

PLANNING AND DEVELOPMENT COMMITTEE

REPORT for
February 6, 2023
1:00 PM

The Planning and Development Committee of Town Council met on February 6, 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; and Russ Touchberry, Council District 3. Bob Jackson, Council District 6, was not in attendance. Staff members present included Jessi Shuler, AICP, Director of Planning and other Town staff.

The meeting was called to order at 1:02 PM.

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, and that the Planning & Development Committee deferred these two items at their last meeting. Mr. Jenkins noted that the Committee asked the applicant to consider certain changes to the conceptual plan at the last meeting, and he asked Ms. Shuler to detail any changes that were made. Ms. Shuler briefly explained that the applicant had increased the commercial square footage proposed from the original 9,000 square feet to 27,000 square feet and kept the apartment unit count at 316 units by adding apartments above the commercial. She also explained that they adjusted their Fiscal Impact Analysis to take into account the change and correct some other assumptions, and the revised FIA showed a net gain to the Town of about \$25,000 over 20 years. Mr. Touchberry made a motion to recommend approval of both annexations to full Council, and Mr. Jenkins made the second. Mr. Jenkins called for the question, and the motion passed unanimously.

Rezoning:

Ms. Shuler then introduced the request to rezone TMS#137-09-01-057, located on Central Avenue, approximately 2.98 acres, and owned by 725 Central LLC, from PUD, Planned Development District, to N-B, Neighborhood Business. (Council District 1) She stated that the Planning Commission held a public hearing and made a recommendation for approval at their meeting on January 23, 2022. Mr. Touchberry made a motion to recommend approval to full Council, and Mr. Jenkins made the second. Mr. Jenkins called for the question, and the motion passed unanimously.

Annexation:

Ms. Shuler then introduced the petition by Dorchester County Community Outreach to annex TMS#146-14-00-009, located on Jamison Road and totaling approximately 3.45 acres. Currently zoned CG, General Commercial, in Dorchester County and will be zoned G-B, General Business, upon annexation in the Town of Summerville's municipal limits. (Council District 3) She stated that the Planning Commission held a public hearing and made a recommendation for approval at their meeting on January 23, 2022. Mr. Jenkins noted that there is normally no public comment at the Planning & Development Committee meeting, but there is at the full Council meeting. Mr. Touchberry agreed and explained that he'd received a lot of public comments on this issue; therefore, he made a motion to move the item to full Council without a recommendation to allow all of the public comment to be heard by all of Council. Mr. Jenkins made the second. He called for the question, and the motion passed unanimously.

Rezoning:

Ms. Shuler then introduced the final item, the request to rezone TMS#136-12-04-112, 629 Parkwood Drive, approximately 0.38 acres, and owned by James C. and Tina J. Horne, from GR-5, General Residential (5 units/acre), to N-B, Neighborhood Business. (Council District 1) She stated that the Planning Commission held a public hearing and made a recommendation

for approval at their meeting on January 23, 2022. Mr. Touchberry made a motion to recommend approval to full Council, and Mr. Jenkins made the second. Mr. Jenkins called for the question, and the motion passed unanimously.

Following no additional business or discussion, the meeting was adjourned at 1:08 PM on a motion by Mr. Touchberry, and a second by Mr. Jenkins.

Respectfully submitted,

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

Jessi Shuler, AICP
Director of Planning

February 7, 2023



PUBLIC SAFETY COMMITTEE

Minutes from February 6, 2023 Meeting

The meeting was called to order at 1:37pm. Committee members Terry Jenkins and Bill McIntosh were present. Aaron Brown was absent. Police Chief Doug Wright and Fire Chief Richard Waring were also present.

Chief Wright gave a recap of 2022 activity within the Police Department, including a review of cases, a Crisis Intervention Team report, a grant update, accomplishments of the department, community involvement, and the 2023-2024 goals.

Mr. Jenkins made a motion, seconded by Mr. McIntosh, to send the Memorandum of Understanding between the Town of Summerville and the North Myrtle Beach Police Department for manpower assistance during the Memorial Day weekend for their Atlantic Beach Bike Festival to full Council with a recommendation for approval. The motion carried unanimously.

