



**Town of Summerville
Planning Commission
October 19, 2020 - 4:00 PM
VIRTUAL MEETING**

**This meeting will be conducted electronically and livestreamed
on the Town's website: www.summerville.sc.gov
PUBLIC COMMENT FOR THE PUBLIC HEARING:**

Citizens can sign up for public comment in one of two ways:

- 1) Send your comments to planning@summerville.sc.gov **before 2:30pm on Monday, October 19, 2020**. Please include your name and address. You will receive a confirmation email once your submission has been received. Your email will be read aloud by the Director of Planning during the public hearing. Please note that your submission in its entirety is public record, subject to the Freedom of Information Act.
- 2) Send an email to planning@summerville.sc.gov **before 2:30pm on Monday, October 19, 2020** to register to speak from your phone during the public hearing. Please include your name and address. A confirmation email will be sent to you with the link and/or phone number to use. Participants will be called on individually by the meeting host to speak. Please note that you are being recorded and livestreamed to the public.

For additional information regarding items on this agenda including any public hearings, please contact the Planning Department at planning@summerville.sc.gov or 843.851.4217. Applications and related documents for this meeting are available for review at any time at www.summerville.sc.gov/AgendaCenter

I. APPROVAL OF MINUTES:

1. Approval of minutes from meeting on September 21, 2020.

II. PUBLIC HEARINGS: *(notice in Post & Courier on 10.04.20 and signs posted on property on 10.02.20)*

1. Proposed amendments to the Summerville Unified Development Ordinance, Chapter 13, Section 13.10.1 Administrative Adjustment.

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. New Street Names (as needed)
2. Proposed amendments to the Summerville Unified Development Ordinance, Chapter 13, Section 13.10.1 Administrative Adjustment.

V. MISCELLANEOUS:

VI. ADJOURNMENT:

Chairman or Vice Chairman

Posted October 12, 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 participate 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 Residential 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=IwAR23tAShADyxWMXJHjVISOy4pIKXT7ltLUC5I9-4G1Jb_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 Lincolntonville 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 neighborhood 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 neighborhood 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 chose 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 neighbors 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 loved it here in Summerville and our neighborhood. My daughter and grandchildren have moved into South Point. 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 South Point 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 South Point
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=IwAR23tAShADyxWMXJHjVISOy4piKXT7ltLUC5I9-4G1Jb_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 I'd 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 value 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 vicinity 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 proposed. 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 as 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 additional 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 Lauren 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 townhomes 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 of 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 point 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. Southpoint 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 Mendenhall 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 rezoning 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

September 16th, 2020

Summerville Town Council
200 S. Main Street
Summerville, SC 29483

Dear Members of Summerville Town Council:

On behalf of the residents of South Pointe and South Pointe Estates, we are petitioning the Summerville Town Council to stop the proposed development of the South Pointe Venture apartment complex at Highway 78 and South Pointe Boulevard. You as the elected members of our town will be asked to approve the annexation and rezoning of this development in order for those developmental plans to be completed. We strongly oppose these plans, and we urge you as our elected representatives, to keep our concerns in mind when it comes time for you to review and vote on this situation:

Traffic: The application submitted shows the intent to build a 228 unit apartment complex, with those units being anywhere from 1 to 3 bedroom apartments. This indicates over 300 people and vehicles will be utilizing the parking area. It is shown these parking lots will only be accessed on South Pointe Boulevard. The traffic problem of that single entry to Highway 78 will be greatly increased even with the planned turning lane on the highway. The intersection was not engineered to accommodate such a massive increase in vehicle traffic. This will only compound the difficulty of entering and exiting South Pointe Boulevard off Highway 78.

Scale: The scale of this plan absolutely clashes and disrupts the aesthetics, the way of life and the style of neighborhood that we all call home now. If allowed to proceed, the current design calls for a 21st Century tenement housing development (lots of people crammed into tiny apartments) that will be blocking an established neighborhood. That neighborhood is made up of large single-family homes with front porches that were built in the 1980s in South Pointe and new large estates that are being built today in South Pointe Estates. Another concern is that the current plans would force us to drive right through the middle of a massive 7 building (that are three stories tall) apartment complex, with these buildings and parking lots on both sides of the Boulevard.

Safety: This project also brings up major safety concerns that will be caused by the increases of pedestrian traffic due to the complex being split across the Boulevard, increased automobile traffic, and the inevitable use of the residential streets of our neighborhoods. Apartment complex units of this size and style always sees an increase in crime. Just look at the police records of "Waters at Magnolia Bay" a few hundred yards down the street. Charleston County has been dealing with multiple major crimes at that complex. Three examples of major crimes are: 1. A person was found shot to death inside of a burning car at that complex on Aug 27th. 2. A man died from a gunshot wound at that complex on March 24th. 3. Charleston County investigated a shooting that took place at that complex on Aug 4th, 2019. We do not want these types of crimes taking place in front of our homes, where we raise our children.

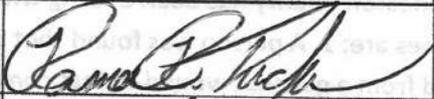
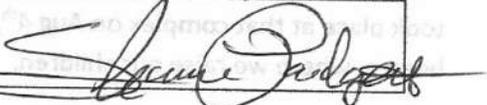
Impact: The construction of apartments will create issues from the day construction begins. Interruptions in our existing utilities as accidents always seem to take place during construction. Will Summerville have to hire more personnel due to an increase in calls which is sure to come given existing problems we have seen at Waters at Magnolia Bay. You will see vehicles being broken into more often. Vehicle break-ins have already been taking place in the back parts of South Pointe and that will most likely increase since Finucan Road provides easy access to many of the homes either on foot or vehicle.

Property Values: The current market homes that have sold over the past 12 months in the 29483 area (between 2000 and 3000 sqft) have sold for an average price of \$311,730(MLS records). The neighborhood of South Pointe Estates is selling detached single-family homes at a starting price of \$300,000. They are just finishing phase 2 of new home construction and have not even begun building homes in phase 3 (the largest phase). Just announcing this type of project will be devastating to that community which is less than 3 years old. Home buyers are not going to drive through the middle of a 7-building apartment complex just to get to the neighborhood. The brand new over quarter million-dollar home sales would become nonexistent. This would further damage the value to our homes. The result of this project would be severely damaging to the home values for the current homeowners.

We are signing this petition and asking you as our elected representatives to stop this project from ever becoming a reality. We ask that you allow us to keep our homes safe and protect our way of life. We love our neighborhood in the pines. Please don't let it become the neighborhood behind an apartment complex.

Sincerely,

The residents of South Pointe and South Pointe Estates

Petition Summary	Development project of South Pointe Venture Apartments		
Action Petitioned for	We the undersigned, are concerned citizens who urge Town Council to act on our behalf by stopping this developmental project		
Printed Name	Address	Date	Signature
Ramon R. Tucker	110 Coastal Wood Lane Summerville SC	9/17/2020	
Shawn Padgett	197 Barnert St.	9/20/20	

Petition Summary	Development project of South Pointe Venture Apartments		
Action Petitioned for	We the undersigned, are concerned citizens who urge Town Council to act on our behalf by stopping this developmetal project		
Printed Name	Address	Date	Signature
Jessica Acosta	400 Branch Creek Trl. S'ville 29483	9-17-2020	Jessica Acosta
Louise Lott	105 Mendenhall St Summerville SC	9/17/2020	Louise Lott
Jason Clarke	194 Bamert St Summerville SC 29483	9-17-20	Jason Clarke
Lauren Clarke	194 Bamert St Summerville SC 29483	9-17-20	Lauren Clarke
WILLIAM M'CASTILL	206 Mendenhall St Summerville, SC 29483	9-17-20	William M'Castill
Janice M'Castill	206 Mendenhall St Summerville, SC 29483	9-17-20	Janice M'Castill
Brandon McDuff	210 Eastover Cir Summerville SC 29483	9-17-20	Brandon McDuff
Dennis S. BRAUNER	208 Bamert St Summerville SC 29483	9-17-2020	Dennis Brauner
Mikena Tucker	105 Stockbridge St Summerville, SC 29483	9-17-2020	Mikena Tucker
Jacalyn Pelloni	118 Eastover Circle Sville SC 29483	9-17-2020	Jacalyn Pelloni
Dawn Offigals	118 Eastover Circle Summerville, SC 29483	9/17/2020	Dawn Offigals
Keith Beason	105 Coastal Wood Ln Summerville SC 29483	9/17/2020	Keith Beason
Tachem Beason	105 Coastal Wood Ln Summerville, SC 29483	9/17/2020	Tachem Beason
MARY McSwain Burbage	505 Eastover Circle Summerville, SC	9/17/20	Mary McSwain Burbage
JERRY Burbage	505 Eastover Circle Summerville, SC 29483	9/17/20	Jerry M. Burbage

