

**The Town of Summerville Planning Commission Meeting  
Minutes  
January 25, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Charlie Cuzzell; Elaine Segelken; Marc Hehn, AICP; and, Bill Mallery. Margie Pizarro was unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes, Election of Officers, and Rules and Procedures:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on December 21, 2015. Ms. Segelken made a motion to approve the minutes with Mr. Cuzzell making the second. The motion carried.

Mr. Cuzzell stated that he and Mr. Hehn would make a motion to retain the current Chairman, Mr. Reaves, and the current Vice Chairman, Ms. Segelken if they would agree. Mr. Mallery made the second. Mr. Reaves and Ms. Segelken both stated they would accept. Hearing no additional nominations from the floor, the Chairman closed the nominations and called for the vote. The motion carried.

Ms. Robinson presented the DRAFT Rules and Procedures and she and Ms. Shuler briefed the Commission on the slight modifications made to the current document. Mr. Hehn made a motion to have 5 or more lot subdivisions to be required to come before the Commission for review for approval and for this to be added to the Rules and Procedures. Mr. Cuzzell seconded the motion for discussion. Mr. Cuzzell stated that perhaps more of a threshold should be required such as only if a new road was being planned that would be maintained by the Town and only if there were at least 10 new lots or more. He stated that a new road would be a better trigger point than the number of new lots. Staff questioned what would the benefit be to bring plats to the Commission for review as plats and subdivisions must meet minimum ordinance requirements. Staff also reiterated that the Commission does have input in new development with the review and recommendation of PUDs. Mr. Hehn stated there were a few problems within a new development in the center of Town that he felt the Commission could have required additional mitigation. Staff responded that the current Town ordinances mandated minimum requirements and that the ordinances would have to be amended. Mr. Mallery asked staff to clarify and confirm that the process by which a final plat was approved was the bonding of infrastructure constructed prior to the final plat being approved. Staff confirmed that approval of preliminary platting allowed the construction of infrastructure and prior to final platting of properties, bonding was implemented in order for the Town to take over maintenance of new infrastructure such as roadways. Mr. Mallery then stated that if the Commission wanted input, preliminary plats would need to be reviewed by the Commission. Mr. Rogan agreed with Mr. Cuzzell and stated that the threshold should be greater than 5 lots. Following this discussion, the Commission asked staff to seek legal advice for the next meeting. Ms. Segelken made a motion to table this discussion until the February meeting with Mr. Mallery making the second. The motion tabled the item from further discussion and carried.

**Public Hearings:**

The first public hearing was for the request to annex Dorchester County TMS# 145-07-10-006, 1 lot (.83 acres), located at 420 Miles Jamison Road, owned by Emily R. Jenkins, currently zoned TRM, Transition Residential District in Dorchester County and will be zoned R2, Single Family Residential District upon

annexation into the Town of Summerville's municipal limits. Ms. Robinson provided a brief overview of the request. Hearing no requests from the audience to provide public comment, the public hearing was closed at 4:28 PM.

### **Old Business**

There were no items under Old Business.

### **New Business**

The first item under New Business was the request to annex Dorchester County TMS# 145-07-10-006, 1 lot (.83 acres), located at 420 Miles Jamison Road, owned by Emily R. Jenkins, currently zoned TRM, Transition Residential District in Dorchester County and will be zoned R2, Single Family Residential District upon annexation into the Town of Summerville's municipal limits. Mr. Cuzzell made a motion to recommend approval of this annexation with Ms. Segelken making the second. The motion carried.

The second item under New Business was the discussion of the 2009-2011 Comprehensive Plan Goals as applicable for Step I: *Set Goals – What Does the Community Value?* for the Green Infrastructure (GI) Plan. Ms. Shuler stated that at this time, a recommendation was not needed and led the discussion stating that certain goals listed in the current Comprehensive Plan for the various elements would apply with the work being done with this project but staff needs the Commission to review those goals and provide input regarding whether these goals and / or others would also be appropriate for this project. Ms. Shuler stated that the data had been sent to the consultant for analysis and that staff is also waiting on the last bit of data from the USDA to send as well. This data is infrared data that shows vegetation. Staff is also working to obtain data from SHPO (with the SC Dept. of Archives and History). Ms. Shuler reiterated that the goals chosen within the Comprehensive Plan should be those that could be mapped and turned into action and stated that the Plan will help in how priorities that are in conflict with each other will be addressed. Ms. Segelken asked if there was a guide and Ms. Shuler stated that the state has prepared a guide that the Town is using and that the guide was based on Berkeley County's GI Plan which was the first in the state and that the Town will be the first municipality. Mr. Cuzzell asked if the Tree City program could overlap and Ms. Shuler responded that it could as the per capita amount spent by the Town on the program could be calculated with the work being done on this project for 2016. Mr. Cuzzell then asked how the state park property could be incorporated and Ms. Shuler responded that the Park Ranger, Ashley Chapman, is on the Technical Advisory Committee.

Ms. Shuler informed the Commission that March 3 would be a special Planning Commission meeting at which the initial draft base map would be presented by the consultant and that later that evening a public forum would be held to gather public input. Ms. Segelken asked how many public forums there would be and staff responded at least 2, probably in July and August at which time the final maps and the draft plan would be presented for comment. Mr. Rogan asked if the Town has budgeted goals for moving forward and Ms. Shuler responded that no, the GI Plan would be used to help identify gaps in policy / ordinance implementation such as informing the work with current UDO project (i.e., street trees) and that the model can be updated. The Plan can be built into daily requirements and inform future plans as well, such as the next Comprehensive Plan.

Mr. Hehn also mentioned that he wanted the Commission to look at how much commercial property in comparison to the amount of residential property was already in the Town with the UDO work. Staff stated a link to the guide and Berkeley County's Plan (if available on the County's website) would be sent to the Commission members.

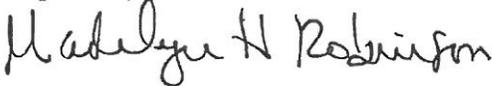
### **Miscellaneous:**

Ms. Robinson asked if anyone attended the training offered at the BCDCOG on Friday, January 22, 2016. No one responded that they had and a few discussed upcoming training opportunities and asked for confirmation of the date of the session the Town was offering on February. Staff responded that the training will be on the 24<sup>th</sup> of February.

**Adjourn**

Hearing no requests for further business, Mr. Cuzzell made a motion to adjourn and Ms. Segelken made the second. The motion carried and the meeting adjourned at 5:08 PM.

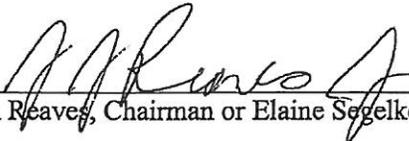
Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 2.22.14

Approved:

  
\_\_\_\_\_  
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
February 22, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Charlie Cuzzell; Marc Hehn, AICP; Bill Mallery; and, Margie Pizarro. Elaine Segelken was unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; Tim Macholl, Annexation and Development Coordinator; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Public Hearings:**

The public hearing was for the request to annex Berkeley County TMS# 232-00-01-055, 1 lot (.161 acres), located on Berkeley Circle, owned by Sticky Summerville, LLC, currently zoned R2, Manufactured Residential District in Berkeley County and will be zoned B3, General Business District upon annexation into the Town of Summerville's municipal limits. Mr. Reaves asked for the applicant to present the request. Chris Campeau with Seamon Whiteside & Associates, representative for the owner presented the request. Hearing no requests from the audience to provide public comment, the public hearing was closed at 4:06 PM.

