



**Town of Summerville
Special Planning Commission**
The public and Town Council members are invited to attend
November 21, 2016 - 4:00 PM
Summerville Town Hall, Training Room
200 S. Main Street, Summerville, SC

For additional information regarding items on this agenda including any public hearings, please contact the Planning Department at 843.851.5200. All applications and related documents for this meeting are available for review at the Planning Department during regular business hours, Monday–Friday, 8:30–5:00 excluding Town of Summerville holidays.

I. APPROVAL OF MINUTES:

1. Approval of minutes from meeting on September 19, 2016

II. PUBLIC HEARINGS: *(all public hearing signs posted on properties beginning on 11.4.16 and with notice in Post & Courier on 11.6.16)*

1. Petition to annex Dorchester County TMS#146-14-00-012, 247 Judith Dr., approximately 1 acre, owned by Christway Ministry, zoned R4, Multifamily in Dorchester County and will be zoned R6, Multi-Family Residential upon annexation into the Town of Summerville. (proposed Council District 3)

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. Petition to annex Dorchester County TMS#146-14-00-012, 247 Judith Dr., approximately 1 acre, owned by Christway Ministry, zoned R4, Multifamily in Dorchester County and will be zoned R6, Multi-Family Residential upon annexation into the Town of Summerville. (proposed Council District 3)

V. MISCELLANEOUS:

VI. ADJOURNMENT:

Chairman or Vice Chairman

Posted November 14, 2016

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: _____

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



TOWN OF SUMMERVILLE ANNEXATION APPLICATION



1. **OWNER INFORMATION:** Please complete the following application to request that your property be incorporated into the municipal limits of the Town of Summerville. Phone numbers will not be published. All owners of the property sign page two and submit it to the Planning Department.

*Required

*Property Owner(s): Christway Ministry

*Mailing Address: P.O. Box 1672 *Telephone: 843-343-0391

*City: Ladson *State: SC *Zip: 29456 Email: pastorjbdais@hotmail.com

2. **PROPERTY INFORMATION:** Municipalities must provide the U. S. Justice Department with the population demographics and the land use of each property added to the Town. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

*Property Address: 247 Judith Dr. Tax Map Number: 146-14-00-012

*Number of Current Residents: *Race of Current Residents:

Current Land Use: Vacant Future Land Use: Residential
(i.e. home, bank, carwash, etc.) (i.e. home, bank, carwash, etc.)

Current County Zoning Classification: R-4

Requested Zoning Classification: R-6

3. **SUBMIT APPLICATION:** Please submit signed* application and a copy of the recorded plat and recorded deed to:

MAIL: Town of Summerville, 200 S. Main Street, Planning Department

PICKUP: Call the Planning Department at 843.851.5200

FAX: 843.871.6954

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____) PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF SUMMERVILLE

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a Town by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located at 247 Judith Dr. (approximately 1 acres) to be annexed is identified by the _____ County Assessor's Office as Property Identification Number: TMS # 141-14-00-012 to include, if necessary to establish contiguity, any road, waterway, easement, railroad track, marshland or utility line that intervenes between this property and the municipal limits of the Town of Summerville.

NOW, THEREFORE, the undersigned petition the Town Council of Summerville to annex the above described area into the municipal limits of the Town of Summerville.

Dated this 28 day of October, 2016.

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

[Signature]
(Signature)

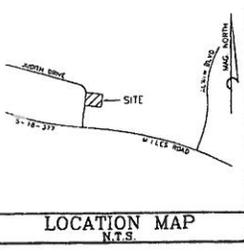
10/28/2016
(Date)

John Davis
(Print Name)

(Date)

(Signature)

(Print Name)