Printed Name	Address	Date	Signature
Brianne Mueller	200 Loch Lomond St.	9/17/20	Brianne Mueller
RYAN MUELLER	200 LOCH LOMOND ST	17 SEP 20	<i>[Signature]</i>
Angie Yates	186 Bamertst-	9-17-2020	A Yates
Keith A Yates	186 Bamert Street	9-17-20	Keith A Yates
Kendall Pace	407 Eastover Circle	9-17-20	<i>[Signature]</i>
Michael Daybell	407 Eastover Circle	9-17-20	<i>[Signature]</i>
Josh Davidson	407 Eastover Circle	9-17-20	<i>[Signature]</i>
Christopher Hekkinen	104 Coastal Wood Ln.	9-17-20	Christopher Hekkinen
Marta Ridgell	108 Coastal Wood Ln	9/17-20	Marta Ridgell
Talesiana Johnson	318 eastover circle	9/17/20	Talesia Johnson
William Johnson	318 Eastover Cir	9/17/20	William Johnson
Kathy Green	105 Glasgow Circle	9/17/20	Kathy Green
Lottie Barlow	209 Fox Squirrel Run	9/20/20	Lottie C. Barlow
John Swinford	211 Fox Squirrel	9/20/20	<i>[Signature]</i>
Patricia Parker	210 Fox Squirrel	9/20/20	Pat Parker
CHRISTOPHER MATESON	213 Fox Squirrel	9/20/20	<i>[Signature]</i>
Shannon Matson	213 Fox Squirrel Run	9/20/20	Shannon Matson
Laura Javier	203 Littlejohn St.	9-20-2020	Laura Javier

Printed Name	Address	Date	Signature
Tierney Hastings	214 Bamert St Summerville, SC 29443	9/17	Tierney Hastings
Kim Doolittle	213 Bamert St Summerville SC 29443	9/17	<i>[Signature]</i>
Patrick O'Neill	209 Bamert St Summerville, SC 29443	9/17/20	<i>[Signature]</i>
Ronald L. Mason	205 Bamert St, Summerville, SC 29443	9/17/20	<i>[Signature]</i>
Martha B. Mason	205 Bamert St Summerville SC 29443	9/17/2020	Martha B. Mason
Kayla Vige	203 Bamert St Summerville SC 29443	9/17/2020	Kayla Vige
Joy Le Couer	199 BAMERT SUMMERVILLE	9/17/20	Joy Le Couer
Robert Whiteford	110 Eastover Circle	9/17/20	Robert Whiteford
Chamere Brunner	195 Bamert St	9/17/20	Chamere Brunner
Joseph Brunner	195 Bamert St	9/17/20	Joseph Brunner
Diana McKissick	193 Bamert St Summerville, SC	9/17/2020	Diana McKissick
JEFF MORTON	Summerville, SC 111 EASTOVER Circle	9-17-20	Jeff Morton
Chris Decker	112 Eastover Circle	9-17-20	<i>[Signature]</i>
Deb Decker	112 Eastover	9-17-20	D Decker
Sarah Budd	112 Eastover	9/17/2020	<i>[Signature]</i>
Dan Budd	112 Eastover	9/17/2020	<i>[Signature]</i>
Dale Baker	120 Eastover Cir	9/17/2020	<i>[Signature]</i>
Mallory Byrd	120 Eastover Circle	9/17/2020	Mallory Byrd

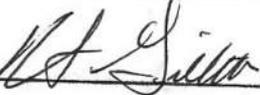
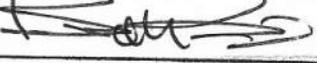
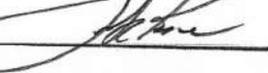
Printed Name	Address	Date	Signature
MARGARET SIMPSON	104 Stockbridge	9/17/20	Margaret Simpson
JAMES F. FLEWELL	110 Stockbridge	9/17/20	James F. Flewell
MICHAEL A. CRUSER SUZANNE C. CRUSER	115 Stockbridge	9/17/20	Michael A. Cruser Suzanne C. Cruser
SUZANNE CRUSER	115 Stockbridge St		Suzanne Cruser
Nu To chung	111 Stockbridge St	9/17/20	Nu To chung
Vesi Dacheva	105 Stockbridge St	9/17/20	V. Dacheva
Gloria McDonald	103 Stockbridge St	9/17/20	Gloria McDonald
DACHO DACHEVA RUFUS L. McDONALD	105 Stockbridge St	9/17/20	Dacho Dacheva
RUFUS L. McDONALD	103 Stockbridge	9-17-20	Rufus L. McDonald
BILL WADGETT	104 Eastover	09/17/20	Bill Wadgett
DAVE SINGLETON	104 Stockbridge	9/17/20	Dave Singleton
Evonne Riggs	333 Eastover Circle	9/17/20	Evonne Riggs
Ron Hamilton	105 Eastover Cir	9/18/20	Ron Hamilton
Crystal Hamilton	105 Eastover Circle	9/18/20	Crystal Hamilton
Richard Walsh	107 Eastover Cir	9/18/20	Richard Walsh
Pamela Walsh	107 Eastover Cir	9/18/20	Pamela Walsh
Luther D. Phelps	109 Eastover Cir	9/18/20	Luther D. Phelps
Marena Morton	111 Eastover Circle	9/18/20	Marena W. Morton



Printed Name	Address	Date	Signature
William Young	187 Bamert St	17 AUG 20	William Young
Vicki Parrish	184 Bamert St	17 Sept 20	Vicki Parrish
Steve Parrish	184 Bamert St	17 Sept 20	Steve Parrish
David Boyd	188 Bamert	17 Sept 20	D Boyd
Candy Boyd	188 Bamert	17 Sept 20	Candy Boyd
Brenda Lewis	203 Fox Squirrel Run	17 Sept 20	Brenda Lewis
Jared Lott	190 Bamert St	17 Sept 20	Jared Lott
Rebecca Lott	190 Bamert St.	9-17-20	Rebecca Lott
Kayla Lott	190 Bamert St.	9/17/20	Kayla Lott
Sandy Ferguson			
Sandy Ferguson	192 Bamert	9-17-20	Sandy Ferguson
David Frasier	196 Bamert St.	9-17-20	David Frasier
Steve Lissy	204 Bamert St	9-17-20	Steve Lissy
Billy Trivett	100 EASTOVER CIR	9-17-20	Billy Trivett
Sarah Jewett	100 EASTOVER CR.	9-17-20	Sarah Jewett
James Tims	103 EASTOVER ^{CR}	9-17-20	James Tims
Cynthia Tims	103 EASTOVER C.R.	9-17-20	Cynthia Tims
Sada Solomon	102 Stockbridge	9-17-20	Sada Solomon

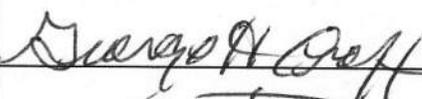
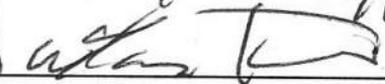
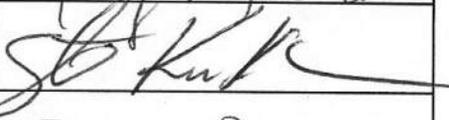
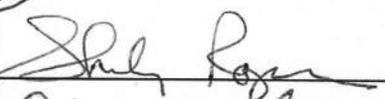
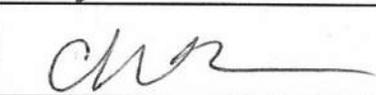
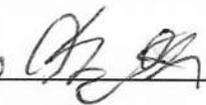
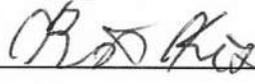
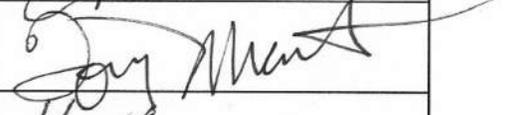
Printed Name	Address	Date	Signature
Christine Williamson	113 Eastover Circle Summerville 29483	9-17-2020	Christine Williamson
David Williamson	113 Eastover Cir Summerville	9-17-20	David Williamson
Tamie Ward	204 Eastover Circle Summerville, SC	9/17/20	Tamie Ward
Jim Ward	2041 Eastover Cir. Sville SC	9/17/20	Jim Ward
Patricia Paul	206 Eastover Cir Summ SC 29486	9/17/2020	Patricia Paul
TERRY GIBSON	101 FREEPORT ST SUMMERVILLE SC	9/17/2020	Terry Gibson
Elizabeth F Gibson	101 Freeport St Summerville	9/17/2020	Elizabeth F Gibson
Brian Ford	103 Freeport St	9/17/2020	Brian Ford
Rebecca Ford	103 Freeport St	9-17-20	Rebecca L Ford
Jinni Barfuss	105 Freeport St	9-17-20	Jinni Barfuss
Tracy Hirsch	109 Freeport	9-17-20	Tracy Hirsch
Math Hirsch	109 Freeport St	9-17-20	Math Hirsch
Richard M Laws	110 Freeport St	9/17/20	Richard M. Laws
JULIA M LAWS	110 Freeport St	9/17/20	Julia M Laws
KEVIN RYMER	106 Freeport St	9/17/2020	Kevin Rymer
Melissa Rymer	106 Freeport St	9-17-2020	Melissa Rymer
ANGIE MUSE	104 FREEPORT ST	9/17/20	Angie Muse
Connie Miller	102 Freeport St	9/17/20	Connie Miller

