

Ricky Waring, Mayor

Council Members:

Bob Jackson

Walter Bailey

Aaron Brown

Terry Jenkins

Kima Garten-Schmidt

William McIntosh



Town Administrator
Rebecca Vance

Town Clerk
Beth Messervy

Town Attorney
G.W. Parker

Town of Summerville
SPECIAL CALLED COUNCIL MEETING MINUTES
March 25, 2021

CALL TO ORDER

Mayor Ricky Waring called the Special Called Council meeting to order at 3:00pm on Thursday, March 25, 2021.

ATTENDANCE

Present in person: Mayor Waring, Councilmembers Kima Garten-Schmidt, Aaron Brown, Bob Jackson, Terry Jenkins and Walter Bailey. Councilmember Bill McIntosh was not present. A quorum was met. Public and press were duly notified.

DISCUSSION OF ZONING AND DEVELOPMENT REGULATIONS

Town Administrator Rebecca Vance explained that the purpose of the meeting was to get answers from Council on several broad topics regarding the repeal and replace of the Unified Development Ordinance.

Codification: Currently, the UDO document is a link in Municode that leads to the most current PDF version of the ordinance. Ms. Vance asked if Council would like to continue to have a link to the ordinances, or if they would like all of the pages of the ordinance codified into Municode. Some discussion followed. The general consensus was to use a link.

Zoning Districts and Maps: Ms. Vance suggested that the ordinance continue to use the zones created in the Unified Development Ordinance and to keep the zoning map the way that it is. Mayor Waring agreed.

Administration: Ms. Vance suggested that the Administration section of the UDO be set at the front of the ordinances as combined, and to use the Administration chapter as is when the ordinances are combined. Some discussion followed.

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Design Guidelines: Ms. Vance suggested that the Design Requirements for Residential Developments the UDO stay as they are. Some discussion followed.

BAR/DRB Design Guidelines: Ms. Vance explained that in the ordinances prior to the adopted of the UDO, the BAR had a separate document showing their design guidelines. Ms. Vance recommended that this stay, but to also have Council work with the DRB to create a set of guidelines for that committee. She suggested that Council and the DRB meet to discuss Council's ideas about design in different areas of Town. Some discussion followed. Mayor Waring agreed with Ms. Vance.

Parks and Open Space: Ms. Vance explained that repealing and replacing the UDO with the old ordinances would leave out parks and open space language, which means that developers would not have to have parks and open space in their developments. Some discussion followed.

Mr. Jenkins stated that the motion was to repeal and replace, but that there are elements of the UDO that Council asked staff to figure out which sections of the UDO should be brought back into the old ordinances. Some discussion followed.

Subdivision and Infrastructure Standards: Ms. Vance explained that in the old ordinances, Roads were included in Chapter 20 and that the UDO Chapter 5 was very much the basics. Ms. Vance suggested that Council keep the old ordinance language, but add in the pictures and process explanations from the UDO. Some discussion followed. Mr. Bailey asked Mr. Cornette his thoughts, and Mr. Cornette said he preferred the guidelines written in the UDO.

Parking and Driveways: Ms. Vance explained staff's position that the UDO does a better job at explaining the parking and driveways restrictions but felt like this is another section that would need more review from Council.

Some discussion followed regarding the rules and regulations of the UDO versus the old ordinances.

Tree Preservation: Ms. Vance explained that the DBH of protected trees in the old ordinances was 6", and that the DBH in the UDO is 8". The general consensus of Council was to keep the 8" requirement.

Sign Requirements: Ms. Vance stated that in the UDO, the only signs that go to the DRB for review are master development signs or ones with changeable letters. She explained that under the old ordinances, all commercial signs would go through the DRB and not through staff. Mayor Waring agreed with Ms. Vance that the sign requirements in the UDO should be preserved.

Non-Conforming Use: Ms. Vance requested that Council let staff make a recommendation to a section regarding this that is in-between the regulations in the old ordinances and the UDO. Some discussion followed.

Water Management: Ms. Vance stated that Council has a draft of the new water management chapter, which was to get rid of Chapter 11 in the UDO and create a new Chapter 22 in the old ordinances. Some discussion followed regarding buffers.

Definitions: Ms. Vance recommended that the definitions from the UDO be used and put in the front of the old ordinances. Some discussion followed.

CONTRACT TO MOVE CONDEMNED HOUSES

Mr. Bailey made a motion, seconded by Mr. Brown, to authorize the Director of Public Works to enter into a no-cost contract between Mekiel Mitchell and the Town of Summerville for condemned properties at 224 Shamrock, 701 North Maple, and 605 North Maple. The motion carried unanimously.

ADJOURN

Mr. Jenkins made a motion, seconded by Mr. Jackson, to adjourn. The motion carried, and Mayor Waring adjourned the meeting at 4:24pm.

Respectfully submitted:

APPROVED:


Beth Messervy, Town Clerk


Ricky Waring, Mayor