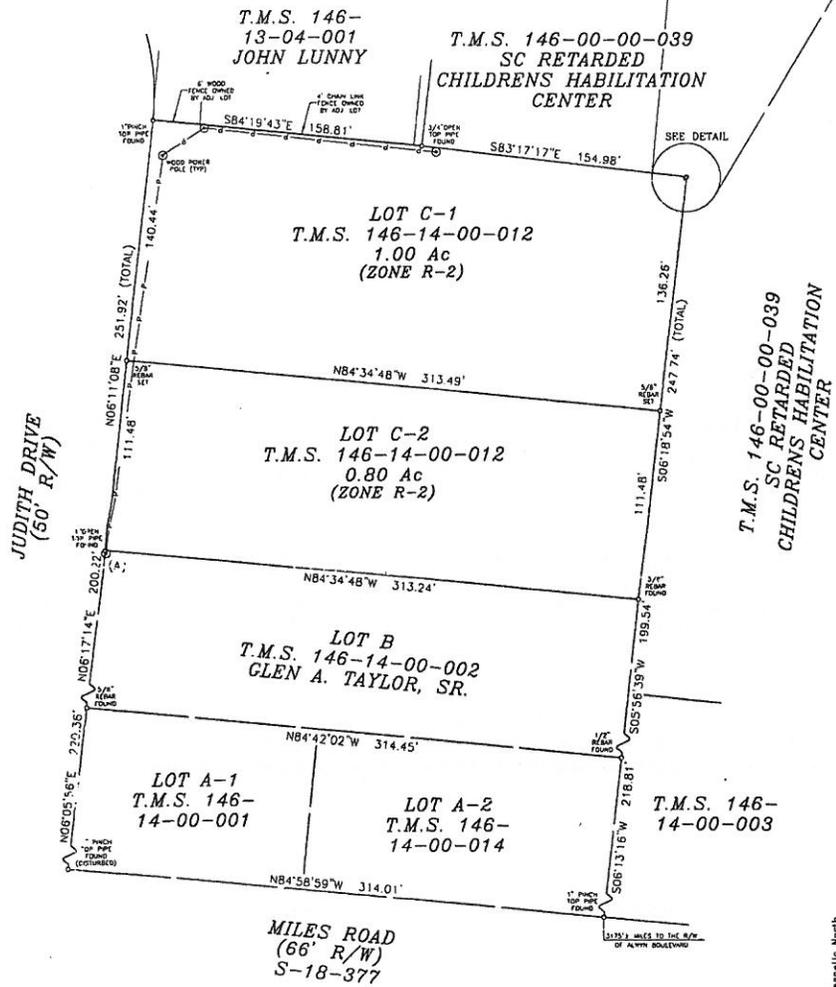
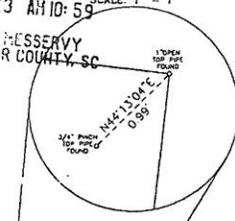


1) THIS AREA IS LOCATED BY T.M.S. 146-13-04-001
 SEE PANEL 450068 0265 C, REVISED APRIL 15, 1994
 2) THIS AREA WAS DETERMINED BY THE COORDINATE METHOD

REFERENCES
 1) PLAT BY PAUL C. LAWSON, JR. DATED AUGUST 4, 2000
 AND RECORDED IN PLAT CABINET J, AT PAGE 187.

UNRECORDED
 2/23/03 AM 10:59
 SCALE: 1" = 1'

#44
 K61



DORCHESTER COUNTY PLANNING BOARD
 EXEMPT under Provision of ARTICLE
 X, PAR 3(2), Dorchester
 County Subdivision Ordinance
 APR 21 2003 DATE

SUBDIVISION SURVEY OF
 LOTS C1 & C2
 OWNED BY
MENDEL SCURFIELD
 LOCATED NEAR SUMMERVILLE
 DORCHESTER COUNTY, SOUTH CAROLINA



SCALE : 1" = 60'

