

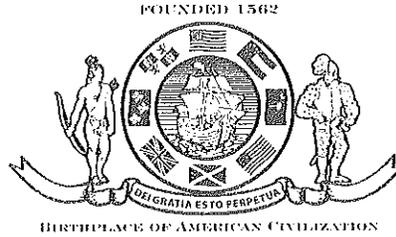
Town of Port Royal, South Carolina

Council

Samuel E. Murray
Mayor

Vernon DeLoach
Mayor Pro Tempore

Mary Beth Heyward
Tom Klein
Joe Lee



Van Willis
Town Manager

T. Alan Beach
Chief of Police

Jeffrey S. Coppinger
Daniel G. Lemieux
Operations

Linda Bridges
Planning

Minutes

Public Hearing

Yvonne C. Butler Council Chambers, 700 Paris Avenue

October 3, 2012

Members Present: Mayor Sam Murray and Councilmembers Vernon DeLoach, Joe Lee and Tom Klein

Members Absent: Councilmember Mary Beth Heyward (family illness)

Staff Present: Town Manager Van Willis, Planning Administrator Linda Bridges, Assistant Police Chief Ron Wekenmann and Municipal Clerk Tanya Payne

I. CALL TO ORDER:

Mayor Murray called the Public Hearing to order and welcomed those present.

II. PURPOSE:

- A. **Ordinance 2012- 15. An ordinance annexing to the Town of Port Royal approximately .55 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 34, Parcel 9 located at 873 and 875 Parris Island Gateway**

Town Manager Willis read Ordinances 2012-15 and 2012-16 by title and explained the annexation and zoning for property located on Parris Island Gateway had been unanimously recommended by the Metro Planning Commission. He said the annexation and Highway Commercial zoning with the Shell Point Neighborhood Overlay District were in compliance with the Town's Comprehensive Plan, Future Growth Map and the Northern Beaufort County

Regional Plan. He showed the property on the map pointing out adjacent properties already located in the Town.

Property owner Terri Gabriel told Council the property was for sale and there were currently no development plans.

- B. Ordinance 2012-16. An ordinance to zone approximately .55 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 34, Parcel 9 as Highway Commercial (HC) with the Shell Point Neighborhood Overlay District**
- C. Ordinance 2012- 17. An ordinance annexing to the Town of Port Royal approximately .41 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 33A, Parcel 24 located at 1001 Cypress Street**

Town Manager Willis read Ordinances 2012-17 and 2012-18 by title and explained the annexation of property located at 1001 Cypress Street had been unanimously recommended by the Metro Planning Commission but said the zoning request of MU-2 with the Shell Point Neighborhood Overlay District had been recommended by a vote of four to two. He said the annexation and zoning were in compliance with the Town's Comprehensive Plan, Future Growth Boundary and the Northern Beaufort County Regional Plan. Mr. Willis showed the property on the map.

Property owner Yunhi Flores told Council she would not be putting a fish market or a hotel on the property as rumored. She said she was requesting MU-2 zoning for her property because she was looking to the future when her son might possibly use it as an office. Ms. Flores said she wanted to be annexed into the Town so she would be covered by the Port Royal Police Department and Fire Department which would cut down on response time should she ever need their assistance.

County Councilman Brian Fleweling representing his district told Council he had received many phone calls from Shell Point residents about the proposed annexation and zoning. He read a section of the Shell Point property covenants stating this address was to be used for residential use only.

Heather Fleury, Cypress Street property owner told Council she had no problem with the annexation but said she did have concerns about MU-2 zoning. She said when Ms. Flores purchased her property had signed a document stating that the property would not be used for commercial purposes. Ms. Fleury said if the requested zoning were adopted she would file a lawsuit against it.

Paul Keyserling expressed concerns about the zoning of the property saying it was not appropriate for commercial business. He said it would contribute to strip development in the area and was concerned about traffic issues.

David John told Council he had concerns about traffic congestion in the area. He said there was already a problem there and having a commercial property in that location would only make it worse.

Bruce Williams, Cypress Street resident, opposed the MU-2 zoning for the property. He presented pictures showing what he interpreted as Ms. Flores conducting business at her home.

Dee Gonzalez of 1010 Cypress Street informed Council of traffic congestion in the Cypress Street area and said she wondered where customers would park should this become a commercial property.

Robbie Robertson who lives on Savannah Highway told Council he had lived in Shell Point for thirty-one years and he did not want anything to damage the integrity of his home.

Aline Davenport who lives across the highway in Dowlingwood Subdivision asked Council to keep the area residential.

Kitty Wright a twenty-five year resident (Broad River Drive) had traffic concerns and asked Council to keep the area as residential.

