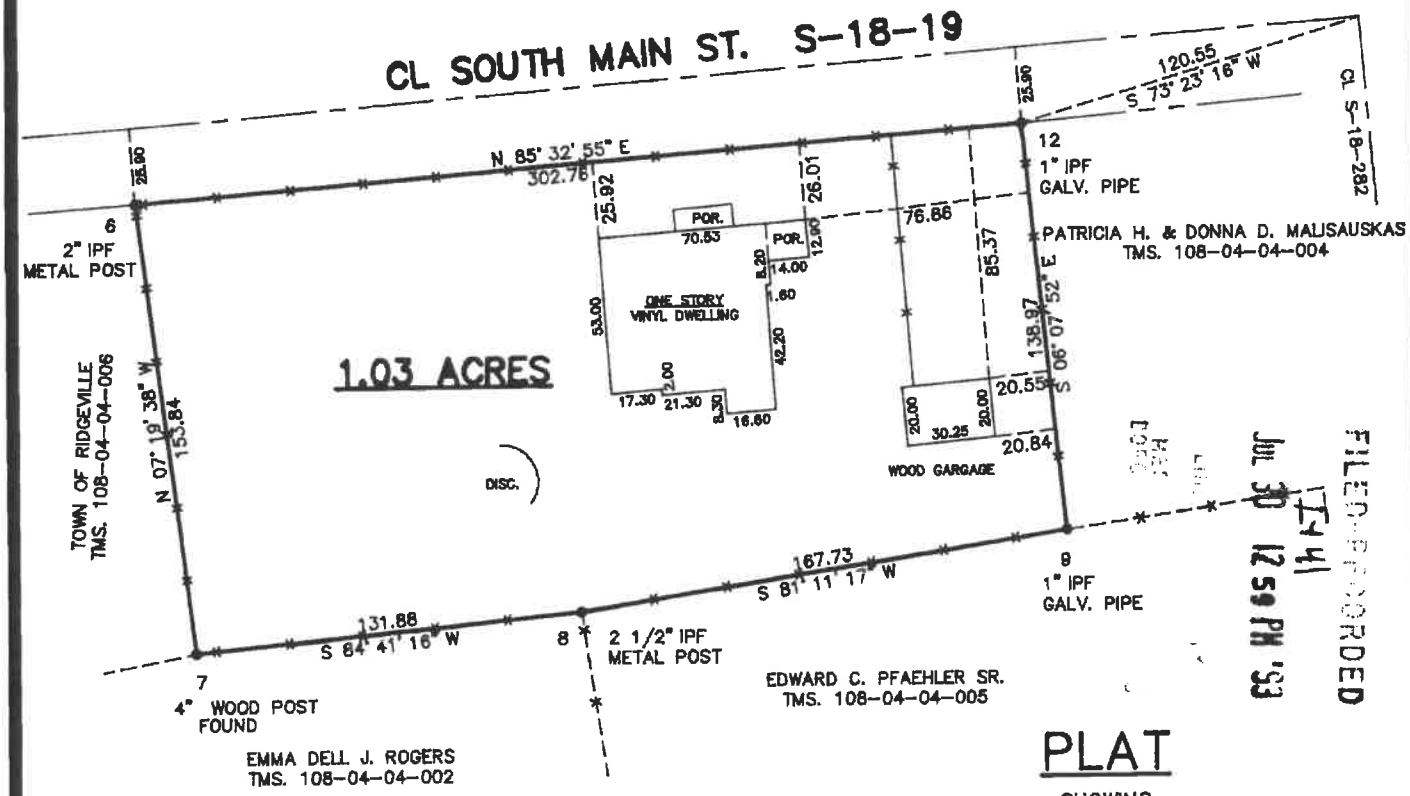
LOCATION MAP

TMS. 108-04-04-003

LEGEND:

PROPERTY LINE WITH IRON PIN
IPF IRON PIN FOUND
IPS IRON PIN SET
FENCE

This Property May Not Meet Local Or State Health Department Requirements. No Structure Can Be Built On The Property Until Approval By The Health Department Has Been Obtained



FILED-RECORDED
JUL 30 12 59 PM '93
I-41

PLAT

SHOWING
PROPERTY OF

EDWARD C. PFAEHLER JR.

LOCATED

TOWN OF RIDGEVILLE
DORCHESTER CO. S.C.

SCALE: 1" = 60' DATE: JULY 22, 1993

THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

PROPERTY IS NOT LOCATED IN A HAZARDOUS FLOOD AREA.

I, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

Richard J. Rhode

S.C.R.L.S. NO. 11366
RHODE SURVEYING INC.
1079 ZION ROAD
DORCHESTER, S.C. 29437
(803) 563-2514

60 30 0 60 120 180

SCALE IN FEET

93139
ACAD:

FILE [illegible] ADED

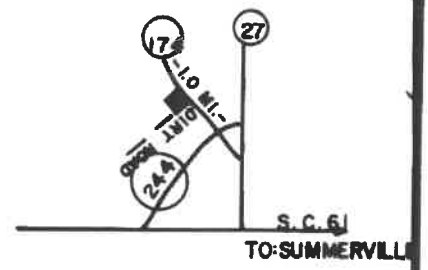
AUG 2 3 22 PM '93

J. HUGH CAMPBELL, JR.

[illegible]

1'/10,000

method

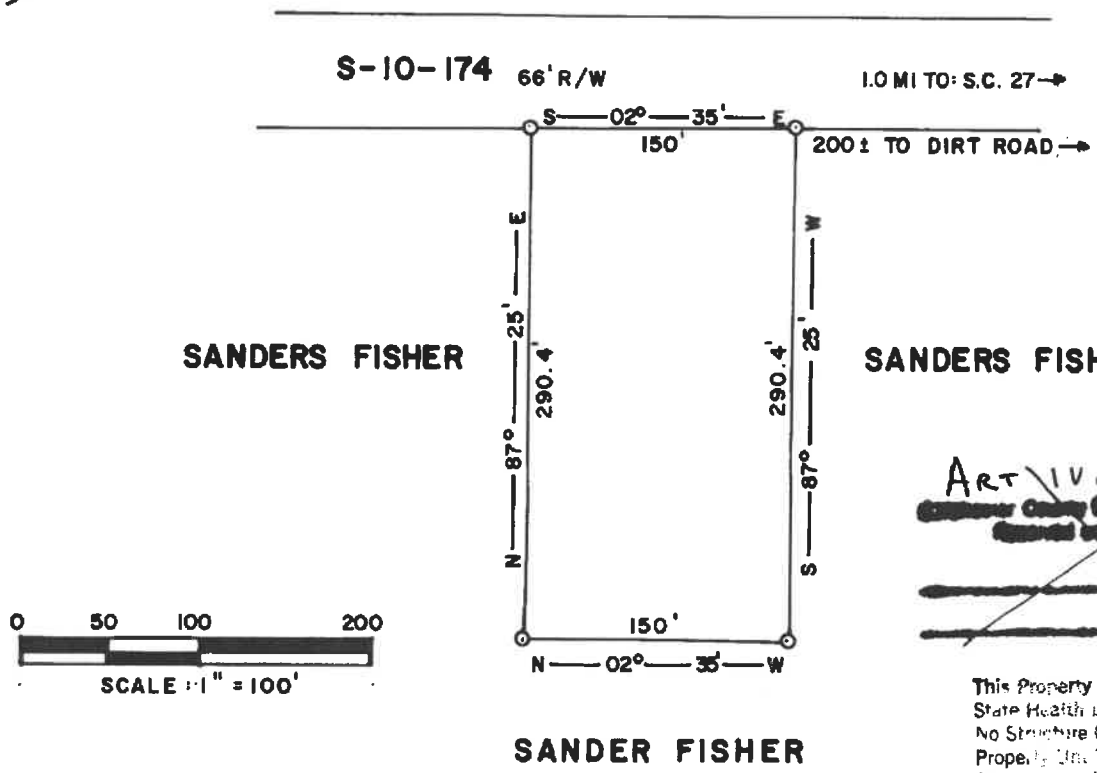


LOCATION MAP — NOT TO SCALE

N

MAGNETIC

I-141



ART IV.

~~Dorchester County Planning Commission~~
~~Approved as Information~~

Date

This Property May Not [illegible] Local Or State Health Departm[illegible] Requirements. No Structure Can Be [illegible] The Property Until Approval [illegible] Health Department [illegible]

PLAT OF LOT - 1.00 AC.

OWNED BY

SANDERS FISHER

TO BE CONVEYED TO

NABRITT F. DAVIS

BURNS TOWNSHIP

DORCHESTER COUNTY SEPT 1980

SOUTH CAROLINA SCALE: 1" = 100'

C.D.S. LAND SURVEYING & MAPPING
211 CAROLINA AVENUE
MONCKS CORNER, S.C. 29461

DORCHESTER COUNTY PLANNING BOARD
EXEMPT under Provisions of ART. V, PAR. 3(1), Dorchester County Subdivision Ordinance

SEP 2 7 1991

SOUTH CAROLINA LAND SURVEYOR J. HUGH CAMPBELL

J. Hugh Campbell Jr.

R.L.S. NO. 7615

Recording Date: 02/04/2013 Instrument: 28 Book: 8668 Page: 52-55

FILED-RECORDED
RMC / ROD

2013 Feb 04 AM 9:25:38

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #: 8
MARGARET L. BAILEY
Register of Deeds

THIS PAGE IS HEREBY ATTACHED AND MADE PART OF THE PERMANENT RECORD OF THIS DOCUMENT. IT IS NOT TO BE DETACHED OR REMOVED AND MUST BE CITED AS THE FIRST PAGE OF THE RECORDED DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR RECORDING PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

FILED/RECORDED
February 4, 2013
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

TITLE NOT CERTIFIED
TITLE NOT SEARCHED
DEED

WHEREAS, the undersigned Grantor desires to convey the within described property to a Trust created by the Grantor to become a beneficiary thereof; and

WHEREAS, the Trustee is willing to accept the within described property;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, ROSEMARY S. WARD a/k/a ROSEMARY SALISBURY WARD of the County of Dorchester, in the State of South Carolina, for and in consideration of the sum of $5.00 DOLLARS, to the grantor in hand paid at and before the sealing of these presents by ROSEMARY S. HARPER WARD, TRUSTEE OF THE ROSEMARY S. HARPER WARD TRUST dated January 30, 2013, (the receipt whereof is hereby acknowledged), have, subject to all matters of record, granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ROSEMARY S. HARPER WARD, TRUSTEE OF THE ROSEMARY S. HARPER WARD TRUST, dated January 30, 2012, her successors and assigns, all of my interest in the following described property, to-wit:

All that certain lot, piece or parcel of land, together with the buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, known and designated as Parcel "A", as shown on that certain plat entitled "PLAT OF 71.44 ACRES OWNED BY LOUISE H. SALISBURY DIVIDED BY THIS SURVEY INTO THREE PARCELS MARKED PARCEL 'A', PARCEL 'B' AND PARCEL 'C' HEREIN" made by John David Bass, C.S. Reg. No. 15388, dated May 20, 1993, and recorded in the ROD Office for Dorchester County in Plat Cabinet I, Slide 141. Said lot having such size, shape, form, marks, courses, distances, buttings and boundings as will be shown by reference to the aforesaid plat.

