

The Town of Summerville Planning Commission Meeting
Minutes
July 20, 2020

This meeting of the Town of Summerville Planning Commission was held virtually via the Zoom Cloud Meeting Application and was attended by Commission Members, Jim Reaves, Chairman; Kevin Carroll; Tom Hart; Charlie Stoudenmire; Betty Profit; and Elaine Segelken. Jonathan Lee was unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning; and Bonnie Miley, Assistant Town Engineer. The public viewed the meeting via live-stream and could register to participate in the public hearing or submit any comments in advance of the meeting through email or by phone.

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

Approval of Minutes:

The Chairman asked if there were any edits or additions to the minutes from the meeting on June 15, 2020. Ms. Segelken made a motion to approve the minutes as presented, and Mr. Carroll made the second. The motion passed unanimously. The Chairman then asked if there were any edits or additions to the minutes from the special meeting on June 22, 2020. Mr. Hart made a motion to approve the minutes as presented, and Mr. Carroll made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:02 PM and was for the 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). Mr. Reaves introduced the item and asked if the applicant would like to provide a brief overview of the request. Clinton Avery stated that they wanted to apply for rezoning to be able to use the facility mostly for swim instruction. He explained that he teaches survival swimming, and his average clientele is two years old. His company is called Sink or Swim School, and they have leased pools in the past. Mr. Avery added that they could also rent the facility out to people in the community when they are not having classes. Ms. Segelken asked if this was a for-profit business. Mr. Avery responded that the zoning required it to be run as a non-profit. He noted that there are only four or five in South Carolina that teach survival swimming. Mr. Hart questioned if this would also be run as a membership club as was previously done. Mr. Avery responded that it would only be rentals and swim lessons, and they will always have a representative present. Mr. Carroll ask about the adjacent tennis courts, parking, and lighting. Mr. Avery explained that currently, they were only focusing on the pool; they plan to use the parking that is right in front of the building, which could park about 27 cars; and they would not have nighttime swimming, but could possibly use the pavilion for rental at night with no more than 35 people allowed.

Ms. Shuler stated that there were a couple of members of the public that would like to speak, and she explained that they needed to direct their comments to the Commission members.

Linda Bosley of 113 Mary Street questioned who the lessons would be offered to, if there would be any fees, how the operation of the business would work, and how it would impact the neighborhood. Mr. Avery responded that the lessons would be offered through online registration, and they can only have a limited number of people in the pool at a time due to DHEC regulations.

Tom Epperson of 521 Corey Blvd. explained that he initially reached out because Channel 5 News stated that the facility would be open to the public, but based on the description from the applicant, he thinks he would fully support the rezoning. He lives catty corner to the property and emphasized that it is a dangerous intersection at Golf and Old Golf, which would be a hazard if it was open to the public. Mr. Epperson noted that lessons and/or rentals sounds compatible with the neighborhood, and having a pool in the neighborhood would be good. He did also note that the public hearing sign posted on the property was not very visible. Mr. Avery stated that their intention is never to open the pool up to the public because they don't have the

resources and they can only have a certain number of people per square foot. He stated that the use would be limited, and he agreed that the intersection was dangerous and a stop sign should be considered.

Ms. Shuler then read the emails that she'd received from the public into the record and those emails are appended to these minutes.

Ms. Bosley asked a couple of follow-up questions regarding the allowed use of a Farmer's Market in the N-R zoning and the definition of non-profit and compatible. She explained that she has only seen a few events at the property since she has lived there, and she is worried about traffic and parking.

Hearing no requests from the public to offer any comments, this public hearing was closed at 4:27 PM.

Old Business

There were no items under Old Business.

New Business:

The first item under New Business was New Street Names. Ms. Shuler stated that she had no new street names for review.

The second item under New Business was the 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). Mr. Carroll made a motion to recommend approval to Town Council with Ms. Segelken making the second. Mr. Carroll asked for clarification on any restrictions that would be placed on the property. Ms. Shuler explained that a 'Recreational Facility, Outdoor' would be a permitted use in the N-R zoning district, but that the definition of that use required the facility to be under public or non-profit ownership. In addition, the number of people allowed in the pool is regulated by DHEC. Ms. Segelken asked for clarification on the allowed uses in the N-R district, and Ms. Shuler read all of the uses allowed from the UDO use chart. Mr. Hart explained that he saw this as more of a continuation of an existing use, but in a much more limited fashion, which he feels addresses a lot of the concerns that were either emailed in or expressed in the public hearing. He noted that lighting, parking, and noise concerns would all be reduced given that the use would be by invitation only and the number of people would be limited if the facility was rented. He expressed his belief that outdoor recreation is in the character of the area and survival swimming should be shared, so he will vote in favor of the rezoning.

