



Council

Samuel E. Murray
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Vernon DeLoach
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**

April 1, 2015

**Members Present: Mayor Samuel 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. CALL TO ORDER:

Mayor Murray called hearing to order at 6:30 pm and welcomed those present.

II. PURPOSE:

- A. Ordinance 2015-5. An ordinance annexing to the Town of Port Royal approximately 11.92 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, map 33A, Parcels 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171 and 172 (located 750, 756, 762 and 766 Parris Island Gateway; 2002, 2004, 2006 and 2008 Shell Point Road; 1016 and 4001 Hickory Street; 2009, 2007, 2005 and 2003 Walnut Street; and the interior parcels in Beaufort County South Carolina**

Town Manager Willis read Ordinance 2015-5 by title and said this issue had been reviewed and was recommended by the Metro Planning Commission. He explained this recommendation was not a unanimous vote. Mr. Willis reviewed the zoning requests of T4 Neighborhood Center and T3 Sub Urban Neighborhood which is comparable to the current zoning in the county.

He said the Metro Planning Commission had recommended T3 zoning for the entire property.

- B. Ordinance 2015-6. An ordinance to zone approximately 11.92 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax district 100), Map 33A, Parcels 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171 and 172 located 750, 756, 762, and 766 Parris Island Gateway; 2002, 2004, 2006 and 2008 Shell Point Road; 1016 and 4001 Hickory Street; 2009, 2007, 2005 and 2003 Walnut Street; and the interior parcels in Beaufort County South Carolina to be zoned as T4 Neighborhood Center (T4NC) and T3 Sub Urban Neighborhood (T3SN)**

III. COMMENTS:

Robert Wilkerson, owner of neighboring property, objected to the annexation due to stormwater drainage and long term maintenance problems and also traffic issues. Mr. Wilkerson said he had concerns about the proposed zoning and asked that the zoning not be changed.

Carolyn Davis representing her neighbors and herself read a statement opposing the requested zoning for the property. She expressed concerns about drainage problems, traffic issues and access to the property. Ms. Davis asked Council to consider T3 sub urban neighborhood for the property.

Barbara Stanley read an article from the Beaufort Gazette concerning new insurance rates and stated the property would be considered as high-risk for insurance purposes. She asked Council to zone the property at the lowest possible zoning.

Donna Garcia who lives across the street from the property discussed current flooding problems in the area.

County Councilmember Alice Howard, speaking as a private citizen expressed concerns about access to the property and ask council to look at this issue very closely should a development plan for the property be presented.

Patricia Sherrod, 2010 Walnut Street, said she did not know about the existence of the Shell Point Neighborhood Association. She said her property floods when it rains and expressed concerns about drainage and also traffic.

Helen Trace, 2001 Walnut Street, stated that her property borders on the subject property and expressed concerns about flooding, traffic and wildlife on the

property. She asked that the property be rezoned before development plans are received.

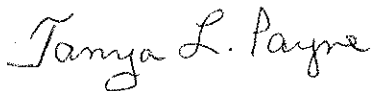
Paul Hesse, 2001 Dogwood Street, discussed requirements which would be mandated when the property is developed.

David Tedder, attorney for the property owners discussed the proposed zoning for the property and showed a comparison of the current county zoning and the proposed town zoning. He explained changing the zoning of the property would not change stormwater or traffic requirements as they are the same whether in the county or the town. Mr. Tedder told those present any development of the property would require a traffic study and permits from South Carolina Dept. of Transportation.

IV. ADJOURNMENT:

Mayor Murray called the public hearing to a close at 7:20 pm.

Respectfully submitted,



Tanya L. Payne
Municipal Clerk

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 meeting 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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**Minutes
Council Workshop
Yvonne C. Butler Council Chambers, 700 Paris Avenue**

April 1, 2015

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. CALL TO ORDER:

Mayor Murray called the workshop to order at 7:20 pm.

II. COUNCIL BRIEFING:

Town Manager Willis told Council he had informed the Parks and Recreation Commission of priorities Council had identified for their consideration at the retreat. He said fee structure would be the first item they would work on and then they would look at ways large event holders could give back to the town. Mr. Willis said The Shed is under the town's management again, he is working on the to-do list from the retreat, said there is nothing new to report about the port but said he had scheduled a meeting with a member of the prospective buyer's team about the TIF.