Chief Waring presented a recap of 2022 activity within the Fire and Rescue Department, including a chart of incident responses, significant incidents, and additional other highlights. Chief Waring stated that the regional starting salaries of other fire departments are greater than the starting salary of \$36,865 for the Town of Summerville. He showed a chart with various other municipalities' starting salaries versus the salary for the Town. He recommended increasing the starting salary, and he stated that he would bring this to Council at budget time.

There being no further business, Mr. Jenkins made a motion, seconded by Mr. McIntosh, to adjourn. The motion carried, and the meeting adjourned at 1:54pm.

Respectfully submitted,

Beth Messervy, Town Clerk

TOWN of SUMMERVILLE, SC

FINANCE COMMITTEE REPORT

February 6, 2023

The Finance Committee met on Monday, February 6, 2023. Present were Mayor Waring and Committee members Bill McIntosh, Kima Garten-Schmidt, Russ Touchberry and Terry Jenkins. Councilmembers Bob Jackson and Aaron Brown were absent. 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.

Welcome	Mayor Waring called the meeting to order at 1:09pm.
Presentation of Financials	Finance Director Rhonda Moore presented the January 2023 financial report.
Financial Requisitions	<p>Mr. Jenkins made a motion, seconded by Ms. Garten-Schmidt, to authorize staff to award the bid to Blythe Development Company for the construction of the Maple Street Extension Project pending execution of the IGA between the Town of Summerville and Dorchester County. Funds will come from proceeds from the Midtown Tax Increment Finance District and Dorchester County tax referendum proceeds. Mr. McIntosh asked for clarification on the motion, whether or not it also included authorizing the purchase order in the amount of \$20,948,175. Mr. Jenkins stated that it did include the purchase order. Mr. McIntosh asked for clarification on the IGA between the Town and Dorchester County. Ms. Wallace confirmed that the motion commits the Town to spend up to \$11 million of its own money on the project. The motion carried 4-0 with Mr. Touchberry abstaining from the vote due to conflict of interest.</p> <p>Mr. Jenkins made a motion, seconded by Ms. Garten-Schmidt, to issue a purchase order for Michael Baker, Inc for \$40,000 to conduct environmental survey relating to the Rafinesque's Big Eared Bat. He then revised his motion to also include the utility coordination work for the N. Maple Street project. Ms. Garten-Schmidt seconded his revision. The motion carried unanimously.</p> <p>Mr. McIntosh made a motion, seconded by Ms. Garten-Schmidt, to issue a purchase order in the amount of \$79,124 to GeoComm Dispatch 911 Mapping System, the initial purchase and service agreement is 100% reimbursable through the state's 911 funds. Request from Police Department – Communications. The motion carried unanimously.</p>
Discussion and Consideration of Proposed Capital Purchases (FY23)	<p>Ms. Wallace explained that she and Ms. Moore met with the department heads to develop a plan to fund some of the capital requests that weren't funded in the FY22-23 budget. Ms. Moore presented difference funding sources that could be used for the capital requests, including ARPA funds, HTAX, and Impact Fees. Some discussion followed. Ms. Wallace confirmed that there did not need to be an amendment to the budget to reallocate the funds for the capital purchases. She stated that if Council would accept the plan as presented in the agenda packet, then staff could bring purchase orders to Council individually to vote on. Mr. McIntosh made a motion, seconded by Mr. Touchberry, to approve the requisition of the capital expenditure items as presented. The motion carried unanimously.</p>
Authorization of Agreements	Ms. Garten-Schmidt made a motion, seconded by Mr. Jenkins, to approve a Utility Agreement with the Summerville Commissioner of Public Works for utility relocations related to the Maple Street Extension project. Mr. McIntosh asked the Town Attorney if

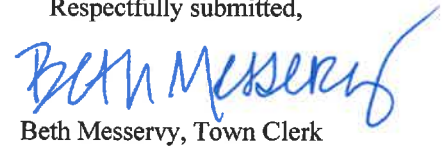
these items were under the scope of the Finance Committee, and the Town Attorney confirmed that they are. The motion carried unanimously.

Mr. Jenkins made a motion, seconded by Ms. Garten-Schmidt, to approve a Memorandum of Agreement with Dorchester County Water and Sewer for Sewer relocations related to the Maple Street Extension project. The motion carried unanimously.

Adjourn

Mr. Touchberry made a motion, seconded by Mr. Jenkins, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 1:36pm.

Respectfully submitted,



Beth Messervy, Town Clerk