Prior to moving forward with the agenda as posted, Mr. Cuzzell made a motion to discuss the item under New Business first with a second from Mr. Hehn. The motion carried.

**New Business**

The first item under New Business was the request to annex Berkeley County TMS# 232-00-01-055, 1 lot (.161 acres), located on Berkeley Circle, owned by Sticky Summerville, LLC, currently zoned R2, Manufactured Residential District in Berkeley County and will be zoned B3, General Business District upon annexation into the Town of Summerville's municipal limits. Mr. Rogan made a motion to recommend approval of this annexation with Mr. Cuzzell making the second. Mr. Hehn asked if Russ Cornette had approved the setbacks and Ms. Robinson stated formal plans had not been submitted to the Town yet. Mr. Cuzzell asked if SCDOT would be taking any property and Mr. Campeau responded that the owner is working with SCDOT currently. Mr. Rogan asked if there would be shared parking with the existing shopping center and Mr. Campeau responded that the owner is considering abandoning the property line to combine both of his properties, but that the owner is also working on a shared parking agreement with the adjacent shopping center if the property line is not abandoned. Hearing no further discussion, the vote was taken and the motion carried.

**Old Business**

The first item under Old Business was the continued discussion of the Rules and Procedures tabled from the meeting in January. Ms. Robinson stated that she contacted the Town's Attorney regarding the review of plats and because the review procedure is set forth in ordinance that plats are submitted and approved by the Town Engineer, staff's recommendation is for the Town to consider an ordinance change prior to the rules and regulations being amended with this type of requirement. Mr. Hehn stated he still wants to see plats for subdivisions however those are defined. Mr. Mallery asked for clarification regarding the order in the process of final plat approval and staff confirmed that following a preliminary plat and construction plans, infrastructure is constructed and bonded before staff can approve a final plat for

recording. Mr. Cuzzell asked for clarification on the terms disqualification and recusal and Ms. Robinson stated that the disqualification is dependent upon the Commission to determine and recusal is for the individual member to determine. She also stated the recusal term was added because the form that is used to meet the requirements of the state's statute uses the term recusal. She also mentioned that this form was provided for by the MASC. Mr. Cuzzell also asked about the notice requirement and voting on a zoning amendment and was 30 days enough time. Ms. Robinson and Mr. Reaves both explained that the date of the meeting that the item is on the agenda for a recommendation, that is when the 30 day clock begins. Ms. Robinson also provided the example of the upcoming UDO draft, that multiple public hearings and discussions would be scheduled prior to the item being presented to the Planning Commission for a recommendation and that the agendas are posted on the Town's website and bulletin boards as well as notice in the newspaper each December about the next year's meeting schedule for all of the Town's Boards. Mr. Hehn asked staff to provide the plats and plans for the subdivision development off of Shepard Street near Dac's Lane at the next Planning Commission meeting so that the Commission members can see what he is talking about and asked for Russ Cornette to be at the meeting as well. Mr. Cuzzell made a motion to adopt the Rules and Regulations as presented with Mr. Rogan making the second. The motion carried 5-1 with Mr. Hehn voting against the motion.

The second item under Old Business was the discussion of goals for the Green Infrastructure Plan. Ms. Robinson asked the Commission if they had reviewed the goals provided by staff at the last meeting and if they were ready to make a recommendation for a set of goals for this project. Ms. Shuler stated that these goals may not be final and more may be added or they could be modified as the process continues. She also reminded them that March 3, 2016 the Commission would have a special meeting prior to the public forum that evening at which the consultant will present the initial draft data for discussion. Mr. Cuzzell asked how many would be considered reasonable and that 6-7 stood out as being feasible and maybe it would be good to wait until they had an opportunity to see the initial draft data. Mr. Hehn mentioned the protection of trees and native vegetation. Mr. Cuzzell suggested 3 of the listed examples could be collapsed into one regarding protection and preservation but that all of the goals need to be realistic. Ms. Shuler asked if the Commission members would email in any additional comments if they are not ready to set goals and she would send the public forum notice to the Commission members. Because the Commission expressed a need to see the draft data before setting goals, no recommendations for goals were determined.

#### **Miscellaneous:**

Mr. Hehn asked if the Chairman would recognize the Mayor and councilmembers in the audience. Mr. Reaves recognized Mayor Wiley Johnson, Councilwoman Christine Czarnik and Councilman Aaron Brown.

Ms. Robinson introduced Tim Macholl to the Commission and stated he was the Town's new Annexation and Development Coordinator.

#### **Adjourn**

Hearing no requests for further business, Mr. Cuzzell made a motion to adjourn and Mr. Mallery made the second. The motion carried and the meeting adjourned at 4:46 PM.

Respectfully Submitted,

*Madelyn H. Robinson*

Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 3.3.16

Approved:

*Jim Reaves Jr.*  
\_\_\_\_\_  
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
March 3, 2016**

This special meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Marc Hehn, AICP; and, Margie Pizarro. Bill Mallery, Will Rogan and Elaine Segelken were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; and, Meredith H. Detsch, Planner.

Jim Reaves, Chairman, called the special meeting to order at 4:04 PM.

**Approval of Minutes:**

Mr. Cuzzell made a motion to approve the minutes as provided with Ms. Pizarro making the second. The motion to approve the minutes carried.

**Public Hearings:**

There were no public hearings scheduled for this meeting.

**Old Business**

There were no items under Old Business.

**New Business:**

The only item under New Business was the review and discussion of draft base maps, a draft tree canopy inventory, and draft goals to be used in the Town's Green Infrastructure Plan. Ms. Shuler introduced Karen Firehock with the Green Infrastructure Center, consultant for this project and Frances Waite with the SC Tree Commission and they presented the draft documents to the Commission for discussion. Also in attendance were Mike Dawson with Francis Beidler Forest and Ashley Chapman with Colonial Dorchester Historic Site and members of the technical review committee for this project. Mr. Rudd Smith, citizen, also participated in the discussion. Ms. Firehock noted that the planning area used for this project is the same area used in the Town's current Comprehensive Plan and that this area is 55% canopied by trees which is a high percentage. Mr. Cuzzell asked if the mapping could be used to identify areas of risk and staff responded that the goals would provide a map for future areas of risk.

When reviewing the water assets map, the Commission noted that areas where known roadways would be constructed should be shown. With the recreation assets map, the Commission suggested revising the map name and with additional minor adjustments such as notating the Ashley River Blue Way and Nexton's park and trail. Ms. Shuler stated that additional areas and places can be added to the maps such as with the Historical & Cultural Assets map. These places would represent importance to the community and how trees contribute to that experience.

The following additional maps were discussed and asked to be provided if possible:

Tree canopy by zoning  
Tree canopy by drainage basin, wetlands  
Tree canopy by historic district  
Tree canopy by future land use map

Tree canopy coverage of trails  
Tree canopy/PPA by economic development areas  
Possible planting area (PPA) by drainage basin  
Comparison map of tree canopy of year closest prior occurrence of Hurricane Hugo (1989)

There were no motions to recommend or decide any question and no action was taken by the Commission.

A previously scheduled drop in Public Forum for this project was held from 6:00 pm – 8:00 pm following this special meeting of the Commission.