Printed Name	Address	Date	Signature
Wayne A Miller	102 Freeport St	9/17/2020	Wayne A Miller
THOMAS N. MUSE	104 Freeport	9/17/2020	Thomas N. Muse
Karen Gennaro	100 Freeport St	9/17/2020	Karen Gennaro
Kenny Mitchum	105 Freeport St	9/17/20	Kenny Mitchum
Richard Bohannon	208 Eastover Cir	9/17/20	Ruth Bohannon
Ruth Bohannon	208 Eastover Cir	9/17/20	Ruth Bohannon
Tammi Knrubs	424 Eastover Circle	9/17/20	Tammi Knrubs
Sara Carter	214 Eastover Circle	9/17/20	Sara Carter
RACHEL M. SELLETT	300 EASTOVER CIRCLE	9/17/20	Rachel M. Sellett
ALFRED MACKLER	301 EASTOVER CIR	9/17/20	Alfred Mackler
RANDY CARRICO	305 EASTOVER CIR	9/17/20	Randy Carrico
Michael D Nelson	307 Eastover Cir	9/17/20	Michael D Nelson
Lou Ann Williams	311 Eastover Circle	9/17	Lou Ann Williams
Eltan Williams	311 Eastover Circle	9/17/20	Eltan Williams
Myra Shae	304 Eastover	9/17/20	Myra Shae
David Steelman	304 Eastover Circle	9/17	David Steelman
Patricia Steelman	304 EASTOVER CIRCLE	9/17	Patricia Steelman
Wende Kintner	Wende Kintner	9-17-20	303 Eastover Cir Summ SC 29483

Petition Summary	Development project of South Pointe Venture Apartments		
Action Petitioned for	We the undersigned, are concerned citizens who urge Town Council to act on our behalf by stopping this developmetal project		
Printed Name	Address	Date	Signature
Timothy A. Riobello	108 Coastal Wood Ln	9/17/20	
Stephanie McDowell	109 Coastal Wood Ln	9/17/20	Stephanie McDowell
Ashley Mason	109 Coastal Wood Ln	9/17/20	Ashley Mason
KENNETH GILLETTE	107 COASTAL WOOD LN	17 SEP 20	
Cynthia Gillette	107 COASTAL WOOD LN	9/17/20	
Steve Migioro	198 Bamert St	9/17/20	Steve Migioro
Linda Migioro	198 Bamert St	9/17/20	Linda Migioro
Judy Duncan	202 Bamert St	9/17/20	Judy Duncan
Jerry Clontz	307 Madougal	9/17/20	Jerry Clontz
Jill Bush	206 Bamert St.	9/17/20	Jill O. Bush
Tina M. Brauner	208 Bamert St.	9/17/20	Tina M. Brauner
Bret Robertson	210 Bamert St	9/17/20	
Carol Robertson	210 Bamert St	9/17/20	Carol Robertson
Traci Melley	212 Bamert St	9/17/20	Traci Melley
FRANK KRAUSE	211 BAMERT ST	9/17/20	

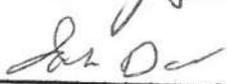
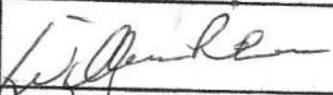
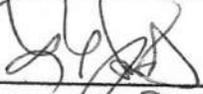
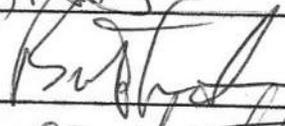
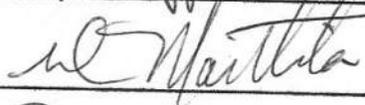
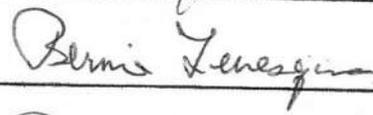
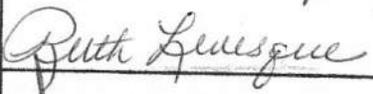
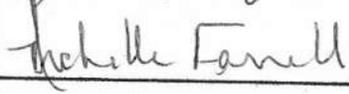
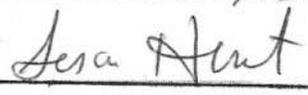
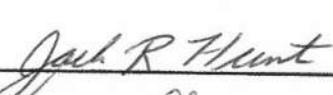
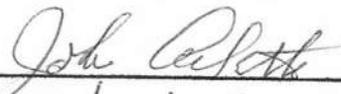
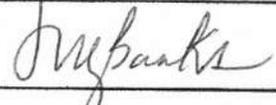
Printed Name	Address	Date	Signature
Randy Kintner	303 Eastover Cir Summerville SC 29405	9-17-20	
Robbie Berbe	106 Coastal Wood Ln Summerville SC 29403	9/17/20	
Angie Beebe	106 Coastal Wood Ln Summerville SC 29403	9/17/20	
Allison Richards	106 Coastal Wood Lane Summerville SC 29403	9/17/20	
Cynthia Hoffman	104 Coastal Wood Lane	9/17/20	
Lindy L. Stieba	103 Coastal Wood Lane	9-17-20	
Cassandra Tucker	110 Coastal Wood Ln. Summerville, SC 29403	9/17/20	
MIMI HENSEL BARKI	301 McDUGAL SUMMERVILLE 5529456	9-20	
Carol Porter	306 McDougal Circle McDougal 5815 SC	9-20	
Bob Porter	306 McDougal Cir S'ville SC	9-20	
JAMES THORSON	310 McDougal	9-20-20	
DOUG MILES Doug miles	195 Dundee St	9-20-20	
VICKI MILES Vicki miles	195 Dundee St	9-20-20	
Kim Soto	191 Dundee St	9-20-20	
Denise Gilmore	190 Dundee St	9/20/20	
DANNY GILMORE	196 DUNDEE ST	9/20/20	
Sandie Myers	198 Dundee St	9/20/20	
JORGE SAN ROMAN	205 Dundee St	9/20/20	

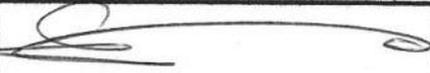
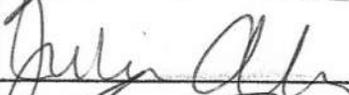
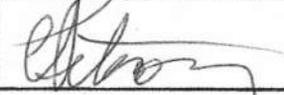
Printed Name	Address	Date	Signature
ROSINA FEAGIN	218 Fox Squirrel Run	9/18/20	Rosina Feagin
JACK DURANT	401 Mendonhall	9/18	Jack Durant
DAVIS BECHTEL	101 LITTLEJOHN ST	9/18/20	<i>[Signature]</i>
Harriet Bechtel	101 Littlejohn St	9/18/20	Harriet Bechtel
Theodore Nunn	410 Mendonhall	9-18-2020	Theodore Nunn
Frank J. Martinec	408 Mendonhall	9-18-20	<i>[Signature]</i>
Brittany Martinec	408 Mendonhall St	9-18-20	Brittany Martinec
Sandra Capes	405 Mendonhall	9-18-20	Sandra Capes
SEAN REEVES	203 Dundee	9-20-20	<i>[Signature]</i>
MIKE DRETTAN	201 DUNDEE	9/20/20	<i>[Signature]</i>
MARILYN REEVES	203 Dundee	9/20/20	Marilyn Reeves
Gail Johanson	205 Fox Squirrel	9/20/20	Gail Johanson
Ben Johanson	205 Fox Squirrel	9/20/20	Ben Johanson
Shelley Taylor	207 Fox Squirrel Run	9/20/20	Shelley Taylor
Robert Taylor	207 Fox Squirrel Run	9/20/20	<i>[Signature]</i>
Ji Ann McDougald	202 Fox Squirrel Run	9/20/20	Ji Ann McDougald
Juli Zwick	202 Fox Squirrel Run	9/20/20	Juli Zwick
<i>[Signature]</i>	209 Fox Squirrel	9/20	<i>[Signature]</i>
PATRICIA BARLOW			<i>[Signature]</i>

