

Town of Port Royal, South Carolina

Council

Samuel E. Murray
Mayor

Henry Robinson
Mayor Pro Tempore

Vernon H. DeLoach
Mary Beth Heyward
Joe Lee



Van Willis
Town Manager

James L. Cadien
Chief of Police

Jeffrey S. Coppinger
Daniel G. Lemieux
Operations

Linda Bridges
Planning

Minutes Public Hearing Yvonne C. Butler Council Chambers, 700 Paris Avenue

September 7, 2011

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

Staff Absent: Councilmember Mary Beth Heyward (family illness)
Councilmember Henry Robinson (personal)

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

I. CALL TO ORDER:

Mayor Murray called the Public Hearing to order at 6:34 pm and welcomed those present.

II. PURPOSE:

- A. Ordinance 2011-12. An ordinance to repeal in its entirety Section 15-18, "Noise control" and replace with a new section 15-18, "Noise control" of the Code of Ordinances of the Town of Port Royal, South Carolina

Mayor Murray read Ordinance 2011-12 by title.

Town Manager Willis explained the current Noise Ordinance is cumbersome and very specific to measuring decibels.

Police Chief Cadien told Council the current ordinance is more designed for commercial areas and since it requires that decibels be measured for ten minutes before a charge is made it is very difficult to enforce.

Mayor Murray said the proposed ordinance would be more flexible and easier to enforce.

III. COMMENTS:

There were no further comments.

IV. ADJOURNMENT:

The Public Hearing adjourned at 6:39 pm.

Respectfully submitted,



Tanya L. Payne
Municipal Clerk

In accordance with South Carolina Code of laws, notification of the Public Hearing was posted in the local newspaper and on the town bulletin board fifteen days before the hearing. A copy of the agenda was given to the local news media and posted at the hearing location twenty-four hours before the hearing.

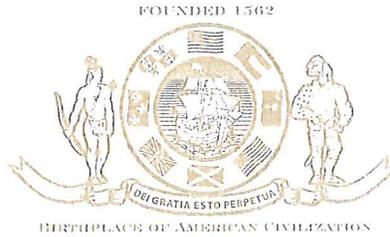
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Members Absent: Councilmember Mary Beth Heyward (family illness)
Councilmember Henry Robinson (personal)

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

I. CALL TO ORDER:

Mayor Murray Called the Workshop to order at 6:39 pm.

Town Manager Willis told Council ATM was still working to rid the Duck Blind Pond of duck weed and discussed TIF spending to include the mast arm signalization at Ribaut Road and Lady's Island Drive, expansion of the Police Station and sewer along Ribaut Road. He said he was still working to make the Ft. Frederick Boat Landing and the historic properties accessible to the public. Mr. Willis explained potential buyers for the port property were working on changes to the Development Agreement and the Planned Unit Development. Mr. Willis explained funds from a TIF on the port property must be used for public infrastructure and said the public would always have access to the water. He explained how a TIF works. Mr. Willis discussed progress at the Cypress Wetlands and said the projected completion date for that project was November or December. Town Manager Willis said things were quite at the Shrimp Docks, both applicants for managing "The Shed" had been interviewed and scores should be available at the next Council Meeting, he is working on a very specific landscaping RFP for services throughout the Town and form-based code charettes for the Shell Point Growth Area and this side (east) of Battery Creek are being scheduled for the week of October 24th.

Carolyn Davis expressed concerns about the proposed General Commercial zoning for the Shell Point Plaza should it be annexed. She suggested Neighborhood Commercial might be more appropriate.

II. REVIEW AGENDA FOR THE SEPTEMBER 14, 2011 COUNCIL MEETING:

Town Manager Willis reviewed Ordinance 2011-12 stating was just discussed at the preceding Public hearing. He said the ordinance would make it easier to handle noise complaints.

Town Manager Willis read Ordinance 2011-13 by title and showed the property on the map. Mr. Willis said the Metro Planning Commission had recommended the annexation because it complies with the Town's Comprehensive Plan and the Northern Regional Plan. Town Manager Willis read Ordinance 2011-14 by title and said the Planning Commission had also recommended the proposed General Commercial zoning for the property.

Town Manager Willis read Ordinance 2011-15 by title.

Michelle Mack, Executive Director of the Lowcountry Housing Trust gave a brief overview of how the organization supplies financial support to developers to bring housing to the area. She said they were very excited to work with the Town and the City of Beaufort using local funds along with Federal dollars in this effort. She told Council the City of Beaufort had already had first reading on this ordinance. Ms. Mack explained a staff person would be based in Beaufort to work with the Town and that the Town would be asked to appoint a board member to represent Port Royal.

Town Manager Willis told Council Lee Helena and Sing Pappas were up for reappointment to the Design Review Board.

III. IMPORTANT DATES AND INFORMATION:

- A. Thursday, September 8, 2011, 5:30 pm – Design Review Board, Town Hall, 700 Paris Avenue**
- B. Saturday, September 10, 2011, 6:00 pm – Street Music on Paris Avenue with *Elise Witt* between 9th and 10th Streets**
- C. Wednesday, September 14, 2011, 6:30 pm - Council Meeting, Yvonne Butler Council Chambers, 700 Paris Avenue**

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

Mayor Murray informed those present the Port Royal Post Office would be downsized to one employee.

Town Manager Willis introduced new Beaufort Gazette reporter Erin Moody.

IV. ADJOURNMENT:

Councilmember Lee moved to adjourn and Councilmember DeLoach seconded the motion.

The workshop adjourned at 7:24 pm.

Respectfully submitted,



Tanya L. Payne
Municipal Clerk

In accordance with South Carolina Code of Laws, 1976, Section 0-4-80(d), as amended, notification of the workshop was posted on the Town bulletin board two weeks in advance of 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 workshop.

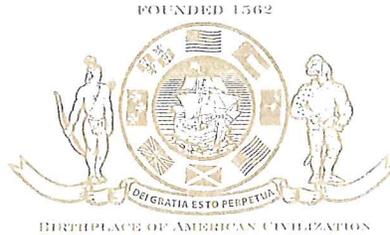
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Minutes Regular Council Meeting Yvonne C. Butler Council Chambers, 700 Paris Avenue

September 14, 2011

Members Present: Mayor Sam Murray and Councilmembers Vernon DeLoach, Joe Lee and Henry Robinson

Members Absent: Councilmember Mary Beth Heyward (illness)

Staff Present: Town Manager Van Willis, Planning Administrator Linda Bridges, Police Chief Jim Cadien, Fire Chief Sammy Negron and Municipal Clerk Tanya Payne

I. PLEDGE OF ALLEGIANCE:

Mayor Murray called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

John Ellerbe encouraged everyone to attend the 100th Celebration of the Port Royal Elementary School. He also invited everyone to a lecture by Chris Marsh, Executive Director of the Low Country Institute about "What it was like to live in Port Royal 450 years ago, 100 years ago and what will it be like in the future?" Mr. Ellerbe said the lecture, sponsored by the Historic Port Royal Foundation, would be held on September 23rd at 7:00 pm in the Union Church on 11th Street.

II. INVOCATION:

Councilmember Robinson led the audience in the Lord's Prayer.

III. APPROVAL OF MINUTES:

- A. Minutes from the Council Workshop of August 3, 2011
- C. Minutes from the Regular Council Meeting of August 10, 2011

Councilmember Robinson moved to adopt the minutes of the Council Workshop of August 3, 2011 and the Regular Council Meeting of August 10, 2011. Councilmember Lee seconded the motion.

The motion carried by unanimous vote.

IV. AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

V. FOR COUNCIL'S INFORMATION:

A. Schools Update – Fred Washington, Jr., Beaufort County Board of Education, Chairman

Fred Washington, Jr., Beaufort County School Board Chairman updated Council on the Port Royal and Shell Point Elementary schools.

VI. COUNCIL BRIEFING:

Mayor Murray explained the Port Royal Post Office would be down-sized to one staff member in November. He explained the carriers would be working out of the Burton Post Office and the clerks would be transferred to other places. Addresses of key Post Office personnel were made available and Mayor Murray asked those present to write letters in opposition of the change.

Mayor Murray explained Councilmember Heyward was in the hospital and would not be attending the meeting.

Town Manager Willis told Council the Metro Planning Commission would be reviewing the proposed PUD for the port property on Monday, September 19th.

VII. 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.

VIII. SECOND READINGS:

A. Ordinance 2011-12. An ordinance to repeal in its entirety Section 15-18, "Noise control" and replace with a new section 15-18, "Noise control" of the Code of Ordinances of the Town of Port Royal, South Carolina

Town Manager Willis read Ordinance 2011-12 by title and explained the current ordinance was difficult to enforce. He said it required an officer to measure decibels for ten minutes when called out for a noise violation. Mr. Willis said the new ordinance would allow the officers more discretion when on a call.

Councilmember Lee moved to adopt Ordinance 2011-12 and Councilmember Robinson seconded the motion.

The motion carried by unanimous vote.

IX. FIRST READING:

- A. Ordinance 2011- 13. An ordinance annexing to the Town of Port Royal approximately 4.57 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 33A, parcel 249, 249A, 251, 252, 253, 255, 256, 257, 258, 258A, and 266 located at 14 Savannah Highway and 724 Parris Island Gateway (Shell Point Plaza)**

Town Manager Willis read Ordinance 2011-13 by title and showed the property on the map. He said the property was located in the Town's future Growth Area and the Metro Planning Commission had recommended the request for annexation. Mr. Willis said the requested zoning was General Commercial (GC) with the Shell Point Neighborhood Overlay. He told Council this zoning was in compliance with the Town's Comprehensive Plan and the Northern Regional Plan and was also recommended by the Metro Planning Commission.

Councilmember Lee moved to adopt first reading of Ordinance 2011-13 and Councilmember Robinson seconded the motion.

The motion carried by unanimous vote.

- B. Ordinance 2011-14 An ordinance to zone approximately 4.57 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 33A, Parcels 249, 249A, 251, 252, 253, 255, 256, 257, 258, 258A, and 266 as General Commercial (GC) with the Shell Point Neighborhood Overlay**

Councilmember Robinson moved to adopt first reading of Ordinance 2011-14 and Councilmember Lee seconded the motion.

The motion carried by unanimous vote.

C. Ordinance 2011-15. Amending the Code of Ordinances of the Town of Port Royal, South Carolina, Chapter 11, Housing, to add Article III entitled "Lowcountry Housing Trust"

Town Manager Willis read Ordinance 2011-15 by title and explained the ordinance would amend the Town Code by allowing the Town to work with the City of Beaufort on housing issues providing more leverage of funds.

Councilmember Lee moved to adopt first reading of Ordinance 2011-15 and Councilmember Robinson seconded the motion.

The motion carried by unanimous vote.

X. FOR COUNCIL'S ACTION:

A. Appointments:

1. Design Review Board – reappoint two

Councilmember Lee moved to reappoint Lee Helena to the Design Review Board and Councilmember Robinson seconded the motion.

The motion carried by unanimous vote.

Councilmember Lee moved to appoint Curtis Small to the Design Review Board and Councilmember Robinson seconded the motion.

The motion carried by unanimous vote.

B. Selection of operator for "The Shed"

Town Manager Willis explained scores had been tabulated for the two prospects to manage "The Shed" and that 303 Associates the highest score. He said the Redevelopment Commission had requested that he work with Commission members Ann Marie Adams and Jason Ward to negotiate the contract with that group. Mr. Willis asked Council for formal endorsement to 303 Associates but withholding final approval until a contract could be agreed on.

Councilmember DeLoach moved to authorize the Redevelopment Commission and the Town Manager to negotiate a potential contract with 303 Associates. Councilmember Lee seconded the motion.

The motion carried by unanimous vote.

XI. IMPORTANT INFORMATION AND DATES:

- A. **Monday, September 19, 2011, 5:30 pm – Metro Planning Commission, Beaufort City Hall, 1911 Boundary Street, Beaufort**
- B. **Friday, September 23, 2011, 7:00 pm - Historic Port Royal Foundation Presents “Port Royal Past, Present and Future” with speaker Chris Marsh, Union Church, 1004 11th Street**
- C. **Saturday, September 24, 2011, 3:00 pm – Port Royal Elementary 100th Birthday Celebration – Multimedia Center, 1214 Paris Avenue**
- D. **Saturday, September 24, 2011, 6:00 pm – Street Music on Paris Avenue with Boulder Acoustic Society, between 9th and 10th Streets on Paris Avenue**
- E. **Wednesday, October 5, 2011, 6:30 pm – Public Hearing, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- F. **Wednesday, October 5, 2011, immediately following the scheduled Public Hearing – Council Workshop, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- G. **Thursday, October 6, 2011, 5:30 pm – Design Review Board Meeting, Town Hall, 700 Paris Avenue**
- H. **Wednesday, October 12, 2011, 6:30 pm – Regular Council Meeting, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- I. **Monday, September 19, 2011, 2011, 5:30 pm – Metro Planning Commission, Beaufort City Hall, 1911 Boundary Street**

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

XII. 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.

Christina Wetzel complimented Town employees for their quick response during the recent storms.

XIII. ADJOURNMENT:

Councilmember Robinson moved to adjourn.

The meeting adjourned at 7:30 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 before the meeting. A copy of the agenda was given to the local news media and posted at the meeting locations twenty-four hours prior to the meeting.