



TOWN of SUMMERVILLE, SC
Standing Committees of Council
Monday, January 6, 2025 – 5:30pm
Council Chambers – Annex Building – 200 South Main Street

AGENDA

1. **Parks and Recreation Committee:** *No meeting for January*
Bob Jackson (Chair), Aaron Brown, Tiffany Johnson-Wilson
Staff Liaison: Amy Evans

2. **Planning and Development Committee:**
Richard Waring (Chair), Bob Jackson, Matt Halter
Staff Liaison: Jessi Shuler
 - a. Petition by Dorchester County Career & Technology Center to annex TMS#s 145-15-03-044 and -045, located at 431-441 Old Trolley Rd., and totaling approximately 2.13 acres. Currently zoned CG, General Commercial, in Dorchester County and requested to be zoned UC-MX, Urban Corridor Mixed-Use, following annexation into the Town of Summerville’s municipal limits. (Council District 3) *Planning Commission held a public hearing and made a recommendation for approval at their meeting on December 16, 2024.*

 - b. Petition by John H. & Nancy S. Hill to annex TMS# 136-09-00-036, located at 1501 Central Avenue, and totaling approximately 6.4 acres. Currently zoned R2, Single-Family Residential, in Dorchester County and requested to be zoned UC-MX, Urban Corridor Mixed-Use, following annexation into the Town of Summerville’s municipal limits. (Council District 4) *Planning Commission held a public hearing and made a recommendation for approval at their meeting on December 16, 2024.*

- c. Request to rezone TMS#137-07-09-001, located at 201 Central Avenue, totaling approximately 0.64 acres, and owned by William Justin Dungan, from GR-5, General Residential (5 units/acre), to D-MX, Downtown Mixed-Use (Council District 2) *Planning Commission held a public hearing and made a recommendation for denial at their meeting on December 16, 2024.*
 - d. Request to rezone TMS#137-07-16-009, located at 115 S. Magnolia Street, totaling approximately 0.67 acres, and owned by Magnolia Bed & Breakfast LLC, from GR-2, General Residential (2 units/acre), to D-MX, Downtown Mixed-Use (Council District 2) *Planning Commission held a public hearing and made a recommendation for denial at their meeting on December 16, 2024.*
 - e. Request to rezone TMS#130-10-00-074, located at 917 W. 5th North Street, totaling approximately 0.27 acres, and owned by Willie Jamison, from N-MX, Neighborhood Mixed-Use, to N-R, Neighborhood Residential (Council District 1) *Planning Commission held a public hearing and made a recommendation for approval at their meeting on December 16, 2024*
3. **Public Safety Committee:** *No meeting for January*
Aaron Brown (Chair), Kima Garten, Matt Halter
Staff Liaisons: Chief Doug Wright and Chief Brent Melcher
4. **Public Works and Committee on Water Supply:** *No meeting for January*
Kima Garten (Chair), Tiffany Johnson-Wilson, Richard Waring
Staff Liaison: Bonnie Miley
5. **Finance Committee:**
- a. Presentation of December 2024 Financial Reports
 - b. Authorization to issue a purchase order for \$108,501 made out to Cooper Motor Company to purchase three 2023 Dodge Chargers. The funds will come from the General Fund, proceeds from vehicle insurance disbursements received in 2024. Request from Police Department.
 - c. Authorization to surplus the following Police Department vehicles:
 - P209 - 2010 Ford Focus with 98,066 miles
 - P242 - 2012 Dodge Charger with 101,971 miles
 - P255 - 2013 Dodge Charger with 149,089 miles
 - d. Request for Approval to Allocate an Amount Not to Exceed \$15,000 to Match Dorchester County for a portion of the cost of a Sculpture for Summerville Native, Medal of Honor Recipient, Army Sergeant First Class Christopher Andrew Celiz
 - e. Town Administrator's Report

- f. Finance Committee Executive Session –*N/A*
- g. Other Business
 - 1. Action to be taken by Finance Committee related to Executive Session
- h. Adjourn from Finance Committee

Mayor
Russ Touchberry

Council Members
Aaron Brown
Tiffany Johnson-Wilson
Matt Halter
Richard G. Waring, IV
Kima Garten
Bob Jackson



Town Administrator
Scott Slatton

Town Clerk
Beth Messervy

Town Attorney
G.W. Parker

TOWN *of* SUMMERVILLE, SC

Memorandum

To: Planning & Development Committee
From: Jessi Shuler, Director of Planning
Date: January 6, 2025

Subject 1: Staff Report for Annexation of TMS# 145-15-03-044 and -045, located at 431-441 Old Trolley Rd., two lots totaling approximately 2.13 acres, with requested zoning of Urban Corridor Mixed-Use, UC-MX

ISSUE

The applicant petitioned for the above referenced parcels to be annexed and zoned UC-MX, Urban Corridor Mixed-Use. The properties are currently zoned CG, General Commercial in Dorchester County.

BACKGROUND/DISCUSSION

These properties are included in the Town's 'General Commercial' area as identified within the Summerville: Our Town, Our Future Comprehensive Plan as well as on the accompanying Future Land Use Map, which includes small-scale commercial uses within neighborhoods as well as larger shopping centers and developments along arterial corridors, primarily Old Trolley Road. These properties also fall in the Town Edges area in the growth strategy included in the Land & Development element of the Comp Plan. The Town Edges growth area "prioritizes development in areas within existing infrastructure service boundaries to sustainably manage their capacity while utilizing available space. Prioritization of growth in this area is also intended to incorporate existing pockets of development in unincorporated areas (i.e. donut holes). The Community Facilities and Infrastructure element also recognizes the need for the "Town to continue coordination with the school districts to preserve the level of education services that make the area so attractive to residents. This can include identifying locations for additional facilities due to population growth and adequate infrastructure provision."

These properties are currently vacant, as the existing building were demolished. DCCTC plans to build on the properties to expand their current campus next door and provide greater opportunities for technical education for Dorchester County students. The properties within the Town limits to the west (across Old Trolley Rd.) and south are zoned N-MX and UC-MX respectively. The properties directly to the north and east are zoned CG and R-2 in Dorchester County. An

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educational campus is a permitted use within the UC-MX zoning, and the requested zoning of UC-MX is in line with the Town's Future Land Use Map and with the existing zoning within the Town and the County.

Planning Commission did not receive any public comment at the required public hearing

RECOMMENDATION

Based on these findings the requested annexation with the UC-MX, Urban Corridor Mixed-Use, zoning district is interpreted by staff to be in conformance with the Town's Comprehensive Plan and is recommended for approval. Planning Commission made a recommendation for approval of the annexation and requested zoning on a 6-0 vote.

Subject 2: Staff Report for Annexation of TMS# 136-09-00-036, located at 1501 Central Ave., one lot totaling approximately 6.4 acres, with requested zoning of Urban Corridor Mixed Use, UC-MX

ISSUE

The applicant petitioned for the above referenced parcel to be annexed and zoned UC-MX, Urban Corridor Mixed-Use. The property is currently zoned R2, Single-Family Residential in Dorchester County.

BACKGROUND/DISCUSSION

This property is included in the Town's 'Mixed Residential' area as identified within the Summerville: Our Town, Our Future Comprehensive Plan as well as on the accompanying Future Land Use Map, which includes "both detached and attached single-family properties to allow for flexible and denser development in proximity to the Town's major roadways. Attached residences can include townhouse or duplex residential properties. This use has a density of 5-12 units per acre." The Economic Development element also identifies this area as a community commercial area intended to provide goods and services to local residents.

This property is currently a single-family home. The applicant plans to build townhomes on the property. The property within the Town limits to the west is a church and is zoned GR-5. The properties in town to the east and south are in the White Gables subdivision and are zoned PUD, and the properties just to the east of the White Gables entrance are zoned UC-MX. The properties directly to the north are zoned R-1 in Dorchester County, but those further west are zoned CG.

Planning Commission did not receive any public comment at the required public hearing

RECOMMENDATION

Based on the surrounding uses within the Town and the uses to the west within the County, the requested zoning of UC-MX is in line with the Town's Future Land Use Map and with the existing zoning within the Town and the County. Town Staff recommends approval of the annexation and the requested zoning designation. Planning Commission made a recommendation for approval of annexation and requested zoning on a 4-2 vote. The two Planning Commission members that voted in opposition cited concerns about traffic and over development.

Subject 3: Staff Report for Rezoning of TMS# 137-07-09-001, located at 201 Central Ave., one lot totaling approximately 0.64 acres, from GR-5, General Residential (5 units/acre) to D-MX, Downtown Mixed-Use

ISSUE

The property owners are requesting for the above referenced parcel to be rezoned from the current zoning of GR-5 to D-MX.

BACKGROUND/DISCUSSION

The following reasoning is stated on the application:

We are extremely close to downtown Summerville and our neighbors across the street are D-MX. Our understanding when we bought this property and received the permits to have rentals we could have up to 5 units. We want to make sure we are in compliance with the units we have on our property.

This property is included in the Town's 'Mixed Residential' area as identified within the Summerville: Our Town, Our Future Comprehensive Plan as well as on the accompanying Future Land Use Map, which includes "both detached and attached single-family properties to allow for flexible and denser development in proximity to the Town's major roadways. Attached residences can include townhouse or duplex residential properties. This use has a density of 5-12 units per acre."

This property is the residence of the Dungan family. Prior to the adoption of the UDO in March 2018, the Dungans received approval from the Board of Zoning Appeals to operate a Bed & Breakfast from their home utilizing the two existing accessory dwelling units (ADUs) on the property. Earlier this year, it was brought to the Town's attention that a garage/storage building on the property had been converted to a third ADU that was also being used for the Bed & Breakfast. The UDO allows for a maximum of one ADU in the GR-5 zoning district. While the second ADU was an existing nonconformity when the Dungans purchased the property, the third ADU was converted without approval, and would not be allowed to remain in the GR-5 zoning district. The D-MX zoning would allow the Dungans to keep the third ADU and continue utilizing it for the Bed & Breakfast. The properties directly to the west and across Central Ave. are zoned GR-5; however, the properties across W. 2nd South St. are zoned D-MX.

The Planning Commission did receive public comment in opposition to the request, which are detailed in the Planning Commission draft minutes included in the packet.

RECOMMENDATION

The proposed rezoning is just outside of the area identified in the Comp Plan for Downtown Mixed-Use. Town staff has not received any complaints about the existing use of the property, and it does provide a needed service for the Downtown area due to a lack of any nearby downtown hotels; however, Town Council, would need to determine if they are comfortable extending the Downtown Mixed-Use area beyond W. 2nd South St. Planning Commission made a recommendation to recommend denial of the rezoning on a 6-0 vote citing the importance of zoning and previous denials to rezone this area.

Subject 4: Staff Report for Rezoning of TMS# 137-07-16-009, located at 115 S. Magnolia St., one lot totaling approximately 0.67 acres, from GR-2, General Residential (2 units/acre) to D-MX, Downtown Mixed-Use

ISSUE

The property owners are requesting for the above referenced parcel to be rezoned from the current zoning of GR-2 to D-MX.

BACKGROUND/DISCUSSION

The following reasoning is stated on the application:

The current zoning is locked in at a minimal number of units. Our understanding was we could have up to 5 units with the permit we received when we opened the property. Looking to increase the number of units we are allowed along with not having our innkeeper have to live on property forever.

