

Wiley Johnson, Mayor

Council Members:

Bob Jackson, Mayor Pro-Tem
Walter Bailey
Aaron Brown
Christine Czarnik
Kima Garten-Schmidt
William McIntosh



Amended 2/13/19
Town Administrator
Colin L. Martin

Town Clerk
Beth Messervy

Town Attorney
G.W. Parker

Town of Summerville
SPECIAL CALLED COUNCIL MEETING
UDO WORKSHOP #1
MINUTES - January 30, 2019

Attendance

Present at Call to Order: Mayor Wiley Johnson and Councilmembers Christine Czarnik, Aaron Brown, Kima Garten-Schmidt, Walter Bailey and Bill McIntosh. Councilmember Bob Jackson arrived at 3:00pm. Town Administrator Colin Martin, 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 and in attendance.

Call to Order

The Special Called meeting of Summerville Town Council was called to order at 2:33pm on Wednesday, January 30, 2019 by Mayor Johnson.

Overview of Chapters 1 and 2

Ms. Shuler stated that Chapter 1 explains what the UDO is set out to accomplish and how it relates to other Town plans. She continued to explain that Chapter 2 is important because it defines the new districts and zoning.

Council/Staff Discussion and Changes – Chapters 1 and 2

Chapter 2, Section 2.12 – Overlay Districts was removed from the UDO at the request of Council.

Council asked staff to better clarify the term “Administrator” for the document.

Some discussion followed regarding if Council should proceed with changes to the UDO and how the workshops should be run in order to make Council’s changes.

Council requested that definitions for “coherent network” and “sustainable” be added to Chapter 15.

Some discussion followed regarding whether or not certain items need to be included in the law or rather have the law reference another document.

There was more discussion on how Council was to make changes to the UDO. Ms. Shuler explained that she can make any changes that Council brings up in the workshops before the

ordinance is given first reading. It was decided that staff would make the changes requested and review them at the beginning of the next workshop. Council then returned to making changes to the document.

In Chapter 1, Section 1.9.1 – The following changes were made at the request of Council:

- *In item A, “substantial modification” was changed to “substantial improvement”.*
- *In item B, “by right” was removed before “subject to approval”.*

Chapter 1, Section 1.5-Liberal Construction was removed from the document at the request of Council.

In Chapter 1, Section 1.4 – Purpose and Intent, “individual rights and community aspirations” was replaced with “individual interests and community interests” at the request of Council.

In Chapter 1, Section 1.6.1 – Implementation of Adopted Plans and Policies, the last sentence was deleted from the paragraph at the request of Council.

In Chapter 1, Section 1.8 – Annexations, the word “intended” was inserted before “use” in the first paragraph at the request of Council.

In Chapter 2, Section 2.1 – Purpose and Intent, the word “minimum” was deleted before the word “standards” in the last sentence of the section at the request of Council.

In Chapter 2, Section 2.3.4 – Lot Setbacks, the following changes were made at the request of Council:

- *In item F, the term “zoning officer” was to be changed to “**Administrator,**” “**Town Staff**” which is to be clarified by staff at the next meeting.*
- *In Item F, “may” was changed to “shall **only**” after “zoning officer.”*

In Chapter 2, Section 2.3.5 – Infill Lot Setbacks, Council requested that a definition of “infill lot” be added to Chapter 15.

In Chapter 2, Section 2.3.6 – “Garden” was removed before “wall” at the request of Council.

In Chapter 2, Section 2.3.7 – Measurement of Height, the following changes were made at the request of Council:

- *Item A, “eave” was replaced with “ridge,”*
- *The graphic for Building Height-Pitched Roof was changed to extend to the ridge.*

On the chart in Chapter 2, Section 2.5 – Mixed Use District Standards, the following changes were made at the request of Council:

- *Primary building height for N-R and N-MX was changed from “36” to “40 ft max.”*
- *The primary building height for UC-MX was changed to read “55 feet (may be waived through Design Review if site is north of Highway 78 and does not front 78)”*

On the chart in Chapter 2, Section 2.7 – Conventional District Standards, the following changes were made at the request of Council:

- *The lot size for N-B and G-B was changed from “N/A” to “None.”*
- *The primary building placement for attached garage setback was changed from “6 inches” to “See Note 4” for GR-2, GR-5, MF-R, and MH-R.*
- *The rear setback for MH-R was changed from “20 ft min” to “15 ft min.”*
- *The primary building height for G-B was changed to read “55 feet (may be waived through Design Review if site is north of Highway 78 and does not front 78).”*

In Chapter 2, Section 2.8.3, Agricultural Conservation, Council requested that the picture be changed from the Old Fort Dorchester historic site to a picture of agricultural land.

On the chart in Chapter 2, Section 2.9 – Special District Standards, the following changes were made at the request of Council:

- *Lot width at front setback for AC was changed from “100 ft min” to “50 ft min”*
- *Council requested that staff come up with a recommendation for an increase in primary building height for L-I and H-I.*

In Chapter 2, Section 2.10 – Planned Development Districts, Council requested the following:

- *Section 2.10.2 – Intent: Staff recommendation for a more suitable place for Item D.*
- *Section 2.10.4 – Administration: add “request” after “an amendment.”*

In Chapter 2, Section 2.11 – Historic Districts, Section 2.11.2 – Intent, the following changes were made at the request of Council:

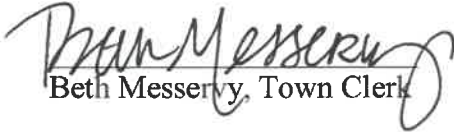
- *In item A, the citation for Keystone Bituminous Coal Association v. DeBenedictis needed to be updated.*
- *In item A, the last sentence of the paragraph was deleted.*
- *Item C was deleted in its entirety.*

(Chapter 2, Section 2.12 – Overlay Districts, was removed earlier in the meeting.)

Adjourn

There being no further business, the meeting adjourned at 5:41pm on motion of Mr. Brown, seconded by Mr. McIntosh. The motion carried unanimously.

Respectfully submitted,


Beth Messervy, Town Clerk

APPROVED:



William W. Johnson, Mayor