

**TOWN OF SUMMERVILLE
STANDING COMMITTEES OF COUNCIL MEETINGS**

Summerville Municipal Complex
Town Council Chambers
200 S. Main Street
Summerville, SC

Tuesday, October 11, 2016
(Moved from Monday, October 10 due to Hurricane Matthew)
5:30 p.m.

*****PUBLIC NOTICE*****

The Town of Summerville will hold its Standing Committee meetings on Tuesday, October 11, 2016 in sequence beginning at 5:30 p.m. in the **Town Council Chambers**.

AGENDAS

1. Parks and Recreation Committee: No agenda items; therefore, the meeting is cancelled.
2. Planning and Development Committee:
 - a. Petition 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 held Sept. 19, 2016 with Planning Commission making a recommendation for approval)
 - b. For discussion of amended and originally presented ordinance for annexation of Dorchester County 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 held July 18, 2016 with Planning Commission making a recommendation for approval August 15, 2016; first reading of ordinance by Town Council Sept. 15, 2016 excluding acceptance of Providence Place Way for maintenance)
 - c. Discussion of waiver of permit fees to repair damage caused by Hurricane Matthew
3. Public Safety Committee: No agenda items; therefore, the meeting is cancelled.
4. Public Works Committee: No agenda items; therefore, the meeting is cancelled.

5. Finance Committee:

- a. Presentation of September 2016 Finance Report
- b. Approval of Financial Requisitions
 - i. Accept award of 2016 COPS hiring grant and authorize the town's match in the amount of \$58,078 to be paid from budgeted funds (grant provides \$125,000 over three years for 1 additional officer)
- c. Discussion of Proposed/Upcoming Council Agenda Items
- d. Miscellaneous
 - i. Discussion of request from Summerville/Dorchester Museum to reprint Summerville history book
 - ii. Discussion of proposed 2017 FY budget
- e. Adjourn

ORDINANCE

TO ANNEX TO, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUMMERVILLE, THIS PARCEL OWNED BY CARMELA HAKLISCH ADJACENT TO THE BOUNDARY LINE OF THE TOWN, AS DESCRIBED ON THE DEED AND PREPARED PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE:

WHEREAS, the owner of the real estate designated as Dorchester County TMS # 154-00-00-077, located on Ladson Road at Wallace Ackerman, described as 1 lot (3.96 acres), has petitioned the Town Council of the Town of Summerville to annex into the Town of Summerville.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Members of Town Council duly assembled;

SECTION I. That the described land on the attached deed and prepared plat, contiguous to the boundary of the Town of Summerville is hereby annexed to, taken into and made a part of the Town of Summerville and including the public roadway (s) immediately adjacent to the property lines of the parcel for the purposes of providing public service to the parcel.

SECTION II. That the property above described and hereby annexed shall be Zoned B3 "General Business" and be classified as B3 "General Business" under the Zoning Ordinance of the Town of Summerville.

Ratified this _____ day of _____, 2016 A.D.

William W. Johnson, Mayor

Lisa Wallace, Clerk to Council

PUBLIC HEARING: September 19, 2016

FIRST READING: October 13, 2016

SECOND READING: _____

ORDINANCE

TO ANNEX TO, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUMMERVILLE, THIS PARCEL OWNED BY TERRY LEE KEEFER, JR AND TABITHA MILLER KEEFER; JAMES E. ZEREGA AND SUZANNE M. ZEREGA; JAY A. NORWOOD; VICKIE D. GOLDEN; TERRY L. MCCLURE AND ROMELYN C. MCCLURE; DANIEL M. KALE; ANGELO V. BUNAO AND ANNA W. BUNAO; TIFFANY NORTON; GINGER D. KERNS; CATRINA D. COLUCCI; KATIE M. MITCHELL; J. JOHNS AND ALEXIS M. JOHNS; MARVIN DOUGLAS BAZZLE AND SHERRY BAZZLE; ELIZABETH R. TONELLI; SHELLEY R. KNIGHT; KIMBERLY A. COOK; TROY M. JEFFCOAT AND ANGELA M. JEFFCOAT; WILLIAM M. YODICE; MARK D. GLENN AND JANET A. GLENN; SCOTT FOWLER; ROBERT A. JEWELL AND REBECCA Q. JEWELL; LUIS J. DIAZ A/K/A/ LUIS JEFFREY DIAZ; LINDA FUSCO; KEVIN M. CLYDE; SANDY T. MORROW AND KIMBERLY T. MORROW; AND, PROVIDENCE PLACE HOME OWNERS' ASSOCIATION ADJACENT TO THE BOUNDARY LINE OF THE TOWN, AS DESCRIBED ON THE DEEDS AND PREPARED PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE:

WHEREAS, the owners of the real estate designated as Dorchester County 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, described as 28 lots (6.73 acres total), has petitioned the Town Council of the Town of Summerville to annex into the Town of Summerville.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Members of Town Council duly assembled;

SECTION I. That the described land on the attached deeds and prepared plat, contiguous to the boundary of the Town of Summerville is hereby annexed to, taken into and made a part of the Town of Summerville and including the public roadway (s) immediately adjacent to the property lines of the parcel for the purposes of providing public service to the parcel; and, maintenance of Providence Way road right of way per Dorchester County approval.

SECTION II. That the property above described and hereby annexed shall be Zoned R2 "Single Family Residential" and be classified as R2 "Single Family Residential" under the Zoning Ordinance of the Town of Summerville.

Ratified this _____ day of _____, 2016 A.D.

William W. Johnson, Mayor

Lisa Wallace, Clerk to Council

PUBLIC HEARING: July 18, 2016

FIRST READING: _____

SECOND READING: _____

STAFF REPORT
Planning Commission
July 18, 2016 at 4:00 p.m.

TO: Town of Summerville Planning Commission
FROM: Tim Macholl, Annexation & Development Coordinator
DATE: July 6, 2016

GENERAL INFORMATION

Project/Applicant: Providence Place Subdivision
Property Owner: Multiple
Requested Action: The Providence Place Subdivision has filed an application for Annexation
Location: East side of Orangeburg Road, south of Central Avenue
Existing Zoning: R-2, Single Family Residential
Proposed Zoning: R-2, Single Family Residential
Existing Land Use: Single Family Subdivision consisting of 25 residences and three Home Owner's Association parcels.

The Providence Place homeowners approached the Town of Summerville in 2015 about annexing into the Town. Town staff met with the homeowners and attended two Home Owners Association meetings to answer questions and provide information to the homeowners on the process and benefits of annexing into the Town. On February 21, 2016 the first signatures were affixed to the annexation petition for the overall subdivision. By June 22, 2016 the required 75% property owners holding at least 75% of the subdivision's assessed valuation had signed the petition allowing the annexation petition to move forward to Public Hearing at the July 18, 2016 Planning Commission Meeting.

South Carolina Code Section 5-3-150, as amended, provides for the annexation of areas using the 75 percent petition method. The Annexing municipality is required to provide a detailed feasibility study showing the impact to the municipal entity.

Existing outside Services

- Provider
 - Summerville CPW – Currently provides water to Providence Place subdivision
 - Dorchester County Water and Sewer – Currently provides sewer service to Providence Place subdivision
 - Old Fort Fire & Rescue– Currently provides fire protection services to Providence Place subdivision
 - Dorchester County Transportation Department– Currently provides road maintenance to Providence Way.

- Dorchester County Animal Control-Currently provides animal control services for Providence Place
- Obligations
 - SCPW – Obligation to continue providing water to the subdivision will not change.
 - Dorchester County Water and Sewer - Obligation to continue providing sewer service to the subdivision will not change.
 - Old Fort Fire & Rescue – Upon completion of the annexation old Fort will no longer be obligated to provide fire protection services to the properties located in the Providence place subdivision.
 - Dorchester County Transportation Department – The Dorchester County Transportation Department will continue to service Providence Way until Summerville Public Works agrees to take over maintenance of the Right-of-Way.
 - Dorchester County Animal Control-Will continue to provide animal control services for Providence Place

Services to be provided After Annexation

- | | |
|--|--|
| <ul style="list-style-type: none"> ● <u>Police</u> ● <u>Fire</u> ● <u>Stormwater</u> ● <u>Building and Codes</u> ● <u>Public Works</u> | <ul style="list-style-type: none"> ● <u>Streets</u> <ul style="list-style-type: none"> ○ <u>Neighborhood Street Lighting</u> ○ <u>Yard Waste Pick-Up</u> ● <u>Parks and Recreation</u> ● <u>Municipal Court Services</u> ● <u>Planning & Zoning</u> |
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Additional Levels of Service Needed

No additional levels of service have been identified for this neighborhood. Due to the relatively small number of properties and the location of the proposed annexation the required increase in revenues to provide services is expected to be negligible.

Primarily police and fire services will be the most used services provided by the Town after the annexation is complete. Police coverage is already in the area due to the White Gables residential development to the north and the Piggly Wiggly Shopping center across Orangeburg Road. This subdivision is not expected generate a significant number of police calls requiring additional staffing for the area.

Fire protection services will be provided by Summerville Fire Department regardless of annexation in 2017. Providence Place is located in tax district 209 and the Old Fort Fire & Rescue is currently the contracted provider for these services in this area, but as of January 2017 the contract with Dorchester County will terminate and fire protection will be provided through Dorchester County and a proposed automatic aid agreement with the Town of Summerville.

Being an existing development, Stormwater detention has already been implemented. There is an operating Homeowners Association and it would remain to be the HOA's responsibility for the maintenance of the existing detention ponds.

Considering that this is an established subdivision, there is little anticipated new construction to be done. Generally building permits will be required for any new remodeling but this should not create any undue burden on the building and codes department.

The public works department anticipates that there will be a need to address the condition of the road once the subdivision has been annexed into the Town and should the Town agree to take maintenance responsibility of the Right-of-Way. There are only 728 linear feet of pavement as part of Providence Way, and only 25 residences. This street is short and there are a small number of properties which are not expected to generate an unusually large amount of maintenance or yard debris calls to require any extra level of service at this location.

The parks and Rec department has adequate facilities to accommodate the new residents living in the subdivision. There are no facilities within the annexation that the Parks and Rec department would be required to take over and provide maintenance to, therefore no additional level of service will be needed.

Cost analysis of services to the area

The information provided below was provided by the individual Department Heads and represents current costs for the department. At this time it may be impossible to tell the economic impact of the annexation until after the subdivision has been brought into the Town and the residents begin utilizing the services provided. In some instances there may be no impact.

- **Police** – Based on the call history for the neighborhood to the Dorchester County Sherriff's office, only two calls since 2011, the cost to service the properties should be negligible.
- **Fire** – The neighborhood is currently located in Tax District 209, with fire service being provided by the contract provider for Dorchester County in this area, which is Old Fort Fire and Rescue. Upon annexation Summerville Fire will provide fire protection services.
- **Stormwater** – There are existing Stormwater facilities located on the Home Owner's Association properties. The HOA is responsible for the maintenance of these facilities. Upon annexation, the Town Stormwater fee payed by the homeowners as part of their property taxes will go directly to the Town.
- **Building and Codes** – All permits purchased will be purchased from the Town of Summerville going forward.
- **Public Works** – If the Town does agree to take responsibility for Providence Way, the cost to resurface a road is approximately \$150,000/mile. There are only 728 linear feet of existing Right-of-Way. This would translate to approximately \$25,000 to resurface the street.
- **Streets** – The neighborhood is not heavily wooded but there are existing trees throughout the rear yards and on the common areas of the subdivision that could produce yard waste.
- **Parks and Recreation** – At the time of the report Parks and Rec could site no specific impact that this annexation would have on their department.

Timetable for assumption of Services

The Town of Summerville intends to begin providing services to the residents of Providence Place immediately upon completion of the annexation.

Revenues needed to support services

To determine the revenue needed to support the services provided for the area, it is important to establish the unit cost for those services. Using the 2016 budget for the Town of Summerville and the U.S. Census Bureau's 2015 population estimate the unit price for the services provided was determined. It was assumed that the unit price would be the expenditure by department per resident of the Town.

2016 Department Unit Costs (2015 Population Estimate 48,848)		
Department	Budget	Unit Price (Per Person)
Police	\$7,424,757	\$152
Fire	\$7,043,404	\$144
Streets	\$2,711,977	\$55
Parks & Recreation	\$2,408,988	\$49
Building/Inspections	\$623,178	\$13
Municipal court	\$431,950	\$9
Total:		\$422

The above table assumes that the administrative costs of the Town will not increase due to the annexation of the Providence Place Subdivision. The Finance, Planning, Communication Center, Maintenance Department, and Buildings & Grounds responsibilities will not change or increase based on the additional population added through this annexation.

To be able to determine the revenues needed we have to know the population of the area annexed. Assuming the national average of 2.68 persons per household, and 25 households annexed, it can be assumed that there will be an estimated population increase of 67 people. The total revenues needed to service this area, making the assumptions stated above, will be approximately \$28,274 per year (67 people by \$422).

Estimated Revenues from current taxes, fees and service charges

After annexation of Providence Place, the Town can expect to collect approximately \$14,825 in new property tax revenue. In addition to the above property taxes the Town can expect to collect the following taxes and fees for the neighborhood.

- Motor Vehicle Tax
- Franchise Fees
- Personal Property Taxes
- Insurance Premium Taxes
- Property Transfer Taxes
- Permit fees

The proposed annexation is strictly a residential neighborhood and as such will not generate any non-residential taxes or fees for the Town of Summerville.

Projected level of taxes and fees required to support services

There is no anticipated increase to taxes needed to support the services provided to this annexation. Current levels can be maintained.

Comparison of pre/post annexation costs to property owners

Please see the attached individual analyses provided to the property owners prior to petition.

Burdens and Benefits of annexation

Generally, the revenues collected through taxes from strictly residential properties annexed do not cover the costs associated with servicing that area. The Providence Place subdivision will bring in just over half of the necessary revenues to cover the costs associated with the services provided. This is anticipated and expected. The addition of the subdivision in the Knightsville area will increase the efficiency of the services that the Town does provide in the area. By expanding the Town's boundary lines, it will also open new opportunities for future annexations in the area.

Burdens

- Right-of-Way Maintenance costs
- Flooding/Stormwater issues

Benefits

- Expanding Borders of the Town
- Implementation of the Future Land Use Map, Comprehensive Plan and Vision Plan approved by Town council
- Recuperating tax revenues for services provided but not paid for when properties were outside Town limits. (i.e – Parks, Fire)
- Increase Town population, resulting in possible increase to state/federal funding