Chief Beach told Council the Town of Port Royal had been recognized by the governor's office as the top municipality in the state for "Zero Tolerance to Litter". He said Officer Jansons and Operations Supervisor Dan Lemieux had worked very hard to clean up the town.

Officer Jansons explained one municipality, one county and one state agency had received the 2014 award. He told Council the town's "numbers" were highest in the state.

Town Manager Willis said the stormwater rate study had begun and would take several weeks to complete, he was still waiting for another licensing agreement proposal for the new town logo, historian Dr. Eric Plaag would be in town to access the feasibility of designating an historic district in the town and he and Dean Moss are still working to get the Spanish Moss Trail across Ribaut Road. Mr. Willis said the tower at the boardwalk has been closed until the under-structure can be repaired and said an RFP for the work has been issued. He said PRT funds or possibly County ATAX funds might be available for this project.

Councilmember Klein suggested that Council might need to discuss the LOST verses Capital Projects tax.

III. REVIEW AGENDA FOR THE April 8, 2015 COUNCIL MEETING:

Town Manager Willis said Ordinances 2015-5 and 2015-6 had been discussed in the preceding Public Hearing. There were no further comments on these items. He read first reading Ordinance 2015-7 by title and explained this rezoning was requested in order to unify zoning on the property.

Planning Administrator Bridges showed the property on the map and pointed out the two current zonings for the parcel.

Town Manager Willis read first reading Ordinance 2015-8 and reminded Council this item had been previously removed from another ordinance for further discussion. He said the issue had been discussed at the retreat where it was decided to move forward. Mr. Willis explained the ordinance would allow up to nine gas pumps at a station in certain areas of the town. He reviewed Resolutions 3-2015 and 4-2015 and explained these ADA compliance and fair housing resolutions were required yearly in order for the town to be eligible for Community Block Grants. Town Manager Willis read Resolution 5-2015 by title and explained it would show the town's support in the creation of an outlying airfield for use of the MCAS. He read Resolution 6-2015 by title and said it would show the town's opposition to the Business License Tax Reform Act (H3490) which would either place a cap on how much entities can charge for business licenses or eliminate the business license fee altogether.

Town Manager Willis reminded Council appointments were needed for the Design Review Board, the Zoning Board of Adjustments and Appeals and the Municipal Election Commission. He also said a recommendation was needed for the BJWSA Board. Mister Willis discussed approval of a MOU with North Myrtle Beach to provide police assistance during a special event on Memorial Day weekend. Mr. Willis explained the Port Royal Police Department had helped before and would be reimbursed for their travel, accommodations and services.

IV. IMPORTANT DATES AND INFORMATION:

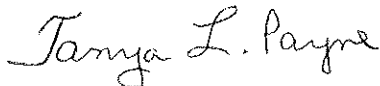
- A. Wednesday, April 8, 2015, 6:30 pm – Public Hearing, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- B. Wednesday, April 8, 2015, immediately following the scheduled Public Hearing - Council Meeting, Yvonne C. Butler Council Chambers, 700 Paris Avenue**

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

V. ADJOURNMENT:

There being no further comment, the workshop adjourned at 7:50 pm.

Respectfully submitted,



Tanya L. Payne
Municipal Clerk

In accordance with South Carolina Code of Laws, Section 30-4-80(d), as amended, notification of the workshop 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 workshop.

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

April 8, 2014

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

Members Absent: Councilmembers Mary Beth Heyward 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 called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

II. INVOCATION:

Councilmember DeLoach offered the invocation.

III. APPROVAL OF MINUTES:

- A. Minutes from the Council Workshop of March 4, 2015**
- B. Minutes from the Public Hearing of March 11, 2015**
- C. Minutes from the Regular Council Meeting of March 11, 2015**
- D. Minutes from the Council Retreat of March 14, 2015**

Councilmember Lee moved to adopt the minutes from the Council Workshop of March 4, 2015, the Public Hearing of March 11, 2015, the Regular Council Meeting of March 11, 2015 and the Council Retreat of March 14, 2015. Councilmember DeLoach seconded the motion.

Mayor Murray pointed out the misspelling of the name Swinton in the March 11th Council Meeting minutes. .

The correction was made and the motion carried by unanimous vote.

IV. COUNCIL BRIEFING:

Town Manager Willis told Council he was working on the to-do list from the Council Retreat and said signs have been installed at the Sands designating certain areas as "no vehicles allowed beyond this point". He also said the county had requested permission from the state legislation that would give counties the ability to develop referenda to collect local use and sales taxes for capital improvements, school districts operations, transportation improvements, tourism advertisement marketing and alleviate property tax liability. Mr. Willis told Council the applicant for Ordinances 2015-5 and 2015-6 has asked that they be tabled at tonight's meeting.

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

Robert Wilkerson who is concerned about stormwater problems at the proposed annexation site should the property be annexed, showed Beaufort County GIS maps of the property and explained the natural flow of the water and pointed out the elevation of the property and the ditch system.

VI. SECOND READING:

- A. Ordinance 2015-5. An ordinance annexing to the Town of Port Royal approximately 11.92 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, map 33A, Parcels 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171 and 172 (located 750, 756, 762 and 766 Parris Island Gateway; 2002, 2004, 2006 and 2008 Shell Point Road; 1016 and 4001 Hickory Street; 2009, 2007, 2005 and 2003 Walnut Street; and the interior parcels in Beaufort County South Carolina**

Councilmember Lee moved to table Ordinance 2015-5 and Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

- B. Ordinance 2015-6. An ordinance to zone approximately 11.92 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax district 100), Map 33A, Parcels 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171 and 172 located 750, 756, 762, and 766 Parris Island Gateway; 2002, 2004, 2006 and 2008 Shell Point Road; 1016 and 4001 Hickory Street; 2009, 2007, 2005 and 2003 Walnut Street; and the interior parcels in Beaufort County South Carolina to be zoned as T4 Neighborhood Center (T4NC) and T3 Sub Urban Neighborhood (T3SN)**

Councilmember Lee moved to table Ordinance 2015-6 and Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

VII. FIRST READINGS:

- A. Ordinance 2015-7. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately 28 acres as shown and described as Beaufort County Tax District 110, Map 11, Parcel 2, to be rezoned from T4NCO and T4NC to T4 Neighborhood Center-open(T4NC-O) (located at 1675 Ribaut Road)**

Town Manager Willis read Ordinance 2015-7 by title and explained the owner has requested the rezoning of this property in order to unify the zoning. He said currently the property has different zoning designations. Mr. Willis said the Metro Planning Commission had recommended the rezoning.

Councilmember Lee moved to adopt first reading of Ordinance 2015-7 and Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

- B. Ordinance 2015-8. An ordinance amending Article 5, Section 5.4.20 Gas Stations, E. Site Design (continued): of the Port Royal Code adopted May 14, 2014**

Town Manager Willis read Ordinance 2015-8 by title and explained this issue had been included in a previous ordinance but was removed due to concerns expressed by citizens and council. He said the issue was then discussed at the Council Retreat and it was decided to consider its adoption. Mr. Willis said the ordinance would allow up to nine gas pumps within certain areas of the town.

Councilmember Lee moved to adopt first reading of Ordinance 2015-8 and Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

VIII. RESOLUTIONS:

- A. Resolution 3-2015. A resolution regarding non-discrimination on the basis of disability as established by section 504 of the rehabilitation act, as amended, and the Americans with Disabilities Act of 1990 (ADA)**

Town Manager Willis explained this resolution was required each year in order for the town participate in the Community Development Block Grant program.

Councilmember Lee moved to adopt Resolution 3- 2015 and Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

- B. Resolution 4-2015. A Fair Housing Resolution**

Mayor Murray explained this resolution was also required each year in order to the town to receive federally funded grants.

Councilmember Lee moved to adopt Resolution 4-2015 and Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

- C. Resolution 5-2015. A resolution in support of the creation of an outlying airfield for use of the Marine Corps Air Station Beaufort**

Town Manager Willis explained this resolution would formalize Council's support of an outlying airfield for the Marine Corp Air Station.

Councilmember DeLoach moved to adopt Resolution 5-2015 and Councilmember Lee seconded the motion.

The motion carried by unanimous vote.

- D. Resolution 6-2015. A resolution of the Town of Port Royal Town Council's opposition to the proposed state legislation known as the Business License Tax Reform Act (H3490) which would reduce town revenue and thereby funding available for ongoing critical services.**

Town Manager Willis told Council the proposed Business License Tax Reform Act (H3490) to place a cap on business license collections or eliminate them all together.