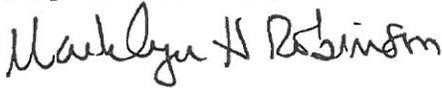
**Miscellaneous:**

There were no items under Miscellaneous.

**Adjourn**

Hearing no requests for further business, Mr. Cuzzell made a motion to adjourn and Mr. Pizzaro made the second. The motion carried and the meeting adjourned at 5:02 PM.

Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 3.21.16

Approved:



Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
March 21, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Marc Hehn, AICP; Will Rogan; and, Elaine Segelken. Margie Pizarro and Bill Mallery were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; Tim Macholl, Annexation and Development Coordinator; Bonnie Miley, PE, Assistant Town Engineer; and, Russ Cornette, PE, Town Engineer and Director of Public Works.

In the audience, Mayor Wiley Johnson and Councilwoman Christine Czarnik were in attendance.

Jim Reaves, Chairman, called the meeting to order at 4:04 PM.

**Approval of Minutes:**

Mr. Cuzzell made a motion to approve the minutes as provided with Ms. Segelken making the second. The motion to approve the minutes carried.

**Public Hearings:**

The public hearing was for the request to annex Dorchester County TMS# 129-06-07-009, (approximately .46 acres), located on Renau Blvd., owned by Diane Hill, currently zoned R1-M, Residential Manufactured in Dorchester County and will be zoned PUD, Planned Unit Development upon annexation into the Town of Summerville's municipal limits and the existing PUD for Pine Forest Country Club shall be amended to include this parcel in the Linkside Village section for use as detached single family. (future Council District 4) (*public hearing signs posted on property beginning on 3.4.16 and with notice in Post & Courier on 3.6.16*) Mr. Reaves opened the public hearing at 4:07 PM. Ms. Robinson gave a brief introduction to this request. Mr. Reaves asked for anyone wishing to provide public comment. Robert Amato who stated he lived across the street from the property stated that in his opinion the intersection is dangerous and that the trees would be cut and two houses shouldn't be built there. The Commission responded that the request was for annexation of the property, not review of development plans. Mr. Hehn asked staff to explain the zoning map exhibit showing the location of the parcel. Ms. Elizabeth Hawk who stated she lived on La Costa stated that there is a lot of traffic on that street and at the intersection. John Payne, realtor and representative for the property owner/applicant stated that the construction of two homes wouldn't change the traffic patterns and would be consistent with the contiguous properties that have homes on them regarding size and use. Hearing no requests from the audience to provide public comment, the public hearing was closed at 4:20 PM.

**Old Business**

There were no items under Old Business.

**New Business:**

The only item under New Business was the request to annex Dorchester County TMS# 129-06-07-009, (approximately .46 acres), located on Renau Blvd., owned by Diane Hill, currently zoned R1-M, Residential Manufactured in Dorchester County and will be zoned PUD, Planned Unit Development upon annexation into the Town of Summerville's municipal limits and the existing PUD for Pine Forest Country Club shall be amended to include this parcel in the Linkside Village section for use as detached

single family. Mr. Reaves asked for any questions or a motion and Mr. Hehn made a motion to recommend approval of the requested annexation with Mr. Cuzzell making the second. Hearing no further discussion from the Commission the vote was taken and the motion carried.

Mr. Reaves informed the audience that the request would next be heard by the Planning & Development Committee of Council. Ms. Robinson also provided that the agenda would be available on the Town's website.

### **Miscellaneous:**

Under Miscellaneous, Ms. Robinson introduced the discussion of the approved and recorded plat of TMS#136-16-10-014 into 5 lots on Shepard St., zoned R1, Single Family Residential (Council District 3). She stated that this item was on the agenda at the request of a Commission member with no objection by the Commission. She also stated that plat review and approval for the Town is handled by the Engineering Department and that the lots meet the zoning requirements for the zoning classification. Mr. Hehn stated that he requested this be brought before the Commission for discussion. He explained that this development is causing problems for his brother and sister in law's property. Mr. Hehn asked Mr. Cornette about various regulations regarding pre and post runoff and the water in the ditch with regards to silting. Mr. Cornette explained the regulations and that staff has been and is currently working with the developer to address requirements and issues as they move forward through the development process. Mr. Cuzzell stated that this seemed to be more of maintenance issue rather than a plat issue.

Mr. Hehn asked if the ditch could be piped and Mr. Cornette said yes, that the Town's policy allowed staff to perform the work providing the property owner purchased the required materials. Ms. Segelken asked if it was true that open ditches function better than culverts and pipes, and Mr. Cornette responded that open ditches do a better job of collection during wetter periods. Mr. Hehn asked if the Town has a master drainage plan and Mr. Cornette responded yes, and that it was done in '96-'97 by Davis & Floyd. Mr. Hehn stated that at one time there was a planned subdivision in this location that included a pond and that the changed plan was circumventing the regulations. Mr. Cornette responded that as plans are submitted for construction, staff requires and reviews a drainage plan for each lot and silt fencing must be installed prior to the approval of work being conducted. Mr. Cuzzell asked that in some cases a coordinated process of multiple lots may be better than lot by lot. Mr. Cornette stated that in some instances the Town allows multiple lot disturbances for unique situations, but these lots are large unlike the much smaller lots that are considered on multiple lot approval basis from time to time.

Mr. Hehn asked if his brother could speak and the Commission responded that he could. Mr. Chris Hehn asked Mr. Cornette if the Town was working with the developer as he has contacted SCDHEC. Mr. Cornette responded that the Town was working with the developer and SCDHEC. Mr. C. Hehn thanked Mr. Cornette and stated that a compromise had been worked out saving more trees. But, he also stated that an adjacent property has standing water and he is concerned about mosquitoes. Mr. Cornette stated staff is already working to redirect water flow in that area. Mr. C. Hehn responded with an apology to Mr. Cornette stating he should have contacted the Town first before SCDHEC.

Following the discussion, Mr. M. Hehn thanked the Commission for allowing his brother this opportunity.

There was no request for a decision by the Commission and no action was taken.

### **UDO Workshop**

Councilwoman Christine Czarnik requested to address the Commission regarding concerns in how the historic district will be treated in the UDO. She stated that she lives in and represents the district and believes the district should be treated separately to ensure that protections are not lost. Ms. Segelken stated that not all of the historic district is in Council District 2. Ms. Czarnik asked if there was a map that correlated with the draft table. She stated that the Chairman and Vice Chairman for the BAR were also in attendance and shared these same concerns and asked that the Commission consult with the BAR during this process.

Ms. Robinson introduced Craig Lewis with Stantec, consultant for the Town for this project. Mr. Lewis provided a brief PowerPoint presentation explaining the UDO, the grouping of zoning classifications (Form Based, shown as "Walkable, Mixed Use" and Conventional, shown as "Conventional" and "Special") and explained that the historic district was a topic of particular discussion between staff and the consultant with staff stating the same concerns. He explained that initially, the idea was to modify some zoning classification to encompass new form based districts to reflect how development has or is occurring. This idea also included not renaming conventional districts because there would be little change. But, after initial work, the proposed draft as presented, suggests renaming some districts to reflect the actual description of these districts and stated that the uses as they current exist would not change (i.e., R1 to R2; R2 & R3 combined as GR 5; etc.).