Following the discussion, Mr. Reaves called for the vote and the motion passed unanimously.

The third item under New Business was the Bicycle Pedestrian Advisory Committee (BPAC) 2020 Improvement Priority List. Ms. Shuler introduced Rick Reiff of the BPAC to introduce the item. Mr. Reiff stated that he was the vice-chair of the BPAC, and they had spent their March, May, and July meetings considering the list for recommendation. He explained that he could briefly describe the top five recommendations on the list, and the Commission agreed. Mr. Reiff briefly went over the scoring criteria and then detailed the top five recommendations in the list. Mr. Carroll stated that street lighting is another factor that needs to be included at some point.

Following the presentation and discussion, Ms. Segelken made a motion to send the list to Council with a recommendation for approval, and Mr. Carroll made the second. The motion passed unanimously.

Miscellaneous:

The first item under Miscellaneous was the Comprehensive Plan & Master Transportation Plan Update. Ms. Shuler reminded the Commission that public input on the complete draft of the plan would be done completely virtually on August 10, 11, and 12 at different times of day each day to try to accommodate the greatest number of people. Following those input sessions held through GoToWebinar, the draft would come before the Commission for a public hearing at their regularly scheduled meeting on August 17, 2020. To participate in the

public input sessions, the public will need to register through links found on the Town's website and the project website.

Adjourn

With no further business for the Commission, Ms. Segelken made a motion to adjourn with Mr. Carroll making the second. The motion carried and the meeting was adjourned at 4:53 PM.

Respectfully Submitted,

Date: August 18, 2020

Jessi Shuler, AICP
Director of Planning

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

Shuler, Jessi

From: John Swartz <outlook_3FA2C9914BEEEA17@outlook.com>
Sent: Monday, July 20, 2020 6:50 AM
To: Planning
Subject: Dorchester Club

I am opposed to this request for rezoning.

Adding an untold number of vehicles into this residential area will not promote any enhancement to the residential community character.

The neighborhood roads are narrow and can't adequately accommodate the amount of traffic this venue would generate. In addition, there is limited parking space. Parking would be an enormous issue, resulting in parking in the right-of-way. Incidentally, there is already heavy traffic on South Main Street, the only viable path to the facility.

The facility pool has already been renovated ahead of the Planning Commission's decision.

I believe the facility should be designated for surrounding neighborhood use only as originally intended, thus eliminating potential problems with excessive traffic, parking, and other potential issues this venue could bring into a quiet neighborhood.

Regards,

JSM Swartz

Sent from Mail for Windows 10

Shuler, Jessi

From: Donna Butler <ButlerD@bcstdschools.net>
Sent: Monday, July 20, 2020 7:39 AM
To: Planning
Subject: Tennis Club, Golf Rd

As a tennis enthusiast , I am in favor of the Old Dorchester Club being rehabbed and preserved for future public use! Respect for the neighbors, some parking, possible lighting are concerns. I have not viewed a proposed plan, but encourage town officials to consider the healthy physical and social benefits this club will provide. I coach tennis and frequently play at Doty or other available courts. It is a lifetime game for all ages. I am excited to have the chance to play at a once popular club and refuel this game for others!

Respectfully,
Donna Butler
HHS Girls Tennis
102 Birch Lane
Summerville

Sent from my iPhone

Vision: Empower all students for success.

Mission:

In partnership with our community, Ignite in every student a passion for world-class knowledge and skills through dynamic instruction and personalized educational opportunities.

Berkeley County School District provides employee E-mail access for administrative and instructional use. E-mail correspondence to/from Berkeley County School District is considered public information and may be subject to release under the South Carolina Freedom Of Information Act or pursuant to subpoena.

Shuler, Jessi

From: sdymorris <sdymorris@comcast.net>
Sent: Monday, July 20, 2020 8:03 AM
To: Planning
Subject: Dorchester Club

We are opposed to rezoning the Dorchester Club. This is a residential area that would be greatly impacted by an increase in traffic. The additional noise coming from use of the swimming pool and tennis court would be a quality of life issue in our quiet neighborhood.