Being the same property conveyed to Rosemary S. Ward by Louise H. Salisbury dated July 16, 1993, and recorded in the ROD Office for Dorchester County on July 30, 1993, in Book 1178, at Page 278.

TMS #130-00-00-008

Grantee's Address: 410 West 2nd South Street, Summerville, SC 29483

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

PRIEST & SANDS, LLC
P.O. Box 1169
Summerville, SC 29484

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TOGETHER with all and Singular the Rights, Members, Hereditament and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee herein above named, her Successors and Assigns forever.

And the grantor does hereby bind the grantor, her Heirs, Personal Representatives, and Assigns to warrant and forever defend all and singular the said premises unto the grantee herein above named, and the grantee's Successors and Assigns against the grantor and the grantor's Heirs, Personal Representatives, and Assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hand and seal this 30 day of January in the year of our Lord Two Thousand and Thirteen (2013).

Signed, Sealed and Delivered in the presence of:

Danielle F. Williams

Rosemary Salisbury Ward
ROSEMARY SALISBURY WARD

Donna Sands

STATE OF SOUTH CAROLINA
DORCHESTER COUNTY

The foregoing instrument was acknowledged before me by ROSEMARY SALISBURY WARD, Grantor, and subscribed and sworn to before me by Danielle F. Williams (witness) this 30 day of January, 2013.

Donna Sands
Notary Public for South Carolina
My commission expires: 10/21/2013

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

AFFIDAVIT

Date of Transfer of Title
Closing Date: 01-30-2013

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred BY ROSEMARY SALISBURY WARD TO ROSEMARY S. HARPER WARD, TRUSTEE OF THE ROSEMARY S. HARPER WARD TRUST dated Jan. 30, 2013, on January 30, 2013.
3. Check one of the following: *The DEED is*
   (a)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b)_____ subject to the deed recording fee as a transfer between corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c)X EXEMPT from the deed recording fee because: 8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
   (a)_____The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $_____.
   (b)_____The fee is computed on the fair market value of the realty which is $__
   (c)_____The fee is computed on the fair market value of the realty as established for property tax purposes which is $_____.
5. Check YES_____ or NO_____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is $_____.
6. The DEED Recording Fee is computed as follows:
   (a)____ the amount listed in item 4 above.
   (b)____ the amount listed in item 5 above (no amount place 0).
   (c)____ Subtract Line 6(b) from Line 6(a) & place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
8. Check if property other than Real Property is being transferred on this Deed.
   (a)_____Mobile Home (b)_____Other
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more that one year, or both.

Rosemary Salisbury Ward
ROSEMARY SALISBURY WARD, GRANTOR

Sworn to before me this 30
day of January, 2013.

Donna Sands
Notary Public for South Carolina
My Commission Expires: 10/2/2013

UDO AMENDMENT
STAFF REPORT
PLANNING & DEVELOPMENT COMMITTEE
September 21, 2020

Description: Amendment of Chapter 3, Section 3.4.8.A Drive-Thru/Drive-In Facility (UC-MX)

Reason for request: The requested amendment was made by staff at the behest of an applicant. This language provides greater flexibility for properties within the UC-MX zoning district that are corner properties. While flexibility is added, staff does not feel that it changes the intent of the ordinance, as the DRB still maintains the ability to require the stacking lanes not front the secondary road if they do not feel it is appropriate.

The Planning Commission received no public comment, and recommended approval at their meeting on September 21, 2020.

The Town of Summerville Planning Commission Meeting
Minutes
September 21, 2020

This meeting of the Town of Summerville Planning Commission was held virtually via the Zoom Cloud Meeting Application and was attended by Commission Members, Jim Reaves, Chairman; Kevin Carroll; Tom Hart; Charlie Stoudenmire; Betty Profit; Jonathan Lee; and Elaine Segelken. Staff in attendance included Jessi Shuler, AICP, Director of Planning; Tim Macholl, Zoning Administrator; Becca Zimmerman, Planner II; and Bonnie Miley, Assistant Town Engineer. The public viewed the meeting via live-stream and could register to participant in the public hearing or submit any comments in advance of the meeting through email or by phone.

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 17, 2020. Hearing none, the minutes were accepted as presented.

Public Hearings:
The first public hearing opened at 4:01 PM and was a petition by South Pointe Ventures, A South Carolina General Partnership, to annex Dorchester County TMS# 138-00-00-015, approximately 15.7 acres, located at South Pointe Boulevard and E. 5th North Street; currently zoned TRM, Transitional Residential District, in Dorchester County, and will be zoned MF-R, Multi-family Residential, upon annexation into the Town of Summerville's municipal limits. (Council District 2). Mr. Reaves introduced the item and Ms. Shuler explained that she had a number of people that requested to speak during public comments and a large number of emailed comments to read, so she asked the public to keep their comments brief if possible and only speak when called upon. She then turned the floor over to the applicant to present their application. Josh Lilly with Stantec and Bill Peebles, the developer, stated that they were requesting annexation into the Town to build an apartment complex at the front end of South Pointe. They noted that the site plan could be heavily buffered. Mr. Lilly also asked Ms. Shuler to show exhibits of the South Pointe master plan from when South Pointe was initially developed and again in the 1990s that show the front area of South Pointe labeled as commercial. He stated that he felt that apartments were in line with this initial plan for the front of the development. Ms. Shuler then called on the members of the public that had requested to speak in the order in which she received their requests:

David Willison of 303 Mendenhall St. – The roads are not developed to handle multi-family housing. This development is premature until HIghway 78 is widened, and the schools are also not set up to handle the influx of students.

Marena Morton of 111 Eastover Cir. – She is a 50 year resident of the Town and a 33 year resident of South Pointe, and this development does not enhance the quality of life. She also has concerns about traffic, and questions the fiscal analysis and hydrology testing. She believes that this would lead to overcrowding in the schools, decreased property values, and a loss of Summerville's small town feel.

Josh Mitchum – There are already a number of multi-family developments in the area. This addition will add to traffic issues, concern for school system, calls to support systems (fire, police, EMS), and negatively impact the hurricane evacuation route. South Pointe never flooded before the new homes being built in the back, and this will only make it worse.

Susan Richerson of 111 Mendenhall St. – She is a 20 year resident of South Pointe and chose the location for its character and seclusion. If this is approved, they will be driving through apartments to get to their homes and nothing can buffer that. Would you want this in front of your neighborhood?

Brandon O'Higgins of 118 Eastover Cir. – He stated that he agrees with all of the comments previously stated.

Tom Clark of 308 Mendenhall St. – He is a 10 year resident of South Pointe and agrees with previous comments. He added that this development would significantly affect traffic flow and cause safety issues, particularly with the increased pedestrian traffic. The property is currently zoned TRM, not commercial now.

Rosina Feagin of 218 Fox Squirrel Run – She is a 30 year resident of South Pointe and has supported Town businesses, events, and affairs during that time. Her biggest concern is ambulances and school buses with the single access to their development. She is also afraid of crime and a decrease in property values. She stressed that even if all of the comments from DRB are addressed, this is still not okay in their neighborhood.

Mike Boisvert 107 Westmoreland St. – He is a 25 year resident of South Pointe and has personally witnessed crime from across the street. They have flooding already and is only going to get worse. He is strongly against this request.

Matt Hirsch of 109 Freeport St. – He has lived in South Pointe for 12 years, and there is already a huge traffic issue and turn lanes are not going to help. Dorchester already declined rezoning. Parking is always an issue with apartments, and the new apartments across the street already added congestion to the area. This will impact response times with fire, police, and EMS. How will this be handled and also flooding? The look and style of the neighborhood is important, so prefer low density residential.

Jerry Clontz 307 McDougal Cir. – During the DRB meeting, the developer stated that most of the trees on the property were pine saplings, which is not true. The property is mostly hardwoods. The developer also stated that there were no grand trees, but that is also not true – there is a 36" DBH live oak with a 150' span along with approximately 75 other grand trees on the property. In response to the commercial shown on the master plan, there is a difference in the zoning for the property and the plan for the development. In terms of traffic, the required turn lanes will probably never be built because they didn't talk to the church and doubt this will meet the new guidelines for SCDOT.

Ms. Shuler then began reading the numerous emails that she'd received from the public into the record and those emails are appended to these minutes.

Hearing no requests from the public to offer any further comments, this public hearing was closed at 5:35 PM.

The second public hearing opened at 5:36 PM and was for the request to rezone TMS# 130-00-00-008, located on N. Maple St., approximately 20.86 acres, and owned by Rosemary S. Harper Ward Trust from AC, Agricultural Conservation, to N-MX, Neighborhood Mixed-Use. (Council District 1). Mr. Reaves introduced the item and asked if the applicant was present. Chris Campeau with Seamon Whiteside & Associates stated that this property was across the street from the Salisbury property that was annexed as PUD earlier this year. He noted that the front of that PUD uses the N-MX requirements, which is why they are proposing the N-MX zoning. This property is also along both sides of N. Maple St., which is an actively growing commercial corridor.

Hearing no requests from the public to offer any comments and receiving no emails for public comment, this public hearing was closed at 5:38 PM.

The third and final public hearing opened at 5:39 PM and was for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.4.8.A Drive-Thru/Drive-In Facility (UC-MX). Mr. Reaves introduced the item and asked Ms. Shuler to explain. Ms. Shuler informed the Commission that this amendment added some additional flexibility for corner lots without compromising design and form.

Hearing no requests from the public to offer any comments and receiving no emails for public comment, this public hearing was closed at 5:39 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 she did not have any new street names for consideration at this time.