Following the presentation, Mr. Hehn asked Mr. Lewis if an analysis of the total acres zoned commercial in the Town could be conducted to show that there is too much commercial property in town and that is why some areas are not succeeding. Mr. Lewis responded that he understood what Mr. Hehn was saying and agreed that that could be done. Mr. Cuzzell mentioned that the analysis would need to also include the impact of adjacent commercial areas that aren't in the Town that would lure potential commercial development away from property in the Town. Mr. Lewis agreed that this could be an issue and also stated that modified zoning classifications (uses and design standards) would help 'peel away' some commercial as opposed to some development always using a PUD classification or the Town could look to 'down zone' commercial property which may be a 'painful process'.

The discussion then proceeded with a brief overview of the draft documents. During the discussion of the districts that would incorporate the historic areas, Mr. Phil Dixon, Chairman of the BAR and Dr. David Price, Vice Chairman of the BAR expressed concerns about expanding the historic district across (north) the railroad and East of N. Main as those areas contained multiple structures that are contributing to the Town's historic fabric and was there a way to make the ordinance flexible to include additional properties in the event a property owner wanted to be included. Ms. Segelken mentioned the homes in the Stallsville area. There was also some discussion on whether the areas should be a part of the 'overlay' (historic district) or handled in some other manner. Ms. Segelken stated that property owners would want to be on the National Register of Historic Places for the financial incentives. Ms. Robinson reminded everyone that the three additional properties that were included in the historic district several years ago, are not on the National Register but are subject to the BAR's review. Mr. Lewis responded that the idea is to incorporate or imbed design standards into the new ordinance for various areas that would lend protection to specified areas as there are rarely instances where a property owner will request to be included in a historic district.

Mr. Lewis stated that the Commission needs to review the draft use definitions and draft use table. Following that review, the additional minimum development standards, design requirements, etc. would be input into the classifications.

Other notable points of discussion included bed and breakfasts; short term rentals; minimum and maximum design standards (i.e., front setbacks, parking); and, group homes.

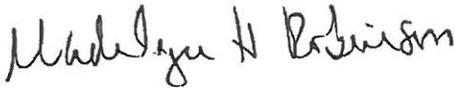
Mr. Cuzzell asked if infrastructure would be an allowed use, such as solar. Mr. Lewis said that in the event of something like a solar farm, those would be listed as permitted in the industrial zoning classifications.

Mr. Reaves asked staff when the next meeting would be to discuss this information and Ms. Robinson responded that staff would like to schedule the next workshop either next week or the following week. She also stated that at the next regular Planning Commission meeting the discussion of this material would likely be on the agenda. The Commission settled on Monday, March 28 at 4:00 PM for the next workshop. Mr. Lewis stated that he could be available for about an hour via phone.

**Adjourn**

Hearing no requests for further business, Ms. Segelken made a motion to adjourn and Mr. Cuzzell made the second. The motion carried and the meeting adjourned at 6:01 PM.

Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 4.18.16

Approved:   
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Workshop  
Minutes  
March 28, 2016**

A workshop of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; and, Marc Hehn, AICP. Elaine Segelken; Bill Mallery; Margie Pizarro; and, Will Rogan were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; Tim Macholl, Annexation and Development Coordinator; and, Bonnie Miley, PE, Assistant Town Engineer.\*

\*Christine Czarnik, Council District 2 was also in attendance in the audience.

The only item at this workshop was the continued discussion of the initial drafts of the Use Definitions and the Use Table from the Planning Commission meeting of March 21, 2016. Craig Lewis with Stantec, the Town's consultant for this project, was present via conference call for the first half of the meeting and provided guidance during the discussion. The discussion included Residential, Lodging, Office/Service, and Commercial/Entertainment uses and in which Use Districts these would be permitted. Various topics within these uses were also discussed including single family detached, multifamily and group homes in commercial districts; bed and breakfasts; short term rentals; and, Bars/taverns vs. nightclubs.

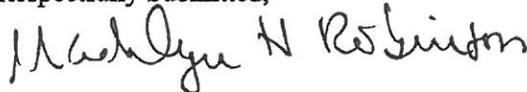
Staff recommended the discussion on these drafts continue at the regularly scheduled Planning Commission meeting in April as no other agenda items have been submitted or are expected for that meeting. Those Commission members in attendance agreed.

No recommendations are voted on in a workshop.

The workshop ended about 6:10 PM.

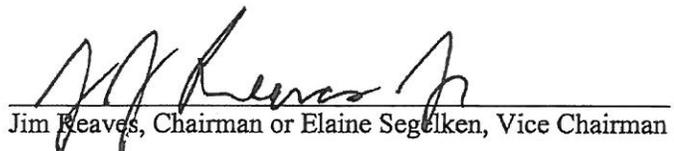
Respectfully Submitted,

Date: 5.16.16



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
April 18, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Will Rogan; Margie Pizarro; and, Bill Mallery. Elaine Segelken and Marc Hehn, AICP were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; and, Tim Macholl, Annexation and Development Coordinator.

In the audience, Mayor Wiley Johnson was briefly in attendance.

Jim Reaves, Chairman, called the meeting to order at 4:03 PM.

**Approval of Minutes:**

After introduction of the presented minutes for approval, and, hearing no requests for discussion or concerns, the minutes were accepted by the Chairman.

**Public Hearings:**

There were no items needing a public hearing.

**Old Business**

There were no items under Old Business.

**New Business:**

There were no items under New Business.

**Miscellaneous:**

There were no items under Miscellaneous.

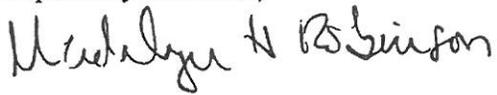
**UDO Workshop**

The discussion of initial drafts for the use definitions and districts table of uses of the Unified Development Ordinance (UDO) continued (previously, discussion was had at the Planning Commission meeting on March 21, 2016 and the Planning Commission Workshop on March 28, 2016). Staff stated that questions and comments that resulted from this and previous discussions will be forwarded for additional information to Craig Lewis with Stantec, the consultant for the project. No action was required and none was taken following this discussion.

**Adjourn**

The meeting lost a quorum about 5:35 when Bill Mallery and Will Rogan both had to leave for other commitments. The workshop portion of the meeting continued until 6:10 PM. As noted above, no action was taken during the meeting or the workshop.

Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 5.16.16

Approved:



Jim Reaves, Chairman of Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
May 16, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Margie Pizarro; Elaine Segelken; and, Marc Hehn, AICP. Charlie Cuzzell and Bill Mallery were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; Tim Macholl, Annexation and Development Coordinator; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

The Chairman called for a motion for the approval of the minutes from the workshop on March 28, 2016. Mr. Hehn made a motion to approve with Ms. Segelken making the second. Following no discussion the motion carried. Next, the Chairman called for a motion for the approval of the minutes from the meeting on April 18, 2016. Ms. Pizarro made a motion to approve with Mr. Hehn making the second. Following no discussion the motion carried.

**Public Hearings:**

The public hearing was opened at 4:03 PM and held for the request to annex Dorchester Co. TMS#130-00-00-002, 1 lot (3.25 acres), located at 100 Four Paws Lane, owned by Dorchester Society for Prevention of Cruelty to Animals, currently zoned R-4, Multi-Family Residential in Dorchester Co. and will be zoned B-3, General Business upon annexation into the Town of Summerville's municipal limits. (Council District 1) (*public hearing signs posted on property beginning on 4.29.16 and with notice in Post & Courier on 5.1.16*). Mr. Macholl provided a brief description of the request and Ms. Terri Friar with the SPCA stated that the organization wanted to annex into the Town. The Chairman asked for any additional comments from the public and none were provided. The public hearing was closed at 4:04 PM.