Printed Name	Address	Date	Signature
George Croft	328 Eastover Cir	9-18-20	
Bill Kirkland	404 Eastover Cir	9-18-20	
Nancy Kirkland	404 Eastover Cir	9-18-2020	Nancy Kirkland
Steve Kirkland	406 Eastover Cir	9-18-2020	
Shirley Roper	406 Eastover Cir	9-18-2020	
Christie	412 Eastover Cir	9-18-20	Christie
Christina OQuinn			
Brogan Parsons	411 Eastover Cir	9-18-20	
Chalcie Parsons	411 Eastover Cir	9/18/20	
Phillip Olson	405 Eastover Cir	9/18/20	
Olivia Olson	405 Eastover Cir	9/18/2020	Olivia Olson
Nelly Kirk	409 eastover cir	9/18/2020	
Robert Kirk	409 eastover cir	9/18/2020	
Rose Warrall	403 Eastover	9/18/2020	Rose Warrall
Richard Warrall	403 Eastover Cir	9/18/2020	Richard E. Warrall
Elizabeth Martin	302 Eastover Cir	9/18/20	
Tony Martin	302 Eastover Circle	9/18/20	
Keith Winn	107 Freepot St	9/18/20	

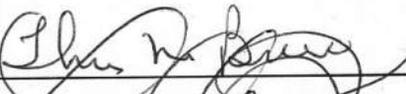
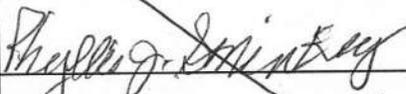
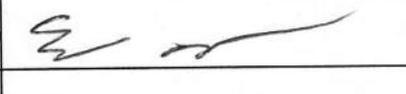
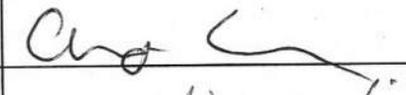
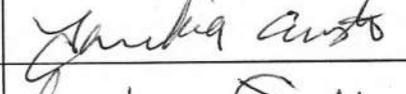
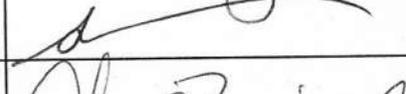
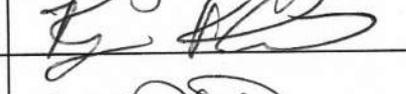
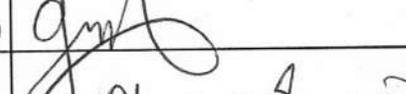
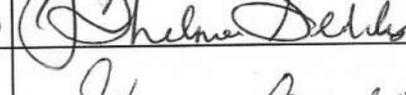
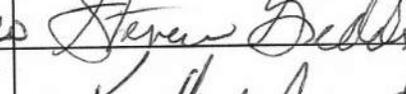
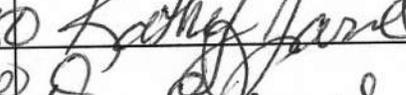
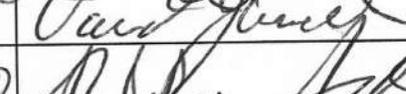
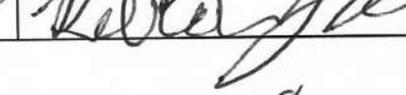
Printed Name	Address	Date	Signature
Christa Winn	107 Freeport St	9/18/20	Christa Winn
Patricia Boldin	418 Eastover Cir.	9/18/20	Patricia Boldin
Jessie Boldin	418 Eastover Cir.	9/18/20	Jessie Boldin
Wendell Speight	413 Eastover Cir	9/18/20	Wendell Speight
Bertha Speight	413 Eastover Cir.	9/18/20	Bertha Speight
Karen Milich	417 Eastover	9/18/20	Karen Milich
Keith Milich	417 Eastover	9/18/20	Keith Milich
Christina Eldridge	419 Eastover Cir	9/18/20	Christina Eldridge
James L. Huber	419 Eastover Cir.	9/18/20	James L. Huber
Deborah Huber	419 Eastover Cir	9-18-20	Deborah C. Huber
Jan M Knowles	424 Eastover Cir	9-18-20	Jan M Knowles
Rachel Powell	500 Eastover Cir	9-18-20	Rachel Powell
Byron Powell	500 Eastover Cir	9-18-20	Byron Powell
Nancy Hovener	502 Eastover	9-18-20	Nancy Hovener
Jeremy Stone	504 Eastover Circle	9-18-20	Jeremy Stone
Stephen Black	506 Eastover Cir	9-18-20	Stephen Black
RAY HODGES	502 EASTOVER	9-18-20	ER Hodges M.D.

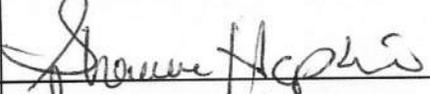
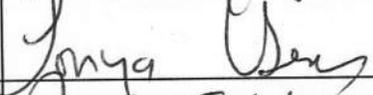
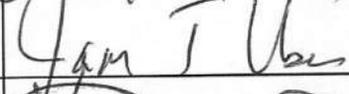
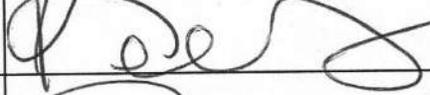
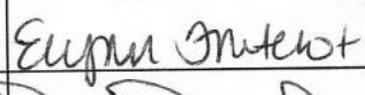
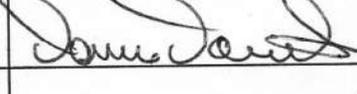
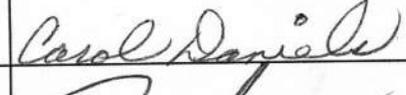
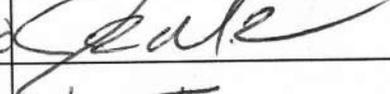
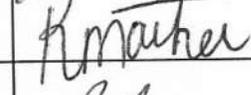
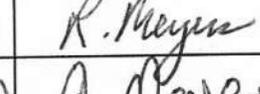
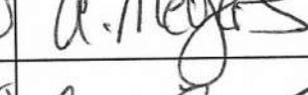
Printed Name	Address	Date	Signature
THOMAS KLEINE	309 EASTOVER	9-18-20	Thomas Kleine
Miller	309 Eastover	9-18-20	Emily Miller
Matt Johnson	111 Stockbridge	9-18-20	Matt Johnson
Toni Johnson	114 Stockbridge	9-18-20	Toni Johnson
Lynn LATHAM	108 Stockbridge St	9-18-20	Lynn Latham
Fonda Latham	108 Stockbridge St	9-18-20	Fonda Latham
Amy Parche	106 Stockbridge St	9-18-20	Amy Parche
Tamra Tyndell	189 Bamert St.	9-18-20	Tamra Tyndell
Tim Wiesnet	189 Bamert St	9/18/20	Tim Wiesnet
Ruth Eutsler	501 Eastover Circle	9/18/20	Ruth Eutsler
Meagan Moore	401 Eastover Circle	9/18/20	Meagan Moore
Jason Moore	401 Eastover Cir.	9/18/2020	Jason Moore
Christina Pitchford	324 Eastover Cir.	9/18/2020	Christina Pitchford
William Johnson	318 Eastover Cir Summerville, S.C.	9-18-20	William Johnson
Anna Johnson	318 eastover circle	9-18-20	Anna Johnson
ERNEST HONAVARRO Ernest Moreno	326 EASTOVER	9-18-20	Ernest Moreno
Rosemarie Tucker	115 Westmoreland	9-18-20	Rosemarie Tucker
Mariah Tucker	115 Westmoreland St	9-18-20	Mariah Tucker

Printed Name	Address	Date	Signature
Donald Mooney	101 Limerick	9-18-2020	
Rhianna Stewart	103 Limerick Circle	9-18-2020	
John Davis	105 Limerick Circle	9-18-20	
William R. Durr	104 Limerick Circle	9-18-20	
Lester Gott	105 Mendenhall	9-18-20	
Brian Marttila	107 Mendenhall St	9/18/20	
Vivessa Marttila	107 Mendenhall St	9/18/20	
Bernie Livesque	109 Mendenhall St	9/18/20	
Ruth Livesque	109 Mendenhall	9/18/20	
Nichelle Farrell	114 Mendenhall	9/18/20	
Thomas Farrell	114 Mendenhall St.	9-18-20	
Susan Hunt	116 Mendenhall St	9/18/20	
JACK R HUNT	116 Mendenhall St	9/18/20	
KUNE AUKSTRA	117 Mendenhall St	9/18/20	
Josh Duletta	117 Mendenhall	9/18/20	
Charles Pers	301 Mc Dougal Circle	9/18/20	
CHRIS SUMMELL	202 Mendenhall	18 SEP 2020	
Marilyn Banks	205 Mendenhall	9/18/2020	