This property is included in the Town's 'Single-Family Detached' area as identified within the Summerville: Our Town, Our Future Comprehensive Plan as well as on the accompanying Future Land Use Map, which includes detached single-family uses with a typical density of 2-5 units per acre.

Prior to the adoption of the UDO in June 2017, the Dungans received approval from the Board of Zoning Appeals to operate a Bed & Breakfast from this property utilizing the existing accessory dwelling unit (ADU) on the property and two units within the existing house. At the time of approval, the Town's zoning ordinance did not define the term "owner-occupied." The property is owned in an LLC with the minority (10%) owner living in the upstairs portion of the house. Following the approval of this Bed & Breakfast use, Town Council defined "owner-occupied" within the zoning ordinance, requiring at least a 50% owner living on the property. This change in ordinance established the Bed & Breakfast on this property as a legal nonconforming ("grandfathered") use, which is not allowed to be expanded unless it is brought into conformance. Earlier this year, it was brought to the Town's attention that an additional ADU was added to the property and additional units within the house were added, and all were being used for the Bed & Breakfast. As an existing nonconforming use, this expansion of the Bed & Breakfast is not allowed unless the property becomes owner-occupied by the current definition (at least 50% owner living on the property). The D-MX zoning would allow the Dungans to operate the Bed & Breakfast with an unlimited number of units and would remove the owner-occupancy requirement.

This block is all zoned GR-2, as is the block across E. Richardson Ave. The properties directly across S. Magnolia St. are zoned N-MX, and those properties just beyond them are zoned D-MX. There are properties on the next block further down E. Richardson that are zoned N-MX as well. The intention of the N-MX zoning was to buffer the more intense D-MX uses from the Residential properties in the GR-2 zoning district.

The Planning Commission did receive public comment in opposition to the request, which are detailed in the Planning Commission draft minutes included in the packet.

RECOMMENDATION

The proposed rezoning is outside of the area identified in the Comp Plan for Downtown Mixed-Use. Town staff has received complaints about the existing use of the property, although it does provide a needed service for the Downtown area due to a lack of any nearby downtown hotels. Staff is concerned about the D-MX zoning being immediately adjacent to single-family residential properties and the potential precedent it could set for rezoning of the entire block; however, the Planning Commission and ultimately, Town Council, would need to determine if they are comfortable extending the Downtown Mixed-Use area beyond S. Magnolia St. Planning Commission made a recommendation to recommend denial of the rezoning on a 6-0 vote citing the extensive planning regarding the border areas around the downtown area, which should not be taken lightly.

Subject 2: Staff Report for Rezoning of TMS# 130-10-00-074, located at 917 W. 5th North St., one lot totaling approximately 0.27 acres, from N-MX, Neighborhood Mixed-Use to N-R, Neighborhood Residential

ISSUE

The property owner is requesting for the above referenced parcel to be rezoned from the current zoning of N-MX to N-R.

BACKGROUND/DISCUSSION

The following reasoning is stated on the application:

To allow existing mobile home to remain on the property.

This property is included in the Town's 'Neighborhood Mixed-Use' area as identified within the Summerville: Our Town, Our Future Comprehensive Plan as well as on the accompanying Future Land Use Map, which is "intended to encourage the integration of commercial and a variety of residential land uses within easy walking distance of each other. Residential land uses such as, townhomes, rowhouses, duplexes, live-work units, single-family housing and accessory dwelling units are encouraged." The Housing and Neighborhoods element of the Comp Plan recognizes the historic and cultural significance of the Brownsville neighborhood in which this property is located and states that "future growth and development should strengthen the Brownsville neighborhood without displacing longstanding, existing residents and causing gentrification."

The existing mobile home on this property is the residence of Mr. Jamison's nephew. The mobile home appears to have been moved to the property in 2013; however, the moving company did not obtain the proper permits to place the mobile home on the property. Had the proper permits been pulled, the mobile home would have been allowed and the use considered an existing nonconformity, which could remain in perpetuity, as long as it wasn't changed. Earlier this year, it was brought to the Town's attention that an additional mobile home, sheds, and other structures were being used and rented as dwellings on this property. None of the other structures were permitted, nor could they be legally permitted as dwellings. When the UDO was adopted in 2019, the property was rezoned from G-B, which allowed mobile homes, to N-MX, which does not. The N-R zoning would allow the mobile home to remain on the property with a valid building permit. If the property is rezoning, all the other illegal structures will have to be removed from the property prior to final approval of the rezoning. The properties directly to the south and east are zoned UC-MX, and the properties to the north and west are zoned N-MX. There are properties zoned N-R to the north across Wassamassaw Rd. This property is also landlocked with no street frontage, so combined with its small size, a successful commercial or mixed-use would be very difficult.

Planning Commission receive public comment from the property owner's nephew who lives on the property in support of the request at the required public hearing.

RECOMMENDATION

While the Neighborhood Mixed-Use area in the Comp Plan does not specifically encourage mobile homes, it does encourage a mix of housing types, and the Comp Plan recognizes the need to avoid displacement of longstanding, existing residents in the Brownsville neighborhood. This property has been in the Jamison family for many decades; therefore, staff recommends rezoning of the property with the understanding that only the one existing mobile home, which is the residence of Mr. Jamison's nephew, will be allowed to remain on the property and will be properly permitted if the rezoning is approved. Planning Commission made a recommendation for approval of the rezoning request on a 6-0 vote.

ORDINANCE

TO ANNEX TO, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUMMERVILLE, THE PARCELS OWNED BY DORCHESTER COUNTY CAREER & TECHNOLOGY CENTER, ADJACENT TO THE BOUNDARY LINE OF THE TOWN, AS DESCRIBED ON THE DEEDS AND RECORDED PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE:

WHEREAS, the owner of the real estate designated as Dorchester County TMS #s 145-15-03-044 and 145-15-03-045, located at 431-441 Old Trolley Road and totaling approximately 2.13 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 deeds and recorded 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 properties above described and hereby annexed shall be Zoned UC-MX “Urban Corridor Mixed-Use” and be classified as “Urban Corridor Mixed-Use” pending zoning pursuant to the Ordinance 25-01__ of the Town of Summerville.

Ratified this _____ day of _____, 2025 A.D.

Russ Touchberry, Mayor

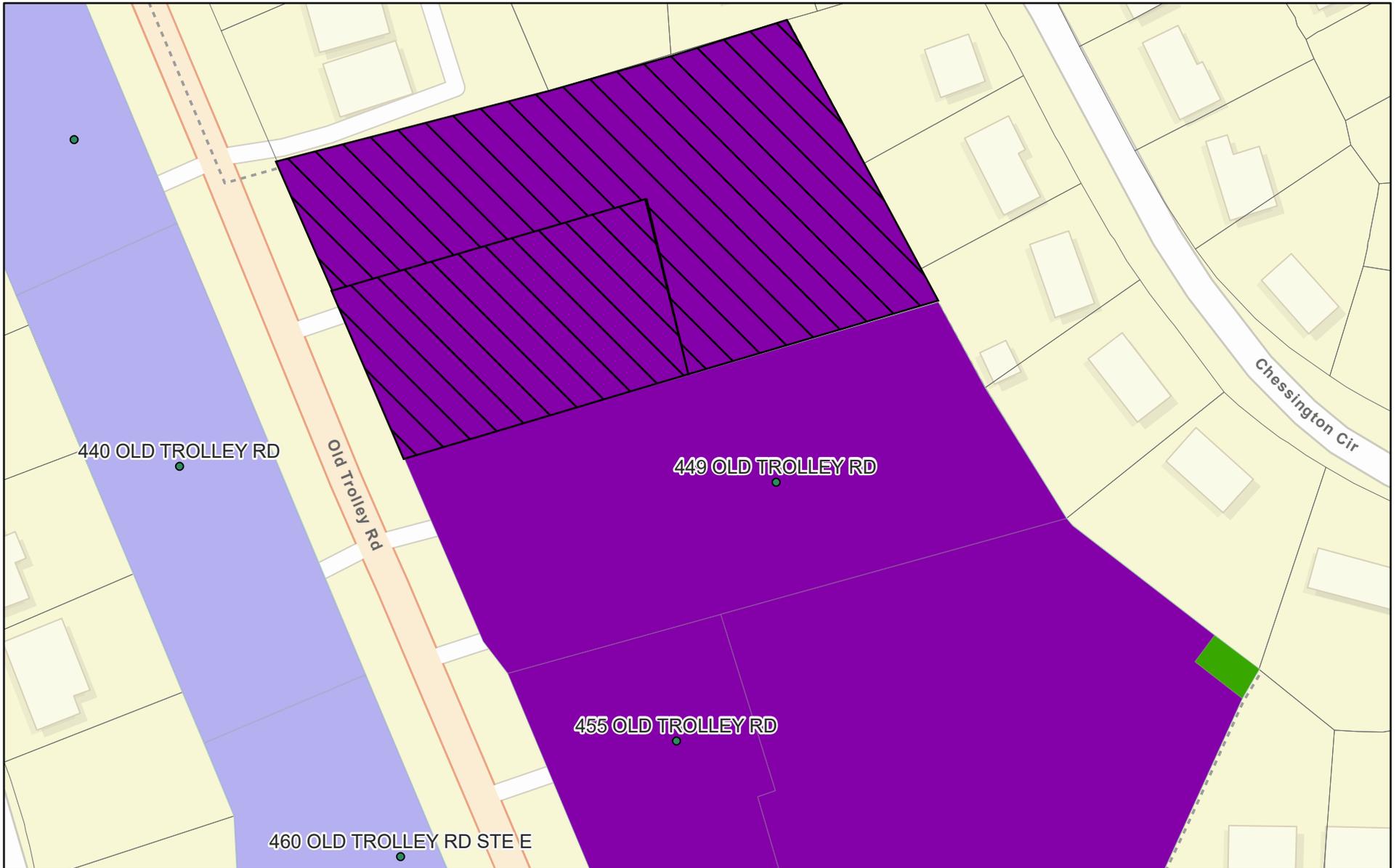
Beth Messervy, Town Clerk

PUBLIC HEARING: December 16, 2024

FIRST READING: _____

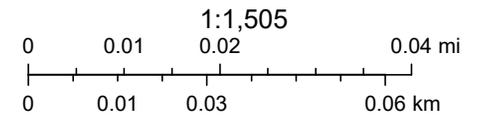
SECOND READING: _____

Annexation and Zoning to UC-MX



12/9/2024

- Summerville Addresses
- N-MX
- PL
- UC-MX
- Summerville Parcels
- Dorchester Parcels
- Annexation & Zoning Request



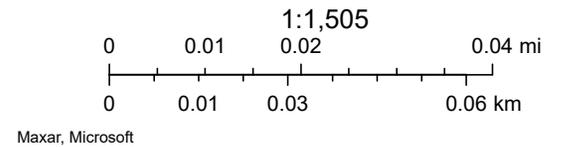
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Annexation and Zoning to UC-MX



12/9/2024

- Summerville Addresses
- Annexation & Zoning Request
- Summerville Parcels
- Dorchester Parcels



ORDINANCE

TO ANNEX TO, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE TOWN OF SUMMERVILLE, THE PARCEL OWNED BY JOHN H. AND NANCY S. HILL, ADJACENT TO THE BOUNDARY LINE OF THE TOWN, AS DESCRIBED ON THE DEED AND RECORDED PLATS ATTACHED HERETO AND INCORPORATED BY REFERENCE:

WHEREAS, the owner of the real estate designated as Dorchester County TMS # 136-09-00-036, located at 1501 Central Avenue and totaling approximately 6.4 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 recorded plats, 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 properties above described and hereby annexed shall be Zoned UC-MX "Urban Corridor Mixed-Use" and be classified as "Urban Corridor Mixed-Use" pending zoning pursuant to the Ordinance 25-01__ of the Town of Summerville.