**Old Business**

There were no items under Old Business.

**New Business:**

The only item under New Business was the request to annex Dorchester Co. TMS#130-00-00-002, 1 lot (3.25 acres), located at 100 Four Paws Lane, owned by Dorchester Society for Prevention of Cruelty to Animals, currently zoned R-4, Multi-Family Residential in Dorchester Co. and will be zoned B-3, General Business upon annexation into the Town of Summerville's municipal limits. Mr. Hehn made a motion to recommend approval of the request with Ms. Segelken making the second. Ms. Segelken asked if the property was contiguous through Scott's Mill. Mr. Macholl responded that yes, that was a point of contiguity. Hearing no further discussion the vote was called for and the motion carried.

**Miscellaneous:**

Ms. Shuler informed the Commission that the consultant for the GI Plan had submitted a package of materials to staff last week that they had prepared including maps and initial statistics of which more are forthcoming. She also stated that this information is being reviewed by staff and would be presented

and/or discussed at the June Planning Commission meeting as well as a forum scheduled for July, preferably the last week of July. Ms. Shuler stated she would send out suggested dates for the forum and asked if the Commission members would follow up with staff which date worked best.

Another item brought up was a request by Mr. Hehn for Planning staff to ask if Engineering would require the maximum impervious surface allowance be included on plats for review for approval.

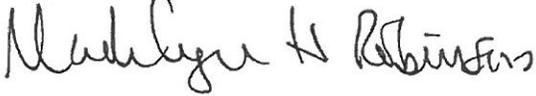
Mr. Hehn also mentioned an upcoming public forum being held on May 26 regarding road projects in the Town and asked Ms. Miley to confirm. Ms. Miley confirmed that the upcoming event would be held at the Cuthbert Center from 5 PM – 7 PM and was a public forum for the purposes of providing information to the public for the N. Maple St. Improvement Project and not a presentation.

Lastly, Mr. Reaves mentioned that recent social media posts suggest that Airbnb is a hot topic of discussion.

**Adjourn**

Ms. Segelken made a motion to adjourn with Mr. Hehn making the second. The motion carried and the meeting was adjourned at 4:10 PM.

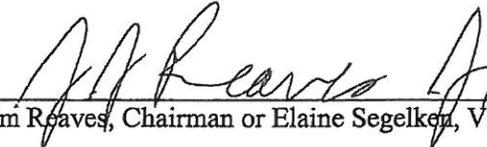
Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 6.20.16

Approved: \_\_\_\_\_

  
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
June 20, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Margie Pizarro; Elaine Segelken, Charlie Cuzzell; and, Bill Mallery. Marc Hehn, AICP, arrived late into the meeting. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Tim Macholl, Annexation and Development Coordinator; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:03 PM.

**Approval of Minutes:**

The Chairman called for a motion for the approval of the minutes from the meeting on May 16, 2016. Ms. Pizarro made a motion to approve with Mr. Rogan making the second. Following no discussion the motion carried.

**Public Hearings:**

The first public hearing was opened at 4:05 PM and held for the request to annex Berkeley Co. TMS#232-00-01-018, (0.568 acres), located on Berkeley Circle, owned by Azalea 888 Zhou Tang, LLC, currently zoned GC, General Commercial in Berkeley Co. and will be zoned B-3, General Business upon annexation into the Town of Summerville's municipal limits. (Council District 1) (*public hearing signs posted on property beginning on 6.3.16 and with notice in Post & Courier on 6.5.16*). Ms. Robinson provided a brief description of the request. The Chairman asked for any additional comments from the public and none were provided. The public hearing was closed at 4:07 PM.

The second public hearing was opened at 4:07 PM for the proposed amendment to Ch. 32, Art. IV, Historic Preservation, Sec. 32-176 Meetings, Rules and Records of the Town of Summerville Code of Ordinances. (*public hearing advertised with notice in the Post & Courier on 6.5.16*) Ms. Robinson provided an overview of the amendment. The Chairman asked for any additional comments from the public and none were provided. The public hearing was closed at 4:09 PM.

**Old Business**

The only item under Old Business was an update and discussion of the final base maps for the ongoing consideration of goals for the Green Infrastructure Plan. During the meeting the Chairman requested that the Commission hold this item until after the two New Business items were discussed. With no objection from the Commission, this item was held until after the New Business items on the agenda.

Ms. Shuler presented the final base maps that included Historic-Cultural-Scenic Assets; Recreational Assets; Tree Canopy Overview; Water Assets; and Water-Watershed Assets. She also briefly discussed the analyses provided by the consultant including those requested by the Commission early in the process. Staff informed the Commission that at the July meeting the Commission will need to decide on the goals that will be included in this project. Ms. Shuler stated that she will send the link to the Dropbox to the Commission members so that they can review all of the material prior to the July meeting.

**New Business:**

The first item under New Business was the request to annex Berkeley Co. TMS#232-00-01-018, (0.568 acres), located on Berkeley Circle, owned by Azalea 888 Zhou Tang, LLC, currently zoned GC, General Commercial in Berkeley Co. and will be zoned B-3, General Business upon annexation into the Town of Summerville's municipal limits. Ms. Segelken made a motion to recommend approval with Mr. Cuzzell making the second. Hearing no further discussion the vote was called for and the motion carried.

The second item was the proposed amendment to Ch. 32, Art. IV, Historic Preservation, Sec. 32-176 Meetings, Rules and Records of the Town of Summerville Code of Ordinances. Mr. Cuzzell made the motion to recommend approval with Ms. Segelken making the second. Hearing no further discussion the vote was called for and the motion carried.

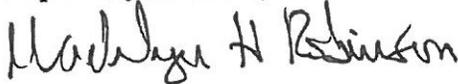
**Miscellaneous:**

There were no items under Miscellaneous.

**Adjourn**

Mr. Cuzzell made a motion to adjourn with Mr. Mallery making the second. The motion carried and the meeting was adjourned at 5:20 PM.

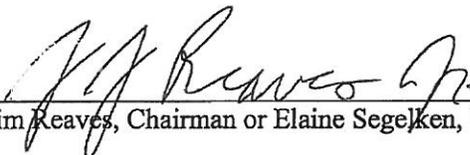
Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 6.20.14

Approved: \_\_\_\_\_



Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
July 18, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Margie Pizarro; Elaine Segelken, Charlie Cuzzell; and, Bill Mallery. Marc Hehn, AICP was unable to attend the meeting. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Tim Macholl, Annexation and Development Coordinator; Meredith H. Detsch; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

The Chairman called for a motion for the approval of the minutes from the meeting on June 20, 2016. Mr. Cuzzell made a motion to approve with Ms. Segelken making the second. Following no discussion the motion carried.