Printed Name	Address	Date	Signature
Ernest Banks	205 Mendenhall St	9/18/2020	
George Stephenson	307 Mendenhall	9/18/2020	George Stephenson
Johnnie Hardee	209 Mendenhall	9/18/2020	Johnnie Hardee
Bobby Hardee	209 Mendenhall	9/18/2020	Bobby Hardee
Jerry Anderson	100 Glasgow Circle	9-18-20	
Willie Green	105 Glasgow Circle	9-18-20	Willie Green
Donald Smart	302 Mendenhall	9/18	
Josh Allen	301 Mendenhall St.	9/18	
Julien Allen	301 Mendenhall St	9/18/2020	Julien Allen
Austin Bristol	304 Mendenhall St	9/18/20	
PATRICIA RICHARDSON	305 Mendenhall	9/18	Patricia Richard
John Richardson	305 Mendenhall St	9/18/2020	John Richardson
Charlie Peterson	306 Mendenhall	9/18/2020	
Michelle Peterson	306 Mendenhall	9/18/2020	
Dusan Clark	308 Mendenhall	9.18.20	D Clark
THOMAS CLARK	308 Mendenhall	9/18/20	T Clark
JAMES LAVANWAY	309 Mendenhall	9/18/20	James L Lavanway
Evelyn Lavanway	309 Mendenhall	9/18/20	Evelyn Lavanway

Petition Summary	Development project of South Pointe Venture Apartments		
Action Petitioned for	We the undersigned, are concerned citizens who urge Town Council to act on our behalf by stopping this developmetal project		
Printed Name	Address	Date	Signature
Paul Townsend	317 Eastover Cir	9-18-20	<i>Paul Townsend</i>
Mary Wright	314 Eastover	9-18-20	<i>Mary Wright</i>
Christine Wright	314 Eastover	9-18-20	<i>Christine Wright</i>
Gene Knowles	319 Eastover	9-18-20	<i>Gene Knowles</i>
Cathy Champion	319 Eastover Cir	9-18-20	<i>Catherine Champion</i>
SIDNEY LONGMAN	321 EASTOVER CIR	9-18-20	<i>Sidney Longman</i>
Desiree Kluge	321 eastover cir	9-18-20	<i>Desiree Kluge</i>
Carol Gordon	327 Eastover Cir	9-18-20	<i>Carol Gordon</i>
Karen Adair	322 Eastover Cir	9-18-20	<i>Karen Adair</i>
Cheryl McFadden	414 Eastover Circle	9-18-20	<i>Cheryl McFadden</i>
LINDA CAINE	410 EASTOVER CIRCLE	9-18-20	<i>Linda P. Caine</i>
JOHN J. CAINE JR	410 Eastover Cir	9/18/20	<i>John J. Caine Jr</i>
Terri Conrad	416 Eastover Cir	9-18-20	<i>Terri Conrad</i>
Maxwell Rollins	422 Eastover Cir	9-18-20	<i>Maxwell Rollins</i>
Donna Rollini	422 East over Cir	9/18/20	<i>Donna Rollini</i>

Printed Name	Address	Date	Signature
TOM BROWN	102 WESTMORE	9/19/20	
LAWANDA WILLIAMS	106 Westmoreland St	9/19/20	
Phyllis Sminkley	112 Westmoreland	9-19-20	
ROBERT L. SMINKLEY	112 Westmoreland	9-19-20	
EDWARD GONZALEZ	118 westmoreland st	9/19/20	
Candice Gonzalez	118 westmoreland	9-19-20	
Tamekia Austin	113 westmoreland	9-19-20	
Barbara Gilbert	113 Westmoreland	9-19-20	
Shep Rogers	114 Westmoreland	9-19-20	
Cheryl Bodiford	117 Westmoreland	9-19-20	
Ryan Philpott	109 Stockbridge St	9-19-20	
MONICA Philpott	109 Stockbridge St	9-19-20	
Gretchen Almers	109 Stockbridge St	9-19-20	
Thelma Geddis	325 EASTOVER circle	9/19/20	
Steven Geddis	325 EASTOVER Circle	9/19/20	
Kathy Jarrell	316 Eastover Cir	9/19/20	
DAVID Jarrell	316 East Over Cir	9/19/20	
Rebecca Jarrell	316 Eastover Cir	9/19/20	

Printed Name	Address	Date	Signature
Roberto Gomez	323 Eastover Cir	9/19/20	
Michael Benmore	203 Eastover circle	9/19/20	
Bethany Timmes	203 Eastover Circle	9-19-20	
Shanna Hopkins	114 Eastover	9/19/20	
Tonya User	113 Mendenhall	9/19/20	
Jamie User	113 Mendt	9/19/20	
Helli Willison	303 Mendenhall	9/19/20	
Randall J Fontenot	201 Fox Squirrel	9/19/20	
Elynn Fontenot	201 FOX Squirrel Rm	9/19/20	
Dennis Daniels	194 DUNDRE ST	9/19/20	
Carol Daniels	194 Dundre ST	9/19/20	
Jonathan Mather	185 Barnett St	9/19/20	
Kristin Mather	185 Barnett St	9/19/20	
Rick MEYERS	116 Stockbridge St	9-19-20	
Angela Meyers	116 Stockbridge St	9-19-20	
Josh Hughton	106 Stockbridge St	9-19-20	
Chris Varne	214 Eastover Cir	9-20-20	
Timmy Smith	312 Eastover Cir	9-20-20	

Printed Name	Address	Date	Signature
DANIEL E. CAREY	193 EDINBURGH ST	19 Sept 20	Daniel E. Carey
BARBARA E CAREY	193 Edinburgh St	9-19-20	Barbara E Carey
KATHRYN KENNEDY	190 Edinburgh St	9-19-20	Kathryn Kennedy
JACK P. KENNEDY JR	190 Edinburgh St	9-19-20	Jack P. Kennedy Jr
ROBERT RAGUS	194 Edinburgh St	9-19-20	Robt R Ragus
JANICE ROGERS	196 Edinburgh St.	9-19-20	Janice Rogers
LAURIE PEARSON	198 Edinburgh St	9-19-20	Laurie Pearson
BRYAN HEARSH	200 Edinburgh	9-19-20	Bryan Hearsh
AMY DAVIS	200 Edinburgh	9-19-20	Amy Davis
DIETRI CREMANS	300 Edinburgh	9-19-20	Dietri Cremans
MELISSA HOUSDEN	302 Edinburgh St.	9-19-20	Melissa Housden
DANNE BORGANTI	304 Edinburgh St	9-19-20	Danne Borganti
BRUNO BORGANTI	304 Edinburgh St	9-19-20	Bruno Borganti
WILLIAM WILSON	305 EDINBURGH	9/19/20	William Wilson
JAMIE SANDERS	308 Edinburgh St.	9/19/20	Jamie Sanders
KEVIN BOWLEY	303 Edinburgh St	9/19/20	Kevin Bowley
AARON HERSHELMAN	309 Edinburgh St	9/19/20	Aaron Hershelman
STAMIE HERSHELMAN	309 Edinburgh St	9/19/20	Stamie Hershelman

Printed Name	Address	Date	Signature
Nick Siemers	307 Edinburgh St Summerville SC 29483	9/19/20	[Signature]
Rick Nelson	310 Edinburgh St Sum SC 29483	9/19/20	[Signature]
Vickie Nelson	310 Edinburgh St Sum SC 29483	9/19/20	[Signature]
Tyler Nelson	310 Edinburgh St Sum SC 29483	9/19/20	[Signature]
MARGARET WHEAT	311 EDINBURGH ST S'VILLE SC	9/19/20	[Signature]
RYAN WHEAT	311 EDINBURGH ST S'VILLE SC	9/19/20	[Signature]
MARIE RODGERS	216 Fox Squirrel Run S'ville SC	9/19/20	[Signature]
JOSEPH RODGERS	216 Fox Squirrel Run S'ville SC	9/19/20	[Signature]
Nicholas Marchuca	215 Fox Squirrel Run Summerville SC	9/19/20	[Signature]
Miriam Marchuca	215 Fox Squirrel Run Summerville SC	9/19/20	[Signature]
Melissa Grossman	102 Littlejohn St. Summerville, SC	9/20/20	[Signature]
[Signature]	103 Littlejohn St [Signature]	9/20/20	[Signature]
Bill Allison	103 Littlejohn St	9-20-20	[Signature]
CURT FEAGIN	218 Fox Squirrel Run Summerville, SC	9-20-20	[Signature]
DANIEL J SHAW	206 LITTLEJOHN S'VILLE, S.C.	9/20/20	[Signature]
Linda Shaw Lida Shaw	206 Littlejohn St S'ville SC 29483	9-20-20	[Signature]
RICK & DeBBie VAUGHN	207 Littlejohn St S-VILLE, SC 29483	9-20-20	[Signature]
Judy Greene	205 Littlejohn St Summerville, SC 29483	9-20-20	[Signature]