Ratified this _____ day of _____, 2025 A.D.

Russ Touchberry, Mayor

Beth Messervy, Town Clerk

PUBLIC HEARING: December 16, 2024

FIRST READING: _____

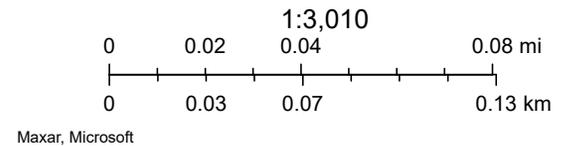
SECOND READING: _____

Annexation and Zoning to UC-MX

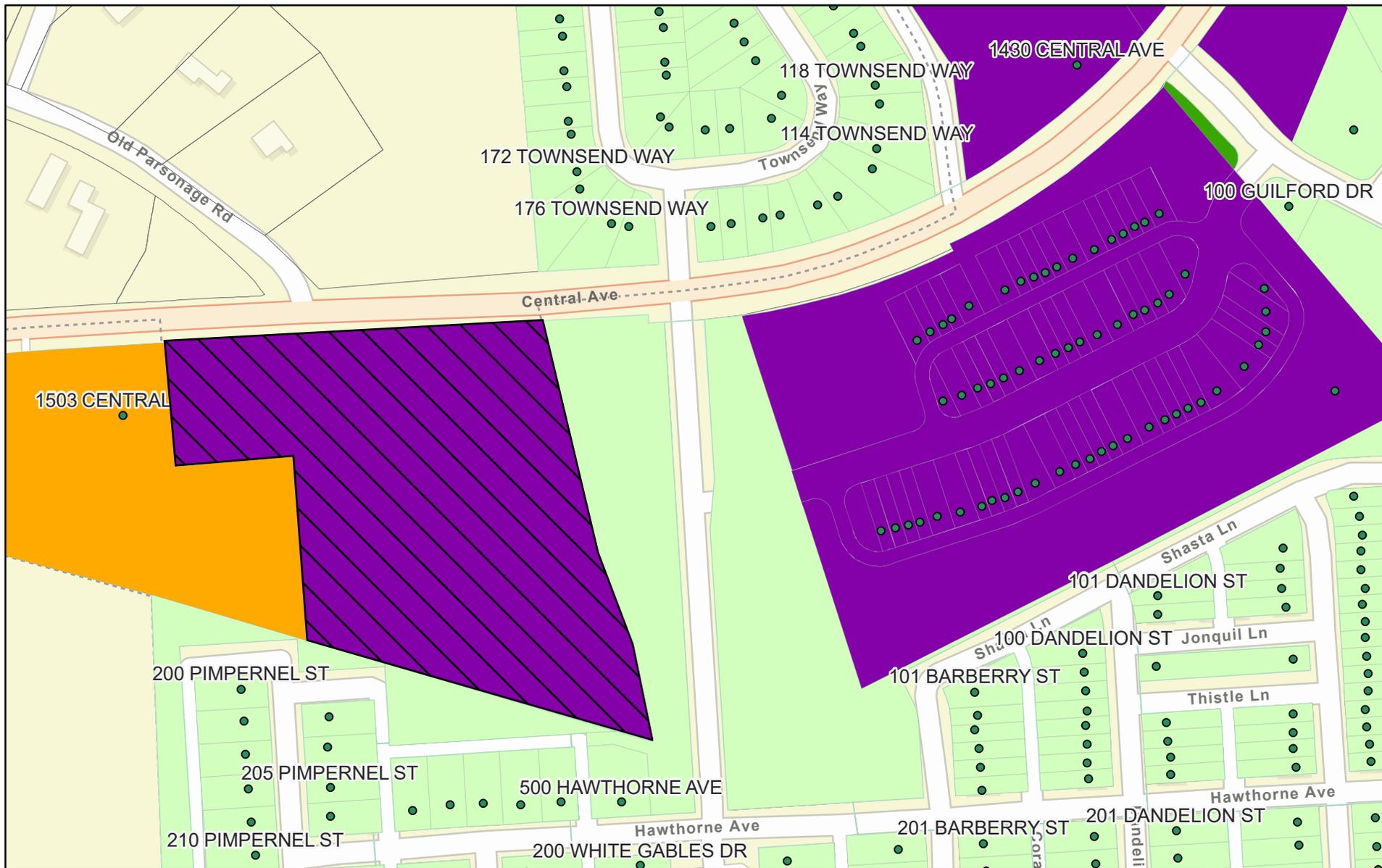


12/9/2024

- Summerville Addresses
- ▭ Annexation & Zoning Request
- ▭ Summerville Parcels
- ▭ Dorchester Parcels



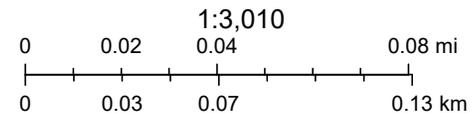
Annexation and Zoning to UC-MX



12/9/2024

- Summerville Addresses
- GR-5
- UC-MX
- PUD
- PL

- Summerville Parcels
- Dorchester Parcels
- ▨ Annexation & Zoning Request



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ORDINANCE

TO AMEND THE ZONING MAP OF THE TOWN OF SUMMERVILLE TO REZONE THE PARCEL OWNED BY WILLIAM JUSTIN DUNGAN, KNOWN AS TMS#137-07-09-001, LOCATED AT 201 CENTRAL AVENUE, FROM GR-5, GENERAL RESIDENTIAL (5 UNITS/ACRE), TO D-MX, DOWNTOWN MIXED-USE

WHEREAS, the owner of the real estate designated as Dorchester County TMS #137-07-09-001, located at 201 Central Avenue and totaling approximately 0.64 acres, has requested the Town Council of the Town of Summerville to rezone said property to D-MX, Downtown Mixed-Use; and

WHEREAS, the proposed zoning is consistent with the surrounding land uses and the Town’s Comprehensive Plan, Summerville: Our Town, Our Future;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Summerville in Council assembled that the approximately 0.64 acres owned by William Justin Dungan located at 201 Central Avenue and known as Dorchester TMS# 137-07-09-001 be rezoned to the classification of D-MX “Downtown Mixed-Use” from the classification of GR-5 “General Residential (5 units/acre)”

The Zoning Map of the Town of Summerville is hereby amended so as to incorporate this change.

Ratified this _____ day of _____, 2025.

Russ Touchberry, Mayor

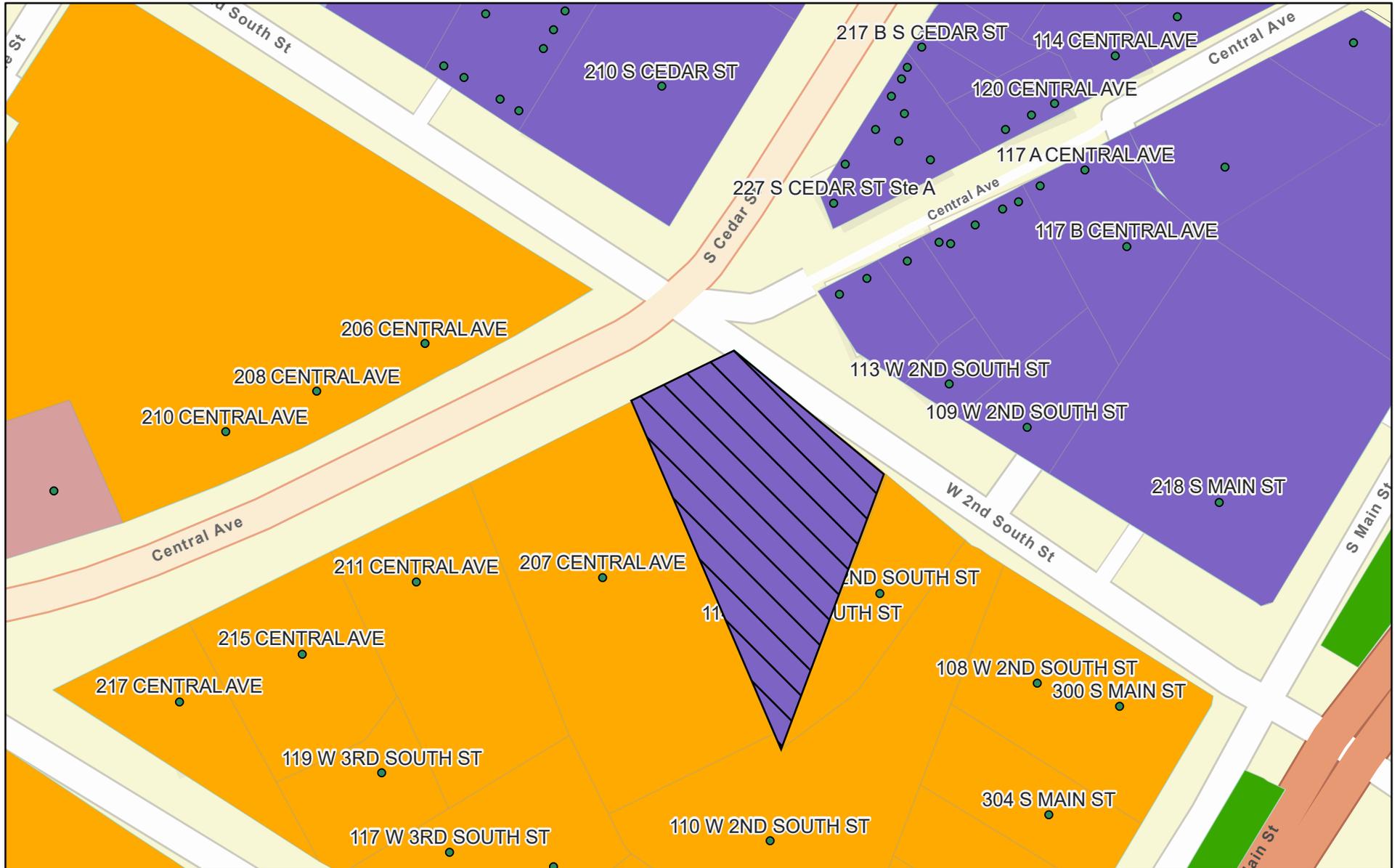
Beth Messervy, Town Clerk

PUBLIC HEARING: December 16, 2024

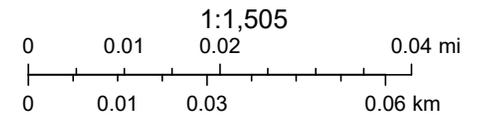
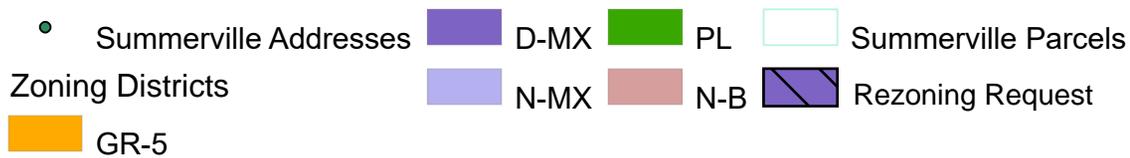
FIRST READING: _____

