



**Town of Summerville
Planning Commission
July 20, 2020 - 4:00 PM
VIRTUAL MEETING**

**This meeting will be conducted electronically and livestreamed
on the Town's website: www.summervillesc.gov**

PUBLIC COMMENT FOR THE PUBLIC HEARING:

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

1) Send your comments to planning@summervillesc.gov **before 2:30pm on Monday, July 20, 2020**. Please include your name and address. You will receive a confirmation email once your submission has been received. Your email will be read aloud by the Director of Planning during the public hearing. Please note that your submission in its entirety is public record, subject to the Freedom of Information Act.

2) Send an email to planning@summervillesc.gov **before 2:30pm on Monday, July 20, 2020** to register to speak from your phone during the public hearing. Please include your name and address. A confirmation email will be sent to you with the link and/or phone number to use. Participants will be called on individually by the meeting host to speak. Please note that you are being recorded and livestreamed to the public.

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

I. APPROVAL OF MINUTES:

1. Approval of minutes from meeting on June 15, 2020.
2. Approval of minutes from special meeting on June 22, 2020.

II. PUBLIC HEARINGS: *(notice in Post & Courier on 07.05.20 and sign posted on property on 07.05.20)*

1. Request to rezone TMS# 144-04-13-013, located at 411 Golf Road, approximately 0.88 acres, and owned by Melissa & Clinton Avery from GR-2, General Residential, to N-R, Neighborhood Residential (Council District 1)

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. New Street Names (as needed)

2. Request to rezone TMS# 144-04-13-013, located at 411 Golf Road, approximately 0.88 acres, and owned by Melissa & Clinton Avery from GR-2, General Residential, to N-R, Neighborhood Residential (Council District 1)

V. MISCELLANEOUS:

1. Comprehensive Plan & Master Transportation Plan Update

VI. ADJOURNMENT:

Posted July 10, 2020

Chairman or Vice Chairman

The Town of Summerville Planning Commission Meeting
Minutes
June 15, 2020

This meeting of the Town of Summerville Planning Commission was held in Town Council Chambers and was attended by Commission Members, Jim Reaves, Chairman; Kevin Carroll; Jonathan Lee; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Tom Hart was unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning; Tim Macholl, Zoning Administrator; and Russ Cornette, Director of Public Works/Town Engineer. The public was encouraged to view the meeting via the live-stream and submit any comments in advance of the meeting through email or by phone.

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

Approval of Minutes:

The Chairman asked if there were any edits or additions to the minutes from the meeting on May 18, 2020. Mr. Carroll made a motion to approve the minutes as presented, and Ms. Profit made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:02 PM and was for the proposed amendments to the Summerville Unified Development Ordinance, Chapter 8, Section 8.3.3.B.3, Preservation During Construction; Barriers Required. Mr. Reaves introduced the item and asked Ms. Shuler to provide a brief synopsis. Ms. Shuler explained that this amendment was initiated by Council to give people the ability to use something other than just chain-link fencing for tree protection, but that it does still require Town staff to approve the materials used. The amendment has already received first reading.

Hearing no requests from the public to offer any comments and having no comments submitted in advance, this public hearing was closed at 4:03 PM.

The second public hearing opened at 4:04 PM and was for proposed amendments to the Summerville Unified Development Ordinance, Chapter 5, Section 5.6.9, Alley; Chapter 10, Section 10.2.1.A, Applicability, Section 10.4.2.A, Monument Signs, Section 10.7.2.C, Temporary Banners; Maximum Area, and Section 10.8, Signs That Do Not Require A Permit. Mr. Reaves introduced the request, and Ms. Shuler explained that these were all additional changes, additions, or clarifications that staff noticed were needed in the continued application of the UDO.

Hearing no requests from the public to offer any comments and having no comments submitted in advance, this public hearing was closed at 4:05 PM.

The third public hearing opened at 4:05 PM and was for a proposed road name change to a section of Parsons Road (from W. Richardson Avenue to the intersection with the new section of road to be built connecting to N. Maple Street). Mr. Reaves introduced the request, and Ms. Shuler briefly explained that this was needed as a result of the N. Maple Street project, and that the Dorchester County Planning Commission would be holding a public hearing as well, since this section of road also has properties that are not within the Town limits. Little Parsons Court was to be considered as the new name.

