



**Council**

Samuel E. Murray  
Mayor

Tom Klein  
Mayor Pro Tempore

Jerry Ashmore  
Vernon DeLoach  
Mary Beth Heyward

Van Willis  
Town Manager

T. Alan Beach  
Chief of Police

Jeffrey S. Coppinger  
Operations

Linda Bridges  
Planning

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

**October 12, 2016**

- Members Present:** Mayor Sam Murray and Councilmembers Jerry Ashmore, Mary Beth Heyward and Tom Klein
- Members Absent:** Councilmember Vernon DeLoach
- Staff Present:** Town Manager Van Willis, Planning Administrator Linda Bridges, Fire Chief Reece Bertholf, Police Chief Alan Beach and Municipal Clerk Tanya Payne

**I. CALL TO ORDER:**

Mayor Murray called the Public Hearing to order at 6:30 pm.

**II. PURPOSE:**

- A. Ordinance 2016-11. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately 6.37 acres as shown and described as Beaufort County Tax District 112, Map 31, Parcels 96, 96B, and a portion of 102 to be rezoned from T4-NC to T4-UC (T4-Urban Center). Parcel 96 is unaddressed. Parcel 96B is 669 Parris Island Gateway. Parcel 102 is 27 Shell Creek Drive.**

Mayor Murray read Ordinance 2016-11 by title.

Town Manager Willis showed the property on the map in relation to surrounding properties. He said the Metro Planning Commission had recommended this rezoning and that it is in compliance with the Town's Future Land Use Map.

**III. COMMENTS:**

There were no comments.

**IV. ADJOURNMENT:**

The Public hearing adjourned at 6:38 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 newspaper fifteen days ( 21 days due to Hurricane Matthew) prior to the hearing. A copy of the agenda was given to the local newspaper 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  
Regular Council Meeting  
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**October 12, 2016**

**Members Present:** Mayor Sam Murray and Councilmembers Jerry Ashmore, Mary Beth Heyward and Tom Klein

**Members Absent:** Councilmember Vernon DeLoach

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

**I. PLEDGE OF ALLEGIANCE:**

Mayor Murray called the meeting to order at 6:38 pm and led the Pledge of Allegiance.

**II. INVOCATION:**

Councilmember Ashmore offered the invocation.

Mayor Murray thanked Town Manager Willis and staff for working to get the Town back in order after Hurricane Matthew.

**III. PROCLAMATION:**

**A. Red Ribbon Week – Parris Island Young Marines**

**IV. APPROVAL OF MINUTES:**

- A. Minutes from the Public Hearing of September 7, 2016**
- B. Minutes from the Council Workshop of September 7, 2016**
- C. Minutes from the Regular Council Meeting of September 14, 2016**

Councilmember Heyward moved to adopt the minutes from the Public Hearing of September 7, 2016, the Council Workshop of September 7, 2016 and the Regular Council Meeting of September 14, 2016. Councilmember Klein seconded the motion.

The motion carried by unanimous vote.

#### **V. COUNCIL BRIEFING:**

Town Manager Willis told Council damage estimates for seventy-five percent of the town have been done in wake of Hurricane Matthew. He said there are a few instances where residents cannot be allowed to live in their homes because of unsafe conditions. He said these residents have been referred to the proper agencies that can assist them in finding lodging, etc. Mr. Willis said permits are being issued allowing repair work to begin on lesser damaged homes. Fire Chief Bertholf and Police Chief Beach both gave reports on their departments work in preparation of and the aftermath of the storm. There was a discussion on how the clean-up would be done throughout the county.

Town Manager Willis said there is now an insurable title for the Porter's Chapel which gives a clear path to move the project forward. He said he had received a letter explaining the process of the port sale and explained it should close in August 2017. Mr. Willis said the new appraisal will be made public. He said the refinishing of The Shed floor has been completed and further explained the roof leaks and needs to be checked to see what shape it is in. Mr. Willis said improvement work is almost finished at the John Parker Park and explained due to the storm the John Parker Day event will be rescheduled. He said work in preparation of the Cypress Wetlands grant application is still underway and explained they would be doing more water testing. Mr. Willis said the wetland received damage during the storm with several large trees down blocking the walk ways. He said cleanup work in that area will begin tomorrow and the trail is currently closed. Mr. Willis told Council the Sands Beach Road would need some work due to the storm and high tides, there had been a slight fire at the boardwalk tower and explained the boardwalk is also closed. Town Manager Willis said the Economic Development grant was submitted on behalf of the Redevelopment Commission for a study on economic development within the town; he had attended the County Transportation Committee Meeting but said there was not a quorum, therefore, no decision was made on the match grant the town applied for. He said the Mayor's Task Force for stormwater has been temporarily delayed due to the storm.

#### **VI. 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**

Barbara Stanley addressed Council and asked that the first reading of ordinances to rezone property in Shell Point be delayed until Shell Point residents return home from

the evacuation. She expressed concerns about flooding and pointed out areas which normally flood during heavy rain.

**VII. SECOND READING:**

- A. Ordinance 2016-11. An ordinance to rezone in the Town of Port Royal, South Carolina, approximately 6.37 acres as shown and described as Beaufort County Tax District 112, Map 31, Parcels 96, 96B, and a portion of 102 to be rezoned from T4-NC to T4-UC (T4-Urban Center). Parcel 96 is unaddressed. Parcel 96B is 669 Parris Island Gateway. Parcel 102 is 27 Shell Creek Drive.**

Town Manager Willis read Ordinance 2016-11 by title and showed the property on the map. He explained this is the same ordinance as was discussed at the preceding public hearing. Mr. Willis said the Metro Planning Commission has recommended the rezoning

Councilmember Klein moved to adopt Ordinance 2016-11 and Councilmember Ashmore seconded the motion.

The motion carried by unanimous vote.

**VIII. FIRST READINGS:**

- A. Ordinance 2016-12. An ordinance annexing to the Town of Port Royal approximately 3.96 acres of real estate located in Beaufort county described as Beaufort County Tax District 100, Map 31B, Parcels 152, 155, 156, 157, 160, 161, 163, 170, 171, 172, and 173 (located at 95 Cleveland Rd. Dr. or Admiration Ave. and 12, 14, 16, 18, 20, 24, 38, 40, 42 and 44 Great Bend drive in Beaufort County South Carolina)**

Town Manager Willis read Ordinance 2016-12 and showed the property on the map. He said the Metro Planning Commission has recommended the annexation and said it complies with the town's future growth boundary. Mr. Willis explained the property is located adjacent to property that is under a Development Agreement. He said town staff has recommended the northern properties be zoned T3 Neighborhood with the southern properties being zoned as T3 Suburban. Mr. Willis said this zoning replicates the current county zoning. He said plans for this property are for a single family residential development. Mr. Willis said the applicants will be presenting a separate amendment to this ordinance to address placing the property under the Development Agreement.

Applicant, Merritt Patterson showed the property on the map and explained how stormwater drains from the property.

Councilmember Klein moved to adopt first reading of Ordinance 2016-12 and Councilmember Heyward seconded the motion.

The motion carried by unanimous vote.

- B. Ordinance 2016-13. An ordinance to zone approximately 3.96 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), map 31B, Parcels 152, 155, 156, 157, 160, 161, 163, 170, 171, 172 and 173 in Beaufort County South Carolina to be zoned as MU-2 (development agreement)**

Councilmember Klein moved to adopt first reading of Ordinance 2016-13  
Councilmember Heyward seconded the motion.

Planning Administrator Bridges explained the ordinance is written to zone the property as MU-2 but said the Metro Planning Commission has recommended the zoning be T3 Neighborhood and T3 Suburban. She explained the applicants are working on a document to zone the property as MU-2.

The motion carried by unanimous vote.

- C. Ordinance 2016-14. An ordinance annexing to the Town of Port Royal approximately 1 acre of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 31B, Parcels 169, 278, and 278 (located at 36, 31 and 33 Great Bend Drive in Beaufort County South Carolina)**

Town Manager Willis read Ordinance 2016-14 and explained this property will also be under the development agreement if approved by Council. He said Staff and the Metro Planning Commission have recommended T3 Suburban zoning like the previous property. Mr. Willis said this property would also be developed with single family dwellings. He showed the property on the map.

Councilmember Klein moved to adopt first reading of Ordinance 2016-14 and Councilmember Heyward seconded the motion.

The motion carried by unanimous vote.

- D. Ordinance 2016-15. An ordinance to zone approximately 1 acre of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 31B, Parcels 169, 278 and 279 in Beaufort County South Carolina to be zoned as MU-2 (development agreement)**

Town Manager Willis explained the Metro Planning Commission and town staff have recommended T3 Suburban for this property.

Councilmember Klein moved to adopt the first reading Ordinance 2016-15 and Councilmember Heyward seconded the motion.

The motion carried by unanimous vote.

- E. Ordinance 2016-16. An ordinance annexing to the Town of Port Royal approximately 2.5 acres of real estate located in Beaufort County described as Beaufort County Tax District 100, Map 31, Parcel 79C (located at 28 Baynard Road, Beaufort County South Carolina)**

Town Manager Willis read Ordinance 2016-16 and showed the property on the map. He explained the property is within the future growth boundary and was recommended by the Metro Planning Commission.

Councilmember Klein moved to adopt first reading Of Ordinance 2016-16 Councilmember Ashmore seconded the motion.

The motion carried by unanimous vote.

- F. Ordinance 2016-17. An ordinance to zone approximately 1 acres of real estate located in Beaufort County described as Beaufort County Tax District 112 (formerly Beaufort County Tax District 100), Map 31, Parcel 79C in Beaufort County South Carolina to be zoned as T4-NC-O**

Town Manager Willis read Ordinance 2016-17 and showed the property on the map. He explained the zoning request is compatible with the current county zoning...

Councilmember Klein moved to adopt first reading of Ordinance 2016-17 and Councilmember Ashmore seconded the motion.

The motion carried by unanimous vote.

- G. Ordinance 2016-18. An ordinance to authorize the town manager to convey excess real property to facilitate construction of sidewalks within the town described as Beaufort County Tax District 110, Map 10, Parcel 97, (approximately 75 ft. on 12<sup>th</sup> Street and 100 ft. on Columbia Avenue)**

Town Manager Willis read Ordinance 2016-18 and showed the property on the map. He said the request is in compliance with the town's Sidewalk Policy.

Councilmember Heyward moved to adopt first reading of Ordinance 2016-18 and Councilmember Ashmore seconded the motion.

The motion carried by unanimous vote.

- H. Ordinance 2016-19. An ordinance to authorize the town manager to extinguish the Development Agreement, along with any amendments thereto, for approximately 105.38 acres of property located within the town and being referred to as Beaufort County Tax District 110, Map 6, Parcel 3C and what is commonly referred to as the Mobley Tract.**

Town Manager Willis read Ordinance 2016-19 by title and explained the Open Land Trust and Port Royal Sound Foundation are considering purchasing this property. Mr. Willis said the current Development Agreement for this property would cause issues because of their plans for its use.

Councilmember Klein moved to adopt first reading of Ordinance 2016-19 and Councilmember Ashmore seconded the motion.

The motion carried by unanimous vote.

**IX. COUNCIL'S ACTION:**

**A. Appointments:**

- 1. Zoning Board of Adjustments and Appeals – appoint one**
- 2. Northern Regional Plan Implementation Committee**

There were no appointments at this time.

**X. IMPORTANT INFORMATION AND DATES:**

- A. Monday, October 17, 2016, 5:30 pm – Metro Planning Commission, Beaufort City Hall, 1911 Boundary Street**
- B. Tuesday, October 18, 2016, 4:00 pm – Redevelopment Commission, Town Hall, 700 Paris Avenue**
- C. Tuesday, October 18, 2016, 5:30 pm – Parks and Recreation Commission, Town hall, 700 Paris Avenue**
- D. Wednesday, November 2, 2016, 6:30 pm – Public Hearing, Yvonne C. Butler Council Chambers, 700 Paris Avenue**
- E. Wednesday, November 2, 2016, immediately following the scheduled Public Hearing - Council Workshop, Yvonne C. Butler Council Chambers, 700 Paris Avenue**

- F. **Wednesday, November 9, 2016, 6:30 pm – Regular Council Meeting, Yvonne C. Butler Council Chambers, Paris Avenue**
- G. **Friday, November 11, 2016, Town Hall, Public Works and the administrative offices of the Police Department will be closed in observance of Veterans Day**
- H. **Sunday, November 13, 2016 3:00 pm, “Volunteer’s Lowcountry Boil On the green at Town Hall, 700 Paris Avenue**

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

Councilmember Klein added the Helena House Porch Party at 5:00 pm on October 13<sup>th</sup> and asked that Port Royal Pride applicants be notified of the Redevelopment Commission Meeting on October 18<sup>th</sup>.

**XI. COUNCIL’S COMMENTS:**

**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.**

Tom Patterson complimented the town on its getting information to the citizens during and after Hurricane Matthew. He suggested next time there might be a video feed so people can see how things look in their areas.

**XIII. ADJOURNMENT:**

Councilmember Heyward moved to adjourn.

The meeting adjourned at 7:49 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.

Regular Council Meeting  
September 14,, 2016

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 at 843-986-2245