SECOND READING: _____

Rezoning from GR-5 to D-MX

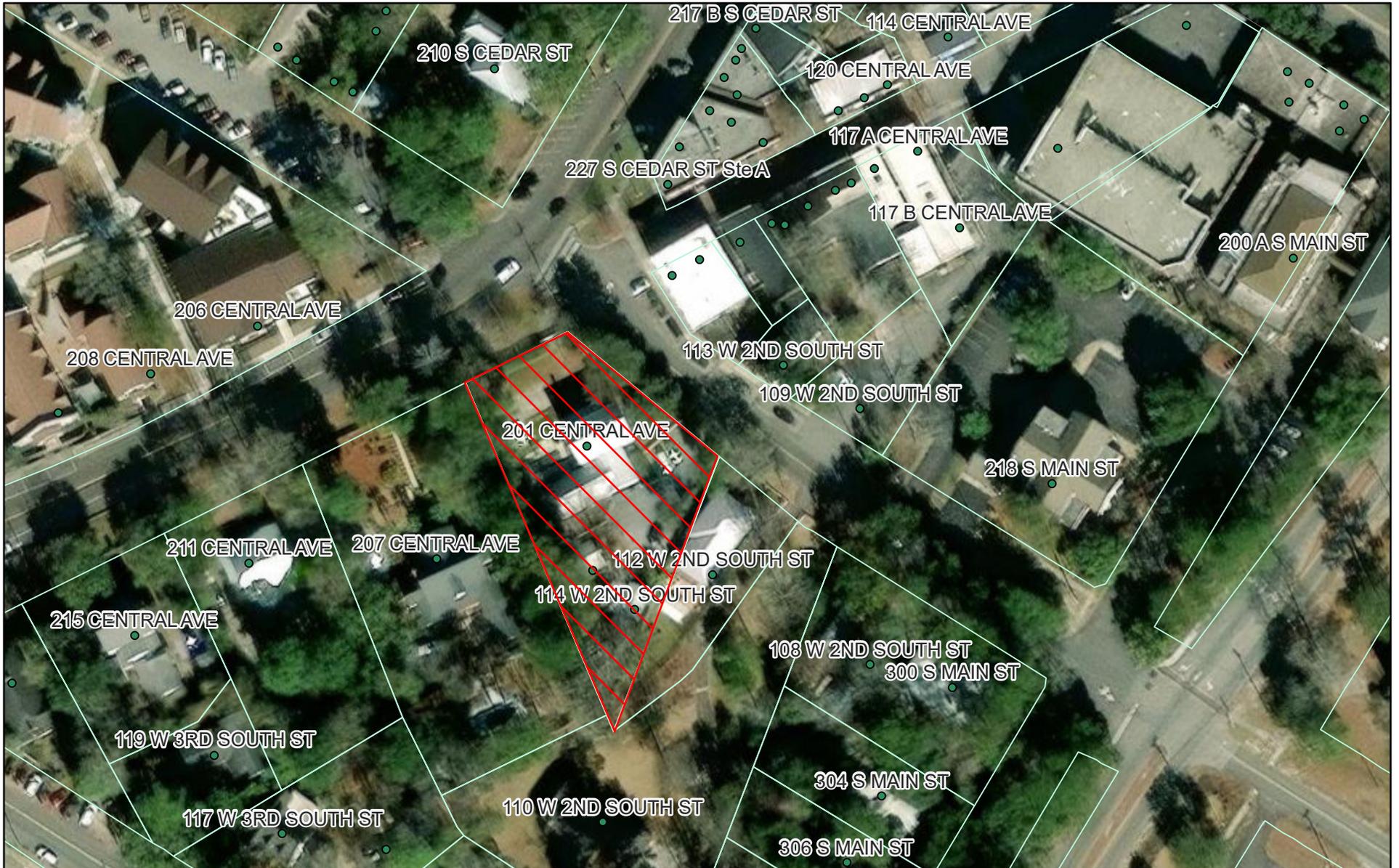


12/9/2024



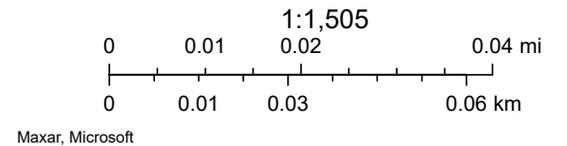
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Rezoning from GR-5 to D-MX



12/9/2024

- Summerville Addresses
- Summerville Parcels
- Dorchester Parcels
- ▭ Rezoning Request



ORDINANCE

TO AMEND THE ZONING MAP OF THE TOWN OF SUMMERVILLE TO REZONE THE PARCEL OWNED BY MAGNOLIA BED & BREAKFAST, LLC, KNOWN AS TMS#137-07-16-009, LOCATED AT 115 S. MAGNOLIA STREET, FROM GR-2, GENERAL RESIDENTIAL (2 UNITS/ACRE), TO D-MX, DOWNTOWN MIXED-USE

WHEREAS, the owner of the real estate designated as Dorchester County TMS #137-07-16-009, located at 115 S. Magnolia Street and totaling approximately 0.67 acres, has requested the Town Council of the Town of Summerville to rezone said property to D-MX, Downtown Mixed-Use; and

WHEREAS, the proposed zoning is consistent with the surrounding land uses and the Town’s Comprehensive Plan, Summerville: Our Town, Our Future;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Summerville in Council assembled that the approximately 0.67 acres owned by Magnolia Bed & Breakfast, LLC located at 115 S. Magnolia Street and known as Dorchester TMS# 137-07-16-009 be rezoned to the classification of D-MX “Downtown Mixed-Use” from the classification of GR-2 “General Residential (2 units/acre)”

The Zoning Map of the Town of Summerville is hereby amended so as to incorporate this change.

Ratified this _____ day of _____, 2025.

Russ Touchberry, Mayor

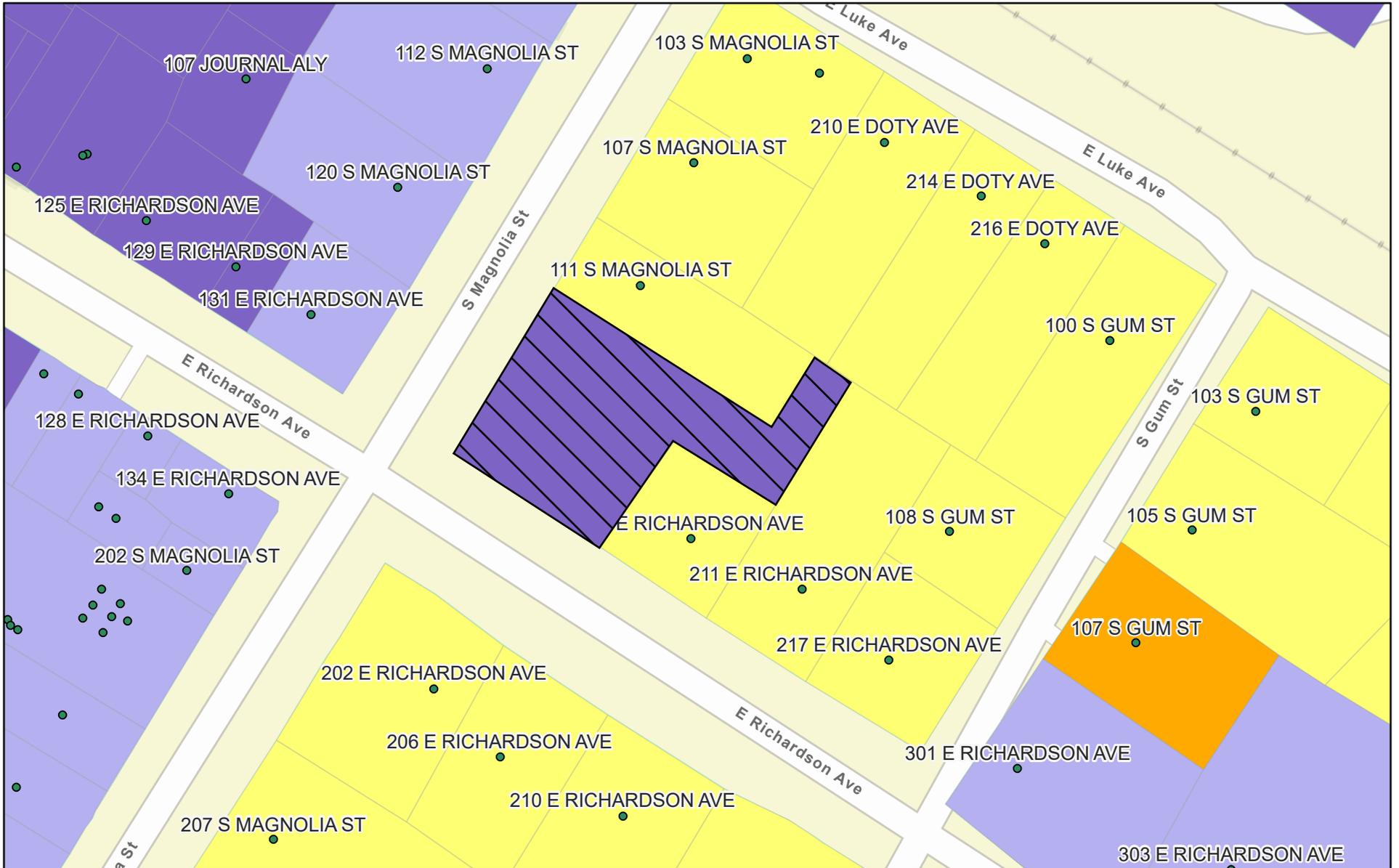
Beth Messervy, Town Clerk

PUBLIC HEARING: December 16, 2024

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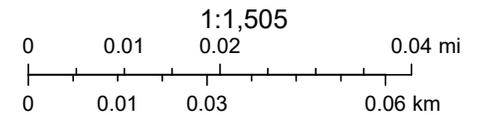
SECOND READING: _____