Barbara Stanley said she hoped Council Members had driven down Cypress Street to see the situation there. She expressed concerns about nearby neighbors who could be affected by a commercial business in the area. Ms. Stanley read sections of the neighborhood covenants stating the neighborhood would remain residential.

Calla Scaglione told Council Cypress Street was a very busy road and opposed the MU-2 zoning.

Donna Garcia discussed certain items in the covenants and said traffic was already a problem on Cypress Street.

Carolyn Davis President of the Shell Point Neighborhood Association read a statement giving reasons why MU-2 zoning was not good for this neighborhood. She pointed out some problems that could arise with this zoning to include traffic, noise, night lighting, safety and maybe smells. Ms. Davis said there were plenty available spaces in the Shell Point Shopping Center. She said the group did not mind the annexation but asked Council to please keep the zoning compatible to the neighborhood.

Joe Compton explained his comment did not relate to this item and asked for a meeting with the Town Manager.

Cassie MacIntyre from Graffton Drive said there was already a traffic problem and asked that the zoning remain residential.

- D. Ordinance 2012-18. An ordinance to zone approximately .55 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 33A, Parcel 24 as Mixed Use-2 (MU-2) with the Shell Point Neighborhood Overlay District**

III. COMMENTS

IV. ADJOURNMENT:

There being no further comment, the Public Hearing adjourned at 7:24 pm.

Respectfully submitted,

Tanya L. Payne
Municipal Clerk

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the Public Hearing was posted in the local newspaper and on the Town bulletin board fifteen days prior to the hearing. A copy of the agenda was given to the local news media and posted at the hearing location twenty-four hours prior to the hearing.

THE TOWN OF PORT ROYAL DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY IN THE ADMISSION TO, ACCESS TO, OR OPERATIONS OF PROGRAMS, SERVICES, OR ACTIVITIES. QUALIFIED INDIVIDUALS WHO NEED ACCESSIBLE COMMUNICATION AIDS AND SERVICES OR OTHER ACCOMMODATIONS TO PARTICIPATE IN PROGRAMS AND ACTIVITIES ARE INVITED TO MAKE YOUR NEEDS AND PREFERENCES KNOWN TO THE 504/ADA COORDINATOR. IF AT ALL POSSIBLE, PLEASE GIVE US AT LEAST A THREE TO FIVE DAY ADVANCE NOTICE SO WE CAN ADEQUATELY MEET YOUR NEEDS. 504/ADA COORDINATOR: DANIEL LEMIEUX, 986-2237

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Council Workshop

Yvonne C. Butler Council Chambers, 700 Paris Avenue

October 3, 2012

Members Present: Mayor Sam Murray and Councilmembers Vernon DeLoach, Joe Lee and Tom Klein

Members Absent: Councilmember Mary Beth Heyward (family illness)

Staff Present: Town Manager Van Willis, Planning Administrator Linda Bridges, Assistant Police Chief Ron Wekenmann and Municipal Clerk Tanya Payne

I. CALL TO ORDER:

Mayor Murray called the workshop to order at 7:25 pm.

Town Manager Willis told Council milling for the Ribaut Road resurfacing project had begun and would take about three more weeks to complete and would be followed by three weeks of paving. He said workers were already addressing broken curbs and sidewalks along that road. Mr. Willis updated Council concerning sewer installation along that commercial corridor and said he and Tony Maglione had met with a few property owners and were trying to contact others concerning the sewer project. He said he had met with Willow Point property owners concerning building details for that subdivision. Mr. Willis explained the Town has obligations to make sure the building code was being met and explained builders had to meet standards of their architectural review board. Mr. Willis discussed work being done at "The Shed", a potential film development center at "The Shed", meeting with Historic Port Royal Foundation, met with representatives from the YMCA and Louise Coleman to discuss revamping the Town map, he had spoken to Verizon about service for the proposed tablets, spoke about rental ordinances, the Town's WHHI segment, Rails to Trails first mile completed, commission updates, 15% tax cap on property values, discussions being held to decide

boundaries for the Metropolitan Planning Organization (MPO), Linda Bridges will serve as Town's representative on the MPO and said he was working on a draft of the fire services contract with the City of Beaufort.

Planning Administrator Bridges briefed Council on progress being made with the development of the Form Based Code for the Town. She explained the first committee meeting had gone well and said they would be meeting every other Tuesday through the first of the year.

Town Manager Willis discussed TIF spending and said funds were still available to complete renovations at the Police Department, work was continuing on the port property cleanup but there was still a lot to be done, he told Council the Police Department has a new social media web site, playground equipment has been installed at Casablanca Park, work on the rear building of "The Shed" is complete and he was searching for grants to help with renovation work at that building.

II. REVIEW AGENDA FOR THE OCTOBER 10, 2012 COUNCIL MEETING:

Town Manager Willis read Ordinances 2012-15 and 2012-16 by title and said these ordinances had been discussed at the previous public hearing. He said the Metro Planning Commission had unanimously recommended both the annexation and zoning.

Town Manager Willis reviewed Ordinances 2012-17 and 2012-18 by title and explained the Metro Planning Commission had recommended the unanimously the annexation and recommended the zoning by a vote of four to two. He discussed needed appointments for Town committees.

Engineer Tony Maglione explained two contracts for curb inlets, curbs, sidewalk and stormwater outfall and a resurfacing contract for 9th and 15th Streets. He said if funding were available, he would like to speak with the contractor about repairing 11th Street as it would be less costly than having them return to do it at a later time. Mr. Maglione also discussed drainage problems at Anchor Park.

III. IMPORTANT DATES AND INFORMATION:

- A. Thursday, October 4, 2012, 5:30 pm – Design Review Board, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- B. Wednesday, October 10, 2012, 6:30 pm - Council Meeting, Yvonne C. Butler Council Chambers, 700 Paris Avenue**

Town Manager Willis reviewed the list of important dates and information. The upcoming John Parker Day on October 13, 2012 at the John Parker Park was added to the list of events.

IV. ADJOURNMENT:

The workshop adjourned at 7:56 PM.

Respectfully submitted,



Tanya L. Payne
Municipal Clerk

In accordance with South Carolina Code of Laws, notification of the workshop was posted on the Town bulletin board two weeks in advance of the event. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the workshop.

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Minutes Regular Council Meeting Yvonne C. Butler Council Chambers, 700 Paris Avenue

October 10, 2012

Members Present: Mayor Sam Murray and Councilmembers Vernon DeLoach, Mary Beth Heyward, Joe Lee and Tom Klein

Staff Present: Town Manager Van Willis, Planning Administrator Linda Bridges, Police Chief Alan Beach and Municipal Clerk Tanya Payne

I. PLEDGE OF ALLEGIANCE:

Mayor Murray opened the meeting and led the Pledge of Allegiance.

II. INVOCATION:

Councilmember DeLoach offered the invocation.

III. APPROVAL OF MINUTES:

- A. Minutes from the Council Workshop of September 5, 2012
- B. Minutes from the Regular Council Meeting of September 12, 2012

Councilmember Lee moved to adopt the minutes from the Council Workshop of September 5, 2012 and the Regular Council Meeting of September 12, 2012. Councilmember Heyward seconded the motion.

The motion carried by unanimous vote.

IV. COUNCIL BRIEFING:

Town Manager Willis briefed Council concerning repaving work on Ribaut Road, said he and Tony Maglione had met with the AMVETS about sewer installation on that property, said cleanup work was still under way at the Port property, and told Council the Town would not be impacted much by the upcoming property reassessment.

V. PUBLIC COMMENTS:

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on agenda items. Each speaker will be limited to two minutes

Mayor Murray told those present he had received a complaint from an audience member of last week's Workshop concerning comments made toward Yunhi Flores and her son and apologized to them for comments that might have offended them.

Heather Fluery presented Council with a handout and read excerpts from the SC Code of Laws concerning the zoning of property located at 1001 Cypress Street. She opposed the proposed MU-2 zoning and asked them to consider her comments when making decisions on this zoning.

Robbie Robertson apologized for residents of Shell Point for comments made concerning the proposed zoning of Ms. Flores' property at last week's public hearing.

VI. SECOND READINGS:

- A. Ordinance 2012- 15. an ordinance annexing to the town of Port Royal approximately .55 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 34, Parcel 9 located at 873 and 875 Parris Island Gateway**

Town Manager Willis read Ordinance 2012-15 and showed the property on the map. He reviewed Ordinance 2012-16 to zone the property as Highway Commercial with the Shell Point Neighborhood Overlay District. Mr. Willis explained the requests were in compliance with the Town's Future Land Use Map, the Comprehensive Plan and the Beaufort County Northern Regional Plan. He said the Metro Planning Commission had given unanimous recommendation on both the annexation and zoning.

Councilmember Lee moved to adopt Ordinance 2015-15 and Councilmember Klein seconded the motion.

The motion carried by unanimous vote.

- B. Ordinance 2012-16. An ordinance to zone approximately .55 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax district 100), Map 34, Parcel 9 as Highway Commercial (HC) with the Shell Point Neighborhood Overlay District**

Councilmember Heyward moved to adopt Ordinance 2012-16 and Councilmember Lee seconded the motion.

The motion carried by unanimous vote.

- C. Ordinance 2012-17. An ordinance annexing to the Town of Port Royal approximately .41 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 33A, Parcel 24 located at 1001 Cypress Street**

Town Manager Willis read Ordinance 2012-17 and showed the property on the map. He reviewed Ordinance 2012-18 to zone the property as Mixed Use-2 with the Shell Point Overlay District. Mr. Willis explained the requests were in compliance with the Town's Future Land Use Map, the Comprehensive Plan and the Beaufort County Northern Regional Plan. He said the Metro Planning Commission had given unanimous recommendation on the annexation of this property but had recommended the zoning with a vote of four to two.