Hearing no requests from the public to offer any comments and having no comments submitted in advance, this public hearing was closed at 4:05 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names for the Community Road Townhomes development. Ms. Shuler stated that two road names were needed. Mr. Lee made a motion to approve Parkington Lane and Rosefield Court, and Mr. Carroll made the second. The Commission members agreed that they preferred Lane to Circle, and the motion passed unanimously.

The second item under New Business was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 8, Section 8.3.3.B.3, Preservation During Construction; Barriers Required. Mr. Lee made a motion to recommend approval to Town Council with Mr. Carroll making the second. The motion passed unanimously.

The third item was the proposed amendments to the Summerville Unified Development Ordinance, Chapter 5, Section 5.6.9, Alley; Chapter 10, Section 10.2.1.A, Applicability, Section 10.4.2.A, Monument Signs, Section 10.7.2.C, Temporary Banners; Maximum Area, and Section 10.8, Signs That Do Not Require A Permit. Ms. Segelken made a motion to recommend approval to Town Council with Mr. Lee making the second. Following no discussion, the motion carried.

The fourth item was the proposed road name change to a section of Parsons Road (from W. Richardson Avenue to the intersection with the new section of road to be built connecting to N. Maple Street). Ms. Segelken made a motion to approve the road name change to Little Parsons Court with Mr. Carroll making the second. Mr. Reaves informed the Commission members that “Little” was added to Parsons because having two roads with only the suffix being different (Rd. vs. Ct.) was no longer allowed. Following the discussion, the motion carried.

Miscellaneous:

The first item under Miscellaneous was the Comprehensive Plan & Master Transportation Plan Update. Ms. Shuler informed the Commission that the CPAC meeting held virtually on June 9th went well, and she had emailed the video recording of the meeting to all of the Commission members. She explained that staff was finishing up reviewing the Implementation Chapter, which would then go to the Commission members and CPAC for review. She also mentioned that staff was working with the consultant to determine the best option for public input given the current circumstances with COVID-19. Mr. Lee asked if she could email out the possible options to the Commission members for comment, and Ms. Shuler confirmed that she would.

Adjourn

With no further business for the Commission, Mr. Lee made a motion to adjourn with Mr. Carroll making the second. The motion carried and the meeting was adjourned at 4:12 PM.

Respectfully Submitted,

Date: _____

Jessi Shuler, AICP
Director of Planning

Approved: _____
Jim Reaves, Chairman or Kevin Carroll, Vice Chairman

The Town of Summerville Planning Commission Special Meeting
Minutes
June 22, 2020

This special meeting of the Town of Summerville Planning Commission was held in Town Council Chambers and was attended by Commission Members, Jim Reaves, Chairman; Kevin Carroll; Charlie Stoudenmire; Betty Profit; and Tom Hart. Elaine Segelken and Jonathan Lee were unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning. The public was encouraged to view the meeting via the live-stream and submit any comments in advance of the meeting through email or by phone.

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

Public Hearings:

The first and only public hearing opened at 4:01 PM and was for the request to amend the Summerville Comprehensive Plan Section I and Town of Summerville Future Land Use Map #2, currently designated as Employment Growth District to Neighborhood Mixed Use with a Commercial Activity Center Focal Point at the area closest to Interstate 26. Mr. Reaves introduced the item and asked if anyone wished to speak.

Robby Robbins representing HIC Land, LLC stated that the amendment accurately represents development in that area, and he urged them to approve it.

Hearing no other requests from the public to offer any comments and having no comments submitted in advance, this public hearing was closed at 4:02 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was the request to amend the Summerville Comprehensive Plan Section I and Town of Summerville Future Land Use Map #2, currently designated as Employment Growth District to Neighborhood Mixed Use with a Commercial Activity Center Focal Point at the area closest to Interstate 26. Mr. Lee made a motion to recommend approval to Town Council of the resolution to amend the Comprehensive Plan with Mr. Carroll making the second. The motion passed unanimously.

Miscellaneous:

There were no items under Miscellaneous.

Adjourn

With no further business for the Commission, Mr. Carroll made a motion to adjourn with Mr. Stoudenmire making the second. The motion carried and the meeting was adjourned at 4:03 PM.