**Public Hearings:**

The first public hearing was opened at 4:02 PM and held for the request to annex Dorchester Co. TMS#s 136-13-00-047, 136-13-00-046, 136-13-00-045, 136-13-00-044, 136-13-00-043, 136-13-00-042, 136-13-00-041, 136-13-00-040, 136-13-00-039, 136-13-00-038, 136-13-00-037, 136-13-00-036, 136-13-00-035, 136-13-00-034, 136-13-00-033, 136-13-00-032, 136-13-00-031, 136-13-00-030, 136-13-00-029, 136-13-00-028, 136-13-00-027, 136-13-00-026, 136-13-00-025, 136-13-00-024, 136-13-00-023, 136-13-00-022, 136-13-00-021 and 136-13-00-020, 28 lots (7.78 acres), located at 1000 through 1032 Providence Way, including three unaddressed parcels, currently zoned R-2, Single-Family Residential in Dorchester Co. and will be zoned R-2, Single-Family Residential upon annexation into the Town of Summerville's municipal limits. (proposed Council District 4) (*public hearing signs posted on property beginning on 6.17.16 and with notice in Post & Courier on 6.18.16*) Mr. Macholl presented the annexation request including the explanation of how properties may be annexed in South Carolina; what type of annexation this request was (75%); the background of this request; and, the data staff had compiled in order to prepare the required feasibility study. Mr. Macholl stated that 75% of the freeholders had signed the petition and 75% of the assessed value of the neighborhood was represented. He also stated that while residential annexations typically do not generate the amount of revenue in comparison that typical residential developments use regarding municipal services received, staff recommended approval of the petition.

The Chairman asked if anyone from the public would like to speak and Mr. Terry McClure of 1008 Providence Way spoke in opposition to the petition stating that he didn't believe that 75% of the property owners had signed, that one of the property owners who had signed no longer owned the property (1002), and that others who had signed no longer wanted to annex including a lady at 1016 who was disabled and was unaware of the increased property taxes associated with annexation. He also felt another meeting with the HOA was needed.

Ms. Tiffany Norton of 1014 Providence Way spoke in favor of the annexation stating that the Town was in discussion with the County to take over maintenance of the roadway that would include repaving the road. She also stated that if there was another HOA meeting, folks wouldn't attend as they didn't attend the meetings where this was discussed nor were they in attendance at this meeting as they were in favor of annexation.

Mr. Mark Glen of 1015 Providence Way spoke in opposition of the petition stating he echoed Mr. McClure's sentiments.

Mr. Bob Jewell of 1009 Providence Way spoke in favor of the petition and stated he had gathered many of the signatures on the petition as well as explained the benefits of annexing to the property owners. He also stated that cost estimates had been prepared for the property owners and the lady Mr. McClure referenced understood the costs associated with annexing and signed the petition.

Hearing no additional requests from the public to comment, the public hearing was closed at 4:18 PM.

### **Old Business**

During the meeting the Chairman asked to conduct New Business prior to the Old Business. The Commission had no objections to this request.

Ms. Shuler asked for the Commission's suggested goals for the Green Infrastructure Plan. The commission suggested various goals ranging from access to natural areas that are within 15 minutes of walking; walkable spaces; preservation and protection of scenic site and natural landscapes; promotion of native species; create natural habitats and corridors that support native wildlife including bees, birds and butterflies; facilitate wildlife movement; expand the pathway system; provide for a community garden to use as an educational tool; encourage diversity in plantings with an emphasis on native species and encourage naturalized landscapes; and, seek partnerships with Clemson Master Gardner's and Carolina Yards programs. She stated that the goals the Commission offered as well as staff would be sent to the consultant for organization and refinement. No formal action was required for this item and none was taken.

### **New Business:**

The only item under New Business was the request to annex Dorchester Co. TMS#s 136-13-00-047, 136-13-00-046, 136-13-00-045, 136-13-00-044, 136-13-00-043, 136-13-00-042, 136-13-00-041, 136-13-00-040, 136-13-00-039, 136-13-00-038, 136-13-00-037, 136-13-00-036, 136-13-00-035, 136-13-00-034, 136-13-00-033, 136-13-00-032, 136-13-00-031, 136-13-00-030, 136-13-00-029, 136-13-00-028, 136-13-00-027, 136-13-00-026, 136-13-00-025, 136-13-00-024, 136-13-00-023, 136-13-00-022, 136-13-00-021 and 136-13-00-020, 28 lots (7.78 acres), located at 1000 through 1032 Providence Way, including three unaddressed parcels, currently zoned R-2, Single-Family Residential in Dorchester Co. and will be zoned R-2, Single-Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Cuzzell asked about the same name on the petition four times for four properties and Mr. Macholl responded that that person's home was one of the properties and he was also the president of the HOA and represents the HOA in signing for the three properties owned by the HOA. Mr. Macholl also stated that staff has not been asked by any of the signed property owners to remove their name from the petition. Mr. Mallery asked if it was 21 names needed. Mr. Macholl responded yes and that was how many are on the petition. He also stated that the residents received a letter and tax estimate by certified mail. Ms. Segelken made a motion to recommend approval of the petition with Mr. Mallery making the second for purposes of discussion.

Mr. Mallery offered several concerns regarding the Town's desire to annex properties that would not fully pay for the municipal services they would receive including getting their road repaved. Mr. Macholl responded that while the revenue generated by these properties most likely will not cover received services, the extent and nature of additional calls such as by police and fire would be minimal based on research with the Sheriff's office and the fact that the Town's Fire Department will be serving the

property regardless of annexation due to the pending automatic aid agreement with Dorchester County. Mr. Mallery questioned efficiency of service provision and Mr. Macholl stated that the Town is already in the immediate area providing service (Mr. K's on the corner and the mini storage facility adjacent to this neighborhood). Mr. Mallery stated that in actuality there are intangible benefits for expanding the town's limits to include this neighborhood.

Mr. Cuzzell asked if a name could be withdrawn at this time and Ms. Robinson stated that yes, but staff would need that in writing. Mr. Cuzzell then asked if the property owner that had signed and sold his property, would that negate his signature. Ms. Robinson stated that staff would ask the Town's Attorney for opinion on that question. Mr. Rogan asked if the HOA areas counted and Ms. Robinson stated that yes, as they are separate properties owned by an entity and the state statute does not discriminate between property owners. Mr. Cuzzell then asked if the motion could be amended regarding the validity of the petition and having legal questions answered. Ms. Robinson suggested that because getting additional information and/or having the Town's Attorney respond may take time, perhaps the Commission would like to hold the item until their next regularly scheduled meeting. Mr. Cuzzell made the motion to table the item until the August meeting with Mr. Rogan making the second. The Chairman stated the motion to table superseded the motion on the floor and called for the vote. The motion to table carried unanimously.

#### **Miscellaneous:**

There were no items under Miscellaneous; but, Ms. Robinson did stated that an informational email was sent to all of the Town's appointed Planning officials regarding upcoming training opportunities being held at Charleston County Planning and the BCDCOG.

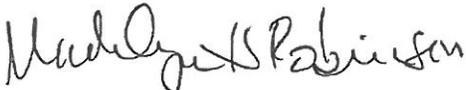
#### **UDO Workshop:**

Ms. Robinson and staff presented the drafts of Chapters 3 and 15 to the Planning Commission for comments. The Commission and staff discussed various concerns and comments that will be forwarded to the consultant for further refinement. Ms. Robinson stated that a public forum is being scheduled, hopefully, for the last week of August similar in presentation as the Green Infrastructure Forum was conducted in March. She stated that a public hearing (s) would be schedule once the full draft document was ready for review by the public. No formal action was needed on this item and none was taken.

