



**Town of Summerville**  
**Special Called Council Meeting – UDO Workshop #21**  
Annex Building – 200 South Main Street, Summerville, SC 29483  
Training Room, 2<sup>nd</sup> Floor  
**Wednesday, August 14, 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 #20 – August 7, 2019
3. Discussion of requirement of liability insurance for independent contractors at the Rollins Edwards Community Center
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 #22
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 #20**  
**MINUTES - August 7, 2019**

**Attendance**

Present at call to order: Mayor Johnson, Councilmembers Walter Bailey and Kima Garten-Schmidt. Councilman Bill McIntosh arrived at 2:40pm. Councilmember Christine Czarnik arrived at 3:30pm. Councilmembers Bob Jackson and Aaron Brown were absent. 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, August 7, 2019 by Mayor Johnson.

**Discussion of Proposed Moratorium:**

Director of Planning Jessi Shuler stated that she did not yet have a map of all of the R-2 zoned properties in Town. She did report that of the 3521 R2 zoned properties, 659 of them are at least 17,000 square feet or more. She continued to report that 83 of the properties sit on over an acre of land, 15 of them sit on land over 5 acres, and 8 are publicly owned.

Mayor Johnson asked what Council's purpose is with the moratorium; what needs to be done during that time. Mr. McIntosh stated that he is concerned about including PUDs in the moratorium. Town Attorney GW Parker advised that the moratorium not target only R2 zoning. He would also like to add to the moratorium that it does not apply to vested rights, which Ms. Shuler pointed out takes place when the Town issues a permit, per the current ordinances.

Some discussion followed regarding the creation of a new zone: GR-3. Mayor Johnson asked Ms. Shuler to provide a map with R2 properties and the proposed new GR-3 zones by the next UDO workshop. If the new zone is created, it would be added to the chart on page 20.

**Approval of Minutes:**

Mr. Bailey made a motion, seconded by Mr. McIntosh, to accept the minutes of the July 31, 2019 Special Council Meeting (UDO Workshop #19) into record. The motion carried unanimously, and the minutes were accepted into record.

**Discussion of Proposed Unified Development Ordinance:**

Council and staff discussed waterfront buffers and ownership of waterfront property. Ms. Shuler stated that no structure could be built in the buffer of a property on the water. Some discussion followed regarding current structures becoming nonconforming with the adoption of the UDO as is.

Council then began discussing the size of the waterfront buffer, as the UDO suggested 100 feet. Dorchester County requires a 50 foot buffer. Ms. Shuler reported that the County's ordinance for streams is a 25 foot buffer.

*In Chapter 11-Water Management, Section 11.3 – Floodplain Management, Item B – Certifications, #3 – V-Zone Certification was removed in its entirety, and #4 was renumbered to be #3 at the request of Council.*

*In Chapter 11 – Water Management, Section 11.5.4, the first “without” was changed to “with” in the header as a correction from the Staff.*

*In Chapter 11 – Water Management, Section 11.5.6 – Coastal High Hazard Areas was removed in its entirety at the request of Council and advisement of Staff.*

*In Chapter 11 – Water Management, Section 11.6.2 – Right To Appeal, “appeal board” was replaced with “BZA: and “circuit” was added before “Court” at the request of Council.*

*In Chapter 11 – Water Management, Section 11.6.1 – Establishment of Appeal Board, “(BZA)” was added after “Board of Zoning Appeals” at the request of Council.*

*Council requested that all references to the “appeals board” be changed to “BZA.”*

*In Chapter 11 – Water Management, Section 11.6.8 – Floodways, the following corrections were made:*

- *“10096” was changed to “100%” as a correction from Staff.*
- *“CLOMR” was spelled out*

*In Chapter 11 – Water Management, Section 11.7.1, “March 12, 2012” was changed to “March 9, 2017” as a correction from Staff.*

*In Chapter 11 – Water Management, Section 11.7.2, “Chief Building Inspector” was changed to “Chief Building Official” at the request of Council.*

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*Staff pointed out that in Chapter 11, Sections 11.9.6 and 11.9.7 need to be completely rewritten to reflect the new way that the County collects stormwater fees.*

**Adjourn:**

Mr. McIntosh made a motion to adjourn, seconded by Ms. Czarnik. The meeting adjourned at 4:19pm.

Respectfully submitted,

APPROVED:

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Beth Messervy, Town Clerk

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William W. Johnson, Mayor