Respectfully Submitted,

Date: _____

Jessi Shuler, AICP
Director of Planning

Approved: _____
Jim Reaves, Chairman or Kevin Carroll, Vice Chairman

**REZONING
STAFF REPORT
PLANNING COMMISSION
July 20, 2020**

TMS#: 144-04-13-013

Location: 411 Golf Rd.

Description: one parcel, approximately 0.88 acres, old Dorchester Club

Request: Rezoning of the property to N-R

The property owner is requesting for the above referenced parcel to be rezoned from GR-2, General Residential to N-R Neighborhood Residential in order to allow an outdoor recreational facility. This property was the former Dorchester Club and has an existing swimming pool, tennis courts, and clubhouse, although all of these are in disrepair at this time.

Under the GR-2 zoning designation outdoor recreational facilities are a conditional use with the following conditions:

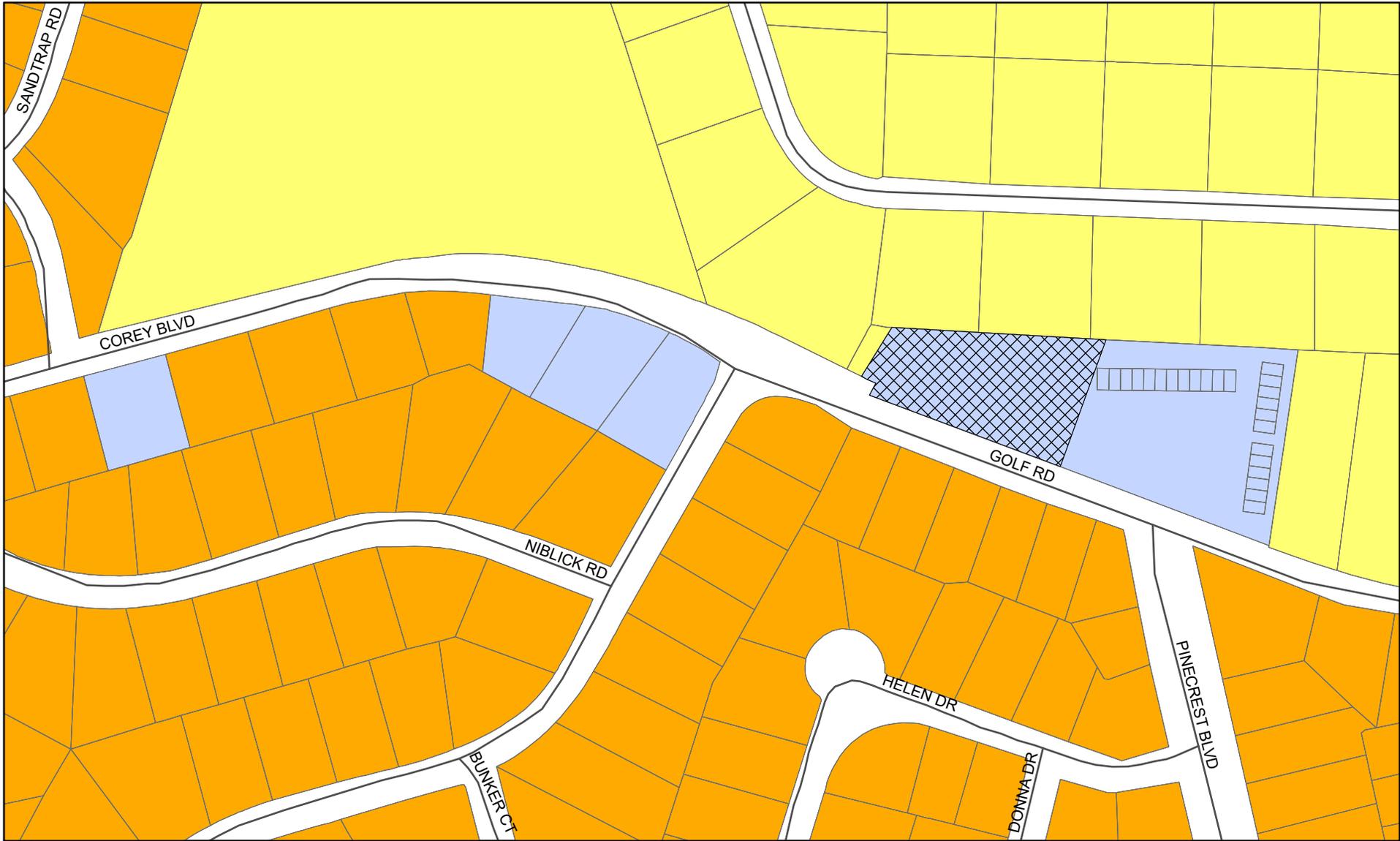
1. All projects shall be subject to Design Review by the DRB.
2. There shall be a minimum 100 foot buffer between any occupiable structure and any adjacent lot.
3. There shall be no field lighting.