#### **Adjourn**

Ms. Segelken made a motion to adjourn with Mr. Cuzzell making the second. The motion carried and the meeting was adjourned at 5:41 PM.

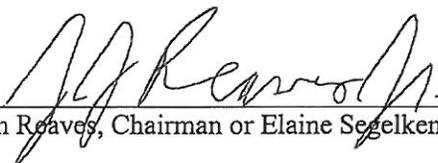
Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: July 13, 2016

Approved: \_\_\_\_\_



Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

The Town of Summerville Planning Commission Meeting  
Minutes  
July 27, 2016

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Elaine Segelken, Charlie Cuzzell; Bill Mallery; and, Marc Hehn, AICP. Will Rogan and Margie Pizarro were unable to attend the meeting. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Tim Macholl, Annexation and Development Coordinator; and, Meredith H. Detsch, Planner.

Jim Reaves, Chairman, called the meeting to order at 4:04 PM.

**Approval of Minutes:**

The Chairman called for a motion for the approval of the minutes from the meeting on July 18, 2016. Ms. Segelken made a motion to approve with Mr. Cuzzell making the second. Following no discussion the motion carried.

**Public Hearings:**

The first public hearing was opened at 4:05 PM and held for the request to annex Dorchester Co. TMS# 145-13-11-012, located at 117 Live Oak Rd., approximately 0.39 acres, owned by Lonnie R. Denton, Sr., and Dolores G. Denton, zoned R2, Residential in Dorchester County, to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits. (Council District 5) (*public hearing signs posted on property beginning on 7.8.16 and with notice in Post & Courier on 7.10.16*) The Chairman asked if the property owners were in attendance and Ms. Dolores Denton replied and stated they wanted to annex to be able to have yard debris and trash pick up as they are getting older. Hearing no additional requests from the public to comment, the public hearing was closed at 4:06 PM.

The second public hearing was opened at 4:07 PM and was for the request to rezone TMS# 136-00-00-093, located at 155 Droze Rd., approximately 7.25 acres, owned by Paul Grove; currently zoned R2, Single Family Residential to be rezoned to R3, Single Family Residential (attached buildings). (Council District 1) (*public hearing signs posted on property beginning on 7.8.16 and with notice in Post & Courier on 7.10.16*) The Chairman asked if anyone representing the property owner was in attendance and Ms. Robinson stated that the developer, Fred Skipper was available. Mr. Skipper stated that he was looking to purchase the property and build duplexes that would be sold as individual units. The Chairman then asked if anyone in the public would like to speak and Ms. Julia Edwards whose family owns the property next door stated she came to the meeting to hear what the request was about. Hearing no additional requests from the public to speak, the public hearing was closed at 4:10 PM.

**Old Business**

There were no items under Old Business.

**New Business:**

The first item under New Business was the request to annex Dorchester Co. TMS# 145-13-11-012, located at 117 Live Oak Rd., approximately 0.39 acres, owned by Lonnie R. Denton, Sr., and Dolores G. Denton, zoned R2, Residential in Dorchester County, to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Hehn made the motion to recommend approval with Ms. Segelken making the second. Staff was asked for a recommendation and Ms. Robinson stated staff recommends approval of the request. Hearing no additional discussion by the Commission, the Chairman called for the vote and the motion carried unanimously.

The second item was the request to rezone TMS# 136-00-00-093, located at 155 Droze Rd., approximately 7.25 acres, owned by Paul Grove; currently zoned R2, Single Family Residential to be rezoned to R3, Single Family Residential (attached buildings). Mr. Hehn asked for staff's recommendation and Ms. Robinson responded that staff

recommends approval. Mr. Hehn made a motion to recommend approval with Ms. Segelken making the second. Mr. Mallery asked the applicant if there was a land plan, how many units were planned, what would be the square footage of the units, would the wetlands be impacted and how would the access be provided for. Mr. Skipper responded that they are in the initial stages of an overall plan and are not sure of how many units or the square footage but the price point they are working towards is \$175k-\$200k per unit. He also stated that there is not a direct plan to impact the wetlands but they may be able to incorporate those in the stormwater program and that the development is planning to be accessed from Droze Road. Ms. Segelken asked if current zoning or the new UDO would apply and Ms. Robinson stated the current ordinance would most likely apply. Mr. Cuzzell asked if Droze Road was paved and Mr. Skipper responded that the road is paved and they are also looking at yield and sewer access prior to purchasing. Hearing no additional discussion by the Commission, the Chairman called for the vote and the motion carried unanimously.

**Miscellaneous:**

There were no items under Miscellaneous; but, Ms. Robinson did state that the first public forum for the UDO was scheduled for Thursday, September 1, 2016 from 6:00 PM – 8:00 PM in Council Chambers. She included that it would be conducted similar to the Green Infrastructure Plan public forum held in March with stations set around the room with information, staff and the consultants providing information, taking comments and answering questions.

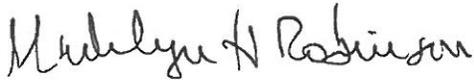
**UDO Workshop:**

Ms. Robinson and staff presented the draft of Chapter 6 to the Planning Commission for comments. Ms. Robinson stated that this chapter would be new requirements for residential developments, thus one additional example of how the UDO is a comprehensive document relating to many elements of a development that the Town currently does not address. The Commission and staff discussed various concerns and comments that will be forwarded to the consultant for further refinement. Most of the concerns and questions centered on what size of development equated to what or how much park and or green space would be required. Following the discussion, staff stated they would work with the consultant to reference a threshold even if that meant that it might be referred to a different section such as the subdivision regulations. Mr. Cuzzell asked if formal action was needed on this item and Ms. Robinson responded not at this time. No formal action was taken.

**Adjourn**

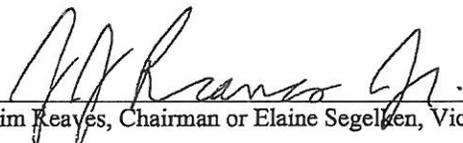
Mr. Cuzzell made a motion to adjourn with Ms. Segelken making the second. The motion carried and the meeting was adjourned at 4:45 PM.

Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 8.15.16

Approved:   
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

The Town of Summerville Planning Commission Meeting  
Minutes  
August 15, 2016

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Elaine Segelken; Bill Mallery; Marc Hehn, AICP; and, Margie Pizarro. Charlie Cuzzell and Will Rogan were unable to attend the meeting. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Tim Macholl, Annexation and Development Coordinator; Bonnie Miley, PE, Assistant Town Engineer; and, Russ Cornette, PE, Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

The Chairman called for a motion for the approval of the minutes from the meeting on July 27, 2016. Ms. Segelken made a motion to approve with Mr. Hehn making the second. Following no discussion the motion carried.

**Public Hearings:**

There were no public hearings held at this meeting.