Wiley and Sandra Morris
Simmons Terrace

Sent from my Verizon, Samsung Galaxy smartphone

Shuler, Jessi

From: Pamela Proffitt <paladd65@gmail.com>
Sent: Monday, July 20, 2020 8:14 AM
To: Planning

PLEASE let this project happen. The public needs somewhere to get away from the private prisons we have been kept in for so many months due to COVID-19. Not to mention the jobs and revenue for Summerville as so many businesses have been forced to close down for good.

Not everyone has the luxury to drive to the beach for escape and recreation.

We have seen what the virus has done to our children having to be quarantined from school and classmates. If we just consider the positive side for this club reopening and be willing to give up some space for the buffer we will see it as a way to teach our children what sacrifice really means.

Shuler, Jessi

From: Melanie W <melanie@honeycombhollow.com>
Sent: Monday, July 20, 2020 9:33 AM
To: Planning
Subject: Dorchester Club

To Whom It May Concern:

My family and I would love to utilize this facility, if it opens.

We would also love to see pickleball lines added to the tennis courts as well.

Thank you!
Melanie W
Summerville, SC

Shuler, Jessi

From: orantesabraham4@gmail.com
Sent: Monday, July 20, 2020 11:15 AM
To: Planning
Subject: Former Dorchester club comment

Hi my name is Abraham orantes, I live by the club on 401 golf street. How are you going to monitor the car pollution and noise pollution from the park. It's a quiet neighborhood in the day and night and I would like it to stay that way. Also if it does advance and becomes open how are you going to prevent people from parking in other peoples parking lots. I live in a townhome which has parking lot that anyone can park. I don't want to look for a parking spot in my townhome every time the club is full if they can't find parking.

Sent from my iPhone

Shuler, Jessi

From: Michael Collins <michaelcollins51@icloud.com>
Sent: Monday, July 20, 2020 12:04 PM
To: Planning
Subject: Golf road recreation development

As a nearby resident, I feel the relatively small property would be better utilized as a residential use due to the potential for noise and increased traffic and parking.

If it is the desire of the community to allow this proposal to proceed, I would suggest limiting the operation to daylight hours only.

Michael Collins
105 Annie Circle
Sent

Shuler, Jessi

From: mlhstewart@knology.net
Sent: Monday, July 20, 2020 12:50 PM
To: Planning
Subject: 411 Golf Road

Thank you for the opportunity to participate via e-mail.

The new owners of this approximately 0.88 acres of land, Melissa & Clinton Avery, want to reopen the old Dorchester Club and re-do the swimming pool, club house, and tennis courts that currently need repairs.

The property owners say the new outdoor recreational facility would be open to the public, not just the surrounding neighborhood.

The above comments are from Channel 5 <https://www.live5news.com/2020/07/20/summerville-could-see-former-dorchester-club-reopen/>

Why N-R instead of GR-5? GR-5 allows Recreational Facilities, Outdoor.

What, specifically, is the reason for this zone change request? Is it only the 100 foot buffer between the building and adjacent property? What else?

Is the intent for the pool swim lessons only or general use of the pool?

<https://sinkorswimsc.com/pools>

Sink or Swim website shows what appears to be this property with caption stating "Large club pool ideal for students looking for swim team preparation."

Are swim teams and/or swim meets anticipated at this facility?

Will tennis courts also be used? Individual use? Teams? Tournaments?

What is the intent for club house use? Is this to be a place for social gatherings? An indoor recreational facility? Open evening hours? Open year round?

Will this property be rented out for special occasions?

Repairs have been ongoing for quite some time. Concerns include limited parking, additional noise and traffic, as well as the general feel and atmosphere of a quiet residential neighborhood. Additionally, wouldn't zone change be difficult to undo should intended plans change or property change hands?

Mary H. Stewart
111 Mary Street
Summerville SC 29483

Shuler, Jessi

From: Connie Epperson <cepperson4@gmail.com>
Sent: Monday, July 20, 2020 2:29 PM
To: Planning
Subject: rezoning hearing

To whom it may concern;

We do not feel that there was adequate notice given that a re-zoning hearing will be held. Please postpone this decision until further discussion can take place. Thank you for your consideration.