In addition, the outdoor recreational facility definition requires that the operation by either public or a non-profit, regardless of the zoning designation. Given that this property has an existing building that is within 100 feet of an adjacent lot, and the nonconforming use has been inactive for a continuous period of 90 days, an outdoor recreational facility can no longer be allowed on this property as it currently exists.

The property owner would like to reopen an outdoor recreational facility similar to the prior Dorchester Club, and the N-R zoning district does allow for outdoor recreational facilities as a permitted use.

This property is included in the Town's 'Village District' as identified within the Town's 2009-2011 Comprehensive Plan and Update as well as on the accompanying Future Land Use Map, which is intended to preserve residential land uses while promoting the enhancement of residential community character. Low to moderate residential densities are recommended for the Village District. The adjacent property at 401 Golf Road is also zoned N-R, as are four other properties where Golf Road changes to Corey Blvd. the next block down.

Based on these findings this request is interpreted by staff to be in conformance with the Town's Comprehensive Plan and is recommended for approval.



Zoning

- GR-2
- GR-5
- N-R
- Rezoning Request

Rezoning - TMS# 144-04-13-013
411 Golf Road

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

2020

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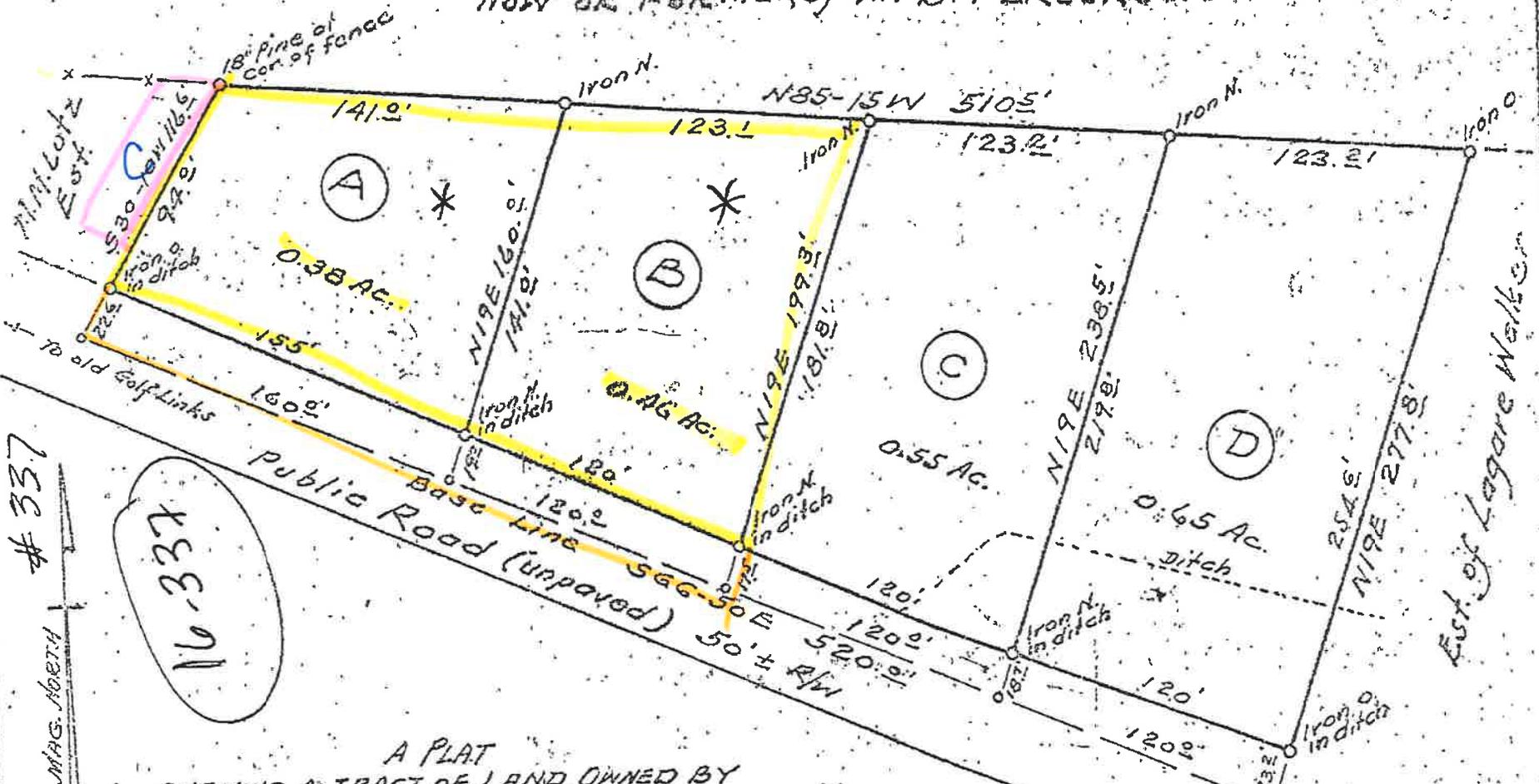


