



Town of Summerville
Special Called Council Meeting – UDO Workshop #7
Annex Building – 200 South Main Street, Summerville, SC 29483
Training Room, 2nd Floor
Wednesday, April 3, 2019 – 2:30pm

A G E N D A

1. Call to order
2. Approval of Minutes of Previous Meetings
 - i. Special Called Council Meeting – UDO Workshop #5 – March 20, 2019
 - ii. Special Called Council Meeting – UDO Workshop #6 – March 27, 2019
3. Discussion of UDO*
 - *Primary discussion of Chapter 3 (Use Provisions)
and introduction/discussion of Chapter 4 (Design Guidelines)
4. Scheduling of Special Called Council Meeting: UDO Workshop #8
5. 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 #5
MINUTES - March 27, 2019

Attendance

Present at Call to Order: Mayor Wiley Johnson and Councilmember Walter Bailey. Councilmember Christine Czarnik arrived at 2:37pm. Councilmembers Bill McIntosh, Aaron Brown, Kima Garten-Schmidt, and Bob Jackson were absent. Director of Planning Jessi Shuler, Zoning Administrator Tim Macholl, Town Clerk Beth Messervy and Town Attorney G.W. Parker were present. Several staff members were also present. 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, March 27, 2019 by Mayor Johnson.

Council/Staff Discussion and Changes:

In Chapter 3, Section 3.4.11 – Infrastructure, Item B – Wireless Facility, Small: Council will review this section at a later date after the proposed ordinance that is in consideration is adopted for small wireless facilities.

In Chapter 3, Section 3.4.11 – Infrastructure, Item C – Wireless Telecommunication Towers, Number 4 – Co-Location Documentation, the following changes were made at the request of Council:

- “shall be provided” was inserted after “Documentation” in the second sentence.
- “they” was changed to “it” in the third sentence.

In Chapter 3, Section 3.4.11 – Infrastructure, Item C – Wireless Telecommunication Towers, Number 6 – Review and Approval Administration, Council requested that this item also be addressed in the Historic District Guidelines document.

In Chapter 3, Section 3.4.11 – Infrastructure, Item C – Wireless Telecommunication Towers, Number 7 – General Standards, Item F, the following changes were made at the request of Council:

- The third sentence beginning with “Those towers erected in residential” was struck in its entirety.

- “other” was removed after “All” from the fourth sentence

In Chapter 3, Section 3.5.2 – Uses Customarily Accessory to Residential Dwellings, Item A – Private Garage of Workshop, the following changes were made at the request of Council:

- “shed, storage building, carports” was inserted after “Garage” and “garage” in the item title and subtitle
- Item A2 – Footprint: “A garage” was replaced with “Such structure”
- Item A3 – Height: “Detached garages” was replaced with “Such structure”
- Item A3 – Height: “number of stories” was replaced with “height in feet”

In Chapter 3, Section 3.5.2 – Uses Customarily Accessory to Residential Dwellings, Item B – Shed or Storage Building, the following changes were made at the request of Council:

- “unless used as a building material approved by the Building Official” was added after “are not permitted” in the second sentence. The new sentence was taken from Item B and moved to Item A to be Item A5.
- After the second sentence was moved to become item A5, the remainder of Item B was deleted in its entirety.

In Chapter 3, Section 3.5.2 – Uses Customarily Accessory to Residential Dwellings, Item C, the following changes were made at the request of Council:

- “but are not limited to” was added after “Other permitted accessory uses include.”
- Item C became Item B (*see changes in previous paragraph for explanation*)

In Chapter 3, Section 3.5.3 – Uses Customarily Accessory to Churches and Other Civic Uses, “and Other Civic Uses” was removed from the section title at the request of Council.

In Chapter 3, Section 3.5.4 – Uses Customarily Accessory to Retail Business, Office Uses and Recreational Facilities, the following changes were made at the request of Council:

- Item B: “unless used as a building material approved by the Building Official” was added to the end of the second sentence.
- Item C: “is not perceptible” was replaced with “that does not create a nuisance.”
- Item E: “excluding junk or other salvage” was removed from the first sentence.

In Chapter 3, Section 3.5.5 – Satellite Dishes, Item A – General Requirements, “small” and “plate” were removed at the request of Council.

In Chapter 3, Section 3.5.6 – Rainwater Cisterns, Item B – Comply with Other Town Policies, Council asked that Ms. Shuler find out what policies and regulations are being referred to.

In Chapter 3, Section 3.5.7 – Small Wind Energy System, Item B – Capacity, Council asked that Ms. Shuler research the maximum height and size of small wind emergency facilities, instead of kw of wind power generation.

In Chapter 3, Section 3.5.8 – Solar Energy Installations (Small Installations), the following changes were made at the request of Council:

- Items B and D were removed in their entirety.
- Item C changed to Item B.
- Item E changed to Item C.

In Chapter 3, Section 3.6.1 - Permitted Temporary Uses, the following changes were made at the request of Council:

- Item A: Council asked that Town Attorney G.W. Parker review the section for legality.
- Item B: “30 consecutive days” was changed to “45 consecutive days”
- Item C: “This time period can be extended if the building permit is still active” was added at the end.
- Item E: “town-sponsored” was changed to “town-authorized”

Adjourn

There being no further business, the meeting adjourned at 5:02pm.

Respectfully submitted,

APPROVED:

Beth Messervy, Town Clerk

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 #5
MINUTES - March 20, 2019

Attendance

Present at Call to Order: Mayor Wiley Johnson and Councilmembers Bill McIntosh, Kima Garten-Schmidt, and Walter Bailey. Mr. McIntosh left at 2:37pm. Councilman Bob Jackson arrived at 2:55pm. Councilman Aaron Brown and Councilmember Christine Czarnik were absent. Director of Planning Jessi Shuler, Zoning Administrator Tim Macholl, Town Clerk Beth Messervy and Town Attorney G.W. Parker were also present. Several staff members were also present. 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, March 20, 2019 by Mayor Johnson.

Petition

Mr. McIntosh made a motion, seconded by Ms. Garten-Schmidt to approve on first reading of an ordinance to annex Berkeley County TMS# 232-00-02-051 (approximately 1.66 acres) located at 1107 through 1111 N. Main Street, currently zoned GC General Commercial in Berkeley County and will be zoned B-3 General Business upon annexation into the Town of Summerville's municipal limits. (Council District 2) (*In Title Only – Public hearing has not been held, and the item has not gone to the Planning Commission yet.*) The motion carried unanimously.

Approval of Minutes

Mr. McIntosh made a motion, seconded by Mr. Bailey, to approve the minutes of the March 13, 2019 Special Called Council Meeting (UDO Workshop #4). The motion carried unanimously, and the minutes were accepted into record.

Council/Staff Discussion and Changes:

In Chapter 3, Section 3.4.5-Commercial/Entertainment, Item A – Adult Establishment, the following changes were made at the request of Council:

- Item 7 – Nudity at Adult Establishments: Replace with the Town Attorney's wording
- Item 8 – Hours of Operation: Council asked Staff to rewrite it.
- Item 9 – Certain Acts Prohibited: Delete in its entirety

In Chapter 15, Section 15.3 – Definitions, Council requested that the definition of “Adult Establishment” be updated to include the full definitions of “sexually explicit nudity” and “sexual activity” taken from South Carolina State law.

In Chapter 3, Section 3.4.8 – Vehicular, Item C – Vehicle Rental / Leasing Sales - the following changes were made at the request of Council:

- Item 2 – Outdoor Display: “See Chapter 10, Section 10.9” was added.
- Item 4 – Outdoor Intercoms: “audible” was removed and replaced with “so loud as to be a nuisance.”

In Chapter 3, Section 3.4.8 – Vehicular, Item D – Vehicle Services (Maintenance/Repair), the following changes were made at the request of Council:

- Item 2 – Noise: “is perceptible” was removed and replaced with “creates a nuisance.”
- Item 3 – Orientation: This item was removed in its entirety.

In Chapter 3, Section 3.4.9 – Industrial / Wholesale / Storage, Item D – Storage (Self-Service), the following changes were made at the request of Council:

- Item 2 – Active Ground Floor Uses Required: “(D-MX Only)” was added.
 - ***This item was marked for further review after the zoning map is addressed in order to further discuss if “UC-MX Only” should be added as well.*

Council requested a separate map for each proposed zoning district and a map showing the changes between the current zoning and the proposed zoning.

In Chapter 3, Section 3.4.10 – Agriculture, Item A – Backyard Pens/Coops/Beehives, the following changes were made at the request of Council:

- Item 2 – Poultry Restriction: “roosters and” was removed.
- Item 4 – Fencing Required for Beehives: “No fencing is required when the adjacent property is undeveloped” was removed.
- Item 4 – Fencing Required for Beehives: “developed” was removed.

Adjourn

There being no further business, the meeting adjourned at 5:04pm with a unanimous vote.

Respectfully submitted,

APPROVED:

Beth Messervy, Town Clerk

William W. Johnson, Mayor