Printed Name	Address	Date	Signature
Roy Gooch	601 S. Pointe Blvd	9/20/20	[Signature]
Amy Gooch	601 S Pointe Blvd	9/20/20	[Signature]
Levi Lehfeldt	600 S Pointe Blvd	9/20/20	[Signature]
Bryan K. Grose	113 TRUE GRIT WAY	9/20/20	[Signature]
Luis Maldonado	118 TRUE GRIT WAY	9/20/20	[Signature]
ARTHUR PATRICK	120 TRUE GRIT WAY	9/20/20	[Signature]
Anthony Hernandez	118 True Grit Way	9/20/20	[Signature]
Diana Maldonado	118 True Grit Way	9/20/20	[Signature]
David Bradford	126 True Grit Way	9/20/20	[Signature]
SENNY ROBINSON	117 TRUE GRIT WAY	9/20/20	[Signature]
amber mirc	117 true grit way	9/20/20	[Signature]
Mary E. Bailey	403 Mendenhall St	9/20/20	[Signature]
Bobby Bailey	403 MENDENHALL	9-20-20	[Signature]
Ethel L. Croft	328 Eastover Circle	9-20-2020	[Signature]
Shari Harrison	310 McDougal Circle	9-20-2020	[Signature]
Judy Mauer	426 Eastover Cir	9-2-20	[Signature]
Cyrci Oskencutt	112 Mendenhall St	9-20-20	[Signature]
Woody Arsenault	112 Mendenhall St	9-20-20	[Signature]

Printed Name	Address	Date	Signature
Capt CINDY SWEENEY Cindy Sweeney	101 Westmoreland Summersville	9/20/2020	Cindy Sweeney
DAVID Sweeney	101 Westmoreland	9/20/20	David Sweeney
Olivia Semler	101 Westmoreland	9/20/20	Olivia Semler
Robert Semler	101 Westmoreland	20SEP20	Robert Semler
David Willison	303 Mendenhall St	9/20/20	David Willison
Susan Robinson	111 Mendenhall St.	9/20/20	Susan Robinson
Martha Harrison	30 McDougal Cir	9/20/20	Martha Harrison
KEN MAUER	426 Eastover Circ	9/20/20	Ken Mauer
Elsa Summers	202 Mendenhall St	9/20/20	Elsa Summers
TRACY B Power	116 Eastover Cir	9/20/20	Tracy B Power
Sherry L Power	116 Eastover Cir	9/20/20	Sherry L Power
CURTIS SANDER Curtis Sander	405 Mendenhall	9-20-2020	Curtis Sander
LLOYD THOMPSON	206 Dundee ST	9-20-2020	Lloyd Thompson
BILLY WYNN	220 Dundee ST	9-20-2020	Billy Wynn
Kristen O'Neill	209 Bamert St	9/20/20	Kristen O'Neill
Jean Phillips	102 Eastover	9/20/2020	Jean Phillips
Dahle Feagin	109 Westmoreland	9/20/2020	Dahle Feagin
Robert Pitcher	324 Eastover Cir	9/20/20	Robert Pitcher

Printed Name	Address	Date	Signature
Brittany Benton	302 Fox Squirrel Run	9/20	Brittany Benton
Michael Benton	302 Fox Squirrel Run	9.20	M. Benton
Anne Sidikas	303 Fox Squirrel Run	9/20	Anne Sidikas
ROBERT SIDIKAS	303 Fox Sq Run	9-20	Robert Sidikas
DENNIS ESSENWACHER	307 Fox Sq Run	9-20	Dennis Essenwacher
Chad Outman	103 Loch Lomond St	9-20	Chad Outman
Constance Outman	103 Loch Lomond St	9-20	Constance Outman
Robert E Flynn	103 Laird Ct	9-20	Robert E Flynn
Debbie Woodall	107 Laird Ct	9/20	Debbie Woodall
Megan Bates	106 Laird Ct	9/20	M Bates
Jeff Bates	106 Laird Ct	9/20	J Bates
Jeff Worrell	104 Laird Ct	9/20	J. Worrell
Karen Worrell	104 Laird Ct.	9/20	Karen Worrell
Richard Schulz	201 Loch Lomond St	9/20	Richard Schulz
Shirley Schulz	201 Loch Lomond St	9/20	Shirley Schulz
Constance Reid	605 S. Pointe Blvd	9/20	Constance Reid
Keith Reid	605 S. Pointe Blvd	9/20	Keith Reid
Kodee Truong	603 S. Pointe Blvd	9/20	Kodee

Printed Name	Address	Date	Signature
Sandra Hyduk	203 Loch Lomond St	9/20/20	Sandra L. Hyduk
Tri Huynh	102 Laird Ct.	9/20/20	Tri Huynh
JAMES ELEFANT	306 EDINBURGH ST	9/20	James Elephant
Marian Elefant	306 Edinburgh St	9/20/20	Marian Elefant
Matthew Kriston	310 Eastover Cir	9-20-20	Matthew Kriston
Michael Brown	108 Eastover Cir	9-20-20	Michael Brown
Marie Basili	110 mendenhall st	9/20/20	Marie Basili
Andrea Losee	306 Fox Squirrel Run	9/20/20	Andrea Losee
Alan Losee	306 Fox Squirrel Run	9/20/20	Alan Losee
Olivia Olson	405 Eastover Circle	9/20/20	Olivia Olson

Printed Name	Address	Date	Signature
Heather Stefan	113 Stockbridge St	9-17-20	Heather Stefan
FRANK STEFAN	113 STOCKBRIDGE ST	9/17/2020	Frank Stefan
JANETTE KENT Janette Kent	100 Zimmerman Cir	9-18-2020	Janette Kent
Maia Pavlova	197 Fox Squirrel Run	9-18-2020	M. Mel
Pavel Pavlov	197 Fox Squirrel Run	9-18-2020	Pavel Pavlov
Kalin Pavlov	197 Fox Squirrel Run	9-18-2020	Kalin P.
Stephanie Krauss	103 Glasgow Cir	9-18-2020	Stephanie Krauss
Maliah McDuff	210 Eastover Cir	9-20-2020	Maliah McDuff
MIKE BOISVERT	107 Westmoreland	9-21-20	M. Boisvert
REBECCA BOISVERT	107 WESTMORELAND ST	9/21/20	Rebecca Boisvert
Jeannette Mitchem	115 Mendemann St	9/20/20	Jeannette Mitchem
Josh Mitchem	115 Mendemann St	9/20/20	Josh Mitchem
Adrienne Pitts	197 Dundee St	9/20/20	Adrienne Pitts

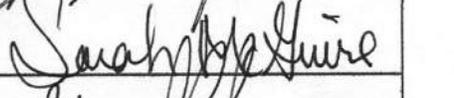
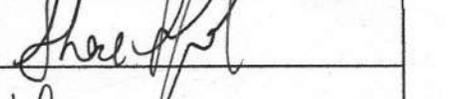
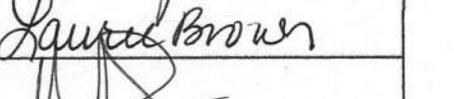
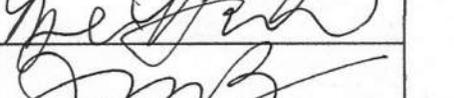
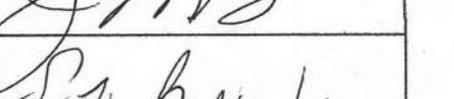
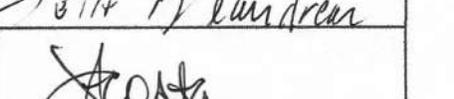
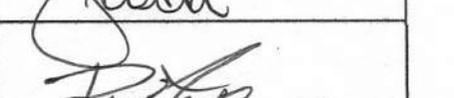
September 18, 2020
Summerville Town Council
200 S. Main Street
Summerville, SC 29483

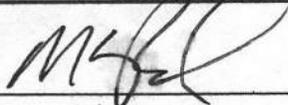
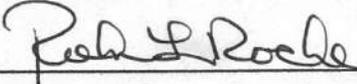
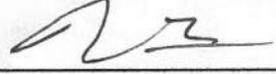
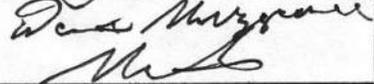
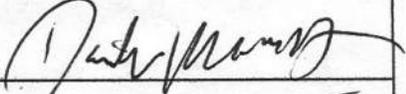
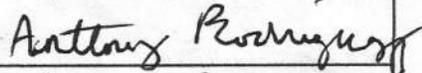
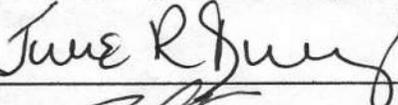
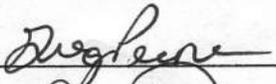
Dear Members of the Summerville Town Council:

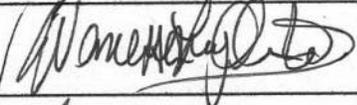
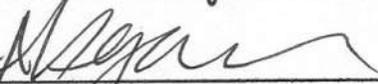
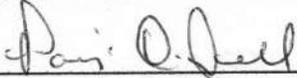
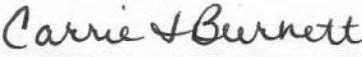
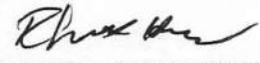
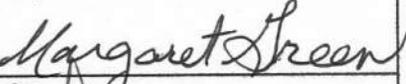
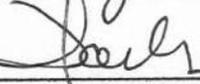
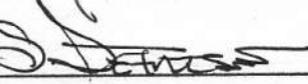
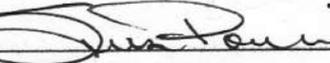
On behalf of the residents of Branch Creek subdivision, we are petitioning the Summerville Town Council to stop the proposed development of the South Pointe Venture Apartment complex at HWY 78 and South Pointe Boulevard. You as the elected members of our town will be approached by the developer to approve the annexation and rezoning of this development in order for those plans to be completed. As a community we strongly oppose these plans, and we urge you as our elected representatives, to keep our concerns in mind when it comes time for you to review and vote on this issue. The submitted application shows the intent to build a 228 unit apartment complex, with those units being anywhere from 1 to 3 bedroom apartments. This translates to over 300 additional residents and even more vehicles that will require large parking areas. The plans show that these parking areas will be only be accessible by South Pointe Boulevard. The already existing problem and hazard that turning off of or onto HWY 78 presents will be exacerbated exponentially by the additional amount of traffic this will produce. These intersections were not engineered to accommodate such a massive increase in vehicle traffic. This will compound the difficulty and risk level associated with turning onto HWY 78 from South Pointe Boulevard and Branch Creek Trail. The scale of this project clashes and disturbs the aesthetics of the way of life of the Branch Creek and South Pointe neighborhoods. If allowed to proceed the current design allows for the development of tenement style housing development (high density population) that will be blocking an established neighborhood adjacent to Branch Creek. South Point and Branch Creek are made of single family homes. Another concern is that the current plans would force our neighbors in South Pointe to have to drive through the middle of a massive seven building (three story tall) apartment complex, with buildings and parking lots on both sides of South Pointe Boulevard. As far as safety, this brings up many concerns that will be caused by the increase in pedestrian traffic, automobile traffic, and the inevitable use of residential streets of our neighborhoods. Apartment complex's of this size and style statistically bring with them increased crime, which is evident by the police records associated with the apartments directly across the street, Waters at Magnolia Bay. Berkeley and Dorchester county have been dealing with multiple major crimes at this complex. For example, a victim of homicide was found in a burning vehicle on August 27, a deceased victim of a gunshot wound on March 24, and an ongoing investigation into a shooting at this complex that occurred on August 4, 2019. We do not want these types of crimes taking place in front of our communities where we raise our children and grandchildren. The construction of apartments will create issues from the day ground is broken. Interruptions due to typical construction mishaps will occur. Is Summerville DPW staffed to respond to utilities issues as evident during the construction of Waters at Magnolia Bay? There will be an increase in vehicle break-ins, already an issue in our communities. Finucan Road allows discreet access to many homes in South Pointe as does the Sawmill Branch Trail allow access to homes in Branch Creek. The current residential sales over the past twelve months in the 29483

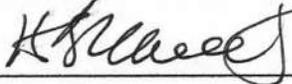
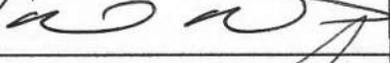
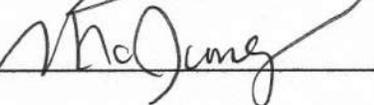
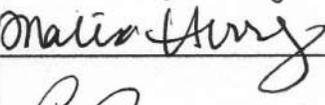
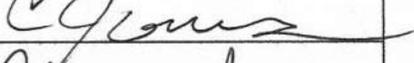
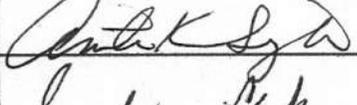
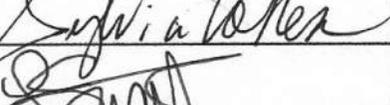
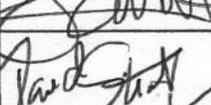
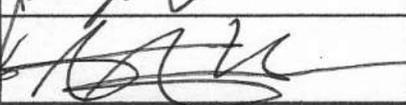
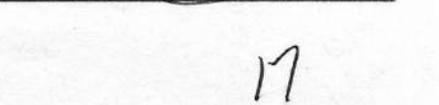
area for homes ranging from 2000 to 3000sq feet have sold at an average price of \$311,730 (according to MLS records). The newly developed, South Pointe Estates is currently selling detached single family homes at a starting price of \$300,000 without even completing phase two of development, with phase three, the largest portion, yet to be built. The approval of this project would be devastating to this new community as well as South Pointe and Branch Creek residents. There would be significant negative impact to the value of our homes. We are signing this petition and asking you, our elected officials, to stop this project from ever coming to fruition. Please allow us to keep our homes and families safe and preserve our way of life. We love our neighborhood, to include South Pointe and South Pointe Estates, please don't allow it to be hidden behind an apartment complex built for the sake of someone's financial gain.

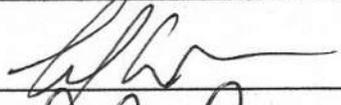
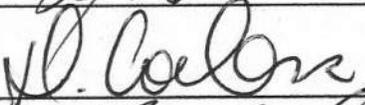
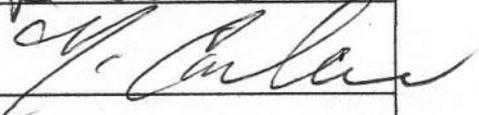
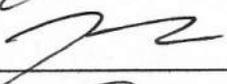
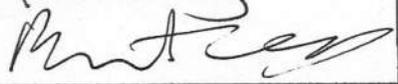
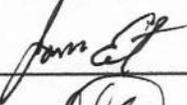
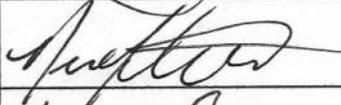
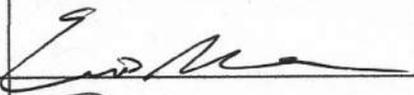
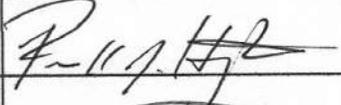
Sincerely,
The Residents of Branch Creek

Printed Name	Address	Date	Signature
Ben Miller	124 Evelyn Joy Dr Summerville SC 29483	20 Sep 2020	
Kathy Cook	129 Evelyn Joy Summerville	9/20	
Sarah McGuire	127 Evelyn Joy	9/20	
Shane Sanford	113 Evelyn Joy	9-20	
Laurie Brown	107 Bo Barry	9-20-	
Natalie Gregg	320 Brick Kiln Dr Summerville SC	9-20	
Myron Hinton	323 Brick Kiln Dr Summerville	9-20	
Jan Beaudreau	316 Brick Kiln Dr Summerville	9/20	
SETH BEAUDREAU	"	9/20	
Jessica Acosta	400 Branch Creek Trl	9/20/2020	
Paul Acosta	400 Branch Creek Trail	20 Sept 2020	

Printed Name	Address	Date	Signature
Michael C. Reel	438 Brick Kiln. Sville, SC 29483	9-19-20	
Robin L Roche	103 Evelyn Joy Summerville SC	9/19/20	
Peter Starick	111 Evelyn Joy Dr Summerville SC	9-20-20	
Elizabeth Starick	111 Evelyn Joy Dr Summerville SC	9-20-20	
DAN & MAURICE MATTI	411 Branch Creek Summerville SC	9.20.21	
Danielle Rodriguez	467 Branch Creek Summerville TRC	9-20-20	
Anthony Rodriguez	417 BRANCH Summerville TRC	9-20-20	
JUNE DUNNING	426 Brick Kiln Dr Sville SC 29483	9-20-20	
Jon Emmerton	210 POND HILL CT Sville SC 29483	9-20-20	
Greg Pecora	307 Brick Kiln Dr Sville SC 29483	9/20/20	
Amanda Pecora	307 Brick Kiln Dr Summerville SC 29483	9/20/20	

Petition Summary	Development project of South Pointe Venture Apartments		
Action Petitioned for	We the undersigned, are concerned citizens who urge Town Council to act on our behalf by stopping this developmetal project		
Printed Name	Address	Date	Signature
Amy Freeman	331 Brick Kiln Dr Sumville 29483	9-19-20	
Jacqueline Leyden	415 Branch Creek Trl. Summerville, SC 29483	9/19/2020	
Abigail Parks	405 Branch Creek Trl Summerville SC 29483	9/19/20	
Jolene + Brad Parker	435 Brick Kiln Summerville, SC 29483	9/19/20	
Paige O'Dell	454 Brick Kiln Dr Summerville SC 29483	9/19/20	
Carrie Burnett	126 Evelyn Joy Dr Summerville, SC 29483	9/19/20	
STEVE BURNETT	126 EVELYN JOY DR SUMMERVILLE, SC 29483	9/19/20	
Rhet Herring	422 Branch Creek Trail, Summerville. 29483	9/19/20	
Chuck Poir	403 Branch Creek Trail, Sumville	9/19/20	
Margaret Green	114 EVELYN JOY DR Summerville	9/19/20	
DAVID GREEN	114 EVELYN JOY DR SUMMERVILLE	9/19/20	
Sondra Torres	403 Brick Kiln Dr. Summ. SC 29483	9/19/20	
Susan Pounin	410 BRICK KILN DR Summerville SC	9/19/20	
Stephen Pounin	410 BRICK KILN DR. Summerville se	9/19/20	
MARK RUSSELL	410 BRICK KILN DR Summerville SC	9/19/20	

Printed Name	Address	Date	Signature
ROBERT JOHNSON	423 BRICK KILN	8-19-2020	
Kathy Wheatley	425 BRICK KILN	9-20-20	
Tommy Travelsted	424 BRICK KILN	9-20-20	
Jamet Sylvester	422 " "	9-20-20	
WAS	427 BRICK KILN DR.	9-20-20	
MICHAEL SUSSMAN			
Yfanda Hart	428 BRICK KILN DR.	9-19-2020	
David Bucks	433 BRICK KILN DR.	9-19-2020	
Yvonne Brady	434 BRICK KILN DR.	9-19-2020	
Michael Jones	434 BRICK KILN DR.	9-19-2020	
Malisa Herring	432 BRANCH CREEK TR	9-19-2020	
Christian Jones	440 BRICK KILN DR	9-19-2020	
Cherri Martin	442 BRICK KILN DR	9-19-2020	
ANITA SICH	444 BRICK KILN DR	9-19-2020	
Sylvia Cohen	445 BRICK KILN DR	9-19-20	
Leighette Stratford	447 BRICK KILN DR.	9-19-20	
David Stratford	447 BRICK KILN DR.	9-19-20	
ARMANDO ALLEN	452 BRICK KILN	9-19-20	

Printed Name	Address	Date	Signature
Chase Mason	455 Brick Kiln Dr	9/19	
DeAnna Cortes	457 Brick Kiln Drive	9/19	
Nathan Cortes	457 Brick Kiln	9/19	
Kyle Riffe	420 Branch Creek	9/19	
Bennie & Swint	421 Branch Creek	9/19	
Part Strong	414 Branch Creek	9/19	
Paige Smith	419 Branch Creek	9/19	Paige L Smith
Donald Smith	419 Branch Creek	9/19	Donald Smith
James Eruse	412 Branch Creek Trail	9/19	
Giabella Ernst	412 Branch Creek Trail	9/19	
Nuno Leitao	408 Branch Creek Trail	9/19	
Sonia Leitao	408 Branch Creek Trail	9/19	Sonia Leitao
J. Donovan Buhler	406 Branch Creek TR	9/19	
Eric Masore	404 Brick Kiln	9/19	
Russ Hightower	408 Brick Kiln	9/19	
Jenna Hightower	408 Brick Kiln	9/19	
Brian Brake	327 Brick Kiln	9/19	
Courtney Brake	327 Brick Kiln Dr	9/19	Courtney Brake

Printed Name	Address	Date	Signature
Dena Mauney	315 Branch Creek Trl	9/20/20	Dena Mauney
David Mauney	" "	9/20/20	David Mauney
Debi Markin	315 Branch Creek	9/20/20	Debi Markin
Mike Markin	315 Branch Creek	9/20/20	Mike Markin
JEFF Knott	308 Branch Creek Trl	9/20/20	Jeff Knott
Meg Knott	308 Branch Creek Trl	9/20/20	Margaret Knott
Macbenna Tran	100 Evelyn Jay Dr	9/20/20	Macbenna Tran
Sally Carlis	104 Evelyn Jay Dr.	9/20/20	Sally Carlis
Stuart Carlis	104 Evelyn Jay Dr	9/20/20	Stuart Carlis
Tom Roche	103 Evelyn Jay	9/20/20	Tom Roche
Richard Guerrero	105 Evelyn Jay	9/20/20	Richard Guerrero
Jessica Guerrero	105 Evelyn Jay	9/20/20	Jessica L Guerrero
JEFF MORSA	102 Evelyn Jay	9/20/20	Jeff Morsa
Ye Katerina Tereshko	106 Evelyn Jay	9/20/20	Ye Katerina Tereshko
Jaclyn Richard	108 Evelyn Jay	9/20/20	Jaclyn Richard
Charles R Hodgens	118 Evelyn Jay	9/20/20	Charles R Hodgens
Lydia Mearns-Green			
Eunennaney	120 Evelyn Jay Dr	9/20/20	Eunennaney
Charles Crant	120 Evelyn Jay Dr	9/20/20	Charles Crant

**UDO AMENDMENT
STAFF REPORT
PLANNING COMMISSION
October 19, 2020**

Description: Amendment of Chapter 13, Section 13.10.1 Administrative Adjustment

Reason for request: The requested amendment was made by staff at the behest of Councilmembers. This language was included in the original draft of the UDO, but it was later removed prior to the UDO adoption. Staff is requesting to add back the same language, which will give staff some greater flexibility in addressing very minor variance requests when staff finds that the request meets the intent of the UDO.

AN ORDINANCE

TO AMEND THE SUMMERVILLE UNIFIED DEVELOPMENT ORDINANCE, SECTION 13.10.1 ADMINISTRATIVE ADJUSTMENT, 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 13.10.1 Administrative Adjustment, is amended by adding subsection D, Adjustment of Numerical Standard, and adjusting the lettering as follows:

13.10.1 ADMINISTRATIVE ADJUSTMENT

A. Applicability: Administrative Adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:

1. Compatible with surrounding land uses;
2. Harmonious with the public interest; and
3. Consistent with the purposes of this Code.

B. Process Type: Administrative

C. Public Notification: None

D. Adjustment of Numerical Standard: The Administrator shall have the authority (but is not compelled) to authorize modification of up to 10% from any numerical standard set forth in Article 2 Districts of this Code. Any request greater than 10% shall be treated as a variance handled by the Board of Zoning Appeals (BZA) subject to the requirements of Section 13.10.5.

E. Restrictive Covenants, Public Easements and Rights-of-Way: Where a public right-of-way, utility easement, or restrictive covenant prohibits strict compliance with the standards of this ordinance, Town Staff may waive or adjust the standard as appropriate to assure compliance to the extent practical.

F. Required Application Information: An application for an Administrative Adjustment shall include a brief description of the requirement to be varied and any other material necessary to ensure the criteria in Section 13.10.1.H below are met.

G. Administrator Review: Town Staff shall review the application and approve, approve with conditions, or deny the application based upon the criteria in Section 13.10.1.H below. A written decision including affirmative findings on the criteria set forth below shall be mailed to the applicant.

H. Administrative Adjustment Criteria: To approve an application for an Administrative Adjustment, Town Staff shall make an affirmative finding that the following criteria are met:

1. That granting the Administrative Adjustment will ensure the same general level of land use compatibility as the otherwise applicable standards;
2. That granting the Administrative Adjustment will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations;
3. That granting the Administrative Adjustment will not adversely affect property values in any material way; and
4. That granting the Administrative Adjustment will be generally consistent with the purposes and intent of the UDO.

5. Criteria Specific to Landscaping and Tree Conservation: The intent of this UDO is that the landscaping and tree conservation requirements in Chapter 8 (Tree Protection and Landscaping) are administered to meet the objectives of the minimum standards while promoting a positive relationship between the town and property owners based on mutual economic, ecological and aesthetic interests; employing open-minded judgment and common sense and encouraging and rewarding proper planning and effectiveness of design. It is not the intent that this UDO be construed to limit severely the design process, stifle creativity or curtail imaginative solutions to design problems. The standards shall be applied in a flexible manner and Town Staff may approve deviations from strict compliance with the standards wherever Town Staff reasonably determines that:

- a. The particular nature of the property--its location, setting, size, shape, or physical characteristics, or other aspects of the property or its proposed use--substantially justifies some adjustment in the standards;
- b. The intent of specific standards can be achieved on the site through alternative means or special design approaches; or
- c. Methods volunteered by the applicant will effectively remediate or mitigate any potential adverse impacts.

I. Appeals: Appeals of decisions by Town Staff shall be taken to the Board of Zoning Appeals within 30 days of the decision, in accordance with the procedures found in Section 13.10.2.

J. Expiration and Lapse of Approval: Property owners shall have 6 months from the date of approval of an Administrative Adjustment to secure a Building Permit or related land development permit to carry out the proposed improvements. If a complete Building Permit application has not been filed within 6 months of the date of approval, the approval shall be void.

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

Richard Waring, Mayor

Beth Messervy, Town Clerk

PUBLIC HEARING: October 19, 2020

FIRST READING: _____

SECOND READING: _____