Rezoning from GR-2 to D-MX

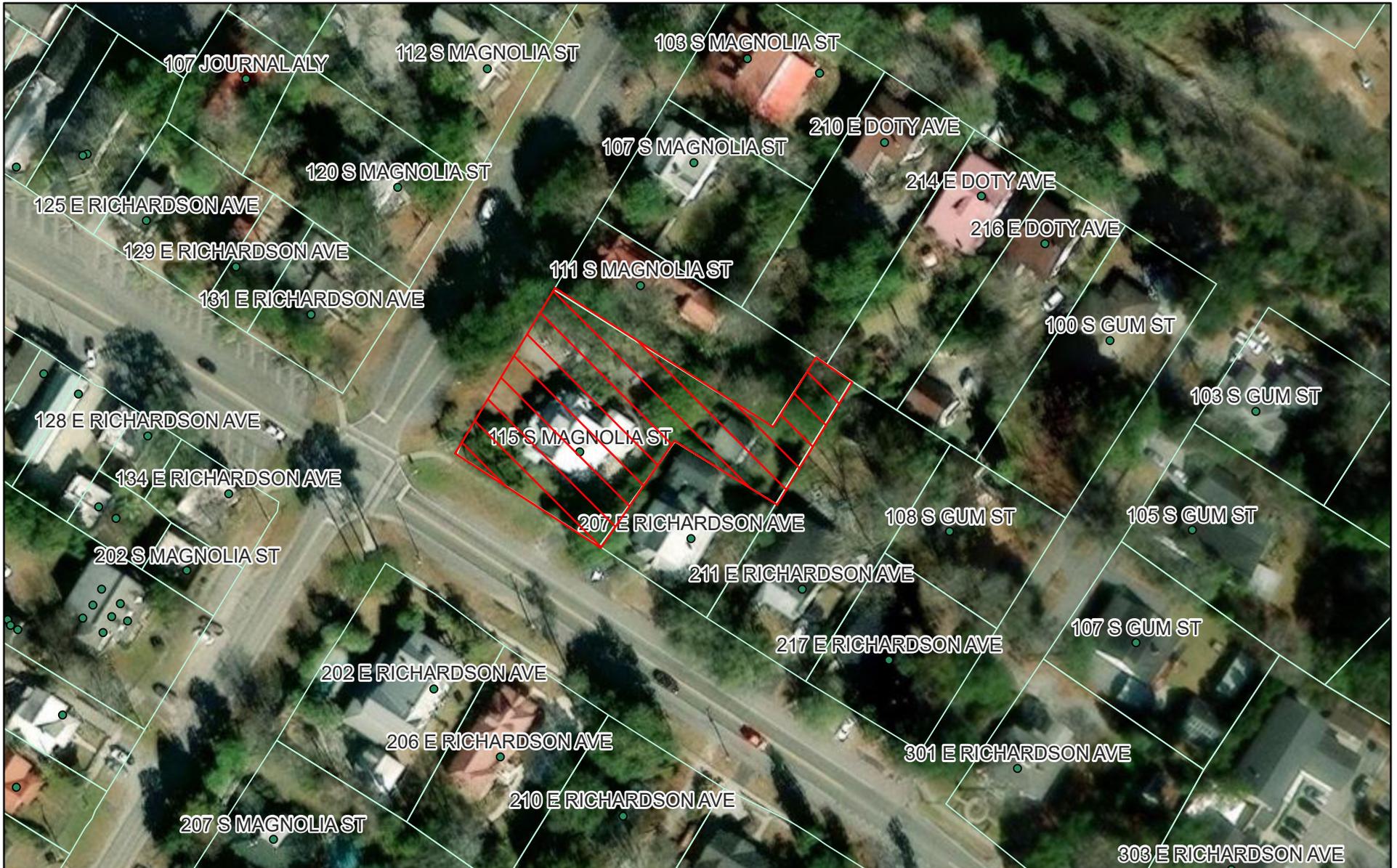


12/9/2024

- Summerville Addresses
- GR-2
- Summerville Parcels
- D-MX
- ▨ Rezoning Request
- GR-5
- N-MX

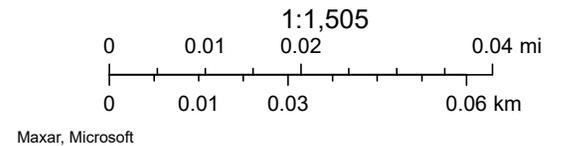


Rezoning from GR-2 to D-MX



12/9/2024

- Summerville Addresses
- ▭ Summerville Parcels
- ▭ Dorchester Parcels
- ▭ Rezoning Request



ORDINANCE

TO AMEND THE ZONING MAP OF THE TOWN OF SUMMERVILLE TO REZONE THE PARCEL OWNED BY WILLIE JAMISON, KNOWN AS TMS#130-10-00-074, LOCATED AT 917 W. 5TH NORTH STREET, FROM N-MX, NEIGHBORHOOD MIXED-USE, TO N-R, NEIGHBORHOOD RESIDENTIAL

WHEREAS, the owner of the real estate designated as Dorchester County TMS #130-10-00-074, located at 917 W. 5th North Street and totaling approximately 0.27 acres, has requested the Town Council of the Town of Summerville to rezone said property to N-R, Neighborhood Residential; and

WHEREAS, the proposed zoning is consistent with the surrounding land uses and the Town’s Comprehensive Plan, Summerville: Our Town, Our Future;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Summerville in Council assembled that the approximately 0.27 acres owned by Willie Jamison located at 917 W. 5th North Street and known as Dorchester TMS# 130-10-00-074 be rezoned to the classification of N-R “Neighborhood Residential” from the classification of N-MX “Neighborhood Mixed-Use.”

The Zoning Map of the Town of Summerville is hereby amended so as to incorporate this change.

Ratified this _____ day of _____, 2025.

Russ Touchberry, Mayor

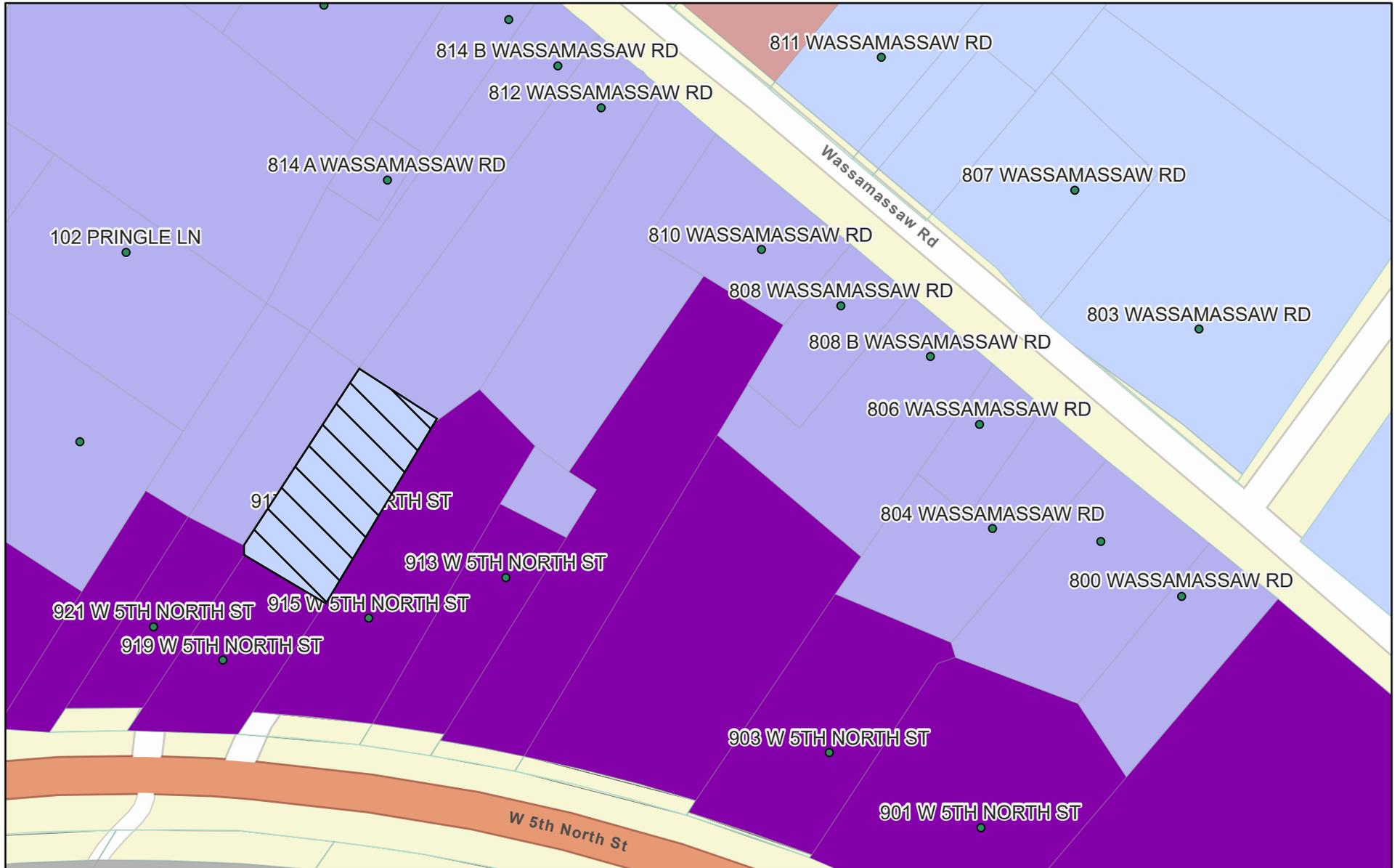
Beth Messervy, Town Clerk

PUBLIC HEARING: December 16, 2024

FIRST READING: _____

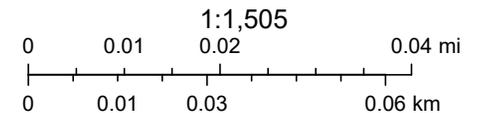
SECOND READING: _____

Rezoning from N-MX to N-R



12/9/2024

- Summerville Addresses
- UC-MX
- PL
- Summerville Parcels
- Zoning Districts
- N-MX
- N-B
- Dorchester Parcels
- N-R
- ▨ Rezoning Request



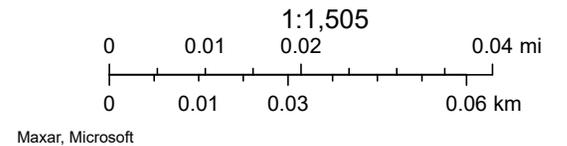
Esri Community Maps Contributors, City of Charleston, Charleston County GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Rezoning from N-MX to N-R



12/9/2024

- Summerville Addresses
- ▭ Rezoning Request
- ▭ Summerville Parcels
- ▭ Dorchester Parcels



The Town of Summerville Planning Commission Meeting
Minutes
December 16, 2024

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; Elaine Segelken; Jill Weatherford; Jim Bailey; and Hart Weatherford. Charlie Stoudenmire was unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning; Becca Zimmerman, Zoning Administrator; Remy Clark, Planner II; Justin Carpenter, Arborist/Natural Resource Planner; and Treasure Washington, Planner I. The public was invited to attend in person, or they viewed the meeting via live-stream.

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 November 18, 2024. Mr. Bailey made a motion to approve the minutes, and Ms. Segelken made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the petition by Dorchester County Career & Technology Center to annex TMS#s 145-15-03-044 and -045, located at 431-441 Old Trolley Rd., and totaling approximately 2.13 acres. Currently zoned CG, General Commercial, in Dorchester County and requested to be zoned UC-MX, Urban Corridor Mixed-Use, following annexation into the Town of Summerville's municipal limits. (Council District 3). Mr. Reaves introduced the item and asked if the applicant was in attendance. The applicant did not wish to speak, and hearing no other public comment, this public hearing was closed at 4:02 PM.

