

The Town of Summerville Planning Commission Meeting
Minutes
February 27, 2023

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; Betty Profit; and Elaine Segelken. Tom Hart; Jim Bailey; and Charlie Stoudenmire were unable to attend. Staff in attendance included Jessi Shuler, AICP, Director of Planning. 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 January 23, 2023. Ms. Segelken made a motion to approve the minutes as presented, and Mr. Carroll made the second. The motion passed unanimously.

Public Hearings:

The first public hearing opened at 4:01 PM and was for the ordinance to amend the Unified Development Ordinance Chapter 3, to provide an "Event Venue" use and provide for the districts in which it is allowed in Section 3.3, and to provide for the applicable conditions to allow the use in Section 3.4. Mr. Reaves introduced the item and asked Ms. Shuler to present the request. Ms. Shuler explained that staff was requesting this amendment to address the missing use of a smaller event venue within the ordinance. This was brought to staff's attention by a recent request from a property owner. Staff researched different ordinances across the state and tried to address any concerns or issues that could arise with this use. As currently written, the use could be allowed in certain residential zoning districts as long as all of the conditions were met and a special exception was granted by the BZA. Hearing no public comment, this public hearing was closed at 4:03 PM.

The second public hearing opened at 4:03 PM and was for the ordinance to amend the Unified Development Ordinance Chapter 13, Section 13.3.5 to provide that the seven-member Design Review Board is to be comprised in part, of one architect, to include a landscape contractor in Section 13.3.5(b)(2) and three at-large seats. Mr. Reaves introduced the item and asked Ms. Shuler to present the request. Ms. Shuler noted that this request was brought by a member of Council, and received first reading from Council at the January Council meeting. She explained that prior to the UDO, only one architect was required on the DRB, but that the UDO changed the requirement to two to provide multiple architectural viewpoints on the Board. Ms. Shuler was not provided the reasoning for the request to switch back; however, she did mention that finding two architects to serve on the DRB had proven to be somewhat difficult. Hearing no public comment, this public hearing was closed at 4:05 PM.

The third public hearing opened at 4:05 PM and was for the ordinance to amend the Unified Development Ordinance Chapter 13, Section 13.8.2(A)(4) to exclude demolition of noncontributing accessory structures. Mr. Reaves introduced the item and asked Ms. Shuler to present the request. Ms. Shuler stated that this change was being made to correct an unintentional contradiction in the ordinance. The amendment would clarify that demolition of noncontributing accessory structures can be approved at a staff level. Hearing no public comment, this public hearing was closed at 4:06 PM.

The last public hearing opened at 4:06 PM and was for the ordinance to amend the Unified Development Ordinance Chapter 15, Definitions, to provide the definition for "Event Venue" and correct the definition for "Utility Pole." Mr. Reaves introduced the item and asked Ms. Shuler to present the request. Ms. Shuler briefly explained that this just added the one definition and corrected another that was incorrectly defined due to an error. Hearing no public comment, this public hearing was closed at 4:06 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 there is one new street name to consider for the alley between People, Places, and Quilts and Public Works Arts Center. It was recently brought to staff's attention that this alley is a public alley, so it needs to be named. She noted that the possible names were from a local artist who has had his studio off the alley for a number of years. Ms. Segelken made a motion to approve the name of Melfi Alley, and Mr. Carroll made the second. Mr. Reaves commented that he has a bit of a hang up about naming a street after living people because they may turn out to be scoundrels, and Ms. Segelken noted that that was one reason that she went with Melfi Alley. He called for the question, and the motion passed unanimously.

The second item under New Business was the ordinance to amend the Unified Development Ordinance, Chapter 3, to provide an "Event Venue" use and provide for the districts in which it is allowed in Section 3.3, and to provide for the applicable conditions to allow the use in Section 3.4. Ms. Segelken made a motion to recommend the amendment as stated, and Mr. Carroll made the second. Mr. Reaves called for the question and the motion passed unanimously.

The third item under New Business was the ordinance to amend the Unified Development Ordinance Chapter 13, Section 13.3.5 to provide that the seven-member Design Review Board is to be comprised in part of one architect, to include a landscape contractor in Section 13.3.5(b)(2) and three at-large seats. Mr. Carroll made a motion to recommend approval of the amendment, and Ms. Segelken made the second. Mr. Reaves called for the question and the motion passed unanimously.

The fourth item under New Business was the ordinance to amend the Unified Development Ordinance, Chapter 13, Section 13.8.2(A)(4) to exclude demolition of noncontributing accessory structures. Ms. Segelken made a motion to recommend the amendment as stated, and Ms. Profit made the second. Mr. Reaves called for the question and the motion passed unanimously.

The fifth item under New Business was the ordinance to amend the Unified Development Ordinance, Chapter 15, Definitions, to provide the definition for "Event Venue" and correct the definition for "Utility Pole." Mr. Carroll made a motion to recommend approval of the amendment, and Ms. Profit made the second. Mr. Reaves called for the question and the motion passed unanimously.

Miscellaneous:

There were no items under Miscellaneous.

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 4:12 PM.

Respectfully Submitted,



Jessi Shuler, AICP
Director of Planning

Date: March 20, 2023

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