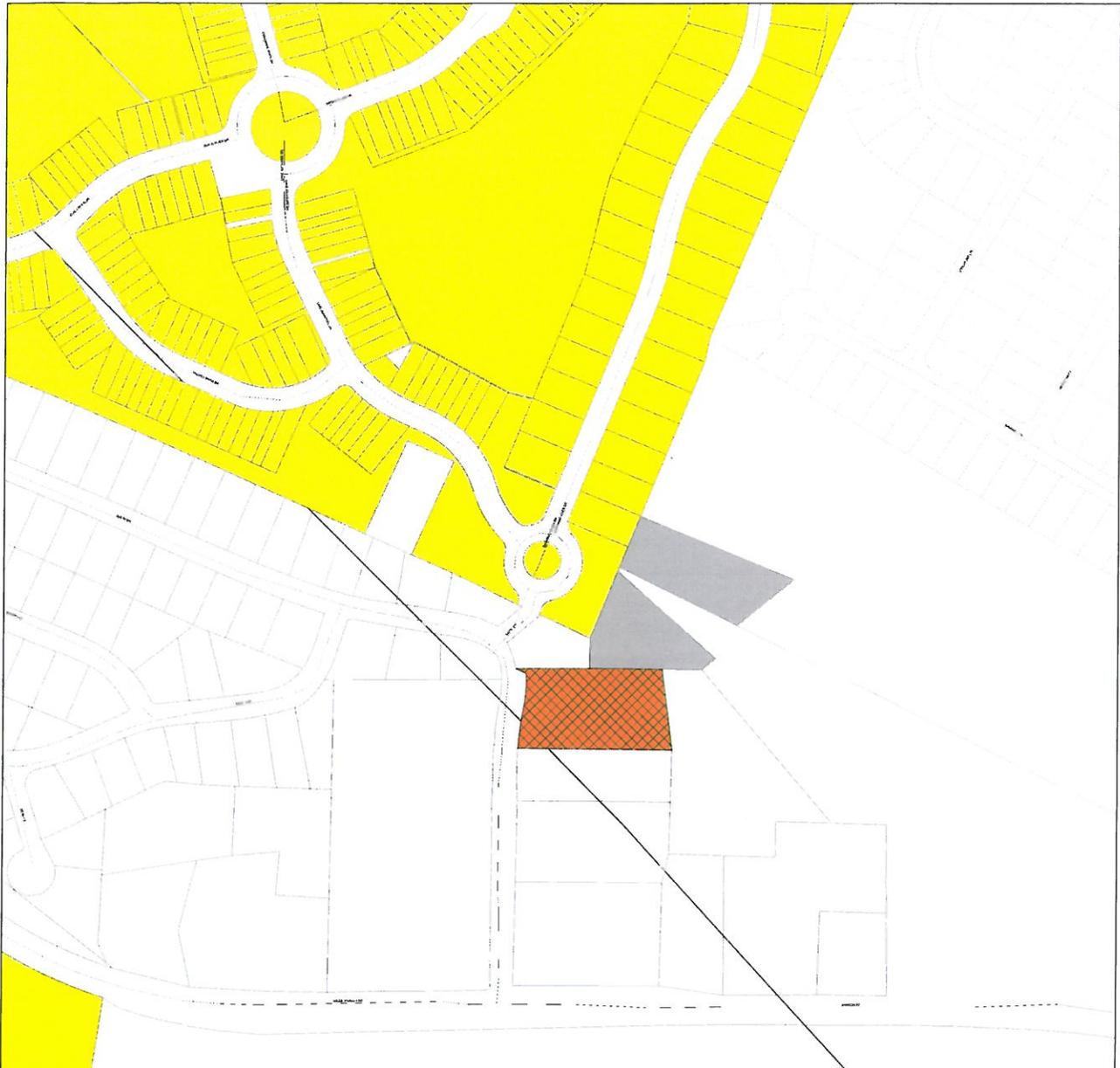
MARCH 21, 2003

ASHLEY SURVEYING, INC.
 SURVEYING * PROJECT MANAGEMENT * PLANNERS
 306 SARGENT PARKWAY SUMMERVILLE, SC 29483
 TELEPHONE (843) 871-4416 FAX (843) 871-9538



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO UNDISCOVERED ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON.

Paul C. Lawson
 PAUL C. LAWSON, JR. S.C. REC. NO. 14191
 JOB NO. 2003-1247-001 CLE



Proposed Annexation
247 Judith Drive
TMS: 146-14-00-012
To be zoned R-6

Legend

- Proposed Annexation
- Streams
- Railroads
- Roads

Zoning

- AC
- B-1
- B-2
- B-3
- L1
- L2
- PL
- PUD
- PUD/GA
- R-1
- R-2
- R-3
- R-5
- R-6
- R-7
- Parcels
- County boundaries

Scale: 0 0.0126.025 0.05 0.075 0.1 Miles

North Arrow: N

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

November 15, 2016