



**Town of Summerville**  
**Special Called Council Meeting – UDO Workshop #20**  
Annex Building – 200 South Main Street, Summerville, SC 29483  
Training Room, 2<sup>nd</sup> Floor  
**Wednesday, August 7, 2019 – 2:30pm**

**A G E N D A**

1. Call to order
2. Approval of Minutes of Previous Meetings
  - a. Special Called Council Meeting – UDO Workshop #19 – July 31, 2019
3. Discussion of moratorium
4. Discussion of proposed Unified Development Ordinance (UDO)\*
  - a. \*Primary discussion of Chapter 11 (Water Management)
  - b. \*Discussion of other chapters if necessary.
5. Mayor's Comments
6. Scheduling of Special Called Council Meeting: UDO Workshop #21
7. Adjourn

Wiley Johnson, *Mayor*

*Council Members:*

Bob Jackson, Mayor Pro-Tem  
Walter Bailey  
Aaron Brown  
Christine Czarnik  
Kima Garten-Schmidt  
William McIntosh



*Town Administrator*  
Colin L. Martin

*Town Clerk*  
Beth Messervy

*Town Attorney*  
G.W. Parker

Town of Summerville  
**SPECIAL CALLED COUNCIL MEETING**  
**UDO WORKSHOP #19**  
**MINUTES - July 31, 2019**

**Attendance**

Present: Mayor Johnson, Councilmembers Christine Czarnik. Aaron Brown and Bill McInotsh arrived at 2:36pm. Walter Bailey arrived at 2:47pm. Several members of staff were also present. A quorum was met. Public and press were duly notified.

**Call to Order**

The Special Called meeting of Summerville Town Council was called to order at 2:30pm on Wednesday, July 31, 2019 by Mayor Johnson.

**Approval of Minutes:**

Mr. Brown made a motion, seconded by Mr. McIntosh, to accept the minutes of the July 24, 2019 Special Council Meeting (UDO Workshop #18) into record. The motion carried unanimously, and the minutes were accepted into record.

**Discussion of Proposed Unified Development Ordinance:**

Council and staff discussed buffer requirements as they exist in the current ordinance and in the UDO. Mayor Johnson expressed his interest in requiring buffers between different R-2 developments. Ms. Czarnik agreed with Mayor Johnson. Mr. Brown stated that the more requirements you have for developers, the more likely inferior builders will not build here.

Ms. Shuler explained that staff does work with developers to encourage them to include buffers with their plans, but that no other municipality in the state has buffers between two zones that are of the same usage.

Mr. McIntosh asked if the buffers would be in addition to the 25% required open space that developers would have to abide by. Ms. Shuler stated that buffers are included in the 25%.

The discussion of buffers between zones of the same use continued. Staff requested that Ms. Shuler come up with suggestions as to how to get buffers around "like" developments.

Council moved on to Chapter 11 – Water Management after the discussion of buffers. Council questioned the ownership of wetlands and wetland buffers with regards to a subdivision's HOA.

The discussion then switched to the implications of properties now being in the floodzone according to the latest map. Council expressed their concern that if a house in a floodplain was

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destroyed, building the same home on the property would be a nonconformity. Ms. Shuler explained that the property owner could get ask for a variance in that instance.

Ms. Shuler presented Council with a map of 265 properties in R2 zoning that would be nonconforming if the UDO is adopted. Ms. Shuler suggested creating a new GR zone instead of increasing lot sizes in the current UDO zoning.

Council recognized Fred Hoose, a citizen who wished to speak about the pending ordinance doctrine as it relates to the first reading of the UDO.

**Adjourn:**

Mr. Bailey made a motion to adjourn, seconded by Ms. Czarnik. The meeting adjourned at 4:40pm.

Respectfully submitted,

APPROVED:

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Beth Messervy, Town Clerk

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William W. Johnson, Mayor