**Old Business**

The first item under Old Business was the petition to annex the Providence Place neighborhood located off of Old Orangeburg Road that the Planning Commission held from the July 27, 2016 meeting in order for staff to consult with the Town's attorney regarding questions and concerns the Commission discussed. The petition to annex was specifically for Dorchester Co. TMS#s 136-13-00-047, 136-13-00-046, 136-13-00-045, 136-13-00-044, 136-13-00-043, 136-13-00-042, 136-13-00-041, 136-13-00-040, 136-13-00-039, 136-13-00-038, 136-13-00-037, 136-13-00-036, 136-13-00-035, 136-13-00-034, 136-13-00-033, 136-13-00-032, 136-13-00-031, 136-13-00-030, 136-13-00-029, 136-13-00-028, 136-13-00-027, 136-13-00-026, 136-13-00-025, 136-13-00-024, 136-13-00-023, 136-13-00-022, 136-13-00-021 and 136-13-00-020, 28 lots (7.78 acres), located at 1000 through 1032 Providence Way, including three unaddressed parcels, currently zoned R-2, Single-Family Residential in Dorchester Co. and will be zoned R-2, Single-Family Residential upon annexation into the Town of Summerville's municipal limits. (proposed Council District 4). Mr. Macholl presented the requested information to the Planning Commission regarding requirement of all owners/freeholders of jointly held properties and confirmed that those signatures had been acquired onto the Petition. He clarified the number of freeholders as well as a correction of the legal description of one of the parcels. Mr. Hehn stated that anyone who wants to appeal the annexation can do so within 60 days of the final reading and made a motion to recommend approval of the petition to annex with Ms. Pizarro making the second. Mr. Mallery stated that he maintained the concerns he stated at the July 27, 2016 meeting regarding the costs to the Town immediately upon annexation. Mr. Reaves stated that the Town wouldn't be that far upside down financially as there would be no increase in staff as a result of the annexation. Mr. Cornette, Town Engineer stated that the Town would be requesting CTC funds for the repaving of Providence Way on the priority list for 2017 which would be farther up the priority list for repaving than the County has it listed, and the annexation would result in the Town being adjacent to the commercial property across Old Orangeburg from this neighborhood. Ms. Segelken also mentioned that an adjacent property not yet annexed is listed for sale for commercial use. Mr. Mallery stated that with this additional information he withdrew his concerns. Following no additional discussion, the motion carried.

The second item under Old Business was the discussion of the final draft goals and the accompanying objectives and tasks for the Green Infrastructure (GI) Plan. Ms. Shuler and Ms. Miley led the discussion of this item, and the Commission, along with staff, refined the list of suggested goals and how they would be achieved. No action was required for this item and none was taken by the Commission.

**New Business:**

There were no items under New Business.

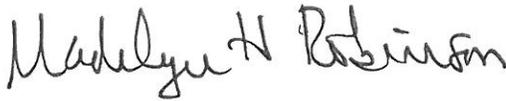
**Miscellaneous:**

Ms. Robinson stated an introductory public presentation for the UDO is scheduled for Thursday, September 1, 2016 from 6:00 PM – 8:00 PM in Council Chambers. Staff also reminded the Commission of the Green Infrastructure Forum on August 25 in Council Chambers from 6:00 PM – 8:00 PM as well as a Walk Bike Plan by the BCDCOG at the Dorchester County Council Chambers on August 30 at 6:00 PM. Ms. Shuler stated she would forward that announcement to all of the Town’s Planning Boards.

**Adjourn**

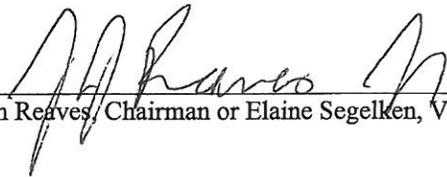
Ms. Segelken made a motion to adjourn with Mr. Mallery making the second. The motion carried and the meeting was adjourned at 5:41 PM.

Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 9.19.16

Approved:   
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

The Town of Summerville Planning Commission Meeting  
Minutes  
September 19, 2016

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Bill Mallery; Margie Pizarro; Charlie Cuzzell; and, Will Rogan. Elaine Segelken and Marc Hehn, AICP were unable to attend the meeting. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Tim Macholl, Annexation and Development Coordinator; Meredith Detsch, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:01 PM.

**Approval of Minutes:**

The Chairman called for a motion for the approval of the minutes from the meeting on August 15, 2016. Ms. Pizarro made a motion to approve the minutes as presented with Mr. Mallery making the second. Following no discussion the motion carried.

**Public Hearings:**

The public hearing opened at 4:03 PM and was for the request to annex Dorchester County TMS#154-00-00-077 (approximately 3.96 acres) located at Ladson Road and Wallace Ackerman Drive, owned by Carmela Haklisch, currently zoned CG, General Commercial and R-4, Multi-Family Residential in Dorchester County and will be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. (proposed Council District 6) (*public hearing signs posted on property beginning on 9.1.16 and with notice in Post & Courier on 9.4.16*) Mr. Reaves asked if the applicant or if someone representing the applicant was in attendance to present the request. Johnny Bevon, representative for the applicant, explained the property was planned to be developed with retail, a restaurant and office and the petition to annex was needed in order to access SCPW sewer. He also stated the property was dual zoned in the County with a portion zoned as R4, Multi Family Residential and annexing would 'clean up' the zoning on the property.

Mr. Reaves asked if anyone from the public wanted to make a comment and Mr. Chris Maiden, president of the HOA for the adjacent neighborhood stated concerns regarding buffers and tree preservation. Mr. Cuzzell asked if the fences next to the houses were owned by the HOA and Mr. Maiden stated that any fences were privately owned. Mr. Maiden asked about curb cuts and Mr. Bevon explained that there would be no curb cuts on Ladson Rd., rather on Wallace Ackerman and one through the property to access Summer St. He described the development as small retail spaces and East Bay Deli at the front of the property facing Ladson and a one story office building in the back facing Wallace Ackerman. Mr. Maiden asked if the neighborhood could be blocked off and Mr. Bevon stated that they had no authority to close access but stated that the residents would most likely make use of the roadway through the property to access Wallace Ackerman. Mr. Maiden agreed and said that would be a good alternative to the Summer St. access to Ladson Rd. Mr. Cuzzell asked if Wallace Ackerman was a divided roadway and Mr. Maiden responded that it was not and asked if the trail would be preserved. Mr. Bevon stated the trail is on public property and there are no plans to disrupt the trail.

Hearing no additional requests to comment from the public, the Chairman closed the public hearing at 4:13 PM.

**Old Business**

There were no items under Old Business.

**New Business:**

The only item under New Business was the request to annex Dorchester County TMS#154-00-00-077 (approximately 3.96 acres) located at Ladson Road and Wallace Ackerman Drive, owned by Carmela Haklisch, currently zoned CG, General Commercial and R-4, Multi-Family Residential in Dorchester County and will be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. (proposed Council District 6). Mr. Reaves asked staff for a recommendation and Ms. Robinson stated staff recommends approval of the petition to annex. Mr. Cuzzell made a motion to forward the petition to Council for approval with Mr. Mallery making the second. Following no further discussion, the motion carried.

**Miscellaneous:**

There were no items under Miscellaneous.

**UDO Workshop:**

The Commission discussed the initial draft for general development provisions and dimensional standards for the zoning districts of the draft Unified Development Ordinance (UDO). Ms. Robinson explained that this material was most likely going to be Chapter 2 of the document and the handout was the material provided at the public presentation and forum held earlier in the month. Commission members asked various questions and notated various items within the handout. No action was required and none was taken for this item.

**Adjourn**

Mr. Cuzzell made a motion to adjourn with Mr. Rogan making the second. The motion carried and the meeting was adjourned at 4:39 PM.

Respectfully Submitted,



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Date: 11.21.16

Approved:   
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman