



TOWN OF SUMMerville PARKS & RECREATION DEPARTMENT  
*"Creating Sense of Place Through Parks & Play"*

---

**TO:** Beth Messervy, Town Clerk  
**CC:** Lisa Wallace, Town Administrator  
**FROM:** Amy Evans, Parks & Recreation Director  
**DATE:** January 10, 2023  
**RE:** January Parks & Recreation Committee Minutes

---

The Parks & Recreation Committee met on Monday, January 9, 2023 in the Council Chambers of the Town Hall Annex. Chairman Bob Jackson and committee members Aaron Brown and Kima Garten-Schmidt participated in the meeting. The meeting was called to order at 5:30 PM.

Ms. Evans shared that Sculpture in the South had contacted her regarding placing a piece of art at Saul Alexander Playground. Ms. Dora Ann Reaves provided some additional information regarding the proposed piece. Mr. Brown expressed interest in having a sculpture installed at Wassamassaw Community Park to reflect the heritage of that area in the future. Ms. Garten-Schmidt made a motion (seconded by Mr. Brown) to move the donation by Sculpture in the South to full Council with a recommendation to accept the donation. Motion passed unanimously.

Ms. Evans stated that staff would like to outsource the concession stand at Gahagan Park starting with the 2023 spring season. Ms. Evans reported that the concession stand was not open in the fall of 2022; acquiring and keeping part-time staff has been very challenging for these positions. The Parks and Recreation Department will advertise this opportunity to the public and request letters of interest. Staff will select from interested parties based on set criteria. The fee per season will be \$1,000.00. There were no objections.

With no other business to discuss, Ms. Garten-Schmidt made a motion (seconded by Mr. Brown) to adjourn. Motion passed unanimously and the meeting adjourned at 5:37 PM.

Sincerely,  
Amy Evans  
Parks & Recreation Director  
Town of Summerville

## PLANNING AND DEVELOPMENT COMMITTEE

REPORT for  
January 9, 2023  
5:30 PM

The Planning and Development Committee of Town Council met on January 9, 2023. The meeting was held in the Council Chambers of Town Hall, 200 S. Main Street, Summerville, SC. Committee members present included Terry Jenkins, Council District 2; Russ Touchberry, Council District 3; and Bob Jackson, Council District 6. Staff members present included Jessi Shuler, AICP, Director of Planning and other Town staff.

The meeting was called to order at 5:38 PM immediately following the Parks and Recreation Committee meeting.

### **Annexations:**

Ms. Shuler introduced the petition by Mad Dog Development, LLC to annex Dorchester County TMS# 152-00-00-051, 3.83 acres located off Flood Heirs Road, currently zoned MUC, Mixed Use Community District, in Dorchester County and will be zoned UC-MX, Urban Corridor Mixed-Use, upon annexation into the Town of Summerville's municipal limits. (Council District 5) At the direction of Chairman Jenkins, she then also introduced the petition by Ayako and Terry W. Richburg to annex Dorchester County TMS# 152-01-02-007, 13.24 acres located at 116 Flood Heirs Road, currently zoned R-1, Single-Family Residential, in Dorchester County and will be zoned UC-MX, Urban Corridor Mixed-Use, upon annexation into the Town of Summerville's municipal limits. (Council District 5) She stated that the Planning Commission held a public hearing and made a recommendation for approval at their meeting on December 19, 2022 for both properties as the applicant is proposing to develop them together. Ms. Shuler briefly explained that the properties are currently fronting Flood Heirs Road, but that frontage will be on the Berlin G. Myers Parkway once its extension is completed. The applicants are proposing a commercial building along a portion of the frontage with apartments on the remainder of the site. Mr. Jenkins stated that he was concerned about the traffic implications, but he believes this is an appropriate location for apartments, which could outweigh the potential traffic concerns. He did request that the applicant consider making the whole frontage commercial, as he felt that would make this annexation more beneficial to the Town. Nicole Scott with Nexsen-Pruet spoke on behalf of the applicant. She confirmed that the conceptual site plan was not finalized and that they would consider the suggestion; however, they would have to make sure that it worked with their proforma. The applicant questioned if the additional commercial building could have commercial on the first floor and apartments on the second floor. Mr. Jenkins answered that he would not be against that layout, but recommended that they look at different options. Mr. Brown asked about the affordability of the proposed apartments, as affordable housing is an increasing concern. The applicant responded that the proposal is for an average rate, not high end, or low end. Mr. McIntosh expressed concern with the fact that the properties were outside of the Town's planning area, and primarily with the fact that the fiscal impact analysis (FIA) appeared to show such a large difference in revenues versus expenses over 20 years. He stressed that he would not generally be in favor of an annexation unless the revenues and expenses were close to equal, but preferably in the positive for the Town. Ms. Scott noted that they believed that there was a miscalculation in their FIA and were in the process of reviewing that. Mr. Jackson made a motion to defer the items to next month's Committee meeting to allow the applicant to consider different options and review their FIA, and Mr. Touchberry made the second. Mr. Jenkins called for the question, and the motion passed unanimously.

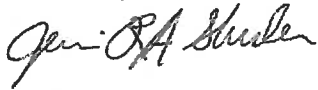
### **Rezoning:**

Ms. Shuler then introduced the request to rezone TMS# 137-14-05-013, 800 S. Main Street, approximately 0.47 acres, and owned by John Thomas Wayne Beasley, from GR-2, General Residential (2 units/acre), to N-MX, Neighborhood Mixed-Use. (Council District 3) Mr. Jenkins explained that he had no problem with the change of use, but he was concerned that the change of zoning would then allow for the property to potentially be subdivided. He requested that the applicant record a deed restriction to prevent future subdivision of the property. Mr. Touchberry asked if the applicant had a timeline for needing an answer on the rezoning, and Ms. Shuler stated that they do have a purchase agreement that is contingent upon the rezoning approval which she believes would have a time limit. Mr. Touchberry asked if a motion could be made to approve the rezoning with the deed restriction requirement rather than deferring the application. Town Attorney G.W. Parker agreed that could be done. Mayor Waring questioned the other uses that would be allowed under the N-MX zoning district and cautioned moving too quickly without further discussion and a full review of the allowed uses. Ms. Shuler briefly explained the uses allowed. Mr. McIntosh asked Ms. Shuler for confirmation that this property was in the Historic District and questioned if subdivision would be feasible. Ms. Shuler confirmed that the property was in the Historic District and any exterior changes would require BAR approval. She noted that with the change in zoning, subdivision could be allowed; however, BAR approval would still be needed for any new proposed structures, which would be difficult to meet the historic context of the property. Mr. Jenkins questioned what else would be allowed now, and Ms. Shuler explained that it could be any other type of retail (barring the sale of alcohol, tobacco, adult-oriented products). Mr. Jackson asked if the deed restriction would significantly limit the property, and Ms. Shuler explained that it would not limit the uses, but would prohibit subdivision of the property. Mr. McIntosh questioned how much time would have to expire for a nonconforming use to no longer be legal. Ms. Shuler stated that the ordinance currently reads that a legal nonconforming use must come into conformance if there is an obvious change in use, or if the use is discontinued for three consecutive

months. Mr. McIntosh stressed that at some point this building would have to be renovated based on those restrictions. Ms. Shuler noted that unfortunately, the building is in a state of disrepair and the current applicant is willing to spend a significant amount of money to rehabilitate the building as it is with minor changes to the appearance. They like the look and feel of the historic buildings, which is one reason why they are interested in the property. Mr. McIntosh noted that if the building was rehabilitated/renovated and then remained vacant for more than three consecutive months, it could only be used for a residence forever, unless it was rezoned, and Ms. Shuler confirmed that that was the case. Following the discussion, Mr. Touchberry made a motion to move this item forward to full Council with a recommendation of approval with a deed restriction to prevent subdivision in future years. Mr. Jackson made the second.

Following no additional business or discussion, the meeting was adjourned at 6:03 PM on a motion by Mr. Jackson, and a second by Mr. Touchberry.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jessi Shuler".

Jessi Shuler, AICP  
Director of Planning

January 10, 2023



## **PUBLIC SAFETY COMMITTEE**

### *Minutes from January 9, 2023 Meeting*

The meeting was called to order at 6:04 pm by Chairman Bill McIntosh. Committee members Aaron Brown, Terry Jenkins, and Bill McIntosh were present. Police Chief Doug Wright and Fire Chief Richard Waring were also present.

Chief Wright stated that the Town needs a full-time prosecutor instead of part-time because of the case load. The part-time prosecutor also owns his own business, so his time working for the Town is limited. Chief Wright explained that the Town is losing cases because the police officers are having to try their own cases when the prosecutor is not there, and the officers are not trained to try cases. He also stated that the police officers are not prepared for court because of a lack of communication with the current part-time prosecutor. Mr. McIntosh stated that it would be helpful to have a full-time prosecutor whether or not a jury trial is requested. Mr. McIntosh further stated that if the Town does hire a full-time prosecutor, the salary and benefits need to be moved from the police department budget, as it poses a conflict of interest.

Mr. Jenkins made a motion, seconded by Mr. Brown, to move the item to full Council for further consideration with the recommendation for approval.

There being no further business, Mr. Jenkins made a motion, seconded by Mr. Brown, to adjourn. The motion carried, and the meeting adjourned at 6:16pm.

Respectfully submitted,

  
Beth Messervy, Town Clerk

*Mayor*  
Ricky Waring

*Town Administrator*  
Lisa Wallace

*Council Members:*  
Bob Jackson  
Russ Touchberry  
Aaron Brown  
Terry Jenkins  
Kima Garten-Schmidt  
William McIntosh

*Town Clerk*  
Beth Messervy

*Town Attorney*  
G.W. Parker



## **TOWN *of* SUMMERVILLE**

### **PUBLIC WORKS AND COMMITTEE ON WATER SUPPLY January 9, 2023**


The meeting was called to order at 6:17pm by Chairperson Kima Garten-Schmidt. Present were members Kima Garten-Schmidt, Bill McIntosh and Russ Touchberry; Mr. Russ Cornette, Town Engineer and Public Works Director, was also present.

Mr. Cornette presented the first agenda item: Leading Pedestrian Intervals on the corners of Cedar/Richardson and Richardson/Main. He explained the concept behind the LPIs, when a pedestrian activates the crosswalk signal, all lights would turn red to give the pedestrian a 4 second head start before the normal traffic pattern would continue. He stated that the SCDOT would agree to this unless it negatively affects the traffic flow. There is no cost to the Town. Some discussion followed. The committee requested that Mr. Cornette make a request to the SCDOT for the LPIs at the said intersections.

Mr. Cornette stated that staff recommends increasing the radius from 40 feet to 60 feet where Berkeley Circle meets Old Light Road so that trucks can make the turn without running up on the curb. He stated that he would like to include it in this year's resurfacing contract and that he estimates a cost of \$15,000. He also stated that the cost could go down depending on the resurfacing contract that is agreed upon.

Mr. McIntosh made a motion, seconded by Mr. Touchberry, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 6:26pm.

Respectfully submitted,

  
Beth Messervy, Town Clerk

# TOWN *of* SUMMERVILLE, SC

## FINANCE COMMITTEE REPORT

### January 9, 2023

The Finance Committee met on Monday, January 9, 2023. Present were Mayor Waring and Committee members Bill McIntosh, Aaron Brown, Kima Garten-Schmidt, Russ Touchberry, Bob Jackson and Terry Jenkins. Also present were Town Administrator Lisa Wallace, Town Attorney G.W. Parker, and Town Clerk Beth Messervy. Other staff members, members of the press and members of the public were duly notified. The meeting was held in Council Chambers on the third floor of the Annex Building at 200 S. Main Street and livestreamed from the Town's web site.

<b>Welcome</b>	Mayor Waring called the meeting to order at 6:27pm.
<b>Presentation of Financials</b>	Finance Director Rhonda Moore presented the December 2022 financial report.
<b>Strategic Plan Action Items Update</b>	Town Administrator Lisa Wallace reviewed the progress of the action items that Council decided on at the Strategic Planning meetings in October 2022. Some discussion followed regarding using Dorchester County Council chambers for a temporary location of the Town of Summerville Municipal Court or using the newly purchased Dominion property. Ms. Wallace stated that Council needs to wait on the economic analysis of the Dominion property before any decisions are made.
<b>American Rescue Plan Funds Update</b>	Finance Director Rhonda Moore presented the current revenue and expenditures of the American Rescue Plan funds.
<b>Financial Requisitions</b>	<p>Mr. Brown made a motion, seconded by Mr. McIntosh, to issue a purchase order to Municipal Emergency Services in the amount of \$70,989.15 for the purchase of 15 each of Structural Coats, pants, flash hoods, boots and equipment bags for the upcoming recruit school personnel. Funds to come from budgeted operating funds. Request from the Fire Department. The motion carried unanimously.</p> <p>Mr. Brown made a motion, seconded by Mr. Jackson, to issue a purchase order for \$25,300 to Keck &amp; Wood, Inc for the design and permitting of a sidewalk along West First North Street to be funded by CDBG funds. Keck &amp; Wood, Inc was selected by the RFQ method. Request from Public Works Department. The motion carried unanimously.</p>
<b>Surplus Vehicles</b>	<p>Mr. Jackson made a motion, seconded by Mr. Jenkins, to surplus PD Unit 257, 2014 Dodge Charger (white), Mileage 117,594. The motion carried unanimously.</p> <p>Mr. Jenkins made a motion, seconded by Ms. Garten-Schmidt, to surplus 2009 Ford Crown Victoria, Vehicle R 72, Mileage 100,261. The motion carried unanimously.</p>
<b>Adjourn</b>	Mr. Jenkins made a motion, seconded by Mr. Jackson, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 6:58pm.

Respectfully submitted,

  
 Beth Messervy, Town Clerk