



Town of Summerville
Special Called Council Meeting – UDO Workshop #18
Annex Building – 200 South Main Street, Summerville, SC 29483
Training Room, 2nd Floor
Wednesday, July 24, 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 #17 – June 26, 2019
3. Mayor's Comments
 - a. Fact finding trip to Hilton Head
4. Discussion of proposed Unified Development Ordinance (UDO)*
 - a. *Primary discussion of Chapter 11 (Water Management)
 - b. *Discussion of other chapters if necessary.
5. Scheduling of Special Called Council Meeting: UDO Workshop #19
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 #17
MINUTES - June 26, 2019

Attendance

Present at Call to Order: Mayor Johnson, Councilmembers Christine Czarnik, Aaron Brown, Bob Jackson, Bill McIntosh, and Walter Bailey. Councilmember Kima Garten-Schmidt was 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, June 26, 2019 by Mayor Johnson.

Approval of Minutes:

Mr. Jackson made a motion, seconded by Ms. Czarnik, to accept the minutes of the June 19, 2019 Special Council Meeting (UDO Workshop #16) into record with two amendments. The motion carried unanimously, and the minutes were accepted into record as amended.

Discussion of Current Residential Zoning Ordinances:

Mr. Brown read aloud a written statement regarding the proposed development of 23 homes owned by American Homes 4 Rent in his district. Jessi Shuler, Director of Planning, gave a brief explanation of where the Town is in the approval process. She reported that at this point, staff has only seen a conceptual site plan; no full subdivision plans have been submitted. She also reported that not all of the property making up the 23 lots has been purchased by AMH, the parent company of American Homes 4 Rent. She confirmed that the approval would go through the Planning Department and then the Engineering Department; the approval does not go to the CDRB. Ms. Shuler explained that the zoning ordinance regulates use of land and not ownership.

Mr. McIntosh stated that the Town cannot legally, according to current ordinances, regulate the ownership of property; he reiterated Ms. Shuler's statement that the Town regulates use and not ownership. He further stated that the way to keep this situation from happening in the future is through the adoption of the Unified Development Ordinance.

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Ms. Czarnik stated that there needs to be a traffic study required and completed by the developer. She also stated that the Town needs to research how to regulate larger developments such as this.

Mr. Jackson stated that he would like for staff to investigate what Council could do in order for this type of situation to stop. He stated that he would also like to reactive the adequate facilities ordinance so that the developer would be required to take care of the infrastructure.

Mr. McIntosh made a motion, seconded by Mr. Jackson, to instruct and request the Town Attorney to research lawful measures that the Town could take to prevent such developments as the ones that may be proposed.

Mr. Brown made a motion, seconded by Mr. Jackson, to amend the original motion to include a due date of July 8, 2019 for the Town Attorney's report. The motion carried unanimously.

The original motion as amended carried unanimously.

Mr. McIntosh made a motion, seconded by Mr. Jackson, to put the Unified Development Ordinance on the Council agenda for July 11, 2019 for first reading. No motion was needed, as two members of Council requested that the item be added to the agenda.

Council agreed to send all citizen correspondence regarding the American Homes 4 Rent proposed subdivision to be sent to the Town Administrator.

Discussion of Proposed Unified Development Ordinance:

Mayor Johnson pointed out that because there were several references in Chapter 11 to paragraphs and sections that didn't exist, he did not think that it wouldn't be effective to review the chapter at this meeting.

Adjourn:

Mr. McIntosh made a motion, seconded by Mr. Brown, to adjourn. The motion carried 5-1, with Mr. Jackson voting in opposition, and the meeting adjourned at 3:17pm.

Respectfully submitted,

APPROVED:

Beth Messervy, Town Clerk

William W. Johnson, Mayor