The second item under New Business was the petition by South Pointe Ventures, A South Carolina General Partnership, to annex Dorchester County TMS# 138-00-00-015, approximately 15.7 acres, located at South Pointe Boulevard and E. 5th North Street; currently zoned TRM, Transitional Residential District, in Dorchester County, and will be zoned MF-R, Multi-family Residential, upon annexation into the Town of Summerville's municipal limits. (Council District 2). Mr. Hart made a motion to table for future consideration, and Ms. Segelken made the second. Mr. Reaves noted that he wanted more information on some of the concerns brought up by the public, including whether Dorchester County denied rezoning of the property and what the plans are for Highway 78. Mr. Hart noted that he appreciated all of the public input, and was not tabling the item to avoid concerns, but to allow the applicant to attempt to address them before going forward. He encouraged all of those concerned about this request to continue to participate in the process.

Following the discussion, Mr. Reaves called for the vote and the motion passed unanimously.

The third item under New Business was the request to rezone TMS# 130-00-00-008, located on N. Maple St., approximately 20.86 acres, and owned by Rosemary S. Harper Ward Trust from AC, Agricultural Conservation, to N-MX, Neighborhood Mixed-Use. (Council District 1)

Ms. Segelken made a motion to recommend approval to Council, and Mr. Carroll made the second. The motion passed unanimously.

The fourth item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 3, Section 3.4.8.A Drive-Thru/Drive-In Facility (UC-MX).

Mr. Carroll made a motion to recommend approval to Council, and Mr. Hart made the second. Mr. Reaves called for the vote and the motion passed unanimously.

Miscellaneous:
Mr. Carroll thanked all of the concerned citizens for getting involved and respectfully voicing their concerns. Ms. Segelken agreed, and Mr. Lee agreed that a number of valid concerns were stated.

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 5:48 PM.

Respectfully Submitted,

Date: _____

Jessi Shuler, AICP
Director of Planning

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

Hi,

I am a resident of South Pointe and am opposed to this type of development at the entrance to South Pointe. Below are a few of the reasons – feel free to contact me for more details. Also can you provide me with all meetings related to this? The sign says 9/21 but I have discovered another meeting on 9/17? Where is the best place to get this info?

If you support the annexation and rezoning to MFR, what infrastructure upgrades will be completed before construction begins? Water pressure and volume will drop due to demand on the system, impacting fire protection and domestic supply. Traffic will increase, causing congestion at the intersection which is already and will continue to be a problem since there is no plan to widen US 78 anytime in the future. Who will pay for the maintenance of the boulevard entrance, something the SPHOA does now? Do you believe another apartment complex is truly needed in this area? There are two within a mile of this location with another one at Berlin Meyers and E 3rd N St. Rather than high density apartments, couldn't a town home or single family residences be best for the quality of life in this area? Will the impact fees the developer is required to pay even be spent in our area? How will the drainage be improved to handle the run off from the parking lots; drainage from this area is already an issue. Also, the impact on property values would hurt current residents the most. Property values will probably drop, but our taxes won't. I'm sure there many other issues that need to be addressed, but these are some that come to my mind at the moment. Does any of this concern you?

Sincerely,

Nichelle Farrell
114 Mendenhall St
843 324 6680

Mayor Waring, Councilman Jenkins, City Council Members and Planning Committee:

I am strongly opposed to the planning commission's plans to annex and rezone the property at the entrance of South Pointe subdivision on Highway 78. Please consider some ramifications of even more apartments in this part of our lovely town:
Traffic - already difficult to exit the subdivision
Utility/Infrastructure shortcomings
Flooding - already a problem on South Pointe Blvd.
Additional children in already overcrowded schools
Aesthetics - three stories tall apartments will be visible from many of our homes
Property value losses

There is already a large apartment complex just down 78, and then another one has been announced on the Berlin G Myers parkway. What is happening to our town? It feels that we are losing our identity and you are the officials who can either preserve or destroy what we know and love as Flowertown in the Pines.

Please help your constituents in South Pointe and Branch Creek preserve our part of town by declining annexation and ESPECIALLY rezoning of the property on Hwy 78 and E. 5th North St. This annexation and rezoning is NOT in the best interest of Summerville.

Thank you,
Heather Stefan
113 Stockbridge St.
22 year resident of Summerville

To Whom It May Concern,

I am a long term resident of the town of Summerville and I am writing this to express my concerns about a "New Business" line item on the Town of Summerville Design Review Boards agenda. That item would be the following: Petition by South Pointe Ventures, a South Carolina General Partnership, to annex Dorchester County TMS #138-00-00-015, approximately 15.7 acres, located at South Pointe Boulevard and E. 5th North Street; currently zoned TRM, Transitional Residental District, in Dorchester County, and will be zoned MF-R, Multiple-Family Residential, upon annexation into the Town of Summerville's municipal limits.

I have been a resident of the town of Summerville my entire life and I wanted to voice my concern on this possible rezoning and how I am against it. I have many concerns about what will happen if this is approved.

List of concerns:

- The impact on property values because our property values will drop, but our taxes won't. You must realize the resulting damage to the current home values of our community if this re-zoning application is granted.
- What infrastructure upgrades will be completed before construction begins?
- Water pressure and volume will drop due to demand on the system, impacting fire protection, and domestic supply.
- Traffic will increase, causing congestion at the intersection which is already and will continue to be a problem since there is no plan to widen US 78 anytime in the future.
- Who will pay for the maintenance of the boulevard entrance, something the SPHOA does now?
- Do we really need ANOTHER apartment complex in this area, there are already two within a mile of this location with another one expected to be built at Berlin G Meyers and E 3rd N St.? Rather than high-density apartments, couldn't a townhome or single-family residences be best for the quality of life in this area?
- How will the influx of crime in the area be monitored? We already have enough car break-ins happen since the newest apartment complex was built right outside of the neighborhood and there hasn't been much assistance with that crime rate so far.
- Will the impact fees the developer is required to pay even be spent in our area?
- How will the drainage be improved to handle the runoff from the parking lots, drainage in this area is already an issue?

I am asking for your assistance as my elected representative, by stopping this proposal from becoming a reality

Sincerely,
Kendall Pace
ktpace15@gmail.com
(843) 303-0713

Mr. Mayor and other members of Summerville Town Council:

I am a long-term resident of our Town and I am writing this to express my concerns about a "New Business" line item on the Town of Summerville Design Review Boards agenda for Sept 17th, 2020. That item would be the following; *Petition by South Pointe Ventures, A South Carolina General Partnership, to annex Dorchester County TMS# 138-00-00-015, approximately 15.7 acres, located at South Pointe Boulevard and E. 5th North Street; currently zoned TRM, Transitional Residential District, in Dorchester County, and will be zoned MF-R, Multi-family Residential, upon annexation into the Town of Summerville's municipal limits.*

I have been a resident of the Town of Summerville for several years and have also served the citizens of Summerville and surrounding areas for more than 10 years of my life as a Firefighter. My wife serves the citizens of our town as a public-school teacher. When my family and I moved from our old home in Summer

Park to South Pointe Estates, we did so because of the unique comfort of living close to Main Street Summerville but also having a secluded neighborhood that is nestled away in the pines, behind the mature neighborhood of South Pointe. The current design of the South Pointe Parkway is a comfort that cannot be found in most areas of Summerville. The addition of an apartment complex of such size at the entrance of the beautiful and unique South Pointe, will destroy the single-family home environment. This will also damage the home values of South Pointe and the developing community of South Pointe Estates, which has not even started building homes in the largest phase of construction.

I am deeply concerned with the proposed development for many reasons. I wanted to explain some of my concerns. One concern is how this development will not only destroy the value of my home, but also the homes surrounding me. The main reason I fear the home values will be severely damaged is due to the fact that my neighborhood is not even near completion. South Pointe Estates is just finishing phase 2 of development, having not even begun building homes in the third and largest phase of construction. I fear an announcement of a possible apartment complex completely covering the entrance of South Pointe Boulevard would be devastating to the completion of South Pointe Estates. You must realize the resulting damage to current home values of that community that will occur if this rezoning application is granted.

With the proposed addition you must account for the damage that will come from the increase of traffic from a 228-unit apartment complex that will take over our beautiful and unique entrance. I purchased a home that was at the top of my budget because I trusted that you and the other council members were trying to keep Summerville an area that families wanted to call home. Apartment complexes are a place where residents are continuously coming and going like a revolving door. ***I don't want to trade living in a neighborhood that is in the pines, to a neighborhood that is behind the apartment complex***.

Keeping this area in question zoned for single family homes would protect the existing neighborhood from being lost behind the eyesore of 6 massive apartment buildings.

I am asking for your assistance as my elected representative, by stopping this proposal from becoming a reality. I am anxiously awaiting your reply.

Ramon Tucker
110 Coastal Wood Lane
Summerville, SC, 29483
Sept 15th, 2020

Regarding the proposed annexation and rezoning to MFR, what infrastructure upgrades will be completed before construction begins? Water pressure and volume will drop due to demand on the system, impacting fire protection and domestic supply. Traffic will increase, causing congestion at the intersection which is already and will continue to be a problem since there is no plan to widen US 78 anytime in the future. Who will pay for the maintenance of the boulevard entrance, something the SPHOA does now? Do you believe another apartment complex is truly needed in this area? There are two within a mile of this location with another one at Berlin Meyers and E 3rd N St and you plan to add another 270 unit complex on Berlin Meyers. Rather than high density apartments, couldn't a town home or single-family residences be best for the quality of life, the right of quiet enjoyment of our property in this area? Will the impact fee the developer is required to pay even be spent in our area? How will the drainage be improved to handle the run off from the parking lots; drainage from this area is already an issue. Also, the impact on property values would hurt current residents the most. Property values will probably drop, but our taxes won't. I'm sure there many other issues that need to be addressed, but these are some that come to my mind at the moment.

I understand the need for housing, but please take into consideration the current residents of the town.

Chris Summers
202 Mendenhall St
Summerville, SC 29483

My husband and I have lived in South pointe for over 27 years, and have seen many changes here and on highway 78. This is the home we planned for our retirement. If the the low income apartment are built at our entrance we will now have to plan to move. Our concerns are, our property values will decrease, crime, traffic etc. I know you would not want this in your neighborhood. There are two affordable housing right outside of our entrance on highway 78. "Enough". I'm sure you have already made your minds up but please hear our concerns and stop this from being developed. At least let us know when this will start, so I can get our house on the market. This will have a negative effect on a lot home owners. Please be opened minded, how would you feel if this was outside of your neighborhood.