0 0.1 0.2 Mi



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

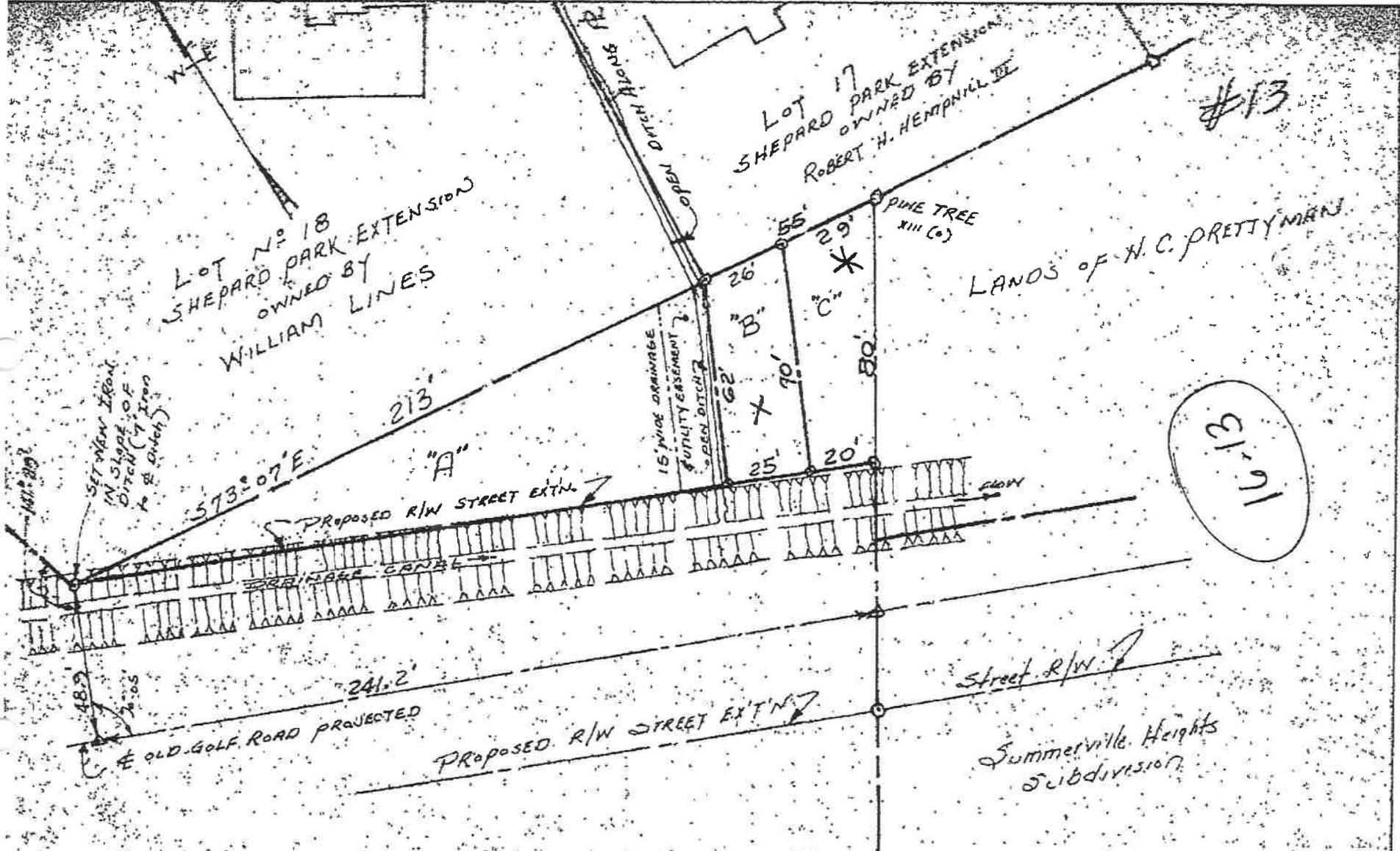
NOV OR FORMERLY M. B. FERGERSON



A PLAT
 SHOWING A TRACT OF LAND OWNED BY
 LAWRENCE A. WALKER
 LOCATED IN SHEPARD PARK - NEAR SUMMERTVILLE
 IN DORCHESTER COUNTY, S.C.
 CONTAINING 2.05 ACRES
 SURVEYED & SUBDIVIDED AS SHOWN ABOVE
 SEPT. 22, 1956 - BY H. H. PASTER, R.L.S.
 SCALE 1" = 60'

NOTE: This is the same tract shown as tract "No. 14" on the plat of
 "Shepard Park" by McCrady Bros., Eng. - Dec., 1912 - Recorded in plat bk. 1 pg. 35 - Der. Co.

Revised May 28th 1968 - J. A. M.



PLAT OF THREE (3) PARCELS OF
 LAND OWNED BY EVERETT A. KNIGHT
 AND J. EDWARD KOTZ, IN DORCHESTER
 COUNTY, S.C., near Summerville
 SCALE 1" = 40 FT.

Thomas W. Bailey, CE&LS
 Nov. 25, 1966

STATE OF SOUTH CAR. }
 DORCHESTER CO. }
 Filed for record 9 A.M. 1966
 day of Jan. 1966 and records
 in book 116 page 13
 Clay C. Bellamy
 Clerk of Court

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2019007935	
Receipt Number:	62689	Return To:
Recorded As:	EREC-DEED	
Recorded On:	April 09, 2019	
Recorded At:	01:18:19 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 11821: 133 - 136	Direct- DORCHESTER CLUB
Total Pages:	4	Indirect- AVERY, MELISSA

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	\$10.00	RECEIVED 2019 JUL -09 AM 10:19 DORCHESTER CO ASSESSORS OFFICE
Consideration:	\$60,000.00	
County Tax:	\$66.00	RECEIVED 09th Day of JULY 2019 JAMES MESSERVY, JR Auditor Dorchester County SC
State Tax:	\$156.00	