The second public hearing opened at 4:02 PM and was for the petition by John H. & Nancy S. Hill to annex TMS# 136-09-00-036, located at 1501 Central Avenue, and totaling approximately 6.4 acres. Currently zoned R2, Single-Family Residential, in Dorchester County and requested to be zoned UC-MX, Urban Corridor Mixed-Use, following annexation into the Town of Summerville's municipal limits. (Council District 4). Mr. Reaves introduced the item and asked if the applicant was in attendance. Mr. Reaves introduced the item and asked if the applicant was in attendance. The applicant did not wish to speak, and hearing no other public comment, this public hearing was closed at 4:02 PM.

The third public hearing opened at 4:03 PM and was for the request to rezone TMS#137-07-09-001, located at 201 Central Avenue, totaling approximately 0.64 acres, and owned by William Justin Dungan, from GR-5, General Residential (5 units/acre), to D-MX, Downtown Mixed-Use (Council District 2). Mr. Reaves introduced the item and asked if the applicant was in attendance. Megan Dungan, owner/resident of the property, explained that she and her husband thought that they were approved for up to five units when their Bed & Breakfast was originally approved, and they are seeking the rezoning to bring their property back into conformance. Ms. Shuler also read Justin Dungan's letter into the record that addressed this request and the next request. That letter is appended to these minutes. The following additional public comment was provided:

Peter Gorman of 313 S. Magnolia St. stated that the UDO included specific protections for the Historic District that the Dungans have ignored. He provided information about hotels and short-term rentals available in Summerville as evidence that there is no shortage of accommodations. Mr. Gorman declared that this would be a spot zoning and the Dungans should have to remove their illegal ADU or have their Bed & Breakfast permit suspended.

William Harbeson of 403 W. 2nd South St. expressed his dissatisfaction with all the Bed & Breakfasts being allowed. He believes that they are changing Summerville and consideration should be given to residents that have been here.

Elliott Locklair of 214 E. Doty Ave. noted that he was not there to speak ill of the Dungans, but as a downtown resident, he believes that encroachment of commercial into the historically residential areas downtown is damaging the residential areas.

Hearing no further public comment, this public hearing was closed at 4:16 PM.

The fourth public hearing opened at 4:17 PM and was for the request to rezone TMS#137-07-16-009, located at 115 S. Magnolia Street, totaling approximately 0.67 acres, and owned by Magnolia Bed & Breakfast LLC, from GR-2, General Residential (2 units/acre), to D-MX, Downtown Mixed-Use (Council District 2). Mr. Reaves introduced the item and turned it over to the applicant. Ms. Dungan provided some background information about this property, and noted that in this B&B, they employ several people, pay over \$5,000 in accommodations tax, and even more in property taxes. She explained that once a property has short-term rentals, the insurance skyrockets, so the B&B is not affordable if it is limited to the three units that were originally approved. She provided the Planning Commission members with a printout of reviews from AirBnB and VBRO. Ms. Dungan further noted that they run a tight ship and ended the year with 78% occupancy and repeat customers. She understands the other side but believes that the concerns about the property being rezoned are more personal because she has offered to do a deed restriction to limit the uses allowed on the property. The following additional public comment was provided:

Peter Gorman of 313 S. Magnolia St. stated that the Dungans have 12 units advertised for this property, which is two blocks from his home. He mentioned that the Dungans were cited for violations as the property is not owner-occupied as currently defined, so it is a legal nonconforming use and can't be expanded. Mr. Gorman stressed that the Dungans are trying to cure their legal problems with a spot rezoning, which would encourage others, reward scofflaw behavior, and create unfair competition.

Debbie Tomczyk of 206 E. Richardson Ave. stated that she lives diagonally across from the property, and she requests that the application be denied as she feels it would set a troubling precedent. She does not believe that the law should be changed to accommodate the unlawful, and stressed that if the rezoning is approved, the property could be used for other purposes which would negatively impact the residential neighborhood.

Birdie Crosby of 207 E. Richardson Ave. stressed that the rezoning would negatively impact the neighborhood and leap over the existing buffer of N-MX zoned properties. He stated that units were added without approval, and approving this rezoning would reward a disregard for the Town's ordinances and punish the neighborhood. He then read threatening comments that Mr. Dungan had emailed to his wife.

Laura Crosby of 207 E. Richardson Ave. explained that this is not an ordinary rezoning issue, as it involves the request to expand a use and have criminal charges dropped. She stated that this seemed to be a case of politicians trying to help one person, and it is not the duty of the town to do a favor to one business, but to look after all citizens.

Todd Wilson of 303 W. Richardson Ave. stated that he is in favor of the rezoning. He does not feel that this is any different than others' requests to annex or rezone a property. He noted that you can't tell that the property is currently being run as a B&B, and the owners are willing to place a deed restriction on the property. Mr. Wilson stressed that nothing would change from how it currently operates, so he believes that the opposition is just for personal reasons.

Karyn Healey of 210 E. Richardson Ave. explained that she moved to her property because of the walkability of the area and the historic preservation, and she believes that granting this rezoning puts adjacent lots and the entire street in jeopardy. She feels that the applicant should have to do a current survey to show all the structures on the property.

Heyward Hutson of 215 Golf Rd. noted that he owns property in the Historic District and represents the Preservation Society as its president. He stated that he is not opposed to B&Bs or boutique hotels, but he is opposed to spot zoning and higher taxes that it would cause adjacent property owners.

Elliott Locklair of 214 E. Doty Ave. explained that his opposition is not personal. He detailed that the properties immediately adjacent are not zoned D-MX. He is not comfortable counting on a deed restriction, as if it is rezoned, the ordinance allows any permitted uses in that zone. He believes that it would look like N. Gum St., and commercial would displace more residents.

William Harbeson of 403 W. 2nd South St. declared that his opposition was personal, as he bought property downtown many years ago, and he now pays \$22,000 in property taxes.

Ms. Shuler read additional comments provided in writing into the record, and those comments will be appended to these minutes as part of the public hearing.

Hearing no further public comment, this public hearing was closed at 4:56 PM.

The fifth and final public hearing opened at 4:57 PM and was for the request to rezone TMS#130-10-00-074, located at 917 W. 5th North Street, totaling approximately 0.27 acres, and owned by Willie Jamison, from N-MX, Neighborhood Mixed-Use, to N-R, Neighborhood Residential (Council District 1). Mr. Reaves introduced the item and asked if the applicant was in attendance. The applicant was not in attendance, but Curtis Jamison, nephew of the applicant, spoke in support of the rezoning. His family has owned/lived on the property for many years, and they were unaware that the existing mobile home on the property was not properly permitted when it was placed on the property in 2013. He asked that the rezoning be approved so that his family could continue to live on the property. Hearing no other public comment, this public hearing was closed at 4:59 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 they did not have any street names for consideration.

The second item under New Business was the petition by Dorchester County Career & Technology Center to annex TMS#s 145-15-03-044 and -045, located at 431-441 Old Trolley Rd., and totaling approximately 2.13 acres. Currently zoned CG, General Commercial, in Dorchester County and requested to be zoned UC-MX, Urban Corridor Mixed-Use, following annexation into the Town of Summerville's municipal limits. (Council District 3). Ms. Segelken made a motion to recommend approval of the annexation and requested zoning, and Mr. Carroll made the second. The motion passed unanimously.

The third item under New Business was the petition by John H. & Nancy S. Hill to annex TMS# 136-09-00-036, located at 1501 Central Avenue, and totaling approximately 6.4 acres. Currently zoned R2, Single-Family Residential, in Dorchester County and requested to be zoned UC-MX, Urban Corridor Mixed-Use, following annexation into the Town of Summerville's municipal limits. (Council District 4). Mr. Carroll made a motion to recommend approval of the annexation and requested zoning, and Ms. Segelken made the second. Ms. Weatherford noted that traffic was already a nightmare in that area and asked if the property could be a PUD. Ms. Shuler stated that a PUD was not discussed with the applicant. The applicant explained that they had not entertained the possibility of a PUD due to the small size of the property and the requirement for mixed use. The plan is to build townhomes. Following discussion, the Chairman called for the question, and the motion passed 4 to 2 with Ms. Weatherford and Mr. Bailey voting in opposition.

The fourth item under New Business was the request to rezone TMS#137-07-09-001, located at 201 Central Avenue, totaling approximately 0.64 acres, and owned by William Justin Dungan, from GR-5, General Residential (5 units/acre), to D-MX, Downtown Mixed-Use (Council District 2). Ms. Segelken made a motion to recommend denial of the rezoning, and Mr. Bailey made the second. Ms. Segelken stressed that zoning was important and previous rezoning requests for commercial zoning in this area were denied. Following the discussion, the Chairman called for the question, and the motion passed unanimously.

The fifth item under New Business was the request to rezone TMS#137-07-16-009, located at 115 S. Magnolia Street, totaling approximately 0.67 acres, and owned by Magnolia Bed & Breakfast LLC, from GR-2, General Residential (2 units/acre), to D-MX, Downtown Mixed-Use (Council District 2). Mr. Bailey made a motion to recommend denial, and Ms. Segelken made the second. Ms. Segelken explained that the planning regarding the border areas has been extensive and should not be taken lightly. She added that rezoning is a major step. Ms. Weatherford agreed and noted that a specific change was made to the Comprehensive Plan to make sure that this area stayed residential. Following the discussion, the Chairman called for the question, and the motion passed unanimously.

The sixth and final item under New Business was the request to rezone TMS#130-10-00-074, located at 917 W. 5th North Street, totaling approximately 0.27 acres, and owned by Willie Jamison, from N-MX, Neighborhood Mixed-Use, to N-R, Neighborhood Residential (Council District 1). Ms. Weatherford made a motion to recommend approval of the rezoning, and Ms. Segelken made the second. Ms. Segelken stated that she is in favor of long-term residents not being displaced. Following the discussion, the Chairman called for the question, and the motion passed unanimously.

Miscellaneous:

Ms. Shuler explained that the 2025 Planning Commission meetings would remain on the third Monday of each month with the exception of January and February, which would be on the fourth Monday, as the third Monday of those months is a holiday. She also announced that Town Council had reappointed Jim Reaves and Elaine Segelken to the Commission, and two new members were appointed, as neither Jim Bailey nor Charlie Stoudenmire had applied for reappointment. The two new members would be starting in January. She thanked Mr. Bailey for his service and wished everyone a wonderful holiday season.

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 5:13 PM.

Respectfully Submitted,

Date: _____

Jessi Shuler, AICP
Director of Planning

Approved: _____
Jim Reaves, Chairman or Jim Bailey, Vice Chairman

To whom it may concern,

My name is Justin Dungan. Along with my wife Megan, we operate multiple properties that give us the opportunity to provide unique and high quality accommodations to those who are visiting our Historic Downtown Summerville area. What makes our properties unique is the ability for our guests to walk directly from our properties into the downtown area as they are all located within 1 block of downtown. We have seen firsthand how each and every one of our guests support the businesses downtown with their continued patronage. We further encourage this by giving our guests gift cards to various businesses downtown in an effort to see continued growth and success for the various businesses that make up the downtown that we all love and appreciate. I personally am thankful for those visitors who choose to visit and support our downtown area as it creates the thriving atmosphere that we all enjoy.