Denise Gilmour
196 Dundee Street
Summerville SC 29483
843-754-5442

We are residents of South Pointe Subdivision in Summerville and are greatly disturbed concerning the proposed annexation and rezoning of the property at the front of our subdivision to multi-family residential. This will severely impact our property value and will begin the degradation and possible loss of security within our neighborhood. We will have to drive through the middle of the apartments to enter or leave our subdivision. We have already seen a huge traffic impact resulting from the apartment complex across U.S. 78. This will only make things worse.

It is additionally concerning that the Town of Summerville would place the "positive fiscal impact" on the town above the consideration of the residents of South Pointe and South Pointe Estates.

Please DO NOT allow annexation and rezoning of this property.

Davis and Harriet Bechtol
101 Littlejohn St
Summerville SC 29483
843-871-0955

Good Afternoon,

I am writing to voice my concerns about the rezoning of the property at South Pointe Blvd and Hwy 78. This property is currently zoned to limit density in this area. The proposed 228 units would obviously add plenty of density to this area. There are already another 270 units proposed to go up around the corner. This adds a possible almost 1000 cars on the road just in the short distance from my home to the stores around the corner. It already takes way too long to make that short drive. This area is building more and more housing but adding nothing to relieve the congestion. The roads are not or can not be widened and no one plans for cut throughs or alternate routes. There aren't enough lights to allow residents to get out of their neighborhoods, nor can the traffic handle the increased lights that would be needed. Hwy 78 is already busy, and has no side walks for the number of people I see on a daily basis trying to walk up and down it. That many added cars is going to make getting out of our neighborhood even more dangerous than it already is.

When we were house hunting I fell in love with South Pointe. We actually jumped to put a bid in on our house within days after being out bid for the first house we looked at here. I liked that it was a decent sized neighborhood but still had enough of the small town feel you can't get in the newer developments. I liked that I felt comfortable walking up and down the blvd, and conversing with neighbors. Our community green space is located at the front of the neighborhood. This is a space I envision my child going to play with his friends when he's older. These apartments would pour cars out onto the blvd right near our green space. I feel the extra congestion would make it unsafe for our children to make that walk. I also do not like that all the traffic is only open to the blvd in these proposed plans. I realize that this road is not owned by the neighborhood but we have contributed every year to the upkeep after the town of Summerville stated they couldn't afford to. I personally have worked volunteer days to keep it clean. So after all that, it's a bit hard not to think of it as our road.

My other concern is water drainage. Though I'm sure there will be plans in place for that to meet the minimum requirements, it never seems to be enough. We have a drainage easement that runs through our back yard. We see how often things get backed up. After asking about the pipes installed, the person they sent out tried to tell us it was the wrong size and the city didn't install ones that small. We had the plot from the old owners showing it was installed by the city, just apparently wrong I guess. On a bad day I can already see the drainage barely working. We don't need more development, we need to maintain more green space to allow for a balance.

I have grown up in this area and chose to make my home here. If I wanted to live in a more city like environment I would have moved to one. I thought Summerville prided itself on the small town feel, or does that only apply to the historic district? Everyone else doesn't get to have that I guess. The residents of Summerville have had enough of the growth. We are fighting back and if we lose, we might be moving. I realize that you could just think, oh well, someone else will just move in, and you're right. I would like you to consider though if they would have the same feelings about this town. Will they be the residents that have loved it for years and want to keep it great?

Sincerely,

Toni Johnson
114 Stockbridge St

Mayor & council members,

I have previously written to Mr. Jenkins, however I feel it is important for all council members and local officials to know that myself as well as many of my neighbors are opposed to building in front of the South Pointe neighborhood. I am sure you have heard from multiple folks at this time about our concerns, and I hope that they are taken into consideration. Currently the traffic getting out of the neighborhood is abhorrent. The plans as posted are to add 228 units I believe. This could be an additional 500 to 1,000+ people in very little space. Our boulevard is at capacity, and I mean our boulevard as the city does not maintain it, we do as an HOA. Almost all of our HOA funds go towards this maintenance. So if you want to go what is good for Summerville, First start by maintaining your roadways, second address the traffic issue. If apartments are added the only way it will work is to widen 78 and give us a light. Many of my neighbors have expressed issues with flooding, my yard is one of these. Fix this before trying to add additional housing! Please hear our voices, we are gathering a petition and I hope you will notice that an entire community is not for this. If you are not willing to build in front of your house don't build in front of ours.

Regards,
Matthew Johnson

To Whom it May Concern:

As a resident of South Pointe Estates, we are opposed to the proposed annexation of the two lots at the entrance to our subdivision.

The proposed annexation greatly diminishes the division's curb appeal, likely the property value, and the feeling of safety within our neighborhood community. If this proposed section was already in place we would not have purchased our home for our family at this location.

The woods that surround our neighborhood at this entrance provide a noise barrier between our homes and a very busy highway as well as providing a haven from unwanted traffic.

Keeping the entrance the way it is will help to keep Summerville beautiful and welcoming.

Deeply Concerned,

Levi and Mindy Barnes
Residents of South Pointe Estates
940-312-2108

To all concerned parties,

My name is Tracy Hirsch and I have been a resident of South Pointe since 2008. I am sending this email in response to the petition by South Pointe Ventures to annex 15.7 acres located at South Pointe Boulevard and E. 5th North Street into

the Town of Summerville and subsequently change the zoning from Transitional Residential District (TRM) in Dorchester County to Multi-family Residential (MF-R) in the Town of Summerville.

While annexation may generate tax revenue for the Town, it will have an adverse effect on living conditions for residents of South Pointe as well as other Town residents and visitors. I have reviewed Section 8.1 of Dorchester County document: https://www.dorchestercountysc.gov/home/showdocument?id=19260&fbclid=IwAR23tAShADyxWMXJHjVlSOy4pIKXT7ltLUC5I9-4G1Jb_VMko_jiEYLnfvo The current zoning of TRM is appropriate for the property. The statement of intent for TRM property for low to moderate density development such as single-family dwellings. One of the specific intents of TRM is to minimize development problems in areas lacking urban infrastructure. Currently, the Town of Summerville lacks the infrastructure to support apartments. Apartments would mean even more cars on the road. Highway 78 already backs up from Berlin G to the front of South Pointe. Many residents turn left out of the neighborhood and either go down Royal Rd or through Lincolnville to reach Summerville. We also try not to drive the road at peak times. It is just as challenging to drive back to Summerville. Sometimes you must wait through 4 or 5 light cycles to turn left from Berlin G onto 78. This is a problem throughout Summerville and perhaps an answer would be a moratorium on new construction until infrastructure is in place. Traffic is not the only problem. Infrastructure includes more than just roads. We only have 3 public high schools in all of Dorchester County (DD2). Summerville High School is overcrowded with well over 3000 students. Where would students in these apartments attend school? In addition, since land has been cleared and the building of South Pointe Estates has been going on, we have seen an increase in flooding in South Pointe. We did not flood during the 1000 year floods, but now the boulevard and parts of the neighborhood flood during an average rain storm. TRM addresses this issue by requiring that no more than 30% of the lot be covered by impervious surfaces. This means, less concrete and streets and more grass for rainwater to drain. We do not want to end up like Shadow Moss or the Cross Town and just since 2008, I personally have seen a significant change for the worse. Since the Waters at Magnolia apartments were built Highway 78 floods more than it did before. Other issues that need to be addressed include public services such as water and sewage as well as public safety, including police and fire. South Pointe has already seen a decrease in water pressure and quality with the building of South Pointe Estates. Will even more families be utilizing the same water lines? Also, more people in an area will require more EMS, fire fighters and police. Will the tax revenue from the apartments compensate for the additional support needed? Will an ambulance or fire truck even be able to reach South Pointe or the apartments with even more traffic on the road? All these things need to be considered, not just for the planned community at the front of South Pointe, but for all the communities popping up around Summerville. People are drawn to the *Town* of Summerville. They enjoy small town life. Growth is necessary and good, however, too much growth too quickly can be detrimental to the quaintness of the Town and quality of life of the residents. Infrastructure needs to come before communities are built to ensure the safety and welfare of current as well as future residents.

Thanks for your time,

Tracy Hirsch
109 Freeport St
Summerville, SC 29483
843-771-2665

All,

I am writing and will be calling to voice my opposition to the proposed development plan for the front of Southpoint neighborhood on 78 in Summerville.

I am VERY MUCH against the annexation of this property to Summerville and the approval of the housing plans for the property in the front of the neighborhood. I have the following concerns:

- Traffic is already a problem for this area. Adding more apartments will only make things worse. I have pictures of traffic congestion on that road and plan to present this as part of the evidence.

- Rt 78 is not wide enough to handle the load. There have been numerous accidents on 78 due to the fact that there are no shoulders, turn lanes, etc for all of the businesses and housing developments along 78. Adding a turn lane in front of a neighborhood does not help.
- The Southpoint Boulevard is already getting busier due to the new development in Southpoint estates. I plan to document the extra estimated traffic flow on the boulevard as proof. This neighborhood is about ¼ complete.
- Flooding is getting worse in our neighborhood due to building around the areas.

We did not fight the Southpoint Estates building because that is not congestive housing. We believe the apartments are not an acceptable option for the small footprint area in front of our neighborhood. There are 2 new large apartment complexes on 78 and those have added to the congestion. WE DO NOT NEED MORE CONGESTION and more apartments!

As a current resident of Summerville for over 10 years – please consider the above when disapproving the building of this apartment complex.

Thanks,
Matt Hirsch
109 Freeport St
SouthPoint

Dear Councilman Jenkins,

I'm writing to you to voice my concerns of the proposed low income apartments to be built at South Pointe Blvd. And Hwy 78. This is the location of a single family housing development of which I am a home owner. Myself and my neighbors are opposed to this.
South pointe blvd is a favorite green space used by our residents for walking and biking of both young and elderly and all those in-between. The increased traffic on South Pointe Blvd from the 250 apartment units will cause safety issues to the community as a whole.

There are many other concerns as well. One of these is the effect this proposed development will have on the environment in regards to the rain water runoff and flooding. This is concerning by the past development of other areas such as Shadow moss plantation off of highway 61 where as they never had problems with flooding till new construction filled in the marsh and the water had no place to go any longer.

I'm sure you have received numerous letters opposing this new development. Many of those will mention
A variety of different concerns and reasons not to approve any change in the Zoning of this property

I ask that you include this into the formal record of the town councils meeting on 9-21-2020.

Thank you for your time.
Sincerely,
Dennis Brauner
Resident of South Pointe
208 Bamert St
Summerville, SC 29483

Councilman Jenkins,

(Mayor Waring and respected council members),

I am writing you, as my council representative, to express my strong opposition to the annexation of the land adjacent to South Pointe subdivision for the purpose of developing apartments.

In the last several years, my neighbors and I have seen an increase in traffic congestion in and around our neighborhood, in large part to the development of the Waters at Magnolia Bay, and development of retail businesses nearby. In addition, Dan Ryan is still in the process of developing South Pointe estates which is adding hundreds of new residents to our neighborhood, with no new entry or exit point. We still have one way in and out, and the turn lane that Dan Ryan Homes is responsible for providing has not come to fruition. This proposed development will add much additional congestion, esp with the entrance on our lone Blvd. Many times the wait to turn in is only alleviated when another resident stops to let traffic turn in or out, out of neighborly consideration. And this is not necessarily always safe. We have been denied when we have repeatedly asked for a traffic signal as well.

In addition, crime has gone up in our neighborhood with the development of the Waters at Magnolia Bay, a development known for crime and drug activity. We have seen an increase in car break ins, non residents walking and driving our streets at odd hours and have even had homes broken into. I have personally had items stolen from my driveway on more than one occasion. Packages frequently go missing from neighbors porches as well.

I am concerned that with the addition of a similar complex right in our neighborhood, the crime rate will skyrocket and our property values will plummet. We have always been a safe and quiet community, full of considerate and loving families who love the town of Summerville and the quality of life it has to offer. And now our way of life is being threatened. I wholeheartedly support growth and economic development in this town I love, but not at the detriment of the residents. I beg you to consider the needs of your constituents in and around our subdivision when voting on this venture. Residents of South Pointe Estates, Branch Creek and Summerwood will also be impacted by this, which means thousands of residents impacted.

I know all my neighbors are as concerned about the safety and welfare of our families as I am and hope that you will remember us when it comes time to make a decision.

Thanks for your time and commitment to the people.

Sincerely,
Erynn Fontenot
201 Fox Squirrel Run
Summerville, SC 29483
843-476-8700

Why apartments? Why entrance/exits on to South Pointe Blvd.? South Pointe is a beautiful subdivision; we have a volunteer HOA that is supported by donations from homeowners to maintain South Point Blvd. In the past we as the Peter family to help with a small contribution to assist us in and maintaining the Blvd. (this included their land) and of course it was a "NO".
South Pointe Estate is currently building homes, how many cars can use South Pointe Blvd.?
I believe this a very sad and disappointing decision by the Town of Summerville. All of hard work on landscaping by our volunteers on the entrance to our subdivision will look like an entrance though a "PARKING LOT" since their plans calls for parking spaces in front of apartments not behind apartments. Please reconsider a different plan for this property.

Judy Duncan, 202 Bamert St., Summerville, SC 29483 jduncan004@yahoo.com

I am opposed to the building of the apartments at SouthPoint Boulevard.
I am Very concerned for my nieghborhood and our residents. I have lived here in SouthPoint for 25 years. The changes and expansions throughout this time have been tremendous. Some are good and needed, but growth is coming to fast. It is hard enough to even turn out onto hwy 78 with the traffic growth in Summerville.

I have been told that now plans are on the table for more apartments on both sides of our Boulevard. There is already a new massive complex a block down from us. This project will not only squeeze our only entrance, but also bring down our nieghborhood quality of life, that we all love here in South Point. It will also bring our home values down with it.
I was born and grew up in Charleston. Then my husband served 20 years in the military. As a retired military family we choose South Point as our forever home. I have never planned to move from here. I raised my children here, grew deep roots, became family with nieghbors and planned to finish my life here. With all the changes and crowding in Summerville, some people have left, but i always felt our special place here was safe. i would deal with the traffic and the feeling that the real Summerville was slipping away. It was worth it as long as we still had, what most of us feel is "Our Secret tucked away paradise, South Point".
For the first time I feel like this could be the end of our special place. The Boulevard , our only entrance, will be overcome with massive traffic. We will have strangers coming and going. Crime will increase. We won't feel like our children are in a safe community .
My husband recently passed away from cancer in May. He dearly love it here in Summerville and our nieghborhood. My daughter and grandchildren have moved into SouthPoint. So have others that have grown up here in the neighborhood. Why? Because it is special, it is safe, it is home.
Already feeling lost without my husband. He thought he had everything set for me. He felt safe leaving me here. Yet, this project will do me in and for the first time, thoughts of leaving are entering my mind. Don't know where I'd go. There's no place like home, but when the feeling of home is gone... what can you do? It is not fair, it is unnecessary!

Take a minute to see what is here. Heck, come sit on our porches, have a glass of tea, see what will be taken away and destroyed!

I don't see how taking away others quality of life is a betterment for Summerville. Money, money , money is what I see. These builders have No respect for the people of SouthPoint and surrounding neighborhoods. Please do not let more housing, crowding, traffic, crime and unhappy families be more important?

I know someday something will be developed there. But massive amounts of households, low income or not, is a very bad idea.

Thank you for taking the time to read this plea.

Home Owner in SouthPoint
Dahle Feagin
109 Westmoreland St 29483
843-821-4025

To all concerned parties:

My name is Jennifer Barfuss and I have been a resident of South Pointe since 2012. I am sending this email in response to the petition by South Pointe Ventures to annex 15.7 acres located at South Pointe Boulevard and E. 5th North Street into the Town of Summerville and subsequently change the zoning from Transitional Residential District (TRM) in Dorchester County to Multi-family Residential (MF-R) in the Town of Summerville.
While annexation may generate tax revenue for the Town, it will have an adverse effect on living conditions for residents of South Pointe as well as other Town residents and visitors. I have reviewed Section 8.1 of Dorchester County document: https://www.dorchestercountysc.gov/home/showdocument?id=19260&fbclid=IwAR23tAShADyxWMXJHjVlSOy4pIKXT7ltLUC5l9-4G1Jb_VMko_jiEYLnfvo

The current zoning of TRM is appropriate for the property. The statement of intent for TRM property for low to moderate density development such as single-family dwellings. One of the specific intents of TRM is to minimize development problems in areas lacking urban infrastructure. Currently, the Town of Summerville lacks the infrastructure to support apartments. Apartments would mean even more cars on the road. Highway 78 already backs up from Berlin G to the front of South Pointe. Many residents turn left out of the neighborhood and either go down Royal Rd or through Lincolnville to reach Summerville. We also try not to drive the road at peak times. It is just as

challenging to drive back to Summerville. Sometimes you must wait through 4 or 5 light cycles to turn left from Berlin G onto 78. This is a problem throughout Summerville and perhaps an answer would be a moratorium on new construction until infrastructure is in place. Traffic is not the only problem. Infrastructure includes more than just roads. We only have 3 public high schools in all of Dorchester County (DD2). Summerville High School is overcrowded with well over 3000 students. Where would students in these apartments attend school? In addition, since land has been cleared and the building of South Pointe Estates has been going on, we have seen an increase in flooding in South Pointe. TRM addresses this issue by requiring that no more than 30% of the lot be covered by impervious surfaces. This means, less concrete and streets and more grass for rainwater to drain. We do not want to end up like Shadow Moss or the Cross Town. Since the Waters at Magnolia apartments were built Highway 78 floods more than it did before. Other issues that need to be addressed include public services such as water and sewage as well as public safety, including police and fire. South Pointe has already seen a decrease in water pressure and quality with the building of South Pointe Estates. Will even more families be utilizing the same water lines? Also, more people in an area will require more EMS, fire fighters and police. Will the tax revenue from the apartments compensate for the additional support needed? Will an ambulance or fire truck even be able to reach South Pointe or the apartments with even more traffic on the road?

Will the apartments cause an increase in crime in our generally quiet neighborhood? If they are anything like the Waters at Magnolia it's safe to say they will. With multiple violent crimes and offenders apprehended there, one can only imagine the spread across the street is a natural one and one I am not okay with. We chose South Pointe for its quiet, established low residential traffic atmosphere. Ourselves and neighbors enjoy using the sidewalks and bike lanes on the boulevard as a place to exercise, explore and make community with our neighbors. Adding more traffic to the boulevard by essentially making it a thoroughfare in the middle of a parking lot for an apartment complex removes that quiet safe place we have taught our kids to ride bikes on and take family walks.

It's because of this I am firmly against the rezoning of the lots to MF-R. If Summerville is really about the quality of life for its residents versus the quantity of money in developers' pockets at the expense of its constituents' quality of life then you too will find it easy to agree. South Pointe is a special place and anyone who spends a little time there could easily see that.

Growth is necessary and good, however, too much growth too quickly can be detrimental to the quaintness of the Town and quality of life of the residents. Infrastructure needs to come before communities are built to ensure the safety and welfare of current as well as future residents.

Respectfully,
Jennifer Barfuss
105 Freeport St
Summerville, SC 29483
(843)513-8802

Concerning apartments at SouthPonte development: we retired here thinking it would be our forever home... now we are being crowded out - along with the wildlife!! Not enuf room for any more beings!!! stop!!!

Planning Commission,

My family has lived in South Pointe Subdivision collectively for 15 years; we are in our second home in this great community. My wife and I have served on the HOA board, work crews and participated in community efforts to support the well being and improvement of our neighborhood.

I am writing to voice my stern opposition to the proposed annexation and development of TMS# 138-00-00-015 the parcel located at the head of South Pointe Subdivision from TRM, Transitional Residential District to MF-R, Multi-family Residential.

Crime is the concern most paramount to me. The addition of Summer Wood subdivision (a large rental population) has led to confrontations with people cutting through private property, burglars caught in the act and on camera. The recent completion of Water at Magnolia Bay has coincided with an increase in teams of

drive-by thieves, property theft and unsolicited individuals. Does Summerville plan to increase the police force to manage the anticipated increase in crime? Do they plan to increase the number of vehicles needed to support an increase in patrols?

Lower property value is almost guaranteed with multifamily housing. We are still recovering from the housing collapse, but South Pointe owners are finally seeing better returns on their investments. The addition of South Pointe Estates, a Single-Family Housing zone, has bolstered these numbers as well. Apartments will derail these upturns, not improve the overall desirability of this neighborhood and turn away potential home buyers. Developers do not care about the growth of our neighborhood, strained resources or our protection against crime. They care about profit. They build from a different state and move on.
Traffic on Highway 78 is crazy now, adding 1,000 more people, a minimum of 278 vehicles, will only add to the accidents and congestion. This year alone I have witnessed numerous people on this strip of 78 walking in the road, impeding traffic and creating potential catastrophes. Are there plans to widen 78 or at least add a middle lane?

The South Point neighborhood struggles to drain off rainwater in its current configuration. Adding so many multi-family units will only exacerbate the problem and magnify an already inadequate drainage system.
In closing I reiterate my disapproval to annex and develop TMS# 138-00-00-015 from TRM, Transitional Residential District to MF-R, Multi-family Residential. The town counsel and appropriate agencies need to consider all the negative ramifications of adding apartments to this parcel, added crime, exhausting already stretched resources and the increased risk to Highway 78. The property at the head of South Point should remain zoned for Single-Family units.

Respectfully,

Richard D. Vaughn
207 Littlejohn St
Summerville, SC 29483
843-810-9105
Mobillian@aol.com

To whom it may concern
I believe this will be an inappropriate use of this property TMS#138-00-00-015 and will probably increase my taxes while lowering my property value.
I believe single residential homes like the homes that are now in South Pointe would bring more permanent residents and would be better use of this property. If this property develops into low income housing in some way there is a possibility of further devaluation of the South Pointe residents properties. This will cause traffic problems at the Blvd. It will create possible flooding issues with possible increased crime. Note that when I came here 26 years ago this was a quite place. I understand that Summerville city will soon be like other big cities which devalues the attraction of the area. Also what about the possible environmental issues. Due to Covid 19 some can not get involved because they are isolated due to health problems. I'm sure many residents don't know. I do not know how to do the zoom tech stuff mentioned but i will try. If this goes though as is, I don't know how I can give anyone my support if applicable in the future for my life will be disrupted in the use of my property.
Richard Bohannon
208 Eastover Circle
Me and my wife's nightmare come true.

Dear Sirs:

I am writing you to express my strong objection to the captioned annexation being proposed in my neighborhood. My family and I have been a resident of the South Pointe subdivision for 12 years and we strongly oppose any plans to build anything other than single family homes on this property. Such development will certainly diminish the character of our neighborhood and the values of our property, including but not limited to increased crime, traffic congestion, environmental, and social issues. Also, with the proposed development of the high speed bus corridor planned for highway 78, there will be tremendous pressure to develop this entire side of Summerville, Lincolnville, and Ladson. As

our elected representatives of Summerville, I implore you to consider strict controls and consideration on the development and growth of the land under your control. The entire region is growing rapidly and there needs to be high level planning and oversight to be sure any future development adds value and character to our town and neighborhood, for without such, Summerville is destined to take on the nature and problems of North Charleston which would not be in the interest of Summerville residents. We chose the South Pointe neighborhood when we moved here due to the larger lot sizes and character that brought to the neighborhood. If this project is allowed to move forward, I will be personally selling my property and leaving the Town of Summerville.

Sincerely,
William L. McCaskill

I do not wish to be rude. I do not wish for your email to become loaded, but I do wish for you to consider the residents of South Pointe and South Pointe Estates. We did not purchase our homes, with the expectations, apartment complexes would be built in front of them. This would cause a multitude of issues, most notably harm to all residents due to traffic. It would also cause issues for every car driving on 78 passing south point, as that already gets backed up. I would ask for you to carefully review traffic studies. Let's throw in that you have a neighborhood with people who consistently help the economy both through working and through spending money in this economy. If you continue to make it harder to leave their house, they won't. We can then hit on crime, as apartment complexes statistically cause higher crime rates and tend to have people who won't stay long. Add if it's a restricted income apartments you impact every house value in this neighborhood even more than even a traditional apartment complex would and cause increase in crime, which continues to impact our economy even more. You also impact the environment, as destroying that many trees, causing that many additional cars to pollute in one area, the emissions from the construction of the apartments etc. It also is not aesthetically similar or pleasing. Also Dan Ryan continues to build homes which will decrease in value due to this, thus impacting the economy even more. We do count and we do not want this! Please take care of the residents already here.

Thank you,
Stephanie McDowell
109 Coastal Wood Lane

Good day!

I am writing with grave concerns of the possible annexation of the lots at the front of South Pointe. I abhorrently oppose the thoughts and consideration around this decision. As a resident of South Pointe this not only brings additional traffic in the area but also additional risks—as a mother with young children that also enjoys running and walking in the neighborhood this brings added concerns. The serene elements will be lost completely, the same elements that I needed when I decided to purchase my home in South Pointe, it is established and it is preserved, and Id love to see it stay that way. It's saddens me to learn that these elements may be lost forever. I always looked at the Town of Summerville as a place that would preserve its natural elements as much as possible. This is the reasoning for my purchase in this area. I have two kids that attend schools in the city of Charleston and being able to come away from the extra hustle of the city life is what drew me to the Town of Summerville. Having those elements removed ruins the beautiful, serene, quiet life that the town of summerville offered. In these uncertain times it's the comfort of the familiarity that keeps us sane and allows us to stand against the rest. Please consider this plea + request and cancel any additional construction in my neighborhood!

KP Pryor Robinson
South Pointe Resident
843-425-7418

To Summerville Planning Commission.

My wife and I have been residents of the town of Summerville and South Pointe for 31 years. We have enjoyed the small town atmosphere and friendliness for the majority of our time. Unfortunately, the last few years we have seen a significant change to our community owing to the uncontrolled growth without the respective change to the infrastructure such as roads, and water. For example when we moved here our water pressure was substantial now our sprinklers can only operate properly in the very early morning hours. Compounded with the respective growth just within this enclave of South Pointe the rain water drainage and subsequent run off are a continuing problem, at times it is on the main roadway within the development - no doubt it is a safety hazard for pedestrians and cars.
The large apartment complex, Waters at Magnolia that has been added to our general area has been burdensome for us due to the traffic congestion while exiting the South Pointe development and attempting to go into town. There are many occasions the traffic is so bad on HWY 78 we try other routes to get into town, and sometimes we just go somewhere else.

I am a career Navy Veteran having served for 30 years and we elected to keep the family in South Carolina while I was transferred to other duty stations, and decided Summerville was the area we wanted to raise our children. The decision was the right one for our family, we have been blessed with 12 grandchildren who also live in Summerville.

We selected living in South Pointe as it is a single family development residence. We respectively request that the entrance to the neighborhood stay zoned as single family homes not the dense apartment dwellings being considered for rezoning. We are in the precipice of losing the small town single home residence we have grown to appreciate and cherish.

Sincerely,
Joe and Marie Rodgers
216 Fox Squirrel Run
Summerville, SC 29483- 5277
Email :mrod216@aol.com

I know a lot of my fellow resident's in South Pointe in Summerville are also writing emails complaining about the proposed low income apartments and I want to express my concerns...(#1) Traffic. It's already very hard to get out of our subdivision as it is now with the massive amounts of traffic already on Hwy 78 and getting worse...(#2) The probable loss of property valve because who is going to buy any house in this subdivision with this monstrosity at our entrance... (#3) None of us wants to live in a crime ridden area and that's what's coming. I could go on and on but would any of you on this council want this built in your subdivision . I'm just an ordinary citizen and I know what's coming so... I plead with you to stop this build...(#4) We already have two other low income apts in our immediate vacinity so why are you picking on us in South Pointe.
Mike Boisvert 107 Westmoreland st. Summerville South Carolina.

To whom it may concern:
My husband and I purchased our home in South Pointe 25 years ago. Throughout all these years, whenever I have welcomed someone into my home for an extended visit, they have commented on the treasure we have discovered in relocating to Summerville. I have lived these many years, aware of how special it is to not only live in South Pointe, but to also belong within the City of Summerville.
My home is located along one of the boundaries that would be shared with the apartments being preposed. The thought of my backyard, now guarded by the many tall trees in these woods, would then be overseen by some three story apartment buildings brings me much distress.
We *chose* to move into a neighborhood zoned for single family homes. As a neighborhood, we have welcomed the 'new' South Pointe Estates that recently began building and continue to build, single family homes on the other end of South Pointe boulevard.
To allow these three story apartment buildings with their
necessary parking lots and amenities, to take away from the peaceful tranquility that has characterized our neighborhood would be in direct opposition to what is known by living in the Town of Summerville.
Living in such proximity to these dominant apartments, as well as the transient lifestyle that apartment living supports, would lower the value of our property.

My husband passed away in 2017 and my home is my security, both financially as well as to live peacefully. History has revealed the increase of crime that would come with the apartments.

While watching the WCSC-TV channel 5 evening news on Thursday, September 17th, the news anchor reported on the desired reorganization and changes planned for Sticky Fingers. He stated the City of Summerville's reasoning behind these changes were,

"*to improve the character and economic value of the commercial property.*"

My query to this board is simple, why would you not desire that same criteria to be the basis of your decision that will effect many of your longtime residents?

Thank you for considering my heartfelt grievance.

Most Sincerely,
Teresa R. Anderson

Mayor Waring, Councilman Jenkins, City Council Members and Planning Committee:

The Meyers Family has lived in South Pointe for 31 years and my wife and I had planned all along on retiring here.

This proposals poor design routes all traffic from these new apartments to the South Pointe boulevard entrance way which chokes off all the previous home owners causing untold delays in every departure and return.

This proposal will significantly reduce the privacy and safety currently enjoyed by our residents by more than doubling the the occupancy density of this beautiful neighborhood.
Property values will plummet and good neighbors and citizens will move elsewhere. All these negatives will increase home insurance and security costs.

We stand strongly against this poor proposal. Please protect the respected Summerville reputation and character.

Respectfully,
Rick and Angela Meyers
116 Stockbridge Street
Summerville, SC

Dear Planning Committee:

My husband and I have lived in the Summerville area for just shy of 30 years. We love the South Pointe area and chose this location primarily for the quiet, well established and safe neighborhood that is close to downtown Summerville and all that entails. As you can imagine we have seen a huge amount of growth over that time and unfortunately feel it is not all good!
In particular, I am now writing to convey our concerns regarding a new business item on the upcoming Town of Summerville Design Review Boards agenda for Sept 17th, 2020 and the town meeting on September 21, 2020.
The specific item is the petition by South Pointe Ventures TMS# 138-00-00-015 to annex approximately 15.7 acres, located at South Pointe Boulevard and E. 5th North Street; currently zoned TRM, Transitional Residential District, in Dorchester County, to be zoned instead as MF-R, Multi-family Residential, upon annexation into the Town of Summerville's municipal limits.

I appreciate that you are busy therefore here is a summary of our main concerns at this time:
- The boulevard leading to South Pointe homes has become busier with vehicular traffic over recent years. Entering from, and exiting to, Highway 78 has become more and more difficult due to increased traffic from the subdivision and also on Highway 78. We often vary the time we aim to leave home to ensure a more straightforward process getting out of the subdivision and at times we take an alternate route to avoid going towards Summerville via Berlin G Myers or Main Street.
Please also consider that Highway 78 is a designated evacuation route for hurricanes. Although I have heard of plans to widen certain parts of Hwy 78, or create turn lanes at the entrance, it will likely be quite some time before that comes to fruition. Possibly not before additional building has occurred and has in turn further increased traffic numbers on the road. A further concern regarding traffic is that we are also hearing that Highway 78 will be a route for the proposed rapid transit system even before it has been widened.

- Building is already underway for 100 homes at the end of South Pointe Boulevard in South Pointe Estates. With at least 2 cars per household, that adds at least 200 cars to the traffic in the subdivision already. Looking at plans for the proposed development, traffic would also be utilizing the boulevard, including crossing the boulevard at areas not currently with cross traffic, rather than entrances/ exits directly onto Highway 78. It would further add to the total number of vehicles utilizing the boulevard and all that entails in terms of both wear and tear as well as safety concerns, not only for the boulevard, but also for Highway 78.

- The number of multi-family homes proposed seems excessive for the small area of land available. While I am in favor of creating affordable housing, this size of multi-family building is excessive.

- The style of housing tends to have a frequent turnover of tenant and can unfortunately also introduce less than desirable tenants. Please check the crime statistics for the recently completed apartments just across Highway 78 (Waters at Magnolia Bay) to compare. The area should at least stay zoned as single family, or be used for businesses instead.

- If approved, what effect does this type and size of development have on school capacity? Similarly, what other services are impacted by this increased population?

- If approved, what effect does this type and size of development have on the provision of local utilities and waste water needs including any run off caused due to removal of trees?

- The loss of trees on the proposed development. As a whole we are very concerned about the number of areas around Summerville being cleared of the very trees we relate to as a town. There should be a more enforceable requirement to replant trees in as many areas as possible plus require new developments to plant a certain number of trees as a standard of practice. More than I see happening currently! I believe the land is also considered wetland. What ways can we instead preserve this?

- South Pointe subdivision HOA currently maintains the boulevard all the way from the front entrance to the back area. What will plans be for maintenance with any further development?

- There has to be a thoughtful and thorough strategic plan for the future of Summerville. Not only to maintain the small town atmosphere but also to allow the infrastructure and associated services to cope with the population expansion.

Sincerely,
Margaret and Ryan Wheat
311 Edinburgh Street
Summerville
SC 29483

wheatmj@bellsouth.net

H- 843-851-3993

Hello Summerville Town Council,

Speaking for all of the adult members of our home, we are emailing to request you vote against the annexation of the property in the front of the South Pointe neighborhood. As one of the first families within this fantastic community we would be devastated to see the 'woods' demolished on both sides of South Pointe Blvd.

The annexation and possible re-zoning for mutli-family dwellings would have a huge impact on our daily lives. Aside from the possible flooding created by installation of more concrete, the view from our front and backyard would include the sight of apartment complexes.
We would have a gigantic increase in traffic and the accompanying woes. Outdoor activities would diminish as we would not feel as safe walking our pets and riding our bikes with vehicles whipping around the neighborhood. We already have issues within the neighborhood with speeding, not to mention getting in and out of the neighborhood.
Lastly, with the increase in housing, the increase in crime and drugs. It is no secret that drug deals happen occasionally on South Pointe Blvd (suspicious vehicles talking to each other in the middle of the night), but with apartment complexes on either side of the Blvd, more shady meetings are likely to occur.

The American dream is to own a home in a nice and safe neighborhood. My parents realized this dream when they purchased this home in 1987. My brother and I grew up in this neighborhood. We remember Judge Finucan driving the neighborhood and throwing cigars at us as we were playing in the streets. We watched as Mendenhall and Dovewood II were built; slowly destroying the beautiful natural surroundings in Summerville. All of this charming city does not need to be built up. People work to achieve the American dream; apartment living is not the housing end-goal for the majority of persons moving to Summerville. My husband, daughter and myself moved back into this home after my father passed away to help my terminally ill mother take care and keep her shared American dream. Now my teenage daughter has the opportunity to grow up in a quiet, caring, and safe neighborhood with her parents, uncle, and grandmother. Please do not destroy the American dream my family and all of these South Pointe families have worked so hard to achieve.

Thank you for your time, service, and consideration.

Sincerely,

Sarah Decker-Budd
on behalf of :
Dan Budd
Chris Decker
Deb Decker

112 Eastover Circle
Summerville, SC 29483

READ PETITION

Daniel and Barbara Carey
193 Edinburgh Street
Summerville, SC 29483

Dear Committee Members:
As residents of South Point Subdivision for the last 23 years, we would like to submit for public record our opposition to the proposed annexation and rezoning of the property adjacent to South Point Boulevard. This area as well as South Point and South Point Estates are currently zoned for single family dwellings. To add a multi family apartment complex of approximately 290 units would have a negative effect on our community and those who live in adjacent subdivisions. As well a the people who use Highway 78 everyday. Traffic on Highway 78 already is a nightmare. Adding approximately 600 plus more vehicles will certainly add to the chaos. We only have one way in or out of our subdivision, Mendenhall Road. When we evacuated for the hurricane in 1999, it took us one hour to get to the Berlin G. Myers Parkway. Traffic on highway 78 has gotten a whole lot worse in the last twenty years. Another issue is flooding. Most of the area in our subdivision is on low land. Flooding and standing water has always been a problem. But since South Point Estates was constructed, it has gotten worse. Last Thursday night, September 17, I went to Target. While I was in the store it rained for about an hour. When I got ready to go home, the roads in front of the South Point Estates sign were flooded. I had to turn around and go through Dove Wood in order to get home. Our drainage system is old and can't keep up with the current development we already have. Adding a large apartment complexes will certainly overwhelm the system's current capacity. Then flooding won't be confined to just the roads but will spread to yards and homes as well. One reason that so many other people want to relocate to Summerville, is because of it's small town charm. Summerville has beautiful parks, attractive landscaping, quiet well maintained subdivisions and great schools. People come to Summerville as a place to call HOME. We are vested and invested in our community, not just passing through looking for temporary housing. You are going to hear from many of our neighbors who will address other issues such as increased crime, need for additions services such as police, schools, EMS and sanitation. We totally agree with their

concerns as well. In closing I would just like to ask some crucial questions. Is another apartment complex really needed? What will be the benefits to our community of adding this apartment complex? Will the benefits outweigh the negative impacts to our town. We trust that you will carefully consider our concerns and make the best decision for our future.

Respectfully Submitted,
Dan and Barbara Carey

Good Morning,
I moved to Summerville in July of this year. I chose South Pointe Estates and spent a large sum of money for a nice residence in a nice neighborhood. I have learned there is a proposition to annex the area for apartments and low income housing. This would be at the entrance of our road with the housing exiting/entering on our small road that is already problematic.
Approving the annexation will ruin a very nice, crime free neighborhood and destroy the property values . The infrastructure can't handle that many more vehicles on the small road into our neighborhood. It will make it impossible to get in and out to work. This type of annexation will be to the detriment of the community.

Sincerely,
Roy Gooch
601 S. Pointe Blvd, Summerville SC

This email is submitted on behalf of four families in opposition to the proposed annexation and apartment complex to be located at South Pointe Blvd (Dorchester County TMS 138-00-00-015). Our respective families currently have four homes under contract to be built within the new phase of South Pointe Estates. One of the things that attracted us to this development is the secluded nature of the established South Pointe subdivision and convenient access to Summerville and Charleston via Highway 78. As future homeowners of South Pointe Estates, we oppose the proposed annexation and multi-family development because it appears to lack the following items:

1. A significant natural vegetative buffer (minimum 30') along South Point Boulevard and between the adjacent single family residential neighborhoods.

2. An aesthetically pleasing building exterior and landscaping to blend with the Town's character and which should meet minimum requirements of the Town's Architectural Review Board.

3. A Traffic Impact Analysis and traffic mitigation for the affected access points along South Pointe Boulevard and Highway 78. The proposed apartment complex under the Town's MF-R zoning would greatly increase the density of homes/units compared to what is allowable based on the current Dorchester County TRM zoning. The current capacity of Hwy 78 and South Pointe Blvd do not appear sufficient to handle the additional traffic from a 200+ unit apartment complex. This development should also be coordinated with Charleston County and Dorchester County's Highway 78 Improvement projects.

Thank you for the opportunity to submit our comments, and we would be happy to participate in future discussions toward making development compatible with the surrounding area.

Sincerely,

Jake and Bai Laureen Serrano
121 Misty Waters Court (South Pointe Estates)

Edrian and Sunshine Trakas
116 Misty Waters Court (South Pointe Estates)

Kenny and Johanna Gardner
114 Misty Waters Court (South Pointe Estates)

Jibran Serrano
112 Misty Waters Court (South Pointe Estates)

We want you to know that we agree with all of the statements that are opposed to moving forward with the building of these apartments. We have read and signed the petition and fully agree with the arguments presented in it and they represent me and my husband's position.
William and Donah Dunn
104 Limerick Circle
South Pointe Residents

To the Town of Summerville Planning Commission,

As a resident of South Pointe I request you deny the petition by South Pointe Ventures to annex to Dorchester County.

South Pointe Ventures' intention, to build a multi-family apartment complex at Highway 78 and South Pointe Boulevard, will create a variety of problems for our neighborhood and surrounding communities. To use this land in this way is not in the best interest of the residents of the neighborhood, the Town of Summerville, Dorchester County, or for those who commute through the area. Some of the issues to consider are: traffic, utilities & infrastructure, support services, safety, property values and scale/aesthetics.