Tax Charge:	\$222.00	

Margaret Bailey

Margaret Bailey - Register of Deeds



SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for Dorchester County, South Carolina.

TMS No.: 144-04-13-013

GRANTEE'S ADDRESS: 63 Sorento Blvd
Hanahan, SC 29410

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee(s) **MELISSA AVERY AND CLINTON AVERY, as joint tenants with rights of survivorship and not as tenants in common** and their Heirs and Assigns forever.

And the Grantor do hereby bind the Grantor and the Grantor's Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee(s) hereinabove named and the Grantees' Heirs and Assigns against the Grantor and the Grantor's Successors and Assigns every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my hand and seal this 4th day of April in the year of our Lord, Two Thousand and Nineteen (2019) and in the Two Hundred Forty-Third (243rd) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jonathan Lee
Witness No. 1 Jonathan Lee
Robert L Irvine III
Witness No. 2 Robert L Irvine III

The Dorchester Club
BY: *Alicia T. Wilson*
Alicia T. Wilson - Director

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, *Robert L Irvine III*, a Notary Public for the County of Charleston and State of South Carolina, do hereby certify that The Dorchester Club by Alicia T. Wilson its Director personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 of April, 2019.

Robert L Irvine III
Notary Public **Robert L Irvine III**
My Commission Expires: **10-16-2022**
(SEAL)