This afternoon you will hear our request to rezone our property so that we may continue to provide this level of service and accommodations to those individuals wanting to spend their time downtown. I apologize but I will be unable to attend this hearing as I am helping my mother with hospital visits following emergency surgery at Cleveland Clinic. Thankfully my brave and courageous wife will be in attendance in order to answer any questions you may have and to represent our family. Since 2017, she has faced repeated attempts to slander our family and has chosen to sit by idly while her family, even our children, are verbally attacked in meetings such as this and also online. I am thankful for her and proud of how she has continued to handle these attacks that have recently escalated due to a disgruntled neighbor in opposition to this request.

We understand that asking visitors to “stay by the hotels on the interstate” but spend their money downtown simply doesn’t work and, respectfully, doesn’t make sense. We fill a unique niche that allows guests to stay in the downtown area and enjoy the abundance of shops and restaurants that rely on these visitors to continue to operate. We also continue to have numerous guests stay with us in order to experience Charleston, but find out just how special downtown Summerville is and spend the vast majority of their time here. Without the walkability of our spaces, these instances would not happen. We are confident that what we offer our guests runs parallel to the vision plan of our elected officials for our downtown area.

This afternoon you will likely also hear some of those within our community who oppose this zoning change. Unfortunately, much of this opposition will be personal in nature and not based on facts. Much of it will be cemented in misinformation and will be an attempt to create division and fear among our neighbors and residents. We believe that mob-style antics that have been organized by those in opposition to us simply do not represent the majority viewpoint and do not support the downtown area. Please note that we have not asked for public support from our neighbors and peers. We feel that asking our friends and neighbors to “choose a side” only creates division amongst our community and is an unfair request given that many of them rely on patronage from both sides of this issue.

We do, however, ask for your support in approving this zoning request. As mentioned above, this will allow us to continue to serve our community by providing convenient and high quality accommodations that allows our downtown to continue to thrive and succeed.

We thank you for considering this request and we thank you for your continued service to our thriving downtown.

Sincerely,
Justin Dungan

Frank and Debbie Tomczyk
206 E Richardson Avenue
Summerville, SC 29483
December 11, 2024

Town Planning Commission
200 S Main Street
Summerville, SC 29483

Subject: Opposition to Rezoning Request for 115 S. Magnolia Street,
Summerville, SC.

Dear Members of the Town Planning Commission,

We are writing as a concerned neighbor regarding the proposed rezoning notice posted on the property known as Magnolia Bed & Breakfast. Our home is diagonally across East Richardson Avenue from the subject property which sits on the corner of South Magnolia Street and East Richardson Avenue.

We respectfully request that the commission deny the application to rezone the property from our current GR-2 (General Residential) zoning to D-MX (Downtown Mixed-Use). It appears to be an attempt to accommodate the owner's unapproved nonconforming expansion which, among other concerns, would set a troubling precedent for our community.

As you are aware, zoning laws are in place to preserve the integrity and character of our neighborhoods. Allowing this rezoning would undermine these principles by effectively rewarding an unapproved expansion. The LLC owners of this Bed & Breakfast are in litigation for increasing their grandfathered non-conforming use and are requesting a zoning change which would allow their brazen expansion to usurp the ordinances established to protect neighboring properties. One should not change the law to accommodate the unlawful.

In addition, the change would not enhance the Purpose and Intent of the regulations contained in the Unified Development Ordinance 1.4 "Preserve Summerville's small town charm." The property is not in Downtown Summerville and it is buffered from that zoning by a mixed-residential zone. Allowing Downtown mixed use zoning on this neighbor's property could, at the current or future owner's desire, become a bar/tavern, urgent care clinic, Inn with up to 24 rooms, a bank, funeral home, restaurant, veterinary clinic, or conference center to name a few and any of these uses would negatively impact the quality of life and overall cohesion of our neighborhood.

Furthermore, approving this rezoning would signal others that noncompliance with zoning regulations can be rectified after the fact by rezoning, rather than adherence to the established processes. This undermines the trust and predictability that residents rely on when investing in and maintaining their properties.

We urge the commission to carefully consider long-term implications of this decision and prioritize the preservation of our residential zoning. Denying this request will reinforce the importance of zoning compliance and ensure that changes are made in a manner that benefits the community as a whole.

Thank you for your time and attention to this matter.

Respectfully,

Frank A Tomczyk
Debbie M Tomczyk

December 12, 2024

To: The Members of the Town of Summerville Planning Commission

Thank you for taking the time to read our letter. We appreciate your consideration of its contents. We have immediate family living within walking distance of "Magnolia Inn" so we are extremely concerned about what the future holds.

As we understand matters, the applicants, Mr. and Mrs. William J. Dungan, have requested zoning changes at two historic properties. One, their residence on Central Avenue; the other, 115 S. Magnolia Street - "The Magnolia Inn." If approved, the properties now zoned GR-2 (General Residential) would change to D-MX (Downtown Mixed Use).

We are opposed to any zoning change that compromises "residential" peace and tranquility. The historic district is the best Summerville has to offer. It is a small charming area filled with stately homes that many families have occupied. Each has its own unique history. The applicants want to change that. They want their present residential zoning changed to D-MX so they can further expand their rental enterprise. Their renting of more units permitted under the Dungans' current license has already sucked business from nearby short-term rentals (like the one bedroom cottage our family rents) that are trying to stay afloat. 115, with its lights, signs, and parking lots already stands out as an "inn" and is out of character with the residential houses in the neighborhood.

Another consideration is that the applicants may have other plans in mind, if not for the present, for the future. Such plans could include a restaurant, bar, tattoo parlor, pawn shop, hair salon, auto repair, Dollar Store and others.

Who benefits? Only two people - the Dungans.

Mr. Dungan is facing charges from the Town. He has taken advantage of the conditional licenses he has been issued, and now asks the Town to 'break the rules' to let him off the hook! Perhaps commercial re-zoning will negate the charges and fines he presently faces.

It's our view that people who blatantly disregard rules and ordinances, particularly for only their own selfish purposes, deserve no additional favors.

We believe the best solution for this problem is for the Town to revoke the Dungans' present license so the Town licensing division can send a clear message that the Unified Development Ordinance is enforced! Magnolia Street, East Richardson, and the other historic areas east of Main Street should be preserved and not placed in peril at the hands of "slippery" citizens.

Rezoning these properties will open the door for further rezoning requests and the entire area will wind up looking like the area north of the railroad tracks.

Please, please do not let that happen.

Respectfully submitted,



Mr. and Mrs. Seth Deitch
218 Lenwood Dr.
Summerville, SC 29485

Shuler, Jessi

From: Mary Becker <maryavisbecker@gmail.com>
Sent: Thursday, December 12, 2024 9:45 PM
To: Shuler, Jessi
Subject: Historic District

[You don't often get email from maryavisbecker@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email originated from outside of the organization. Please take care when clicking links or opening attachments.

Mr Shuler,

I would like to urge you & everyone in town government to protect the historic areas in Summerville. It is very short sighted to rezone areas that the public has decided should be protected. Why would my husband & I leave San Francisco & travel all the way across the country to put down roots in Summerville? For the same reason people from all over the country have been drawn to Summerville - the historic look & charm of this town. Summerville has something so few places do anymore, a strong sense of place.

I am also concerned that town officials intend to reward a property owner that flaunted the law to expand his business when he knows only 3 units are allowed on his property. This sets a terrible precedent & I believe the voters will punish these officials in the future as they certainly should.

Please think carefully, because once you destroy the reasons residents love this town it will be too late to go back. New people will stop relocating here & current residents will look for greener pastures, just like my husband & I did when we left San Francisco.

Regards,

Mary Becker
Tea Farm, Summerville

Shuler, Jessi

From: Lassie Murray <lassie.murray@gmail.com>
Sent: Monday, December 16, 2024 1:48 PM
To: Shuler, Jessi
Subject: 115 South Magnolia Rezoning

You don't often get email from lassie.murray@gmail.com. [Learn why this is important](#)

Caution: This email originated from outside of the organization. Please take care when clicking links or opening attachments.

William Justin Dungan purchased the property at 115 South Magnolia for the purpose of making it an airbnb. His wife was excited and told me how they had done so well with the ones in the state they moved from. The town denied their B&B permit because the Dungans did not and would not be occupying the property. When they were denied the permit, Dungan hired an attorney to set up the Magnolia Bed & Breakfast, LLC giving a minimal ownership of the property to a woman he hired to live there and run the property, thereby satisfying the town ordinance requirement. Whether or not this person still resides there is not known. I have been to the house on neighborhood business and could not get any answer. A young lady carrying linens came from the parking lot and told me that no one lives there. It was only an airbnb.

Now that he has been charged by the town for adding more than the allowed units for rental, he is again trying to circumvent town ordinances by requesting rezoning. Please do not allow this zoning change. It will negatively impact the neighbors in this historic district by allowing more commercial and business in our quiet neighborhood. We live here and love our neighborhood. Mr. Dungan does not.

Thank you for your consideration.

Lassie Murray
211 South Gum St

**Town of Summerville
Revenue and Expense Report**

	Current Budget	Current Period	Y-T-D Actual	Budget Balance	% of Budget
Revenue Summary					
Property Taxes	18,943,500.00	1,156,472.97	2,725,856.63	16,217,643.37	14%
Licenses Permits and Fees	17,141,552.00	262,648.53	2,382,366.67	14,759,185.33	14%
Court Fines & Fees	275,000.00	20,480.83	141,310.86	133,689.14	51%
State Revenues	4,470,716.00	0.00	2,311,531.78	2,159,184.22	52%
Parks & Rec Revenues	392,000.00	10,760.50	237,005.93	154,994.07	60%
Miscellaneous Revenues	1,924,290.00	62,969.24	1,405,562.68	518,727.32	73%
Total Revenues	43,147,058.00	1,513,332.07	9,203,634.55	33,943,423.45	21%
Expenditure Summary					
Municipal Court	681,569.00	24,358.71	282,551.03	399,017.97	41%
Finance	883,933.00	27,187.66	351,453.83	532,479.17	40%
Administration	2,920,358.00	137,741.33	1,526,503.52	1,393,854.48	52%
Planning	829,394.00	18,834.46	230,305.95	599,088.05	28%
Building / Inspections	1,038,403.00	29,378.86	416,867.39	621,535.61	40%
Town Engineer	938,593.00	29,674.77	405,450.27	533,142.73	43%
Police Dept	13,821,573.00	473,909.58	6,260,917.06	7,560,655.94	45%
Fire Dept	11,797,533.00	436,368.90	5,875,153.33	5,922,379.67	50%
Communication Center	2,112,381.00	101,058.19	798,586.73	1,313,794.27	38%
Maintenance Dept	1,013,742.00	26,143.57	394,122.38	619,619.62	39%
Street Dept	3,318,972.00	83,675.60	1,349,057.80	1,969,914.20	41%
Parks & Recreation	3,678,867.00	108,881.92	1,520,608.72	2,158,258.28	41%
Buildings & Grounds	2,778,500.00	143,772.75	1,576,689.07	1,201,810.93	57%
Debt Services	842,840.00	0.00	461,896.37	380,943.63	55%
Capital Expenditures	2,479,340.00	0.00	320,539.26	2,158,800.74	13%
Non-Departmental	250,000.00	0.00	258,904.31	(8,904.31)	104%
TIF Debt Service	100,000.00	0.00	0.00	100,000.00	0%
Total Expenditures	49,485,998.00	1,640,986.30	22,029,607.02	27,456,390.98	45%
Operating Revenue Over / (Under) Expenditures	(6,338,940.00)	(127,654.23)	(12,825,972.47)	6,487,032.47	202%
Other Income (Expenses)					
Sale of Real Estate					
Purchase of Real Estate					
Transfers In	4,234,600.00	308,333.33	1,849,999.98	2,384,600.02	44%
	4,234,600.00	308,333.33	1,849,999.98	2,384,600.02	
Net Revenue Over / (Under) Expenditures	(2,104,340.00)	180,679.10	(10,975,972.49)	8,871,632.49	37%

Town of Summerville
Revenue and Expense Report

		Current Budget	Current Period	Y-T-D Actual	Budget Balance	% of Budget
Property Taxes						
100-4-0000-10-101	Prior Year Taxes	375,000.00	(164,544.73)	225,842.13	149,157.87	60%
100-4-0000-10-102	Real Prop Taxes	16,119,000.00	987,485.20	1,279,557.05	14,839,442.95	8%
100-4-0000-10-103	Vehicle Prop Taxes	1,837,500.00	220,544.32	1,036,382.77	801,117.23	56%
100-4-0000-10-104	Homestead Taxes	440,000.00	0.00	-	440,000.00	0%
100-4-0000-10-106	Heavy Equipment Rental Tax	172,000.00	112,988.18	184,074.68	(12,074.68)	107%
		18,943,500.00	1,156,472.97	2,725,856.63	16,217,643.37	14%
Licenses Permits and Fees						
100-4-0000-20-202	Cable TV Franchise Fees	300,000.00	0.00	130,439.52	169,560.48	43%
100-4-0000-20-203	Electric & Gas Franchise Fees	2,085,552.00	0.00	-	2,085,552.00	0%
100-4-0000-20-210	Business Licenses	6,600,000.00	75,809.67	1,230,273.08	5,369,726.92	19%
100-4-0000-20-211	Business License Penalty	185,000.00	1,302.15	30,154.48	154,845.52	16%
100-4-0000-20-212	Business License Insurance	6,500,000.00	9,906.52	97,214.77	6,402,785.23	1%
100-4-0000-20-214	Telephone Licenses	100,000.00	7.78	469.26	99,530.74	0%
100-4-0000-20-216	Building Permits	1,200,000.00	158,727.70	789,616.74	410,383.26	66%
100-4-0000-20-217	Re-Inspect Fees	6,000.00	0.00	9,050.00	(3,050.00)	151%
100-4-0000-20-218	Planning Fees	25,000.00	1,445.00	16,630.00	8,370.00	67%
100-4-0000-20-220	Tree Permit/Penalty	10,000.00	189.00	4,643.00	5,357.00	46%
100-4-0000-20-221	Stormwater Review Fees	130,000.00	15,260.71	73,875.82	56,124.18	57%
		17,141,552.00	262,648.53	2,382,366.67	14,759,185.33	14%
Court Fines & Fees						
	Municipal Court Fines	275,000.00	20,480.83	141,310.86	133,689.14	51%
State Revenues						
100-4-0000-30-301	Loc Opt Sales Tax Chas Cty	450,000.00	0.00	281,632.20	168,367.80	63%
100-4-0000-30-302	Loc Opt Sales Tax Berk Cty	2,400,000.00	0.00	1,310,173.88	1,089,826.12	55%
100-4-0000-30-311	Inventory Taxes	78,600.00	0.00	39,300.36	39,299.64	50%
100-4-0000-30-313	Manufacturer Tax Exemption	126,564.00	0.00	-	126,564.00	0%
100-4-0000-30-321	Aid To Subdivisions	1,315,552.00	0.00	657,775.34	657,776.66	50%
100-4-0000-30-325	Beverage Licenses	100,000.00	0.00	22,650.00	77,350.00	23%
		4,470,716.00	0.00	2,311,531.78	2,159,184.22	52%

Town of Summerville
Revenue and Expense Report

Parks & Recreation Revenues		Current Budget	Current Period	Y-T-D Actual	Budget Balance	% of Budget
100-4-0000-35-326	Special Events Misc. Income	45,000.00	45.00	49,249.25	(4,249.25)	109%
100-4-0000-35-353	Parks and Playground Fees	35,000.00	925.00	14,602.50	20,397.50	42%
100-4-0000-35-370	Gahagan Field/Concessions	22,000.00	3,063.00	34,256.00	(12,256.00)	156%
100-4-0000-35-371	Regular League Fees	100,000.00	90.00	56,295.40	43,704.60	56%
100-4-0000-35-374	Gahagan Gate Fees	0.00	0.00	-	0.00	
100-4-0000-35-375	MISC Rev-RECC	150,000.00	6,207.00	63,020.87	86,979.13	42%
100-4-0000-35-376	P&R Prepackaged Concessions	9,000.00	255.50	3,622.50	5,377.50	
100-4-0000-35-377	P&R Prepared Concessions	1,000.00	0.00	140.77	859.23	
100-4-0000-35-378	Gahagan Retail	0.00	0.00	-	0.00	
100-4-0000-35-380	Tennis Program Revenue	25,000.00	175.00	14,118.64	10,881.36	56%
100-4-0000-35-381	Saul Alexander Pickleball	5,000.00	0.00	1,700.00	3,300.00	
		392,000.00	10,760.50	237,005.93	154,994.07	60%
Miscellaneous Revenues						
100-4-0000-35-351	Interest Income	500,000.00	0.00	773,522.08	(273,522.08)	155%
100-4-0000-35-352	Sale of Assets	75,000.00	26,000.00	103,915.00	(28,915.00)	139%
100-4-0000-35-355	Dorch Dist. 2 Reimbursement	1,025,000.00	0.00	285,635.48	739,364.52	28%
100-4-4211-40-401	SRO Grant Revenue		24,225.63	135,920.90	(135,920.90)	
100-4-0000-35-360	Miscellaneous Income	100,000.00	2,492.02	12,633.03	87,366.97	13%
100-4-0000-35-362	Property Rental Fees	80,000.00	6,974.42	39,260.68	40,739.32	49%
100-4-0000-35-363	Cellular Tower Rental Fees	107,000.00	2,482.17	47,928.62	59,071.38	45%
100-4-0000-35-364	Report Fees	15,000.00	795.00	5,140.01	9,859.99	34%
100-4-0000-35-365	Administrative Fees	5,000.00	0.00	1,576.88	3,423.12	32%
100-4-0000-35-366	False Alarm Fees	17,290.00	0.00	30.00	17,260.00	0%
		1,924,290.00	62,969.24	1,405,562.68	518,727.32	73%
Transfers In						
	Local Hat	3,700,000.00	308,333.33	1,849,999.98	1,850,000.02	50%
	State A Tax	75,000.00	0.00	-	75,000.00	0%
	Transfer from ARP Fund	359,600.00	0.00	-	359,600.00	0%
	Infrastructure Roads Fund	100,000.00	0.00	-	100,000.00	
		4,234,600.00	308,333.33	1,849,999.98	2,384,600.02	44%
Total Revenues General Fund		47,381,658.00	1,821,665.40	11,053,634.53	36,328,023.47	23%

**Town of Summerville
Revenue and Expense Report**

		Parks and Rec		Fire		Municipal		YTD
		Current Period	YTD	Current Period	YTD	Current Period	YTD	
Residential								
212-4-4731-20-235	Parks and Rec Facilities	14,369.60	113,716.66					
212-4-4731-20-237	Fire Facilities			17,342.72	137,245.01			
212-4-4731-20-239	Municipal Facilities					23,343.68	184,734.83	435,696.50
Commercial								
213-4-4733-20-237	Fire Facilities - Commercial			407,962.63	1,231,982.14			
213-4-4733-20-239	Municipal Facilities - Comm					212,041.37	641,073.61	1,873,055.75
Total Revenues		<u>14,369.60</u>	<u>113,716.66</u>	<u>425,305.35</u>	<u>1,369,227.15</u>	<u>235,385.05</u>	<u>825,808.44</u>	<u>2,308,752.25</u>
212-6-4731-12-211								
	Public Safety Building Design			-	-	-	3,267.50	
212-6-4731-25-287	Shepard Park Expense	-		-				
212-6-4731-13-520	Doty Park Improvements	-		-				
212-6-4731-13-533	Fire Station 6 Construction	-		-				
212-6-4731-14-521	Rollins Equipment-Parks	-	-	-				
212-6-4731-15-312	Capital Equipment Streets					-	-	
212-6-4731-13-521	Improvements Park and Rec	-	107,306.00					
213-6-4733-12-211	Public Safety Building Design						272,664.00	
213-6-4733-13-533	Fire Station 6 Construction				-			
213-6-4733-14-312	Vehicles/Rolling Equipment					-	-	
Total Expenditures		<u>-</u>	<u>107,306.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>275,931.50</u>	<u>383,237.50</u>
Net Revenues over Expenditures		<u>14,369.60</u>	<u>6,410.66</u>	<u>425,305.35</u>	<u>1,369,227.15</u>	<u>235,385.05</u>	<u>549,876.94</u>	<u>1,925,514.75</u>
Unaudited Fund Balance 7/1/2024			<u>281,359.98</u>		<u>79,150.41</u>		<u>1,897,951.91</u>	

Town of Summerville
Revenue and Expense Report

		Local Hospitality Tax		Local Accomodations Tax	
		Current Period	YTD	Current Period	YTD
214-4-4741-20-221	Local H-Tax Revenue	292,477.94	2,795,567.04		
214-4-4741-35-350	Special Event Sponsor	167.00	668.00		
214-4-4741-35-354	Tourism Grants	0.00	41,576.34		
214-4-4741-35-360	Miscellaneous	0.00	27,600.00		
214-4-4741-40-406	PARD Grant	0.00	65,000.00		
	Local Accomodations Tax				
216-4-4712-30-315	Revenue			18,634.63	199,212.14
		292,644.94	2,930,411.38	18,634.63	199,212.14
	Total Expenses	370,180.93	2,895,815.19	0.00	0.00
	Net Revenues over Expenses	(77,535.99)	34,596.19	18,634.63	199,212.14
	Budgeted Revenue		6,000,000.00		
	% of Budget Collected		47%		

AS OF 12/31/2024
UNAUDITED

Town of Summerville
Revenue and Expense Report

FYE 06/2025
% OF YEAR COMPLETED: 50%

Stormwater Mgt. Fund

500-4-4811-60-601

	<u>Current Budget</u>	<u>Current Period</u>	<u>Y-T-D Actual</u>	<u>Budget Balance</u>	<u>% of Budget</u>
Operating Revenues	2,500,000.00	183,277.68	618,959.02	1,881,040.98	25%
			0.00		
Expenditures	<u>2,371,358.00</u>	<u>86,679.79</u>	<u>1,253,185.47</u>	<u>1,118,172.53</u>	53%
Revenue Over / (Under)					
Expenditures	128,642.00	96,597.89	(634,226.45)	762,868.45	