You'll be presented with a South Pointe Petition asking you to keep our concerns in mind when it comes time for you to review and vote on this issue. You'll also hear from concerned citizens during tonight's planning meeting. I believe many of my neighbors, and those from surrounding neighborhoods, will also email and call council district members to voice their concerns.

Thank you in advance for taking all of our feedback into consideration.

Bethany Timmes
203 Eastover Circle
Summerville, SC 29483

This is to inform you and Town Council of Summerville that I am opposed to the annexation being proposed to build the apartments at South Pointe Blvd and E. 5th North St.
Not only does this type of multi housing attract some less than desirable type type of occupants, it also adds more problems to our existing infrastructure such as traffic.
1: Traffic Conditions are already bad without an influx of multi-family building going up. 2. Creates more of a burden on an already overcrowded school system. 3. Interruptions in our existing utilities as accidents always seem to take place during construction. 4. Will there be more traffic on the boulevard at night due to people racing on it. Will there be lane improvements on 78 due to all the new traffic. 5. Will Summerville have to hire more personnel due to an increase in calls which is sure to come given existing problems we have seen at Waters at Magnolia Bay (such as a car set on fire with a body in it last year. 6. It will cause major safety issues as South Pointe Blvd. is one lane in and out and should there be a major traffic accident or fire it could cause a problems with access to the rest of the neighborhood, especially during a natural disaster such as a hurricane and be a safety issue for all the residents in the South Pointe neighborhoods, I have worked in the apartment industry for 20 years and have seen the problems places like these can bring when built near a residential area such as ours. I feel if the land needs to be developed it should be maybe townehomes where it would be a better fit and a source of pride for those that decide to purchase them and still fit the American Dream of home ownership.
I pray the Town Council will not approve buildings such as this.

David. E Steelman
304 Eastover Circle
Summerville, SC 29483
843-489-2178

Good morning Mayor Waring, Planning Team, Aaron, Terry, Walter, Bill, and Kima,

My name is Paul Lyday, and I would like to first thank you all for the representation of our Summerville community! I would also like to thank you for taking into consideration my concerns in our community below.

Second, I would like to express the concerns that my family has with the development that has been proposed at the entrance to the South Pointe Neighborhood on Highway 78. My wife, my 9-year-old daughter, and I have owned and resided at 202 Loch Lomond Street in the Mendenhall Section of South Pointe Neighborhood since 2015.

We searched long and hard to find a quiet, secluded neighborhood with nice homes, mature trees, and friendly, caring neighbors. We finally found South Pointe and we have loved everything about the neighborhood, and we would not change anything about where we live! That being said, we are very concerned with the planned development of an apartment complex at the entrance of the South Pointe Neighborhood. Summerville is growing and we understand that, however, building an apartment complex at the front of our beautiful and quiet neighborhood is not a development that we want to see, mostly because of safety!

My concerns start with safety for my family. At this time, South Pointe has very little to no crime at all. The same cannot be said of the apartment complex that was built a few years ago on Highway 78 called Waters Edge at Magnolia. We have learned of multiple murders, attempted murders, domestic violence, etc. that have plagued Waters Edge apartment complex since they were built. I challenge you to do a Google search which will help you understand why we are so concerned about the development of new apartment complexes around our neighborhood. Please Google, "Crime South Pointe Neighborhood Summerville, SC" and then google "Crime Waters Edge at Magnolia Apartment Complex Summerville, SC" and you will see the difference between the crime in the two areas that are located only a quarter mile from each other. I believe that if another apartment complex is put at the front of our neighborhood, we will inevitably be dealing with the same crime issues that we have been seeing at Waters Edge, which ultimately puts my family in danger!

My second concern is with the traffic that will be added to highway 78 and the entrance to South Pointe. It is incredibly difficult to turn out of the neighborhood as it is today, but if you allow an apartment complex to be developed at the entrance you will see a very steep increase in traffic congestion and auto accidents. There have been several accidents at the entrance of South Pointe over the last 2 years, and they will only continue to worsen with the addition of a new apartment complex! We already have traffic problems as it is, we do not need more traffic with the introduction of more centralized housing on highway 78. It is dangerous to enter and exit the neighborhood and I do not want to see my wife, my daughter, myself, or anyone else injured or killed in an auto accident because we needed another apartment complex!

Safety is my main concern, but second to that, I believe that an apartment complex development will detract from the quality of life we sought after in a neighborhood. We have a beautiful, quiet, and secluded neighborhood and this addition will take away much of what we cherish about this neighborhood. It is exceedingly difficult to find a neighborhood in Summerville with the aesthetics of South Pointe with mature trees, adequate space in between houses, and well-maintained properties. If this apartment complex is built, we will no longer have such an incredible neighborhood that is already so challenging to find in Summerville.

These are only a few of our concerns, but they are the most important ones to our family. My family and I are begging that you please take some our issues of concern and safety into account while making decisions regarding any apartment complexes being built at the front of our amazing neighborhood! Thank you again for serving our community and thank you in advance for your time and efforts on this matter.

Sincerely,

Paul and Emily Lyday

Our infrastructure simply is not ready for multi family zoning. The number of people in that area just doesn't make sense. (1) roads aren't ready, it's also a hurricane evacuation route. There's only 1 way in and out of south pointe with more new homes being built right now. We already have flooding issues and there are wetlands involved. Where do you propose all those that would live in the apartments spend there time outside with no green area left ? We are in need of wider roads and sidewalks not to mention beautification to help keep the Summerville charm we are all accustomed to having. Please don't leave a legacy of poor planning for future generations to ask; WHY ?!?!

September 21, 2020

We want to thank you for your service to the town of Summerville and for your willingness to hear our concerns regarding the issue of building multi-family housing units on Southpoint Subdivision property.

My wife and I have been residents of Southpoint Subdivision for 19 years. We live at 403 Mendenhall Street. We understand that the property on Highway 78 and Southpoint has been sold and the new owners want to build multi-family housing units on this property. The following are some of our concerns and why we oppose building of multi-family housing on this property:

- It is already dangerous to exit our neighborhood onto Hwy. 78. Southpointe Estates is already adding 100 new houses to use the existing entrance/exit. If we add 300 plus cars, this will make it more difficult and dangerous to exit onto Hwy. 78. During morning and evening rush hours, the traffic already backs up from Berlin G. Myers past Southpoint.
- We already have significant flooding concerns in Southpoint, with the addition of Southpoint Estates and its projected building of 80 plus new homes. Southpoint Blvd. already floods as well as Mendenhall Street.
- We are also concerned with additional students to Dorchester District #2. Will Dorchester #2 be able to handle additional students?
- We are also concerned with the decrease in our property values due to the character of our neighborhood being changed. Our neighborhood is comprised of single-family dwellings on larger lots with green space.

We would like for this email to be read into the record of today's meeting on this subject. Thank you for your hearing of these concerns.

Sincerely,

Bobby and Mary Ellen Bailey

403 Mendenhall Street
Summerville, SC

The addition of approximately 270 apartments at the entrance of the established neighborhood of South Pointe will negatively impact everyone in this area, not only South Pointe residents. The infrastructure, schools, and road systems cannot support this type of growth.
I have been a South Point resident for 15 years and it is only in the last year, when new single family homes were built by Dan Ryan on filled wetlands, that we have experienced massive flooding. Many of my neighbors are in the same situation. What will happen when more wetlands are filled to build six massive 3-story buildings? What will happen when a hurricane hits this area?
Highway 78, the only road that leads to South Pointe Blvd, is already a traffic nightmare. There are no plans to widen this two lane road within the next 10 years. This is also a hurricane evacuation route. South Pointe Blvd is also not capable of handling an additional 400-500 cars that will come from the proposed apartments and into Hwy 78. Dorchester District 2 schools will also be negatively impacted. Can they absorb this amount of growth in such a short time? Large apartment buildings have already been approved for Berlin Myers, just a couple of miles from here. Between both developments there could be upwards of 1200 students added to DD2.
There are many more reasons why this is NOT a good idea for this area. I can go on and on, but I will end with what makes Summerville a great place to live. The schools, the trees, the natural environment, the time it takes to get to grocery stores, restaurants and shopping. Overdevelopment will have a devastating effect on what makes people want to live in this area. Dorchester county has already rejected the request to build these apartments at this location. Please do the same. It is the right thing to do for all residents of Summerville.
Thank you,
Elsa Summers
202 Mendenhall St.
843-224-5617

Dear Sir or Madam,
I would like to voice my and my families opposition to the Petition by South Pointe Ventures to rezone Dorchester County TMS# 138-00-00-015,from TRM, Transitional Residential District to MF-R, Multi-family Residential. we live at 207 Fox Squirrel run in the Mendenall section of South Pointe. The current plan of a new apartment complex on both sides of South Pointe BLVD requiring current residents to drive through the apartment complex to enter and leave the current neighborhood is appalling. I do not believe any resident of the city of Summerville would expect to or agree to live in or have their neighborhood transformed in such a way. Summerville's appeal has always been its small town feel and it has done well to maintain this with careful planning in light of its recent surge in development. It would be reprehensible to think that our city council would approve such a request to built this complex in this fashion in the neighborhood of South Pointe. In the recent years the town leadership has taken a stance against new large development, such as this, in existing older neighborhoods and town areas. The lack of approval of the hotel in the downtown area of Summerville is a good case of this. While such development is expected in the active development areas of Nexton and Cane Bay this development does not fit with the overall posture of the South Pointe neighborhoods both the new and older areas and should be easily and obviously stricken down. No such request should be given approval and this rezone of TMS# 138-00-00-015 must not be approved.

Thank you,
Robert Taylor
843-218-5256

To whom it may concern. My name is Rhett Herring I live at 422 Branch Creek Trail, Summerville, SC 29483
I am sending this email to voice my opinions about the apartments that are being proposed in South Pointe Boulevard. I am opposed to this project due to added traffic with no future signs of infrastructure.
To accommodate this type of project. The town can not keep up with what we have already. As you come out of Branch Creek there are curbs that are in Town of Summerville that are over grown with grass and dirt. It's been this way for 5 years that I've lived here. Until the town can deal with simple issues such as cleaning curbing and making our town look appealing we do not need to add more residents.

Also coming out of ranch Creek is a blind turn to the left that people speed around. To knowingly add more cars to this road BEFORE adding more lanes and losing the speed limit is reckless. Thanks for listening to my concerns. Rhett Herring