He explained if this were to be adopted the town would lose eight hundred to nine hundred thousand dollars. Mr. Willis said this would be devastating to the town. He said this resolution would formalize the town's opposition to the bill. Town Manager Willis recommended adoption of this resolution.

Councilmember Lee moved to adopt Resolution 6-2015 and Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

IX. COUNCIL'S ACTION:

A. Appointment:

- 1. Design Review Board – appoint one**
- 2. Zoning Board of Adjustments and Appeals – appoint one**
- 3. Municipal Election Commission – appoint one**
- 4. BJWSA Board – recommendation**

Brandy Gray gave a brief update on completed projects and works-in-progress by the BJWSA.

Councilmember Lee moved to recommend Brandy Gray to represent the town on the BJWSA Board and Mayor Murray seconded the motion.

Mayor Murray and Councilmember Lee voted yes. Councilmember DeLoach voted no.

The motion carried.

B. MOU with North Myrtle Beach

Town Manager Willis told Council this would formalize a Memorandum of Understanding with North Myrtle Beach allowing the Port Royal Police Department to assist their Police Department during Bike Week in May. He said the town and many other entities have helped in the past.

Councilmember Lee moved to adopt the Memorandum of Understanding with North Myrtle Beach to provide service during bike week in May. Councilmember DeLoach seconded the motion.

The motion carried by unanimous vote.

X. IMPORTANT INFORMATION AND DATES:

- A. Saturday, April 18, 2015, noon until 5:00 pm – Soft Shell Crab Festival on Paris Avenue, sponsored by the Old Village Association and the Town of Port Royal**
- B. Monday, April 20, 2015, 5:30 pm – Metro Planning Commission, Beaufort City Hall, 1911 Boundary Street**
- C. Monday, April 20, 2015, 5:30 pm – Parks and Recreation Commission Meeting, Town Hall, 700 Paris Avenue**
- D. Tuesday, April 21, 2015, 5:30 – Redevelopment Commission, 700 Paris Avenue**
- E. Friday, April 24, 2015, Business Breakfast, 7:00 am, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- F. Thursday, April 30, 2015, 6:00 pm – Joint Meeting with the City of Beaufort, Keyserling Cancer Center, 1680 Ribaut Road**
- G. Wednesday, May 6, 2015, 6:30 pm – Public Hearing, Yvonne C. Butler Council Chambers**
- H. Wednesday, May 6, 2015, immediately following the scheduled Public Hearing – Council Workshop, Yvonne C. Butler Council Chambers**
- I. Wednesday, May 13, 2015, 6:30 pm – Council Meeting, Yvonne C. Butler Council Chambers, Paris Avenue**
- J. Saturday, May 16, 2015, 7:00 am until 5:00 pm – 100 K Run through Port Royal sponsored by Parris Island Recruit Depot**
- K. Saturday, May 16, 2015, 6:30 pm – Street Music on Paris Avenue featuring *Sugar Blue*, Paris Avenue between 9th and 10th Streets**
- L. Monday, May 18, 2015, 5:30 pm – Metro Planning Commission, Beaufort City Hall, 1911 Boundary Street**
- M. Monday, May 25th – Town Hall, Public Works and the administrative offices of the Police Department will be closed in observance of Memorial Day**
- N. Saturday, May 30, 2015, 6:30 pm – Street Music on Paris Avenue featuring *Terry Herron Band*, Paris Avenue between 9th and 10th Streets**

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

XII. COUNCIL'S COMMENTS:

Councilmember Lee asked for an update on the sale of the port.

Town Manager Willis said there was some confusion about the closing date for sale of the port. He said the newspaper had stated the closing date would be in May when the documents stated the date would be in April. He also said he would be meeting with a representative from the purchasing group to review some zoning issues as well as TIF

Regular Council Meeting
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documents for the project on Friday. Mr. Willis explained this meeting was scheduled before the closing date issue arose.

XIII. 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.

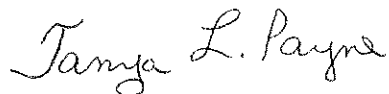
There were no comments at this time.

XIV. ADJOURNMENT:

Councilmember Lee moved to adjourn.

The meeting adjourned at 7:03.

Respectfully,



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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