

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
MINUTES
July 16, 2019

ATTENDANCE

Present: Mayor Wiley Johnson, Councilmembers Christine Czarnik, Aaron Brown, Kima Garten-Schmidt, Walter Bailey, Bob Jackson and Bill McIntosh. A quorum was present. Town Administrator Colin Martin, Town Clerk Beth Messervy, and Town Attorney G.W. Parker were also present. Public and press were duly notified.

CALL TO ORDER

The special called Council meeting of Summerville Town Council was called to order at 2:30 p.m. on Tuesday, July 16, 2019 by Mayor Johnson.

PUBLIC COMMENT

Karen Meehan, 210 President Circle, spoke against the proposed development by American Homes 4 Rent near her property. Her concerns were traffic flooding, the landlord company's reputation, and crime. She asked that Council vote for a moratorium while they fix the zoning issues.

Kevin Szostak, 112 Boone Drive, expressed his concern that a moratorium creates economic impacts that are everlasting. He stated that a 90-day period would not be enough time for changes to the zoning ordinances to be changed. He asked that Council work with staff without enforcing a moratorium.

Josh Dix with the Charleston Trident Association of Realtors spoke against a moratorium. He stated that in other municipalities, he has witnessed that the threat of a moratorium can be devastating on the home market. He also asked Council to be mindful of impact fees, as they can be detrimental to a small town.

FIRST READING OF ORDINANCES

Mr. Brown made a motion, seconded by Mr. McIntosh to give first reading to an ordinance to amend Chapter 32 – Zoning, Article III – Zoning District Regulations, Sections 32-122, 32-123, 32-145, 23-125, 32-126, and 32-128 by adding a new section to provide for a moratorium on the subdivision of a tract of land into five or more parcels.

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Mr. Bailey stated that a moratorium is not the answer to the problem of rental homes being built in R2 zoning. He stated that there are other ways to get around the problem, including fast tracking the Unified Development Ordinance to set guidelines to get less desirable homes into Town.

Mr. McIntosh stated that a moratorium of 90 days sends a message that Summerville is “closed for business.” He expressed his concern that higher priced homes would choose to build somewhere else if the moratorium was put into place.

Mr. McIntosh made a motion, seconded by Mr. Bailey, to amend the original ordinance so that it only applies to R2 zoning.

Mayor Johnson stated that the moratorium would give Council a break to consider how to change the zoning ordinances. He also stated that there are a number of Town studies going on right now that have bearing on this issue. Mr. Bailey expressed his concern that if Council waits until all of the studies are done, that they will never get to action on the issue at hand. Town Attorney GW Parker reminded Council that by giving to first reading of the Unified Development Ordinance as they did at the July 11, 2019 meeting, any developer is given notice that Council is seriously looking at adopting the design guidelines set forth in the new ordinance.

Some discussion followed regarding what proposed and what approved developments would be affected by the moratorium without the amendment of only limiting it to R2 Zoning.

The motion to amend the original motion to apply to R2 zoning only carried 5-2, with Mayor Johnson and Ms. Czarnik voting in opposition.

Ms. Czarnik made a motion, seconded by Mr. McIntosh, to amend the amendment to the original motion to also fix all of the misplaced apostrophes used throughout the ordinance submitted in the agenda packet. The motion carried 6-1, with Mr. Brown voting in opposition, as he believed that the motion to amend was wasting time.

The original motion to put the moratorium in place as amended to include R2 zoning only and to make the grammatical corrections carried 5-2, with Mr. Jackson and Mr. Bailey voting in opposition.

On the agenda item: first reading of an ordinance to amend Chapter 32 – Zoning; Article III – Zoning District Regulations; to amend Sec. 32-121-Zoning Districts Enumerated and to add Section 32-142 - R-1A single family residential, no action was taken.

Mr. Bailey made a motion, seconded by Mr. McIntosh, to amend Chapter 20 – Planning and Development; Article V – Traffic Impact Analysis; Section 20-152 – Traffic Impact Analysis Required, Subsection (a) – Applicability. Mr. Bailey stated that he made the motion because it clarifies and lowers the trips per peak hour. The motion carried unanimously.

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Mayor Johnson asked if anyone would like to discuss impact fees or an adequate facilities ordinance as listed on the agenda. There were no comments from Council.

Mayor Johnson stated that there was no need for the Executive Session listed on the agenda.

ADJOURN

There being no further business, the meeting adjourned at 3:31pm on motion of Mr. McIntosh, seconded by Mr. Jackson. The motion carried unanimously.

Respectfully submitted:

APPROVED:


Beth Messervy, Town Clerk


William W. Johnson, Mayor