



**Town of Summerville**  
**Special Called Council Meeting – UDO Workshop #23**  
Annex Building – 200 South Main Street, Summerville, SC 29483  
Training Room, 2<sup>nd</sup> Floor  
**Wednesday, August 28, 2019 – 2:30pm**

**AGENDA**

1. Call to order
2. Approval of minutes
  - a. Special Council Meeting – UDO Workshop #21, August 14, 2019
  - b. Special Council Meeting – UDO Workshop #22, August 21, 2019
3. Discussion of proposed Unified Development Ordinance (UDO)
  - a. Primary discussion of Chapter 11 (Water Management)
  - b. Discussion of other chapters if necessary
4. Mayor's Comments
5. Scheduling of Special Called Council Meeting: UDO Workshop #24
6. 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 #21**  
**MINUTES - August 14, 2019**

**Attendance**

Present at call to order: Mayor Johnson, Councilmembers Aaron Brown, Christine Czarnik, and Bill McIntosh. Councilmembers Bob Jackson, Walter Bailey, and Kima Garten-Schmidt were absent. Ms. Czarnik left at 3:30pm. 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 14, 2019 by Mayor Johnson.

**Approval of Minutes:**

Mr. McIntosh made a motion, seconded by Ms. Czarnik to accept the minutes of the August 7, 2019 Special Council Meeting (UDO Workshop #20) into record. The motion carried unanimously, and the minutes were accepted into record.

**Liability Insurance Requirement at Rollins Edwards Community Center:**

Doyle Best, Parks and Recreation Manager, reviewed three options for the requirement of independent contractors providing programs at the RECC (Rollins Edwards Community Center) to have their own liability insurance, with Staff recommending options 1 or 2. Some discussion followed regarding which types of independent contractors would have more of an inherent safety issue that would definitely require independent liability insurance. Town Attorney GW Parker stated that the Town's liability insurance would provide coverage for independent contractors, but that the SC Municipal Insurance and Risk Financing Fund recommends that independent contractors provide their own liability insurance as well. More discussion followed.

Mayor Wiley Johnson made a motion, seconded by Christine Czarnik, to accept Staff's proposal for waive the liability requirement for all independent contractors at the RECC with the exception for independent contractors with an inherently dangerous activity provided as determined by the Parks and Recreation Manager. The motion carried unanimously.

**Discussion of Proposed Unified Development Ordinance:**

Jessi Shuler, Director of Planning, presented maps showing current R2 zoned areas in the Town limits that have a square footage of 17,000 or more, which are areas of land that could be subdivided by the Town's current ordinance. She pointed out that several of the properties are public schools and churches. She also pointed out that the Germantown and Shepard Park area have a large number of lots that are over an acre that could be subdivided. Some discussion

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followed regarding created a new zone (GR-3) that would increase the lot size requirement from current R-2 zoning. Ms. Shuler stated that it is her recommendation to create the new zone rather than to increase the lot size requirement for R2 zoning, which would create a number of nonconformities throughout the Town.

Mr. McIntosh stated that the proper time to create a new zoning district is during the adoption of the UDO. Some discussion followed regarding Planned Unit Developments.

The discussion turned to buffers, and Staff was asked to come up with a suggestion for proposed changes to address buffers between residential subdivisions.

**Adjourn:**

Mayor Johnson made a motion to adjourn, seconded by Mr. Brown. The meeting adjourned at 4:05pm.

Respectfully submitted,

APPROVED:

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Beth Messervy, Town Clerk

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William W. Johnson, Mayor

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 #22**  
**MINUTES - August 21, 2019**

**Attendance**

Present at call to order: Mayor Johnson, Councilmembers Walter Bailey, Aaron Brown, Kima Garten-Schmidt, Christine Czarnik, and Bob Jackson. Councilman Bill McIntosh arrived at 1:32pm. 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 1:30pm on Wednesday, August 21, 2019 by Mayor Johnson.

**Executive Session**

Mr. Bailey made a motion, seconded by Mr. Brown, to enter into Executive Session to discuss legal matters related to a personnel matter. The motion carried 5-1, with Ms. Czarnik voting in opposition, and Council entered into Executive Session at 1:31pm.

**Other Business**

Council reconvened at 3:59pm in the Training Room. Town Attorney GW Parker explained that no action was taken on the legal matter related to the personnel matter.

Mr. McIntosh made a motion, seconded by Ms. Czarnik, to authorize the Town Administrator, pursuant to Section 2-214 of the Town of Summerville Code of Ordinances, to suspend with pay the Department Head for Stormwater pending resolution of a personnel matter. The motion carried unanimously.

**Discussion of Unified Development Ordinance**

N/A

**Mayor's Comments**

N/A

**Miscellaneous**

The next Special Council Meeting – UDO Workshop #23 was scheduled for Wednesday, August 28, 2019 at 2:30pm.

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**Adjourn:**

Mr. Brown made a motion to adjourn, seconded by Mr. Jackson. The meeting adjourned at 4:00pm.

Respectfully submitted,

APPROVED:

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Beth Messervy, Town Clerk

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William W. Johnson, Mayor