Councilmember Lee moved to adopt Ordinance 2012-17 and Councilmember Klein seconded the motion.

Mayor Murray and Councilmembers Heyward, Lee and Klein voted yes.

Councilmember DeLoach voted no.

The motion carried.

- D. Ordinance 2012-18. An ordinance to zone approximately .41 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 33A, parcel 24 as Mixed use-2 (MU-2) with the Shell Point Neighborhood Overlay District**

Councilmember Lee moved to adopt Ordinance 2012-18 and Councilmember Klein seconded the motion.

Mayor Murray and Councilmembers Lee and Klein voted yes.

Councilmembers DeLoach and Heyward voted no.

The motion carried.

VII. FOR COUNCIL'S ACTION:

A. Appointments:

1. Redevelopment Commission – appoint one

Councilmember Lee moved to appoint Jerry Ashmore to the Redevelopment Commission and Councilmember Klein seconded the motion.

The motion carried by unanimous vote.

2. Zoning Board of Adjustments and Appeals – reappoint one

Councilmember Heyward moved to reappoint Sandi Jordan to the Zoning Board of Adjustments and Appeals and Councilmember Klein seconded the motion.

The motion carried by unanimous vote.

B. Approval of resurfacing contract

C. Contract approvals:

1. Contract award for Curb Inlets, Curbs, Sidewalk and Stormwater Outfall Maintenance and Repairs

Town Manager Willis told Council two bids had been received for work to be done on curb inlets, curbs, sidewalks and stormwater outfall maintenance and repairs. He said Joco Construction had the lowest bid of \$41,111.58 and recommended that this firm be awarded the contract.

Councilmember Klein moved to award the contract to Joco Construction and Councilmember Heyward seconded the motion.

The motion carried by unanimous vote.

2. Contract award for Road Resurfacing 9th Street and 15th Street

Town Manager Willis explained he had received bids from APEX Construction and Lane Construction for resurfacing 9th and 15th Streets. He told Council Lane Construction was the lowest bidder with a bid of \$46,173.60 and recommended they be awarded the contract.

Councilmember Heyward moved to award the resurfacing contract to Lane Construction and Councilmember Lee seconded the motion.

The motion carried by unanimous vote.

VIII. IMPORTANT INFORMATION AND DATES:

- A. Saturday, October 13, 2012 – John Parker Day at the John Parker Park (Casablanca Park) in Port Royal**
- B. Monday, October 15, 2012, 5:30 pm – Metro Planning Commission, Beaufort City Hall, 1911 Boundary Street**
- C. Saturday, October 20, 2012, noon until 5:00 - Pirates of Port Royal, Festival sponsored by the Old Village Association, Paris Avenue in Historic Port Royal**
- D. Thursday, October 25, 2012, 6:30 pm – Thomas D. Wilson, Author presents *The Oglethorpe Plan*, sponsored by the Historic Port Royal Foundation, 1004 11th Street**
- E. Wednesday, November 7, 2012, 6:30 pm – Public Hearing, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- F. Wednesday, November 7, 2012, Immediately following the scheduled Public Hearing – Council Workshop, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- G. Thursday, November 8, 2012, 5:30 pm – Design Review Board Meeting, Town Hall, 700 Paris Avenue**
- H. Monday, November 12, 2012 – Town Hall, Public Works and the administrative offices of the Police Department will be closed in observance of Veteran's Day**
- I. Wednesday, November 14, 2012, 6:30 pm - Regular Council Meeting, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- J. Monday, November 19, 2012, 5:30 pm – Metro Planning Commission, Beaufort City Hall, 1911 Boundary Street**
- K. Thursday and Friday, November 22 and 23, 2012 – Town hall, Public Works and the administrative offices of the Police Department will be closed in observance of Thanksgiving**

Town Manager Willis reviewed the list of important dates and information.

IX. PUBLIC COMMENTS:

At this time, the Mayor will recognize members of the audience who have submitted speaker forms to address the Council on non-agenda items. Each speaker will be limited to two minutes.

Shirley Heyward requested that a sign be placed in the Midtown area of Port Royal to help those looking for businesses located across Parris Island Gateway from Midtown Drive. She suggested the sign might say "*Welcome to Midtown Port Royal*".

X. ADJOURNMENT:

Councilmember Heyward moved to adjourn the meeting.

The meeting adjourned at 7:20 pm.

Respectfully submitted,



Tanya L. Payne
Municipal Clerk

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the Town bulletin board two weeks prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

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